



**Northern Illinois
University**

**FY23 Capital Investment
Review and Forecast**

FACFO

February 2024

Overview



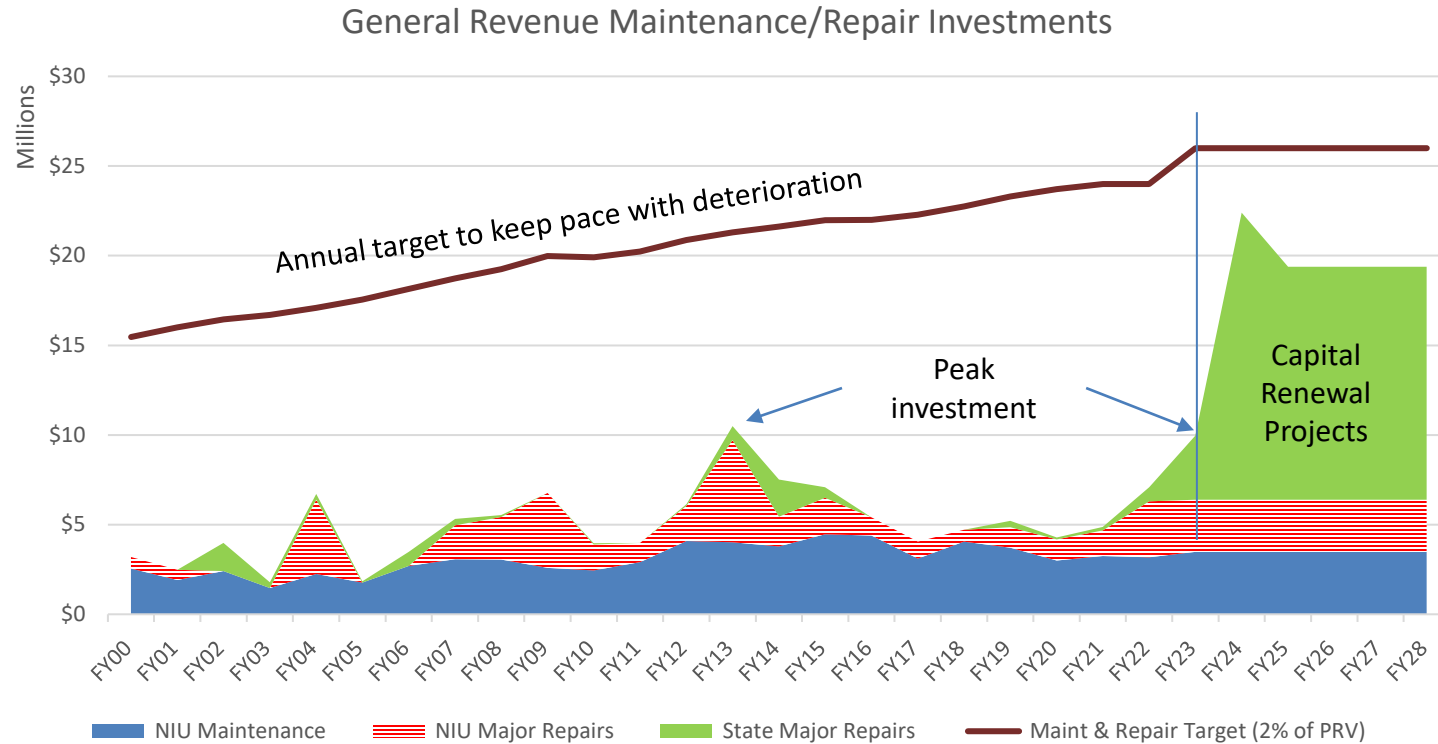
- **Sustainment/Capital Renewal Investments**
 - Big picture trend and forecast
 - Current efforts
- **Capital/Modernization Investments**
 - Big picture trend and forecast
 - Current efforts
- **Strategy Review**
 - Space management
 - Master planning framework

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.

Sustainment Investment Trend/Forecast

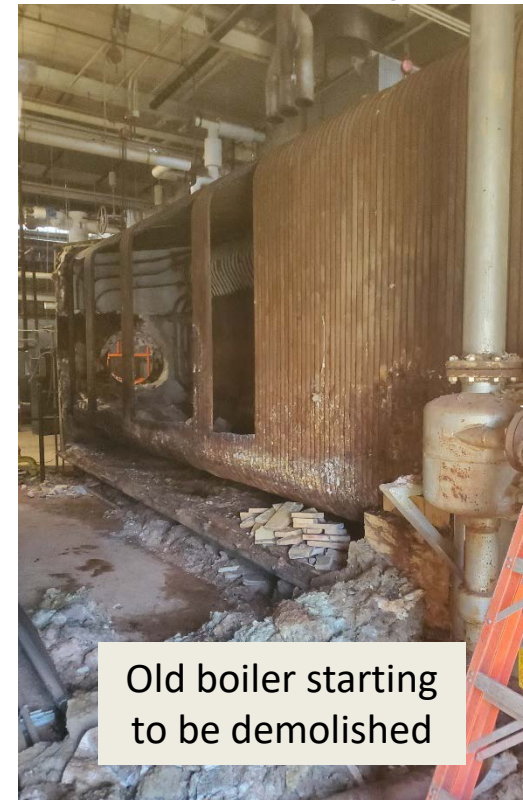


- Highest maintenance & repair investment since FY13
- Continue to climb as remaining Capital Renewal repair investments play out

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

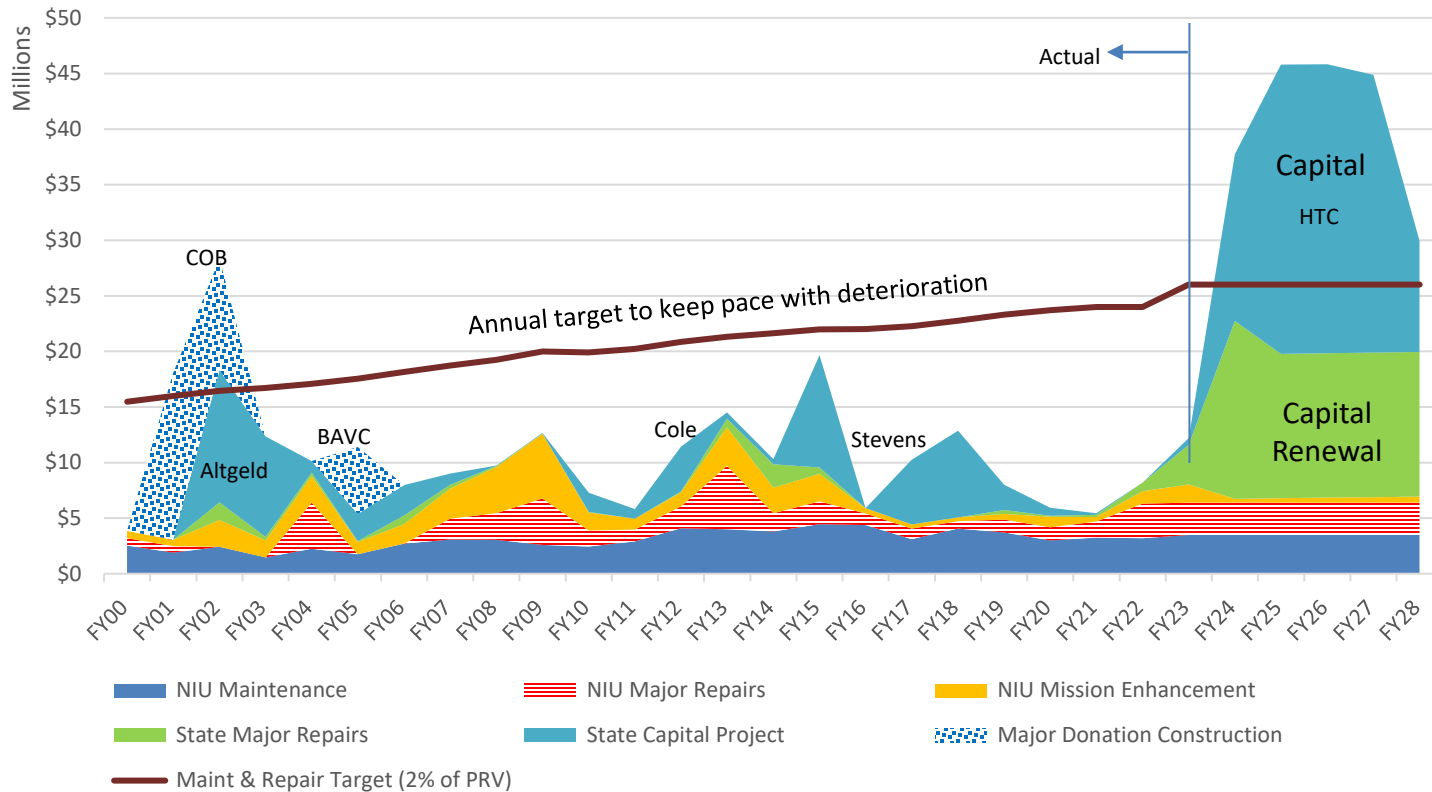
~\$34M
remaining



Capital Investment Trend/Forecast



General Revenue All Capital Investments

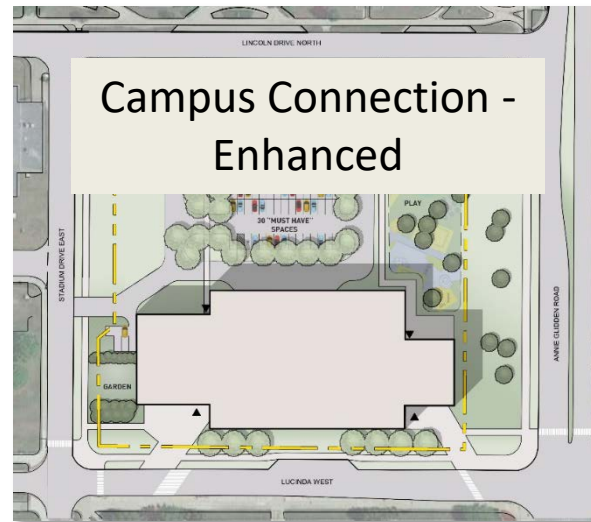
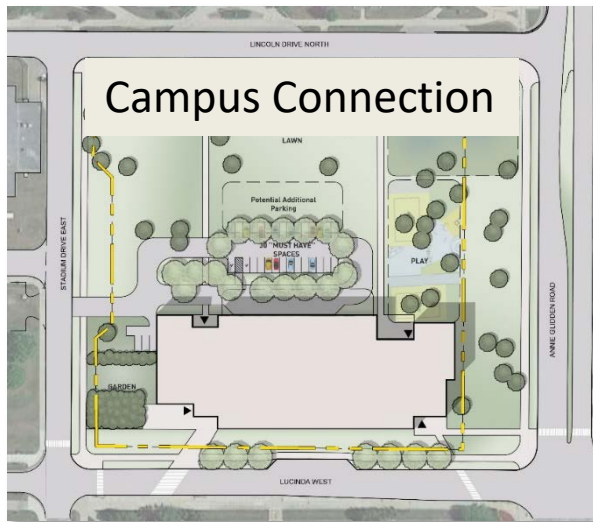


- No significant capital program investment in FY23
- Spike in out-years is projected Health IT Center and NICCS

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

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



EDUCATIONAL
OUTCOMES



ENROLLMENT
MANAGEMENT



CAMPUS
COMMUNITY



FINANCIAL
PERFORMANCE



SOCIETAL
RESPONSIBILITY



- 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?