Northern Illinois University

Five-year Capital Plan Progress Update

FFOC

Aug 2016
Typical Investment Profile/Hierarchy

- **Maintenance**
- **Small Repairs <$250K**
- **Large Repairs >$250K**
- **Small Discretionary <$250K**
- **Large Discretionary >$250K**

Budgeted regular investments

Dependent on funding availability
Investment Target

- Initial annual facility investment goals:
  - Maintenance ~$8M
  - Repairs (Small and Large) ~$15M

Assessment of ~$80M of known/anticipated needs (~$15.8M for 5 years)

Split btw General Revenue and Auxiliary unit funding (~$11.5M each)

Actual Expenditures

- Industry benchmark
  - 2% of PRV (~$2B)
  - ~$40M
Repair Timing

- **End of useful life**
  - Pre-failure
  - Opportune timing
  - Economic benefits

- **System failure**
  - Leaks
  - Outages
  - Safety issues

Condition Degradation Curve

Prime

Managing Impacts

Questionable Occupancy

Time

Life Expectancy

FY17 Planned Repair Projects

8%

92%

Possible investment points
## Large Building System Repair Projects

<table>
<thead>
<tr>
<th></th>
<th>Prior FYs</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roofs</strong></td>
<td>Cole Hall Roof $145K*</td>
<td>Stevenson A/D Roof $625K</td>
<td>Stevenson B/C Roof $625K</td>
<td>Music Roof $1M</td>
<td>Grant A/B Roof $625K</td>
<td>TBD Roof Repair $1M</td>
<td>TBD Roof Repair $1M</td>
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<tr>
<td></td>
<td>Monsanto Roof $189K*</td>
<td>Gabel Roof Phase I $194K</td>
<td>Gabel Roof Phase II $1M</td>
<td>Field House Roof $250K</td>
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<td></td>
<td>Grant Central Roof $812K</td>
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<tr>
<td><strong>Envelope</strong></td>
<td>Davis Stone Phase I $100K</td>
<td>Davis Stone Phase II $150K</td>
<td>LaTourette Water Intrusion $1M</td>
<td>Stevenson A Tower Recaulk $325K</td>
<td>Stevenson B Tower Recaulk $325K</td>
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<td></td>
<td>S. Parson Stone Ph I $600K</td>
<td>S. Parson Stone Ph II $1.5M</td>
<td>Zulauf Exterior Rprs $1.5M</td>
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<td></td>
<td>HSC Tower Recaulk $650K</td>
<td>Grant B Tower Recaulk $325K</td>
<td>Grant A Tower Recaulk $325K</td>
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<tr>
<td><strong>Mechanical Systems</strong></td>
<td>Adams &amp; Psych Math HVAC $3.2M*</td>
<td>Anderson Pool Rprs Ph I $500K</td>
<td>Anderson Pool Rprs Ph II $1.5M</td>
<td>Founders Elevator Rprs $500K</td>
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<td></td>
<td>Convo Chiller Repairs $115K*</td>
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<tr>
<td></td>
<td>Anderson Pool Filtration $300K*</td>
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</tbody>
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*Packaged under one Energy Improvement project

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Dynamic/Living Plan – Not static
## Large Utility/Infrastructure Repair Projects

<table>
<thead>
<tr>
<th></th>
<th>Prior FYs</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
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<tbody>
<tr>
<td><strong>Steam</strong></td>
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<td></td>
<td><strong>East Heating Controls</strong> $290K*</td>
<td>Boiler Study/Design $700K</td>
<td>Boiler Replace Phase I $5M</td>
<td>Boiler Replace Phase II $5M</td>
<td>Boiler Replace Phase III $5M</td>
<td>Boiler Replace Phase IV $5M</td>
<td>Boiler Replace Phase V $5M</td>
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<td><strong>East Heating Softener</strong> $1.4M*</td>
<td>Dusable Vault $400K</td>
<td>Steam Tunnel Phase I $360K</td>
<td>Steam Tunnel Phase II $360K</td>
<td>Steam Tunnel Phase III $360K</td>
<td>Steam Tunnel Phase IV $360K</td>
<td>Steam Tunnel Phase V $360K</td>
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<tr>
<td></td>
<td><strong>Grant Vault</strong> $750K</td>
<td>Cole Hall Steam Line $250K</td>
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<tr>
<td><strong>Water</strong></td>
<td></td>
<td>Water Main Ph I $250K</td>
<td></td>
<td>Water Main Phase II $250K</td>
<td>Water Main Phase III $250K</td>
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<tr>
<td><strong>Electrical</strong></td>
<td><strong>Elec. Dist. Repair Ph III $2.5M</strong></td>
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<td></td>
<td><strong>Alert/Fire Alarms</strong> $1.25M</td>
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<td><strong>Streets/Parking</strong></td>
<td><strong>Naperville Parking Ph I $240K</strong></td>
<td>Naperville Parking Ph II $475K</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>(with prior slide)</strong></td>
<td>$2.7M</td>
<td>$9M</td>
<td>$12.3M</td>
<td>$11M</td>
<td>$8.7M</td>
<td>$7.2M</td>
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</table>

*Packaged under one Energy Improvement project

**Dynamic/Living Plan – Not static**
Typical Investment Profile/Hierarchy

- Maintenance
- Small Repairs <$250K
- Small Discretionary <$250K
- Large Repairs >$250K
- Large Discretionary >$250K

Budgeted regular investments
Dependent on funding availability
Large Discretionary Projects

• Renovations

• Auxiliary Operation Bldgs
  – HSC Student/Retail Focus - $20M
    • Executing with existing bond funds FY17-19
  – HSC Conferencing Focus - $12-20M
  – HSC Hoteling Focus - $7-15M
  – Neptune Wings - $45-50M
  – Stevenson Towers - $10M
  – Grant South Towers - $5M
  – Rec Center Locker Rooms - $1M
  – O’Connell Theater Renovation - $1M
  – Athletics Master Plan - $5.6M
    • Softball Field Improvements - $3.8M
    • Soccer/Track Improvements - $1.8M

• General Revenue Bldgs
  – Wirtz Hall - $20M (#2 on IBHE list)
  – Davis Hall - $42M (#4 on IBHE list)
  – Adams Hall - $45M (#5 on IBHE list)
  – McMurry Hall - $37M (#6 on IBHE list)
  – Williston Hall - $84M (#7 on IBHE list)
  – Reavis Hall - TBD
  – Gabel Hall - TBD
  – Dusabale Hall - TBD
  – Monat - TBD
Large Discretionary Projects

• **New Construction**
  - Nursing School Relocation - $69M
    - #1 on our IBHE list as “Health Information & Technology Center”
    - #2 on IBHE’s FY16 overall State list
  - Stevens Entrance Enhancement - $1M
  - HSC Performance Venue Addition - $36-42M
  - Neptune Residence Wing Additions - $36M
    - Depends on enrollment growth and/or retirement of other residential buildings
  - Parking Garage - $24M
    - Addresses central campus parking constraints
  - **Athletics Master Plan Improvements - $133M**
    - Stadium East Side - $50M
    - Stadium South Endzone Lower & Upper - $20.5M
    - Stadium West Side Ph I, Ph II, & Upper - $17M
    - Baseball Stadium - $8.5M
    - Olympic Sports Facility - $13M
    - Tennis Center - $9.4M
    - Convocation Center Expansion - $14.6M

<table>
<thead>
<tr>
<th>Energy Improvements</th>
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<tr>
<td>(Requires more development)</td>
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<td>Chiller Plant expansion - $10M</td>
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<td>Solar PV Field - TBD</td>
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Take-Aways

• Focusing available budget capacity on necessary facility/infrastructure sustainment
  – Required maintenance levels
  – Major repair investments

• Major renovations and new construction generally require state and/or donor support