

COMMISSION FOR HIGHER EDUCATION

Friday, October 14, 2011

DECISION ITEM C-5: Vawter Field Housing at the Purdue University West Lafayette Campus

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *Vawter Field Housing at Purdue University West Lafayette*. 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 Purdue University requests authority to proceed with the construction of a new residence hall on the West Lafayette campus. The new residence hall will provide 300 beds and include various amenities for students living in the new residence hall. The project would be funded through a combination of student facilities system revenue bonds (\$30.4 million) and university department funds (\$9.5 million). This project is awaiting review by Commission staff.

Supporting Document

Vawter Field Housing at the Purdue University West Lafayette Campus, October 14, 2011

VAWTER FIELD HOUSING AT THE PURDUE UNIVERSITY WEST LAFAYETTE CAMPUS

Project Description and Staff Analysis

DESCRIPTION OF THE PROJECT

This project will construct approximately a 300-bed residence hall to support learning communities and upper-division student retention to improve academic success. This housing opportunity will provide:

- Contribution to housing mix and options
- Bed option to double loaded corridor
- Occupancy feeder
- Mid price point
- Create modern, integrated, residential space
 - o Incubator
 - o Sandbox for student engagement
 - o Intentional engagement activities
 - o Opportunities to participate in leadership activities
 - o Greater intentionality in looking at learning outcomes
 - o Rich leadership development opportunity
- Provide options for learning communities
 - o Neighborhood experiences
 - Honors groups
 - Leadership groups

It will also be an incubator for student engagement activities and offer learning community living options to enhance synergies and connections between peers, faculty and student leaders. A small restaurant serving coffee, soups, salads, sandwiches and baked goods is planned as well as a convenience store, relocating an existing University Residence retail operation. Hours of operation will be set to support the evening activities of the Center for Student Excellence and Leadership. This facility shall be designed to achieve maximum energy efficiency to the extent possible within the budget but not less than a Silver rating under the LEED rating system, or equivalent.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

Design and construction will be coordinated with the Center for Student Excellence and Leadership (C SEL). This tangible link will:

- Enhance educational experience
- Provide food opportunities for student activities at C-SEL
- Complement the 24-hour study space
- Provide additional opportunities for peer education

The benefits of integration with C-SEL will:

- Transform Third Street from a through corridor to a destination
- Enhance synergies and connections
- Experiment with deliberate engagement opportunities with faculty, peers and student leaders
- Develop leaders of the world 20 years from now
- Help students find opportunities to experience what it means to be a Purdue student

- Create quality engagement opportunities inside the facilities and on the green space (Vawter Field)
- Intentionally institutionalize student engagement on campus

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

This new residence hall creates opportunities to design living environments that complement the Center for Student Excellence and Leadership spaces designated for student leadership development and ultimately serve as an incubator for new partnerships with learning communities, service learning opportunities, globalization initiatives, and overall out-of-classroom student-faculty interaction.

ALTERNATIVES CONSIDERED

No response

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

The University Residences Master Plan, presented to the Board of Trustees in October 2009, identified a lack of diversity in room types as an obstacle to the retention of upper-division students and also identified the need to upgrade existing housing in order to remain competitive with the overall student housing market. This project will create a residence hall targeted toward upper-division students, thereby creating a new on-campus community of non-beginning students who want to continue to experience the benefits of living on campus but in a setting that offers more privacy and autonomy than a traditional residence hall.

HISTORICAL SIGNIFICANCE

No response

STAFF ANALYSIS

Vawter Field Housing is part of Purdue West Lafayette's Student Success Corridor and is associated with the Center for Student Excellence and Leadership (C-SEL). The new on-campus housing will focus on upper class students and will include a mix of living space, study/tutoring/meeting space and retail space.

The overall facility is 128,400 square feet and will house 300 beds for students living on campus. Current occupancy rates for Purdue on-campus housing is approximately 97-98% on an annual basis. On average, roughly 90% of students starting at Purdue West Lafayette choose to live on-campus. However, for every 100 freshman living on campus, by their senior year only 6 still live on campus. Through Vawter Field Housing, Purdue is working to create an upper classmen housing facility that will attract students to live

on-campus and improve retention rates. Overall, the space added by Vawter will increase the capacity of on-campus housing; however, as Purdue renovates older residence halls and converts smaller rooms into larger rooms with private bathrooms, capacity will level out at current figures. Since 2006, overall capacity has decreased from 11,918 beds to 11,617 in the fall of 2011.

Over the overall space in the new housing facility, approximately 50% will be dedicated to housing, 10% to student amenities (meeting rooms, study lounges, computer labs, etc.) and retail space, and 40% to auxiliary space (utilities, circulation, electrical, mechanical, etc.) The retail space on the first floor will be owned by Purdue, but operated by a third party. All revenue associated with the retail operations will go to Purdue's housing services, which will be used to help offset housing costs to students.

Funding for the new residence hall will be primarily through revenue bonds issued by Purdue housing and some funds (24%) will be funded with cash reserves held by Purdue housing services. The cost per square foot for Vawter is \$311, which compared to other on-campus housing projects is high. However; staff will note that other on-campus housing projects had a larger allocation of space to student housing; whereas, Vawter is a mixed use facility with housing, retail space and student meeting/study/tutoring rooms that can be accessed by all students.

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)

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

Project Summary

NEW CONSTRUCTION

INSTITUTION: PURDUE UNIVERSITY
PROJECT TITLE: Center for Student Excellence and Leadership

CAMPUS: WEST LAFAYETTE
BUDGET AGENCY NO.: B-1-12-1-04
INSTITUTION'S PRIORITY: _____

30PROJECT SUMMARY DESCRIPTION (ATTACHMENT A)

The Center for Student Excellence and Leadership will house space supporting programs that help retain students and augment their ability to succeed at the University. It will provide interaction and flexible space for academic success programs advising and student organizations. This building symbolizes the priority out institution places on student success and will be a "beaker" for student interaction at the intersection of the academic and co-curricular campuses. Space types include student study/tutoring rooms, staff offices, meeting rooms, counseling areas, student organization office areas, student work rooms, design space, storage spaces and a student senate meeting room. The site location for this project will be on Vawter Field at the corner of Third Street and Martin Jischke Drive.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B)

The Center for Student Excellence and Leadership will foster academic and leadership success through enhancing the effectiveness and responsiveness of core student support functions in one centralized, collaborative environment. The facility will consolidate and improve the accessibility of existing academic support programs and co-curricular opportunities leading to their increased awareness and utilization.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 85,000 GSF 50,000 ASF .59 ASF/GSF
NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: 50,000 ASF

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST \$ 30,000,000 \$/GSF \$ 352.94

ANTICIPATED DATE OF PROJECT COMPLETION: September 2013

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Unrestricted Endowment Income/Gifts</u>	<u>\$ 18,000,000</u>
<u>Big Ten Television Revenue</u>	<u>\$ 12,000,000</u>
TOTAL BUDGET	<u>\$ 30,000,000</u>

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

\$ 436,370 (X) INCREASE () DECREASE

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