Northern Illinois University

FY23 Capital Investment Review and Forecast

FACFO

February 2024
Overview

• Sustainment/Capital Renewal Investments
  – Big picture trend and forecast
  – Current efforts
• Capital/Modernization Investments
  – Big picture trend and forecast
  – Current efforts
• Strategy Review
  – Space management
  – Master planning framework

University Goal 6B: Advance Facilities and Technology Planning Priorities

Advance state capital projects including NICCS and the Health Informatics Technology Center.

Continue efforts to align physical footprint with evolving academic priorities, changed economic conditions and resumed emphasis on master planning. Use master planning to envision NIU as a university of the future, and link our buildings, spaces and campus environments to our mission, strategic priorities and students’ needs, understanding that this will be achieved over a multiyear timeframe.
• Highest maintenance & repair investment since FY13
• Continue to climb as remaining Capital Renewal repair investments play out
Active Capital Renewal Projects

- **Campus Boiler Replacement ($20.6M)**
  - Funding ~$10.8M state + ~$9.8M NIU
  - Construction addition on West Plant – thru ~Spring 2025
  - Demolition activities underway
- **Steam Tunnel Distribution Repairs ($6.2M)**
  - Substantially completed in 2023
- **Visual Arts Bldg Structural Repairs ($4.9M)**
  - Major work completed over summer/fall 2023
- **Swen Parson Hall Roof Repairs ($5.7M)**
  - Award projected for spring 2024; construction expected 2024
- **Gabel and Music Bldg Roof Repairs ($4.2M)**
  - Award projected for spring 2024; construction expected 2024

~$31.8M of state-funded investments
Capital Renewal Overview

- State authorizations since FY19: $66.7M
- Completed work (as of FY23) $5.0M
- Active projects uncompleted work: $27.7M
- Remaining authority: ~$34M

Capital Renewal Authorization statistics:
- 7% executed
- 42% in motion
- 51% remaining
# Capital Renewal Priorities

**Priority** | **Project Title**                                                                 | **Est. Cost ($K)**
---|---|---
1 | Anderson Hall Structural Repairs & Stills Masonry Repairs | 7,572
2 | East Campus Chilled Water system Reconfiguration Phase I | 9,422
3 | Altgeld Hall Building Automation System Upgrade | 3,678
4 | Campus Wide Boiler Replacement – Phase II | 8,088
5 | DeKalb Campus – HVAC and Hood Exhaust Repairs | 7,448
6 | East Campus Electrical Infrastructure Upgrades | 4,674
7 | DeKalb Campus – Fire Protection Upgrades – Phase I | 8,676
8 | Academic Bldgs General Upgrades Phase I | 5,098
9 | DeKalb Campus – Heating System Piping Conversions | 17,258
10 | DeKalb Campus – Elevator upgrades | 3,824
11 | DeKalb Campus – ADA Assessment and Repairs – Phase I | 5,013
12 | Academic Bldgs General Upgrades Phase II | 10,195
13 | DeKalb Campus – Electrical Infrastructure Upgrades | 6,992
14 | Campus Wide Boiler Replacement – Phase III | 40,259
15 | East Campus Chilled Water System Reconfig. Phase II | 23,525
**Total Capital Renewal Projects** | **$161,722**

Priorities submitted with FY25 IBHE RAMP

~$34M remaining
Capital Investment Trend/Forecast

No significant capital program investment in FY23
Spike in out-years is projected Health IT Center and NIOCS
Active Capital Projects - HTC

- Schematic Design to begin shortly (~Feb ‘24) – will be refining to 1 concept to carry forward into final design

- Determining factors likely to be the limit of state funding ($77M) and possible donations in the near term
- Construction projected for 2026
Active Capital Projects - NICCS

- Space programming, analysis, and overall budget refinement for $15M project to be worked Feb-Apr
- Solicitation prep May-Aug
- Design/Build team selection – Fall
- Construction 2025
Strategy on Space

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

• Mindsets about space changing
  – Being sustainable
    • Fiscally & environmentally
  – Reevaluating space needs

• Long-term planning focus
  – Stabilized annual investments to maintain *valid* needs
  – Target investments to reshape our campus for the future

Excerpt from February 2021 FACFO discussion

Commitment to use less and share more
Focusing Investments

- **Consolidation**
  - Surplus real property disposed (2.25% reduction to date)
    - Includes former Nursing building sale planned for FY26
  - Buildings offline for future disposition (4.3% reduction pending)

- **Future investments for...**
  - **Sustainability**
    - Energy/carbon reduction
  - **Recruitment/retention**
    - Space modernization/ accessibility improvements
  - **Academic performance**
    - Interdisciplinary improvements
Master Planning Framework

- Framework developed to define NIU’s current and desired position across 5 categories and 11 subcategory topics
- Gaps identified create basis for weighting facility investments and prioritizing
Master Planning Framework

- Example subcategory for “Facilities” under Enrollment Management category
- Functional campus to “Wow” factor spectrum
  - Functional: Attraction based on quality of academic programs vice aesthetics of campus.
  - Wow factor: High architectural style with buildings to convey values/commitment

- Finding balance between cost effective “functional” campus and aesthetic value “wow” campus to best illustrate attraction to NIU
- Identified gap serves as weighting factor when assessing competing facility investments
Summary

- Growing maint/repair investment
  - Highest investment point in 10 years
  - Next few years projected to more than double average annual investment from past decades
  - Striving to improve pace of state project execution
  - State capital investment support needs to continue

- Future modernization
  - NICCS and Health Technology Center progressing

- Focused investments for future
  - Consolidation, sustainability, recruitment/retention, etc.
  - Master Planning Framework to guide
Questions?