Northern Illinois University
• Improving trend for GR side
• Recent declining trend for Aux side
Restoration of a building component/system to near original operating capability

General Revenue Maintenance/Repair Investments

- Represents >$300M of under investment
- Recent State funding for Boilers/Steam lines

- 2% of PRV
- Represents >$300M of under investment

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Auxiliary Maintenance/Repair Investments

Represents >$280M of under investment

Restoration of a building component/system to near original operating capability
General Revenue Condition by Building Count

- **R**: Building or portions of building is not currently habitable without repair investment.
- **Y-L**: Building has significant repair needs that will impact mission within a year.
- **Y-H**: Building in generally good condition with significant repair needs that may impact mission 1-2 years.
- **G-L**: Building in generally good condition with some indication of significant repair needs in 2-3 years.
- **G-H**: Building in good condition with normal maintenance/minor repair needs. Little risk to mission.

Ave. Age: 69 yrs

Ave. Age: 65 yrs

Ave. Age: 59 yrs

Ave. Age: 57 yrs

Ave. Age: 29 yrs

Ave. Age: 28 yrs

Ave. Age: 29 yrs

Ave. Age: 29 yrs

11% 24% 26% 38%
Auxiliary Condition by Building Count

- R: Building or portions of building is not currently habitable without repair investment.
- Y-L: Building has significant repair needs that will impact mission within a year.
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- G-L: Building in generally good condition with some indication of significant repair needs in 2-3 years.
- G-H: Building in good condition with normal maintenance/minor repair needs. Little risk to mission.

Ave. Age: 27 yrs
Ave. Age: 39 yrs
Ave. Age: 40 yrs
Ave. Age: 43 yrs

Auxiliary Condition by Area

- R: Building or portions of building is not currently habitable without repair investment.
- Y-L: Building has significant repair needs that will impact mission within a year.
- Y-H: Building in generally good condition with significant repair needs that may impact mission 1-2 years.
- G-L: Building in generally good condition with some indication of significant repair needs in 2-3 years.
- G-H: Building in good condition with normal maintenance/minor repair needs. Little risk to mission.

31% 25% 6% 7%

Ave. Age: 31 years
General Revenue All Capital Investments

- **Maintenance**
- **Major Repairs**
- **State Misc. Repair**
- **Mission Enhancement**

- **State Capital Project**

*Dashed lines indicate 0.5% of PRV, 1% of PRV, 2% of PRV levels.*

**Mission Enhancement investments**

Improvements that address appearance, configuration, or new capability
Improvements that address appearance, configuration, or new capability.
$5.4M Investment

Completed:
- Dining Room
- Critical mechanical system repairs
- Corridor lighting/flooring, new furniture & limited bathroom improvements
- Restrooms, Entrances, Kitchen Freezer/Cooler Improvements
- Fall 2018/Spring 2019: Flooring, furniture, A/C, limited bathroom upgrades
- Completed: Dining Room Enhancements
- Completed: Critical mechanical system repairs

BOT approval Mar 2017
$20M Investment

The design of the Ground Floor creates a clear circulation path through the building that overlaps with and stitches together a variety of programs forming a social hub at the Holmes Student Center.
Demolition work in food court area (new location for bookstore)

Schedule:
- Targeting completion Oct 2019
  - Demolition underway
  - Mechanical work to begin

Budget:
- Adjusting final finishes
- Deferring some work scope
- Targeting to achieve ~$3M reduction from original scope objectives
Current West Plant Footprint

Potential additional footprint

BOT approval Jun 2017