

COMMISSION FOR HIGHER EDUCATION

Friday, March 9, 2012

DECISION ITEM B-1: North Campus Residence Hall – Indiana State University

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *North Campus Residence Hall – Indiana State University*. Staff recommendations are noted in the staff analysis.

Background

By statute, the Commission for Higher Education must review all projects to construct buildings or facilities costing more than \$500,000, regardless of the source of funding. Each repair and rehabilitation project must be reviewed by the Commission for Higher Education and approved by the Governor, on recommendation of the Budget Agency, if the cost of the project exceeds seven hundred fifty thousand dollars (\$750,000) and if any part of the cost of the project is paid by state appropriated funds or by mandatory student fees assessed all students. Such review is required if no part of the project is paid by state appropriated funds or by mandatory student fees and the project cost exceeds one million five hundred thousand dollars (\$1,500,000). A project that has been approved or authorized by the General Assembly is subject to review by the Commission for Higher Education. The Commission for Higher Education shall review a project approved or authorized by the General Assembly for which a state appropriation will be used. All other non-state funded projects must be reviewed within ninety (90) days after the project is submitted to the Commission.

The Trustees of Indiana State University seeks authorization to proceed with construction of a new north campus residence hall. The 352 bed facility will provide for additional on-campus housing during the long term upgrading and renovation of on-campus housing. The expected cost of the project is \$24,000,000 and would be funded through debt issued by the University Residence Hall System and cash reserves.

Supporting Document

North Campus Residence Hall – Indiana State University, March 9, 2012.

**NORTH CAMPUS RESIDENCE HALL
INDIANA STATE UNIVERSITY**

Project Description and Staff Analysis

DESCRIPTION OF THE PROJECT

Located in the heart of the Indiana State University campus, the proposed in-fill housing project will bridge the academic core of campus to the northern residential areas. The proposed site of the 352 bed facility is immediately south of Lincoln Quad and the new Student Recreation Center in an area currently used for faculty/staff parking.

The complex has been designed as two buildings which can then further be broken down into four masses connected by semi-transparent links. A design of this nature allows for maximum flexibility in the use of the facility for small groups of students sharing like academic and social interests. The goal is to provide autonomy for each of the eight groups living within the facility by providing them their own "house" while still maintaining the connectivity amongst all the groups. The architecture of the complex ties to the traditional buildings on campus such as Condit House and Tirey Hall.

Within the facility, each of the eight group modules will include a range of residential units from double occupancy rooms for underclassman to singles for seniors. As the first new residential housing project on campus since the 1960's, it will integrate sustainable features such as the use of regional materials with high recycled content, energy efficient mechanical systems, and low water usage plumbing fixtures with a target of being the first LEED certified new building on campus.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

This project is a part of the Campus Master Plan, completed in 2009, to provide attractive housing options for prospective and current students consistent with the mission of a four-year residential campus.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

The proposed in-fill housing construction maintains current occupancy levels and creates an environment that is attractive to students and conducive to living and learning. Indiana State University believes campus housing provides students with many benefits including living in an academically supported environment with academic peer advisors and learning communities. It also allows students the ability to stay connected to campus through activities that foster educational, social, and leadership development as well as opportunities to engage with students from a variety of different cultures, backgrounds, and lifestyles.

ALTERNATIVES CONSIDERED

Several sites were considered for this project. The decision to locate in-fill housing immediately south of Lincoln Quad was based on the proximity to major academic facilities and existing student housing. Student focus groups were used to solicit feedback in terms of location and design.

RELATIONSHIP TO LONG-RANGE FACILITY PLANS

In line with Purdue's Campus Master Plan, constructing this facility adjacent to the Center for Student Excellence and Leadership at the proposed location will establish Third Street as the Student Success Corridor. The combined projects will be built to preserve the maximum amount of open, recreational space on the balance of the field. The dining and retail function of this project will support the Center for Student Excellence and Leadership and maximize the opportunities that food service provides to this new community.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

Many of Indiana State's housing options are antiquated and in need of major refurbishment. The Campus Master Plan calls for the renovation of Sycamore Towers and Lincoln Quad that have had no major renovation in over 40 years and do not meet existing building codes including those of fire safety and ADA compliance. To accommodate the space needs of today's students and building code requirements, renovations of existing housing facilities often result in a reduction of current occupancy levels. While the Campus Master Plan does not call for a significant increase in the overall bed count, the construction of in-fill housing is needed to maintain the current bed count in order to allow for future renovation of other existing residence halls.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS

The long-term plan for student housing includes the renovation of Sycamore Towers and Lincoln Quad. Renovations of existing housing structures normally result in a reduction in the number of beds available to provide for improved facilities and meet current building codes and standards. In order to maintain the existing level of available beds within the Student Housing System it is necessary to construct in-fill housing to replace those lost through future renovations.

HISTORICAL SIGNIFICANCE

N/A

STAFF ANALYSIS

As part of Indiana State University's long-term student housing plan, the North Campus Residence Hall facility will provide updated on-campus housing to students and allow for current residence hall facilities to be renovated and upgraded throughout the next 10 years. Overall, Indiana State will slightly increase on-campus housing from the current capacity of 3,607 beds to 3,800 by 2019. This is based on current growth trends for on-campus housing, overall enrollment trends and upgrades to on-campus housing facilities. The last time a new on-campus housing facility was built at Indiana State was 1969.

The overall facility is 139,010 square feet (80,000 assignable square feet) and will house 352 beds for students living on campus. Current occupancy rates for Indiana State University on-campus housing is approximately 99% as of the fall of 2011. Roughly 30% of the overall student body lives in on-campus housing. Currently, due to high demand for on-campus housing, Indiana State houses students at a local hotel due to the lack of on-campus housing facilities. Overall, the space added by the North Campus facility will increase the capacity of on-campus housing; however, as Indiana State renovates older residence halls and converts smaller rooms into larger rooms with private bathrooms, capacity will reach

roughly 3,800 beds by 2019. Since 2008, overall capacity has decreased from 3,672 beds to 3,607 in the fall of 2011 due to the renovation of older on-campus housing facilities from multi-bed units to double or single units.

Funding for the new residence hall will be primarily through revenue bonds issued by Indiana State University housing and reaming costs (13%) will be funded with cash reserves held by Indiana State University housing services. The cost per square foot for North Campus is \$172 per gross square foot. Operational costs of the new facility will be funded through revenues associated with housing services and will not impact the general fund operating budget of the university.

Other on-campus housing projects approved by the Commission:

- Ball State North Hall – Approved in October 2006. \$40M building with 600 beds at a size of 187,500 gross square feet. (\$67K per bed, \$213 per gross square foot)
- Indiana University Bloomington Ashton Complex – Approved in August of 2008. \$80M building (7 buildings) with 837 beds at a size of 411,000 gross square feet. (\$96K per bed, \$195 per gross square foot)
- Indiana University Bloomington Third Street Residence Hall – Approved May 2011. \$38M building with 450 beds at a size of 155,000 gross square feet. (\$84K per bed, \$245 per gross square foot)
- Indiana University Bloomington Third Street Apartments – Approved May 2011. \$16M building with 122 beds at a size of 84,000 gross square feet. (\$131K per bed, \$191 per gross square foot)
- Vawter Field Housing – Approved in October 2011. \$40M building with 300 beds at a size of 128,400 gross square feet. (\$133K per bed, \$310 per gross square foot)

Staff recommends the Commission provide a favorable review of this proposed project.

INDIANA STATE UNIVERSITY
Project Summary
NEW CONSTRUCTION

INSTITUTION: Indiana State University CAMPUS: Terre Haute

PROJECT TITLE: In-fill Housing BUDGET AGENCY NO.: C-1-12-2-03
 INSTITUTION'S PRIORITY: _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A) The proposed in-fill student housing project will bridge the academic core of campus to the northern residential areas. Located immediately south of Lincoln Quad and the new Student Recreation Center, the complex is designed as two buildings which can further be broken down into four masses connected by semi-transparent links. The project will incorporate sustainable features with the target of being the first LEED certified new building on campus.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B) The proposed construction of in-fill student housing is integral to the University's long-term plan for the renovation of existing facilities to provide attractive housing for students and create an atmosphere conducive to living and learning. Construction of this facility will provide a total of 352 beds with a range of residential units from double occupancy rooms for underclassman to single rooms for seniors.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 139,010 GSF 80,008 ASF 58% ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: -0- ASF

The In-fill Housing project is considered supplemental space.

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST: \$24,000,000 \$/GSF \$172.65

ANTICIPATED DATE OF PROJECT COMPLETION: July 2013

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Residence Hall Reserves</u>	
<u>and Borrowing</u>	<u>\$24,000,000</u>
TOTAL BUDGET	<u>\$24,000,000</u>

ESTIMATED CHANGE IN ANNUAL OPERATING BUDGET AS A RESULT OF THIS PROJECT (ATTACHMENT F)

\$ -0- () INCREASE () DECREASE

All operating and maintenance costs will be paid from net revenues of the Housing and Dining System. No general fund revenues will be used.

NOTE: SEE ATTACHMENTS FOR SUPPORTING INFORMATION REQUEST TO BE SUBMITTED WITH PROJECT SUMMARY FORM.



CSO Architects

Memorandum

TO: Diann McKee

FROM: Brandon D. Bogan

DATE: 12/21/11

RE: ISU - Infill Student Housing Square Footages

Below are the proposed square footages for the ISU Infill Student Housing project based upon the 12/21/11 Schematic Design Package.

Gross Square Footage

West Building	
First Floor	18,701 s.f.
Second Floor	17,036 s.f.
Third Floor	17,036 s.f.
<u>Fourth Floor</u>	<u>16,732 s.f.</u>
	69,505 s.f.

East Building	
First Floor	18,701 s.f.
Second Floor	17,036 s.f.
Third Floor	17,036 s.f.
<u>Fourth Floor</u>	<u>16,732 s.f.</u>
	69,505 s.f.

Total Gross Square Footage 139,010 s.f.

Assignable Square Footage:

Residential Areas	
Student Bedrooms (Doubles & Singles)	34,576 s.f.
Common bath & vanity areas	7,024 s.f.
<u>Suites (singles with private bathroom)</u>	<u>17,808 s.f.</u>
Subtotal	59,408 s.f.

Amenity Areas	
Gallery/Foyer	1,648 s.f.
Study/Gathering Areas	9,688 s.f.
Meeting Rooms	5,808 s.f.
Kitchenettes	856 s.f.
Offices	1,120 s.f.
Vending/Mail Rooms	576 s.f.
<u>Laundry Rooms</u>	<u>904 s.f.</u>
Subtotal	20,600 s.f.

Total Assignable Square Footage 80,008 s.f.