

COMMISSION FOR HIGHER EDUCATION

Friday, October 19, 2012

DISCUSSION ITEM C: International Studies Building - Indiana University Bloomington Campus

Staff Recommendation

That the Commission for Higher Education discuss the following project: *International Studies Building – Indiana University Bloomington*. Staff is continuing review and analysis of this project and will provide a recommendation at a later date.

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 University requests authority to construct the International Studies Building at the Bloomington Campus of Indiana University. The project will provide a single location of various international centers, institutes, and study programs currently located throughout the Bloomington campus. The facility is roughly 188,000 gross square feet and will free up current space for renovation and repurposing. The project would be funded through borrowing, athletic television revenues and proceeds from the sale of land, totaling \$53 million.

Supporting Document

International Studies Building - Indiana University Bloomington Campus, October 19, 2012

INTERNATIONAL STUDIES BUILDING INDIANA UNIVERSITY BLOOMINGTON CAMPUS

DESCRIPTION OF THE PROJECT

The proposed International Studies Building (ISB) will house approximately 10 academic departments and 19 research centers or programs focused on the study of global cultural processes and foreign languages. These units will be drawn from the College of Arts and Sciences and the School of Education. In addition, the ISB will become home to the dean of the School of Global and International Studies along with his staff.

Relationship to Other Capital Improvement Projects: No other projects are dependent upon the completion of this project.

Historical Significance: This project has no impact on any facility that is over 50 years old.

Alternatives Considered: Due to lack of appropriate academic and research space on campus and the specific needs of this project, the university has determined that new construction is the only feasible alternative.

Relationship to Long-Term Capital Plan for Indiana University: This project has been on the university's ten-year plan since 2002.

IMPACT ON EDUCATIONAL ATTAINMENT OF STUDENTS

The ISB will embody Herman B Wells' prescient vision that "the campus of Indiana University is not just in Bloomington, or even the state of Indiana; it encompasses the four corners of the globe." The ISB will literally bring "the world" to Bloomington by offering state-of-the-art classrooms, offices, and gathering places for the study of foreign languages and humanistic inquiries into global cultures. IU offers instruction in more foreign languages than at any other university, and its longstanding regional/area studies programs are world-renowned. At present, these international-focused academic programs are scattered throughout the Bloomington campus. For the first time, all of this global research and teaching will be housed in a single building, offering exciting possibilities for new collaborations and cross-national projects. The ISB will give these programs the modern and appropriate space they deserve.

NEED AND PURPOSE OF THE PROJECT

The ISB will embody Herman B Wells' prescient vision that "the campus of Indiana University is not just in Bloomington, or even the state of Indiana; it encompasses the four corners of the globe." The ISB will literally bring "the world" to Bloomington by offering state-of-the-art classrooms, offices, and gathering places for the study of foreign languages and humanistic inquiries into global cultures. IU offers instruction in more foreign languages than at any other university, and its longstanding regional/area studies programs are world-renowned. At present, these international-focused academic programs are scattered throughout the Bloomington campus. For the first time, all of this global research and teaching will be housed in a single building, offering exciting possibilities for new collaborations and cross-national projects. The ISB will give these programs the modern and appropriate space they deserve. In addition, and in accordance with the University Master Plan, this new facility will also make possible the renovation of several older buildings to be returned to much improved academic use.

SPACE UTILIZATION

The ISB will be approximately 188,000 gross square feet, possibly distributed over 4 levels with the upper floors of the building consisting mainly of faculty offices and other spaces serving academic departments, programs, centers and institutes - conference room, reception/secretary rooms, visitors waiting room, copier/workroom, storage/supplies room, graduate student lounge, specialized research libraries/labs and space for computer workstations. The lower floors, including the entry level, will house classrooms, a large student/public gathering space (serving as a reception hall, and including a cafe or other suitable food service), kitchenette/catering set-up, building-wide mailroom, and media services room. The campus' need for more office and classroom space is acute, and perhaps has reached a critical point. The new ISB will not only offer more usable square feet, but fresh spaces that are better designed for research and teaching in the 21st century.

COMPARABLE PROJECTS

- 1) IUB Jacobs School of Music Studio Building at \$345/gsf (although there are special requirements for acoustical treatments in much of that building)
- 2) IUB Honors College at \$272/gsf
- 3) IUB Cyber infrastructure Building at \$303/gsf
- 4) IUN Tamarack Hall replacement project is projected to cost approximately \$255/gsf

CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **International Studies Building**

<u>Institution:</u>	<input type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u>	<input type="text" value="A-1-08-1-22"/>
<u>Campus:</u>	<input type="text" value="Bloomington"/>	<u>Institutional Priority:</u>	<input type="text"/>
<u>Previously Approved by General Assembly:</u>	<input type="text" value="No"/>	<u>Previously Recommended by CHE:</u>	<input type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u>	<input type="text" value="Yes"/>		

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Project Summary Description

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Summary of the Impact on the Educational Attainment of Students at the Institution

The ISB will embody Herman B Wells' prescient vision that "the campus of Indiana Univeristy is not just in Bloomington, or even the state of Indiana; it encompasses the four corners of the globe." The ISB will literally bring "the world" to Bloomington by offering state-of-the-art classrooms, offices, and gathering places for the study of foreign languages and humanistic inquiries into global cultures. IU offers instruction in more foreign languages than at any other university, and its longstanding regional/area studies programs are world-renowned. At present, these international-focused academic programs are scattered throughout the Bloomington campus. For the first time, all of this global research and teaching will be housed in a single building, offering exciting possibilities for new collaborations and cross-national projects. The ISB will give these programs the modern and appropriate space they deserve.

<u>Project Size:</u>	<input type="text" value="188,000"/> GSF	<input type="text" value="116,600"/> ASF	<input type="text" value="62%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input type="text" value="188,000"/> GSF	<input type="text" value="116,600"/> ASF	

<u>Total Project Cost:</u>	<input type="text" value="\$53,000,000"/>	<u>Cost per ASF/GSF:</u>	<input type="text" value="\$282"/> GSF <input type="text" value="\$455"/> ASF
<u>Funding Sources(s):</u>	<input type="text" value="\$33,000,000"/>	Certificates of Participation {IC21-33-3-5} *	
	<input type="text" value="\$10,000,000"/>	Auxiliary Revenue Bonds {IC21-35-3}, Repaid by Athletic Television Rights Income	
	<input type="text" value="\$10,000,000"/>	Proceeds of the Sale of University-owned Properties	
	<input type="text"/>		
<u>Estimated Annual Debt Payment:</u>	<input type="text" value="\$3,673,210"/>		
<u>Are All Funds for the Project Secured?</u>	<input type="text" value="Yes"/>		
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input type="text" value="\$1,086,640"/>		
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input type="text" value="\$795,000"/>		

* Certificates of Participation in a Lease/Purchaes Agreement with the IU Building Corporation, Repaid by Indirect Cost Recovery Funds from Research.