



# Board of Trustees

Finance, Audit, Compliance,  
Facilities and Operations  
Committee

*February 15, 2024*

**BOARD OF TRUSTEES OF NORTHERN ILLINOIS UNIVERSITY**  
**Finance, Audit, Compliance, Facilities and Operations Committee**  
**11:15 a.m. – Thursday – February 15, 2024**  
**Altgeld 315**

**AGENDA**

1. Call to Order and Roll Call
2. Verification of Quorum and Appropriate Notification of Public Meeting
3. Meeting Agenda Approval..... *Action*..... i
4. Review and Approval of Minutes of November 9, 2023..... *Action*..... 1
5. Chair's Comments/Announcements
6. Public Comment\*
7. Financial Update
  - a. Quarterly Financial Summary Fiscal Year 2024 Second Quarter as of December 31, 2023 ..... *Information*.....6
  - b. Periodic Report of Cash and Investments for Period Ending December 31, 2023..... *Information*.....13
8. University Recommendations
  - a. Fiscal Year 2025 Room and Board Pricing Recommendation ..... *Action*.....16
  - b. Fiscal Year 2025 Undergraduate Tuition Pricing Recommendation ..... *Action*.....18
  - c. Fiscal Year 2025 Graduate and Law Tuition Pricing Recommendation ..... *Action*.....20
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  - f. Fiscal Year 2025 Student Health Insurance ..... *Action*.....30
  - g. Fiscal Year 2025 Campus Services Consumable Commodities and Charter Bus Services ..... *Action*.....32
  - h. Fiscal Year 2025 Master Agreement Facility Contract Renewals ..... *Action*.....33
  - i. Out-Lease with Illinois Association of School Business Officials (NIU as Lessor) ..... *Action*.....36
  - j. Division of Information Technology Renewal of OnBase Software Maintenance ..... *Action*.....37
  - k. Lease for Residence Hall Appliance Units ..... *Action*.....38
  - l. Center for Early Learning Funding Equity ..... *Action*.....39
9. University Reports
  - a. Presentation on Facilities and Infrastructure Capital Investment ..... *Information*.....41
  - b. Fiscal Year 2023 Report on Facilities and Infrastructure Capital

Investment Activities ..... Information.....42  
c. Quarterly Summary Report of Transactions in Excess of \$100,000  
for the Period October 1, 2023 to December 31, 2023 ..... Information.....65

10. Other Matters

11. Next Meeting Date

12. Adjournment

\*Individuals wishing to make an appearance before the Board should consult the [Bylaws of the Board of Trustees of Northern Illinois University](#), Article II, Section 4 – *Appearances before the Board*. Appearance request forms can be completed [online](#) in advance of the meeting or will be available in the Board Room the day of the meeting. For more information contact Crystal Doyle, ccoppel@niu.edu, Recording Secretary to the Board of Trustees, Altgeld Hall 300, DeKalb, IL 60115, 815-753-1273.

**Anyone needing special accommodations to participate in the NIU Board of Trustees meetings should contact Crystal Doyle, ccoppel@niu.edu or (815) 753-1273, as soon as possible.**

Minutes of the  
**Board of Trustees of Northern Illinois University**  
**Finance, Audit, Compliance, Facilities and Operations**  
**Committee Meeting**  
November 9, 2023

**CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 8:31 a.m. by Committee Chair Dennis Barsema in the Board of Trustees Room, 315 Altgeld Hall.

Recording Secretary Christina Doe conducted a roll call of the Trustees.

Trustee Rita Athas: Absent

Trustee John Butler: Present

Trustee Montel Gayles: Present

Trustee Veronica Herrero: Absent

Committee Chair Dennis Barsema: Present

Trustee Tim Moore: Present

Board Chair Eric Wasowicz: Present

Also present: President Lisa Freeman; Committee Liaison and Vice President for Administration and Finance and Chief Financial Officer George Middlemist; Vice President and General Counsel and Board Parliamentarian Bryan Perry; Interim Executive Vice President and Provost Laurie Elish-Piper; Chief Strategy Officer and Liaison to the Board of Trustees Matthew Streb; Vice President for Enrollment Management, Marketing and Communication Sol Jensen; Vice President for Research and Innovative Partnerships Yvonne Harris; Vice President for Outreach, Engagement and Regional Development and Chief Engagement Officer Rena Cotsones; Vice President for Diversity, Equity and Inclusion and Chief Diversity Officer Carol Sumner; Senior Associate Vice President and Chief Human Resource Officer John Acardo; Associate Vice President for Information Technology and Chief Information Officer Matthew Parks; University Advisory Council (UAC) Representatives Natasha Johnson and Felicia Bohanon.

**VERIFICATION OF QUORUM AND APPROPRIATE NOTICE OF PUBLIC MEETING**

General Counsel Bryan Perry indicated the appropriate notification of the meeting has been provided pursuant to the Illinois Open Meetings Act. Mr. Perry also advised that a quorum was present.

**SWEARING IN OF NEW TRUSTEE**

Committee Chair Barsema invited Board Chair Eric Wasowicz to swear in Trustee Leland Strom. The Board of Trustees welcomed Trustee Strom who then introduced himself.

**MEETING AGENDA APPROVAL**

Committee Chair Barsema asked for a motion to approve the meeting agenda. Trustee Gayles so moved, and Board Chair Wasowicz seconded.

The motion was approved.

**REVIEW AND APPROVAL OF MINUTES OF AUGUST 24, 2023**

Committee Chair Barsema asked for a motion to approve the minutes of August 24, 2023. Board Chair Wasowicz so moved, and Trustee Butler seconded.

Trustee Strom abstained from the vote.

The motion was approved.

## CHAIR'S COMMENTS/ANNOUNCEMENTS

Committee Chair Barsema welcomed everyone and recognized the University Advisory Committee. Committee Chair Barsema asked if anyone had any comments and there were none.

The board had a full agenda for this meeting which included eleven recommendations for approval; three of which were recommended to the special meeting as those items were time sensitive.

## PUBLIC COMMENT

Committee Chair Barsema introduced the public comment portion of the meeting. General Counsel Perry stated there were no requests for public comment.

## FINANCIAL UPDATE

Committee Chair Barsema asked Vice President and Chief Financial Officer (VPCFO) George Middlemist to present the University Financial Update.

### **VPCFO Middlemist presented Agenda Item 8.a. Annual Financial Summary as of June 30, 2023**

VPCFO Middlemist asked Andrew Rogers, Associate Vice President for Budget and Financial Planning, to present the item.

Committee Chair Barsema noted the Board is witnessing first-hand the cessation in pandemic relief funding and its impact on financials. While those funds were identified as non-structural revenue, it was a rather large revenue source. This loss, in conjunction with increasing costs and critical investments in operations, infrastructure, and personnel, really identifies how and why our deficit continues to grow.

### **VPCFO Middlemist presented Agenda Item 8.b. Quarterly Financial Summary Fiscal Year 2024 First Quarter as of September 30, 2023**

VPCFO Middlemist asked Andrew Rogers, Associate Vice President for Budget and Financial Planning, to present the item.

Conversation ensued around the positive impact that transparency in the financial reporting has had in terms of better understanding and interpreting the financials, and not overlooking the budgeted \$32M deficit and how much work is ahead of everyone.

*Trustee Rita Athas and Trustee Veronica Herrero joined the meeting at 8:48 a.m.*

### **VPCFO Middlemist presented Agenda Item 8.c. Annual Report of Cash and Investments for Period Ending September 30, 2023**

VPCFO Middlemist asked Jason Askin, Controller, to present the item.

Jason Askin noted a correction in the title of this report and that it is the Periodic report as the Annual report was presented in August.

## UNIVERSITY RECOMMENDATIONS

Committee Chair Barsema asked VPCFO George Middlemist to present the University Recommendations.

### **VPCFO Middlemist presented Agenda Item 9.a. Fiscal Year 2025 Appropriations Request**

Committee Chair Barsema asked for a motion to approve item 9.a. Board Chair Wasowicz so moved, and Trustee Gayles seconded.

Conversation followed pertaining to whether the requested amount is adequate and the impact not adjusting for inflation has had on the university's awarded appropriation and overall financial health. Additional conversation ensued around responsible stewardship of public funds and ensuring efficiencies as the university works to address its deficit.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.b. Fiscal Year 2025 IBHE Capital Budget Request**

Committee Chair Barsema asked for a motion to approve item 9.b. Board Chair Wasowicz so moved, and Trustee Strom seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.c. Huskie Stadium Brigham Field Artificial Turf Replacement**

Committee Chair Barsema asked for a motion to approve item 9.c. Board Chair Wasowicz so moved, and Trustee Gayles seconded.

John Cheney, Executive Director/Senior Athletic Director, provided further information on the type of turf that is being recommended.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.d. Chick Evans Fieldhouse Tennis Facility Upgrades Phase II**

Committee Chair Barsema asked for a motion to approve item 9.d. Trustee Herrero so moved, and Trustee Strom seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.e. DeKalb Campus 2024 Roof Repairs**

Committee Chair Barsema asked for a motion to approve item 9.e. Board Chair Wasowicz so moved, and Trustee Gayles seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.f. Chilled Water Plant Chiller #4 Overhaul**

Committee Chair Barsema asked for a motion to approve item 9.f. Trustee Gayles so moved, and Board Chair Wasowicz seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.g. Cell Tower Land Lease (NIU as Lessor)**

Committee Chair Barsema asked for a motion to approve item 9.g. Trustee Herrero so moved, and Trustee Athas seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.h. Stevenson Towers Wireless Network Expansion and Upgrade**

Committee Chair Barsema asked for a motion to approve item 9.h. Trustee Strom so moved, and Trustee Moore seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.i. Internet Exchange Point Land Lease (NIU as Lessor)**

Committee Chair Barsema asked for a motion to approve item 9.i. Board Chair Wasowicz so moved, and Trustee Gayles seconded.

Brief conversation followed around the positive impact this initiative will have on local communities.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.j. Officer Safety Equipment Refresh**

Committee Chair Barsema asked for a motion to approve item 9.j. Board Chair Wasowicz so moved, and Trustee Strom seconded.

The motion was approved.

**VPCFO Middlemist presented Agenda Item 9.k. Intercollegiate Athletics Air Charter Services for Basketball Teams**

Committee Chair Barsema asked for a motion to approve item 9.k. Board Chair Wasowicz so moved, and Trustee Butler seconded.

The motion was approved.

**UNIVERSITY REPORTS**

Committee Chair Barsema asked VPCFO George Middlemist to present the University Reports.

VPCFO Middlemist stated there were three updates and NIU Board regulations stipulate that the university presents regular summaries of designated activities including financial and property transactions, as well as confirmation that state and federal requirements are met. The three reports provided comprehensive written updates and are submitted in accordance with board regulations.

**Information Item 10.a. – Fiscal Year 2023 Annual Report of Transactions Involving Real Property**

**Information Item 10.b. – Fiscal Year 2023 Report of Tuition and Fee Waivers**

**Information Item 10.c. – Quarterly Summary Report of Transactions in Excess of \$100,000 for the Period July 1, 2023 to September 30, 2023**

**OTHER MATTERS**

There were no other matters.

**NEXT MEETING DATE**

The next meeting of the Finance, Audit, Compliance, Facilities and Operations Committee will be February 15, 2024.

**ADJOURNMENT**

Committee Chair Barsema asked for a motion to adjourn. Trustee Gayles so moved, and Trustee Butler seconded.

Committee Chair Barsema asked Ms. Doe to conduct a roll call vote.

Trustee Rita Athas: Yes

Trustee John Butler: Yes

Trustee Montel Gayles: Yes

Trustee Veronica Herrero: Yes

Trustee Leland Strom: Yes

Trustee Tim Moore: Yes

Committee Chair Dennis Barsema: Yes

Board Chair Eric Wasowicz: Yes

The motion was approved.

The meeting adjourned at 9:53 a.m.

Respectfully submitted,

Christina Doe  
Recording Secretary

*In compliance with Illinois Open Meetings Act 5 ILCS 120/1, et seq, a verbatim record of all Northern Illinois University Board of Trustees meetings is maintained by the Board Recording Secretary and is available for review upon request. The minutes contained herein represent a true and accurate summary of the Board proceedings.*



## QUARTERLY FINANCIAL SUMMARY FISCAL YEAR 2024 SECOND QUARTER AS OF DECEMBER 31, 2023

**Background:** With the December 31st conclusion of the second quarter of FY24, the University is now able to update the Board of Trustees on NIU’s financial performance relative to the current year budget and prior year actuals.

The following update provides a disaggregated view of NIU’s budget and its financial performance, consistent with the format used when the Board of Trustees adopted the FY24 budget in June 2023. Specifically, this revised format displays the following tables:

- **All Funds Financial Summary:** Similar to the traditional table presented in past quarterly financial summary reports. It is a “roll-up” of the “recurring” and “non-recurring” budgets and activities. Consistent with the FY24 budget, grant-supported research is intentionally removed from all FY24 reports, a change in practice from FY23 and prior fiscal years.
- **Recurring Financial Summary:** Focuses on regular, ongoing revenues and expenses of the University. The Recurring Financial Summary includes grant-supported financial aid programs, like Pell grants.
- **Non-Recurring Financial Summary:** Focuses on short-term or temporary revenues and expenses.

Reference information about each table of this FY24 Second Quarter Financial Summary is explained in more detail at the end of this report. In addition to presenting multiple views of the FY24 budget, this financial summary also provides an update on the FY24 budget itself. This revised budget includes \$401.4M in expected revenues and \$435.1M in planned spending resulting in a \$33.7M deficit. The increase in budgeted deficit is responsive to strategic investment opportunities that emerged during the first half of the fiscal year.

Specific revenue and expense categories in the tables below are consistent with the following descriptions, which precede the presentation of the FY24 financial summary.

### Revenues

1. **Tuition and Student Fees:** All tuition, including differential tuition, course and materials fees, athletics fees, bus fees, and health service fees.
2. **Gifts, Grants, and Contracts:** Includes grant revenue to support financial aid programs, like Pell Grants and AIM High awards.
3. **Other Fees and Fines:** Includes parking fees, residential living-learning community fees, parking fines, and transcript and commencement fees.
4. **Sales:** Includes board plan and retail food sales, concessions sales, advertising/sponsorship, sales of services to off-campus entities (including, but not limited to catering, childcare, and conference services).
5. **Rental and Room Income:** Includes room fees for residential students, rental of on-campus and off-campus meeting and conference space, hotel revenues, and Northern View apartment revenues.
6. **Gate Receipts and Commissions:** Includes athletic ticket sales, performing arts ticket sales, commissions, and concert/event revenues from the Convocation Center.
7. **Miscellaneous and Investment Income:** Includes athletics’ game guarantees, NIU share of conference tournament revenues, rental of facilities, and interest income from

investments, gains and losses on disposals of fixed assets, and year-end transfers to mandated reserves in the auxiliary facilities system.

8. **State of Illinois:** Represents the annual state appropriation to public universities.

## Expenses

1. **Cost of Sales:** Includes the cost of all items purchased for resale on campus such as food for dining units, parts and supplies to be charged out through the campus work order system, as well as paper for pay-to-print copiers and printers.
2. **Personnel Services:** Includes all salaries paid to faculty, supportive professional staff, civil service, graduate assistants, extra help, and student employees. Also includes required payments for Medicare and employee health insurance.
3. **Contractual Services:** Includes annual software support, subscriptions, conference registrations, non-employee travel reimbursements, service contracts, repairs and maintenance, grounds, building service work charges, speaking fees, and other arrangements with outside contractors to perform services for the University.
4. **Commodities:** Includes purchased items of a low cost that typically are consumed in a single year. Examples include paper for printing, lab supplies, napkins, and cleaning supplies.
5. **Travel:** Includes airfare, hotel rooms, mileage, meals (all up to limits set by the state and the University), and ancillary expenses for employees to travel to-and-from campus on official University business.
6. **Automotive:** Includes the cost to rent cars, vans, and busses from the University transportation department.
7. **Scholarships:** Includes scholarships awarded, including Pell Grant funds disbursed (which, when netted against Pell Grant funds received, results in zero effect on the University's net revenue).
8. **Telecommunications:** Includes the cost of providing phone, internet, and other digital services to the University.
9. **Equipment and Library Books:** Includes the cost of all items over \$100 with an estimated useful life of two years or more, as well as library books, journal subscriptions, manuscripts, films, music, and video materials.
10. **Capital Repairs:** Includes the cost of centralized capital repair activities.
11. **Debt Service:** Includes debt service payment on bonds, certificates of participation, and performance contracts.
12. **Miscellaneous Expense:** Includes refunds issued for on-campus external programming, deposit refunds, and other expenses not classified elsewhere.

**Northern Illinois University**  
**as of Dec 31, 2023**  
**All Funds Financial Summary**  
*(\$ in thousands)*

	<u>Current Year FY24</u>			<u>Prior Year FY23</u>		<u>Current Year FY24</u>		
	<u>YTD Actuals</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Actuals</u>	<u>Variance</u>	<u>Forecast</u>	<u>Annual Budget</u>	<u>Variance</u>
<b>Revenue</b>								
Tuition & Student Fees	\$ 159,524	\$ 158,597	\$ 926	\$ 156,959	\$ 2,565	\$ 165,968	\$ 164,323	\$ 1,645
Gifts, Grants, & Contracts - Financial Aid	15,724	15,058	666	14,134	1,591	28,850	28,850	-
Gifts, Grants, & Contracts - Other	3,204	3,781	(577)	2,991	213	7,206	7,243	(37)
Other Fees and Fines	3,499	2,821	678	3,010	489	7,895	5,544	2,351
Sales	25,860	25,874	(13)	22,675	3,185	39,629	39,958	(330)
Rental & Room Income	36,103	37,162	(1,060)	34,859	1,244	37,866	37,360	506
Gate Receipts & Commissions	1,131	3,064	(1,933)	2,699	(1,568)	1,800	4,636	(2,837)
Miscellaneous & Investment Income	6,750	6,153	597	8,315	(1,565)	19,089	14,876	4,213
State of Illinois	92,848	85,733	7,115	80,143	12,704	98,648	98,648	-
<b>Total Revenue</b>	<b>\$ 344,643</b>	<b>\$ 338,244</b>	<b>\$ 6,399</b>	<b>\$ 325,784</b>	<b>\$ 18,859</b>	<b>\$ 406,950</b>	<b>\$ 401,438</b>	<b>\$ 5,512</b>
<b>Expenses</b>								
Cost of Sales	\$ 2,972	3,277	\$ (305)	\$ 2,650	\$ 322	\$ 6,160	\$ 6,801	\$ (642)
Personnel Services	117,583	111,579	6,004	102,617	14,967	233,005	233,596	(591)
Contractual Services	39,333	37,161	2,172	36,073	3,260	81,652	80,237	1,415
Commodities	2,958	3,201	(243)	2,572	386	6,593	7,128	(535)
Travel	2,737	2,122	616	1,728	1,009	5,253	4,926	326
Automotive	361	519	(158)	401	(41)	669	842	(173)
Scholarships - Financial Aid	16,838	14,956	1,882	15,594	1,244	28,850	28,850	-
Scholarships - Other	19,010	19,613	(603)	18,343	667	37,833	37,833	(0)
Telecommunications	179	196	(18)	91	88	511	590	(78)
Equipment & Library Materials	4,567	3,018	1,549	3,522	1,045	8,765	8,765	-
Capital Repairs	981	782	199	725	256	3,503	3,503	-
Debt Service	12,939	12,939	-	6,283	6,656	22,058	22,058	-
Miscellaneous Expense	221	2	219	227	(7)	-	4	(4)
<b>Total Expenses</b>	<b>\$ 220,677</b>	<b>\$ 209,363</b>	<b>\$ 11,314</b>	<b>\$ 190,827</b>	<b>\$ 29,851</b>	<b>\$ 434,850</b>	<b>\$ 435,132</b>	<b>\$ (282)</b>
<b>Net Revenue</b>	<b>\$ 123,966</b>	<b>\$ 128,880</b>	<b>\$ (4,914)</b>	<b>\$ 134,958</b>	<b>\$ (10,992)</b>	<b>\$ (27,900)</b>	<b>\$ (33,694)</b>	<b>\$ 5,794</b>

**Northern Illinois University**  
**as of Dec 31, 2023**  
**Recurring Financial Summary**  
*(\$ in thousands)*

	<b>Current Year FY24</b>			<b>Full Year FY24</b>		
	<b>YTD Actuals</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Forecast</b>	<b>Annual Budget</b>	<b>Variance</b>
<b>Revenue</b>						
Tuition & Student Fees	\$ 159,524	\$ 158,597	\$ 926	\$ 165,968	\$ 164,323	\$ 1,645
Gifts, Grants, & Contracts - Financial Aid	15,724	15,058	666	28,850	28,850	-
Gifts, Grants, & Contracts - Other	2,836	3,063	(227)	7,025	5,868	1,156
Other Fees and Fines	3,438	2,775	663	7,773	5,454	2,320
Sales	19,312	21,469	(2,156)	32,348	33,156	(807)
Rental & Room Income	36,103	37,162	(1,060)	37,866	37,360	506
Gate Receipts & Commissions	1,015	2,924	(1,909)	1,583	4,426	(2,843)
Miscellaneous & Investment Income	6,713	5,245	1,469	19,007	12,680	6,327
State of Illinois	92,848	85,733	7,115	98,648	98,648	-
<b>Total Revenue</b>	<b>\$ 337,515</b>	<b>\$ 332,028</b>	<b>\$ 5,487</b>	<b>\$ 399,068</b>	<b>\$ 390,764</b>	<b>\$ 8,304</b>
<b>Expenses</b>						
Cost of Sales	\$ 2,930	\$ 3,277	\$ (347)	\$ 6,160	\$ 6,801	\$ (642)
Personnel Services	115,115	110,173	4,942	230,097	230,651	(554)
Contractual Services	38,278	36,334	1,944	79,983	78,453	1,530
Commodities	2,838	3,112	(274)	6,402	6,931	(528)
Travel	2,737	2,020	718	4,992	4,690	303
Automotive	358	519	(161)	669	842	(173)
Scholarships - Financial Aid	16,838	14,956	1,882	28,850	28,850	-
Scholarships - Other	19,010	19,613	(603)	37,833	37,833	(0)
Telecommunications	149	195	(46)	511	587	(76)
Equipment & Library Materials	4,567	2,498	2,068	7,257	7,257	-
Capital Repairs	981	782	199	3,503	3,503	-
Debt Service	12,939	12,939	-	22,058	22,058	-
Miscellaneous Expense	106	2	104	-	4	(4)
<b>Total Expenses</b>	<b>\$ 216,846</b>	<b>\$ 206,420</b>	<b>\$ 10,426</b>	<b>\$ 428,314</b>	<b>\$ 428,458</b>	<b>\$ (144)</b>
<b>Net Revenue</b>	<b>\$ 120,669</b>	<b>\$ 125,608</b>	<b>\$ (4,940)</b>	<b>\$ (29,246)</b>	<b>\$ (37,694)</b>	<b>\$ 8,448</b>

**Northern Illinois University**  
**as of Dec 31, 2023**  
**Non-Recurring Financial Summary**  
*(\$ in thousands)*

	<u>Current Year FY24</u>			<u>Full Year FY24</u>		
	<u>YTD Actuals</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>Forecast</u>	<u>Annual Budget</u>	<u>Variance</u>
<b>Revenue</b>						
Tuition & Student Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gifts, Grants, & Contracts - Financial Aid	-	-	-	-	-	-
Gifts, Grants, & Contracts - Other	367	718	(350)	181	1,375	(1,194)
Other Fees and Fines	61	46	15	122	90	32
Sales	6,548	4,405	2,143	7,280	6,803	478
Rental & Room Income	-	-	-	-	-	-
Gate Receipts & Commissions	116	139	(24)	217	211	6
Miscellaneous & Investment Income	37	908	(871)	82	2,195	(2,113)
State of Illinois	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 7,128</b>	<b>\$ 6,216</b>	<b>\$ 913</b>	<b>\$ 7,882</b>	<b>\$ 10,674</b>	<b>\$ (2,792)</b>
<b>Expenses</b>						
Cost of Sales	\$ 42	\$ -	\$ 42	\$ -	\$ -	\$ -
Personnel Services	2,468	1,406	1,062	2,908	2,945	(37)
Contractual Services	1,055	826	228	1,670	1,785	(115)
Commodities	119	89	31	190	197	(7)
Travel	-	102	(102)	260	237	24
Automotive	2	-	2	-	-	-
Scholarships - Financial Aid	-	-	-	-	-	-
Scholarships - Other	-	0	(0)	-	0	(0)
Telecommunications	30	1	28	0	3	(3)
Equipment & Library Materials	-	519	(519)	1,508	1,508	-
Capital Repairs	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Miscellaneous Expense	115	-	115	-	-	-
<b>Total Expenses</b>	<b>\$ 3,831</b>	<b>\$ 2,944</b>	<b>\$ 888</b>	<b>\$ 6,537</b>	<b>\$ 6,675</b>	<b>\$ (138)</b>
<b>Net Revenue</b>	<b>\$ 3,297</b>	<b>\$ 3,272</b>	<b>\$ 25</b>	<b>\$ 1,345</b>	<b>\$ 3,999</b>	<b>\$ (2,654)</b>

### **All Funds Financial Summary**

For the second quarter, the All Funds Financial Summary shows revenues and expenditures in excess of budget, resulting in net revenue of \$124M. FY24 net revenue for the second quarter was \$11M less than FY23 despite improved revenues of \$18.9M. Similar to the first quarter, increases in spending on personnel, contracts and debt service in FY24 drove the variance to the prior year. Current trends suggest a full year of activity will produce an improved deficit (\$27.9M) compared to budget (\$33.7M). This projected improvement results from higher investment income driven by favorable interest rate trends.

### **Recurring Financial Summary**

Through the second quarter of the fiscal year, recurring performance is projected to exceed budget in total revenues (\$8.3M improvement) with expenses in-line with budget, netting to a projected reduction of the expected deficit of \$8.4M. Primary drivers of this outlook include:

- Miscellaneous & Investment Income is projected to exceed budget because of the current elevated interest rates. NIU's cash holdings resulted in interest and investment earnings that already meet budget expectations (\$1.5M) and are projected to exceed budget by \$4.5M over the full fiscal year.
- Contractual Services expenses are trending above budget due to higher than expected utility costs in housing and dining.

### **Non-Recurring Financial Summary**

The Non-Recurring Financial Summary reports net revenue consistent with budget. Full-year projections suggest revenues may fall below expectations while expenses should be in line with budget. Early-year non-recurring projections of revenues and expenses depend greatly on early-year activities that may be impacted by timing differences between budget plans and financial activity. Future projections and budget reports will provide improved projections with respect to the Non-Recurring budget.

Consistent with prior fiscal years, quarterly financial summaries will continue throughout FY24. The format and information in this report may evolve throughout the year, consistent with an iterative approach to producing and reporting a recurring budget framework.

For reference, definitions and data associated with each table presented above are described in detail below.

### **All Funds Financial Summary**

This table is a roll-up of the other tables presented in this report and includes the Recurring budget and Non-Recurring budget. Activity not reported in this table or any of its component tables is sponsored research revenue and expenses, agency funds that are not formally revenue or expenses of the University, and internal service-type operations. The table includes a summary of FY24 activity through December 31 compared to a year-to-date budget (pro-rated based on recent-year history), a summary of second quarter activity from the prior fiscal year adjusted to a similar All Funds basis, and a comparison to the FY24 budget, including a full-year projection of performance based on the pace of revenues and spending throughout the second quarter of FY24.

### **Recurring Financial Summary**

This table identifies ongoing and normal revenues and expenses of the University. To identify these revenues and expenses, the Office of the Budget and Financial Planning structured a multi-step process to leverage the expertise of more than one dozen NIU senior business managers possessing detailed knowledge of unit-level revenues and spending. The multi-week analysis resulted in data reflecting each budgeted fund of the University and each revenue and expense

category that is presented in the above tables. In total, 97.6% of non-grants budgeted revenues in FY24 and 98.2% of non-grants budgeted expenses were identified as recurring. Examples of recurring revenues include Tuition & Fees, Rental & Room Income, and the State of Illinois appropriation to support NIU operations. Examples of recurring expenses include 98.8% of Personnel Services spend, Scholarships expense, and Debt Service.

The intent of the Recurring Financial Summary is to create a budget framework capable of anchoring a multi-year planning and budgeting. Through this focus on recurring revenues and expenses, a forward-looking understanding of resources and commitments can be leveraged for multi-year planning purposes.

### **Non-Recurring Financial Summary**

The Non-Recurring Financial Summary identifies unpredictable or temporary revenues and expenses of the University. This non-recurring view of the budget was compiled using a similar approach and data to the recurring budget information. In total, 2.4% of non-grants budgeted revenues in FY24 and 1.8% of non-grants budgeted expenses are designated as non-recurring. Examples of non-recurring revenues include 33% of Gifts, Grants, & Contracts revenue and 23.5% of Sales income. Examples of non-recurring expenses include 25.1% of Equipment & Library Materials and 5.8% of Travel.

The intent of the Non-Recurring Financial Summary is to identify temporary resources that may be available for strategic investment and to identify short-term expenses that may create strain for recurring or non-recurring resources.

## PERIODIC REPORT OF CASH AND INVESTMENTS FOR PERIOD ENDING DECEMBER 31, 2023

In accordance with the University's Investment and Cash Management policy, this report on cash and investments is submitted at the end of each calendar quarter to the Board of Trustees. This report is required by *Board of Trustees Regulations (Section V, Subsection D)*. The following schedules are included:

- Cash and Investment Holdings Summary as of December 31, 2023
- Investment Earnings for the quarter ended December 31, 2023

The Investment Advisory Group is responsible for monitoring compliance with the University's Investment and Cash Management Policy. The investment goals, as stated in the policy, are to insure the preservation of principal and maintain compliance with applicable state laws, rules, regulations, debt covenants and *Board of Trustees Regulations* while meeting cash flow needs and earning a yield acceptable to conservative investment managers.

The *Cash and Investment Holdings Summary* at December 31, 2023 shows NIU's total holdings at \$112M. Of the total holdings balance, approximately \$50M is available for daily operations providing approximately 40 days cash on hand. This operating cash balance is sufficient to meet the University's current obligations for approximately one and a half months based on the historical burn rate of \$1.2M per day. The remaining balance is restricted per collateralization requirements, contractual obligations, and funds held for investment. The total holdings balance is down \$29M from the balance at December 31, 2022. The decrease is primarily a result of increases in cash disbursements while cash receipts have held relatively flat. Anticipated cash flows from tuition and aid for the Spring 2024 term are expected to boost the third-quarter holdings balance, bringing it closer to the targeted 60-90 days cash on hand. The timing of cash receipts from state appropriations remains consistent with the prior year.

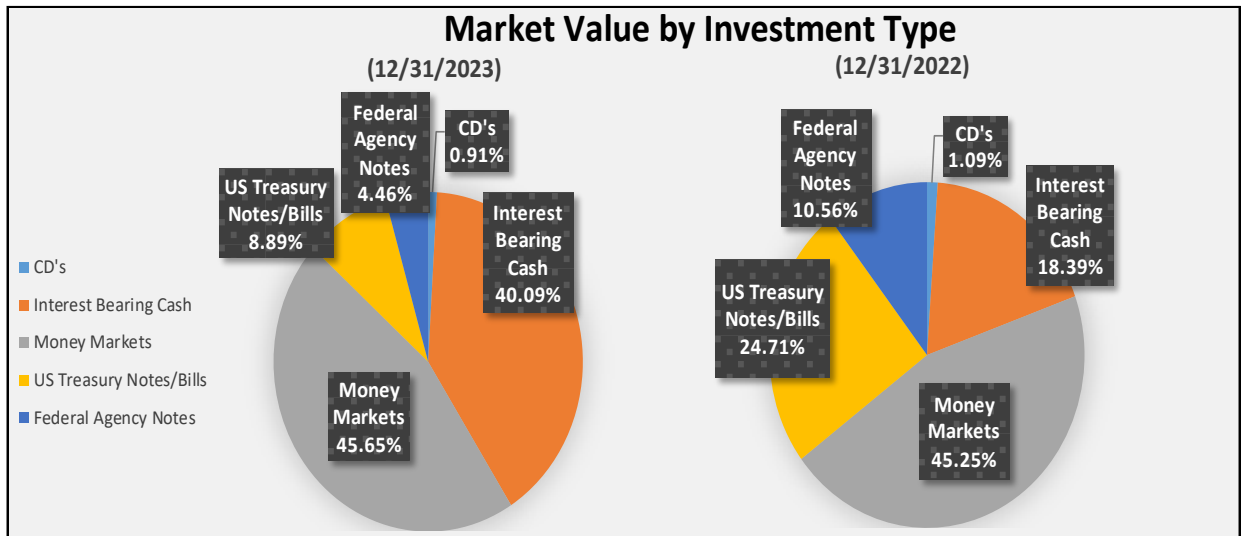
The *Investment Earnings* report shows income of \$1.8M and an overall annualized rate of return of 5.49% for the second quarter. This represents an increase in interest earned of approximately \$546K when compared to the same quarter of FY23. The increase in interest earned is primarily due to increasing market investment yields. Operating funds are primarily invested in interest-bearing savings accounts, money markets, and fixed-income securities to balance liquidity needs with investment earnings.

Recent indicators of economic activity suggest that the strong growth from prior quarters has slowed. Job gains have moderated in recent months but continue to remain strong, and the unemployment rate remains low. The Federal Open Market Committee decided to maintain the target range for the fed funds rate at 5.25% to 5.5% at its most recent meeting in December 2023. The Committee meets again on January 30 and January 31, 2024 and economists currently anticipate that rates will be held flat at the next meeting. Management is committed to NIU's fiscal sustainability and actively monitors market changes impacting the university's cash management and investment goals and deploys all available options within the limitations of the Illinois Public Funds Investment Act to strengthen the university's cash position.



**NORTHERN ILLINOIS UNIVERSITY**  
**CASH and INVESTMENT HOLDINGS SUMMARY**  
December 31, 2023  
For Fiscal Year 2024

Investment Type	Purch Price/ Ending Bal *	Book Value **	Market Value ***
<b>CD's:</b>			
Local Funds	\$ 1,012,563	\$ 1,012,563	\$ 1,012,563
<b>Federal Agency Notes:</b>			
Local Funds	\$ 4,934,857	\$ 4,972,186	\$ 4,965,762
<b>Interest Bearing Cash Accounts:</b>			
Local Funds	\$ 44,662,714	\$ 44,662,714	\$ 44,662,714
<b>Money Markets:</b>			
Contributory Trust	\$ 9,839,000	\$ 9,839,000	\$ 9,839,000
Local Funds	41,032,265	41,032,265	41,032,265
	<u>\$ 50,871,265</u>	<u>\$ 50,871,265</u>	<u>\$ 50,871,265</u>
<b>US Treasury Notes/Bills:</b>			
Local Funds	\$ 9,866,817	\$ 9,912,667	\$ 9,905,748
<b>TOTAL INVESTMENT HOLDINGS</b>	<b>\$ 111,348,216</b>	<b>\$ 111,431,395</b>	<b>\$ 111,418,052</b>
Non-interest Bearing Cash	\$ 281,340	\$ 281,340	\$ 281,340
<b>TOTAL CASH &amp; INVESTMENT HOLDINGS FOR 12/31/2023</b>	<b>\$ 111,629,556</b>	<b>\$ 111,712,735</b>	<b>\$ 111,699,392</b>
<b>TOTAL CASH &amp; INVESTMENT HOLDINGS FOR 12/31/2022</b>	<b>\$ 141,046,351</b>	<b>\$ 141,339,962</b>	<b>\$ 141,153,723</b>
<b>INCREASE/(DECREASE) IN TOTAL CASH &amp; INVESTMENT HOLDINGS</b>	<b>\$ (29,416,795)</b>	<b>\$ (29,627,227)</b>	<b>\$ (29,454,331)</b>



\* Amounts per Bank and Investment Statements  
\*\* Purchase price, net of accumulated amortization of premiums and discounts  
\*\*\* Estimated price for which an investment would sell in the marketplace

Assets reported in the CASH and INVESTMENT HOLDINGS SUMMARY comply with the Illinois Public Funds Investment Act (30 ILCS 235) and the NIU Investment and Cash Management Policy

**NORTHERN ILLINOIS UNIVERSITY**  
**INVESTMENT EARNINGS**  
**For Fiscal Year 2024**  
**October 1, 2023 - December 31, 2023**

	December 31 Ending Balance	Qtr 2 Average Daily Balance	Percent of Portfolio	Qtr 2 Income Earned	Annualized Rates of Return				
					FY2024		FY2023		
					2nd Qtr	1st Qtr	4th Qtr	3rd Qtr	
<b>Short-Term Investment Accounts</b>									
Illinois Funds	\$ 41,032,265	\$ 52,043,563	40.95%	\$ 722,478	5.508%	5.419%	5.040%	4.485%	
Investment Accounts - Financial Institutions	\$ 44,662,714	\$ 44,941,951	35.37%	\$ 630,954	5.570%	5.433%	5.023%	4.715%	
Contributory Trust	\$ 9,839,000	\$ 9,838,857	7.74%	\$ 130,086	5.246%	5.163%	4.906%	4.393%	
Escrow Account	\$ -	\$ -	0.00%	\$ -	0.000%	4.922%	4.674%	4.177%	
CD's	\$ 1,012,563	\$ 1,012,563	0.80%	\$ 12,940	5.070%	4.725%	4.172%	3.857%	
<b>ST Investment Accounts Total</b>	<b>\$ 96,546,542</b>	<b>\$ 107,836,934</b>	<b>84.86%</b>	<b>\$ 1,496,458</b>	<b>5.506%</b>	<b>5.385%</b>	<b>5.005%</b>	<b>4.573%</b>	
<b>Fixed Income Securities</b>									
Local Funds	\$ 14,801,674	\$ 19,242,900	15.14%	\$ 262,896	5.420%	5.131%	4.819%	4.141%	
<b>Fixed Income Securities Total</b>	<b>\$ 14,801,674</b>	<b>\$ 19,242,900</b>	<b>15.14%</b>	<b>\$ 262,896</b>	<b>5.420%</b>	<b>5.131%</b>	<b>4.819%</b>	<b>4.141%</b>	
<b>Non-interest Bearing Cash</b>	<b>\$ 281,340</b>	<b>-</b>	<b>-</b>	<b>-</b>					
<b>COMBINED TOTAL</b>	<b>\$ 111,629,556</b>	<b>\$ 127,079,834</b>	<b>100.00%</b>	<b>\$ 1,759,354</b>	<b>5.49%</b>	<b>5.34%</b>	<b>4.96%</b>	<b>4.43%</b>	

Assets reported in INVESTMENT EARNINGS comply with the Illinois Public Funds Investment Act (30 ILCS 235)  
and the NIU Investment and Cash Management Policy

## **FISCAL YEAR 2025 ROOM AND BOARD PRICING RECOMMENDATION**

**Summary:** The university is presenting a pricing recommendation to establish room and board fees for FY25. The collection of room and board fees from students living in university residence halls and Northern View Community apartments supports Housing and Residential Services, Campus Dining Services, and related Auxiliary Bond obligations. These recommendations were developed to align our commitment to student affordability and success with the necessary expenditures currently required to maintain our housing and dining experiences.

The university is recommending that room and board rates increase for each room accommodation in the residence halls for FY25. This represents an average increase of 5.3% for most rate types. Neptune North and West residents have a slightly smaller rate increase (3.6%) due to the lack of air conditioning in student rooms.

**Background:** Room rate recommendations typically address service contract costs, software support, indirect costs, contractual services, general operating expenses, and debt service payments related to renovations to the residence halls and dining locations. This year, the fee will allow for service continuity, while addressing increases in food costs, minimum wage, updated contracted wages, utility costs and increases in debt service obligations. This item provides a comparison of FY24 room rates with proposed FY25 rates and discloses relative dining plan options and costs to accompany on campus residency.

Original FY24			Proposed FY25		
LOCATION	RATE	variance	LOCATION	RATE	variance
<b>NEPTUNE HALL EAST (w/AC)</b>			<b>NEPTUNE HALL EAST (w/AC)</b>		
Single-Occupancy	\$ 6,452	3.2%	Single - Occupancy	\$ 6,793	5.3%
Double-Occupancy	\$ 5,404	3.8%	Double-Occupancy	\$ 5,687	5.2%
<b>NEPTUNE HALL NORTH/WEST</b>			<b>NEPTUNE HALL NORTH/WEST</b>		
Single-Occupancy	\$ 6,452	3.8%	Single-Occupancy	\$ 6,680	3.5%
Double-Occupancy	\$ 5,404	3.8%	Double-Occupancy	\$ 5,601	3.6%
<b>GILBERT HALL</b>			<b>GILBERT HALL</b>		
Single-Occupancy	\$ 6,840	3.0%	Single-Occupancy	\$ 7,202	5.3%
Double-Occupancy	\$ 5,910	3.5%	Double-Occupancy	\$ 6,221	5.3%
<b>GRANT TOWERS</b>			<b>GRANT TOWERS</b>		
Single-Occupancy	\$ 6,840	3.0%	Single-Occupancy	\$ 7,202	5.3%
Double-Occupancy	\$ 5,910	3.5%	Double-Occupancy	\$ 6,221	5.3%
<b>STEVENSON TOWERS</b>			<b>STEVENSON TOWERS</b>		
Single-Occupancy	\$ 6,786	3.0%	Single-Occupancy	\$ 7,145	5.3%
Double-Occupancy	\$ 5,874	3.5%	Double-Occupancy	\$ 6,183	5.3%
Suite, with bathroom	\$ 5,910	3.5%	Suite, with bathroom	\$ 6,221	5.3%
<b>PATTERSON HALL</b>			<b>PATTERSON HALL</b>		
Single-Occupancy	\$ 7,308	2.8%	Single-Occupancy	\$ 7,696	5.3%
<b>Northern View Apartments</b>			<b>Northern View Apartments</b>		
2 Bedroom unit	\$ 4,040	2.6%	2 Bedroom unit	\$ 4,262	5.5%
3 Bedroom unit	\$ 3,900	2.7%	3 Bedroom unit	\$ 4,115	5.5%
Single unit	\$ 4,690	2.2%	Single unit	\$ 4,948	5.5%
<b>Other Mandatory Residential Fees</b>					
ResNet Access/Support Charge			\$95/semester	(\$3 increase)	
Residence Hall Surcharge			\$50/Semester		
Living-Learning Communities			\$50/semester		
<b>Proposed Residential Meal Plan Upgrades - Dining dollars</b>			<b>All prices are in addition to the students applicable base Room and Board Fee</b>		<b>Rate</b>
Block 12 per week with \$100 dining dollars per term			Included with room and board		
Block 15 per week with \$100 dining dollars per term					\$ 100
Block 19 per week with \$100 dining dollars per term					\$ 200

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and asks that the President forward it by means of the President’s Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

## FISCAL YEAR 2025 UNDERGRADUATE TUITION PRICING RECOMMENDATION

**Summary:** For FY25, the university recommends a 4.5% increase in base tuition, and no change in undergraduate differential tuition rates. These recommendations were developed with the goal of keeping the tuition for incoming and reentering students affordable while addressing the current academic and support needs of students. Concurrently, the university is expanding the AIM HIGH Huskie Pledge program to broaden the number of students eligible to not pay tuition costs or general fees for their first year at NIU — and potentially beyond. Currently, 43.1% of NIU undergraduates do not pay tuition or fees. With the change in the household income threshold from \$75,000 to \$100,000 to qualify, that percentage will increase.

**Background:** Prior to this recommendation for FY25, NIU held base tuition flat in seven of the last nine fiscal years, including FY24. NIU had the smallest percentage tuition increase over that time than any of the twelve Illinois public institutions.

To provide additional context, the sections below describe additional factors that influence tuition rate decisions in general as well as the proposed rates for FY25 specifically.

NIU sets tuition on a per-credit-hour basis. However, undergraduate students who enroll in 12 or more semester credit hours are charged at a flat tuition rate. Rates are set subject to the following considerations:

- Illinois Truth-in-Tuition law for undergraduates
- Differential tuition for select programs
- Residency considerations

### Truth-in-Tuition

Tuition rates for Illinois residents seeking an undergraduate degree are subject to Illinois' Truth-in-Tuition law. Under the law, entering degree-seeking undergraduate students are guaranteed the same base tuition rate for four continuous years. NIU policy adds one additional semester to this four-year guarantee. After nine continuous semesters of enrollment, the guaranteed undergraduate tuition rate adjusts to the tuition rate paid by students who entered the university one fiscal year after the date of original entry for an additional three semesters.

Hence, when NIU sets undergraduate tuition rates for FY25, those rates apply only to:

- Incoming or re-entering students;
- Non-degree-seeking students, including visiting students and post-baccalaureate students; and
- Students whose continuous enrollment has exceeded the period outlined above.

### Out-of-State and International Rates

NIU currently sets tuition for domestic, out-of-state students at the same rate as Illinois residents. The rate for international students is set at twice the in-state rate. The university may enter into agreements with international partners for cohort or pipeline programs. For such programs, the university may agree to lower tuition to no less than 1.5 times the FY25 in-state rate.

### Tuition Recommendation

The recommendation is to increase base undergraduate tuition by 4.5% for FY25. This increase is consistent with the Higher Education Price Index (HEPI) which tracks how expenses change for

colleges and universities, much like other measures of inflation including the Consumer Price Index (CPI). The overall increase in tuition to students taking 12 credit hours is \$220 per semester or \$440 for Fall and Spring semesters. Additionally, current students will not see an increase due to Truth in Tuition, and institutional aid is available for incoming students that need assistance. By aligning the FY25 rate increase to HEPI, this recommendation is responsive to NIU’s access, affordability, and student success goals while maintaining the institution’s fiscal sustainability.

**Fiscal Year 2024 Tuition**

Base Domestic Tuition	Per Credit Hour Rate	Capped Tuition at
	1 – 11	12 or more Credit Hours
Undergraduate Tuition	\$360.80	\$4,895.06
Undergraduate Tuition Full-Time, Full Year (2 terms)	N/A	\$9,790.12

**Fiscal Year 2025 Tuition Recommendations**

Base Domestic Tuition	Per Credit Hour Rate	Capped Tuition at
	1 – 11	12 or more Credit Hours
Undergraduate Tuition	\$377.04	\$5,115.34
Undergraduate Tuition Full-Time, Full Year (2 terms)	N/A	\$10,230.68

**Differential Tuition**

For select programs, NIU charges differential tuition. These differentials reflect the added value and added costs associated with those programs. The differential rate is added to the base and becomes the tuition rate charged for that program, subject to the policies previously listed. Differential rates are stated on a per-credit-hour basis. The maximum differential rate is capped at twelve times the per-credit-hour rate. Differential rates are re-validated annually.

**Undergraduate Differential Tuition per Credit Hour Rates**

Program	FY24 Differential	FY25 Differential
<b>College of Engineering &amp; Engineering Technology</b>		
All programs	\$50	\$50
<b>College of Health &amp; Human Sciences</b>		
Nursing (pre-licensure, not including pre-majors or RN to BSN)	\$15	\$15
<b>College of Liberal Arts &amp; Sciences</b>		
Computer Science (including pre-majors)	\$40	\$40

**The Rationale for Differential Tuition**

Differential tuition rates are reviewed annually to ensure that the rates are competitive and are not adversely impacting enrollments. This year, College of Engineering & Engineering Technology, Nursing, and Computer Science are maintaining their existing rates.

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and asks that the President forward it by means of the President’s Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

## FISCAL YEAR 2025 GRADUATE AND LAW TUITION PRICING RECOMMENDATION

**Summary:** For FY25, the university recommends a 0% increase in base and differential tuition for graduate students and for law students. These recommendations were developed with the goal of keeping tuition as low as possible, while maintaining fiscal responsibility.

**Background:** NIU has developed a refined set of tuition rates to reflect the multiple student populations. To bring clarity to this array of rates, first described is the rate structure and then the rates for FY24 and the rates proposed for FY25.

NIU sets tuition on a per-credit-hour basis. For the Juris Doctorate program and most graduate programs, students who enroll in 12 or more semester credit hours are billed at a maximum rate that is 12 times the per-credit-hour rate. The FY25 rates indicated below apply to both new and returning graduate students and law students. Rates are set separately for graduate students and law students, subject to the following considerations:

- Bundling tuition and fees for graduate and law students
- Differential tuition for select programs
- Residency considerations

### Out-of-State and International Rates

NIU currently sets tuition for domestic, out-of-state students at the same rate as Illinois residents. The rate for international students is set at twice the in-state rate, subject to the following considerations:

- Within the integrated charge for graduate students, the instructional charge is doubled for international students, but the institutional charge is not;
- International students appointed as graduate assistants or fellows are billed at the domestic law or graduate student rate; and
- The university may enter into agreements with international partners for cohort or pipeline programs. For such programs, the university may agree to lower the instructional charge to no less than 1.5 times the FY25 in-state rate.

### Differential Tuition

For select programs, NIU charges a differential tuition. These differentials reflect the added value and costs associated with those programs. The differential rate is added to the base and becomes the tuition rate charged for that program, subject to the policies previously listed. Differential rates are stated on a per-credit-hour basis. The maximum differential rate is capped at 12 times the per-credit-hour rate. Differential rates are re-validated annually.

### Tuition Recommendation

The recommendation is to keep base tuition flat for graduate students and law students. This recommendation is in accordance with NIU's goal to maintain affordable tuition for graduate and law students.

### Fiscal Year 2025 Tuition Recommendations

Graduate Domestic Tuition per Semester	FY24		FY25	
	Per Credit	12 or more	Per Credit	12 or more

	Hour 1-11	Credit Hours	Hour 1-11	Credit Hours
Instructional Charge (Base)	\$369.24	\$4,430.88	\$369.24	\$4,430.88
Instructional Charge (Base) – Full Year (2 terms)	N/A	\$8,861.76	N/A	\$8,861.76

College of Law Domestic Tuition per Semester	FY24		FY25	
	Per Credit Hour 1-11	12 or more Credit Hours	Per Credit Hour 1-11	12 or more Credit Hours
Instructional Charge (Base)	\$689.53	\$8,274.36	\$689.53	\$8,274.36
Instructional Charge (Base) – Full Year (2 terms)	N/A	\$16,548.72	N/A	\$16,548.72



## Graduate Differential Tuition

The per credit hour rates for FY24 and the proposed rates for FY25 are detailed below:

Program	FY24 Differential	FY25 Differential	Increase (or Decrease)
<b>College of Business</b>			
Graduate Certificate in Accountancy	\$325	\$325	\$0
Master of Accountancy	\$325	\$325	\$0
Master of Accounting Science	\$325	\$325	\$0
Master of Science in Taxation	\$325	\$325	\$0
Graduate Study in Enterprise Management Using SAP Analytics	\$200	\$200	\$0
Graduate Certificate in Data Analytics	\$200	\$200	\$0
Master of Science in Finance	\$400	\$400	\$0
Evening MBA	\$400	\$400	\$0
Global MBA	\$400	\$400	\$0
Graduate Certificate in Management Information Systems	\$200	\$200	\$0
Master of Management Information Systems	\$200	\$200	\$0
Master of Science in Digital Marketing	\$400	\$400	\$0
Foundations of Accountancy Certificate	\$325	\$325	\$0
Certificate of Graduate Study – Advanced Study in Accounting Analytics	\$325	\$325	\$0
Certificate of Graduate Study – Advanced Study in Accountancy	\$325	\$325	\$0
Master of Science in Data Analytics	\$400	\$400	\$0
Graduate Study in Data Science for Business	\$400	\$400	\$0
<b>College of Education</b>			
EdD in Curriculum & Instruction	\$65	\$65	\$0
EdD in Education Administration	\$65	\$65	\$0
PhD/EdD in Instructional Technology (face-to-face)	\$40	\$40	\$0
PhD/EdD in Instructional Technology (online)	\$40	\$40	\$0
MSED in Instructional Technology (face-to-face)	\$20	\$20	\$0
MSED in Instructional Technology (online)	\$25	\$25	\$0
EdD in Community College Leadership	\$80	\$80	\$0
EdS in Educational Administration, Superintendent Preparation (online)	\$25	\$25	\$0
MSED in Kinesiology & Physical Education	\$35	\$35	\$0
Master of Science in Athletic Training	\$35	\$35	\$0
Master of Science in Sports Management	\$35	\$35	\$0
Executive EdD in Adult & Higher Ed Weekend Cohort (online)	\$80	\$80	\$0
<b>College of Engineering &amp; Engineering Technology</b>			
All programs	\$50	\$50	\$0
<b>College of Health &amp; Human Sciences</b>			
Master of Speech-Language Pathology	\$160	\$160	\$0
Doctor of Audiology	\$185	\$185	\$0
Doctor of Physical Therapy	\$225	\$225	\$0
Doctor of Health Sciences (online)	\$553	\$553	\$0
Graduate Certificate in Eating Disorders (online)	\$180	\$180	\$0
Doctor of Nursing Practice	\$240	\$240	\$0
Master of Public Health (online)	\$200	\$200	\$0
Master of Family Nurse Practitioner (online)	\$240	\$240	\$0
<b>College of Liberal Arts &amp; Sciences</b>			
Computer Science MS	\$60	\$60	\$0
Master of Public Administration (online)	\$90	\$90	\$0
Graduate Certificate in Public Management	\$90	\$90	\$0

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and asks that the President forward it by means of the President’s Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

## FISCAL YEAR 2025 UNDERGRADUATE, GRADUATE, AND LAW STUDENT FEE PRICING RECOMMENDATION

**Summary:** The following item presents a pricing recommendation that addresses Northern Illinois University's undergraduate, graduate, and law fees for FY25. These recommendations were developed by a committee comprised of faculty, staff, and students with the goals of keeping attendance costs for students affordable while addressing the current academic and support needs of students.

**Background:** The university has numerous student activities, programs, services, and operations that are supported to various degrees by the assessment of dedicated-use student charges. These charges are aggregated into a more manageable number of fees. This item describes the purpose of each charge, then provides a summary of the fee rates for FY24 and recommendations for FY25.

### **Undergraduate, Graduate, and Law Fee Categories**

**Student Support Services Fee** is comprised of the following charges:

**Student Activities and Services Charge** supports the student government, student programming, campus-wide programming initiatives (Welcome Days, Homecoming, Open Houses, etc.) and the activities of student recognized organizations. These charges are also allocated to departments to maintain and improve student services.

*Undergraduate – Fee remains constant at FY24 level (\$5.10)*

*Graduate – Fee remains constant at FY24 level (\$2.60)*

*Law – Fee remains constant at FY24 level (\$3.65)*

**Holmes Student Center Charge** supports the operational costs of Holmes Student Center (HSC) and student programs provided in the facility. This is the first increase since 2017 and supports the expansion of programming and resources for student activities and events, as well as costs associated with labor and debt servicing of the HSC.

*Fee increases from \$11.80 (FY24 level) to \$14.15 (FY25 level). Increase of \$2.35.*

**Health and Wellness Charge** allows students to use Health Services with little to no direct cost to students and helps fund programming that promotes wellness and healthy lifestyle choices and related state and federally mandated education and awareness campaigns. The fee increase is necessary to fund fully the cost of services.

*Fee remains constant at FY24 level (\$2.75).*

**Student Health Center Charge** allows students use of services provided, by the Northwestern Medicine Student Health Center at NIU, and enhanced on-campus services, including medical testing/screening and psychiatric and mental health care.

*Fee remains constant at FY24 level (\$5.40).*

**Grants-in-Aid Charge** supports an institutional merit-based scholarship program, as well as supporting a needs-based Financial Aid fund for students, by which state institutions are eligible for matching funds from the State of Illinois per statutory requirements.

*Fee remains constant at FY24 level (\$1.40).*

**Campus Recreation Charge** is used for financing, constructing, maintaining, and improving new and existing recreational sports facilities and programs, including the sport

club operations. The fee increase, the first since 2018, is to support the refresh of equipment and spaces to ensure functionality and safety, as well as increases in costs associated with operations and staffing.

*Fee increases from \$8.00 (FY24 level) to \$9.00 (FY25 level). Increase of \$1.00.*

**Northern Star** is the student-run newspaper and provides free access to the campus community.

*Fee remains constant at FY24 level (\$0.27).*

**Arts and Culture Fee** enhances the University's arts culture and provides students with a means to enjoy the School of Music and School of Theater and Dance productions at little to no direct cost to the student.

*Fee remains constant at FY24 level (\$0.80).*

**Cultural Diversity Programming Fee** is used to develop and support cultural programming resources for students by NIU's diversity resource centers. Programming addresses the intersecting identities of students, including race, ethnicity, gender identity, class, nationality, sexual orientation, social justice, and others and may include high-impact speakers, films, lecture series, exhibits, Heritage Month Celebrations, and more.

*Fee remains constant at FY24 level (\$0.80).*

**University Advancement Fee** is comprised of the following charges:

**Capital Improvement Charge** provides funding for educational and support facilities for students, faculty, and staff in a manner that maximizes the effectiveness of the capital investments, maximizes the use of all existing facilities, and promotes orderly, planned campus development. Support for projects related to existing facilities are included in this charge. The fee increase will support renovations and repairs in high-impact student spaces such as study areas, classrooms, student engagement areas and other such spaces.

*Fee increases from \$15.35 (FY24 level) to \$15.65 (FY25 level). Increase of \$0.30.*

**Transportation Access Charge** funds the Huskie Bus System, the Huskie Line, parking lot lights, security and maintenance, and the creation of additional parking and transportation services. This charge also supports the University's Huskie Line bus and Freedom Mobile paratransit services. All fee-paying students are eligible to utilize Huskie buses without being charged fares. An increase in costs necessitates an increase in the fee.

*Fee increases from \$7.70 (FY24 level) to \$7.80 (FY25 level). Increase of \$0.10.*

**Athletic Fee** is comprised of the following charges:

**Athletic Program Charge** supplements the University's diverse athletic programs and provides students with a means to enjoy the athletic events without direct cost to the student. The fee increase will support scholarships for all sponsored-sport programs and programs to address specific needs of student-athletes. This is the first proposed fee increase since at least 2014.

*Fee increases from \$22.29 (FY24 level) to \$22.74 (FY25 level). Increase of \$0.45.*

**Convocation Center Charge** helps fund the operational costs of the Convocation Center and supports student athletic, academic, and social events. The fee increase will support necessary maintenance, a rise in staffing costs, and debt servicing of the Convocation Center. This is the first proposed fee increase since at least 2014.

*Fee increases from \$8.20 (FY24 level) to \$8.50 (FY25 level). Increase of \$0.30.*

**Huskie Stadium Charge** helps fund the operational costs of Huskie Stadium and provides support for student activities and programs that are held in the stadium. The increase in fee will help address an increase in operational costs, maintenance needs, and debt servicing of Huskie Stadium. This is the first proposed fee increase since at least 2014.

*Fee increases from \$2.40 (FY24 level) to \$2.65 (FY25 level). Increase of \$0.25.*

**Graduate Program Support** contains the following charges:

**Graduate Colloquium Charge** supports the Graduate Colloquium program, which brings scholars, artists, professionals, and public figures to lecture or perform at NIU.

*Fee remains constant at FY24 level (\$2.00).*

**Career/Professional Development Charge** supports career/professional development workshops, seminars, and coursework for graduate students.

*Fee remains constant at FY24 level (\$4.00).*

**Graduate Outreach Charge** supports infrastructure provided by the Division of Academic Affairs that is needed to deliver online and on-campus graduate courses.

*Fee remains constant at FY24 level (\$18.00).*

**Law Program Support** contains the following charges:

**Law Student Bar Charge** supports the Student Bar Association and student organization activities at the College of Law.

*Fee remains constant at FY24 level (\$2.35).*

**Law Excellence Charge** provides enhancements to College of Law course offerings and experiential learning opportunities such as clinics, mock trials, and moot court. The fee increase will fund activities that support law student professional development, including preparation courses and materials for the current Bar Examination and development of strategies to support the 2026 NextGen Bar Examination. The fee also supports internships, clerkships and clinical rotations.

*Fee remains constant at FY24 level (\$160.00).*

**Academic Program Enhancement and Instructional Surcharge** is assessed in order to meet the ever-emerging demands for cutting edge academic programs and services for NIU students. Critical areas for funding include technology upgrades as well as support for identified academic strategic planning initiatives designed to strengthen, direct, and further improve academic programs, research, and the academic experience of students.

*Undergrad – Fee remains constant at FY24 level (\$125 per semester for students enrolled for six or fewer credit hours, or \$250 per semester for seven or more credit hours).*

*Grad/Law Tech Surcharge– Fee remains constant at FY24 level (\$22.00 per credit hour).*

**Regional Delivery Fee** is assessed to undergraduates to support the delivery of off-campus courses by the Division of Academic Affairs.

*Fee remains constant at FY24 level (\$50.00 non-School of Nursing courses).*

*Fee remains constant at FY24 level (\$100.00 School of Nursing courses).*

**Outreach Fee** is assessed to support infrastructure provided by the Division of Outreach, Engagement & Regional Development that is needed to deliver regional courses (e.g., operations of NIU regional centers, rental of non-NIU facilities).

*Fee remains constant at FY24 level (\$56.00).*

**Central Service Fee** is an existing fee that supports services, contracts, and operations of the University including software licenses, debt service, and audit expenses. This fee is assessed only to online graduate students in certain programs who are not otherwise assessed the Athletic, Student Support Service, University Advancement, and some Graduate Program Support fees. It mirrors the total fees generally assessed to graduate students.

*Fee increases from \$91.76 (FY24 level) to \$96.51 (FY25 level). Increase of \$4.75.*

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and asks that the President forward it by means of the President's Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

**FY24 Rates and Recommendations for FY25 Rates – Summary**

Undergraduate, Graduate, and College of Law Fees	Per Credit Hour Rate (12 Hours Max. Rate)								
	Undergraduate			Graduate			Law		
	FY24	FY25	Difference	FY24	FY25	Difference	FY24	FY25	Difference
Athletic	\$32.89	\$33.89	\$1.00	\$32.89	\$33.89	\$1.00	\$32.89	\$33.89	\$1.00
Student Support Services	\$36.32	\$39.67	\$3.35	\$33.82	\$37.17	\$3.35	\$34.87	\$38.22	\$3.35
University Advancement	\$23.05	\$23.45	\$0.40	\$23.05	\$23.45	\$0.40	\$23.05	\$23.45	\$0.40
Graduate Program Support	-	-	-	\$24.00	\$24.00	-	-	-	-
Law Program Support	-	-	-	-	-	-	\$162.35	\$162.35	-
Grad/Law Technology Surcharge	-	-	-	\$22.00	\$22.00	-	\$22.00	\$22.00	-
<b>TOTAL:</b>	<b>\$92.26</b>	<b>\$97.01</b>	<b>\$4.75</b>	<b>\$135.76</b>	<b>\$140.51</b>	<b>\$4.75</b>	<b>\$275.16</b>	<b>\$279.91</b>	<b>\$4.75</b>

Academic Program Enhancement Support*	\$250.00	\$250.00	-	-	-	-	-	-	-
Regional Delivery**	\$50.00	\$50.00	-	-	-	-	-	-	-
Outreach***	\$56.00	\$56.00	-	-	-	-	-	-	-
Central Service****	-	-	-	\$91.76	\$96.51	\$4.75	-	-	-

\*Charged as a \$125 flat fee per term for undergraduates enrolled in six or fewer credit hours and \$250 for undergraduates enrolled in seven or more credit hours

\*\*Assessed to undergraduates for off campus courses. The Regional Delivery Fee for courses in the School of Nursing is \$100.

\*\*\*Assessed to undergraduates to support infrastructure provided by the Division of Outreach, Engagement, & Regional Development.

\*\*\*\*Assessed to graduate students in certain online programs to support University infrastructure and operations.

## **COLLEGE OF LAW GRADUATION FEE**

**Summary:** The College of Law is requesting an increase in the graduation fee paid by all third-year law students in the fall semester. The new fee rate will be \$150 effective August 16, 2024.

**Background:** The College of Law, with approval of the Board of Trustees, implemented a College of Law graduation fee in 1980 at \$35 per student. In 1995 the graduation fee was increased to \$55 per student and a third increase of \$75 per student was approved in 2004. The intent of the increase is to meet the rising operational costs required to hold a quality and memorable commencement ceremony.

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President's Report to the Board of Trustees for approval at its meeting on March 21, 2024.



**FISCAL YEAR 2025 STUDENT HEALTH INSURANCE**

**Summary:** The university offers group health insurance to students, funded solely by student health insurance fees. For participating students, their fees are collected and submitted to the broker or insurer as a “pass through” expense by the university. Students may waive their participation in this plan if they have proof of other, comparable health insurance. As a participating institution of the Illinois Public Higher Education Cooperative (IPHEC), the university used the selected insurance broker to source and secure a student health insurance plan and program for FY25. The quoted rate for FY25 will reflect a 6.3% increase in premium for students who participate in the coverage, not to exceed \$1,378 per semester or \$2,756 per academic year. The carrier has also included in this year’s quote financial assistance of \$50K maximum for the university in order to offset administrative costs associated with the program, which are otherwise supported by student fees.

**Background:** Total premiums collected by NIU on behalf of students is on target to increase from FY23 to FY24 due to increased student participants, but the program recently experienced an unfavorable loss ratio (premiums collected/claims paid), which helps account for FY25’s increase in cost per student. Participation in the plan continues to fluctuate in the wake of COVID-19 impacts like remote learning, loss of alternative coverage options, and higher education enrollment decline. The FY25 program will move to a new carrier as they quoted the comprehensive coverage at the most advantageous price for participating students. Final plan and premium negotiations are ongoing, and any additional savings would be passed along to students in Fall 2024. The FY25 plan and program coverages, terms, and conditions will remain comparable with FY24.

	<b>Health Insurance Provider</b>	<b>Purchase Order Requested Amount</b>	<b>Amount Paid to Insurance Provider</b>	<b>Students Enrolled in Student Health Insurance Fall Semester*</b>	<b>Semester Premium*</b>
FY25	United Healthcare	\$ 9,000,000			\$ 1,378
FY24	Aetna	\$ 9,000,000	\$5,720,737 (projected)	2,225	\$ 1,296
FY23	Aetna	\$ 8,500,000	\$4,778,917	1,997	\$ 1,329.50
FY22	Aetna	\$ 8,800,000	\$ 7,479,895	3,363	\$ 1,224
FY21	Aetna	\$ 7,250,000	\$ 4,850,859	1,825	\$ 1,114

\* Students are charged separately for Fall and Spring terms.

**Funding:** Agency Funds

*Marsh and McLennan Companies – New York, NY.....\$9,000,000*

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and asks that the President forward it by means of

the President's Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

## FISCAL YEAR 2025 CAMPUS SERVICES CONSUMABLE COMMODITIES AND CHARTER BUS SERVICES

**Summary:** Master agreements for commodity purchases and charter bus services are required to be renewed for FY25. Consumable items are required to support the operations of various university departments which can commonly include materials for cleaning supplies, postage, and fuel. Charter bus services support activities such as athletic sporting events, academic field trips, and Admissions open house events. The following open order renewals or new agreements will be processed in accordance with applicable Illinois procurement regulations.

**Background:** The amounts listed are not-to-exceed (NTE) limits established for FY25. These amounts do not reflect expected obligations but serve as an upper limit for the possible expenditures depending on demand and pricing competition between vendors with similar products/services. Materials or services will be ordered on an as-needed basis to meet demands for the FY25 period. Any individual orders under these agreements at or above \$250K will be preceded with a specific approval request to the Board.

While existing contracted charter bus vendors are currently under a 5-year term, finding and engaging additional vendors will enhance bus availability and price competition for our transportation needs.

**Funding:** Institutional Funds

<i>Home Depot Pro – Rockford, IL.....</i>	<i>\$ 400,000</i>
<i>Office Depot Max, Inc. - Itasca, IL.....</i>	<i>\$ 300,000</i>
<i>U.S. Postal Service / Postmaster – DeKalb, IL.....</i>	<i>\$ 500,000</i>
<i>W.W. Grainger – Rockford, IL.....</i>	<i>\$ 250,000</i>
<i>Vendor(s) for fuel to be determined (each).....</i>	<i>\$ 325,000</i>
<i>Vendor(s) for charter bus services to be determined (5-year term, each).....</i>	<i>\$1,500,000</i>

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President’s Report to the Board of Trustees for approval at its meeting on March 21, 2024.

## FISCAL YEAR 2025 MASTER AGREEMENT FACILITY CONTRACT RENEWALS

**Summary:** Master agreements for design/consultation services and construction labor/materials supporting facility repairs/improvements are required to be established or renewed for FY25. These agreements provide an important streamlined contractual mechanism to engage companies effectively and efficiently while still maintaining price competitiveness. The following renewals or new awards will be processed in accordance with applicable Illinois procurement regulations.

**Background:** As the level of deferred maintenance and repair demands continue to pose a risk for campus operations, the ability and agility to respond quickly when failures occur becomes critical. While navigating the requirements of the state procurement process can be challenging, these master agreements allow interested companies to be pre-screened and validated for their willingness to operate under state procurement rules (e.g., Business Enterprise Program qualifications/subcontract participation plans, adherence to standard state legal certifications, and financial/conflict of interest disclosures).

As facility requirements are identified and approved for execution (e.g., projects at or above \$250K to be separately approved by the Board), quotes will be solicited from various companies to ensure adequate price competition, expertise required, and/or available capacity to perform the work. The procurement process is streamlined when best qualified/priced companies already have an established relationship with NIU under these master agreements.

The amounts listed on the next page are not-to-exceed (NTE) limits established for FY25 or noted 5-year terms. These amounts do not reflect a commitment or obligation but are an upper limit for the amount of work that may be requested under these agreements should companies successfully respond with the lowest quote and/or best qualifications for solicited work. The continual addition of new companies to this listing provides for increased ordering flexibility and price competitiveness.

**Funding:** Institutional Funds

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President's Report to the Board of Trustees for approval at its meeting on March 21, 2024.

New awards – depending on criteria met, may be awarded to more than one qualified responder:

*New miscellaneous construction services agreements (each) .....\$ 1,000,000\*\**  
*New design/consultation services 5-year term agreements (each) .....\$ 5,000,000\*\**

Renewals:

*Absolute Fire Protection, Inc. – Rockford, IL .....\$ 1,000,000*  
*AGAE Contractors, Inc. – Chicago, IL.....\$ 600,000*  
*Anderson Lock Ltd. – Des Plaines, IL .....\$ 600,000 \**  
*Campos Construction, Inc. – Rockford, IL .....\$ 600,000 \**  
*Cooling Land Concepts, LLC – Cherry Valley, IL .....\$ 700,000*  
*EHC Industries, Inc. – Wauconda, IL.....\$ 1,000,000*  
*Elliott & Wood, Inc. – DeKalb, IL.....\$ 1,000,000*  
*F.H. Paschen, S.N. Neilsen & Assoc., LLC – Chicago, IL .....\$ 1,000,000*  
*Freeport Industrial Roofing, Inc. – Freeport, IL.....\$ 400,000*  
*G.D. Barri & Assoc., Inc. – Peoria, AZ.....\$ 1,000,000 \**  
*Gehrke Construction, Inc. – DeKalb, IL.....\$ 1,000,000*  
*Helm Service – Freeport, IL .....\$1,000,000*  
*Hygieneering, Inc. – Willowbrook, IL .....\$ 600,000 \**  
*Independent Mechanical Ind., Inc. – Chicago, IL .....\$ 1,000,000*  
*Kelso Burnett Co. – Rockford, IL.....\$ 800,000*  
*KWCC, Inc. – Montgomery, IL.....\$ 1,000,000*  
*Lake & Pond Solutions Co. – Greenville, WI.....\$ 300,000*  
*Level Services Corp. – Sycamore, IL.....\$ 1,000,000*  
*MRRW Construction, LLC. – Montgomery, IL.....\$ 1,000,000 \**  
*Nelson Fire Protection – Rockford, IL .....\$ 1,000,000*  
*Pacific Construction Services, LLC. – Chicago, IL.....\$ 1,000,000*  
*Ringland Johnson, Inc. – Cherry Valley, IL .....\$ 550,000*  
*R.J. O’Neil, Inc. – Montgomery, IL .....\$ 1,000,000 \**  
*Rush Power Systems, LLC – Kirkland, IL.....\$ 475,000*  
*Schoening Painting & Decorating, Inc. – Rockford, IL .....\$ 550,000 \**  
*Sprinkmann Sons Corp. – Milwaukee, WI.....\$ 700,000*  
*Sterling Commercial Roofing, Inc. – Sterling, IL.....\$ 1,000,000*  
*Stingray Electric, LLC. – Chicago, IL.....\$ 1,000,000*  
*Stone Group, Inc. – Chicago, IL.....\$ 600,000*  
*Swedberg Electric, Inc. – Sycamore, IL.....\$ 1,000,000 \**  
*Tecnica Environmental Services, Inc. – Lemont, IL.....\$ 775,000 \**  
*True North Consultants, Inc. – Naperville, IL.....\$ 1,000,000*  
*Veya, Inc. – Champaign, IL.....\$ 600,000 \**  
*Weaver Construction, Inc. – Sycamore, IL.....\$ 600,000*

*Design/consultation firms for 5-year renewal term:*

*Cordogan, Clark & Assoc, Inc. – Aurora, IL .....\$ 5,000,000*  
*Dewberry Architects, Inc. – Elmhurst, IL .....\$ 5,000,000*  
*FGM Architects, Inc. – Oak Brook, IL .....\$ 5,000,000*  
*Larson & Darby, Inc. – Rockford, IL .....\$ 5,000,000*  
*LCM Architects, LLC – Park Forest, IL.....\$ 5,000,000*  
*Legat Architects, Inc. – Gurnee, IL.....\$ 5,000,000*  
*Solomon, Cordwell, Buenz & Assoc. – Chicago, IL .....\$ 5,000,000*  
*WSP (formerly Knight Engineers & Architects) – Chicago, IL .....\$ 5,000,000*

\*BEP vendors currently meeting CMS qualifications. Other vendors are required to demonstrate BEP participation with subcontracting plans.

\*\*Invitation for bid will include 30% BEP goals, base year plus seven renewal term (or 5-year term as noted) and may result in multiple awards.

**OUT-LEASE WITH ILLINOIS ASSOCIATION  
OF SCHOOL BUSINESS OFFICIALS  
(NIU as LESSOR)**

**Summary:** The university has been in a 25-year arrangement with the Illinois Association of School Business Officials (IASBO) which supported the construction of the IASBO/NIU Professional Development Center building on the south side of campus along Lincoln Highway. As the term of the agreement comes to an end in May 2024, and terms for a new lease are in discussion, the university would like to continue this long-term relationship with IASBO by supporting a new lease for up to a possible ten years.

**Background:** Since the center's construction in 1999, the building has supported the similar professional development missions of both IASBO and the College of Liberal Arts and Sciences Department of Public Administration. The IASBO promotes the school business management profession by providing their members and stakeholders with a comprehensive range of professional development activities, services and advocacy. The Department of Public Administration works to strengthen professional and ethical public and nonprofit management through their teaching, scholarship, and community engagement.

**Funding:** This is a revenue-generating agreement anticipated to generate around \$60,000 annually or approximately \$640,000 over a potential maximum 10-year term

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President's Report to the Board of Trustees for approval at its meeting on March 21, 2024.

**DIVISION OF INFORMATION TECHNOLOGY RENEWAL OF  
ONBASE SOFTWARE MAINTENANCE**

**Summary:** The Division of Information Technology (DoIT) requests permission to renew a contract for Hyland (OnBase) Software Licensing, Support, and Maintenance Services for one year with two additional one-year renewal options. The maintenance services will provide for continued use and future growth of the OnBase workflow and imaging technology at NIU. The approval time period is August 1, 2024 through July 31, 2027.

**Background:** The OnBase application increases efficiency and reduces costs by helping to eliminate cumbersome and slow paper-based processing, replacing it with electronic documents and workflow that significantly reduces processing times and allows for a better allocation of resources. OnBase serves NIU by providing for enterprise content management, case management and business process management, document capture and enterprise application integration. It is available for use by all NIU students, faculty, and staff, and is used by close to 35 individual departments across the university. DoIT is focused on expanding the use of OnBase for document and workflow processing at NIU. OnBase maintenance and support services from Hyland Software allow the university to continue providing support, enhances our current implementation and allows for expansion of the enterprise document imaging and scanning services offered to the entire university.

**Funding:** Institutional Funds

*Hyland Software – Westlake, OH .....\$ 570,000*

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President’s Report to the Board of Trustees for approval at its meeting on March 21, 2024.



## LEASE FOR RESIDENCE HALL APPLIANCE UNITS

**Summary:** Housing and Residential Services request permission to issue an order for a new six-year lease, with two additional one-year renewal options, for student room appliances with a total not to exceed \$1.4M.

**Background:** Housing and Residential Services wishes to partner with Campus Fridge, Etc. under exemption (30 ILCS 500/1-13(b)(2)), to provide a combination refrigerator, freezer and microwave unit (brand name Microfridge) for residence hall student rooms under an annual lease agreement. The university currently owns similar appliances, but they have gone past their usefulness. Current units average between 12-15 years of age which is well beyond their usefulness. Repair and upkeep have become costly given the age and number of units (2,400).

The annual lease pricing per unit will be \$74.89 paid through student room rent for a total of \$179K per year with a full commitment of just under \$1.1M for duration (6 years). The two additional one-year renewal options would include a full warranty and will reduce the per unit price to \$59. The total per year would be a little over \$141K for a two-year total of \$283K, which adds to the overall total coming to \$1.4M. The leasing program includes a full warranty on all units for the length of the lease (including the out years), with a repair and replacement plan covered by the vendor. The leasing also includes the removal and recycling of the units currently owned by NIU.

**Funding:** Institutional Funds

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President's Report to the Board of Trustees for approval at its special meeting on February 15, 2024.

## **CENTER FOR EARLY LEARNING FUNDING EQUITY**

**Summary:** The Center for Early Learning Funding Equity (CELFE) at NIU is requesting approval of a \$201K increase to vendor Illinois Network of Resource and Referral Agencies (INCCRRA). This will increase the original approval amount, approved by the Board of Trustees in August 2022 of \$347K, to a new total of \$548K. Funds will be administered by INCCRRA and used by Birth to Five Action Councils housed within INCCRRA to support the continued operations of a Family Advisory Council (FAC) in each of the 39 regional Birth to Five Action Councils launched in February 2022. The funds will also support the start-up of community-level collaborations focused on early childhood education and care. Funding has been secured by CELFE as part of an external, private New Venture Fund grant that began in October 2021 and will continue through September 2025.

**Background:** CELFE was established in 2022 as an outgrowth of the Early Childhood Transformation Team (ECTT). The ECTT was established at the direction of Governor J.B. Pritzker in spring of 2021 with funding from the Illinois State Board of Education (ISBE) and housed at Education Systems Center at NIU based on the long-standing collaboration between ISBE and NIU and the expertise and leadership provided through Education Systems Center in the state's early childhood education and care system. While CELFE now has a national focus, working with six additional states and several national organizations, the team continues to support Illinois as it implements the Governor's new Smart Start Illinois initiative.

The first charge of the ECTT was to establish an infrastructure for regional and community systems to operationalize equity in the state's early childhood education and care services. Birth to Five Illinois was launched in February 2022 and is housed within INCCRRA, which provides business, financial, technological, and human resources capacity for Birth to Five Illinois. INCCRRA is the state's designated organization to host and incubate the new Birth to Five Action Councils, a network of 39 regional planning bodies focused on improving services to families with children ages 0-5. The effectiveness of these regional councils will rely on local collaborations with parents, providers and stakeholders so real-time input on current and ever-changing needs can be gathered and assessing whether existing resources can meet these needs can be done.

Work to elevate early childhood education and care across the state has been ongoing at the community level for more than 15 years. Significant funding to support the Birth to Five infrastructure and specifically the participation of parents, families and local early childhood collaborations is a large component of the funding awarded to CELFE by the New Venture Fund (NVF).

NIU provided a pass-through grant to INCCRRA to support the Birth to Five Action Council infrastructure in 2022. This amendment will extend the term of support and provide an additional \$201K in accordance with a grant amendment approved by New Venture Fund. The additional funding will be used to:

- Establish and support Family Advisory Councils as a mechanism to engage families in Regional Planning Councils, including stipends and meals.
- Support "mini grants" to support existing local collaborations, as well as establish new ones where none currently exist.

Funding has been secured by CELFE as part of an external, private New Venture Fund to be paid out from October 2021 through September 2024. The total amount of funding from the New Venture Fund is \$1M. The total amount of funding to INCCRRA is \$548K with \$451K remaining at NIU.

**Funding:** Institutional Funds

**Recommendation:** The University recommends that the Finance, Audit, Compliance, Facilities and Operations Committee endorse this request and ask that the President forward it by means of the President's Report to the Board of Trustees for approval at its meeting on March 21, 2024.

**PRESENTATION ON FACILITIES AND INFRASTRUCTURE CAPITAL  
INVESTMENT**

John Heckmann, Associate Vice President for Facilities Management and Campus Services, Division of Administration & Finance, will give a presentation. Key updates in this report that are related to University Goal 6B and NIU's commitment to advancing facilities planning priorities.

## **FISCAL YEAR 2023 REPORT ON FACILITIES AND INFRASTRUCTURE CAPITAL INVESTMENT ACTIVITIES**

### **Overview**

FY23 was a year where more demand was placed on the campus built-environment with a return to more in-classroom instruction and a larger residential population as the university further adjusted to operating in a post-pandemic environment. While remote working and some online classes continue, most classes were taught in-person and campus operations became more normalized.

The increased utilization of the campus infrastructure placed more strain on building systems. This manifested in the form of unplanned outages requiring urgent repairs for elevators, water service, HVAC systems, etc. While increased capital investments are starting to materialize from state capital programs, the need to sustain these increased investment levels continues to be significant due to decades of under-investing. To help offset this vulnerability, NIU has continued to reduce the maintenance and repair demand by consolidating and right sizing the campus. Strategic property disposal continued in FY23 helping to reduce maintenance, repair, utility, and related support services costs.

Key updates in this report:

- Capital Investment attainment:
  - General Revenue areas: The FY23 funding was able to reach 0.77% of Plant Replacement Value (PRV) (where 2% is the desired target) representing the highest level since FY13. This attainment level is projected to double in the coming years to around 1.3% as more state-funded capital projects are executed.
  - Auxiliary areas: The FY23 funding was able to reach 0.65% of PRV (where 2% is the desired target) representing the highest level since FY15.
- Rebuild Illinois Capital Execution:
  - Capital Program: Planning efforts for the Health Technology Center advanced throughout FY23 to refine key features and the overall magnitude for the building. Design details will be developed in FY24.
  - Capital Renewal Program: From the collective \$66.7M of state capital renewal authorizations assigned to NIU, about \$5M has been executed, another \$27.7M is in process, and \$34M is awaiting action by the Capital Development Board.
- Building Inventory changes: FY23 saw the sale of the Hoffman Estates campus which caused a 0.65% reduction in the overall building space inventory for the campus. A similar disposition for the former Nursing building is under way in FY24 which will effectively reduce the building space inventory by another 0.3%.

### **Report Structure**

As with previous reports, this format reviews and summarizes a holistic capital investment perspective based on the layered investment strategy of maintenance, major repairs, and mission enhancement capital improvement projects. A historical view is presented since FY00 to show both trends and the cumulative view of investments. This view is also categorized by the two major classifications of campus buildings as noted below. This differentiation is critical to understanding the source of funds required to support each type of building and the supported University operation.

- General Revenue: Consists predominantly of academic and administrative operations, associated buildings and proportional supporting infrastructure. This conservatively represents about \$1.3B of Plant Replacement Value (PRV) which serves as a common denominator for comparing buildings.
- Auxiliary Revenue: Consists predominantly of athletics, housing/dining, recreation, and Holmes Student Center operations, associated buildings, and proportional supporting infrastructure. This also conservatively represents about \$1.3B of PRV.

The format of this report is consistent with previous capital investment reports with the intent to (1) provide a strategic view of all investments made in facility assets, (2) present an indication of the level of investment required, and (3) continue to illustrate the overall health of the campus physical plant. A more specific description of capital projects executed is provided in Appendix A showing highlights of significant actions from the past ten years. Appendix B is the semi-annual accounting of all current active projects >\$100,000. These appendices do not provide strategic perspective with the information provided but help illustrate examples for the types of work supported by the various investment categories.

Information presented represents a best effort at collecting and interpreting historical financial data into a meaningful format and developing an investment strategy/model to guide future focus. The facility sustainment investment model, initially described in the FY17 report, continues to be utilized as a method of comparison to industry standards and a required investment level. The basis of this model is built on the premise that about 2% of PRV is the required maintenance and repair investment to keep up with the expected rate of deterioration. Industry facility management experts have concluded that investment levels of between 2% and 4% are generally required depending on the type of facility, level of use, and current state of deferred deficiencies. If investments levels are too low, the backlog of deferred requirements continues to build as deficiencies accumulate, and overall repairs become more costly to restore to acceptable conditions as deficiencies worsen. Like with any valuation criteria, this PRV calculation will vary with time. New for this year's report, an effort was made to represent the changing value of the PRV and the subsequent investment target.

### **Maintenance Investments**

Maintenance is a fundamental investment required to keep facilities operational and functional. The actions represented in this investment category include (1) preventive maintenance (PM) which helps ensure building systems function for the intended life, and (2) corrective repairs which allow for smaller critical (and sometimes interim) repair actions to keep the building functioning daily. To help maintain a focus on preventive maintenance, the university has a formal PM program where tasks intended and accomplished are tracked.

The results for FY23 are shown in Figure 1 below and reflect how PM completion is very dependent on available maintenance funding and on the magnitude of corrective repairs which may be necessary to keep building systems functioning. The demand for corrective repairs is a direct reflection of the lack of major repair investments. If major repairs continue to be deferred, corrective repairs will increase and become more significant. Consequently, PM efforts often must be deferred/not performed to accommodate unavoidable corrective repairs. For FY23, more PMs were able to be completed than in FY22 which is an indication of focused effort.

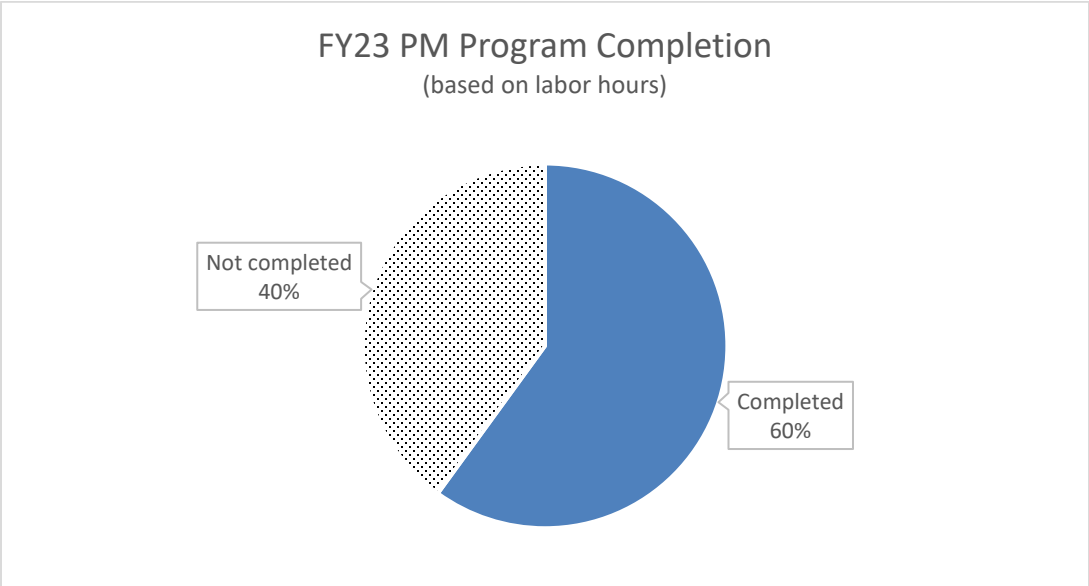


Figure 1

Figure 2 reflects the portions of preventive maintenance and corrective repairs performed over the past few years by in-house maintenance staff. For FY23, while more PM were completed than in past years, the overall demand to address corrective repairs continues to outweigh. In well maintained systems, the ratio between PMs and corrective repairs should be about 80/20 where more preventive maintenance efforts are expended and suppressing the need for unplanned corrective repairs. Unfortunately, NIU’s balance is reversed due to decades of under investment in facility sustainment. It will take many years of steady major repair investing (i.e., execution of the current state capital renewal program authorization) to shift this balance to a point where more time can be expended on PM actions. Nonetheless, the attention for executing PMs continues to be a focus.

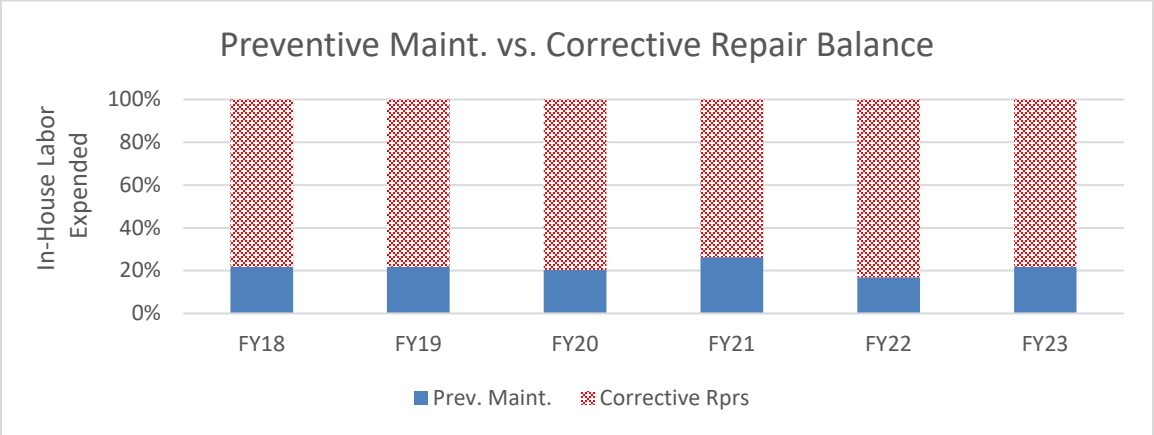


Figure 2

How much should be invested in maintenance depends on the total necessary PM actions required and the demand to address critical corrective repairs. Presented in Figure 3 below is a historical view of maintenance investment made on general revenue facilities/infrastructure since FY00. While the facility sustainment modeling does not have a specific investment target for maintenance alone, 0.5% of PRV (25% of the full 2% target used by the model) is shown as a reasonable baseline for comparison.

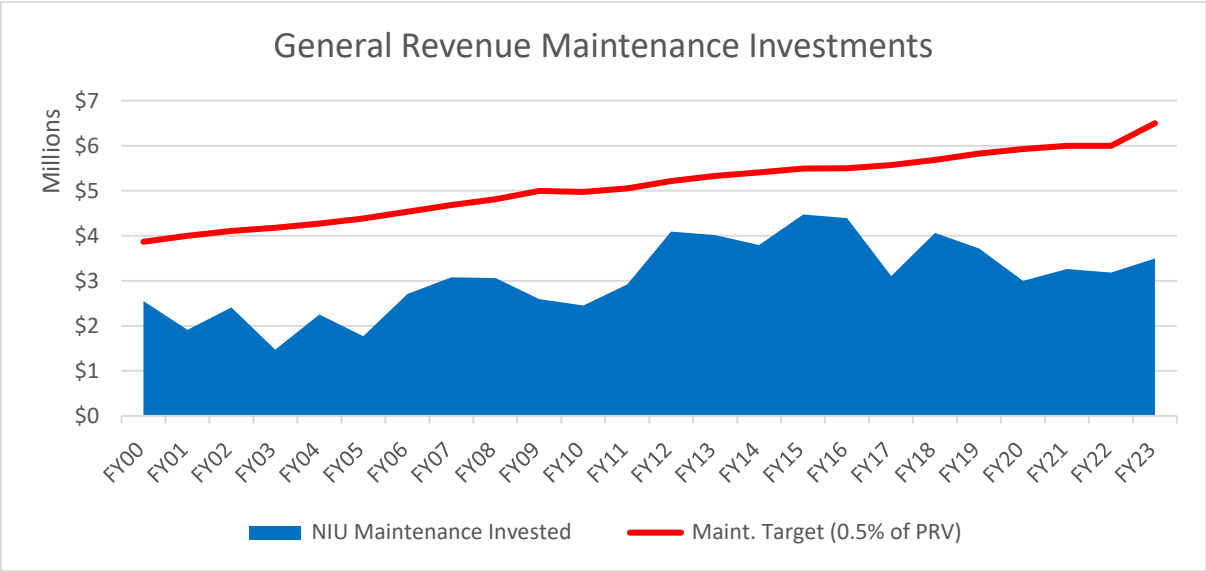


Figure 3

In general, the University has succeeded in slightly increasing General Revenue maintenance investments over the past 22 years. From a low point in FY03 of under \$2M, this investment has more than doubled by FY15, but unfortunately, tapered off in subsequent years to around \$3.5M. Given the prior discussion on preventive maintenance and the amount of PM tasks not being accomplished, the current funding level is not sufficient. While funding could be shifted away from major repairs for improved maintenance funding levels, the continued deferral of major repairs will increase the need for more corrective repairs as more building and utility components fail. This is why the investment model looks at the combined investment of maintenance and repairs to assess the overall ability to keep up with deterioration.

In a similar manner, the facility maintenance investment supporting Auxiliary Operations was plotted in Figure 4. While investment levels in the past appear much better compared to the 0.5% baseline, the financial challenges from the more recent years show a similar funding challenge as seen with the General Revenue depiction. The Auxiliary Operations tend to be more sensitive to enrollment changes since many are directly supported by student fees and services directly supporting students.



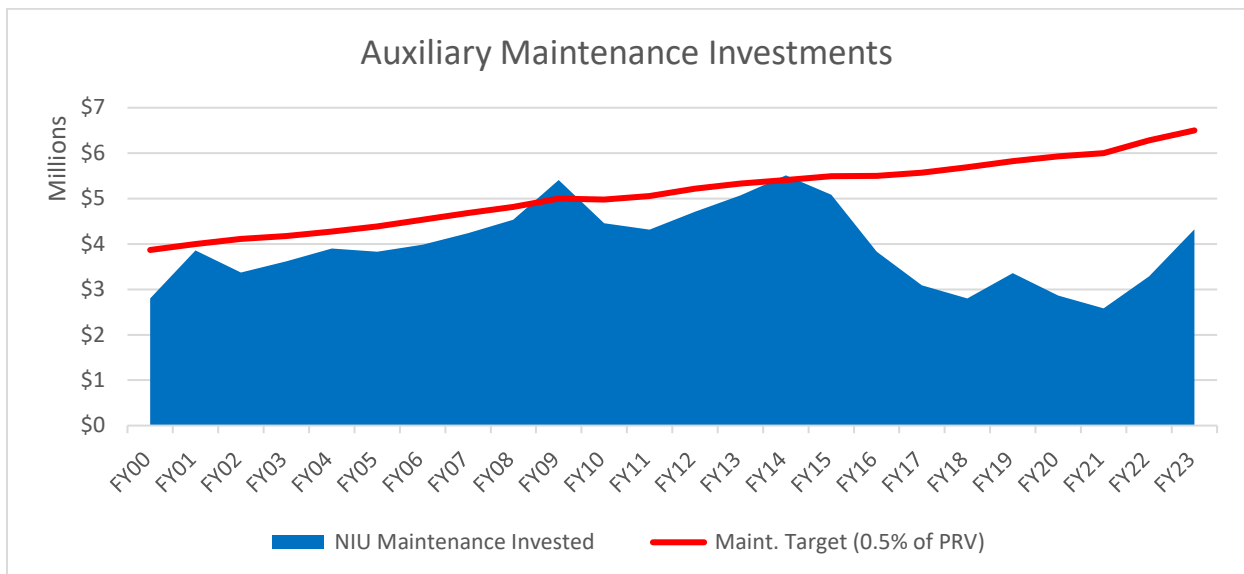


Figure 4

### Major Repair Investments

Major repairs are the next critical investment priority after maintenance. Major repairs commonly include significant restoration/replacement of building components to return the system to near its original operating capability. Since the combined investment of both maintenance and repair is key to maximizing a facility’s overall service life, this section will show the combined investment compared to the modeled target level.

In Figure 5, the maintenance and repair General Revenue investment history is presented since FY00, and, on average, the investment level has been only 0.5% of PRV despite the inclusion of sporadic support of State repair funding. The FY23 funding level has reached 0.77% of PRV representing the highest level since FY13. The underinvestment void between the actual investment made and the 2% of PRV target represents over \$360M in deferred maintenance due to the under-investment in this 24-year period.

Since deferred maintenance is a very imprecise measurement and has no comparison standard to indicate acceptable levels, the investment level trending shown by this percent of PRV sustainment model is a better indication of the overall campus condition. In this case, NIU’s average investment level over the past 24 years only reaches 25% of the model recommendation. This clearly indicates that the campus is not keeping pace with deterioration and is at higher risk of unplanned system failures which could affect the university mission.

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General Revenue and Auxiliary investment history since FY00 indicate over \$700M in deferred maintenance accumulation due to investments in both financial areas not adequately keeping pace with deterioration.

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Framing the University’s facility investment shortfalls in this clear manner has helped to bring recognition to the plight faced by Illinois’ public universities and started to generate additional funding support. Fortunately, critical capital authorizations have been made by the state in FY19 and FY20. Since this time, NIU has been working closely with applicable state agencies, notably the Capital Development Board, in executing the approximately \$66.7M of state capital renewal

funding. While execution of these authorizations had been delayed over the pandemic, by FY23 about \$5M has been executed, another \$27.7M is in process, and \$34M is awaiting action by the Capital Development Board.

While the execution of these state capital investment authorizations has been slower than desired, there is progress for reaching the critical investment surge which has been projected for many years and illustrated in Figure 5. If this investment level can be maintained, this would allow NIU to reach about 1.5% of PRV or about 75% of the modeled targeted investment. While still short of the desired investment target, this would be a vastly significant increase from the average seen over the past two decades. Sustaining this investment level combined with periodic capital/mission enhancement investments (as noted later in this report) and the demolition/sale of surplus structures, may stop the backlog of deferred deficiencies from growing and possibly start to reduce this backlog.

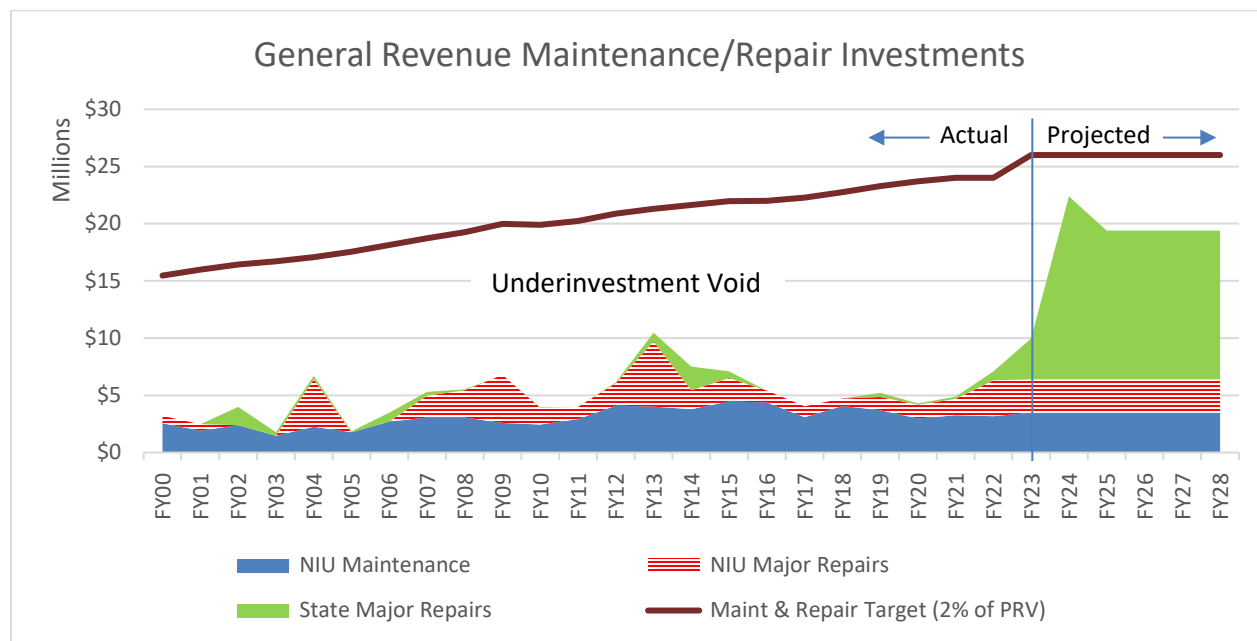


Figure 5

In a similar manner, the total facility maintenance/repair investment supporting Auxiliary buildings was plotted in Figure 6. On average, particularly with an investment spike in FY13-FY14 supported by Build America Bond financing, this investment level averages to 0.6% which is slightly above the average General Revenue investment level of 0.5%. As previously addressed under the construct of the 2% of PRV investment model, FY23 Auxiliary investments fell short of the 2% industry standard by \$17M. When considered cumulatively over this 24-year period, the under-investment from the 2% of PRV objective represents about \$340M of deferred maintenance. As discussed previously, this cumulative deferred maintenance amount is not as informative as understanding the long-term trend of investing where, on average, only ~25% of the recommended level is being invested for maintenance and repair needs. As noted for the General Revenue portion, the Auxiliary portfolio of buildings is also not keeping pace with deterioration rates and will be under increased risk of unplanned building failures.

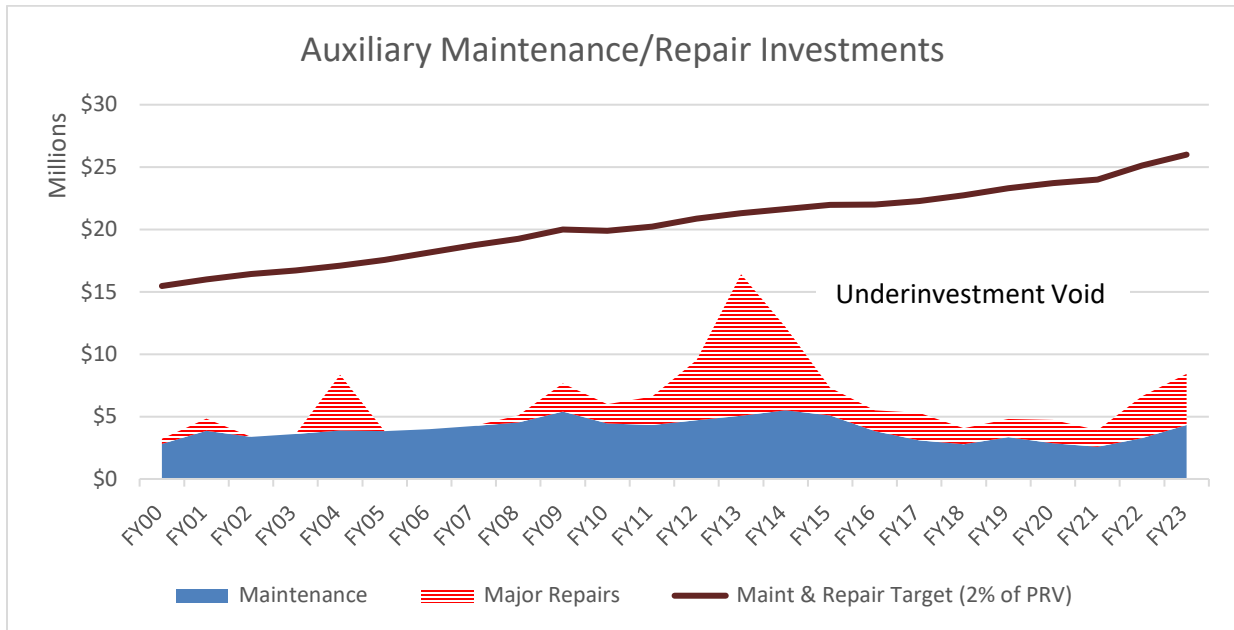


Figure 6

### Mission Enhancement Investments

Mission enhancement investments in facilities are defined as improvements that are new or add to an existing capability. As such, these investments may or may not have a direct impact on sustaining a building for its intended life span. This could include modernization updates to a building’s appearance, reconfiguring spaces to better accommodate the supported mission, or adding other capabilities not previously present in the structure. While still important investments for enhancing a building’s appeal and general functionality, this category is differentiated from the maintenance/repair investments which are meant to sustain facilities.

Mission enhancement investments in General Revenue buildings are plotted in Figure 7 below. The 2% of PRV investment model is shown as a reference for the magnitude for this investment. However, the entirety of the mission enhancement investment should not be construed as contributing towards achieving this sustainment investment target. Major renovation projects may address facility deficiencies in a limited portion of the project scope and the remainder of the investment may be towards space reconfigurations and modernization improvements. Similarly, new construction would not address existing facility deficiencies unless accompanied by demolition.

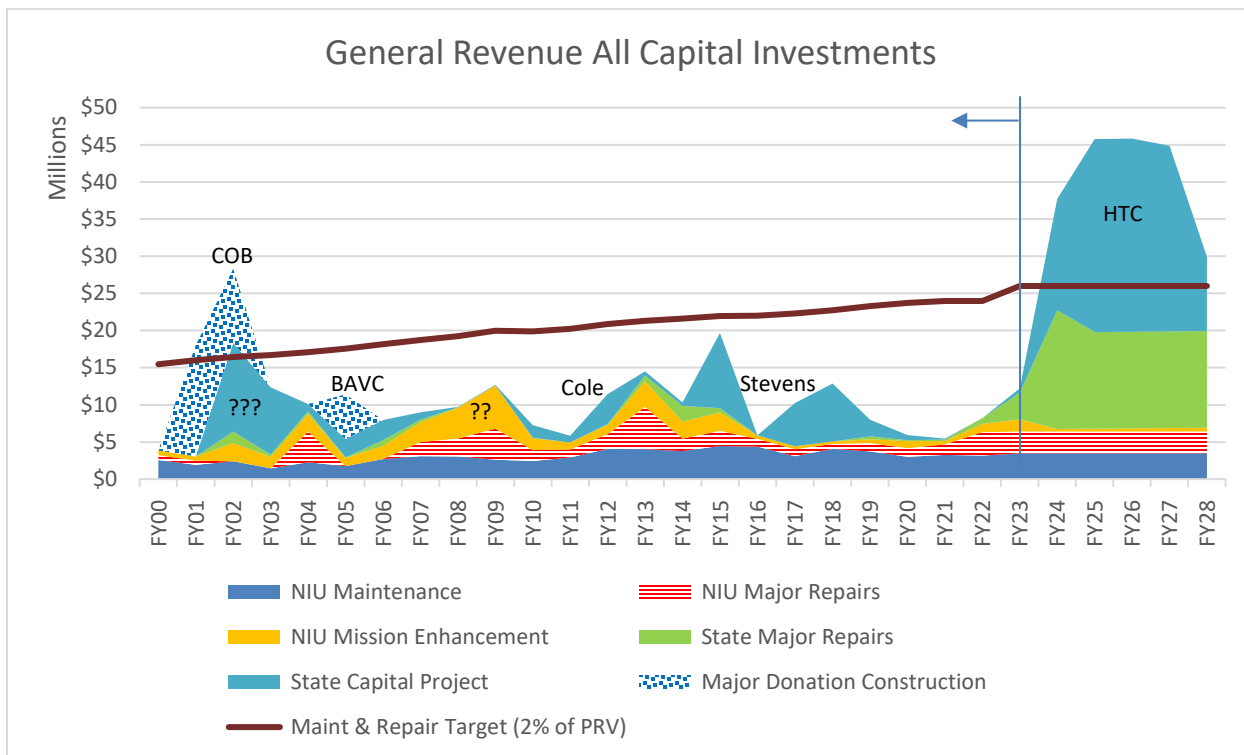


Figure 7

Assuming for a moment that the entirety of mission enhancement investments did contribute towards a building’s sustainment, the combination of maintenance, repairs, and mission enhancement investments over this 23-year period averages to only about 1% of the PRV (50% of target level). This cumulative gap of about \$258M from reaching the 2% investment target further illustrates the magnitude of under-investment for the General Revenue facilities and infrastructure.

Mission enhancement investments in FY23 totaled about \$2.2M consisting of smaller NIU-funded projects and planning/design efforts for two upcoming capital projects. One is NIU’s new Health Technology Center (HTC) authorized for \$77M in FY20. The other is the Northern Illinois Center for Community Sustainability (NICCS) grant funded for \$15M. The Figure 7 chart attempts to forecast the construction of these projects in the coming years. To date, the Capital Development Board has received \$7.7M for the HTC planning/design and \$15M for the NICCS construction.

Mission enhancement investments in Auxiliary/Bond Revenue buildings are plotted in Figure 8 below. Again, the percent of PRV investment model is shown as a reference only to illustrate the magnitude for this investment. Assuming for a moment that the entirety of maintenance, repair, and mission enhancement investments would contribute towards sustaining a building/infrastructure, the total investments over this 24-year period would average to about 1.5% of PRV. While better than the General Revenue side, this still leaves a cumulative gap of over \$211M from reaching the 2% investment target over this period and further illustrates the magnitude of under-investment in Auxiliary buildings/infrastructure.

The largest period of investment in the Auxiliary portion of the campus occurred during the FY10-FY16 period and was spurred by the public-private partnership construction of Patterson Hall and financing from the Build America Bonds (BAB). The BAB funding supported projects such as the Gilbert Hall renovation, Grant North towers renovation, Outdoor Recreation Center construction, fire sprinkler installation for Stevenson Hall, and the Lucinda Ave extension following the

demolition of Douglas Hall. The remaining Build America Bond funding was expended mostly in FY19 and FY20 for the Holmes Student Center ground floor renovation.

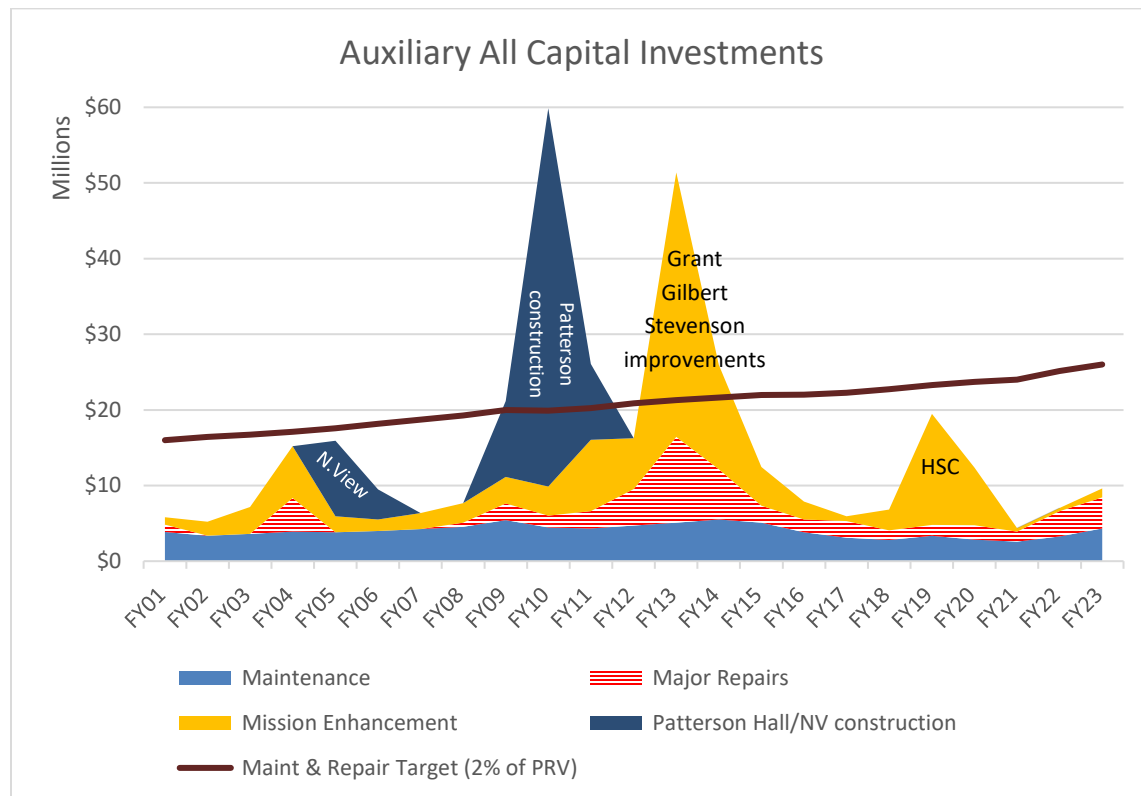


Figure 8

### Building Inventory

In FY23, the Hoffman Estates campus location was sold under the *State Property Control Act (30 ILCS 605)*. This caused about a 0.65% reduction in the overall building space inventory for the campus. A similar disposition for the former Nursing building is under way for FY24 which will effectively reduce the building space inventory by another 0.3%. Although these are relatively small incremental changes, the lessening of the costs for maintenance, utilities, cleaning, and other upkeep services can accumulate into meaningful savings which can be redirected to bolster upkeep demands for other buildings.

Future reduction to the building space inventory will continue to be evaluated and planned as appropriate for the university mission. Options for these changes may include further property sales, as noted above, or demolition of buildings no longer necessary for operations. Over the coming years, the Lincoln Hall residential complex will be demolished as part of the Health Technology Center project providing an overall net reduction in building spaces. As plotted in Figure 9, the combination of surplus building sales and demolition is projected to provide an approximate 6% reduction for the campus as projects play out in future years. In the long term, this action will allow the university to place more resources towards remaining structures and other campus operations enhancing the overall university mission.

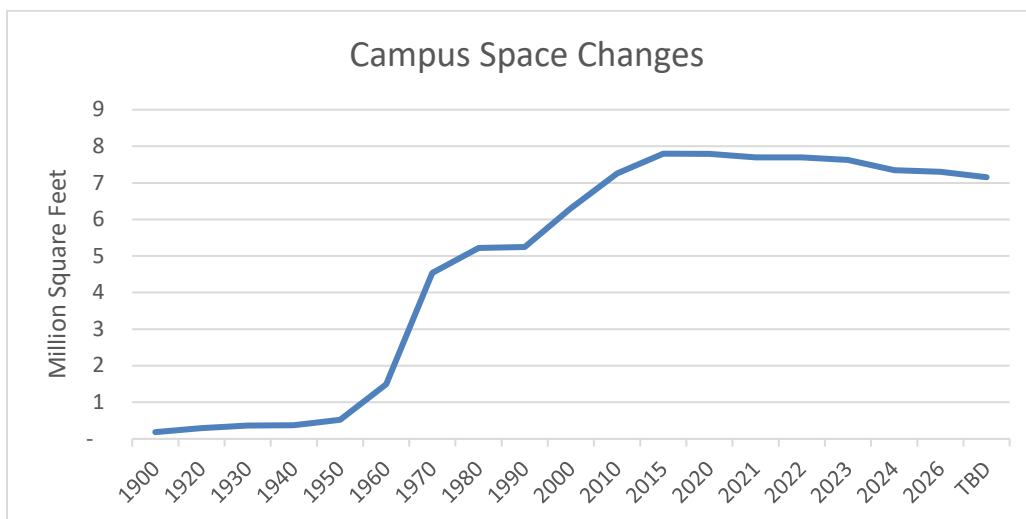


Figure 9

Since changes to the campus building inventory happen slowly the narrative from last year’s report is duplicated for background and context:

The university campus is comprised of approximately 85 major buildings with an average age of 50 years. Sixty-three buildings are considered General Revenue support and 22 buildings are considered Auxiliary support. As shown in Figure 9, the campus has changed significantly over the decades as enrollment has increased and the campus has had to adjust.

Today, while the number of buildings differs between the two financial systems, the total building space is equal with the General Revenue buildings holding about 3.8M square feet and the Auxiliary buildings holding about 3.8M square feet. Of the entire approximately 7.7M square feet of university buildings, 58% (48 buildings) are greater than 50 years of age and at a higher rate of deterioration. A shift to 60% greater than 50 years is projected to happen in 2024.

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The combination of aging infrastructure and continuing under investment for facility sustainment requirements, as addressed earlier in this report, is creating a growing financial liability. This liability can only be addressed by increasing investments, reducing the facility inventory, or a combination of both actions. Reducing the inventory could be accomplished through consolidation and disposing of excess structures. Disposal actions may be through demolition or sale of buildings and property determined to be surplus to the university needs.

### Conclusion

This report continues to illustrate how assessing capital investments is more than just taking a pulse on the amount of deferred maintenance. Since the topic is complex and multi-dimensional, it is best viewed by the types of investments being made, the long-term trends with these investments, the investment levels required to keep pace with deterioration, and the overall inventory of space required to be sustained.

The extended period of past systematic underinvestment has created a dire need for repair and modernization investments. Fortunately, there remain clear and positive indications of increased state investments which will significantly help address critical deficiencies in the coming years. It will be important to continue to increase capital investment efforts to not only address deferred deficiencies, but also address the deterioration yet to come. The current Rebuild Illinois initiative cannot be viewed as a one-time fix and must be viewed as the start of a sustained investment strategy. Buildings and infrastructure have been stressed literally to the breaking point and repeated cycles of underinvestment in the future will likely lead to more failures impacting the university mission to a greater degree than experienced in the past.

In the meantime, the University will need to continue to systematically prioritize facility investments and look for opportunities to reduce the sustainment liability through thoughtful use of space.

## Appendix A Historical Highlights of Major Projects

In FY23, there was more significant construction activity across campus as compared to prior years. Some NIU-funded projects of note completed during this year include the relocation of the School of Nursing, artificial turf replacement at the soccer field and new artificial turf installation at the baseball field, remodel in Swen Parson for the law clinic and student organizations, and continued roof, parking lot and elevator upgrades at various locations around campus. For state funded projects, two were able to begin construction activities: the steam tunnel repair project and Visual Arts building exterior repairs. Delays with bidding and contract negotiations continued to hamper the beginning of the west heating plant boiler replacement project. By fiscal year end, the contract was in final stages of completion with work to begin in FY24. Design efforts for the Swen Parson roof replacement were completed by early 2023 with construction bidding delayed until FY24. Design efforts for the Health Technology Center reached a milestone of program analysis completion in spring of 2023 with schematic design to follow in FY24. Major Board-approved projects in FY23 included the following for repair improvements involving campus roof repairs: the Taft Campus wastewater treatment plant replacement; soccer and baseball artificial turf installation; chiller overhauls; exterior repairs for Stevenson, Grant, and HSC; Patterson Hall sprinkler piping replacement; and elevator and washroom plumbing repairs for Stevenson. Enhancement improvement projects approved included the renovation for the College of Business HAVI Center for Analytics and Technology, new flooring for the Yordon Northwestern Medical Performance Center, renovation of the Recreation Center locker rooms, relocation for the School of Nursing to Wellness and Literacy, and a renovation supporting a partnership with the local US Geological Services office.

In FY22, campus continued to emerge from the pandemic, with continued optimism in enrollment numbers and more in person activity; however, construction projects continued to be hampered by supply chain issues and higher costs. Some NIU funded projects of note completed during this year included critical roofing repairs at Faraday Hall, Chick Evans Fieldhouse, Zulauf Hall and Stevenson Towers for \$1.4M of roof replacements. Other projects of note: LED lighting upgrades in the Convocation Center arena and auxiliary gym; parking lot repairs on main campus, Rockford and Naperville; IDOT funded campus roadway improvements; exterior repairs at Northern View residential complex; and campus-wide building access control upgrades. For state funded projects, an emergency roof repair was made at Music Building ahead of anticipated release of funding for a larger capital renewal roof replacement project for that building. Delays associated with Capital Development Board (CDB) bidding process hampered the beginning of the FY19 approved capital renewal west plant boiler replacement and steam tunnel repair projects that were originally anticipated to start in spring of 2022. Design efforts for Visual Arts exterior repairs and Swen Parson roof repairs made good progress and design efforts for the Health Technology Center got underway. In the first half of the year the Board approved the \$1.4M DeKalb campus access control upgrades project. In spring of 2022 the Board approved a \$1.6M summer roof repairs project, \$650K Stevenson and Grant façade repair project, \$1.26M soccer and baseball turf installation project, and \$750K for Neptune North remodel for an HR office relocation which has since been put on hold pending re-evaluation of central campus location options.

In FY21, with campus efforts continuing to be focused around managing the ongoing pandemic, cautious optimism continued with minimal enrollment decreases. Some NIU funded projects of note completed during this year include critical roofing repairs on Chick Evans Fieldhouse, Telephone Security and Wirtz Hall, and Stevenson Towers \$1.4M roof replacement was finally able to get under way with the first of four towers completed in June with the remaining three



towers to follow in early and late FY22. Five campus parking lots had repairs made and security camera improvements to the Neptune residential complex were completed. Additionally, continued flow of state funding for long awaited capital renewal projects was welcomed, and in the first half of FY21 NIU received welcome news from the CDB that funding had been released to begin planning and design efforts for the Health Technology Center which was a long-awaited capital project. Additionally, funds for exterior repair projects at Swen Parson and the Visual Arts Building were released in April and in May \$500K was released to address emergency repairs on a roof replacement project for the Music Building. Previous FY19 approved capital renewal funded projects, Campus Boiler Replacements and Steam Tunnel Repairs, got back on track with the boiler replacement prepared for rebid due to a failed initial effort and the steam tunnel repairs project readying for bidding by the end of the calendar year. In the first half of the year, the Board approved a \$350K largely IDOT grant-funded central campus roadway improvements project. Nearing the end of the year, the Board also approved two more projects: a \$316K Lighting Upgrades project for the Convocation Center arena and gym spaces to increase lighting reliability and the \$500K Music Building partial roof replacement which as noted above will be state funded.

In FY20, the year began with optimism for significantly increased state funding for both capital and capital renewal investments stemming from the Rebuild Illinois capital investment initiative. However, the timing for anticipated tax revenues, which were further impacted by the pandemic hitting mid-fiscal year, delayed this expected investment boost. The previously FY19-approved and in-process capital renewal-funded projects for Campus Boiler Replacements and Steam Tunnel repairs were both delayed a few months but continued progressing with the CDB. In the first half of the year, the Board approved two NIU-funded projects. The first was the \$1.1M Recreation Center changing room remodeling. This project proceeded through the design phase but was put on hold due to budget uncertainties resulting from the pandemic. The second was \$1.5M for the Holmes Student Center tower elevator upgrades. This project was also put on hold due to the same budget uncertainties. In the second half of the fiscal year, the Board approved two projects: a \$350K renovation for a Burma Art Collection storage area in the Founders Memorial Library and a \$400K renovation for the College of Business Creativity and Empathy Lab in Barsema Hall. These projects were mostly grant/donation funded and were not impacted financially by the pandemic.

In FY19, increased attention for state capital renewal funding began to produce additional investments for the University. The first phase of the boiler replacement project had been authorized with about \$6.2M of state funding which was augmented with about \$9.8M of funds from the University Auxiliary Reserves. Additionally, about \$5.5M of state funding authorization was provided for steam line repairs. To compensate for higher-than-expected construction bids responding to the Holmes Student Center renovation project, the Board approved an increase of the budget from \$20M to \$20.9M. The Board also approved moving forward with the design of the Northern Illinois Center for Community Sustainability (NICCS) a \$22.9M partially State/grant funded project of which \$7.9M is to be provided by NIU. There were no other projects approved over \$1M by the board. There were four projects approved over \$250K: Convocation Center Nelson Suite remodel for \$300K; steam isolation valve and expansion joint replacement project for \$501K of which \$476K is funded through CDB; Yordon Performance Center remodel for \$275K; and Stevenson Dining area remodel for \$450K. There were 12 projects between \$100K and \$250K, totaling \$2.1M. There were eleven projects approved between \$50K and \$100K totaling \$734K. In addition, there were 101 other smaller projects approved totaling \$1.2M.

In FY18, continuing enrollment and budget uncertainties played a role in the number and dollar value of capital projects approved in FY18. The Board reconfirmed approval of the budget and use

of Build America Bond funds for Holmes Student Center renovation at \$20M. The Board approved only one additional project over \$1M: \$1.27M to replace the video boards and scoreboards at the Convocation Center. There were only two projects approved over \$250K: \$468K for the renovation of Founders Café and \$275K for the renovation of the Nelson Suite at the Convocation Center. There were eight projects between \$100K and \$250K that totaled \$1.26M and six projects between \$50K and \$100K that totaled \$449K. In addition, there were approximately 75 other projects totaling \$1.7M. There was one major emergency repair to the steam tunnel on Normal Road at LaTourette Hall.

In FY17, the State Budget impasse and the University's budget constraints played a major role in the number and dollar value of capital projects approved for FY17. The Board approved only one project over \$1M: the reallocation of \$5.4M in Build America Bonds to begin remodeling, maintenance, repairs, and updates to Neptune Residential Complex. There were only three projects over \$250K: \$750K for Grant South Steam Vault replacement; \$625K for Stevenson Towers (B & C) Roof Replacement; and \$500K to facilitate and complete the move-in to Stevens Building. The anticipated completion of the Stevens Building by the State of Illinois Capital Development Board is spring 2018. There were six projects between \$100K and \$250K that totaled \$1.1M and six projects between \$50K and \$100K that totaled \$424K. There were 52 projects less than \$50K totaling \$850K. Total investment in FY17 was 67 projects totaling \$9M in approvals. There were nine boiler, heating plant, steam tunnel, steam piping, and valve related repairs. Five other projects also related to mechanical systems and equipment on campus were completed. There was one major emergency repair to the water main at Neptune Residential Complex.

In FY16, the Board approved three projects in excess of \$1M: the reallocation of \$20M in Build America Bonds for the renovation of Holmes Student Center; \$1.9M for renovation of New Hall Dining and Residence; and \$1.25M for a phased roof replacement of Gabel Hall. There were five projects over \$400K: \$750K for Grant Steam Vault; \$700K for the Boiler Assessment and Phase I Design; \$625K for Stevenson Towers (A & D) Roof Replacement; \$440K for Lucinda Avenue Realignment; and \$400K for DuSable Steam Vault Repairs. There were four projects between \$200K and \$400K. Most notable was the repair of the heating system for the Child Development Lab for \$246K. There were 23 project approvals between \$25K and \$200K that totaled \$1.5M, and there were 28 projects under \$25K approved. There were 12 projects approved for General Revenue buildings. Most of these projects were major repairs to critical building systems such as heating, ventilating, air conditioning, leaking roofs, and deteriorated walls.

In FY15, the Board approved one project in excess of \$1M: \$1.5M for planning the renovation of Holmes Student Center and Neptune Residential Complex. There were two projects over \$500K: Grant Central roof replacement at \$812K and renovation of the Animal Research Facilities located in Psychology/Computer Science and Montgomery Hall at \$850K. Maintenance project approvals totaled \$3.03M for general campus improvements with an additional \$373K approved for two emergency repairs. There were five projects between \$250K and \$500K, most notably two projects at Huskie Stadium: \$460K for a new turf field and \$300K for additional LED advertising ribbon boards. There were 21 project approvals between \$100K and \$250K that totaled \$4.76M and there were 49 project approvals under \$100K, 30 were under \$25K. There were 17 repair and remodeling projects approved for academics, research, smart classrooms, and support spaces. Notable projects include the renovation of the Animal Research Facilities for Psychology and Biology, nine smart classrooms and classroom upgrades, additional compact storage for the Anthropology Museum, the first electric car charging station on campus, and this year one new facility was added: a new salt shed for Grounds Department to help manage purchasing and storing of winter de-icing salt.

In FY14, the Board approved two projects in excess of \$1M: \$2.25M for a new Public Safety radio system and \$1.38M for electrical infrastructure. In addition, campus maintenance projects totaled \$1.59M for general campus improvements. There was one project between \$250K and \$500K: \$450K for new “beta version” small bus transit system for central campus. There were ten project approvals between \$100K and \$250K that totaled \$1.7M, and there were 50 projects under \$100K approved, 30 of which were under \$25K. There were 20 repair and remodeling projects approved for research, learning, smart classrooms, and support spaces. Notable projects include three smart classrooms, the new walk-in cooler for Geology research in Davis Hall, and a new computerized video message board system for the College of Education.

Appendix B  
Semi-Annual Progress Report of Active Capital Projects  
with a Budget over \$100,000

This report is provided as required by *Board of Trustees Regulations (Section VI, Subsection B.6.a)*. With the exception of some projects in the planning phase, all projects listed herein have received the needed approvals and are currently in process or have been recently completed. The Authorization Date is identified for all NIU-funded projects; the fiscal year is identified for all Capital Development Board (CDB)-funded projects. Status reports are provided on any project, regardless of initiation date, until all work has been completed.

**A. CAPITAL DEVELOPMENT BOARD PROJECTS**

**I. Projects in the Planning Phase**

**1. Anderson Hall Structural Repairs & Still Hall/Still Gym Masonry Repairs**

**Total Project Budget:** \$7,212,000

**Funding Sources:** State Capital Renewal Appropriation

**Authorization Date:** Pending

**Status:** This is the next priority deferred maintenance project as identified by the annual IBHE submission for the capital renewal program and is expected to be started in an upcoming cycle of funding releases by the state.

**II. Projects in the Design Phase**

**1. Music Building & Gabel Hall Roof Repairs**

**Total Project Budget:** \$4,224,000

**Funding Sources:** State Capital Renewal Appropriation

**Authorization Date:** April 2022

**Status:** In April 2022, CDB was notified of pending release of funding to proceed with this project. Finalizing of contract for the design consultant has been delayed with CDB. Design work is now expected to begin in early 2024, with bidding and construction in 2024/2025.

**2. Northern Illinois Center for Community Sustainability (NICCS)**

**Total Project Budget:** \$20,000,000 (\$15,000,000 construction & \$5,000,000 equipment)

**Funding Sources:** Grant Funds & Institutional Funds

**Authorization Date:** December 2018

**Status:** In March 2022, CDB was notified of pending release of funding to proceed with this project. A consultant firm was selected by CDB to prepare bridging documents for a design-build solicitation. Planning work began in the fall of 2023, with design-build solicitation anticipated summer/fall 2024 and construction likely 2025-2026.

**3. New Construction Health Technology Center (HTC) Building**

**Total Project Budget:** \$77,000,000

**Funding Sources:** State Capital Appropriation

**Authorization Date:** January 2020 (for \$7.7M)

**Status:** In summer of 2021, a design firm was selected with a contract award in April 2022. Programming of the building began in late spring of 2022 and was completed in spring of 2023. CDB is currently finalizing the design consultants' contract extension to allow schematic design efforts to begin. It is anticipated that design work will restart in spring of 2024 with construction likely 2026/2027.

**4. Swen Parson Roof Replacement & Masonry Repairs**

**Total Project Budget:** \$5,685,200  
**Funding Sources:** State Capital Renewal Appropriation  
**Authorization Date:** April 2021  
**Status:** Design began in January 2022 and was originally anticipated to be issued for bidding in early 2023. Due to delays with the CDB bidding process, the project is now anticipated to be bid February 2024 with construction anticipated to take place summer/fall of 2024.

### **III. Projects in the Construction Phase**

#### **1. DeKalb Campus Repair Steam Tunnel Distribution**

**Total Project Budget:** \$5,097,000  
**Funding Sources:** State Capital Renewal Appropriation  
**Authorization Date:** September 2018  
**Status:** The construction contract was awarded February 2023, and work was substantially complete by fall of 2023. Minor change order and punch list work items remain. Final completion is anticipated by spring of 2024.

#### **2. Visual Arts Building Structural Repairs & Exterior Building Improvements**

**Total Project Budget:** \$4,936,600  
**Funding Sources:** State Capital Renewal Appropriation  
**Authorization Date:** April 2021  
**Status:** Construction began spring of 2023 and was scheduled to be completed by fall of 2023. Due to unforeseen conditions, additional work was determined to be required and is being addressed over winter and early summer 2024 to minimize disruptions to academic activities. Final completion is anticipated by late summer 2024.

#### **3. DeKalb Campus West Heating Plant & Boiler Replacement Phase I**

**Total Project Budget:** \$20,581,130  
**Funding Sources:** State Capital Renewal Appropriation & Institutional Funds  
**Authorization Date:** August 2017  
**Status:** Following a failed initial solicitation effort, a design-build (DB) team was selected in December 2021 and contract awarded July 2023. Initial asbestos abatement work has been completed and site construction fence is in place. DB team is preparing finalized construction documents over the winter months with construction anticipated to begin spring of 2024 and final completion spring/summer of 2025.

#### **4. Stevens Building Addition & Renovation**

**Total Project Budget:** \$37,300,135  
**Funding Source:** State Capital Appropriation & Institutional Funds  
**Authorization Date:** February 2010  
**Status:** Construction work was completed and building reoccupied in May 2018. Building HVAC refinements were completed in 2020. The remaining item is a delayed State of Illinois commissioned artwork. Once artwork is installed, the project will be closed.

### **B. NORTHERN ILLINOIS UNIVERSITY PROJECTS**

#### **I. Projects in the Planning Phase**

##### **1. DeKalb Campus 2024/2025 Elevator/Escalator upgrades**

**Total Project Budget:** \$200,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** Pending  
**Status:** Scope of work currently being developed.

2. **DeKalb Campus Energy Conservation Measure Repairs/Modifications**  
**Total Project Budget:** TBD  
**Funding Source:** Institutional Funds/IRA Tax Credit Offsets  
**Authorization Date:** Pending  
**Status:** Scope of work currently being developed.
  
3. **Standalone Boiler Replacement Rockford Campus**  
**Total Project Budget:** TBD  
**Funding Source:** Institutional Funds  
**Authorization Date:** Pending  
**Status:** Finalizing scope and estimate for replacement of existing boiler at Rockford campus. Project approval anticipated to be submitted in early 2024 with intent for work to be completed before next heating season.
  
4. **McMurry Hall Exterior Envelope Repairs**  
**Total Project Budget:** TBD  
**Funding Source:** Institutional Funds  
**Authorization Date:** Pending  
**Status:** Scope will include exterior masonry and drainage system repairs and some interior repairs to arrest water infiltration and associated interior repairs.
  
5. **Huskie Stadium West Stands Exterior Maintenance Repairs Phase II**  
**Total Project Budget:** TBD  
**Funding Source:** Institutional Funds  
**Authorization Date:** Pending  
**Status:** Scope of work is currently being finalized for a continuation of prioritized repairs. Schedule for work has been postponed until FY25 due to funding limitations.
  
6. **DeKalb Campus Master Planning Framework**  
**Total Project Budget:** \$155,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** March 2023  
**Status:** Consultant team was hired in April 2023. Meetings with campus stakeholders were held over the remainder of 2023. Final deliverables are in process and anticipated to be completed by early 2024.
  
7. **Neptune, Stevenson & Grant Space Assessment & Design Options**  
**Total Project Budget:** \$160,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** January 2023  
**Status:** Design consultant began work in March 2023. After meetings with Housing staff, design options and cost estimates were developed and are currently under review for future prioritization of possible projects. This will be the last report for this project.
  
8. **DeKalb Campus Ponds/Lagoons Restoration Assessment**  
**Total Project Budget:** \$150,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** November 2022  
**Status:** Final draft of the assessment was received in December 2023. This information will be used for future capital planning efforts. Final payments are in process. This will be the last report for this project.

## 9. Relocation of Human Resource Services Offices

**Total Project Budget:** \$750,000

**Funding Source:** Institutional Funds

**Authorization Date:** February 2022

**Status:** Originally planned relocation to Neptune North until surge in demand for campus housing drove reconsideration. Evaluation of other central campus locations continues.

## 10. Standalone Boilers Assessment

**Total Project Budget:** \$195,200

**Funding Source:** Institutional Funds

**Authorization Date:** December 2021

**Status:** Finalized assessment is complete, this information will support future repair/replacement planning starting to be developed. This will be the last report for this project.

## 11. Northern View Exterior Building Repairs

**Total Project Budget:** \$250,000-\$350,000

**Funding Source:** Institutional Funds

**Authorization date:** Pending

**Status:** Planned to be phased over multiple years to address remaining repairs on buildings 4-6 and community center.

## II. Projects in the Design Phase

### 1. DeKalb Campus 2024/2025 Roof Repairs

**Total Project Budget:** \$2,000,000

**Funding Source:** Institutional Funds

**Authorization Date:** April 2023

**Status:** Scope will include roof replacement and repairs at various buildings across campus. Prioritization of work currently in process. Work is planned to be completed summer of 2024 through summer 2025 as funding allows.

### 2. Lorado Taft Campus Wastewater Treatment Plant Replacement

**Total Project Budget:** \$3,500,000

**Funding Source:** Institutional Funds (& IEPA Loan)

**Authorization Date:** December 2022

**Status:** Following BOT approval, IBHE approval was received in June of 2023. The consultant design team is continuing to work on finalizing scope along with permitting preparations and IEPA loan application. Construction scheduling is yet to be determined.

## III. Projects in the Construction Phase

### 1. Chilled Water Plant Chiller #4 Drive Replacement & Overhaul

**Total Project Budget:** \$400,000

**Funding Source:** Institutional Funds

**Authorization Date:** December 2023

**Status:** Procurement effort is in process, work to be scheduled when parts and materials are received.

### 2. West Campus 2023/2024 Winter Repairs Chillers

**Total Project Budget:** \$210,000

**Funding Source:** Institutional Funds

**Authorization Date:** November 2023

**Status:** Equipment is on order, work to be scheduled as soon as possible before next cooling season.

**3. DuSable Hall Elevator Jack & Pump Replacement**

**Total Project Budget:** \$135,000

**Funding Source:** Institutional Funds

**Authorization Date:** October 2023

**Status:** Work is complete and final payments are in process. This will be the final report for this project.

**4. Human Resource Services/Printing Remodel for USGS Partnership**

**Total Project Budget:** \$500,000

**Funding Source:** Federal Grant

**Authorization Date:** December 2022

**Status:** Space clearing completed. Work to begin in January and is anticipated to be complete by summer.

**5. Lowden Hall Heat Exchanger Replacement**

**Total Project Budget:** \$282,000

**Funding Source:** Institutional Funds

**Authorization Date:** September 2023

**Status:** Equipment is on order and work will be scheduled as soon as possible.

**6. Health Services Hot Water Heat Exchanger Replacement**

**Total Project Budget:** \$168,600

**Funding Source:** Institutional Funds

**Authorization Date:** August 2023

**Status:** Equipment is on order and work will be scheduled as soon as possible.

**7. DeKalb Campus 2023 Exterior Maintenance**

**Total Project Budget:** \$104,000

**Funding Source:** Institutional Funds

**Authorization Date:** August 2023

**Status:** Work is complete and final payments have been made. This will be the final report for this project.

**8. DeKalb Campus Summer 2023 Parking Lot Repairs**

**Total Project Budget:** \$175,000

**Funding Source:** Institutional Funds

**Authorization Date:** August 2023

**Status:** Work is complete and final payments have been made. This is the last report for this project.

**9. DeKalb Campus NCAA Ball Field Upgrades**

**Total Project Budget:** \$245,300

**Funding Source:** Institutional Funds

**Authorization Date:** August 2023

**Status:** Work is substantially complete with punch list items and other minor work remaining. Work is anticipated to be completed in January. This is the last report for this project.

**10. Stevenson Hall FY24 Rotation Painting**

**Total Project Budget:** \$249,000



**Funding Source:** Institutional Funds  
**Authorization Date:** June 2023  
**Status:** Work is in process and will continue through the fiscal year.

**11. Patterson Hall East Fire Sprinkler System Piping Replacement**

**Total Project Budget:** \$1,650,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** May 2023  
**Status:** Initial scope for replacing piping in a zone on the 4<sup>th</sup> floor was completed July 2023. Additional piping replacement is planned for summer 2024, extent of further replacement is currently under review.

**12. Stevenson Hall Complex Washroom Faucet Replacements**

**Total Project Budget:** \$650,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** May 2023  
**Status:** Work is complete and final payments are in process. This will be the last report for this project.

**13. Stevenson Hall Complex Tower Elevator Upgrades**

**Total Project Budget:** \$560,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** May 2023  
**Status:** Work is in process and being scheduled to minimize impact to building occupants. Originally anticipated to be completed by end of 2023, due to equipment delivery delays and labor limitations, work is expected to be substantially complete before the beginning of the spring semester.

**14. Barsema Hall Renovate for HAVI Center for Analytics & Technology**

**Total Project Budget:** \$800,000  
**Funding Source:** Foundation/Donation Funds  
**Authorization Date:** May 2023  
**Status:** Construction began in December and is anticipated to be completed by summer 2024.

**15. Stevenson & Grant Complexes Building Envelope Repairs Phase II**

**Total Project Budget:** \$3,200,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** April 2023  
**Status:** Contractor mobilized on site in July 2023. Work is currently in process on Stevenson, with one tower being completed at a time (Towers A and D are complete). Work is expected to continue through summer/fall of 2024.

**16. Holmes Student Center Building Envelope Repairs Phase 1**

**Total Project Budget:** \$1,700,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** April 2023  
**Status:** On-site destructive investigation was completed in August. An initial phase of repairs is planned to be completed in January with the bulk of the work planned for summer/fall 2024.

**17. Neptune East Student Rooms Door Replacements**

**Total Project Budget:** \$233,100  
**Funding Source:** Institutional Funds  
**Authorization Date:** March 2023  
**Status:** Work was complete by the beginning of the fall semester; final payments are in process. This will be the last report for this project.

**18. Recreation Center Changing Room Remodel**

**Total Project Budget:** \$1,370,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** December 2022  
**Status:** First phase of renovation is underway and anticipated to be completed by January 2024. The second phase will be scheduled at a later date as funding allows.

**19. DeKalb Campus Summer 2023 Roof Repairs**

**Total Project Budget:** \$3,500,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** December 2022  
**Status:** Work has been completed on Faraday Hall, Neptune East and Montgomery greenhouse and one roof section of Labs for Wellness. Work on Williston, and Grant Towers A & B is approximately 95% complete with final completion anticipated in January. This will be the final report for this project.

**20. DeKalb Campus 2022 Elevator Repairs**

**Total Project Budget:** \$171,850  
**Funding Source:** Institutional Funds  
**Authorization Date:** December 2022  
**Status:** Work is complete. Final payments are in process. This is the final report for this project.

**21. Chilled Water Plant Chiller #2 VFD Replacement & Overhaul**

**Total Project Budget:** \$420,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** November 2022  
**Status:** Work is complete. Final payments are in process. This will be the last report for this project.

**22. Patterson Hall East Nexus Valve Replacements**

**Total Project Budget:** \$235,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** May 2022  
**Status:** Work is complete and final payments have been made. This will be the last report for this project.

**23. Swen Parson Room 133 Install High Performance Computer**

**Total Project Budget:** \$1,200,000  
**Funding Source:** Institutional Funds  
**Authorization Date:** February 2022  
**Status:** Work was completed in May. Final payments have been made. This is the last report for this project.

**24. DeKalb Campus Utility Submetering Pilot Installation**

**Total Project Budget:** \$246,150

**Funding Source:** Institutional Funds

**Authorization Date:** December 2021

**Status:** Design was completed in October 2022 with bidding spring through fall 2023. Scope adjustments were made due to higher pricing received and installation work is anticipated to be completed in spring/summer 2024.

**25. Dorland Building Freezer Condenser/Evaporator Replacement Phase II**

**Total Project Budget:** \$164,500

**Funding Sources:** Institutional Funds

**Authorization Date:** August 2021

**Status:** Delivery of the replacement equipment was delayed due to supply chain issues. Installation is anticipated to be completed by the end of January. This will be the last report for this project.

**26. Holmes Student Center Tower Elevator Controls Upgrade**

**Total Project Budget:** \$1,500,000

**Funding Source:** Institutional Funds

**Authorization Date:** December 2019

**Status:** Work is in progress on the last of the three elevators with completion anticipated by the end of January. This will be the last report for this project.

**QUARTERLY SUMMARY REPORT OF TRANSACTIONS IN EXCESS OF \$100,000 FOR THE PERIOD OCTOBER 1, 2023 TO DECEMBER 31, 2023**

In accordance with *Board of Trustees Regulations (Section V, Subsection B.5)*, this report of all obligations of financial resources greater than \$100,000 but less than \$250,000 is submitted at the end of each calendar quarter to the Board of Trustees. Transactions included in this quarterly report reflect the maximum approved amount that orders may not exceed and do not include commercial card obligations. Following is a summary of the number of transactions, fund source, total dollar amount, and transaction details for obligations incurred during the quarter ended December 31, 2023.

<b>Purchase Amount</b>	<b>No. of Transactions</b>	<b>Appropriated*</b>	<b>Non-Appropriated</b>	<b>Total</b>
Over \$100,000	17	\$135,000	\$2,869,643	\$3,004,643

TRANSACTIONS DETAIL:

Purchases:

1. The Division of Research and Innovation Partnerships requested permission to issue an open order for services to be performed by the Northern Illinois Research Foundation for the period through June 30, 2024. (Northern Illinois Research Foundation, DeKalb, IL) 249,900
2. Two police pursuit vehicles required replacement to ensure a high state of reliability/readiness for supporting public safety operations and overall safety for the campus and the surrounding community. Existing vehicles were repurposed for other campus operations. Underutilized or non-functioning vehicles were traded in as part of the transaction to help offset the purchase cost. The annual expenditure for two Ford Explorer Interceptors will be approximately \$22,000 for each year of the 5-year financing term. (Ford Motor Credit) 110,000
3. Athletics requested permission to issue a purchase order for the FY24 annual Mid-American Conference Bowl Assessment fee. (Mid-American Conference, Cleveland, OH) 130,000
4. Athletics requested permission to issue an open order for the annual officiating game fees for FY24 NIU Football for the period through June 30, 2024. (Mid-American Conference, Cleveland, OH) 127,575
5. The Department of Electrical Engineering requested permission to purchase a Reactive Ion Etching (RIE) system to meet the process requirements for fluorine chemistries. (Samco Inc., Santa Clara, CA) 143,220

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|---|---------|
| 6. The College of Engineering and Engineering Technology requested permission to purchase a UV LED Mask Aligner for the Microelectronics Research and Development Laboratory. This piece of equipment enables photolithography, which is a microfabrication process used to selectively remove parts of a thin film to create a pattern or design onto a substrate. (Kloe SAS, St. Mathieu de Treviers, France) | 110,000 |
| 7. The College of Engineering and Engineering Technology requested permission to purchase a Hitachi SEM (Scanning Electron Microscope) for the Microelectronics Research and Development Laboratory. This SEM uses electrons instead of light to form an image. (Hitachi High Technologies America, Dallas, TX)   | 222,000 |
| 8. Finance and Treasury requested permission to obligate the FY23 Financial Reporting Audit costs for the period ending June 30, 2022. (Office of the Auditor General, Springfield, IL)   | 216,351 |
| 9. The Division of Information Technology requested permission to replace the current network switches. Support for the current switches will end on May 31, 2024, and without replacement the University would face an extensive interruption to all its network services for an extended period of time. (Presidio Networked Solutions Group, Chicago, IL)  | 180,078 |
| 10. Grounds requested permission to purchase a 2024 John Deere 320 backhoe loader. Grounds traded in a 1997 Caterpillar 416B backhoe loader. (West Side Tractor, Lisle, IL)   | 130,772 |
| 11. The College of Engineering and Engineering Technology requested permission to purchase advanced technology equipment to transform an existing microchip lab space into the modern engine for workforce development and innovation in microchip research, design, and small business innovation and prototyping. (Angstrom Engineering, Cambridge, Ontario)  | 239,600 |
| 12. The Department of Electrical Engineering requested permission to purchase advanced technology equipment transform an existing microchip lab space into the modern engine for workforce development and innovation in microchip research, design, and small business innovation and prototyping. (Angstrom Engineering, Cambridge, Ontario)  | 187,700 |
| 13. The Division of Information Technology requested permission to purchase a CrowdStrike license. CrowdStrike provides 24/7 soc (security operations center) analyst services, vulnerability management, and EDR ransomware protection as required for cyber insurance. (CDWG, Chicago, IL)  | 127,769 |
| 14. Housing and Residential Services requested permission to purchase EnviroSpring dorm mattresses. The total cost included installation and removal of old mattresses. (Consolidated Hospitality Supplies, Vernon Hills, IL)   | 124,728 |

Capital Improvement Projects:

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|--|----------|
| 1. DuSable Elevator Repair: Urgent repairs were necessary for the sole elevator serving all floors and classrooms in this building. The hydraulic jack and pumping unit were found to have failed and required replacement. The elevator was back in operation shortly after the beginning of the semester.  | 135,000* |
| 2. Convocation Basketball Locker Rooms Improvements: The scope of work included replacement of existing lockers with new branded lockers including convenience power outlets.  | 240,400  |
| 3. East Campus Boiler Repairs: Annual maintenance and repairs were required to ensure that the aging boilers and associated steam distribution equipment would have the ability to operate during the heating season. Work items identified included refractory repairs, valve replacements and testing, and reverse osmosis system membrane replacement as well as other general maintenance items. | 119,550  |
| 4. West Campus Chiller Repairs: The chillers associated with the West Chiller Plant and the Convocation Center required annual maintenance and repairs to be prepared for the next cooling season. The repairs included annual routine maintenance work, cooling tower maintenance, and leak repairs.  | 210,000  |

\*Appropriated/Income Funds