

**COMMISSION FOR HIGHER EDUCATION**

Friday, February 12, 2010

**DECISION ITEM B-1: Renovation of Pickerl Residence Hall at Indiana State University**

**Staff Recommendation**

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee of the project *Renovation of Pickerl Residence Hall*, as described in the project description and staff analysis dated February 3, 2010.

**Background**

By statute, the Commission for Higher Education must review all repair and rehabilitation projects, which exceed \$1,000,000, regardless of the source of funding. If any state-appropriated funds or mandatory student fees assessed all students are used, the threshold above which Commission review is required is \$750,000.

The Trustees of Indiana State University request approval to proceed with the renovation and reconfiguration of Pickerl Residence Hall on the Terre Haute campus. Indiana State University is in the process of a systemic renovation of residence hall facilities throughout campus. The project includes the reconfiguration of existing space in Pickerl Hall, constructed in 1963, to accommodate double rooms with private baths, individual heat and air conditioning controls, and fire suppression systems. The project will be funded from \$10,000,000 in revenue bonds repaid through Residence Hall System Operating Budgets. No state funds or mandatory student fees support the project.

**Supporting Document**

*Renovation of Pickerl Residence Hall, February 12, 2010.*

# RENOVATION OF PICKERL RESIDENCE HALL

February 12, 2010

## Project Description and Staff Analysis\*

### PROJECT SUMMARY:

The Trustees of Indiana State University request approval to proceed with the renovation and reconfiguration of Pickerl Residence Hall on the Terre Haute campus. Indiana State University is in the process of a systemic renovation of residence hall facilities throughout campus. The project includes the reconfiguration of existing space in Pickerl Hall, constructed in 1963, to accommodate double rooms with private baths, individual heat and air conditioning controls, and fire suppression systems. The project will be funded from \$10,000,000 in revenue bonds repaid through Residence Hall System Operating Budgets. No state funds or mandatory student fees support the project.

### PROJECT DESCRIPTION:

This project consists of the renovation and reconfiguration of Pickerl Hall from the traditional dormitory floor plan to create double rooms with private bathrooms and individual heat and air conditioning controls. This project is part of a systematic upgrading of residence hall facilities to provide living and learning spaces that are attractive to prospective and returning students. The renovation will also include the installation of air conditioning throughout the facility, fire suppression systems with sprinklers and alarms in each room, replacement of roof, heating systems, windows, and electrical structural repairs.

<b>Project Summary:</b>		
Space in Project:	70,018 GSF	40,676 ASF
Project Cost:	\$10,000,000	\$143 per GSF
Sources of Funds:		
Revenue Bonds (Housing and Dining Operating)		\$10,000,000
Expected Increase in Operating Costs: N/A		

The University anticipates that the project will be completed in July 2010.

### RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING:

This project is a part of a systematic renovation of all residence halls and is consistent with Indiana State University's mission as a four year residential campus.

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\* The Staff Analysis is a Commission staff work product. Most other portions of this document are extracted from documents authored by the institution, with occasional editing to conform to agenda presentation style.

## NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

Pickerl Hall, constructed in 1963, has received only limited upgrades and maintenance since original construction. The proposed renovation of Pickerl Hall will provide for a reconfiguration of interior space to accommodate double rooms with private baths and individual heat and air conditioning controls in order to both meet the needs of, and be attractive to, students and create an atmosphere conducive to living and learning.

## RELATIONSHIP TO LONG-RANGE FACILITY PLANS:

This project is a continuation of the Indiana State University's desire to provide well-maintained, up-to-date accessible residence hall facilities.

## STAFF ANALYSIS

1. This project would be funded through revenue bonds, tax exempt borrowing, repaid through Residence Halls System Operating budgets, or user fees paid by users of the Residence Halls system. No state appropriations or mandatory student are budgeted for the project.
2. Pickerl Hall is part of a systemic renovation of residence halls on the Indiana State University campus. In 1998-99, Indiana State University renovated Hines Residence Hall, and Jones Residence Hall was renovated in 2000-01. In 2005-06, the University renovated Burford residence Hall. ISU is currently undertaking a renovation of Sandison Hall.
3. ISU has recently completed a comprehensive, campus-wide Land Use Plan with Ratio Architects. This renovation is consistent with that plan.
4. Currently, about 33% of campus enrollment at ISU lives in residence halls. While the number of students living in residence halls has declined, the percentage of students living in residence halls has remained fairly constant at the University.
5. Indiana State University's current overall capacity in its residence halls is 3,312 beds with 97% occupancy. Following the renovation of Sandison Hall, there will be 240 additional beds available.
6. Debt service for the project will be spread across the residence hall system. For 2009-10, the room and board rate for the Indiana State University residence hall system range from approximately \$7,460 to \$8,100.