



December 8, 2025

THE PRESIDENT

The Honorable Michael K. Braun
Governor, State of Indiana
206 State House
Indianapolis, Indiana 46204

RE: 2026 Regional Campus Deferred Maintenance
Indiana University East, Kokomo, Northwest, Southeast and South Bend
A-0-25-2-10

Dear Governor Braun:

The Trustees of Indiana University and I respectfully request authorization to address deferred maintenance currently affecting our five regional campuses: IU East, IU Kokomo, IU Northwest, IU Southeast and IU South Bend. Projects on these campuses are estimated to cost \$9,287,069 and will be funded by cash appropriations as approved during the 2025 Legislative Session (HB 1001).

These projects, which are listed on the Description of Project section of the attachment, provide critically needed repairs and renovations of facilities and infrastructure. They consist of replacing or updating roofs, mechanical systems, electrical systems, and interior construction of classrooms for eight buildings on our regional campuses.

Your approval of this request will allow us to proceed on schedule with these projects.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Whitten".

Pamela Whitten
President

Enc.

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Submitted through the Indiana Commission for Higher Education and the State Budget Agency.

The Honorable Michael K. Braun
December 8, 2025
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RE: 2026 Regional Campus Deferred Maintenance
Indiana University East, Kokomo, Northwest, Southeast and South Bend
A-0-25-2-10

cc: Indiana Commission for Higher Education
State Budget Agency

Representative Jeff Thompson
Senator Ryan Mishler
Representative Greg Porter
Senator David Niezgodski
Representative Craig Snow
Senator Chris Garten
Representative Edward DeLaney
Senator Fady Qaddoura
Ms. Brooke Kile
Mr. Chad Ranney
Mr. Jonathan Eccles
Mr. Daniel Craig
Ms. Katie Jenner

PROJECT SUMMARY AND DESCRIPTION
FOR: 2026 REGIONAL CAMPUS DEFERRED MAINTENANCE

Institution:	Indiana University System	Budget Agency Project No.:	A-0-25-2-10
Campus:	Regional Campuses	Institutional Priority:	3
Previously approved by General Assembly:	Yes	Previously recommended by CHE:	Yes
Part of the Institution's Long-term Capital Plan:	Yes		

Project Summary Description:

This project will continue to address work begun in Phases I-V of the Regional Campus Deferred Maintenance requests. Renovations will include replacing or updating roofs, mechanical systems, electrical systems and interior construction classrooms in eight buildings across five campuses. Note: No costs per square foot are provided as this project involves building systems, envelope projects and other repair and rehabilitation needs that may involve reuse of some components and replacements of others as evaluated on a case-by-case basis for the level of repair/replacement required.

Summary of the impact on the educational attainment of students at the institution:

These projects will provide safe, effective and efficient learning and work environments for students, faculty, and staff through critically-needed repairs and renovations of facilities and infrastructure

Project Size: GSF* ASF* 0 ASF/GSF

Net change in overall campus space: GSF ASF

* Square footage not applicable (see Project Summary Description)

Total cost of the project (1):	\$ 9,287,069	Cost per ASF/GSF:*	0 GSF
			0 ASF

Funding Source(s) for project (2): \$ 9,287,069 State Cash Appropriation

Estimated annual debt payment (4):

Are all funds for the project secured:

Estimated annual change in cost of building operations based on the project:

Estimated annual repair and rehabilitation investment (3):

- (1) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)
- (2) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)
- (3) Estimate the amount of funding the institution would need to set aside annually to address R&R needs for the project. CHE suggests 1.5% of total construction cost
- (4) If issuing debt, determine annual payment based on 20 years at 5.75% interest rate
- If project is a lease-purchase or lease, adjust accordingly. Note the total cost of the lease in the project cost, and annual payments in project description

PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION
FOR: 2026 REGIONAL CAMPUS DEFERRED MAINTENANCE

<u>Institution:</u>	<u>Indiana University System</u>	<u>Budget Agency Project No.:</u>	<u>A-0-25-2-10</u>
<u>Campus:</u>	<u>Regional Campuses</u>	<u>Institutional Priority:</u>	<u>3</u>

Description of Project

This project will continue to address work begun in Phases I-V of the Regional Campus Deferred Maintenance requests. These projects impacting 8 buildings on five campuses:

IU East: Interior Construction Classrooms (Hayes) - \$938,000

IU Kokomo: Roof (Hunt) and Interior Construction Classrooms (Hunt) - \$1,347,000

IU Northwest: Mechanical Systems (Raintree) and Interior Construction Classrooms (Dunes) - \$2,340,000

IU South Bend: Electrical Systems (Northside) and Interior Construction Classrooms (Northside) - \$2,396,000

IU Southeast: Mechanical Systems (Knobview) and Interior Construction Classrooms (Life Science, Crestview) - \$2,266,000

Need and Purpose of the Program

Addressing deferred maintenance at the regional campuses is part of the University's ten-year plan. These facilities are vitally necessary to the teaching and research mission of Indiana University and must be kept functioning at a high level. These projects will ensure safe, effective and efficient learning and work environments for students, faculty and staff through improvements including infrastructure and building systems while also upgrading spaces for accessibility and the latest technologies to support learning, teaching and research.

Space Utilization

This project involves building systems, envelope projects and other repair and rehabilitation needs that may involve reuse of some components and replacements of others in pre-existing buildings and spaces.

Comparable Projects

Previous projects included in the long-term deferred maintenance plan have been completed on a continual basis on the five regional campuses. The Deferred Maintenance Phase V project for the 2025-2027 Biennium included the following: IU East: Sim Lab Renovation (Hayes) \$938,000; IU Kokomo: Roof Replacement and Classroom Renovations (Hunt Hall) \$1,347,000; IU Northwest: Mechanical System Replacement (Raintree Hall) and instructional Lab Renovations (Dunes Hall) \$2,340,000; IU South Bend: Mechanical System Replacement and Instructional Space Renovations (Northside Hall) \$2,396,000; IU Southeast Mechanical Systems and Controls Replacements (Knobview) Classroom Renovations Life Science, Crestview)) \$2,266,000

Background Materials

This project was approved by Indiana University Board of Trustees during December 2025 meeting. Regional Campus Deferred Maintenance was approved and funded during the 2025 Indiana Legislative Session (HB 1001) as part of Indiana University's 2025-27 Capital Appropriation Request. The cost of this project is estimated at \$9,287,000 million, for which Indiana University requests a cash appropriation.

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR 2026 REGIONAL CAMPUS DEFERRED MAINTENANCE

Regional Campus Deferred Maintenance A-0-23-2-05	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)	Subtotal Current and Future Space	Space to be Terminated (1)	New Space in Capital Request (2)	Net Future Space
<u>A. OVERALL SPACE IN ASF</u>							
Classroom (110 & 115)	-	-	-	-	-	-	-
Class Lab (210,215,220,225,230,235)	-	-	-	-	-	-	-
Non-class Lab (250 & 255)	-	-	-	-	-	-	-
Office Facilities (300)	-	-	-	-	-	-	-
Study Facilities (400)	-	-	-	-	-	-	-
Special Use Facilities (500)	-	-	-	-	-	-	-
General Use Facilities (600)	-	-	-	-	-	-	-
Support Facilities (700)	-	-	-	-	-	-	-
Health Care Facilities (800)	-	-	-	-	-	-	-
Resident Facilities (900)	-	-	-	-	-	-	-
Unclassified (000)	-	-	-	-	-	-	-
<u>B. OTHER FACILITIES</u>							
(Please list major categories)	-	-	-	-	-	-	-
TOTAL SPACE	-	-	-	-	-	-	-

Notes:

ASF is not applicable as this project involves building systems, envelope projects and other repair and rehabilitation needs that may involve reuse of some components and replacements of others as evaluated

(1) Identify in a footnote the specific facilities that are included in the data in these columns. Do not include pending approval, non-submitted projects or non-funded projects

(2) Should include capital projects requested by the institution based on 2013-15 Capital Request Summary

- Space/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

CAPITAL PROJECT COST DETAILS
FOR: 2026 REGIONAL CAMPUS DEFERRED MAINTENANCE

Institution:	Indiana University System	Budget Agency Project No.:	A-0-25-2-10
Campus:	Regional Campuses	Institutional Priority:	3

ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
Bid Date	December	2025
Start Construction	April	2026
Occupancy (End Date)	December	2027

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering			\$ -
b. Architectural	\$ 6,487,000		\$ 6,487,000
c. Consulting			\$ -
<u>Construction</u>			
a. Structure	\$ -		\$ -
b. Mechanical (HVAC, plumbing, etc.)	\$ 2,050,000		\$ 2,050,000
c. Electrical	\$ 750,000		\$ 750,000
<u>Movable Equipment</u>			\$ -
<u>Fixed Equipment</u>			\$ -
<u>Site Development/Land Acquisition</u>			\$ -
<u>Other (Contingency)</u>			\$ -
TOTAL ESTIMATED PROJECT COST	\$ 9,287,000	\$ -	\$ 9,287,000

(1) Cost Basis is based on current cost prevailing as of: June 2024

(2) Explain in the Description of Project Section of the "Cap Proj Details" schedule the reasoning for estimated escalation factors

CAPITAL PROJECT OPERATING COST DETAILS
FOR: 2026 REGIONAL CAMPUS DEFERRED MAINTENANCE

<u>Institution:</u>	<u>Indiana University System</u>	<u>Budget Agency Project No.:</u>	<u>A-0-25-2-10</u>
<u>Campus:</u>	<u>Regional Campuses</u>	<u>Institutional Priority:</u>	<u>3</u>

<u>ANNUAL OPERATING COST/SAVINGS (1)</u>					<u>GSF OF AREA AFFECTED BY PROJECT</u>	<u>N/A</u>
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses		
1. Operations	N/A	\$ -				
2. Maintenance	N/A	\$ -				
3. Fuel	N/A	\$ -				
4. Utilities	N/A	\$ -				
5. Other	N/A	\$ -				
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	N/A	\$ -	\$ -	\$ -		

Description of any unusual factors affecting operating and maintenance costs/savings.

(1) Based on figures from "Individual Cap Proj Desc" schedule

ROOM USE CATEGORIES

(100) Classroom Facilities

110 Classroom
115 Classroom Service

(200) Laboratory Facilities

210 Class Laboratory
215 Class Laboratory Service
220 Open Laboratory
225 Open Laboratory Service
250 Research/Non-class Laboratory
255 Research/Non-class Laboratory Service

Note: 220 combines previous codes 220 and 230, 225 combines previous codes 225 and 235

(300) Office Facilities

310 Office
315 Office Service
350 Conference Room
355 Conference Room Service

(400) Study Facilities

410 Study Room
420 Stack
430 Open-Stack Study Room
440 Processing Room
455 Study Service

(500) Special Use Facilities

510 Armory
515 Armory Service
520 Athletic or Physical Education
523 Athletic Facilities Spectator Seating
525 Athletic or Physical Ed Service
530 Media Production
535 Media Production Service
540 Clinic
545 Clinic Service
550 Demonstration
555 Demonstration Service
560 Field Building
570 Animal Facilities
575 Animal Facilities Service
580 Greenhouse
585 Greenhouse Service
590 Other (All Purpose)

(600) General Use Facilities

610 Assembly
615 Assembly Service
620 Exhibition
625 Exhibition Service
630 Food Facility
635 Food Facility Service
640 Day Care
645 Day Care Service
650 Lounge
655 Lounge Service
660 Merchandising
665 Merchandising Service
670 Recreation
675 Recreation Service
680 Meeting Room
685 Meeting Room Service

*Note: 640 Day Care and 645 Day Care Service added. 690 Locker Room deleted; reassign to 115,215,225,315
690 Locker Room deleted; reassign to 115,215,225,315 or other room service code.*

(700) Support Facilities

710 Central Computer or Telecommunications
715 Central Computer or Telecommunications Service
720 Shop
725 Shop Service
730 Central Storage
735 Central Storage Service
740 Vehicle Storage
745 Vehicle Storage Service
750 Central Service
755 Central Service Support
760 Hazardous Materials Storage
770 Hazardous Waste Storage
775 Hazardous Waste Service
780 Unit Storage

(800) Health Care Facilities

810 Patient Bedroom
815 Patient Bedroom Service
820 Patient Bath
830 Nurse Station
835 Nurse Station Service
840 Surgery
845 Surgery Service
850 Treatment/Examination Clinic
855 Treatment/Examination Clinic Service
860 Diagnostic Service Laboratory
865 Diagnostic Service Lab Support
870 Central Supplies
880 Public Waiting
890 Staff On-Call Facility
895 Staff On-Call Facility Service

Note: Previous 895, Health Care Service deleted. Apply appropriate service code to primary room code.

(900) Residential Facilities

910 Sleep/Study w/o Toilet or Bath
919 Toilet or Bath
920 Sleep/Study w/Toilet or Bath
935 Sleep/Study Service
950 Apartment
955 Apartment Service
970 House

(000) Unclassified Facilities

050 Inactive Area
060 Alteration or Conversion Area
070 Unfinished Area

Note: Each bracketed room use category may be aggregated for academic/administrative space as well as supplementary space.

**From: Postsecondary Education Facilities Inventory and Classification Manual
(NCES,2006)**