



**Northern Illinois  
University**

**FY21 Capital Investment  
Review and Forecast**

**FACFO**

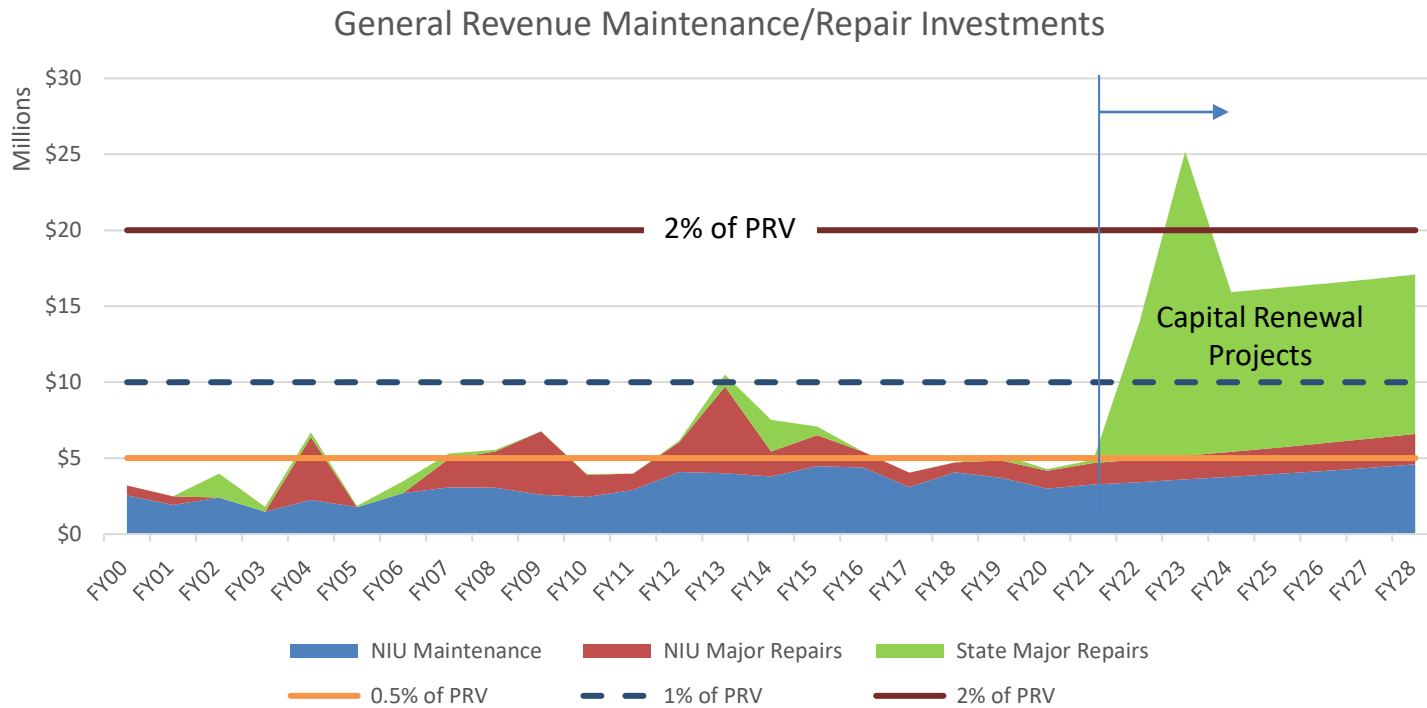
**February 2022**

# 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

# Sustainment Investment Trend/Forecast



- 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

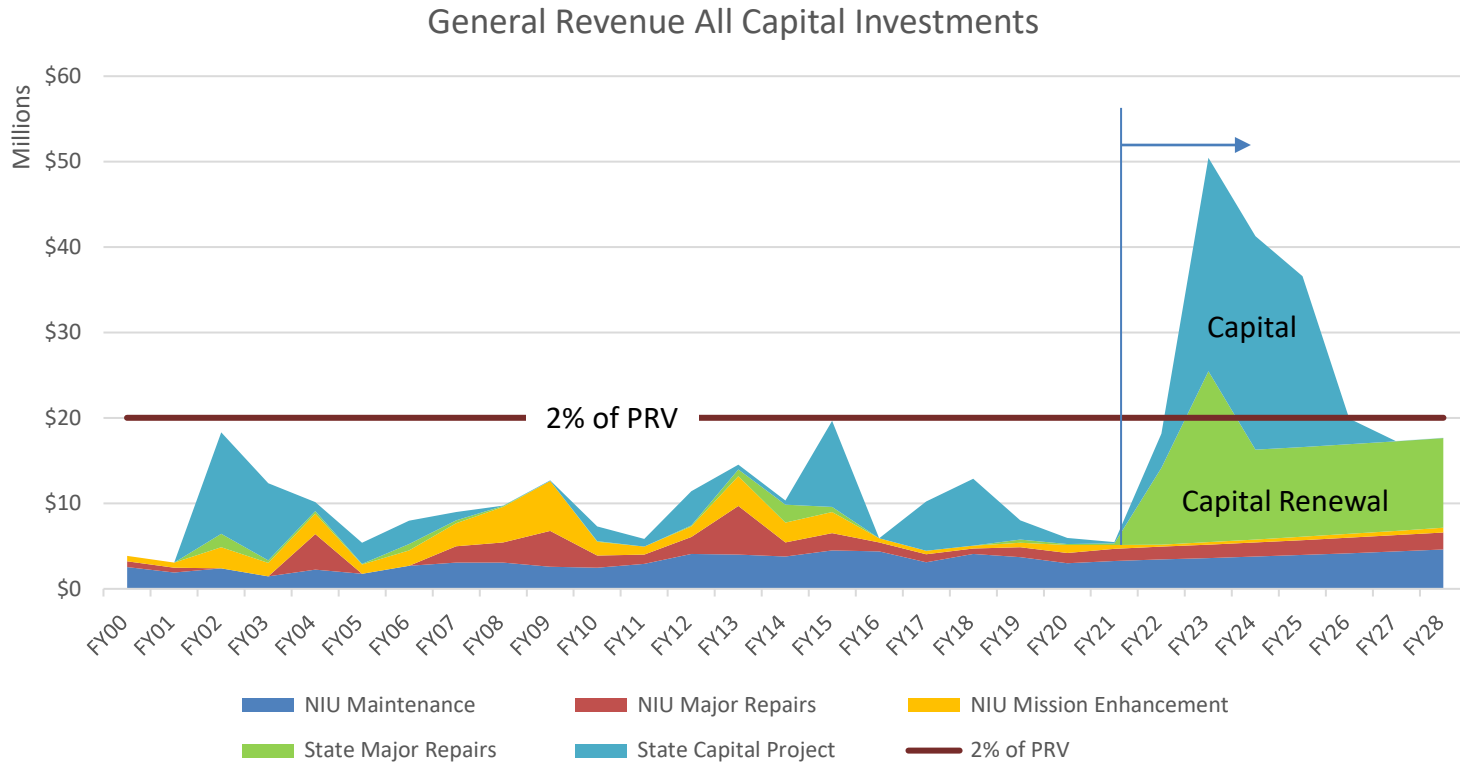
# Capital Renewal Priorities



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

~\$4.1M of \$52.9M remaining

# Capital Investment Trend/Forecast



- 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

Main  
Product

- 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

Subsequent  
Products

# 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?