



**INDIANA COMMISSION** *for*  
**HIGHER EDUCATION**

**AGENDA**

**Budget & Productivity Committee Meeting**

November 21, 2019  
3:30 p.m. – 5:00 p.m. (EDT)  
101 W. Ohio Street, Suite 300  
Kent Weldon Board Room

Dial: 1-240-454-0887  
Access Code: 732 095 764

**I. Capital Projects**

1. Indiana University Bloomington – Collins Living-Learning Center Renovation

**II. Performance Funding**

1. Discussion on an efficiency metric in Indiana's performance funding formula. The efficiency metric rewards institutions for helping students graduate faster.



THE PRESIDENT

October 11, 2019

The Honorable Eric J. Holcomb  
Governor, State of Indiana  
206 State House  
Indianapolis, Indiana 46204

RE: Collins Living-Learning Center Renovation  
Indiana University Bloomington  
A-1-20-2-02

Dear Governor Holcomb:

The Trustees of Indiana University and I respectfully request authorization to proceed with the renovation of the three residence hall buildings (Smith, Edmondson and Cravens Halls) of the Collins Living-Learning Center on the Bloomington campus. This project is estimated to cost \$23,000,000 and will be funded by consolidated revenue bonds which will be repaid through Residential Programs and Services funds. We further request authorization to issue such consolidated revenue bonds under Indiana Code section 21-35-3, the principal amount of which shall not exceed the sum of:

1. \$23,000,000 for costs of construction, renovation, equipment, and other related project components,
2. any amount required to fund a debt service fund, interest rate swap agreements, credit facilities, or bond insurance premiums
3. costs of issuing the bonds, capitalized costs, short term or interim financing instruments, and such other expenses as may be ordinary and necessary or incidental to such financing. Short term and interim financing instruments may include commercial paper as temporary borrowings under Indiana Code 21-32-2
4. underwriter's and original issue discount within the limits prescribed by law.

In each student residence room, the heating and ventilating systems will be replaced by exchanging the steam wall radiators with new vertical fan coil units and all associated piping, as well as installation of new fresh air duct to deliver fresh air directly to each student room. The chilled water and building heating distribution systems will be replaced with a central system to include air conditioning, necessary roof repairs completed, electrical systems updated, and new fire suppression systems and fire alarm systems installed. The kitchen and food service areas in Edmondson Hall also will be updated. As a result of these renovations, all three residence buildings will be required to be vacated for the 2020-21 academic year.

Your early approval of this request will allow us to proceed on schedule with this project.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. McRobbie".

Michael A. McRobbie  
President

Submitted through the Indiana Commission for Higher Education and the State Budget Agency.

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The Honorable Eric J. Holcomb  
October 11, 2019  
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RE: Collins Living-Learning Center Renovation  
Indiana University Bloomington  
A-1-20-2-02

cc: Indiana Commission for Higher Education  
State Budget Agency

Representative Tim Brown  
Senator Ryan Mishler  
Representative Greg Porter  
Senator Karen Tallian  
Mr. Zachary Jackson  
Representative Bob Cherry  
Senator Liz Brown  
Senator Greg Taylor  
Representative Carey Hamilton  
Ms. Teresa Lubbers  
Mr. Andy Cummings  
Ms. Jasmine Williams

**PROJECT COST SUMMARY**  
**COLLINS LIVING-LEARNING CENTER RENOVATION**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No.:</b>	A-1-20-2-02
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	
<b>Previously approved by General Assembly:</b>		<b>Previously recommended by CHE:</b>	
<b>Part of the Institution's Long-term Capital Plan:</b>			

20191775

<b>Project Size:</b>	126,249 GSF(1)	81,269 ASF(2)	64% ASF/GSF
<b>Net change in overall campus space:</b>	- GSF	- ASF	

<b>Total cost of the project (3):</b>	\$ 23,000,000	<b>Cost per ASF/GSF:</b>	\$ 182 GSF
			\$ 283 ASF
<b>Funding Source(s) for project (4):</b>	Amount	Type	
	\$ 23,000,000	Non-Fee Replaced Debt - Auxiliary Housing/Dining	
<b>Estimated annual debt payment (6):</b>	\$ 1,806,661		
<b>Are all funds for the project secured:</b>			

**Project Funding:**  
The project will be funded by consolidated revenue bonds which will be repaid with Residential Programs and Services funds.

**Project Cost Justification**  
Comparable projects include IUB Franklin Hall Academic Core Renovation (estimated at \$152/gsf in 2013 dollars); IUB Old Crescent Renovation - Phase II (estimated at \$183/gsf in 2015 dollars); IUB Wells Quad Renovation (estimated at \$292/gsf in 2015 dollars); IUB Old Crescent Renovation - Phase III (estimated at \$162/gsf in 2017 dollars); IUPUI Rotary Building Renovation (estimated at \$256/gsf in 2011 dollars); IUPUI Ball Residence Hall Renovation (estimated at \$140/gsf in 2018 dollars).

<b>Estimated annual change in cost of building operations based on the project:</b>	\$ 24,103
<b>Estimated annual repair and rehabilitation investment (5)*:</b>	\$ -

(1) Gross Square Feet (GSF)- Sum of all area within the exterior envelope of the structure.  
(2) Assignable Square Feet (ASF)- Amount of space that can be used by people or programs within the interior walls of a structure. Assignable square feet is the sum of the 10 major assignable space use categories: classrooms, laboratories, offices, study facilities, special use facilities, general use facilities, support facilities, health care facilities, residential facilities and unclassified facilities. For information on assignable space use categories, see Space-Room Codes tab.  
(3) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)  
(4) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)  
(5) Estimate the amount of funding the institution would need to set aside annually to address R&R needs for the project. CHE suggests 1.5% of total construction cost  
(6) If issuing debt, determine annual payment based on 20 years at 4.75% interest rate  
- If project is a lease-purchase or lease, adjust accordingly. Note the total cost of the lease in the project cost, and annual payments in project description

**PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION**  
**COLLINS LIVING-LEARNING CENTER RENOVATION**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No.:</b>	A-1-20-2-02
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

**Description of Project**

This project will renovate the three residence hall buildings of Ralph L. Collins Living-Learning Center located at North Woodlawn Avenue on the Bloomington campus.

Collins Living-Learning Center consists of Smith Hall, Edmondson Hall, and Cravens Hall. Smith Hall (originally named Washington Hall, renamed South Hall, and later renamed Ulysses H. Smith Hall) opened in 1924 as the first dormitory constructed on the current campus. Edmondson Hall (originally West Hall) and Cravens Hall (originally North Hall) opened in 1940. These three buildings total 126,249 gross square feet and 398 beds. Given the unique architectural character of these buildings, existing exterior and interior historic elements will be maintained and protected to the maximum extent possible.

In each building, the chilled water and building heating distribution systems will be replaced with a central system to include air conditioning. New direct digital controls will be provided for better temperature regulation. In each student residence room, the heating and ventilating systems will be replaced by exchanging the steam wall radiators with new vertical fan coil units and all associated piping, as well as installation of new fresh air duct to deliver fresh air directly to each student room. A card reader security access system will be installed at all stairwells and student rooms, as well as new data systems and domestic water heating systems. Corridor and student room finishes will be updated, including hard-surface flooring in student rooms.

All three buildings will receive necessary roof repairs and electrical systems updates. Group restrooms will be converted to private restrooms, and resident assistant rooms will be updated. An emergency generator and new fire suppression systems, including sprinklers with piping, heads, and fire pump, as well as fire alarm systems, will be installed.

Edmondson Hall also will receive an accessible elevator, accessible restrooms and other universal accessibility upgrades. The existing food serving areas and supporting kitchen areas in Edmondson Hall will be completely renovated. Dining areas will be carefully remodeled to retain their historic significance and charm.

The project schedule anticipates completing all work in the 2020-21 academic year, requiring all three residence buildings to be vacated for the length of the project.

Relationship to Other Capital Improvement Projects: This project does not affect any other capital improvement projects.

Historical Significance: No historically significant buildings or structures will be affected by this project.

Alternatives Considered: The University decided this renovation option best met the needs of students and the campus as opposed to new construction.

Relationship to Long-Term Capital Plan for Indiana University: The university's Bicentennial Strategic Plan calls for renovations of all residence halls on the Bloomington campus. This project also is included in the university's ten-year plan and the Bloomington Campus Long Term Housing Plan.

**Need and Purpose of the Program**

The Department of Residential Programs and Services seeks to keep facilities in proper operating condition, foster retention/recruitment of students, and provide students with an appropriate living area/environment serving the academic mission of Indiana University at Bloomington. This project will improve student living conditions and safety by updating mechanical, fire protection, and building access systems.

**PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION**  
**COLLINS LIVING-LEARNING CENTER RENOVATION**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No.:</b>	A-1-20-2-02
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

**Space Utilization**

This project will not change the current use of space.

**Comparable Projects**

Comparable projects include IUB Franklin Hall Academic Core Renovation (estimated at \$152/gsf in 2013 dollars); IUB Old Crescent Renovation - Phase II (estimated at \$183/gsf in 2015 dollars); IUB Wells Quad Renovation (estimated at \$292/gsf in 2015 dollars); IUB Old Crescent Renovation - Phase III (estimated at \$162/gsf in 2017 dollars); IUPUI Rotary Building Renovation (estimated at \$256/gsf in 2011 dollars); IUPUI Ball Residence Hall Renovation (estimated at \$140/gsf in 2018 dollars).

**Background Materials**

This project was approved by the Indiana University Board of Trustees at the October 2019 meeting. The project will be funded by consolidated revenue bonds which will be repaid with Residential Programs and Services funds. The estimated annual debt payment is \$1,806,661.

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR COLLINS LIVING LEARNING CENTER RENOVATION**

COLLINS LIVING LEARNING CENTER RENOVATION A-1-20-2-02	Current Campus Totals			Subtotal Current and Future Space	Capital Request		Net Future Space
	Current Space in Use (1)	Space Under Construction (2)	Space Planned and Funded (3)		Space to be Terminated (4)	New Space in Capital Request	
<b>A. OVERALL SPACE IN ASF</b>							
Classroom (110 & 115)	378,387	82,900	10,240	471,527	-	2,321	473,848
Class Lab (210,215,220,225,230,235)	451,442	33,103	50,240	534,785	-	-	534,785
Non-class Lab (250 & 255)	476,809	46,054	7,395	530,258	-	-	530,258
Office Facilities (300)	2,039,531	158,923	78,857	2,277,311	-	4,157	2,281,468
Study Facilities (400)	588,229	13,503	30,416	632,148	-	2,095	634,243
Special Use Facilities (500)	761,508	444	9,468	771,420	-	-	771,420
General Use Facilities (600)	1,215,929	103,547	61,945	1,381,421	-	12,549	1,393,970
Support Facilities (700)	1,057,488	52,837	180,019	1,290,344	-	-	1,290,344
Health Care Facilities (800)	26,837	10,808	-	37,645	-	-	37,645
Resident Facilities (900)	2,440,043	450,789	146,500	3,037,332	-	60,147	3,097,479
Unclassified (000)	168,582	1,616	-	170,198	-	-	170,198
<b>B. OTHER FACILITIES</b>							
(Please list major categories)	-	-	-	-	-	-	-
<b>TOTAL SPACE</b>	<b>9,604,785</b>	<b>954,524</b>	<b>575,080</b>	<b>11,134,389</b>	<b>-</b>	<b>81,269</b>	<b>11,215,658</b>

Notes:

(1) Figures reflect IUB total assignable sf

(2) Figures include Regional Academic Health Center, 69,003 asf; Old Crescent Renovation Phase III, 295,052 asf; Metz Carillon Renovation and Relocation, 300 asf; Renovation of Foster and McNutt Quadrangles, 351,589 asf; Teter Quad Mechanical Systems Replacement and Renovation, 200,142 asf; Wells Library Ground Floor and Accessibility Upgrades, 12,806 asf; Indiana Memorial Union Dining Renovation, 25,632 asf

(3) Figures include North Housing Addition, 182,000 asf; International Center, 24,646 asf; Armstrong Stadium North Grandstand Replacement, 13,597 asf; Parking Garage/Office Building 183,950 asf; Data Center Electrical and Cooling Infrastructure Upgrades 68,361 asf; Lilly Library Renovation 37,632 asf; Mies van der Rohe Building 6,463 asf; Bicentennial R&R Plan (Mathers, Black, McCalla) 58,199 asf

- Space/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

**CAPITAL PROJECT COST DETAILS**  
**COLLINS LIVING-LEARNING CENTER RENOVATION**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No.:</b>	A-1-20-2-02
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

**ANTICIPATED CONSTRUCTION SCHEDULE**

	<u>Month</u>	<u>Year</u>
<b>Bid Date</b>	March	2020
<b>Start Construction</b>	May	2020
<b>Occupancy (End Date)</b>	July	2021

**ESTIMATED CONSTRUCTION COST FOR PROJECT**

	<u>Cost Basis (1)</u>	<u>Estimated Escalation Factors (2)</u>	<u>Project Cost</u>
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 646,000		\$ 646,000
b. Architectural	\$ 728,000		\$ 728,000
c. Consulting			\$ -
<b><u>Construction</u></b>			
a. Structure	\$ 5,798,000		\$ 5,798,000
b. Mechanical (HVAC, plumbing, etc.)	\$ 8,660,000		\$ 8,660,000
c. Electrical	\$ 5,750,000		\$ 5,750,000
<b><u>Movable Equipment</u></b>	\$ 300,000		\$ 300,000
<b><u>Fixed Equipment</u></b>			\$ -
<b><u>Site Development/Land Acquisition</u></b>	\$ 200,000		\$ 200,000
<b><u>Other (Contingency, Admin. &amp; Legal Fees)</u></b>	\$ 918,000		\$ 918,000
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 23,000,000</b>	<b>\$ -</b>	<b>\$ 23,000,000</b>

**CAPITAL PROJECT OPERATING COST DETAILS**  
**FOR: COLLINS LIVING-LEARNING CENTER RENOVATION**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No.:</b>	A-1-20-2-02
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

<b>ANNUAL OPERATING COST/SAVINGS (1)</b>	<b>GSF OF AREA AFFECTED BY PROJECT</b>	126,249
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	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	\$ -	\$ -	\$ -	\$ -
2. Maintenance	\$ -	\$ -	\$ -	\$ -
3. Fuel	\$ -	\$ -	\$ -	\$ -
4. Utilities	\$ 0.19	\$ 24,103	\$ -	\$ 24,103
5. Other	\$ -	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	<b>\$ 0.19</b>	<b>\$ 24,103</b>	<b>\$ -</b>	<b>\$ 24,103</b>

**Description of any unusual factors affecting operating and maintenance costs/savings.**

There will be an increase of \$0.19/square foot for chilled water.