



Northern Illinois University

Campus Planning in Support of University Priorities

Using indications from the annual facility investment report to inform future planning decisions.

Overview



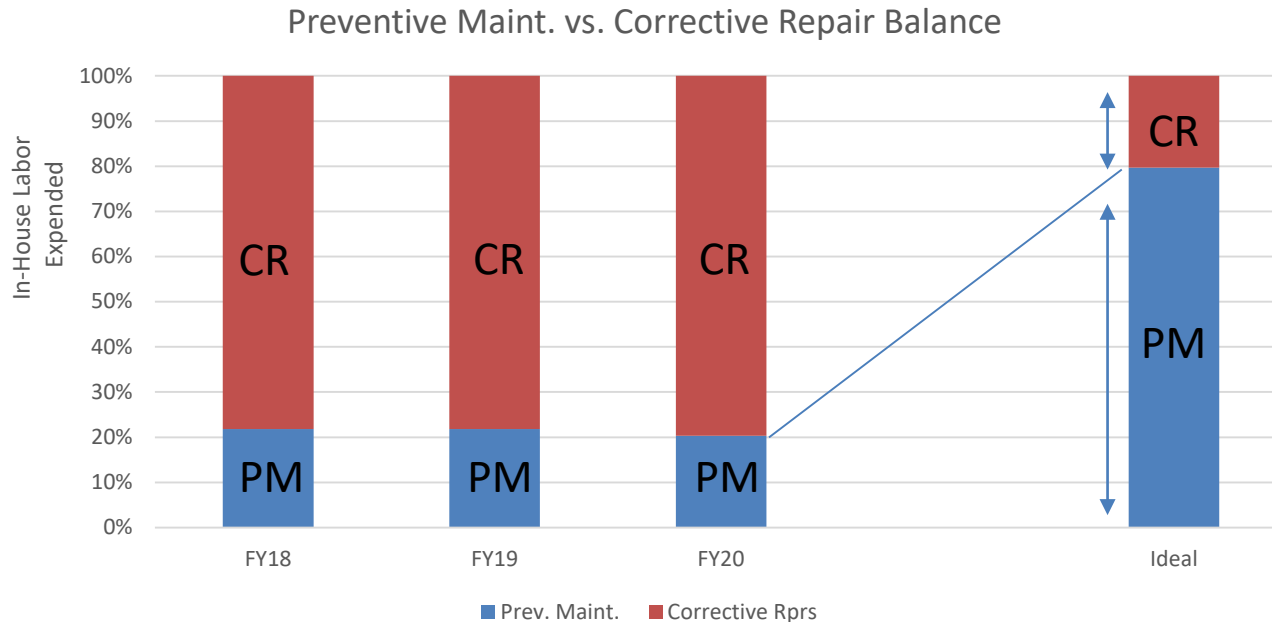
- **Strategic objectives**
 - 2020 Strategic Action Planning Framework
 - FY21 University Goals
- **Major facility indications**
 - Preventive Maintenance Balance
 - Facility Sustainment
 - Building Ages
- **Strategy options**
 - Increase investments
 - Change demand
 - Integrated approach
- **Considerations moving forward**

Strategic Objectives



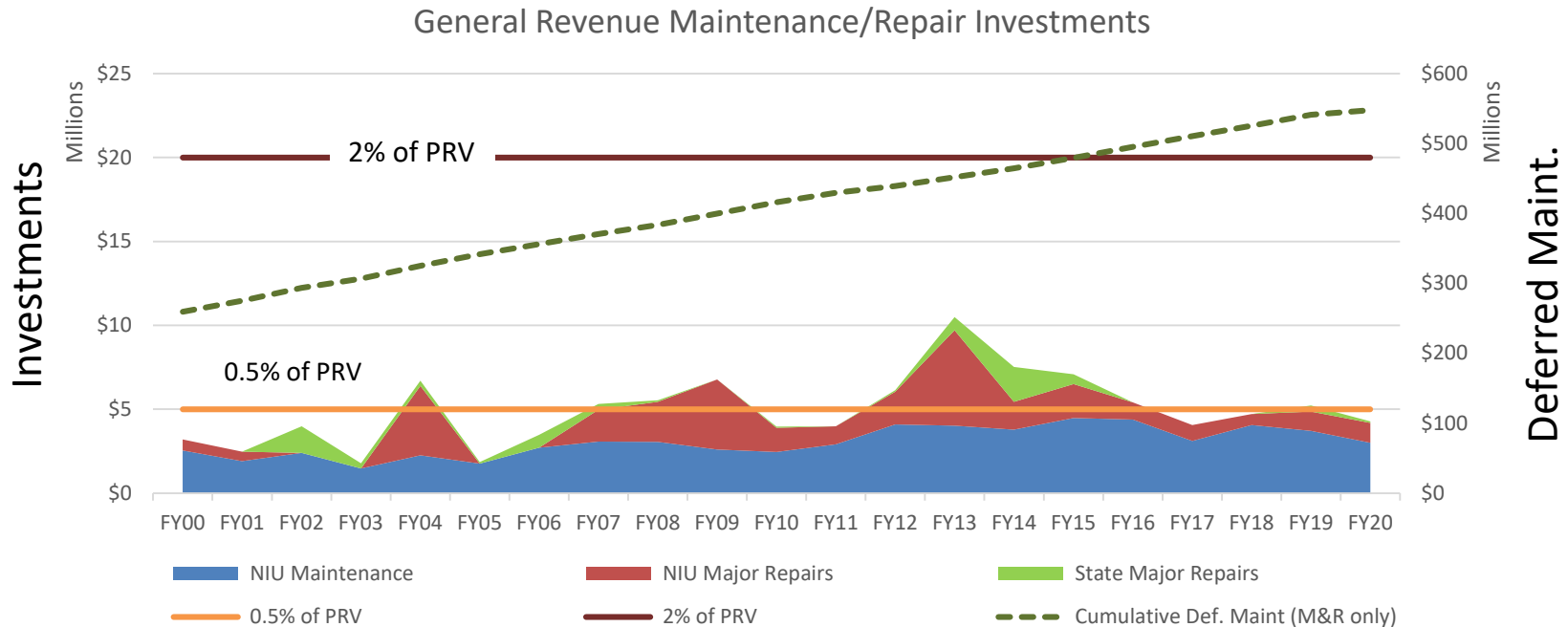
- 2020 Strategic Action Planning Framework
 - 6. Resource Development and Fiscal Responsibility
 - 6.1 Encourage and Celebrate Experimentation and Innovation
 - 6.2 Establish Financial Sustainability
 - 6.3 Create a Data Informed and Technology Supported Decision Framework
- FY21 University Goals
 - 6. Resource Development and Fiscal Responsibility
 - A. Refine and Implement a multiyear budget and financial planning process
 - B. Assess and modify space use and physical footprint
 - C. With Foundation, begin multiyear fundraising initiative

Facility Indication: PM/CR Balance



- Indicates condition of building systems
- Corrective repair (CR) effort necessary to keep buildings functioning
- Limits preventive maintenance (PM) efforts

Facility Indication: Sustainment

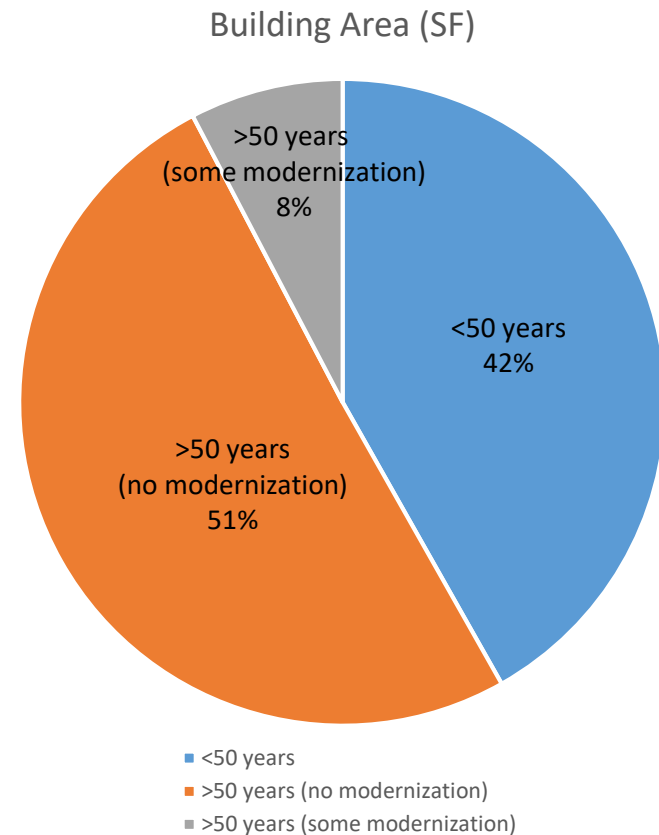


- Decades of underinvesting
- Not keeping up with rate of deterioration
- Growing backlog of deferred deficiencies

Facility Indication: Building Ages



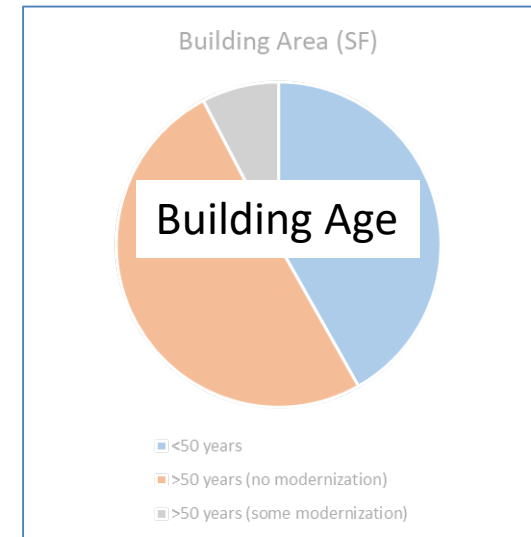
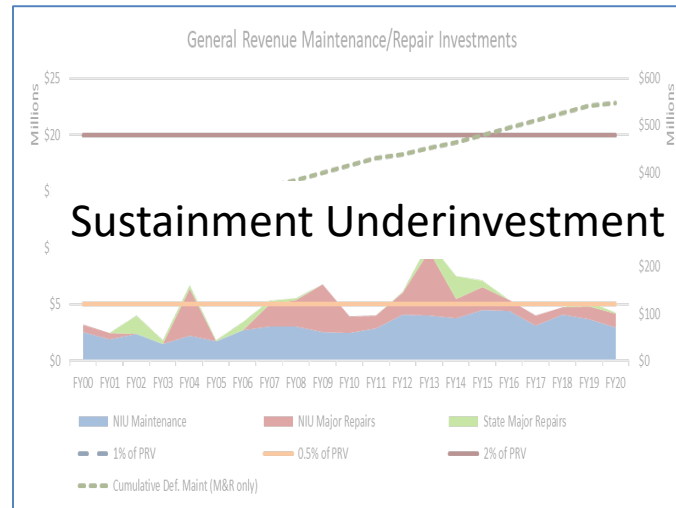
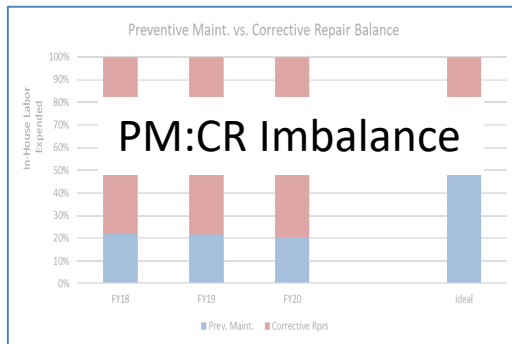
- Majority of buildings > 50 years
 - Most without significant modernization
 - Experience higher deterioration
- Two investment issues:
 - Modernization
 - Repair



Strategy Options

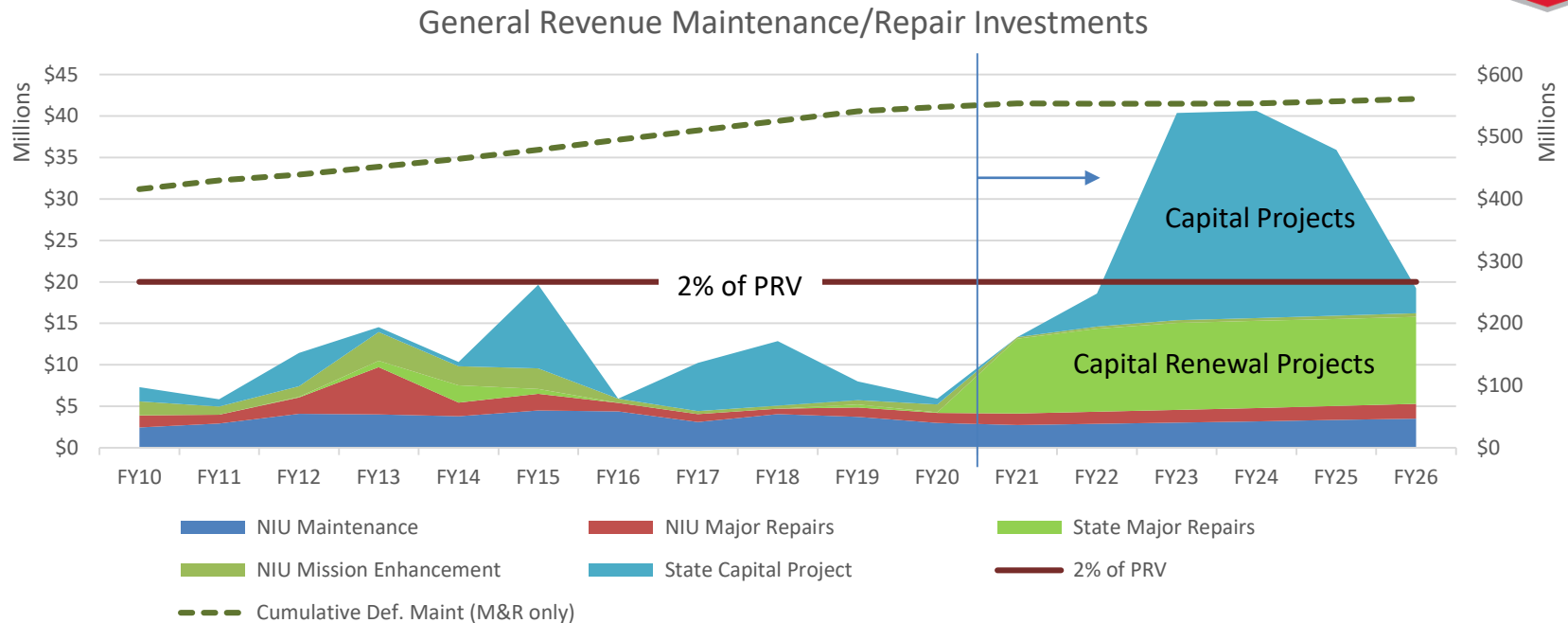


- Indications



- Possible options:
 - Increase investment
 - Change demand
 - Integrated approach

Strategy: Increase Investments



- Increased state capital and capital renewal investments
- Stops growth of deferred deficiencies
- Risk is the timing and consistency of funding

Strategy: Change Demand



- Campus population changed, footprint has not
 - Sale of surplus campus property
- Modify space use and physical footprint
- Consider changes to learning, research and working expectations
 - Classrooms
 - Labs
 - Student space
 - Office/Workplace needs
 - Locations of functions

Strategy: Integrated Approach



- Integrate investment and space objectives
 - Focus capital investments
 - Committed to not increasing campus square footage
 - Increase opportunities for multiuse spaces
- Example
 - Health IT Center project
 - Utilize Lincoln complex site
 - Co-locate health programs
 - Modify the existing campus footprint
 - e.g. Lincoln (demolish), consolidate by backfill of existing spaces

Considerations moving forward



- Recognize the challenge
 - Space costly to build ~~and~~ to sustain
 - Growing demand for repairs and modernization
- Change mindsets about space
 - Being sustainable
 - Fiscally & environmentally
 - Reevaluating space needs
- Long-term planning focus
 - Stabilized annual investments to maintain ~~valid~~ needs
 - Target investments to reshape our campus for the future

