

MISSION STATEMENT

The System Office of Capital, Utilities, and Real Estate is committed to planning, developing, and maintaining sustainable and innovative facilities and infrastructure for the University of Illinois System.

Through comprehensive capital oversight, efficient utility services, and strategic real estate management, we aim to enhance the experience of all university stakeholders and ensure the responsible use of resources for future generations.

ORGANIZATIONAL RESPONSIBILITIES

The System Office for Capital, Utilities, and Real Estate is comprised of four independent but cross-collaborative units that support university physical plant operations and space needs: Capital Programs and Administration, Capital Delivery Advisory Services, Utility Services, and Real Estate Services.

Operations Accounting | Organizational Budgeting, Procurement, and Purchasing | Human Resources | Organizational + Capital Reporting | Special Projects | Inventory Oversight | System Access | Data Analysis | Policies | Compliance + Financial Audits | Governmental Relations | FOIA Responses

Capital Programs

Administration

- Capital Policies
- Capital Planning
- Capital Systems
- Procurement
 - Qualifications Based Selections (Architects and Engineers)
 - Contractor Bid Submissions
- Board Compliance
- Master Planning
- Design Review
- State Agency liaison
 - Illinois Board of Higher Education (IBHE)

Capital Project Delivery

- Capital Project Management
 - System-led Capital Projects
 - Public-private partnerships
- Project Delivery Advisory Services
 - Energy Performance Contracting
 - Design-Build
 - State-managed Capital Projects
- State Agency liaison
 - Capital Development Board (CDB)
 - Governor's Office of Management and Budget (GOMB)

Utility Services

- Sustainability Partner with Universities
- Energy Procurement (including Renewable Energy)
- Hedging Program
- Energy Operations
 - Bill processing
 - Supply and Purchase Plans
- Inflation Reduction Act Project Tracking

Real Estate Services

- Property Acquisition
- Sale of Surplus Property
- Leasing Services and lease contracts
- Licensing Agreements
- Easement contracts
- Property Management

ORGANIZATIONAL SUMMARY

Operations provides supports to all units within the System Office for Capital, Utilities, and Real Estate and works collaboratively with other System offices. Support functions include business and human resources functions, policy and governmental relations, report creation and data analysis

Capital Programs

Administration develops policy to ensure compliance with state procurement law. The unit works closely with the Illinois Capital Development Board to oversee capital projects utilizing state funding. Capital Programs and Administration also bears responsibility for master planning efforts on each campus and oversees the presentation of all capital approvals and significant design proposals brought to the Board of Trustees.

Capital Project Delivery

facilitates the delivery of capital using traditional methods (i.e. design-bid-build, design-build, etc.) and funding mechanisms (state, institutional, gift, bond, etc.). The unit serves as a conduit between our universities and the Board of Trustees to ensure university policy is upheld. Finally, the unit provides project management services for System-led projects, most notably the construction of the Discovery Partners Institute facility in Chicago.

Utility Services

assists Prairieland Energy, Inc. (PEI), a University-Related Organization, with the procurement of energy for use at the Chicago and Urbana-Champaign campuses and related financial management and reporting.

Real Estate Services handles all real estate functions for the university including leasing, acquisitions, property sales, easements, licensing and more. It works with developers and university users to identify their needs and deliver high-quality spaces on time and on budget.

ORGANIZATIONAL CHART

