

ACTION ITEM I. C.: APPROVAL OF PRELIMINARY FY2025 OPERATING & CAPITAL BUDGETS REQUEST

Introduction

The Northeastern Illinois University Board of Trustees is asked to approve the University operating budget request that represents spending plans for the fiscal year beginning on July 1, 2024 and ending on June 30, 2025.

This FY2025 Unrestricted Operating Budget request presented to the Board of Trustees acknowledges the current financial constraints in the State of Illinois, as well as recent enrollment trends and actions taken to impact student recruitment. This budget is intended to advance the strategic goals developed by the University community and endorsed by the Board. This budget request includes funding for new and continuing items that address the strategic initiatives identified by the University community and support our Strategic Goals and Action Steps.

The University continues to incorporate strategic planning and shared governance into budget development. The University Planning and Budget Council (UPBC) is the Board-recognized governance body for providing input and counsel to the University administration in the planning, development, and implementation of the University budget. The UPBC has two elected representatives from each of the academic colleges, one faculty member from the Library, the current NEIU faculty representative on the IBHE Faculty Advisory Council, two representatives from the Administrative and Professional Council, two from the Civil Service Council, two students appointed by the Student Government Association, and one dean chosen by the Provost's Deans Council. A UPBC chair having a three-year appointment is selected. Also, the University President, the Vice President for Finance and Administration, and the Executive Director of University Budgets are ex-officio members.

This FY2025 request budget reflects the important work of the UPBC. Given the transitional nature of FY2024, UPBC was not given a specific focus or directive but provided an important oversight and review function of the budget planning process. This budget reflects the results of the UPBC's feedback, as well as strategic initiatives previously identified by the UPBC and/or the University community but not previously funded.

Overview of Operating and Capital Budget Requests

The budget requests brought before the Northeastern Illinois University Board of Trustees and summarized in this report are FY2025 requests, for the year beginning July 1, 2024 and ending June 30, 2025

The FY2025 Unrestricted Operating Budget request is based upon the FY2024 Unrestricted Operating Budget for the University and the University's budget requests for new funding for FY2024. Included in the Unrestricted Operating Budget are State-appropriated funds and the University Income Fund, which is established by State statute to account for student tuition and certain fee revenue. The total of State appropriations and University Income Fund revenues represents the University's Unrestricted Operating Budget. Developing the Unrestricted Operating Budget request requires a balance between the new and ongoing financial needs of the University and a reasonable expectation of support from the State of Illinois and our students.

In the prior year (FY2024) budget, the State appropriation comprises 47 percent of projected revenues, while tuition and other local revenues comprised 53 percent. For the FY2023 budget, state appropriation comprised 44.4% of projected revenues and 39% of the FY2022 budget. This growing share of revenue due to state appropriation reflects both the state's historic support for higher education but also a decline in tuition revenue and the expiration of pandemic funding within the Unrestricted Operating Budget.

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This budget request includes moderate funding requests for salary and cost increases, and the strategic planning initiatives reviewed by the University Planning and Budget Council. These are the University’s highest priorities. The total of State appropriations and University Income Fund revenues represents the Unrestricted Operating Budget request that requires Board of Trustees approval and will be sent, following approval, to the Illinois Board of Higher Education for consideration.

The following summarizes the budget information provided in this report.

FY2025 Budget Development Schedule Table 1 provides a schedule of the budget development process. The Board of Trustees receives the initial FY2025 budget request in September, 2023, and the Board is scheduled to take action on the University’s FY2025 preliminary Operating Budget in June, 2024 and on the FY2025 final Operating Budget in September, 2024.

Operations The University’s Unrestricted Operating Budget request for FY2025 is summarized in Table 2 and additional information supporting the request is provided in this report. Table 3 summarizes the requests for salary and cost increases. Table 4 summarizes the recommended priority strategic planning initiatives for FY2025. These represent the highest University priorities identified through collaboration with the University Planning and Budget Council, the Board and the University community.

Capital Improvements Table 5 summarizes the FY2025 requests for capital improvements. Capital requests are discussed in the two broad categories used by the Illinois Board of Higher Education to classify state-funded projects – Regular Capital projects and Capital Renewal projects. Regular Capital projects include requests for new construction or significant remodeling or renovation. These projects typically provide new space or provide a significantly different use for remodeled space. Capital Renewal projects are of a lesser scope than Regular Capital projects. They include the remodeling or renovation of space, infrastructure renewal, and improvement projects that address deferred maintenance.

The capital requests were developed using the FY2022 cost factors provided by the Illinois Capital Development Board. The Illinois Board of Higher Education and the Capital Development Board recognize the differences in construction costs among the various locales in Illinois, most notably Chicago. The two boards approved higher construction cost standards for certain areas of the state where labor and material costs are significantly greater than other areas of the state. As a result, for Northeastern, higher and more accurate cost figures are used to develop the capital requests.

Table 1
FY2025 BUDGET DEVELOPMENT SCHEDULE
FY2025 begins on July 1, 2024 and ends on June 30, 2025
(Development schedule is subject to change)

September 2023	Discussion and approval of the preliminary FY2025 operating and capital budget requests by NEIU Board of Trustees
September 2023	NEIU Board Finance Committee review and recommendation on FY2025 tuition and fee rates
September 2023	NEIU Board action on FY2025 tuition and fee rates
January 2024	Illinois Board of Higher Education action on FY2025 higher education operations, grants, and capital improvements recommendations

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February 2024	Governor's FY2025 Budget Address
May 2024	General Assembly's action on FY2025 appropriations
June 2024	Governor's action on FY2025 appropriations NEIU Board of Trustees' action on preliminary FY2025 University Operating Budget
September 2024	NEIU Board of Trustees' action on final detailed FY2025 University Operating Budget

STRATEGIC GOALS

The University has identified six strategic goals that guide the budget planning process and implementation.

Strategic Goal One – Student Success

Advance student success from recruitment through graduation by engaging all members of the Northeastern community.

Strategic Goal Two – Academic Excellence and Innovation

Implement and support curricular and pedagogical best practices aligned with the mission of the institution, student needs, the standards of the disciplines, and career and civic engagement opportunities.

Strategic Goal Three – Urban Leadership

Build upon Northeastern's tradition of community partnership and engagement by collaborating with educational, social service, governmental, philanthropic, and business organizations in Chicago and the region.

Strategic Goal Four – Exemplary Faculty and Staff

Invest in and support faculty and staff to foster a nationally recognized urban university and create a thriving work environment that makes Northeastern an employer of choice.

Strategic Goal Five – Enhanced University Operations

Improve operating efficiencies, physical and technological infrastructure and systems, and environmental sustainability in order to provide a supportive learning, teaching and working environment.

Strategic Goal Six – Fiscal Strength

Enhance Northeastern's financial position by diversifying revenue sources and by strengthening institutional relationships with donors, public and private entities, and alumni.

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These were the former president's FY22 Strategic Priorities developed with the cabinet in alignment with the Illinois Board of Higher Education's new strategic plan.

Equity

Recruitment: Advance outreach and recruitment to reinforce NEIU as a diverse, inclusive "university of choice" for Latina/o/x, African Americans and other students from underserved backgrounds.

Retention: Develop and advance best practices for academic and social support structures that enhance student success and retention.

Sustainability

Fundraising: Increase affordability of and access to NEIU students by leveraging public and private philanthropy, partnerships and shared fiscal responsibility.

Growth

Graduation: Increase placement of NEIU graduates in high demand positions to diversify the workforce and address historical inequities. (education initiatives) (career education, inclusive talent development, innovations and job creation)

FY2025 OPERATING REQUEST

Developing the FY2025 Unrestricted Operating Budget request requires that the University reach a balance between the new and ongoing financial needs of the University and a reasonable expectation of support from the State of Illinois and our students. This budget includes modest funding requests for salary increases and selected strategic initiatives reviewed by the University Planning and Budget Council, suggested by the BOT and/or the University community.

The University also recognizes the need for adequate state funding to support instructional and support programs. Over the past few years, nearly all University departments have had their available spending reduced or held level to support faculty and staff salaries and unavoidable cost increases.

The University Unrestricted Operating Budget request for FY2025 totals 89,918,000, an increase of 5,223,000, or 6.2% percent, above the FY2024 Unrestricted Operating Budget. The FY2025 Unrestricted Operating Budget request includes salary and cost increases totaling \$3,158,000, and requests of \$2,065,000 for priority strategic planning initiatives. Table 2 summarizes the Unrestricted Operating Budget request.

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Table 2
FY2025 OPERATING BUDGET REQUEST
STATE APPROPRIATIONS AND UNIVERSITY INCOME FUNDS

(in thousands of dollars)

Base (FY2024 Budget)	\$	84,700.0
Projected Salary and Cost Increases		3,158.0
Strategic Program Initiatives		2,065.0
FY2025 Operating Budget Request	\$	89,923.0
Dollar Change From Previous Year		5,223.0
Percent Change From Previous Year		6.2%

Salary and Cost Increases

The request includes salary increases so that employee salaries remain competitive with market rates. The requests are summarized in Table 3 and include an estimated general salary increase of \$2,007,500 or 3.0 percent. The estimated increase is based on the University’s current collective bargaining agreements with a similar increase for non-negotiated staff and any outstanding labor contracts; as well as increases related to faculty promotion and addressing overall equity and compression of salaries.

The request also includes salaries that are currently being supported by a special board allocation via the NEIU for You program that is scheduled to expire at the end of FY2024. This expiration will require \$592,000 in personnel costs to be reincorporated into the operating budget.

Non-salary cost increases reflect a 3.1 percent increase based on the 2023 Higher Education Price Index Preliminary forecast (HEPI). This is the most recent data available.

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**Table 3
 FY2025 OPERATING BUDGET REQUEST
 SALARY AND COST INCREASES**

(in thousands of dollars)	<u>FY2024 Base</u>	<u>FY2025 Increase</u>	
		<u>Amount</u>	<u>Percent</u>
Salary Increases	\$ 66,917.2	\$ 2,007.5	3%
Cost Returning to Operating Budget		\$ 592.0	3.0
Social Security/Medicare	943.2	36.6	3.9
Utilities			
Electricity	2,101.1	65.1	3.1
Natural Gas/Propane	447.5	13.9	3.1
Water/Sewer	123.4	3.8	3.1
Subtotal	<u>2,672.0</u>	<u>82.8</u>	
Library Books and Materials	384.4	11.9	3.1
All Other Operating Costs	13,778.2	427.1	3.1
Total	<u>\$ 84,695.0</u>	<u>\$ 3,158.0</u>	<u>3.7%</u>

Notes:

Increase amount does *not* include strategic priorities in Table 4

Other operating costs include such items as maintenance and service contracts, equipment for instructional and support programs, and general supplies.

Compensation increases are required by collective bargaining agreements and provided to non-negotiated employees.

Cost increases except for compensation are based upon the Higher Education Price Index (HEPI), most recent available data for existing inflation.

Costs returning to the operating budget represent costs that are currently supported through a special board appropriation. The current salaries are adjusted for the expected inflation while also increasing the Social Security and Medicare related expenses.

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Strategic Planning Initiatives - Integrating Strategic Planning Into Budget Development

The budget recommendations presented to the Board again include the recommendations and priorities first identified and endorsed by the UPBC in FY22. The vice presidents submitted to the UPBC projects for their areas and outlined their proposed work plans for meeting those priorities. The UPBC then reviewed and discussed the project requests.

To support those recommendations, \$2,065,000 is included in this FY2024 operating budget request. This includes strategic planning initiatives totaling \$1,250,000, along with \$815,000 in unfunded initiatives from prior years. Table 4 presents an overview of the strategic planning initiatives included in the FY2025 budget request.

**Table 4
 FISCAL YEAR 2025
 STRATEGIC PLANNING INITIATIVES**

<u>Student Success</u>	\$	350,000
NEIU Sports exploratory committee ¹		200,000
Online Center to support online certificates and programs		150,000
<u>Urban Leadership</u>	\$	50,000
Recruitment of public-sector cohorts ¹		50,000
<u>Academic Excellence and Innovation</u>	\$	1,325,000
Open Educational Resources ²		75,000
Nursing Simulation Lab ³		1,250,000
<u>Exemplary Faculty and Staff</u>	\$	50,000
Faculty Speakers Bureau ¹		50,000
<u>Fiscal Strength</u>	\$	290,000
Capital Campaign Support Personnel (2)		240,000
Alumni Relations Coordinator ²		50,000
Total	\$	2,065,000

Notes:

- 1 Endorsed by UPBC during the current fiscal year planning process
- 2 Prior year initiatives not yet funded or completed
- 3 Pending review & endorsement by UPBC

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Strategic Planning Initiatives

NEIU Sports Exploratory Committee: In collaboration with the proposal initiated by Student Government Association, prepare an exploratory study around the potential to bring intercollegiate athletics to Northeastern Illinois University.

Online Center: Create a centralized unit to coordinate and standardize the development of online certificate and degree programs.

Recruitment of Public Sector Employees: Local public sector employees may have an education benefit (tuition reimbursement) to pursue relevant degrees. Proposal suggests creating degree programs to attract and serve them, but we may already have several relevant degrees. Cohort and/or contract course model also suggested as a possible avenue.

Open Educational Resources: Fund program to incentivize faculty to use/create open educational resources (OER) to decrease student textbook costs.

Nursing Simulation Lab: Purchase necessary equipment and supplies for the development of the nursing simulation lab. Completion of the lab is an important milestone in moving the new nursing program forward for assessment and approval.

Faculty Speakers Bureau: Faculty experts speaking to the community through various off-campus venues could raise our visibility to potential students. Creating and marketing a database of speakers, stipends for faculty participation.

Capital Campaign Support Personnel: Support two new positions in Institutional Advancement, a major gift officer and a prospect researcher and include operational funds for each position to increase fundraising capability to maximize NEIU's capacity for donor outreach.

Alumni Relations Coordinator: Hire Alumni Communications Manager to enhance Alumni Relations Office program offerings and to oversee the revenue-generating membership program, and to manage daily office tasks.

TUITION AND FEES

Timing the formal request for the approval of tuition and fee rates involves balancing the informational needs of students and parents to ensure they are fully informed of college cost when making enrollment decisions and the ability of the University to consider the available state funding. In November 2022, the Northeastern Board of Trustees adopted tuition and fee rates for FY2024, the academic year beginning with the Fall of 2023 semester. The tuition and fee recommendations for FY2025 will be brought to the Board Finance Committee for discussion in September 2023, and to the Board for action at the October 2023 meeting.

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CAPITAL IMPROVEMENTS

Table 5 summarizes capital improvement requests for FY2025. Requested capital projects total \$576,053,300, with \$480,309,500 in Regular Capital projects and \$95,743,800 in Capital Renewal projects. The requests also include a priority number for each project, as requested by the Illinois Board of Higher Education.

**Table 5
 FISCAL YEAR 2025 REQUEST
 CAPITAL APPROPRIATIONS**

(in thousands of dollars)		Estimated Project Cost
REGULAR CAPITAL PROJECTS	\$	480,309.5
Education Building, furniture, fixtures & equipment	1	14,018.0
PE Complex, Pool Leak Repair	2	6,000.0
Mixed use facility	3	82,130.7
Science Building, planning	4	17,938.9
Science Building, construction	5	229,064.8
Science Building, furniture, fixtures equipment	6	25,837.0
Lech Walesa Hall, remodeling	7	30,531.0
Ronald Williams Library renovation	8	74,789.2
CAPITAL RENEWAL PROJECTS	\$	95,743.8
Campus Roof Replacement	1	17,564.5
ADA Restrooms	2	5,530.7
Parking lot D replacement	3	2,765.6
Masonry and Building Envelope, replacements	4	16,592.6
Building D and E exterior window wall, replacement	5	5,800.5
Five science lab renovations	6	8,668.6
Fume hoods	7	1,941.3
Asbestos Abatement	8	5,530.7
Lower Level Egress and Fire Separation	9	13,826.7
One Stop Shop	10	17,522.7
TOTAL CAPITAL REQUESTS	\$	576,053.3

Note: All projects reflect FY2025 Capital Development Board cost guidelines.

A brief description of each project follows. The projected cost of all projects reflects the FY2022 Illinois Capital Development Board cost guidelines for FY2022 budget preparation.

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A. Regular Capital Projects

2025-1 Education Building, Furniture, Fixtures & Equipment - \$14,018,000

This request is for funds to provide moveable equipment in the new Education Building, which is slated to be completed by September 2026. Equipment includes classroom and office furniture, computer laboratory equipment and furniture, and general supportive equipment for the academic departments and support services.

2025-2 Physical Education Complex, Pool Leak Repair - \$6,000,000

The 35-year-old concrete pool structure in the has started to demonstrate significant water loss of up to 5,000 gallons/day due to degraded waterproofing membrane inside the supply/drainage trench, leaking joints in the pool floor and cracks in the pool walls and gutter, other areas of localized tile substrate deterioration on the pool walls and freshwater mortar supply trenches in the pool floor. The concrete surfaces of the south pool deck, crawl space underneath, and in the mechanical room have evidence concrete and steel deterioration in a form of delaminated concrete, leaking cracks in the walls and underside of the pool deck, section loss at steel pipe drains and scuppers and corrosion of steel platform supports. Structural settlement observed at the west pool deck and cracks in the CMU walls have appeared. For the pool to remain serviceable, the aforementioned deteriorated items should be repaired by conventional repair methodologies executed by an experienced specialty concrete repair contractor and the structural settlement issues addressed.

The scope will also include replacing the outdated water filtration system and associated piping, roof leaks due to structural settlement, and repairs of the steel sump pump pit will require a specialty contractor depending on the repair approach.

2025-3 Mixed Use Facility – \$82,130,658

NEIU is landlocked. The recent addition of the Student Residence and the upcoming Education Building, and future New Science Building will displace Building J, the Grounds Maintenance building, and reallocate the site of parking lots H and J. A mixed-use facility is planned to house the Trades and Grounds departments and provide necessary parking.

The parking spaces that need to be added back into the site 950 spaces @ \$33,964 each. An additional \$6,531,525 is required for the mixed-used facility.

Construction Cost	\$38,797,259
CDB Funding @ 3%	<u>1,163,918</u>
Total Construction Cost	\$ 39,961,177
Escalation for 36 months*	<u>26,348,090*</u>
Escalated Construction Cost	\$ 66,309,267
Contingency @ 10%	<u>6,630,927</u>
Total Construction Cost	\$ 72,940,194
A/E Fee @ 12%	8,752,823
Reimbursable 5%	<u>437,641</u>
Total Project Budget	\$ 82,130,658

*Escalation is 17%

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2025-4 Science Building Planning - \$17,938,920
2025-5 Science Building Construction - \$229,064,787

This request is for planning funds through the preparation of bid documents for a new Science Building. Construction of a new Science Building is necessary to address the continuing growth, success, and pressing needs of the University. This project will permit Northeastern Illinois University to meet needs in the areas of teaching laboratory, student and faculty research laboratory, classroom and office space, along with improved overall space utilization on campus.

The current Science Building was constructed in 1972. It is a 3-story concrete frame, masonry veneer building. The major laboratories and other teaching spaces are located in the center of the building, with the offices located around the perimeter. Most of the offices are constructed in a unique double deck fashion with a group of offices located a half story up and down from the main circulation corridor. All of these offices are not, and cannot be modified to meet ADA accessibility requirements.

Since the building was constructed, the University enrollment has tripled, science teaching technology has changed, and laboratory health and safety procedures and building code regulations have changed. In 2004, the University initiated an effort to plan a modernization of the existing Science Building. The planning took approximately 15 months and was a collaborative effort between University administrators, science faculty, students, facilities management, and two architectural consultants, LCM and Burt, Hill. This process resulted in a plan to modernize the occupied Science Building in five phases over seven years.

The extensive phasing is necessary to keep as many laboratories available as possible during all phases and would be extraordinarily disruptive to the programs resident in the Science Building. Up to half of the labs in a given discipline would be undergoing modernization during each phase, so the phasing would require reduction in scheduled classes and their associated labs. In order to continue to have sufficient general classrooms available to support a minimal science teaching program, portable temporary buildings would also have to be rented to house the classrooms and offices that would be displaced during each phase.

In 2007, this multi-phased modernization of the building and associated costs was estimated to cost \$42.2 million. This was projected to be \$6.9 million more than if the building was completely vacated and remodeled in a single phase. The resulting modernized Science Building would not have any significant expansion, the labs would be half the size of the current recognized lab standard size, and the offices would still be inaccessible to handicapped persons.

Due to the increased costs and time required to remodel the existing building in phases, a new Laboratory Building near the current Science Building was considered as an alternative to phased remodeling. This approach would provide larger new laboratories, a somewhat shorter construction period, increased classroom space as the current labs in the Science Building are converted to classrooms, and much less disruption of ongoing University Programs. A new lab building would of course be separated from the faculty offices and classrooms, and the faculty offices in the current Science Building would still be handicapped inaccessible. A new lab building location would need to be constructed on limited land close to the present Science Building. Construction in this area would disrupt other campus long-range plans and may not be the best use of limited real estate. A new laboratory building would cost an estimated \$39.8 million.

After looking closely at remodeling the existing Science Building, and the alternative of a separate Laboratory Building, a completely new building with classrooms, teaching labs, research labs and offices

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was decided to be the most cost and time efficient way to provide a state-of-the-art science building which would support not only current programs but future programs in an environment much more conducive to utilizing current and future pedagogies than the current outdated structure. A new science building would cost an estimated \$69.8 million.

Located in the city of Chicago with the most diverse student population in the Midwest, a new science building together with the new Education Building puts Northeastern in the forefront of providing a first-class educational environment for the 21st century. Northeastern Illinois University is uniquely positioned to continue to address the needs of elementary and secondary education by providing diverse and well-prepared new teachers and supporting the continuing educational needs of current teachers, in particular, those in the Chicago Public Schools. Providing and supporting teachers in the 21st century, however, calls for new pedagogies, state-of-the-art science labs and research labs to attract top quality faculty.

Northeastern is requesting funding for a new Science Building to enhance its ability to contribute to the State of Illinois in the training of new teachers and in providing professional development opportunities to current teachers. The University is a proven leader in successfully graduating Hispanics and Asians. Northeastern's programs exemplify success, diversity, innovation, service, growth, and results.

2025-6 Science Building Modernization, Equipment - \$25,837,000

This request is for funds to provide moveable equipment in the new Science Building, which are Capital Project requests 2020-6 and 2020-7. Equipment includes classroom and office furniture, wet and dry laboratory equipment and furniture, and general supportive equipment for the academic departments and support services.

2025-7 Lech Walesa Hall Remodeling (formerly Classroom Building) – \$30,531,027

This project is closely linked with the construction of the Education Building and will renew existing finishes, modernize H.V.A.C. and utility systems, replace fixed equipment, and remodel interior areas in response to programmatic changes in the Lech Walesa Hall since it was constructed in 1973. The project includes realigning administrative space throughout the building by consolidating various departmental offices. It also reconfigures the second-floor open computer laboratories, consolidates the University's computer center and support offices, and adds student meeting and group study places in support of a student-centered environment. The project also provides for replacing perimeter heating and cooling units; modifying lighting, electrical, and data distribution systems to support remodeling; and renews and replaces interior finishes and fixed equipment in classrooms, corridors, stairwells, and washrooms.

The departments and programs in the building have changed substantially since the building was first occupied, but the assignment and configuration of space have never been readjusted in a comprehensive manner. Over the years, most office spaces have been reassigned on the basis of existing partition configurations. However, departments and colleges have been reorganized, classrooms have integrated computers, and support space originally intended for audio-visual projection has become obsolete and pressed into use as office space. With the completion of the Building B Remodeling in September 2002 and CBM Building (formerly Building A) in September 2009, and the Education Building thereafter, a number of major departments, along with the College of Education and College of Business and Management, will vacate Lech Walesa Hall. This will be an opportune time to review space assignments and adjust partition layouts to better support the building functions.

Lech Walesa Hall is a 148,660 gross square foot four-story concrete frame building constructed in 1973. It has a brick exterior with vertical aluminum window wall panels, and all of the interior partitions are painted concrete masonry blocks. All of the building construction and systems are original with the exception of

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the roof, which was replaced in 1989. The building contains two large lecture halls that rise from the lower level to the first floor. The second and third floors have classrooms arranged around an atrium in the middle of the building with offices around the perimeter of the floor. The lower level and fourth floor are primarily office spaces.

In order to determine the specific changes related to the University's goals and program priorities in the Lech Walesa Hall, the University reviewed all current and mid-range academic program needs and the Facility Master Plan with architects Ross Barney and Jankowski in August 1999. This review recommended the following actions:

- a. Relocate faculty and staff offices from lower-level spaces to spaces at and above grade level, providing better environmental conditions for the occupants, and freeing up space in the lower levels of the buildings for much-needed additional storage space and auxiliary offices.
- b. Implement recommendations for classrooms from "Study of Teaching Space" completed in February 1994, prepared by Educational Consulting Services Ltd. The recommendations include expanding the current transmission mode of existing classrooms with other room types, including seminar rooms, case study rooms, electronic classrooms and methods rooms, as well as providing high-profile and universally accessible locations.
- c. Provide adequate consolidated offices for University Computing Services, Administrative Information Systems, Network and Distributed Services, and Telecommunications, which have been located, as space has allowed, in various locations throughout the Lech Walesa Hall.

Based on the above objectives, the amount of available space in the buildings, and their locations on campus, a tentative remodeling program was developed. This will be validated during the conceptual design phase.

The University's first open computer laboratory was located on the second floor in the atrium and was expanded into a number of classrooms. A portion of the laboratory was relocated into the remodeled Building B, the stations moved out of the classrooms, and the classroom functions were restored. All of the other 33 classrooms in the building will be refurbished with new fixed equipment and provisions made for the installation of multimedia teaching stations and notebook computer docking stations. Fixed seating and casework in the lecture halls will be replaced and fitted with provisions for computer docking. Floor and wall surfaces will also be refurbished in all of the corridors, two stairwells, and five men's and five women's washrooms along with new toilet fixtures and partitions. Lighting will be upgraded along with power and network distribution throughout the building.

The hot water and chilled water are provided to the building from a central plant. Interior spaces are served by a constant velocity air system, and the perimeter is served by induction terminal perimeter heating and cooling units. These induction units have been a major source of problems because the condensate pan in each unit is not connected to a drain system. The pans frequently overflow, resulting in water damage to the ceilings, walls, and the contents of the rooms. These units have been rebuilt numerous times and key components are no longer available. These units will be replaced and a drainage system for the condensate pans installed. Gross abatement of all floor tile and mastic containing asbestos will be completed. Asbestos abatement consists of the removal of the floor tile and mastic.

2025-8 Ronald Williams Library Renovation – \$74,789,181

The role of the academic library has dramatically evolved since the opening of the Ronald Williams Library in 1977. The Library in 2014 completed a master space plan to define its future trajectory. The planning

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process was conducted in conjunction with CannonDesign, a firm with extensive experience in space planning for academic libraries. The Strategic Plan for Library Services FY2012 Action Plan and the Association of College and Research Libraries Report on the Innovation Roundtable at Ronald Williams Library were foundational elements in the planning. The design team undertook an in-depth study of contemporary trends and initiatives at academic libraries across North America.

The master space plan addresses both necessary upgrades to building systems and finishes, as well as a reimagining of the existing spaces. An expansion of the Library facility is not needed in order to serve University needs. However, the amount of seating available is insufficient to serve the current student population, and these seats are primarily at traditional reading tables and study carrels, with minimal lounge, computer, and group study spaces. Currently, only 44% of available seats are adjacent to an electrical connection, limiting the functionality of more than half the seating, and leading to ad hoc furniture arrangements arising from a quest for electrical outlets. The Library hosts multiple external partner institutions and programs that enrich the learning environment but lead to a confusing multiplicity of reception desks and issues with way finding.

The master plan calls for a phased implementation on the first floor, and independent project pieces for the lower level and floors two through four, with particular budgets as follows:

1. Phase 1A: Outfitting the first floor with a new diversity of individual and collaborative furnishings, and providing an "Information Commons" of centrally located public computers.
2. Phase 1B – The renovation of current administrative services space into a new Library services area with new furniture, building systems, and furniture. Provision of a new printing area.
3. Phase 1C – Renovation of the southern half of the first floor, including demolishing of current reference desk. Provision of renovated building systems and finishes.
4. Lower Level – Construct a new seminar room, condense and combine the server room spaces, rearrange the Illinois Regional Archives Depository spaces, and install compact shelving.
5. Second floor – Renovate the existing technical services and ombuds space into an administrative suite, quiet study space, and a relocated ombuds office.
6. Third floor – Construct small meeting rooms adjacent to the Center for Teaching and Learning, provide 14 group collaboration spaces, add a library instruction room, several large group study spaces, and varied casual seating spaces.
7. Fourth floor – Convert or renovate existing space for TRIO Program and the Language Learning Lab. Renovate entire floor with building systems, finishes, and furniture.
8. General spaces and other – Refurbish restrooms, stairwells, main entry vestibule, and security systems (access control, security cameras), update audiovisual systems, and hazardous materials abatement.
9. This project is not dependent on any other projects.
10. This project is best accomplished during the University's winter break and it is estimated that construction would begin in Summer of 2025.

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September 21 2023

**ACTION ITEM I. C.: APPROVAL OF PRELIMINARY FY2025 OPERATING & CAPITAL BUDGETS
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11. Base costs* as of June, 2023:

Phase 1A	\$ 1,757,524
Phase 1B	\$ 3,936,842
Phase 1C	\$ 3,518,425
Lower Level	\$ 5,393,427
Second Floor	\$ 5,628,412
Third Floor	\$ 7,744,137
Fourth Floor	\$ 5,883,461
General spaces	\$ 2,835,864
CDB Funding @ 3.0%	<u>\$1,100,943</u>
Total Construction Cost	\$37,799,034
Escalation for 36 months**	<u>\$24,922,498</u>
Escalated Construction Cost	\$62,721,533
Contingency	<u>\$6,272,153</u>
Total Construction Cost	\$68,993,686
A/E Fee @ 8%	\$5,519,495
Reimbursable 5% & supervision	<u>\$276,000</u>
Total Project Budget	\$74,789,181

* Consultant estimates based on unit costs.

**Escalation is 17%

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B. Capital Renewal Projects

Remodeling E and F is needed to address deferred maintenance and programmatic needs. Building E has an HVAC system past its life cycle which supports its Auditorium, Accounts Payable, Media Services and Bookstore spaces. Abatement, HVAC, and ADA upgrades are necessary. Changes in space assignments are required to create a One Stop Shop to meet student needs. Current and growing programmatic needs cannot be met. A renovation is required to create a One Stop Shop to meet student needs. Building F requires an electrical upgrade.

2025-1 Roof Replacement – \$17,564,486

This project renews the building envelope and roof integrity and protects interior spaces for the University buildings listed below. The south portion of the PE Complex roof (over swimming pool area only) was repaired in late 2017; this request is for the remainder of the roof.

All buildings are experiencing an increase in roof leaks and moisture penetration through exterior walls. They are also exhibiting severe signs of distress. The university is proposing extensive repairs and renovations to address these concerns.

The specific work items (along with construction dates of roof):

- A. Building B (1989): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
- B. Building C (1989): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
(ii) Repairs to deteriorated exterior concrete overhang slabs and posts, which act as sunscreen.
- C. Building D (1987): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
- D. Building E (1987): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
- E. Building F (1987): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
- F. Building J (1992): (i) Roof replacement and all associated work (including flashing, coping, etc. as required).
- G. Library (1977): (i) Penthouse roof replacement and all associated work (including flashing, coping, etc. as required).
- H. PE Complex (1988): (i) Partial roof replacement and all associated work (including flashing, coping, etc. as required).
(ii) Replacement of deteriorated roof deck and insulation as required.
(iii) Repairs to exterior masonry walls repairs as required to prevent moisture penetration.

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2025-2 ADA Restrooms Renovations – \$5,530,684

Over the past 5 years, NEIU has constructed 7 new ADA restrooms across three locations. However, many of NEIU’s buildings were built in the 1970s. They have aging facilities that need renovation. All restrooms do not meet the same ADA compliances or comfort levels. The project would cover 11 ganged restrooms and 5 single-use restrooms.

2025-3 Parking Lot D Renovation - \$2,765,607

This project will renovate the deteriorating Parking Lot D (corner of Bryn Mawr and Access Road). This parking lot was last resurfaced in 1996 and holds 277 parking spots. There are currently wide cracks on over 50 percent of the surface. There are also significant amounts of severe depressions in wheel locations due to the inability of the substructure to support the wheel loads. Alligator cracking is evident in a few areas, most notably near the loading dock and the entrance to the parking lot. This parking was slated to be rebuilt in 2015.

Construction Cost	\$1,306,305
CDB Funding @ 3%	<u> \$39,189</u>
Sub-Total Construction Cost	\$1,345,494
Escalation for 36 months	<u> \$887,141</u>
Escalated Construction Cost	\$2,232,635
Contingency @ 10%	<u> \$223,264</u>
Total Construction Cost	\$2,455,899
A/E Fee @ 12%	\$294,708
Reimbursable @ 5%	<u> \$15,000</u>
Total Project Cost	<u>\$2,765,607</u>

2025-4 Masonry and Building Envelope, Replacements \$16,592,640

This project renews the masonry and building envelope, and protects interior spaces for multiple University buildings. All buildings are experiencing an increase in moisture penetration through exterior walls, and exhibiting severe signs of distress. The University proposes extensive repairs and renovations to address these concerns.

The university is proposing masonry repairs/replacement and exterior glazed curtainwalls repairs and/or replacements to address these concerns.

Construction Cost	\$7,837,830
CDB Funding @ 3%	<u> 235,135</u>
Total Construction Cost	\$8,072,965
Escalation for 36 months*	<u> 5,322,847</u>
Escalated Construction Cost	\$13,395,812
Contingency @ 10%	<u> 1,339,581</u>
Total Construction Cost	\$14,735,393
A/E Fee @ 12%	1,768,247
Reimbursable	<u> 89,000</u>
Total Project Budget	<u>\$ 16,592,640</u>

ACTION ITEM I. C.: APPROVAL OF PRELIMINARY FY2025 OPERATING & CAPITAL BUDGETS REQUEST

2025-5 Buildings D & E Exterior Window Wall Replacement – \$5,800,467

This project replaces 1,800 linear feet of the original window wall in Buildings D & E and adjacent enclosed cross corridors. These buildings are two of the original campus buildings constructed in 1961. The existing window wall is floor-to-ceiling single-glazed clear glass with sliding glass windows between mullions. Replacement of the window wall will significantly reduce energy costs.

The existing floor-to-ceiling window wall will be removed and replaced with a new window wall with a thermal break frame with operable windows, and a combination of low - E reflective glass and insulated panels. This work includes a total of 16,200 square feet of window wall around Buildings D and E and adjacent cross corridors to Buildings A, B, and F.

Base costs as of June 2023:

Remove existing window wall	\$ 114,000
New window wall 16,200 SF@ \$153.71/SF	2,490,152
Perimeter sealant, site restoration & misc.	<u>85,396</u>
Construction Cost	\$ 2,689,547
CDB funding @ 3.0%	80,686
Escalation for 39 months	<u>2,024,675</u>
Escalated Construction Cost	\$ 4,794,908
Contingency @ 10%	<u>479,491</u>
Total Construction Cost	\$ 5,274,399
A & E Fee @ 9.5%	179,733
Reimbursable & supervision	<u>38,500</u>
A & E Fee @ 9.5%	501,068
Reimbursable & supervision	<u>25,000</u>
Total Project Budget	\$ 5,800,467

2025-6 Five Science Lab Renovations - \$8,668,592

This project will renovate five existing science labs to minimally meet current needs for teaching, student, and faculty research laboratories. The current building has undergone only minor updating and renovation since construction in 1972. Science teaching technology has changed dramatically since the building was constructed, and laboratory health and safety procedures and building code regulations have changed. Lab renovations are needed to enhance our ability to educate new scientists.

Construction Cost	\$4,095,000
CDB Funding @ 3%	<u>\$122,850</u>
Sub-Total Construction Cost	\$4,217,850
Escalation Cost for 36 months	<u>\$2,781,007</u>
Escalated Construction Cost	\$6,998,857
Contingency @ 10%	<u>\$699,886</u>
Total Construction Cost	\$7,698,743
A/E Fee @ 12%	\$923,849
Reimbursable @ 5%	<u>\$46,000</u>
Total Project Cost	\$8,668,592

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2025-7 Fume Hoods - \$1,941,270

Bernard Brommel Hall (Science Building) was constructed in 1972 and has 39 fume hoods. The majority of the fume hoods are original to the building. This project provides a replacement of new energy-efficient fume hoods that will result in cost and energy savings. The fume hoods, fans, and connecting ductwork will have to be replaced to achieve energy efficiency and reliability.

Project base costs as of June 2023:

Construction Cost	39 fume hoods @ \$23,513 ea.	\$917,026
CDB funding @ 3.0%		<u>27,511</u>
Total Construction Cost		944,537
Escalation for 36 months**		<u>622,773</u>
Escalated Construction Cost		\$ 1,567,310
Contingency @ 10%		<u>156,731</u>
Total Construction Cost		\$ 1,724,041
A & E Fee @ 12%		206,885
Reimbursable & Supervision		<u>10,344</u>
Total Project Budget		<u><u>\$1,941,270</u></u>

2025-8 Asbestos Abatement - \$5,530,684

This project provides abatement of encapsulated asbestos material. Currently, safe non friable asbestos flooring material is removed when a renovation project occurs in the space. This project would make the removal of asbestos flooring and asbestos-containing materials a goal to be done at once. It would also provide the necessary new flooring and piping re-insulation.

Project base costs as of June 2023:

Construction Cost		\$2,612,610
CDB funding @ 3.0%		<u>78,378</u>
Total Construction Cost		2,690,988
Escalation for 36 months**		<u>1,774,282</u>
Escalated Construction Cost		\$ 4,465,270
Contingency @ 10%		<u>446,527</u>
Total Construction Cost		\$ 4,911,797
A & E Fee @ 12%		589,416
Reimbursable & supervision		<u>29,471</u>
Total Project Budget		<u><u>\$ 5,530,684</u></u>

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2025-9 Lower-Level Egress and Fire Separation, \$13,826,711

This project addresses lower-level fire separation and egress requirements for connected main campus buildings. The scope of work includes planning, new code required egress signs, fire separations at openings, new construction to meet separation, and connection to the university addressable fire alarm system.

Construction Cost	\$6,531,525
CDB Funding @ 3%	<u>195,946</u>
Total Construction Cost	\$6,727,471
Escalation for 36 months*	<u>4,435,706*</u>
Escalated Construction Cost	\$11,163,177
Contingency @ 10%	<u>1,116,318</u>
Total Construction Cost	\$12,279,495
A/E Fee @ 12%	1,473,539
Reimbursable	<u>73,677</u>
Total Project Budget	\$13,826,711

2025-10 One Stop Shop - \$17,522,663

Remodeling E, D and F is needed to reflect programmatic changes in space assignments and create a One Stop Shop to meet student needs. Building E has an HVAC system past its life cycle. It cannot effectively meet current and growing programmatic needs. A complete remodeling of the space is required to update the space.

Construction Cost	\$8,279,037
CDB Funding @ 3%	<u>\$248,371</u>
Sub-Total Construction Cost	\$8,527,408
Escalation for 36 months	<u>\$5,622,480</u>
Escalated Construction Cost	\$14,149,888
Contingency @ 10%	<u>\$1,414,989</u>
Total Construction Cost	\$15,564,877
A/E Fee @ 12%	\$1,867,785
Reimbursable @ 5%	<u>\$90,000</u>
Total Project Cost	\$17,522,663

Recommended action

I request that the Board approve the Finance, Buildings and Grounds Committee's recommendation to approve the FY2025 Operating and Capital Budgets request as presented.