



**Northern Illinois
University**

Facility Updates

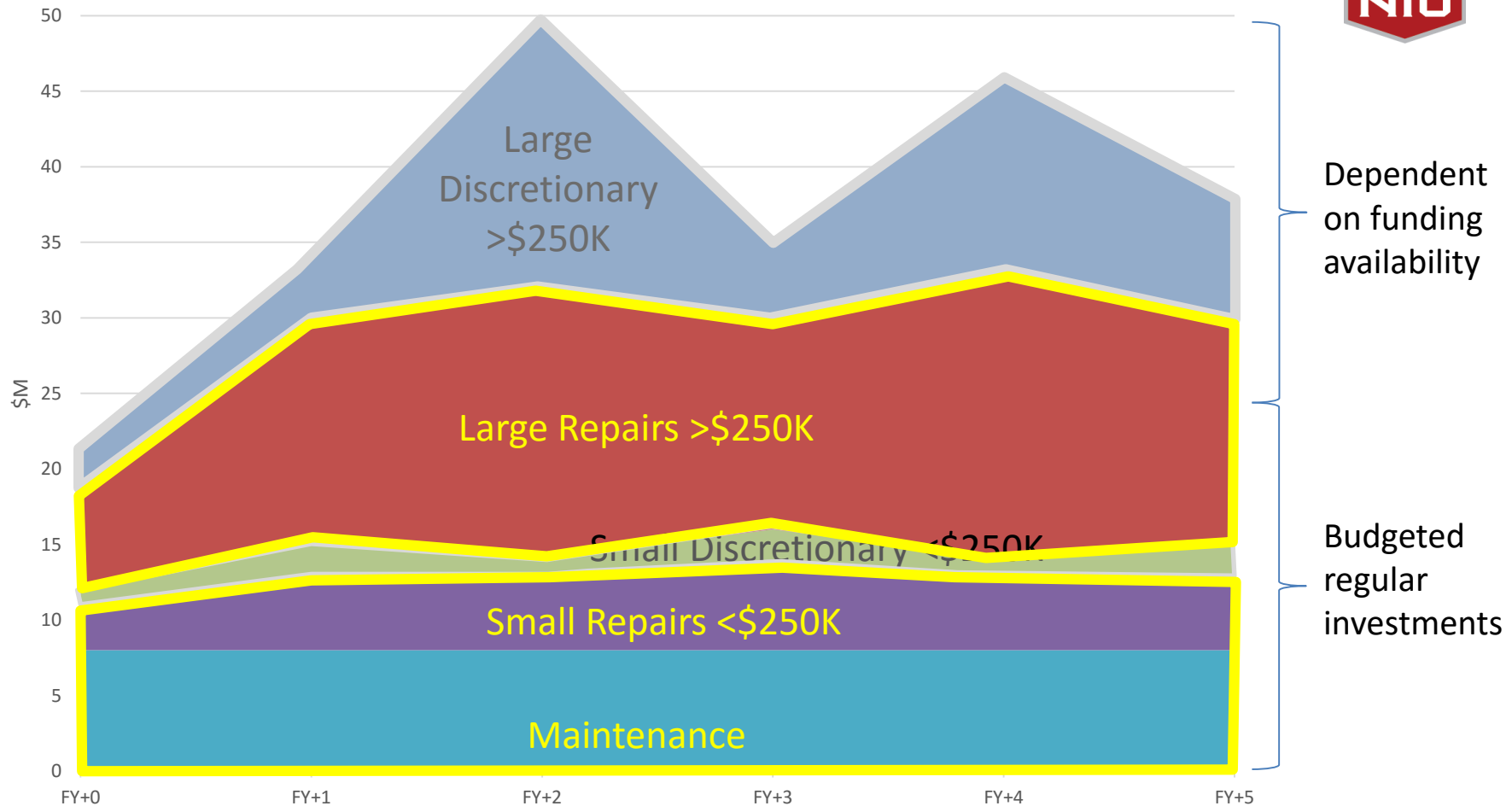
FFOC

Agenda



- Maint/Repair Investments
 - Multi-year project planning
 - Boiler/Steam Transformation
- Major Discretionary Investments
 - Multi-year project planning
 - HSC Renovation
 - Neptune Renovation
 - Stevens Construction
- Summary of Semi-Annual Active Project Report

Maintenance/Repair Investments



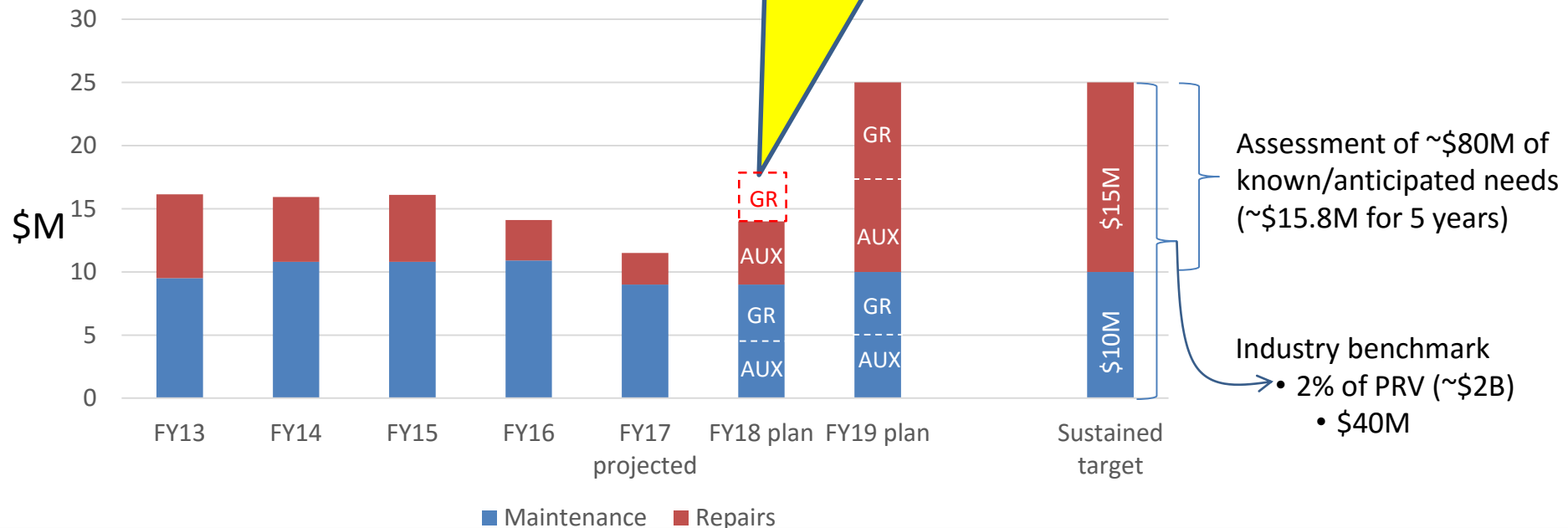
Maintenance/Repair Investments



- Facility investment goals:

- Maintenance ~\$10M
- Major Repairs ~\$15M

\$0 for GenRev Major Repairs w/o State funding (only Auxiliary investments)



Large Building System Repair Projects



	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Roofs	Gabel Roof Phase I \$80K		Stevenson A/D Roof \$625K	Stevenson B/C Roof \$625K	Music Roof \$1M	Grant A/B Roof \$625K	TBD Roof Repair \$1M
	Cole Hall Roof \$145K*			Gabel Roof Phase II \$1M	Field House Roof \$250K		
	Monsanto Roof \$189K*				Monsanto LW Roof \$750K		
Envelope				Davis Stone Phase II \$250K	LaTourette Water Intrusion \$1M	Stevenson A Tower Recaulk \$325K	Stevenson B Tower Recaulk \$325K
				S. Parson Stone Phase I \$600K	S. Parson Stone Phase II \$600K	Zulauf Exterior Rprs \$1.5M	
			Tower Envelopes Assess/Designs	HSC Tower Recaulk \$650K	Grant B Tower Recaulk \$325K	Grant A Tower Recaulk \$325K	
Mechanical Systems	Adams & Psych Math HVAC \$3.2M*			Anderson Pool Rprs Ph I \$500K	Anderson Pool Rprs Ph II \$1.5M	Founders Elevator Rprs \$500K	TBD Elevator Rprs \$500K
	Convo Chiller Repairs \$115K*			Gabel Heating Rprs \$500K	Monsanto BAS Repair \$TBD		TBD HVAC Repairs \$500K
	Anderson Pool Filtration \$300K*			Altgeld BAS Repair \$TBD			

*Packaged under one Energy Improvement project

→ Indicates project slipping

Indicates BOT approval

Dynamic/Living Plan – Not static

Large Utility/Infrastructure Repair Projects



	FY16	FY17	FY18	FY19	FY20	FY21	FY22
Steam	East Heating Controls \$290K*	Boiler Study \$134K	Boiler Design & Phase I \$4.4M	Boiler Replace Phase I \$6M	Boiler Replace Phase I \$5.6M	Boiler Replace Phase III \$1.5M	Boiler Replace Phase III \$6M
	East Heating Softener \$1.4M*	Dusable Vault \$400K		Cole Hall Steam Line \$250K	Boiler Replace Phase II \$1.5M	Boiler Replace Phase II \$5M	
		Grant Vault \$750K		→ Steam Tunnel Phase I \$360K	→ Steam Tunnel Phase II \$360K	→ Steam Tunnel Phase III \$360K	→ Steam Tunnel Phase IV \$360K
Water				→ Water Main Phase I \$350K	→ Water Main Phase II \$350K	→ Water Main Phase III \$250K	
Electrical						→ Elec. Dist. Repair Phase IV \$1.3M	
Sewer				→ Sewer Main Rprs Phase I \$250K	→ Sewer Main Rprs Phase II \$500K	→ Sewer Main Rprs Phase III \$500K	→ Sewer Main Rprs Phase IV \$500K
Streets/ Parking	Parking Struct. Stairwells \$1.2M		Parking Structure Rprs Ph I \$250K		→ Parking Structure Rprs Ph II \$250K		→ Parking Lot Repairs \$350K
	Naperville Parking Ph I \$240K			→ Naperville Parking Ph II \$475K	→ Naperville Parking Phase III \$500K		→ Street Pavement Rprs \$350K
Totals (with prior slide)	\$7M	\$1.3M	\$5.2M	\$12M	\$14M	\$12M	\$10M

*Packaged under one Energy Improvement project

→ Indicates project slipping

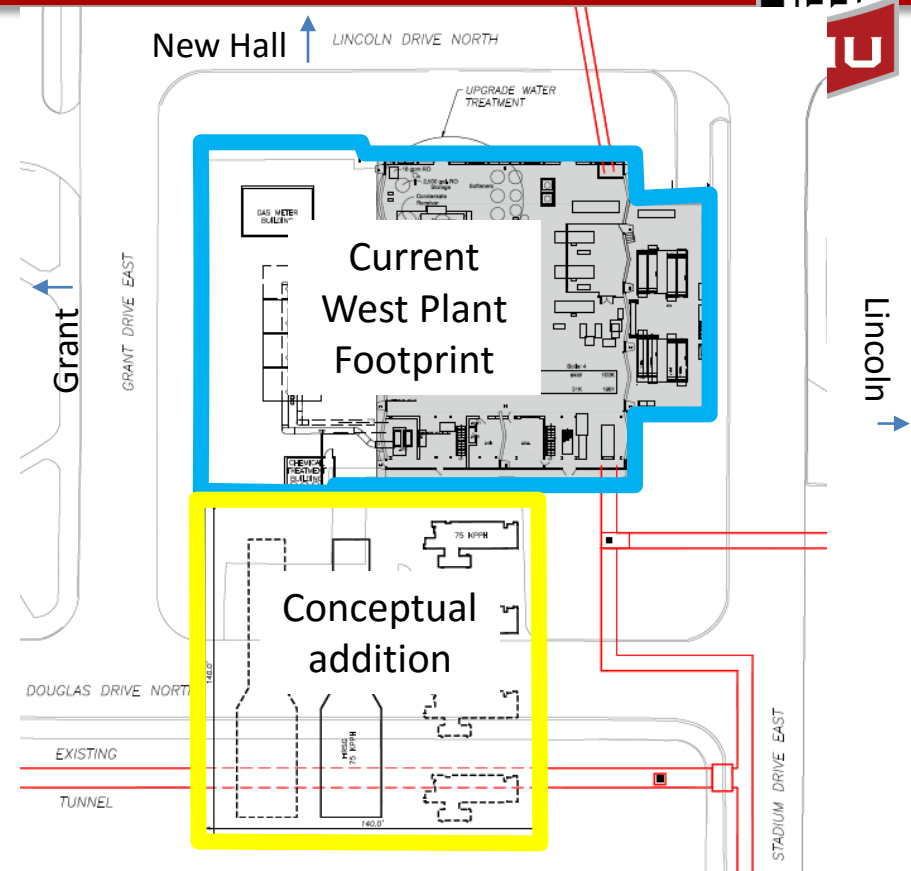
Indicates BOT approval

Dynamic/Living Plan – Not static

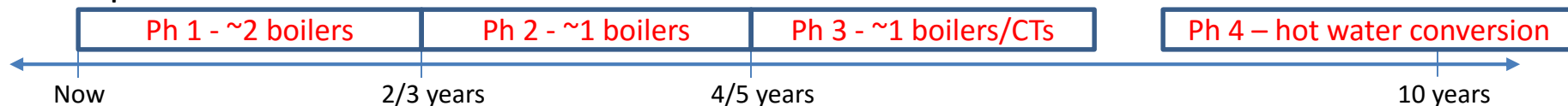
Boiler Replacements



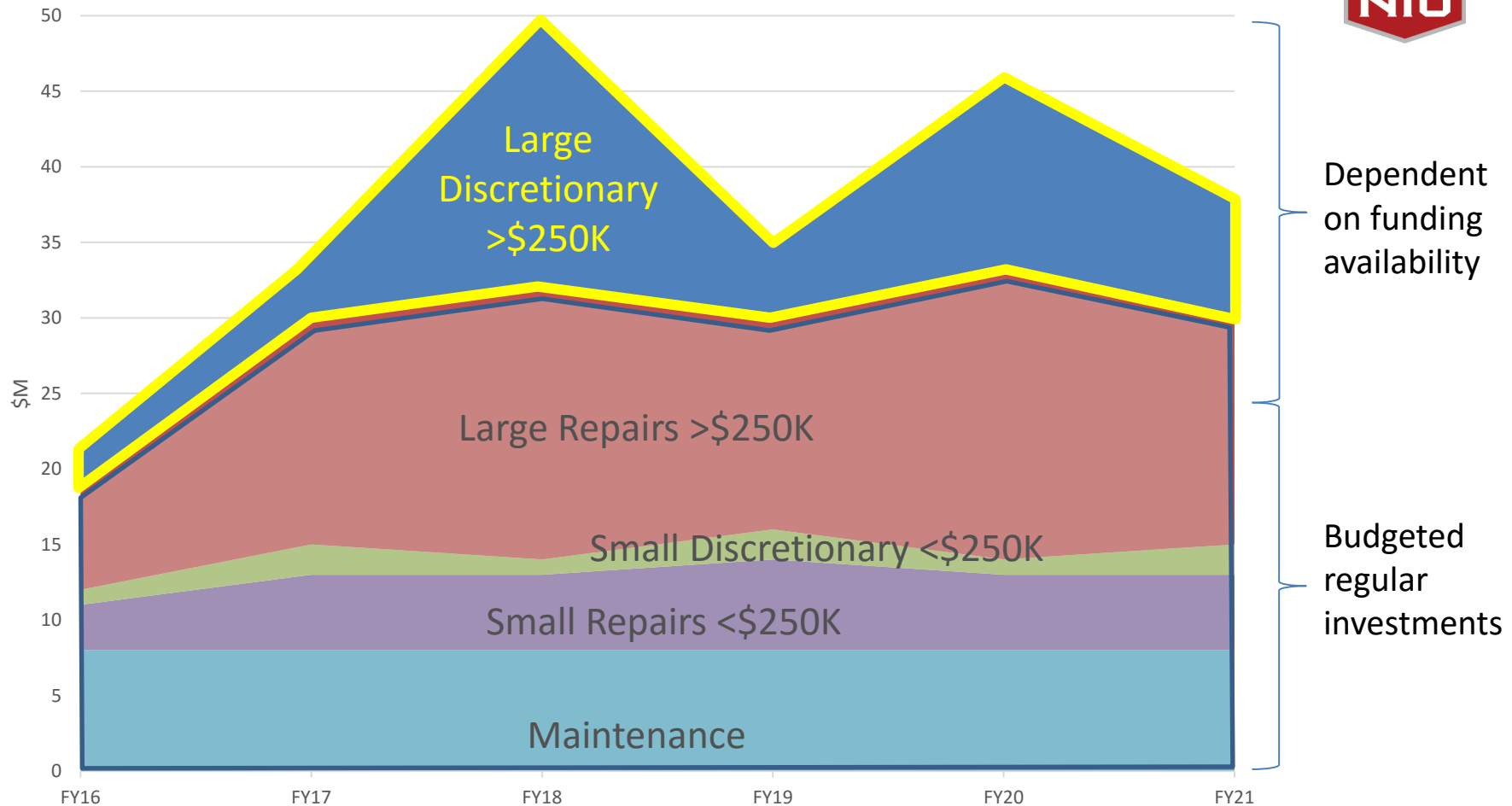
- Beginning acquisition process for design
 - Targeting Sep 2017 to begin design
- Phase 1 construction across FY18-20
- Phase 1 total estimate: \$15.8M (rounded to \$16M)
- Phases 1-3 may total \$30M



Conceptual timeline



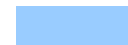
Large Discretionary Projects



Large Discretionary Projects



	FY17	FY18	FY19	FY20	FY21	FY22
HSC	Phase I Design ~\$2M	Ph I Renovation ~\$2M	Ph I Renovation ~\$16M	Phase II Design \$TBD	Ph II Renovation \$TBD	
Housing	Neptune Phase I Renovation ~\$2M	Neptune Phase I Renovation ~\$3.4M		Grant South Improvements Design \$TBD	Grant South Improvements \$TBD	Stevenson Design \$TBD
Infrastructure	Lucinda Realign Design	Lucinda Realign Const. \$440K		Entrance Monument Design \$TBD	Entrance Monument Const. \$TBD	
Instructional	Stevens Const. (State funding)	Stevens Outfitting (NIU funding)				
Athletics		Convo Center Video Board Design \$TBD	Convo Center Video Board Replace \$TBD			

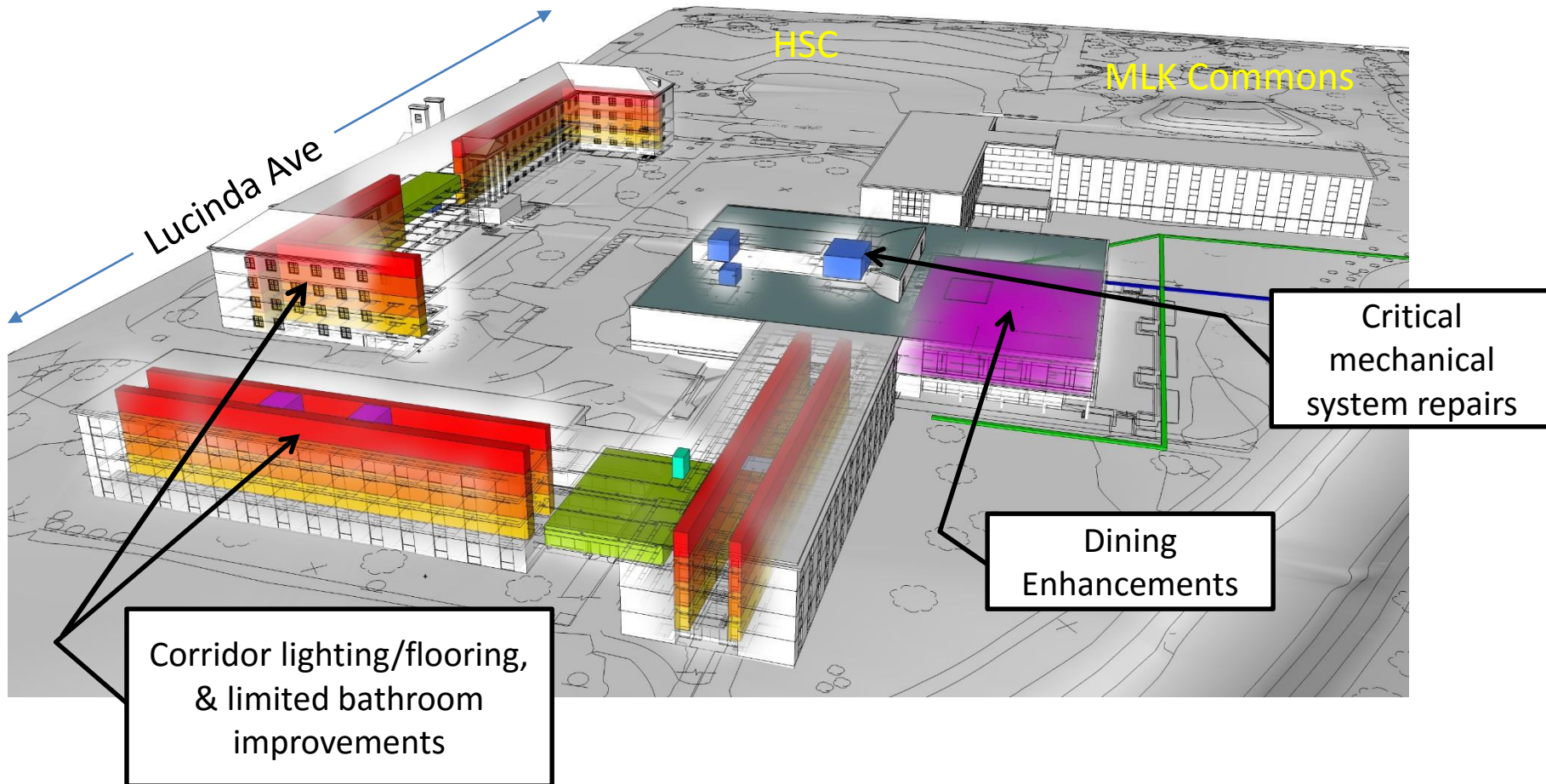
 Indicates BOT approval

Design Status



- HSC Renovation
 - Rough schedule
 - Design efforts: May - Nov 2017
 - Contract document preparation: Dec – May 2018
 - Estimated Construction period May 2018 – Aug 2019
- Neptune Renovation
 - Priority summer efforts
 - Dining area, mechanical system repairs, international student adjustments

Neptune Renovation Scope

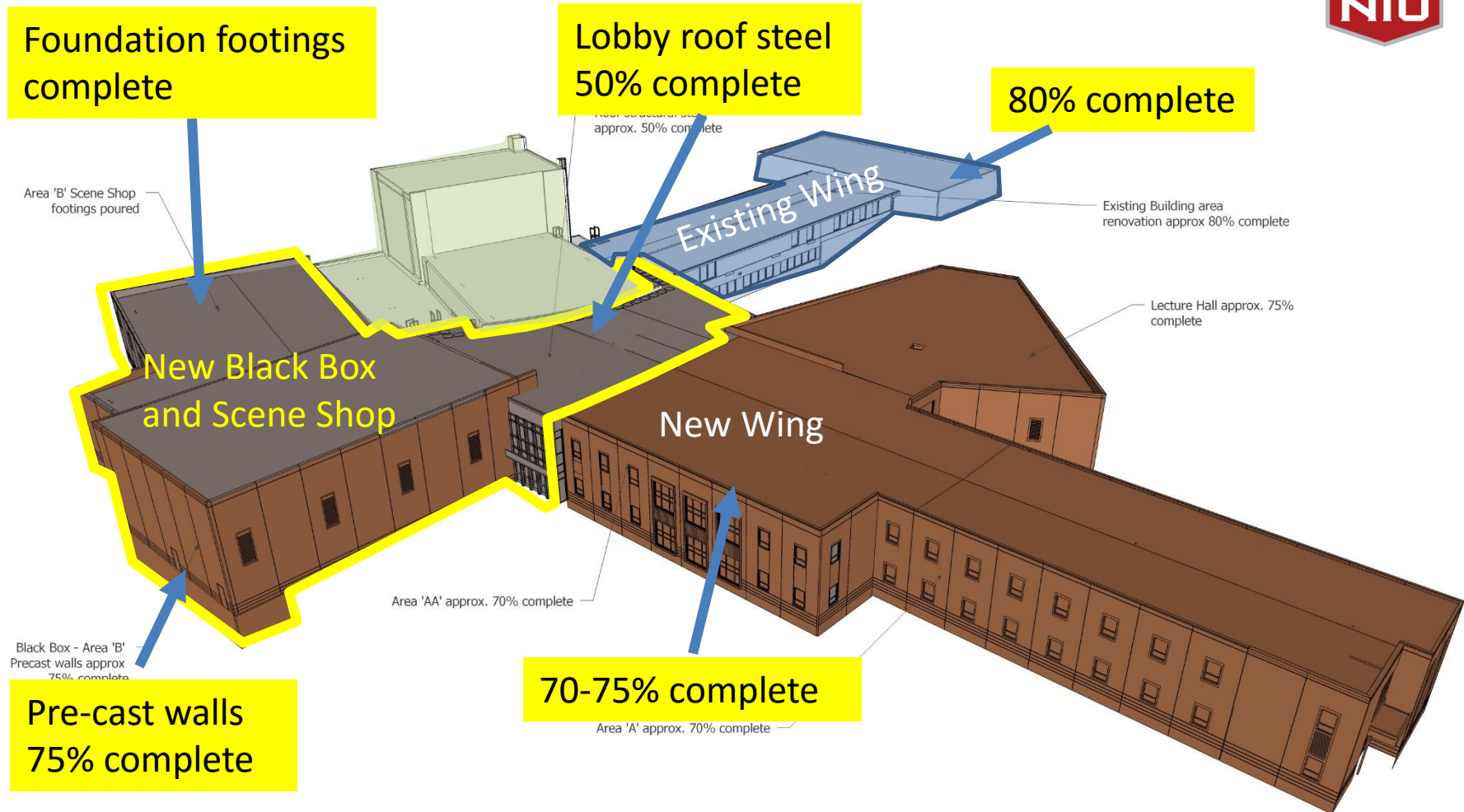


Stevens Construction



- Costs:
 - NIU-funded scope
 - Trying to limit costs (expect ~\$250K of \$500K authorization)
 - Move-in efforts
 - Minimal landscaping
 - Miscellaneous equipment/furnishings
 - Possible remaining project contingency funds
 - Intend to target theater repairs
 - Monitoring state reauthorization for FY18
- Timeline
 - Not ready for fall semester 2017
 - Studying phased occupancy over fall semester

Stevens Construction (status)



Semi-Annual Progress Report Summary

BOT Regs: Section VI. Subsection B.6.a.



- Status report on active projects >\$100K

- State (CDB) funded

- Planning

no projects

- Design

no projects

- Construction



\$37.3M

- NIU funded

- Planning



\$2.4M

- Design



\$28.3M of const. value
(\$25.5M discretionary)

- Construction



Spread over 3+ years

\$20.8M
(\$5.9M discretionary)