UNIVERSITY OFFICE OF CAPITAL PROGRAMS

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UNIVERSITY OFFICE OF CAPITAL PROGRAMS
“We shape our buildings, thereafter they shape us.”
- Winston Churchill
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What a year this has been. Starting my new role in August 2020 in the midst of a global pandemic was expected to be a challenge. How do you come in and lead a new organization when you can’t even meet your colleagues in person? Instead, I have been consistently impressed by the professionalism and dedication displayed by our Capital Programs staff, my colleagues throughout the System Offices, and the capital construction staff and leadership at each of our universities.

In spite of remote work arrangements, Capital Programs has overseen continued capital delivery and enabled our universities to work seamlessly from home. Our staff has initiated and executed change in everything from our capital software systems to our approval thresholds to our retainer selection process.

What follows is a look at who we are, what we do and what we’ve done during Fiscal Year 2021. As we begin to plan for our transition back into the office and life as we once knew it, I look forward to all our team is capable of delivering in the coming year.

Michael A. Wilson, II
Assistant Vice President,
Capital Programs and Utility Services
The University Office of Capital Programs and Utility Services (Capital Programs) oversees the delivery of major capital construction projects at the University of Illinois System’s three universities in Chicago, Urbana-Champaign and Springfield.

Capital Programs serves as a conduit between university operated capital construction units and the University of Illinois Board of Trustees, the Illinois Board of Higher Education and the Capital Development Board.

The office was created to help craft policy and advise on regulatory matters. In addition to policy, our office serves as Professional Services Consultant (PSC) Selection Committee members, coordinates system-wide capital planning initiatives, and ensures adherence to policy on Board of Trustee capital items.
MISSION AND GUIDING STANDARDS

Experience

We are a small unit, comprised of professionals with backgrounds in engineering, architecture, business and finance. Combined, we have more than 50 years of experience at the university. This level of institutional knowledge, combined with previous professional experiences, allows our team to be trusted resources for our customers – the University of Illinois capital construction units.

Continuous Improvement

We work closely with university construction units to identify opportunities for improvement in both policy and practice. Twice annually, Capital Programs solicits customer feedback regarding project and financial management software. We then use that feedback to implement change and improve systems.

Service

Capital Programs ensures that the capital delivery process throughout the University of Illinois System adheres to university and State of Illinois policy. Capital Programs works closely with other system offices, university construction units and the State of Illinois Capital Development Board and other state agencies.
OUR SERVICES

Capital Delivery

Whether it’s reviewing and approving front end documents, contracts and bid submissions or providing training for new staff, Capital Programs is responsible for providing policy direction and education for our three universities.

Professional Services Consultant Selections

Our staff sits on architect and engineer selection committees for major capital projects. The university complies with the Qualifications Based Selection guidelines required by Illinois Statute.

Software Management

It is important for managers to have software that tracks project schedules, budgets, and contracts. Capital Programs provides project management, financial management, and vendor maintenance software to store and route project information.

Capital Project Priorities

Since 2018, Capital Programs has collected capital project priority information. System-wide information is compiled and reviewed to ensure it is in accordance with our capital plan.

Board-level Capital Projects

Capital Programs reviews and edits board items for capital projects greater than $5 million. This can include project and budget approval, construction contract, and PSC agreement approvals. We also oversee President and BOT Design Approval on major capital projects.

Master Planning

Capital Programs works with each university in developing and revising campus master plans. The plans, as approved by the Board of Trustees, define how space and buildings change and grow at our institutions.

Master Calendar

To help manage the many deadlines associated with capital delivery, Capital Programs maintains a master calendar that covers Board of Trustee deliverable deadlines, bid opening and Professional Services Consultant (PSC) Selection Committee dates, and more.

Liaison with State

Capital Programs works closely with the State of Illinois Capital Development Board to manage state-funded projects in construction and proactively plan for future projects and related state funding releases.
COMMITMENT TO DIVERSITY

A driving principal in the university’s capital delivery methodology is the utilization of diverse firms. Our Chicago university has a goal of 30% participation from minority, women and veteran owned businesses. The Springfield and Urbana-Champaign universities have a participation goal of 20%.

Diverse vendor participation levels continue to increase. System-wide, capital spend to diverse vendors totaled $56 million for fiscal year, increasing from 25 to 26 percent of total capital spend. This total is expected to increase in FY22 when new university-wide utilization minimums take hold. Beginning in August 2021, all professional services and construction vendors doing business with the university will be required to attain 30 percent diverse utilization plus an additional 3 percent utilization for veteran-owned businesses.

FY21 CAPITAL DIVERSITY SPEND BY THE NUMBERS

System-wide, FY 21 capital spend to minority, women and veteran owned vendors totaled $56 million - 26 percent of total capital spend.

Info by MAFBE category
**PROJECT AND FINANCIAL DATA**

**$1.38 billion**

in active capital projects (projects in architect selection, design, or construction phased)

**46%**

Budgets dedicated to existing university needs (deferred maintenance, remodeling and additions, infrastructure and site work)

**2/3**

of Capital dollars spent on academic and research-centered projects

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**Capital Construction Activity Remains Strong**

In Fiscal Year 2021, the University of Illinois System approved nearly 140 projects with budgets collectively exceeding $600 million. The current project portfolio includes projects funded through the university, the State of Illinois, Public-Private Partnerships (P3s) and generous donors. Institutionally funded projects were down from previous years but these decreases were offset by increased state funding and P3 activity.
**STAFF NEWS**

**New Capital Programs Team Members**

**Michael A. Wilson, II**  
*Assistant Vice President, Capital Programs & Utility Services*

Mike joined Capital Programs in August 2020 after spending several years as the Deputy Director of the State of Illinois Capital Development Board (CDB). Prior to his time at CDB, Mike worked in the Office of Management and Budget. Mike is a graduate of Illinois Wesleyan University with a Masters in Public Administration from UIS.

**Angie Stanford**  
*Assistant Director, Capital Programs & Utility Services*

Angie has worked for Utility Services since 2017 and has taken on responsibility for all Capital business tasks. Angie has a strong background in accounting, having worked in other university units as well as in commodity accounting at ADM and other major corporations.

**Ebome White**  
*Assistant Director, Capital Projects and Programs*

Ebome joined Capital Programs as an Assistant Director in April 2021. Ebome previously worked as a Project Manager for the Illinois Capital Development Board (CDB). Ebome will assist in all areas of capital project oversight but will have a specific focus on the new Discovery Partners Institute facility. Ebome has both her bachelors and master’s degrees in Architecture from UIUC and lives in Chicago.
HIGHLIGHTED PROJECTS

**Computer Design Research & Learning Center**  
Chicago

Designed to house the Computer Science program at UIC, CDRLC will provide much-needed classroom space. The $117 million project will be managed by the Capital Development Board. Bids were accepted in Spring 2021 and construction commenced in July 2021.

**Library Learning Student Success Center**  
Springfield

The LLSSC will house library services and collections, Information Technology Services, Client Services and more at UIS. This $35 million state-funded project will serve as a nucleus for advanced and innovated teaching, learning and collaboration. Design work is underway and construction is expected to begin in 2022.

**Illinois Street Residence Halls**  
Urbana-Champaign

This project updates more than 220,000 sf of residence hall space that services nearly 1,200 students each year. The renovation addresses building infrastructure and systems as well as updates dorm rooms. Constructions is expected to be complete in Summer 2021.

**Innovation Center Expansion**  
Chicago

Approved by the Board of Trustees in May 2021, this expanded space will hold interdisciplinary courses, incubator spaces, and prototyping areas. Partially funded through state appropriations, CDB will manage the project to deliver the innovative educational experience for which the Innovation Center is known.
HIGHLIGHTED PROJECTS, continued

**Ubben Basketball Complex Expansion**  
Urbana-Champaign

The expansion of the 20+ year old UIUC men's and women's basketball practice facility will add approximately 40,000 square feet and completely modernize training and team spaces. Design work was completed in late 2020 and all construction work was bid out in three phases throughout the first half of 2021.

**Welcome Atrium - UI Health**  
Chicago

The project will provide a new Welcome Atrium to establish one central consolidated main entry point for all patient and visitors at the University of Illinois Hospital. The project will be designed to meet the LEED Gold standard.

**Sidney Lu Mechanical Engineering Building**  
Urbana-Champaign

This project provides new state-of-the-art instructional facilities, including a number of large ‘active learning classrooms,’ with new audio-visual systems. It will also house the Innovation and Design Commons and an open student collaboration space. Construction is expected to be complete in FY22.

**Discovery Partners Institute**  
Chicago

Jacobs Consulting, Inc. and OMA*AMO Architecture have been selected to lead design work for this premier facility to be located in The 78 development in Chicago’s South Loop. DPI serves as a collaborative, interdisciplinary research and education institute that fosters public-private partnerships with industry, governmental, nongovernmental, and community-based agencies.
FUTURE INITIATIVES

1. Continued Capital Process Improvements

Capital Programs continues to evaluate the capital process and capital delivery on a continuous basis. Some changes to approval thresholds were made in FY21 and our unit will continue to use data and metrics to inform the need for change going forward. Our overarching goal is to serve as a conduit between our universities and the Board of Trustees as well as facilitate the relationship between our universities and state entities such as the Capital Development Board.

2. Increased Integration Between Systems

Capital Programs currently hosts two primary capital project management systems, PRZM and FCPWeb. While both offer robust functionality, the existence of two systems leads to duplicative entry and recording of some project data. Capital Programs is in the process of drafting an RFI to determine what software solutions exist in the market in order to supply our customers – the capital construction units – with the best technology and support possible.

3. Collaborate with State on Capital Grants

In addition to the generous appropriation of State of Illinois funds for capital construction and renovation projects, the State of Illinois has also awarded the University of Illinois with two capital grants that will be administered through the Capital Development Board. The Chicago Quantum Exchange grant awards $75 million to UIUC towards a quantum physics building and a second grant for $65 million has been awarded to UI Health for the renovation of its Clinical Decision Unit. Capital Programs will work closely with CDB and the universities to facilitate the delivery of these grants.

4. Implement Capital Project Audit Recommendations

In addition to the generous appropriation of State of Illinois funds for capital, Capital Programs engaged with FTI Consultants in FY21 to commence a five-year capital project audit engagement. FTI has already reviewed a representative sample of capital projects from each university and made very helpful observations and recommendations. Capital Programs will work with FTI and the universities to implement many of these recommendations in FY22.