Northern Illinois University

FY21 Capital Investment Review and Forecast

FACFO
February 2022
Overview

• Sustainment/Capital Renewal Investments
  – Big picture trend and forecast
  – Current efforts
• Capital/Modernization Investments
  – Big picture trend and forecast
  – Current efforts
• Strategy Review
  – Space management
  – Master Planning approach
• FY21 actuals as expected due to pandemic impacts
• Bow wave of capital renewal investment expected over next few years
Active Capital Renewal Projects

- **Campus Boiler Replacement** ($18.4M = ~$8.5M state + ~$9.8M NIU)
  - Design-Build contract award anticipated soon
  - Construction of 2-boiler expansion of west plant –thru summer 2023
- **Critical Structural Steam Tunnel Distribution Repairs** ($5M)
  - Anticipate construction award soon
  - Construction expected spring/summer 2022
- **Visual Arts Building Structural Repairs** ($3.7M)
  - Design during FY22; Construction expected FY23
- **Swen Parson Hall Roof Repairs** ($5.1M)
  - Design during FY22; Construction expected FY23
- **Music Building Partial Roof Replacement** ($0.5M)
  - Construction performed Oct-Nov 2021

~$22.8M of state-funded investments
Capital Renewal Overview

- NIU FY19 Year Authorizations: $11.1M
  - Boiler Replacement
  - Steam Distribution Repairs
- NIU Current Lump Sum Authorization: $52.9M
- Subtotal: $64.0M
- Active projects with CDB: $22.8M
- Remaining authority: $41.2M
## Capital Renewal Priorities

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Title</th>
<th>Est. Cost ($K)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Music Building &amp; Gabel Hall Roof Repair</td>
<td>4,225</td>
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<tr>
<td>2</td>
<td>Anderson Hall Structural Repairs &amp; Stills Masonry Repairs</td>
<td>6,165</td>
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<td>3</td>
<td>DeKalb Campus – HVAC and Hood Exhaust Repairs</td>
<td>4,215</td>
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<td>4</td>
<td>Academic Bldgs – Teaching &amp; Shared Space Improvements</td>
<td>6,917</td>
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<tr>
<td>5</td>
<td>Campus Wide Boiler Replacement – Phase II</td>
<td>13,551</td>
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<td>6</td>
<td>East Campus Chilled Water system Reconfiguration</td>
<td>6,225</td>
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<td>7</td>
<td>DeKalb Campus – Fire Protection Upgrades – Phase I</td>
<td>7,055</td>
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<td>8</td>
<td>East Campus Electrical Infrastructure Upgrades</td>
<td>3,804</td>
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<td>9</td>
<td>DeKalb Campus – Heating Pipe Conversion</td>
<td>14,035</td>
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<td>10</td>
<td>DeKalb Campus – ADA Assessment and Repairs – Phase I</td>
<td>4,081</td>
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<td>11</td>
<td>Academic Bldgs – Teaching &amp; Shared Space Imp. Phase II</td>
<td>7,546</td>
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<td>12</td>
<td>DeKalb Campus – Electrical Infrastructure Upgrades</td>
<td>5,672</td>
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<td>14</td>
<td>Campus Wide Boiler Replacement – Phase III</td>
<td>28,863</td>
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<tr>
<td>15</td>
<td>DeKalb Campus – Elevator upgrades</td>
<td>3,113</td>
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<td>Total Capital Renewal Projects</td>
<td>$115,467</td>
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Priorities submitted with FY23 IBHE RAMP

~$41M of $52.9M remaining
No significant capital program investment in FY21
Spike in out-years is anticipated Health IT Center construction
Active Capital Projects

• **Health Information Technology Center**
  - $7.7M released for planning and design
  - Internal planning with cross-functional group
    - Theme: **Building for a Healthier Tomorrow**
      - Inter-professional training in the health fields including telehealth and simulation laboratories
      - Interdisciplinary education and research in health information technology
      - Provide healthcare to serve our students in partnership with Northwestern Medicine

• **Rough estimated timeline**
  - Programming and schematic design ~Jan to Summer 2022
  - Detailed design development ~ Fall 2022 to Spring 2023
  - Bidding/award* ~ Summer 2023
  - Construction ~ 2023 to 2025

*Pending further funding release
Active Capital Projects

- Northern Illinois Center for Community Sustainability
  - $15M construction estimate (funding not released)
    - From $500M authorized for Discovery Partners Institute and IL Innovation Network
  - Planned 30 KSF facility to strengthen NIU’s research, outreach and policy work
    - A living laboratory to test new sustainability technologies
    - Flexible space that can adapt to future needs and innovations
  - 11 research efforts initiated
    - https://www.niu.edu/niccs/current-research/index.shtml
  - NIU Caucus advocate for project with Governor
Strategy on Space

• Challenge recognized
  – Space costly to build and to sustain
  – Growing demand for repairs and modernization

• Mindsets about space changing
  – 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

Excerpt from February 2021 FACFO discussion

Commitment to use less and share more
Focusing Investments

- **Surplus real property disposal (2% reduction)**
  - President house (2020 sale)
  - Hoffman Estates campus (sale in process)
  - Art Annex (sale in process)

- **Buildings offline for future demolition (4% reduction)**
  - Lincoln Hall
  - Adams Hall

- **Future investments for more consolidation**
  - Health IT Center to trigger demolition, more consolidation, and more property sale opportunities
  - HR relocation to trigger office space rental opportunities
Master Planning Approach

• Framework shaped around key objectives:
  - Enhance Student Learning/Living/Community Environment
    - Balance of investments for modernization and critical repairs of student spaces
  - Reshape campus to steward NIU’s mission, facilities and campus community
    - Drive towards more efficient, sustainable, and affordable use of space
    - Reshape footprint to meet mission through repurposing and disposal of unneeded assets
  - Advance the attributes of spaces, landscape, and amenities
    - State Capital investment programs
    - NIU Foundation capital fundraising efforts
    - Partnership investment opportunities
  - Advance engagement to benefit NIU and the community
    - Flexibility for evolving academic/research programs
    - Systematic engagement of key stakeholders
    - Interconnected efforts to amplify framework principles

• Specific assessment tasks to be executed over multiple years
  - Space Assessments
    - Teaching/Student spaces
    - Research spaces
    - Housing spaces
    - Student Support spaces
    - Faculty office spaces
    - Recreational spaces
  - Specific consolidation sequences
    - Wirtz/HR Bldg/Monsanto/Monat/Neptune North/HSC...
  - Land-use assessment
    - Western land development
    - Traffic planning
Summary

• FY21 – a year of perseverance
• Future sustainment
  – ~$23M of state repair investment in pipeline
  – ~$41M of authorization remaining
• Future modernization
  – Health IT Center progressing smartly/steadily
• Strategy on Space
  – ~6% footprint reduction in motion
  – Master Plan framework to focus investments
Questions?