

COMMISSION FOR HIGHER EDUCATION

Friday, May 14, 2010

DECISION ITEM B-3: Renovation of Studebaker East Complex Residence Hall at Ball 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 Studebaker East Complex at Ball State University*, as described in the project description and staff analysis April 30, 2010.

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 dollars (\$1,000,000). A project that has been approved or authorized by the General Assembly is not subject to review by the Commission for Higher Education. However, the Commission for Higher Education shall review a project approved or authorized by the General Assembly if the review is requested by the Budget Agency or the Budget Committee. This project was not authorized by the General Assembly.

This project is for the renovation of Studebaker East Residence Hall on the Ball State University campus. The renovation of the Studebaker East Complex is the next priority of the Ball State University housing and dining replacement and renewal plan. Studebaker East will require a complete renovation similar to the improvements made at DeHority Complex to function as a desired component of Ball State University's residence community. The project cost of \$24,100,000 will be funded by Housing and Dining Renewal and Replacement funds which are generated by residence hall and dining student charges.

Supporting Document

Renovation of Studebaker East Complex at Ball State University, April 30, 2010.

RENOVATION OF STUDEBAKER EAST COMPLEX AT BALL STATE UNIVERSITY

Project Description and Staff Analysis

SUMMARY

This project is for the renovation of Studebaker East Residence Hall on the Ball State University campus. Renovation of the Studebaker East Complex is the next priority of Ball State's housing and dining replacement and renewal plan. This comprehensive plan calls for the addition of new residence halls, upgrade and renewal of existing facilities, as well as the demolition of facilities deemed to be cost prohibitive to remodel. The intent of the overall plan is to maintain total university student housing capacity at levels equal to the projected need for various housing types while providing new and updated housing facilities that are desired by students.

DESCRIPTION OF THE PROJECT

During 2001 and 2002, a comprehensive study of residential and dining units was undertaken as part of a process that led to the creation of the overall residence hall and dining renovation plan. As part of this plan, major renewal of many of the halls as well as the construction of new residence halls has been recommended. The first new residence hall, Park Hall, opened for occupancy for the fall semester 2007, and the Thomas J. Kinghorn Residence Hall will be completed in time for the fall semester of 2010. The DeHority Complex also underwent a complete renovation and welcomed students back in 2009.

The renovation of the Studebaker East Complex is the next priority of the housing and dining replacement and renewal plan. The eight-story Studebaker East building first opened to students in 1965, and today houses approximately 440 students. Minor improvements have been made to the building over the last 45 years, including restroom renovations (1990), roof replacement (1992), interior finishes and lighting (1996), and fire alarm installation (2006). Studebaker East will require a complete renovation similar to the improvements made at DeHority Complex to function as a desired component of Ball State University's residence community.

Exterior improvements will consist of masonry restoration, an upgrade of the loading dock, and replacement of the roof and windows. The interior renovation will include improved residential layouts such as more private restrooms, lounges, study areas, kitchenettes, meeting rooms, and other student amenities. New building components will include the addition of a sprinkler system for fire protection, two new elevators serving all floors, and updated lighting, plumbing, and electrical systems. The heating and cooling system will be replaced to include central air conditioning and compatibility with the new geothermal system. In addition, the "fish bowl" entrances at the north and south sides of the building will be replaced by one controlled point of entry that will provide improved security and accessibility for disabled students.

The project cost of \$24,100,000 will be funded by Housing and Dining Renewal and Replacement funds which are generated by residence hall and dining student charges.

It is anticipated that renovation of the complex will begin in September 2010 and be completed by June 2012.

Project Summary:		
Space in Project (approximate):		
New Construction	97,406 GSF	
Project Cost:		
Blended (New Const and Renov)	\$24,100,000	\$247 GSF
Sources of Funds:		
Existing Housing and Dining Renewal and Replacement Funds	\$24,100,000	

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

The University currently has the capacity to house approximately 6,700 students in residence halls. In addition, 521 university apartment units are also available for upper division students and students with families. One of the strong distinguishing characteristics of Ball State University is the strong residential experience that is offered. Roughly one-third of the student population resides in campus housing.

During the 1960's, with the University's student population nearly tripling in size, most of the housing and dining facilities were constructed. After more than forty years of continuous use, major upgrading is necessary in spite of normal ongoing maintenance that has been a high priority for all these years. Most basic systems, finishes, furnishings, kitchen equipment, etc. have exceeded, reached, or are reaching the end of their expected life cycles, and must be upgraded. In the intervening years, building codes and student expectations have changed, thus requiring different approaches and requirements. Students and their parents have high expectations for both the housing and dining experience. With more than 2.5 million square feet of residence and dining facilities available on the campus, this renewal effort continues to be critical to the university.

In 2001, as a means of updating the plan, the University engaged the consulting firm of Anderson/Strickler to study the University's existing facilities, survey students about their expectations for housing/dining, and to do an analysis of the off-campus rental market. A series of recommendations followed that guided the University in revising the plan regarding the design, renovation, and construction of housing and dining facilities. Today's students desire air-conditioning, more privacy, more space, the availability of technology, and convenience. They have higher expectations for these types of amenities than previous generations of college students. Fifty-percent of students in the Anderson/Strickler survey indicated that they considered the quality of on-campus housing when making a decision about where to attend college. Older facilities, while well-maintained, are not attractive to many current or prospective students.

The revised plan recommends the major renewal of many of the halls as well as the construction of new residence halls to provide the types of facilities desired by students attending college today. It was concluded that in some instances the level of remodeling necessary to meet all of the requirements is cost prohibitive, and funds would be better used by investing in new facilities that enhance the campus environment by creating more human-scale living conditions, and by improving the living/learning environment for students. The plan includes the eventual demolition of LaFollette Complex.

Park Hall, which opened for the fall semester 2007, was the first new residence hall recommended in the plan. The opening of Park Hall coincided with the reopening of the renovated Woodworth Commons dining facility. A second new hall, Thomas J. Kinghorn Residence Hall, is under construction and scheduled for completion in Fall 2010. The newly renovated DeHority Complex reopened to students in Fall 2009. Each of these projects was funded by housing and dining renewal and replacement reserves that were set aside over time for these specific purposes. The renovation of Studebaker East Complex will also be funded by housing and dining renewal and replacement reserves.

STAFF ANALYSIS

1. Renovation of Studebaker East Complex Residence Halls will be financed by cash from the BSU Housing and Dining Renewal and Replacement Fund. These funds are generated through student residence hall and dining fees. No state funds are used to fund the project.
2. This project is part of a larger, long-term residence hall and dining facility plan dating back to the early 1980's. BSU updated the plan with the assistance of the consulting firm Anderson/Stricker in 2001.
3. Ball State University's residence hall and dining system plan provides for the construction of two new residence halls, the first of which is Park Residence Hall that opened this fall and Kinghorn Residence Hall expected to be open in fall 2010. In addition, the plan calls for renovation of existing residence halls and dining facilities and the eventual demolition of LaFollette Residence Hall, removing approximately 1,800 spaces. The anticipated projected timetable for new construction, renovation of existing facilities, and utilizing LaFollette Residence Hall during the time periods when existing facilities are closed for renovation schedules demolition of LaFollette Residence Hall by 2011.
4. BSU houses approximately 6,700 students in residence hall on campus and, in addition, 522 university apartments are also available for upper division students and students with families. Roughly one-third of the student population resides in campus housing. The long-term plan by BSU is to continue to house roughly the same number of students. Over the past several years, the average residence hall occupancy rate at Ball State University has been 97%.