



**Northern Illinois
University**

Facility Updates

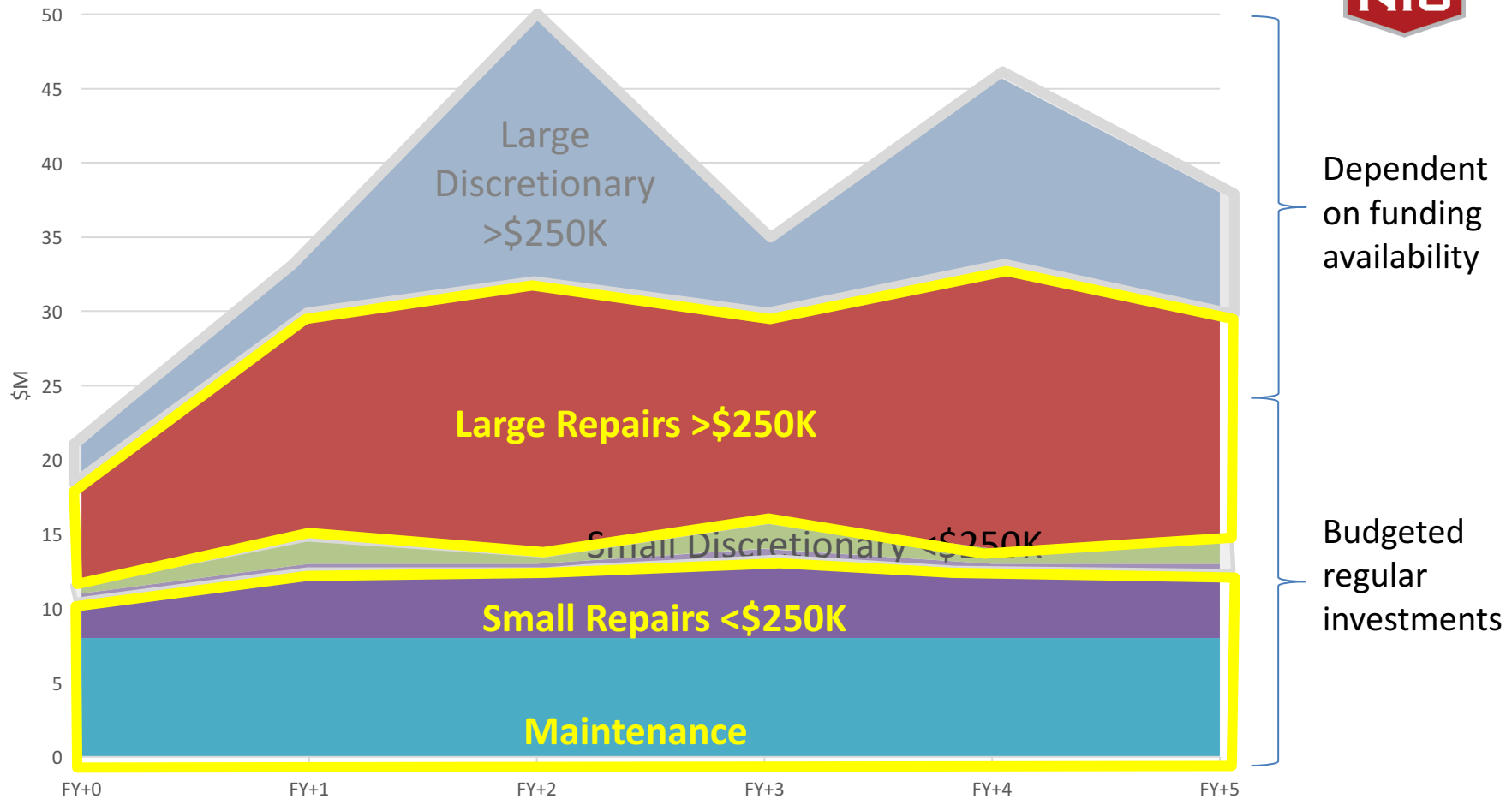
FFOC

Agenda



- Maint/Repair Investments
 - Multi-year project planning
 - Boiler/Steam Transformation
- Major Discretionary Investments
 - Multi-year project planning
 - HSC Renovation
 - Neptune Renovation
 - Stevens Construction

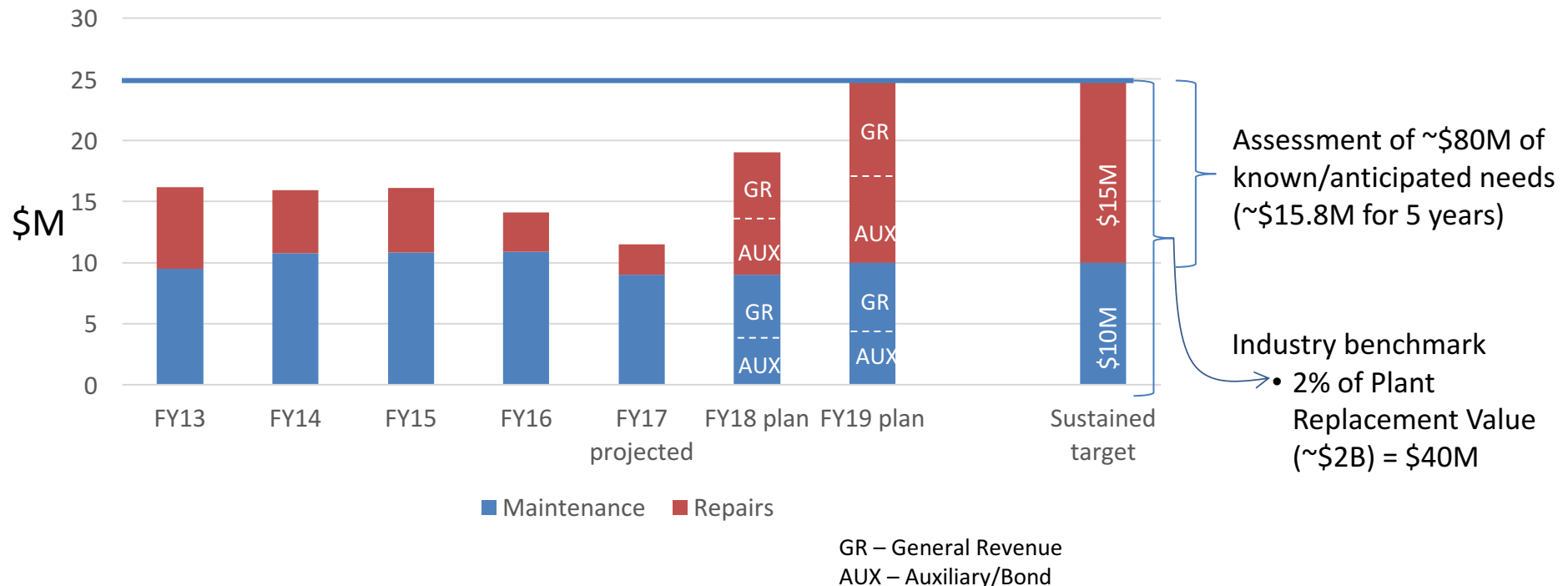
Maintenance/Repair Investments



Maintenance/Repair Investments



- Facility annual investment goals:
 - Maintenance ~\$10M
 - Major Repairs ~\$15M



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*		Monat Roof \$300K		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 change

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	\$7.3M	\$10M	\$14M	\$12M	\$10M

*Packaged under one Energy Improvement project

→ Indicates project change

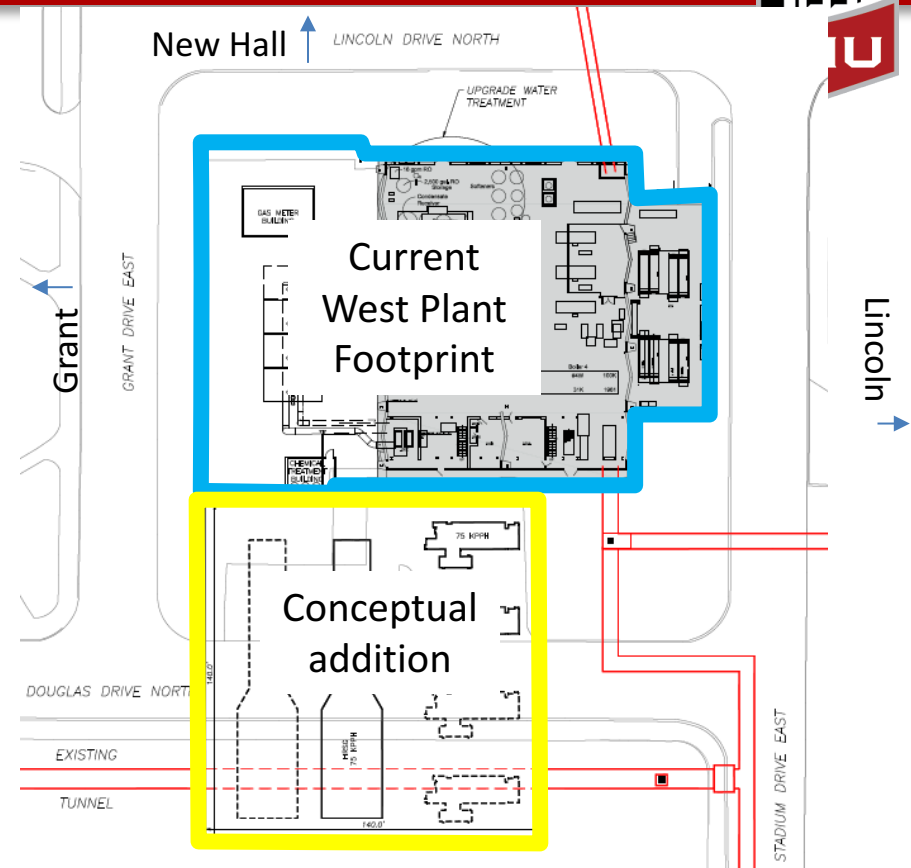
Indicates BOT approval

Dynamic/Living Plan – Not static

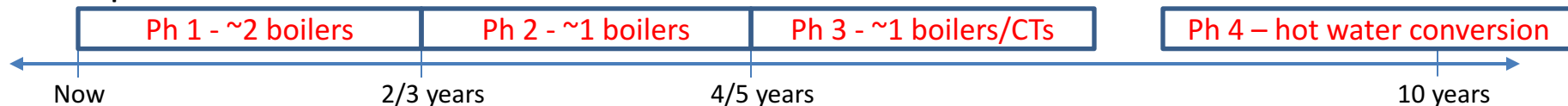
Boiler Replacements



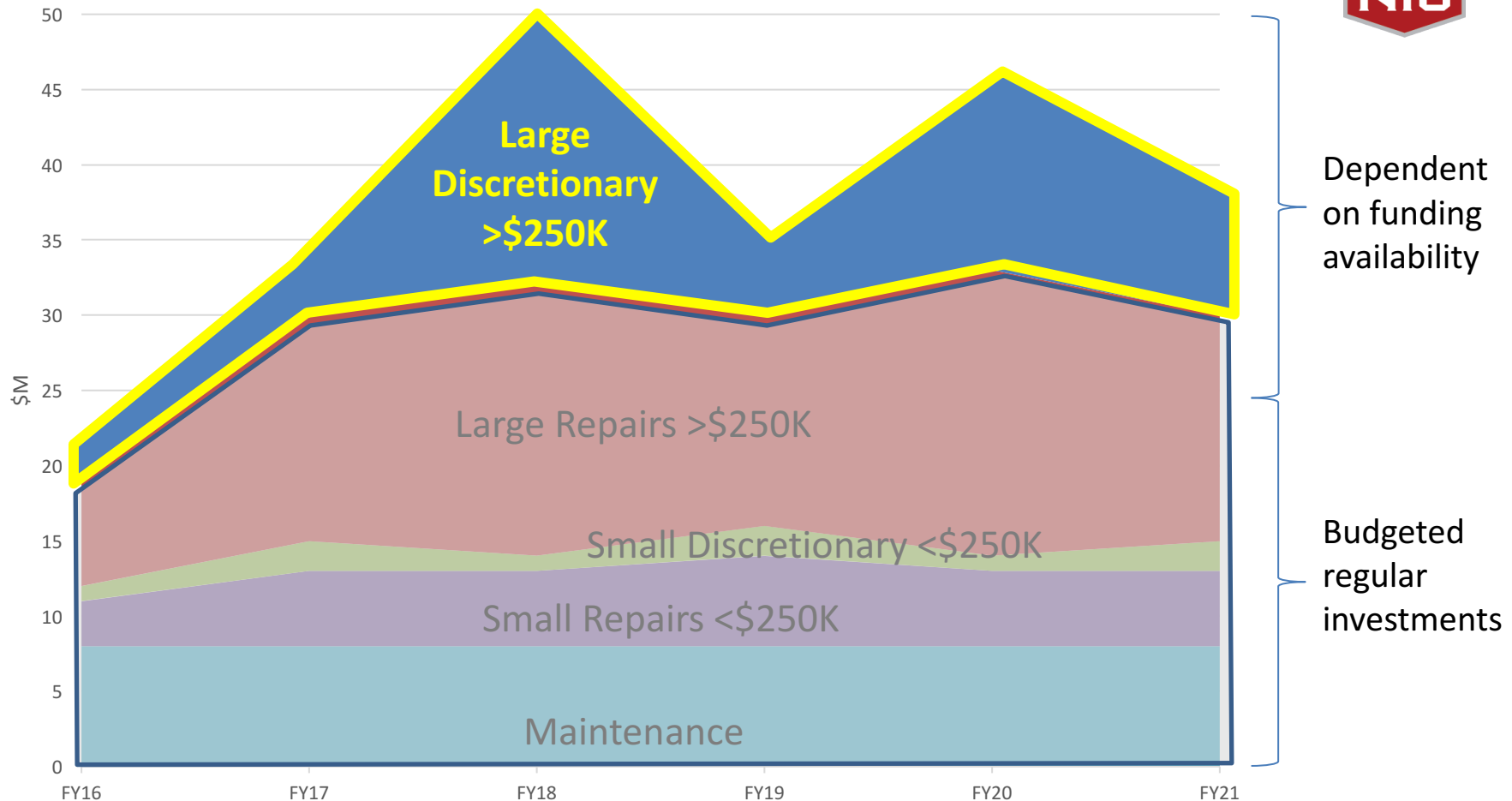
- Working acquisition process for design
 - Targeting Nov 2017 to begin design
- Phase 1 total estimate: \$16M
- Phases 1-3 may total \$30M



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

HSC Design Overview

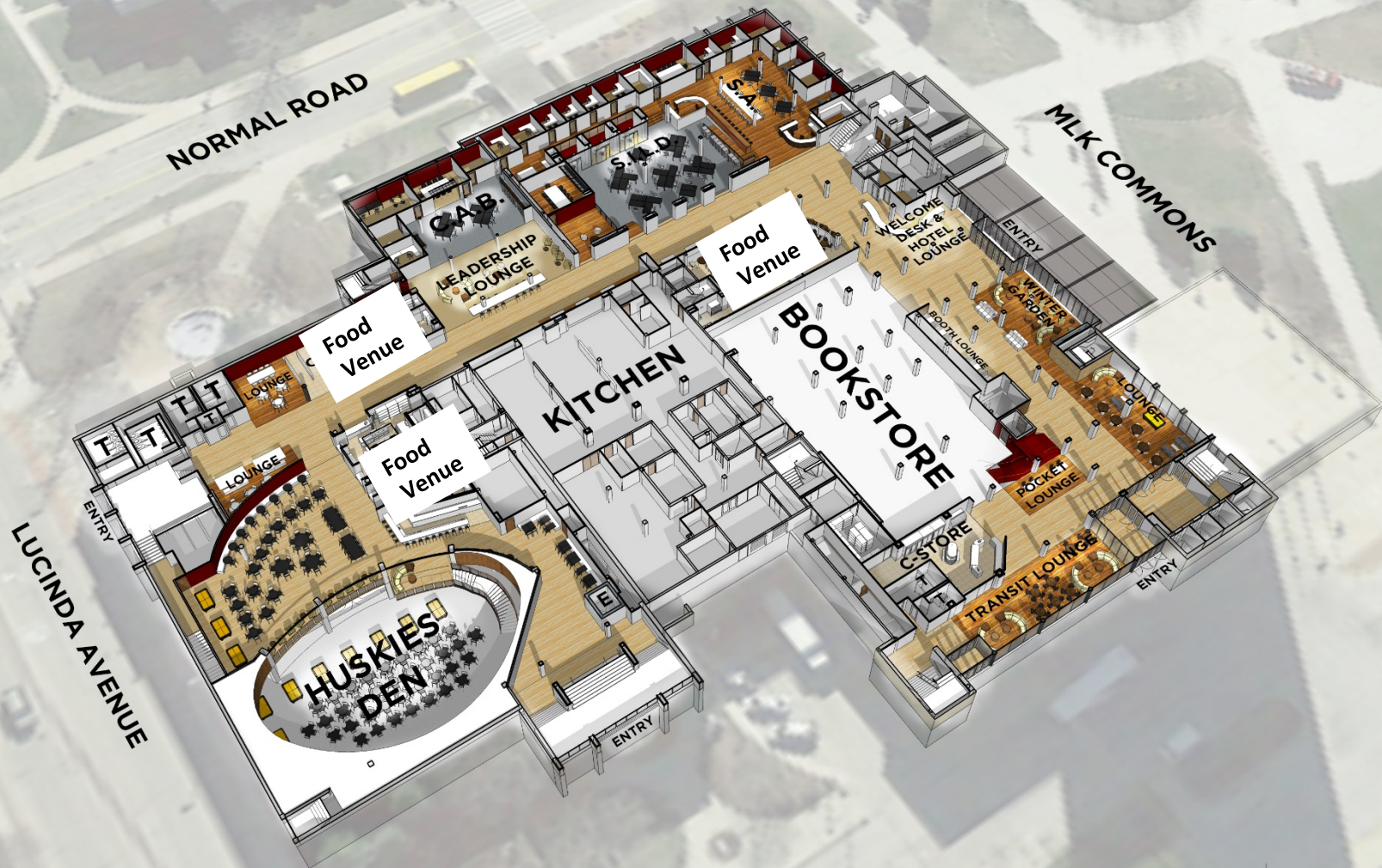


- HSC Renovation
 - Rough schedule
 - Design efforts: May - Nov 2017
 - Contract document preparation: Dec – May 2018
 - Estimated Construction period May 2018 – Aug 2019

HSC Design Overview



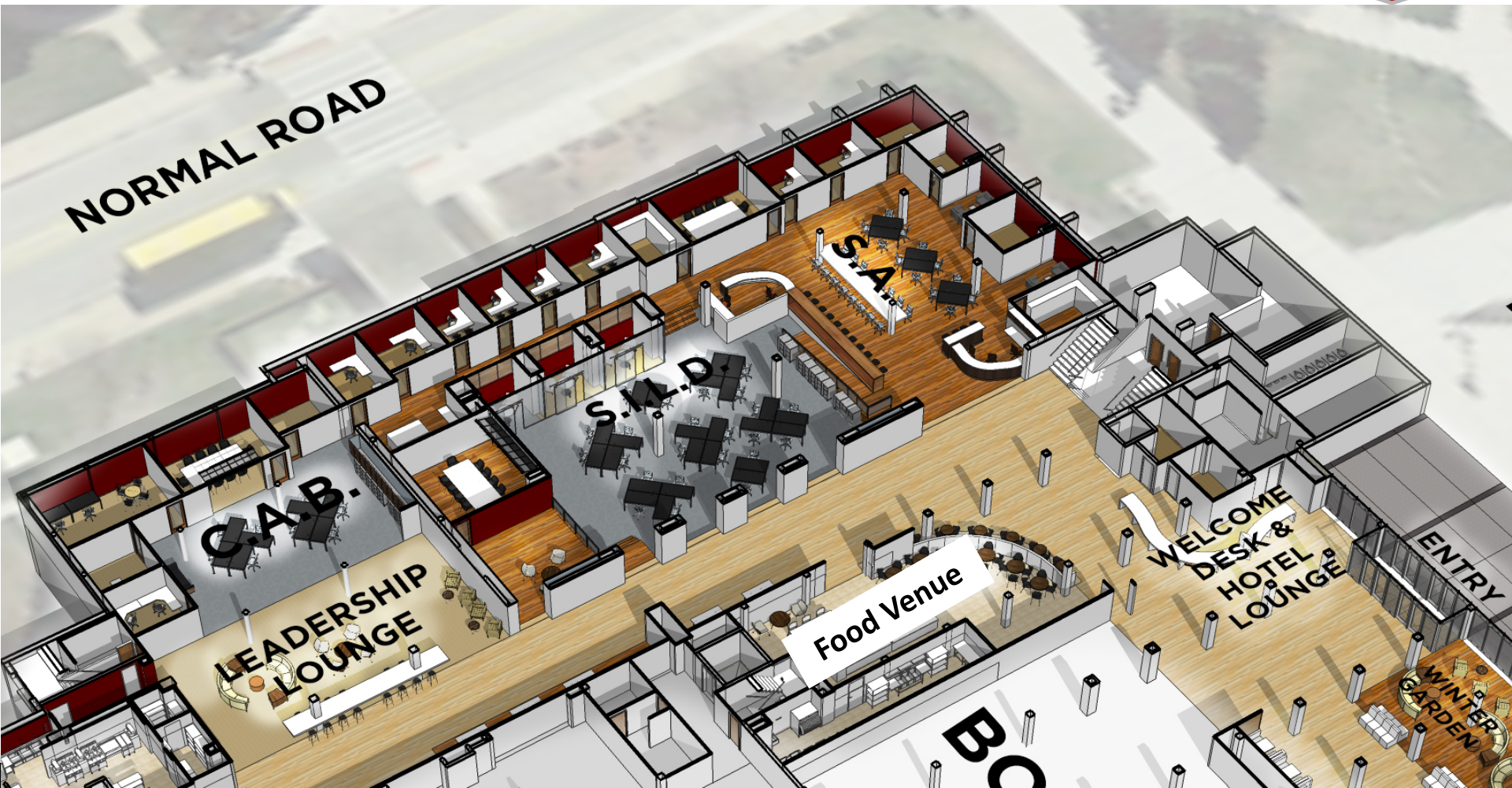
3D View: Proposed Ground Floor



HSC Design Overview



3D View: Proposed Student Leadership



HSC Design Overview



Proposed Site Plan



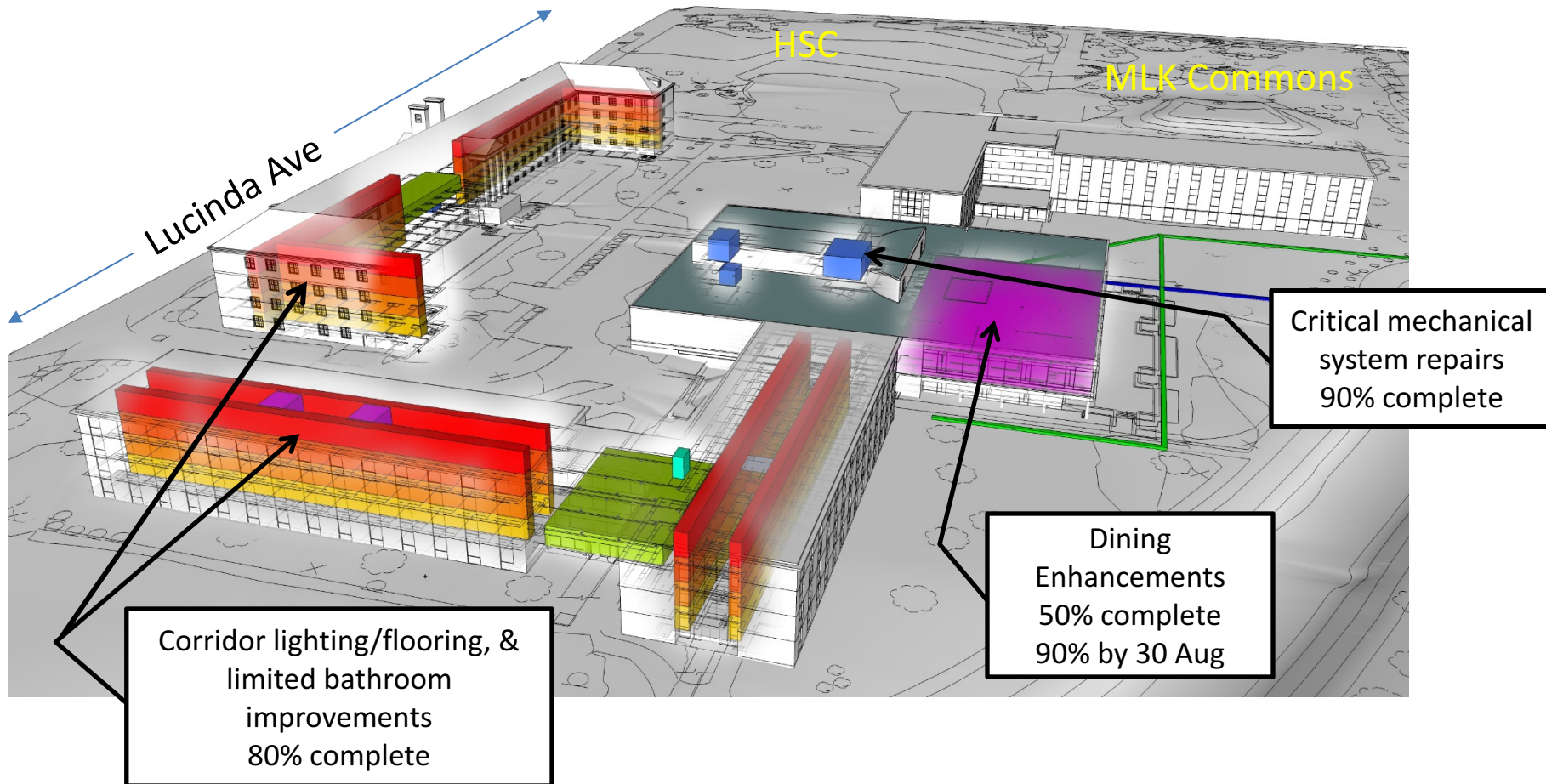
KEY

1. Entry Paving
2. Garden Plaza
3. Entry Plaza
4. Bike Racks
5. Revised Parking Layout
6. Terraced Lawn Seating

Neptune Renovation Status



Priority summer efforts

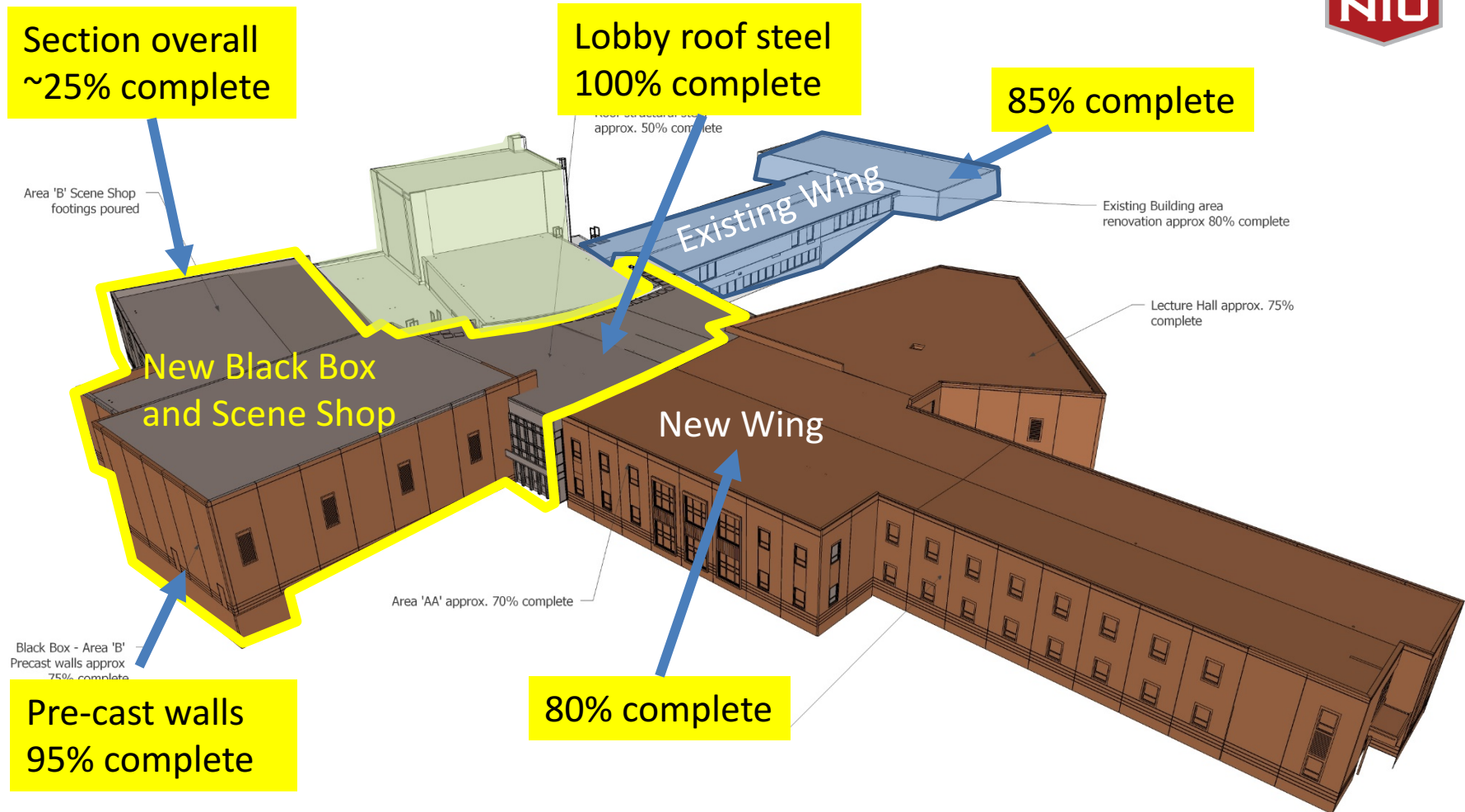


Stevens Construction



- Timeline
 - Work restarted 24 July
 - Target occupancy transition for Dec-Jan
- Costs:
 - NIU-funded scope
 - Trying to limit costs
 - Move-in efforts
 - Minimal landscaping
 - Miscellaneous equipment/furnishings
 - Possible remaining project contingency funds
 - Intend to target theater repairs

Stevens Construction (status)





Questions?

Back Up Slides



EXISTING PROGRAM PLAN FOR REFERENCE:

[illegible]

IBHE Project Submission



- Capital Projects
 - Limited ability to change priority without consequences
 - Same priority listing as FY18 submission with two new adds on bottom
 - Still Hall Renovation
 - Still Gym Renovation
 - Program has not been active since 2010
- Capital Renewal Projects
 - Adjusted priorities to reflect major repair needs anticipated for FY19
 - Boiler/steam
 - Building envelopes
 - Water/sewer
 - Elevators
 - Classroom upgrades