

COMMISSION FOR HIGHER EDUCATION

Friday, September 9, 2011

DISCUSSION ITEM D: Vawter Field Housing at the Purdue University West Lafayette Campus

Staff Recommendation

That the Commission for Higher Education discuss the following project: *Vawter Field Housing at the Purdue West Lafayette campus*. 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 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, September 9, 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

N/A

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

N/A

Project Summary

NEW CONSTRUCTION

INSTITUTION: PURDUE UNIVERSITY CAMPUS: WEST LAFAYETTE
PROJECT TITLE: Vawter Field Housing BUDGET AGENCY NO.: B-1-12-1-05
INSTITUTION'S PRIORITY: _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A)

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

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

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. This new facility will create 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.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 128,400 GSF 89,900 ASF .70 ASF/GSF
NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: 0 ASF

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST \$ 39,900,000 \$/GSF \$ 310.75
ANTICIPATED DATE OF PROJECT COMPLETION: January 2014

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Student Facilities System Revenue Bond Proceeds</u>	<u>\$ 30,400,000</u>
<u>Department Funds</u>	<u>\$ 9,500,000</u>
TOTAL BUDGET	<u>\$ 39,900,000</u>

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

\$ 648,288 (X) INCREASE () DECREASE

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