



September 17, 2012

OFFICE OF THE  
PRESIDENT

Mr. Adam Horst, Director  
State Budget Agency  
212 State House  
Indianapolis, IN 46204

Ms. Teresa Lubbers, Commissioner  
Indiana Commission for Higher Education  
101 West Ohio Street, Suite 550  
Indianapolis, IN 46204

Re: 2013-2015 Capital Request

Dear Colleagues:

I am pleased to submit Indiana University's 2013-2015 Capital Request for your consideration. The Indiana Board of Trustees approved this request at its meeting on August 17, 2012.

In addition to \$45,825,192 for General Repair and Rehabilitation and Infrastructure Replacement, which is our highest priority, we are requesting bonding authority for several major projects.

Indiana University's top priority projects are:

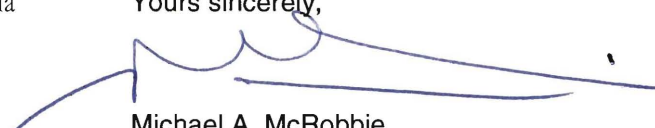
- Academic Core Renovation – Phase I (IUB)
- Tamarack Hall Replacement (IUN)
- Education and Technology Building (IUS)
- Rotary Building Expansion (IUPUI)
- School of Informatics Building (IUB)
- Science and Engineering Laboratory Building – Phase II (IUPUI)
- Multi-campus Special R&R for Deferred Maintenance – Regional Campuses

Detailed explanations of this request are provided in the accompanying documentation. We welcome opportunities to provide you and your colleagues with any additional information you might need to facilitate your evaluation of this request.

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Yours sincerely,



Michael A. McRobbie  
President

MAM/nkw

cc: Board of Trustees

**INDIANA UNIVERSITY**  
**2013-2015 CAPITAL REQUEST**

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## Indiana University Capital Request 2013-2015 Summary

This capital request reflects Indiana University's focus on maintaining existing facilities and infrastructure; investing in new space for instruction and research; and adhering to strict standards for efficient use of space.

As shown in the Capital Request Schedule I, 14 projects involving state funding have been identified for the 2013-2015 biennium on each Indiana University campus. The state share of the cost of these projects is estimated to be approximately \$323.4 million; the total cost is \$612.2 million. Seven of the fourteen have been identified by Indiana University as having highest priority and are summarized below.

The state share of the cost of the seven projects requested in the 2013-2015 biennium is estimated to be \$179 million; the total cost is \$194 million. In addition, approximately \$45.8 million in state support is requested for general repair and rehabilitation per the formula established by the Indiana Commission for Higher Education.

Indiana University's 2013-2015 Capital Request priorities can be summarized as follows:

- General Repair and Rehabilitation/Replacement of Infrastructure
- Research Laboratory Facilities Replacement and Expansion
- Three Projects Previously Approved by the Indiana General Assembly

Indiana University enrollment exceeds 111,000 students from all campuses. Since 2007, there has been an increase of over 11,000 students university-wide with enrollment topping the 100,000 mark for the fifth consecutive year (Figure 1) in 2012. However, with the upsurge of students, there has been no growth in classroom facilities.

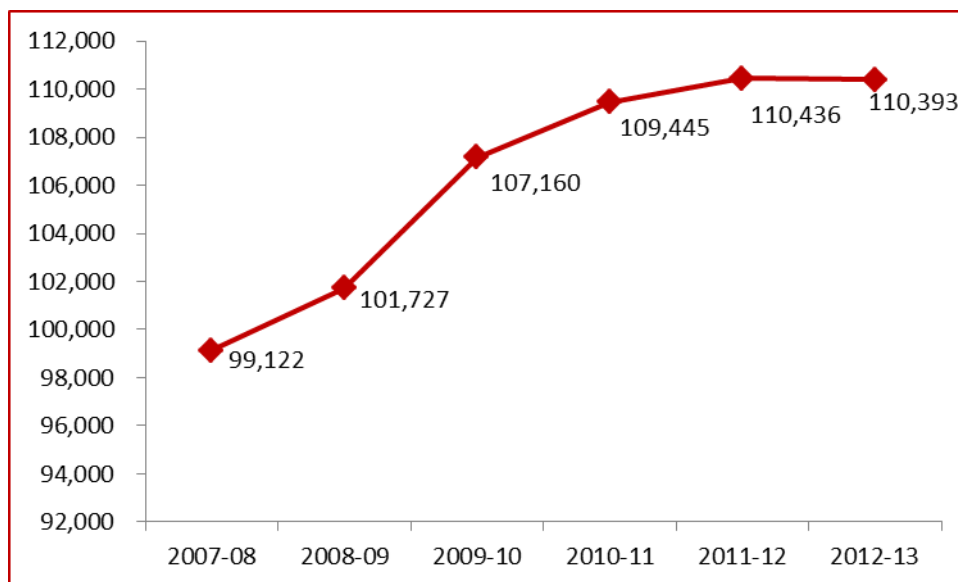


Figure 1: IU Historical Enrollment [Fall Semesters – 2007 thru 2012]

Newly added classrooms and renovated facilities would help alleviate the critical need of a university challenged with increased enrollment and 65 percent of its buildings 40 years of age or older (Figure 2).

Campus	Campus Buildings	Buildings 40 Years or Less	Buildings 40 Years or More	Percentage of Buildings Over 40 years
Bloomington	552	131	421	76%
IUPUI <sup>1</sup>	134	73	61	46%
East	8	7	1	13%
Kokomo	13	7	6	46%
Northwest	23	10	13	57%
South Bend	42	17	25	60%
Southeast	50	46	4	8%
<b>Total</b>	<b>822</b>	<b>292</b>	<b>531</b>	<b>65%</b>

<sup>1</sup> Includes Columbus Center and Excludes Riley and University Hospitals

Figure 2: Indiana University-owned Buildings over 40 Years Old [Fall 2011]

The replacement value of all Indiana University buildings and infrastructure exceeds \$7 billion. Of the \$7 billion total building replacement value, \$3.9 billion or 56 percent is dedicated to academic buildings as illustrated (Figure 3). Annual R&R investments that reflect maintaining this value is critical for the long-term academic and research success of Indiana University.

IU Campus	2011 Building Replacement Values	2011 Infrastructure Replacement Cost Estimate	2011 Total Buildings and Infrastructure Replacement Cost Estimate	2011 Academic Building Replacement Value Estimate
Bloomington	\$ 3,984,629,486	\$ 263,532,733	\$ 4,248,162,219	\$ 1,997,894,685
IUPUI & IUPU-CO	\$ 2,246,078,140	\$ 8,004,715	\$ 2,254,082,855	\$ 1,185,854,705
East	\$ 75,396,115	\$ 64,009,400	\$ 139,405,515	\$ 71,668,292
Kokomo	\$ 106,632,672	\$ 5,985,041	\$ 112,617,713	\$ 85,239,657
Northwest	\$ 207,275,444	\$ 11,788,836	\$ 219,064,280	\$ 194,046,352
South Bend	\$ 247,618,673	\$ 10,145,703	\$ 257,764,376	\$ 177,783,855
Southeast	\$ 203,146,054	\$ 16,998,789	\$ 220,144,843	\$ 147,237,506
<b>Totals</b>	<b>\$ 7,070,776,585</b>	<b>\$ 380,465,217</b>	<b>\$ 7,451,241,802</b>	<b>\$ 3,859,725,052</b>

Figure 3: Building Replacement Values

In order to enhance and expand its lab and research facilities, Indiana University requests special repair and rehabilitation funds to enable major restoration and renovation of existing facilities, as well as state funding through bonding authority for construction of new lab and research facilities. Indiana University currently receives over \$500 million annually in sponsored research funding. State-of-the-art laboratories are key components in successfully achieving this impressive research productivity.

The university previously received legislative authorization to proceed with three (3) projects that are included in the current request:

- ❖ On the Bloomington campus, Phase I of the Academic Core Renovation project will revitalize the University's oldest structures, some dating over 125 years old, and provide more current academic instruction space in the central part of campus.
- ❖ On the Northwest campus, the Tamarack Hall Replacement project will offset the loss of Tamarack Hall which was recently demolished. IUN's first academic building, the original facility suffered from needed complete renovation then complicated by severe damage incurred by flood in 2008. The replacement building will compensate for a severe space shortage resulting from the loss of Tamarack Hall. A combined academic facility with the local Ivy Tech Community College has also been explored.
- ❖ On the Southeast campus, the Education and Technology Building project will provide expanded programmatic space that allows for interdisciplinary and collaborative study for future educators.

### **Bloomington Campus – Academic Core Renovation – Phase I**

The top priority for the Bloomington campus is Phase I of the Academic Core Renovation. This area, also known as "The Old Crescent" is the traditional center of campus containing the oldest buildings in the Indiana University system. Renovating these buildings is a critical component of Indiana University's focus on maintaining existing facilities and infrastructure while providing quality spaces for academic instruction.

Indiana University proposes renovation of Kirkwood Hall, Lindley Hall, Franklin Hall, and Swain West. The campus master plan calls for the buildings in the center of campus to be primarily academic buildings in order to build a more vibrant academic campus. Average age of these buildings is over 101 years, and they are in need of significant renovations to create newer and better academic space.

Because of their age, many of these buildings are not fully accessible; therefore, entryways and restrooms must be updated. Some may still contain asbestos and lead paint which must be abated and cleaned. Classrooms will be updated and equipped with the latest in digital presentation technology. New student spaces will be created to accommodate new learning pedagogies for interaction and teamwork assignments. Roofs and the exteriors of each building require maintenance and replacement. Nearly all the mechanical systems in these buildings are obsolete and inefficient.

This project presents an opportunity to restore the beauty of these buildings, re-establish the vibrancy of this part of campus with additional student activity, and to modernize the infrastructure serving the campus. No other area of campus contains as many historic buildings representing the memories and experiences of IU Alumni. They are a very important part of Indiana University's history and must be maintained and preserved.

This project is estimated at \$21 million and is the university's highest priority for 2013-2015.

### **Northwest Campus – Tamarack Hall Replacement**

Indiana University proposes the replacement of Tamarack Hall located on the IUN campus. Tamarack Hall was constructed in 1957. Since that time, only minor work was done on the building in small areas; however, substantial renovation was never accomplished. Due to the amount of systems and possible structural work, as well as an outdated layout, it was determined that the building was in dire need of replacement. However, in September 2008, it sustained severe damage from above-ground flooding, was rendered unusable for academic instruction, and was demolished in 2012. This facility accommodated many critical academic and support programs including performing and fine arts, instructional media, minority studies, communications, history and philosophy, general classrooms, and campus police. All of these functions have had to be relocated to separate areas off the main campus. A new building would reposition these crucial functions under one roof and accommodate them with new and more efficient spaces.

Ivy Tech Community College has also experienced record enrollment growth and requires expansion of its existing facilities on the Gary campus. Through the implementation of a unique building program that incorporates IUN Tamarack Hall and Ivy Tech Community College – Northwest, both institutions could benefit by having a wider range of student services and amenities. By creating a joint venture, sharing common areas, along with given improved efficiencies, the expense of this project would be reduced dramatically and would generate a significant savings of nearly 20 percent of the original cost, which was authorized by the General Assembly in 2009 for both institutions. This joint partnership is currently being explored.

This project is estimated at \$33 million and is the university's second highest priority for 2013-2015.

### **Southeast Campus – Education and Technology Building**

Indiana University proposes the construction of a new building located on the IU Southeast campus at New Albany which will provide expanded space for the current and future programs of the School of Education and the Purdue College of Technology. A number of shared facilities are planned allowing both units more flexibility and access to specialized spaces. This partnership between Indiana University and Purdue University will also achieve savings in building costs for both institutions.

The mission of the IU Southeast School of Education is to develop high-quality, caring professionals who are leaders in the continuous transformation of schools within a diverse society. The proposed Education and Technology Building would be designed to advance this mission by accommodating

the enrollment growth of the school and by taking into account the nature of modern teacher-education programs. Faculty, staff, and students would be able to work and study in a facility explicitly designed to accommodate a more collaborative and interdisciplinary approach to teaching and learning. The design and usage of the building would include flexible and adaptable space to meet a range of teaching and learning styles.

IU Southeast and Purdue College of Technology operate in a guest/host relationship – IU Southeast provides all of the support courses for Purdue students such as math, English, science, and some electives, and some IU Southeast students take Purdue courses as electives.

However, due to space constraints at IU Southeast, Purdue moved classrooms and laboratories to the new Purdue Technology Center of Southeast Indiana in 2008. This shuffle is temporary because Purdue's goal is to move a major proportion of its classrooms and laboratories back into this proposed new building on the IU Southeast campus.

This new building is vital to both institutions because of adjacency concerns. Most Purdue students, some IU Southeast students, and faculty from both institutions drive back and forth approximately two miles between campuses. This complicates time-block scheduling as well as creates serious safety concerns for students and faculty/staff because of the two-mile drive on a busy interstate.

This project is estimated at \$22 million and is the university's third highest priority for 2013-2015.

### **Indianapolis Campus – Rotary Building Expansion**

Indiana University proposes the expansion of the Rotary Building located on the north end of Ball Gardens separating the Riley Medical Buildings from the new Eskenazi Hospital on the IUPUI campus. This expansion will be attached to the existing building and will provide approximately 60,000 gross square feet (gsf) of new laboratory and support space for the School of Medicine and will replace the anticipated loss of current research space in the existing Wishard Hospital.

This project is essential for the Department of Medicine, Division of Clinical Pharmacology, and the Purdue University, College of Pharmacy. This will enable them to focus on individualized responses to drug therapy implemented in appropriate, modern, and high quality research, training, and clinical research accommodations in close proximity to the new Eskenazi Health Facility and Riley Hospital for Children.

This project is estimated at \$25 million and is the university's fourth highest priority for 2013-2015.

### **Bloomington Campus – School of Informatics Building**

Indiana University proposes construction of a classroom and laboratory research building to house the School of Informatics and Computing. This four-story limestone building will be located on the northwest corner of Tenth Street and Woodlawn Avenue on the Bloomington campus. This facility will house classrooms and teaching laboratories, research labs, and offices for faculty/staff. An emphasis of the building will be on space which includes classrooms made available to the entire campus that facilitate collaboration and active learning; community spaces that foster informal collaboration among students, faculty/staff; and research and faculty spaces that feature the more



open environment that is typical of the IT industry. The ability to adapt to changes in technology and programs is very important, so teaching and research are not limited by the building in which it is located. The generic space in this facility will not be highly customized, but instead will meet a basic set of design criteria allowing it to be used for different purposes with a minimum of renovation.

Presently, the school is split between two locations. One is located at the northeast corner of Tenth and Woodlawn; the other in Lindley Hall on the Old Crescent. Constructing a new building for the school would bring the school together for the first time and provide the most important boost needed to fully achieve its vision – to lead the nation in defining and implementing curriculum and research that spans the broad spectrum of computing foundations, applications, and human/societal implications. In addition, it will begin to realize the Bloomington Master Plan’s vision to expand the Tenth Street Science District and develop the Woodlawn Corridor to the north.

This classroom and research facility is essential not only to bring the two locations together but to accommodate the rapid growth of the School of Informatics and the continued development of the sciences at Indiana University.

This project is estimated at \$30 million and is the university’s fifth highest priority for 2013-2015.

### **Indianapolis Campus – Science and Engineering Laboratory Building – Phase II**

Indiana University proposes construction of the second phase of a classroom and laboratory research building located on the IUPUI campus focusing on biology, chemistry, and engineering technology research. It will be designed to foster collaborative teaching and research through shared laboratory space, technical support, and centralized analytical facilities, chiefly in areas that are consistent with and critical to the life and health science mission of IUPUI. This project will be connected to Phase I, which is located adjacent to the existing Engineering and Science Buildings in the core of the academic campus.

The Science and Engineering Laboratory Building – Phase II will provide critical teaching and research laboratory and classroom space for the School of Science and the School of Engineering and Technology. It will be constructed in two phases: The first phase will consist of teaching laboratories, research laboratories, and a vivarium. The second phase will provide space for classrooms and meeting rooms as well as additional research laboratories and administrative offices for the School of Science.

This facility is a critical component of Indiana University’s focus on expanding and strengthening its science and life sciences research capability. The addition of this building to the Indianapolis research community will provide laboratory research space for new scientists and expanded space for existing research in biology, chemistry, and engineering technology.

This project is estimated at \$22 million and is the university’s sixth highest priority for 2013-2015.

## **Multi-campus Special R&R for Deferred Maintenance – Regional Campuses**

Indiana University proposes to address deferred maintenance issues currently affecting its regional campuses. The smaller campuses at Indiana University (East, Kokomo, Northwest, Southeast and South Bend) have deferred maintenance of approximately \$66 million. All of these projects are replacements/repairs of building exteriors, campus systems/building systems, and code updates for accessibility and campus safety.

This project includes the following:

### **IU East**

- ❖ Whitewater Roof Replacement

### **IU Kokomo**

- ❖ Main Building Renovation – Phase I

### **IU Northwest**

- ❖ Marram Hall Building Envelope Maintenance
- ❖ Campus Accessibility and Safety Updates

### **IU Southeast**

- ❖ Hillside Hall Mechanical System Replacement
- ❖ Crestview Hall Mechanical System Replacement
- ❖ Activities Building Mechanical System Replacement

### **IU South Bend**

- ❖ Northside Hall Mechanical/Electrical Systems Upgrade and Replacement
- ❖ Administration Building Window Upgrade
- ❖ Riverside Hall Building Envelope Maintenance

This project focuses on the expanding deferred maintenance challenge facing Indiana University's regional campuses. This project will be a positive impact on the deferred maintenance issues on these campuses. The regional campuses are younger in age but have buildings now reaching the point where systems have reached the end of their useful lives and the building envelopes need maintenance to continue to be effective. This project will not only allow for maintenance of existing systems and building envelopes, but will allow the university to bring in new technologies which should allow the buildings to operate more effectively and efficiently.

Completion of this project will ensure a stable physical environment without the disruption of essential utilities. All of these buildings are critical to the educational mission at these campuses.

This project is estimated at \$29 million and is the university's seventh highest priority for 2013-2015.

Indiana University  
Capital Request Schedule I (CRS I)  
**Summary of Capital Project Requests for the 2013-2015 Biennium - All Funds/Projects**

	Campus	Budget Agency Number	Institution Priority Ranking	State Funding			Other Funding	Total Capital Request	Est. Annual State Debt Service	Est. Annual Other Debt Service
				Cash	Bonding Authority	Lease/Purchase				
<b>A. PREVIOUSLY AUTHORIZED CAPITAL PROJECTS</b>										
1. Academic Core Renovation - Phase I	BL	A-1-97-1-01 A-1-03-2-24	1		\$10,500,000 \$10,500,000			\$21,000,000	\$1,793,893	\$0
2. Tamarack Hall Replacement	NW	A-7-09-1-09	2		\$33,000,000			\$33,000,000	\$2,818,975	\$0
3. Education & Technology Building	SE	A-9-09-1-12	3		\$22,000,000			\$22,000,000	\$1,879,317	\$0
<b>B. NEW CAPITAL PROJECTS</b>										
<b>1. R&amp;R Formula</b>										
a. Facilities	All			\$42,218,131				\$42,218,131		\$0
b. Infrastructure	All			\$3,607,061				\$3,607,061		\$0
Total R&R Formula				\$45,825,192				\$45,825,192		\$0
<b>2. Special R&amp;R Projects</b>										
a. Regional Campus Projects	All	A-0-11-2-16	7		\$29,000,000			\$29,000,000	\$2,477,281	\$0
i. Whitewater Hall Roof Replacement	EA									
ii. Campus Accessibility and Safety Updates Marram Hall Renovation - Phase I	NW									
iii. Hillside Hall AHU and VAV Replacement; Crestview Hall AHU and VAV Replacement; Activities Building AHU and Heating/Reheat Coils Replacement;	SE									
iv. Main Building Renovation - Phase I	KO									
v. Northside Hall Renovation - Phase I; Administration Building Window Upgrade; Riverside Hall Renovation - Phase I Renovation	SB									
b. Campus Utility Infrastructure Repairs	BL	A-1-13-2-01	9		\$34,000,000			\$34,000,000	\$2,904,399	\$0
c. Wells Library Renovation - Phase I	BL	A-1-11-2-09	10		\$30,000,000			\$30,000,000	\$2,562,705	\$0
d. VanNuys Medical Science Laboratory Renovation - Phase IV	IN	A-2-11-2-15	11		\$22,000,000			\$22,000,000	\$1,879,317	\$0
e. Ernie Pyle Hall Renovation	BL	A-1-13-2-02	12		\$10,000,000			\$10,000,000	\$854,235	\$0
f. Emerson Hall	IN	A-2-11-2-18	13		\$9,600,000			\$9,600,000	\$820,066	\$0
g. Taylor Hall Renovation - Phase II	IN	A-2-11-2-17	14		\$6,400,000			\$6,400,000	\$546,710	\$0
h. Data Network Infrastructure Upgrades	BL	A-1-13-2-03					\$10,000,000	\$10,000,000	\$0	\$854,235
i. Wright Place Dining	BL	A-1-13-2-04					\$3,500,000	\$3,500,000	\$0	\$0
j. Read Hall Renovation - Phase I	BL	A-1-13-2-05					\$5,000,000	\$5,000,000	\$0	\$0
k. McNutt North (Bordner) Restroom Renovations - Phase VI	BL	A-1-13-2-06					\$2,160,000	\$2,160,000	\$0	\$0
l. Teter Quad - Window Replacement	BL	A-1-13-2-08					\$2,500,000	\$2,500,000	\$0	\$0

Indiana University  
 Capital Request Schedule I (CRS I)  
**Summary of Capital Project Requests for the 2013-2015 Biennium - All Funds/Projects**

	Campus	Budget Agency Number	Institution Priority Ranking	State Funding			Other Funding	Total Capital Request	Est. Annual State Debt Service	Est. Annual Other Debt Service	
				Cash	Bonding Authority	Lease/Purchase					
m. Data Network Infrastructure Upgrades	IN	A-2-13-2-11					\$10,000,000	\$10,000,000	\$0	\$854,235	
n. Ball Gardens Renovation	IN	A-2-13-2-12					\$4,800,000	\$4,800,000	\$0	\$410,033	
o. Kelley School of Business Renovation - Phase II	BL	A-1-13-2-13					\$29,000,000	\$29,000,000	\$0	\$2,477,281	
<b>3. New Construction</b>											
a. International Studies Classroom Building	BL	A-1-08-1-22					\$53,000,000	\$53,000,000		\$4,527,445	
b. Rotary Building Expansion	IN	A-2-12-1-15	4		\$25,000,000			\$25,000,000	\$2,135,587	\$0	
c. School of Informatics Building	BL	A-1-11-1-08	5		\$15,000,000		\$15,000,000	\$30,000,000	\$1,281,352	\$1,281,352	
d. Science and Engineering Laboratory Building - Phase II	IN	A-2-11-1-13	6		\$22,000,000			\$22,000,000	\$1,879,317	\$0	
e. Multidisciplinary Science Building - Phase III	BL	A-1-07-1-04	8		\$32,400,000		\$10,000,000	\$42,400,000	\$2,767,721	\$854,235	
f. Maurer School of Law Addition	BL	A-1-11-1-10					\$30,000,000	\$30,000,000	\$0	\$2,562,705	
g. University Apartments East Replacement	BL	A-1-13-1-14					\$17,000,000	\$17,000,000	\$0	\$1,452,199	
h. BBHN Apartments Replacement (Banta, Bicknell, Hepburn, Nutt)	BL	A-1-13-1-15					\$16,000,000	\$16,000,000	\$0	\$1,366,776	
i. School of Dentistry - Phase I	IN	A-2-13-1-16					\$30,000,000	\$30,000,000	\$0	\$2,562,705	
j. Student Events and Wellness Center	EA	A-5-09-1-11					\$5,000,000	\$5,000,000	\$0	\$427,117	
<b>4. Qualified Energy Savings Projects</b>											
None											
<b>5. Acquisition (Facility, Land/Lease)</b>											
None											
<b>6. Other Projects</b>											
None											
<b>Total Capital Project Budget Request</b>					\$45,825,192	\$311,400,000	\$0	\$242,960,000	\$600,185,192	\$26,600,878	\$19,630,320

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Academic Core Renovation - Phase I**

<u>Institution:</u> <input type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u>	<input type="text" value="A-1-97-1-01"/>
<u>Campus:</u> <input type="text" value="Bloomington"/>	<u>Institutional Priority:</u>	<input type="text" value="1"/>
<u>Previously Approved by General Assembly:</u> <input type="text" value="Yes"/>	<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"/>		

## Project Summary Description

Indiana University proposes renovation of four (4) buildings - Kirkwood Hall, Lindley Hall, Franklin Hall, and Swain West - in the Academic Core of the Bloomington campus and upgrading the mechanical systems.

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

The new Bloomington Master Plan calls for the buildings in the center of campus to be primarily academic buildings in order to build a more vibrant academic campus. These buildings are among the oldest on campus and are in need of significant renovations to create new and better academic space. Renovating these buildings is a critical component of Indiana University's focus on maintaining existing facilities and infrastructure.

<u>Project Size:</u> <input type="text" value="389,111"/> GSF	<input type="text" value="229,131"/> ASF	<input type="text" value="59%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input type="text" value="0"/> GSF	<input type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input type="text" value="\$21,000,000"/>	<u>Cost per ASF/GSF:</u>	<input type="text" value="\$54"/> GSF	
		<input type="text" value="\$92"/> ASF	
<u>Funding Sources(s):</u>	<input type="text" value="\$21,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}	
	<input type="text" value=""/>		
	<input type="text" value=""/>		
	<input type="text" value=""/>		
<u>Estimated Annual Debt Payment:</u>	<input type="text" value="\$1,793,893"/>		
<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="\$0"/>		
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input type="text" value="\$0"/>		

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Academic Core Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-97-1-01
			A-1-03-2-24
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	1

**Description of Project**

**Academic Core Renovation** - Indiana University proposes renovation of Kirkwood Hall, Lindley Hall, Franklin Hall, and Swain West - four (4) of the oldest and most historic buildings on the Bloomington campus. The new Bloomington Master Plan calls for the buildings in the center of campus to be primarily academic buildings in order to build a more vibrant academic campus. These buildings are among the oldest on campus with an average age of 103 plus years and are in need of significant renovations to create new and better academic space. Because of their age many of these buildings are not fully accessible; therefore entryways and restrooms must be updated. Some may still contain asbestos and lead paint which must be abated and cleaned-up. Roofs and building exteriors need maintenance. Nearly all the mechanical systems in these buildings are obsolete and inefficient. Comfort can be increased and money saved with new equipment and systems. This project presents an opportunity to restore the beauty of these buildings and restore the vibrancy of this part of campus with additional student activity. Classrooms will be updated and equipped with the latest in digital presentation technology. New student spaces will be created to accommodate new learning pedagogies for interaction and teamwork assignments.

**Kirkwood Hall** was built in 1894 and is the first all-limestone building on campus. It needs extensive renovation of its mechanical systems, heating and cooling, electrical and telecommunication distribution systems. Fire safety and egress do not meet current building codes and restrooms are not ADA accessible. Building finishes, including wood work and doors, require renovation.

**Lindley Hall** was built in 1902 and was one of the largest buildings on campus in its time. It has four stories, its exterior is limestone, and it has 59,910 gross square feet of space. Throughout the years, it was home to several departments - Mathematics, Pedagogy, Philosophy, Physics, and Psychology. Currently it houses the School of Informatics and Computing. Updating classrooms and academic support space is needed along with modernizing the mechanical systems.

**Franklin Hall** was built in 1907 as the second library on campus, and it served in that capacity until the Wells Library was built in 1969. Damaged by fire in 1968, some of the finishes were replaced at that time. Mechanical systems need to be updated as well as the electrical and telecommunication distribution systems. Accessibility in some parts of the building is limited.

**Swain West** was built in 1940 and is the largest of these three (3) buildings at 154,602 gross square feet. New roofing and flashing are needed, along with stone repairs and point. The metal windows are old, inefficient and in need of replacement. It needs new mechanical systems for heating and cooling, new electrical and telecommunication distribution and life-safety systems, and accessible restrooms.

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

Historical Significance: Each of these buildings is considered historic. The buildings of "The Old Crescent" are on the National Register of Historic Places.

Alternatives Considered: Due to the nature of the project and the specific needs of these buildings, no alternatives have been selected by the university.

Relationship to Long-Term Capital Plan for Indiana University: The renovation of the historic buildings in the Academic Core have been on the ten-year plan since 2004. The utility portions of this project have been on the university's ten-year plan since 2002.

## CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Academic Core Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-97-1-01
			A-1-03-2-24
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	1

### Need and Purpose of the Project

The renovation of the Academic Core is the top priority for the Bloomington campus. This project is consistent with the teaching, research, and service missions of Indiana University Bloomington and with the long-range plans of the campus as outlined in the recently adopted Bloomington Master Plan. A major focus of the master plan is to bring students back to the Academic Core of the campus, and this project will do that by renovating these former academic buildings back into academic space. As the campus grew, older academic space was converted to administrative space. These spaces will now be returned to their former function. Increasing student density in the core of the academic campus will produce many benefits, academic, environmental and economic. Academically, it will provide improved space for academic units that have outgrown their space and need additional academic space. As departments mature and develop, they become constrained by the lack of space to develop new courses and areas of study, new research institutes and centers, and study space for students. This project will restore space for academic activities. Environmentally, it will increase the student density in the center of the campus reducing the need for motorized transport. Economic benefits will be produced when these old buildings are outfitted with modern and efficient systems that will save operating dollars for many years to come.

Restoring and renovating these historic buildings (average age is over 103 years) will mean that these iconic buildings will continue to serve the students of Indiana University and the citizens of Indiana. No other area of campus contains as many historic buildings representing the memories and experiences of IU alumni. They are a very important part of IU's history and must be maintained and preserved.

This project has moved to the top of the campus' priority list for several reasons:

- 1) The desire to revitalize the core academic campus area with more student and academic activity. Over the years as new academic buildings (Ballantine Hall - 1959, Wells Library - 1969) were built with new classrooms and study spaces, these older buildings were reused for administrative functions as enrollments climbed and new space was needed for operations of the university. As IU Bloomington continues to need more academic space for classrooms and student study, the campus is returning to these core academic buildings to meet its academic needs.
- 2) The need for student-professor contact will remain at the heart of the academic mission. It is vital that students become the primary focus for this age-old exchange and scholarly development.
- 3) The enhancement of the student experience by creating a more vibrant and vital campus. Increased density in the heart of campus creates a critical mass making it feasible to offer a wide range of academic options (classrooms, labs, study, and social space) in the location of the Old Crescent - the place they were originally intended to be.

The Bloomington Master Plan was approved by the Board of Trustees. A great deal of thought and discussion was centered around creating a more meaningful student experience, maintaining the iconic heritage of this area while repurposing underutilized buildings for active academic programs to create a more active and vibrant environment in this ceremonial heart of the campus.

The average age of these buildings exceeds 100 years. Although they have received maintenance and updates during this time, some of these buildings retain their original systems, which are now quite obsolete and in need of total replacement. It is critical that heating and cooling equipment, electrical and telecommunication distribution, sprinkler systems, and accessibility be brought into compliance with today's standards. Mortar joints need maintenance, new roofs are needed, windows need rebuilt, and the buildings need weatherization to become more energy efficient. With new systems in place, these buildings should produce operational cost savings well into the future.

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Academic Core Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-97-1-01
			A-1-03-2-24
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	1

**Space Utilization**

This project does not change the classification of space usage of any space.

**Comparable Projects**

This is the first phase of a multi-phase project which was projected to cost \$57,000,000. The plan is to renovate all of the buildings in the Old Crescent (Owen Hall, Franklin Hall, Kirkwood Hall, Lindley Hall, Swain West, and Maxwell Hall). The projected cost was approximately \$140/gsf for the entire project. This is comparable to the renovation of the Student Building that was completed in 1991 at a cost of approximately \$120/gsf (in 2012 dollars). All of these buildings differ in the amount of renovation required.

**Background Materials**



**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Academic Core Renovation - Phase I**

Bloomington Budget Agency Project No: A-1-97-1-01 & A-1-03-2-24 Institutional Priority: 1	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	14,484	0	0	14,484	0	0	14,484
Class Lab (210, 215, 220, 225, 230, 235)	18,079	0	0	18,079	0	0	18,079
Non-class Lab (250 & 255)	36,281	0	0	36,281	0	0	36,281
Office Facilities (300)	116,903	0	0	116,903	0	0	116,903
Study Facilities (400)	10,796	0	0	10,796	0	0	10,796
Special Use Facilities (500)	5,913	0	0	5,913	0	0	5,913
General Use Facilities (600)	2,470	0	0	2,470	0	0	2,470
Support Facilities (700)	947	0	0	947	0	0	947
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	23,259	0	0	23,259	0	0	23,259
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	229,132	0	0	229,132	0	0	229,132

Notes: Represents asf for Kirkwood, Lindley, Franklin, and Swain West

## CAPITAL PROJECT COST DETAILS

For: **Academic Core Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-97-1-01
			A-1-03-2-24
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	1

### Anticipated Construction Schedule

	Month	Year
Bid Date:	August	2013
Start Construction	September	2013
Occupancy (End Date)	September	2015

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,680,000	\$0	\$1,680,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$7,980,000	\$0	\$7,980,000
b. Mechanical (HVAC, plumbing, etc.)	\$5,040,000	\$0	\$5,040,000
c. Electrical	\$2,730,000	\$0	\$2,730,000
<b><u>Movable Equipment</u></b>			
	\$630,000	\$0	\$630,000
<b><u>Fixed Equipment</u></b>			
	\$1,260,000	\$0	\$1,260,000
<b><u>Site Development/Land Acquisition</u></b>			
	\$420,000	\$0	\$420,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$1,260,000	\$0	\$1,260,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$21,000,000</b>	<b>\$0</b>	<b>\$21,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Academic Core Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-97-1-01
			A-1-03-2-24
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	1

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT:			N/A	
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Tamarack Hall Replacement**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-7-09-1-09"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Northwest"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="2"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="Yes"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

20085488

### Project Summary Description

Indiana University proposes the replacement of Tamarack Hall on the IUN campus with a new 67,316 assignable square-foot facility. This project will accommodate many of the original programs including performing and fine arts, instructional media, minority studies, communications, history and philosophy, general classrooms, and campus police. The exterior of the building will be designed to be consistent with the rest of the campus.

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

Constructed in 1957, Tamarack Hall was Indiana University Northwest's first academic building. Already suffering from needed complete renovation, it sustained severe damage from above-ground flooding in September 2008, was rendered unusable for academic instruction, and was recently demolished. The replacement building will compensate for a severe space shortage resulting from the loss of Tamarack Hall. A combined academic facility with the local Ivy Tech Community College has also been explored.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="103,563"/> GSF	<input style="width: 90%;" type="text" value="67,316"/> ASF	<input style="width: 90%;" type="text" value="65%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="103,563"/> GSF	<input style="width: 90%;" type="text" value="67,316"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$33,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$319"/> GSF <input style="width: 90%;" type="text" value="\$490"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$33,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$2,818,975"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$883,875"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$495,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Tamarack Hall Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-7-09-1-09
<u>Campus:</u>	Northwest	<u>Institutional Priority:</u>	2

20085488

## Description of Project

Indiana University proposes the replacement of Tamarack Hall on the IUN campus with a new 67,316 assignable square-foot facility. This project will accommodate many of the original programs including performing and fine arts, instructional media, minority studies, communications, history and philosophy, general classrooms, and campus police. Itorium/stage area and integrating it into the new facility. The exterior of the building will be designed to be consistent with the rest of the campus.

Relationship to Other Capital Improvement Projects: This new facility would become an anchor for the IUN campus as well as the community. It would be an integral piece in the framework by serving not only students, faculty, and staff, but also the city of Gary and the seven-county Northwest Indiana region.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: Indiana University considered renovating its existing building; however, due to the severe damage caused by flooding in September 2008, it has been determined this option is best to meet the required needs.

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

## Need and Purpose of the Project

Tamarack Hall was constructed in 1957. Since that time, only minor work was done on the building in small areas; however, substantial renovation was never accomplished. Due to the amount of systems and possible structural work, as well as an outdated layout, it was determined that the building was in dire need of replacement. However, in September 2008, it sustained severe damage from above-ground flooding, was rendered unusable for academic instruction, and was recently demolished. This facility accommodated many critical academic and support programs including performing and fine arts, instructional media, minority studies, communications, history and philosophy, general classrooms, and campus police. All of these functions have had to be relocated to separate areas off the main campus. A new building would reposition these crucial functions under one roof and accommodate them with new and more efficient spaces.

Ivy Tech Community College has also experienced record enrollment growth and requires expansion of its existing facilities on the Gary campus. Through the implementation of a unique building program incorporating IUN Tamarack Hall and Ivy Tech Community College - Northwest, both institutions could benefit by having a wider range of student services and amenities. By creating a joint venture, sharing common areas, along with given improved efficiencies, the expense of this project would be reduced dramatically and would generate a significant savings of nearly 20 percent of the original cost, which was authorized by the General Assembly in 2009 for both institutions. This joint partnership is currently being explored.

## Space Utilization

Tamarack Hall was built on the Northwest campus in 1957. This facility has served many functions over the years and is one of the anchors on campus. Indiana University proposes to replace it with a new 67,316 assignable square-foot facility. Specifically, this building would accommodate the following:

Classrooms (4,116 asf)  
Academic Space (40,885 asf)  
IU Police (1,640 asf)  
Lindenwood/Sycamore (20,675 asf)  
Total (67,316 asf)

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Tamarack Hall Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-7-09-1-09
<u>Campus:</u>	Northwest	<u>Institutional Priority:</u>	2

20085488

**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 Cyberinfrastructure Building at \$303/gsf
- 4) IUB International Studies Building project is estimated to cost approximately \$282/gsf
- 5) IUS Education and Technology Building project is estimated to cost approximately \$243/gsf

**Background Materials**

[Empty box for background materials]

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Tamarack Hall Replacement**

Northwest (20085488) Budget Agency Project No: A-7-09-1-09 Institutional Priority: 2	Current Space in Use (a)	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	1,416	1,416
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	19,275	19,275
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	17,320	0	0	17,320	0	30,815	48,135
Study Facilities (400)	209	0	0	209	0	1,200	1,409
Special Use Facilities (500)	0	0	0	0	0	1,350	1,350
General Use Facilities (600)	514	0	0	514	0	13,260	13,774
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	8,018	0	0	8,018	0	0	8,018
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	26,061	0	0	26,061	0	67,316	93,377

Notes:  
 (a) Includes Sycamore Hall and Lindenwood Hall  
 Tamarack Hall was razed in 2012, but formerly contained 45,865 asf

**CAPITAL PROJECT COST DETAILS**

For: **Tamarack Hall Replacement**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-7-09-1-09
<b>Campus:</b>	Northwest	<b>Institutional Priority:</b>	2

20085488

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	June	2013
Start Construction	July	2013
Occupancy (End Date)	May	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,980,000	\$0	\$1,980,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$14,520,000	\$0	\$14,520,000
b. Mechanical (HVAC, plumbing, etc.)	\$7,260,000	\$0	\$7,260,000
c. Electrical	\$4,950,000	\$0	\$4,950,000
<b><u>Movable Equipment</u></b>	\$1,650,000	\$0	\$1,650,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$990,000	\$0	\$990,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,650,000	\$0	\$1,650,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$33,000,000</b>	<b>\$0</b>	<b>\$33,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).



**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Tamarack Hall Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-7-09-1-09
<u>Campus:</u>	Northwest	<u>Institutional Priority:</u>	2
20085488			

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 103,563

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$2.048	\$212,130	\$188,796	\$23,334
<b>2. <u>Maintenance</u></b>	\$2.219	\$229,808	\$204,529	\$25,279
<b>3. <u>Fuel</u></b>	\$1.707	\$176,775	\$0	\$176,775
<b>4. <u>Utilities</u></b>	\$2.560	\$265,162	\$0	\$265,162
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$8.535</b>	<b>\$883,875</b>	<b>\$393,325</b>	<b>\$490,550</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Education and Technology Building**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-9-09-1-12"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Southeast"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="3"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="Yes"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

20096066

## Project Summary Description

This project constructs a new building located on the IU Southeast campus at New Albany which will provide expanded space for the current and future programs of the School of Education and the Purdue College of Technology.

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

The mission of the IU Southeast School of Education is to develop high-quality, caring professionals who are leaders in the continuous transformation of schools within a diverse society. The proposed Education/Technology Building will be designed to advance this mission by accommodating the enrollment growth of the school and by taking into account the nature of modern teacher-education programs. An expansion of new space, along with this partnership between Indiana University and Purdue University, will achieve savings in building costs for both institutions.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="90,500"/> GSF	<input style="width: 90%;" type="text" value="54,315"/> ASF	<input style="width: 90%;" type="text" value="60%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="90,500"/> GSF	<input style="width: 90%;" type="text" value="54,315"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$22,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$243"/> GSF <input style="width: 90%;" type="text" value="\$405"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$22,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$1,879,317"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$318,560"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$330,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Education and Technology Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-9-09-1-12
<u>Campus:</u>	Southeast	<u>Institutional Priority:</u>	3

20096066

## Description of Project

This project proposes the construction of a new building located on the IU Southeast campus at New Albany which will provide expanded space for current and future programs of the School of Education and the Purdue College of Technology. This building totals approximately 54,080 assignable square feet (asf) with the potential range of 90,000 to 94,000 gross square feet (gsf). This partnership between Indiana University and Purdue University will achieve savings in building costs for both institutions

A number of shared facilities are planned allowing both units more flexibility and access to specialized spaces. A light-filled entry will serve to welcome and direct visitors to two units, as well as provide students with common study spaces. Other shared facilities are a computer classroom/study cluster for 24 students, a distance-education classroom with video capabilities for 40 students, and a classroom/meeting room for 60 students, which could be set-up to accommodate meetings of large groups. A large conference/seminar room for 36 students and a smaller conference room for 16 students will handle a variety of meetings and small informal classes. Students will be served by a quiet study area, two-group study rooms and a larger informal student-study lounge located near the building entry and vending area. These shared facilities will also be available to others on campus although the School of Education and Purdue College of Technology will have priority in scheduling. The new facilities for the School of Education will have eight new general-purpose classrooms with seating for 288 students which will have furniture to enable and enhance collaborative study. Six practice/observation rooms for counseling will be attached to one of the classrooms, and all classrooms will feature media technology. Among the more specialized classrooms will be the elementary/secondary science labs with prep rooms for training new science teachers in the latest methods. The two classrooms and five project rooms for the writing program will serve the Advanced Institute and Children's Reading/Writing Programs. A Digital Media/Science Computer Lab and its attached student workroom will allow 24 students to learn and practice teaching techniques using specialized software and other media materials. A special education resources library and storage for the language-arts book collection completes the list of academic support facilities. Thirty-three full-time education faculty will have offices and eight part-time faculty will have two rooms. The administrative area will consist of the dean's suite with three offices, an administrative suite with six student-services offices, and a secure student records/file room. A small conference room, faculty/staff lounge, mailroom, work/copy room, and storage areas will provide office support services.

The Purdue College of Technology spaces will contain two 40-student classrooms and one 50-student classroom for a total of 130-classroom seats. Most of the class time in these programs will be spent in very specialized class/lab combinations with lecture-type seating in classrooms adjacent to the hands-on labs dedicated to that particular area of study. This allows students a significant amount of hands-on experience operating equipment and machinery similar to that used in industry. There will be four teaching labs in Electrical and Computer Engineering Technology, four in the new program of Building Construction Management, and three in Computer Graphics Technology. Each set of labs will have its own equipment and infrastructure needs. Technical support and storage areas will be provided adjacent to each set of labs. A 25-seat computer-study cluster with specialized software dedicated to the needs of Purdue completes the array of learning spaces. Twelve offices are planned for full-time faculty as well as a room serving as a shared office for three part-time faculty. A central reception area will serve the six administrative offices and secure records room. Service areas include a small conference room, faculty/staff break room, mail and copy rooms, and secure storage. Purdue College of Technology will consist of approximately 21,825 asf.

Relationship to Other Capital Improvement Projects: This new facility will become an anchor for the IUS campus and the community while becoming an integral part of the institution.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: Indiana University has determined this project as described is the best option to meet the required needs.

Relationship to Long-Range Facilities Plans: This project has been on the university's ten-year plan for several biennia.

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Education and Technology Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-9-09-1-12
<u>Campus:</u>	Southeast	<u>Institutional Priority:</u>	3

20096066

## Need and Purpose of the Project

The mission of the IU Southeast School of Education is to develop high-quality, caring professionals who are leaders in the continuous transformation of schools within a diverse society. The proposed Education and Technology Building would be designed to advance this mission by accommodating the enrollment growth of the school and by taking into account the nature of modern teacher-education programs. The organizing imperatives of the design would be collaboration and technology. Faculty, staff, and students would be able to work and study in a facility explicitly designed to accommodate a more collaborative and interdisciplinary approach to teaching and learning. The design and usage of the building would include flexible and adaptable space to meet a range of teaching and learning styles. This new learning environment would enable both faculty and students to model best practices and appropriate pedagogy while emphasizing direct and creative assessment of student performance in ways that are consistent with new professional preparation and licensure standards. It would take into account the ways that technology has changed the nature of information delivery and social interaction, and it would meet heightened student expectations for services and delivery modes.

The learning environments of the proposed building would encompass the following: 1) teaching centers focused on specific areas (e.g., mathematics, literacy, special education) and would be designed to provide flexibility for different teaching and learning strategies; 2) classrooms equipped with the most modern teaching and learning technologies; and 3) laboratories to enable students to practice modern pedagogies while creating and demonstrating the use of appropriate media and technology. The building would provide offices for full-time and part-time faculty and administrative/support staff, ample space for collaborations among faculty/staff and students, and areas for students to study individually or in groups while developing social networks.

The Purdue College of Technology at New Albany currently offers five bachelor's degree programs. Due to space constraints at IU Southeast, Purdue moved classrooms and laboratories for three of its degree programs to the new Purdue Technology Center of Southeast Indiana (approximately two miles from the IU Southeast campus) in 2008. This shuffle is considered temporary because Purdue's intermediate-term goal is to move a major proportion of its classrooms and laboratories including the new Building Construction Management program back into this proposed new building on the IU Southeast campus.

The Purdue College of Technology and IU Southeast operate in a guest/host relationship -- IU Southeast provides all of the support courses for Purdue students such as math, English, science, and some electives, and some IU Southeast students take Purdue courses as electives. This new building is vital to Purdue because of adjacency concerns. Most Purdue students, some IU Southeast students, and faculty from Purdue and IU Southeast drive back and forth approximately two miles between IU Southeast and the Purdue Technology Center of Southeast Indiana. In addition, the current "two-campus scenario" requires Purdue students to drive back to the IUS campus for other services such as the library, bookstore, and open access-computer labs, etc. This complicates time-block scheduling for both institutions. The approximately two-mile drive on a busy interstate creates serious scheduling and safety issues for students and faculty/staff. In addition to the adjacency issues cited previously, Purdue anticipates a significant enrollment surge resulting from the new BS degrees and the new Purdue Technology Center of Southeast Indiana. Purdue College of Technology also anticipates bringing additional degree programs to the New Albany area including Building Construction Management which would require significant classroom and laboratory space.

## Space Utilization

This building totals 54,080 assignable square feet (asf) with the potential range of 90,000 to 94,000 gsf. A number of shared facilities are planned allowing both units more flexibility and access to specialized spaces. These shared common spaces total 6,400 asf. The School of Education will consist of 25,855 asf and the Purdue College of Technology will consist of approximately 21,825 asf.

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Education and Technology Building**

Institution:	Indiana University	Budget Agency Project No:	A-9-09-1-12
Campus:	Southeast	Institutional Priority:	3

20096066

**Comparable Projects**

- 1) IUPUI Science and Engineering Laboratory Building at \$307/gsf
- 2) IUB Jacobs School of Music Studio Building at \$345/gsf (although there are special requirements for acoustical treatments in much of the building)
- 3) IUB Honors College at \$272/gsf
- 4) IUB Cyberinfrastructure Building at \$303/gsf
- 5) IUB International Studies Building project - estimated to cost approximately \$282/gsf

**Background Materials**

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Education and Technology Building**

Southeast (20096066) Budget Agency Project No: A-9-09-1-12 Institutional Priority: 3	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	43,160	0	0	43,160	0	19,642	62,802
Class Lab (210, 215, 220, 225, 230, 235)	70,795	0	0	70,795	0	18,575	89,370
Non-class Lab (250 & 255)	7,983	0	0	7,983	0	0	7,983
Office Facilities (300)	87,441	0	0	87,441	0	11,290	98,731
Study Facilities (400)	80,436	0	0	80,436	0	1,000	81,436
Special Use Facilities (500)	3,816	0	0	3,816	0	0	3,816
General Use Facilities (600)	68,091	0	0	68,091	0	2,608	70,699
Support Facilities (700)	18,733	0	0	18,733	0	1,200	19,933
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	459	0	0	459	0	0	459
					0		
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	380,914	0	0	380,914	0	54,315	435,229

Notes: Totals based on final Fall 2003 inventory, including current figures for the New Library SE874.

**CAPITAL PROJECT COST DETAILS**  
 For: **Education and Technology Building**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-9-09-1-12
<b>Campus:</b>	Southeast	<b>Institutional Priority:</b>	3

20096066

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2013
Start Construction	June	2013
Occupancy (End Date)	June	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,320,000	\$0	\$1,320,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$9,680,000	\$0	\$9,680,000
b. Mechanical (HVAC, plumbing, etc.)	\$4,840,000	\$0	\$4,840,000
c. Electrical	\$3,300,000	\$0	\$3,300,000
<b><u>Movable Equipment</u></b>	\$1,100,000	\$0	\$1,100,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$660,000	\$0	\$660,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,100,000	\$0	\$1,100,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$22,000,000</b>	<b>\$0</b>	<b>\$22,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Education and Technology Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-9-09-1-12
<u>Campus:</u>	Southeast	<u>Institutional Priority:</u>	3
20096066			

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 90,500

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.850	\$76,925	\$58,800	\$18,125
<b>2. <u>Maintenance</u></b>	\$0.300	\$27,150	\$0	\$27,150
<b>3. <u>Fuel</u></b>	\$0.350	\$31,675	\$0	\$31,675
<b>4. <u>Utilities</u></b>	\$1.650	\$149,325	\$0	\$149,325
<b>5. <u>Other</u></b>	\$0.370	\$33,485	\$0	\$33,485
<b><u>Total Estimated Operational</u></b>	<b>\$3.520</b>	<b>\$318,560</b>	<b>\$58,800</b>	<b>\$259,760</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.



# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Rotary Building Expansion**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-2-12-1-15"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="4"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

20128055

### Project Summary Description

This project expands the Rotary Building located on the north end of Ball Gardens separating the Riley Medical Buildings from the new Wishard/Eskenazi Hospital on the IUPUI campus. This expansion will be attached to the existing building and will provide approximately 60,000 gross square feet (gsf) of new laboratory and support space for the School of Medicine and will replace the anticipated loss of current research space in the existing Wishard Hospital.

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

This project is essential for the Department of Medicine, Division of Clinical Pharmacology, and the Purdue University, College of Pharmacy. This will enable them to focus on individualized responses to drug therapy implemented in appropriate, modern, and high quality research, training, and clinical research accommodations in close proximity to the new Eskenazi Health Facility and Riley Hospital for Children.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="60,000"/> GSF	<input style="width: 90%;" type="text" value="30,225"/> ASF	<input style="width: 90%;" type="text" value="50%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="60,000"/> GSF	<input style="width: 90%;" type="text" value="30,225"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$25,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$417"/> GSF <input style="width: 90%;" type="text" value="\$827"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$25,000,000"/>	Bonding Authority (Acts of 1927) {IC 21-35-3} **
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$2,135,587"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$490,678"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$375,000"/>

\*\* Auxiliary Revenue Bonds (IC 21-35-3) to be repaid by IU School of Medicine Indirect Cost Recovery Revenues

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Rotary Building Expansion**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-15
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	14

20128055

## Description of Project

This project is located on the north end of Ball Gardens separating the Riley Medical Buildings from the new Wishard/Eskenazi Hospital on the IUPUI campus. It will provide approximately 60,000 gsf of new laboratory and support space for the School of Medicine. This expansion will be attached to the existing building and will replace the anticipated loss of current research space in the existing Wishard Hospital.

Relationship to Other Capital Improvement Projects: This project does not have a direct impact on any other capital improvement projects.

Historical Significance: The Rotary Building was built in 1931 and is included in the Marion County, Center Township Survey of Historic Structures as "notable."

Alternatives Considered: Other options were considered; however, the university decided this one best met the needs of the School of Medicine and was the most cost effective.

Relationship to Long-Term Capital Plan for Indiana University: This project is consistent with the mission of the IUPUI campus.

## Need and Purpose of the Project

This project is essential for the Department of Medicine, Division of Clinical Pharmacology, and the Purdue University, College of Pharmacy. This will enable them to focus on individualized responses to drug therapy implemented in appropriate, modern, and high quality research, training, and clinical research accommodations in close proximity to the new Eskenazi Health Facility and Riley Hospital for Children.

## Space Utilization

This project creates an expansion that will be attached to the existing building and will increase the net space by approximately 30,225 asf. Of that space, approximately 20,040 asf will be research labs, 9,585 asf will be office space, and 600 asf will be educational space. This expansion will replace the anticipated loss of current research space in the existing Wishard Hospital.

## Comparable Projects

- 1) Multidisciplinary Science Building - Phase II at \$413/gsf
- 2) Simon Hall at \$399/gsf
- 3) Research Institute - Phase III at \$349/gsf
- 4) Science and Engineering Laboratory Building - Phase I at \$307/gsf
- 5) VanNuys Medical Science Building Lab Renovation - Phase IV at \$330/gsf

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Rotary Building Expansion**

Indianapolis (20128055) Budget Agency Project No: A-2-12-1-15 Institutional Priority: 4	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	231,829	0	2,064	233,893	0	0	233,893
Class Lab (210, 215, 220, 225, 230, 235)	252,737	0	13,675	266,412	0	0	266,412
Non-class Lab (250 & 255)	576,690	0	72,256	648,946	0	20,040	668,986
Office Facilities (300)	1,450,492	0	16,691	1,467,183	0	9,585	1,476,768
Study Facilities (400)	282,820	0	0	282,820	0	0	282,820
Special Use Facilities (500)	138,657	0	866	139,523	0	0	139,523
General Use Facilities (600)	226,715	0	259	226,974	0	600	227,574
Support Facilities (700)	172,112	0	52,883	224,995	0	0	224,995
Health Care Facilities (800)	137,101	0	0	137,101	0	0	137,101
Resident Facilities (900)	26,271	0	0	26,271	0	0	26,271
Unclassified (000)	38,876	0	6,031	44,907	0	0	44,907
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	3,534,300	0	164,725	3,699,025	0	30,225	3,729,250

Notes: Represents asf for IN010 - Rotary Building

## CAPITAL PROJECT COST DETAILS

For: **Rotary Building Expansion**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-12-1-15
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	4

20128055

### Anticipated Construction Schedule

	Month	Year
Bid Date:	May	2013
Start Construction	June	2013
Occupancy (End Date)	Mar	2015

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$2,000,000	\$0	\$2,000,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$8,000,000	\$0	\$8,000,000
b. Mechanical (HVAC, plumbing, etc.)	\$6,000,000	\$0	\$6,000,000
c. Electrical	\$4,000,000	\$0	\$4,000,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$2,000,000	\$0	\$2,000,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$3,000,000	\$0	\$3,000,000
<b>Total Estimated Project Cost</b>	<b>\$25,000,000</b>	<b>\$0</b>	<b>\$25,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Rotary Building Expansion**

Institution:	Indiana University	Budget Agency Project No:	A-2-12-1-15
Campus:	Indianapolis	Institutional Priority:	4

20128055

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 60,000

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
1. <u>Operations</u>	\$1.571	\$94,243	\$70,614	\$23,629
2. <u>Maintenance</u>	\$1.814	\$108,810	\$65,500	\$43,310
3. <u>Fuel</u>	\$4.347	\$260,820	\$0	\$260,820
4. <u>Utilities</u>	\$0.447	\$26,805	\$0	\$26,805
5. <u>Other</u>	\$0.000	\$0	\$0	\$0
<b>Total Estimated Operational</b>	<b>\$8.178</b>	<b>\$490,678</b>	<b>\$136,114</b>	<b>\$354,564</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **School of Informatics Building**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 80%;" type="text" value="A-1-11-1-08"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text" value="5"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="Yes"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

20128383

## Project Summary Description

Indiana University proposes construction of a classroom and laboratory research building on the Bloomington campus to house the School of Informatics and Computing. The School of Informatics was authorized by the Indiana General Assembly in 2000. This building is a critical component of Indiana University's focus on expanding and strengthening the sciences and research capability of Indiana University and the state of Indiana.

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

Currently enrolling over 1,000 students, the School of Informatics and Computing at IU Bloomington is thriving and is contributing crucial talent to the Indiana information technology workforce. Roughly half of its graduates remain in Indiana. The number of graduates has increased by 50 percent in the last year. Research awards have risen 25 percent, and both are continuing to grow. The vision of the school is to lead the nation in defining and implementing curriculum and research that spans the broad spectrum of computing foundations, applications, and human/societal implications. The breadth, size, and quality of the school position it uniquely to achieve this vision, but it currently has one major obstacle to success - the school is split between two locations, approximately half a mile apart. One is located at the northeast corner of Tenth and Woodlawn; the other in Lindley Hall on the crescent. Constructing a new building for the school at the northwest corner of Tenth and Woodlawn will bring the school together for the first time and provide the most important boost needed to fully achieve its vision. In addition, it will begin to realize the Bloomington Master Plan's vision to expand the Tenth Street Science District and develop the Woodlawn Corridor to the north.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="122,000"/> GSF	<input style="width: 80%;" type="text" value="79,225"/> ASF	<input style="width: 80%;" type="text" value="65%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="122,000"/> GSF	<input style="width: 80%;" type="text" value="79,225"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$30,000,000"/>	<u>Cost per ASF/GSF:</u>	<input style="width: 80%;" type="text" value="\$246"/> GSF <input style="width: 80%;" type="text" value="\$379"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 80%;" type="text" value="\$15,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
	<input style="width: 80%;" type="text" value="\$15,000,000"/>	Gifts and Grants
	<input style="width: 80%;" type="text" value=""/>	
	<input style="width: 80%;" type="text" value=""/>	
<u>Estimated Annual Debt Payment:</u>	<input style="width: 80%;" type="text" value="\$1,281,352"/>	
<u>Are All Funds for the Project Secured?</u>	<input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$609,246"/>	
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$450,000"/>	

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **School of Informatics Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-1-08
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	5

20128383

## Description of Project

Indiana University proposes construction of a classroom and laboratory research building on the Bloomington campus to house the School of Informatics and Computing. This building will contain 122,000 gross square feet (gsf) and will be located on the northwest corner of Tenth Street and Woodlawn Avenue, which will be in the new Tenth Street Science District defined by the newly completed IU Bloomington Master Plan. The new building will be four stories in height and clad in limestone, blending traditional IU architecture with a nod towards the future and the innovation of information technology. This facility will house classrooms and teaching laboratories, research labs, and offices for faculty/staff. An emphasis of the building will be on space which includes classrooms (available to the entire campus) that facilitate collaboration and active learning; community spaces that foster informal collaboration among students, faculty, and staff; and research and faculty spaces that feature the more open environment that is typical of the IT industry. Interaction areas with marker boards and comfortable furnishings will be developed in areas where people congregate. A key feature of any new classroom and research building is design flexibility.

The ability to adapt to changes in technology and programs is very important, so teaching and research are not limited by the building in which it is located. The generic space in the facility will not be highly customized, but instead will meet a basic set of design criteria allowing it to be used for different purposes with a minimum of rearranging or renovation.

Relationship to Other Capital Improvement Project: 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.

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

## Need and Purpose of the Project

This project is consistent with the teaching, research, and service missions of IU Bloomington and with the long-range plans of the campus. This classroom and research facility is essential to accommodate the rapid growth of the School of Informatics and the continued development of the sciences at Indiana University. These developments will position IU Bloomington at the forefront of university insuring it remains competitive for externally-funded scientific research in the future.

## Space Utilization

Currently, faculty, staff, researchers, and students are in different locations on campus. This new building will bring the school together in a net space of approximately 79,225 asf. Of that space, 13,500 asf will be classrooms; 22,500 asf will be laboratory research space; 17,570 will be office space; 5,500 will be study space; 11,015 asf will be educational space; and 9,140 asf will be support space.

## Comparable Projects

IUB Innovation Center at \$250/gsf  
IUB Honors College at \$272/gsf  
IUB Cyberinfrastructure Building at \$303/gsf

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **School of Informatics Building**

Bloomington (20128383) Budget Agency Project No: A-1-11-1-08 Institutional Priority: 5	Current Space in Use (a)	Space Under Construction (b)	Space Planned and Funded (c)	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	339,252	0	0	339,252	0	13,500	352,752
Class Lab (210, 215, 220, 225, 230, 235)	418,402	0	0	418,402	0	0	418,402
Non-class Lab (250 & 255)	616,452	0	0	616,452	0	22,500	638,952
Office Facilities (300)	1,764,119	0	0	1,764,119	0	17,570	1,781,689
Study Facilities (400)	632,360	0	0	632,360	0	5,500	637,860
Special Use Facilities (500)	368,592	0	0	368,592	0	0	368,592
General Use Facilities (600)	464,872	0	0	464,872	0	11,015	475,887
Support Facilities (700)	345,881	0	0	345,881	0	9,140	355,021
Health Care Facilities (800)	26,244	0	0	26,244	0	0	26,244
Resident Facilities (900)	49,310	0	0	49,310	0	0	49,310
Unclassified (000)	123,024	0	0	123,024	0	0	123,024
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	<b>5,148,508</b>	<b>0</b>	<b>0</b>	<b>5,148,508</b>	<b>0</b>	<b>79,225</b>	<b>5,227,733</b>

- Notes:
- (a) Based on Final Fall 2009 Inventory
  - (b) Cyberinfrastructure Building
  - (c) No Space Currently Planned or Funded



## CAPITAL PROJECT COST DETAILS

For: **School of Informatics Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-1-08
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	5

20128383

### Anticipated Construction Schedule

	Month	Year
Bid Date:	August	2014
Start Construction	September	2014
Occupancy (End Date)	September	2016

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,800,000	\$0	\$1,800,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$13,200,000	\$0	\$13,200,000
b. Mechanical (HVAC, plumbing, etc.)	\$6,600,000	\$0	\$6,600,000
c. Electrical	\$4,500,000	\$0	\$4,500,000
<b><u>Movable Equipment</u></b>			
	\$1,500,000	\$0	\$1,500,000
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$900,000	\$0	\$900,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$1,500,000	\$0	\$1,500,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$30,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **School of Informatics Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-1-08
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	5
20128383			

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 122,000

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$1.487	\$181,435	\$161,477	\$19,958
<b>2. <u>Maintenance</u></b>	\$1.564	\$190,808	\$114,485	\$76,323
<b>3. <u>Fuel</u></b>	\$0.735	\$89,713	\$0	\$89,713
<b>4. <u>Utilities</u></b>	\$1.207	\$147,290	\$0	\$147,290
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$4.994</b>	<b>\$609,246</b>	<b>\$275,962</b>	<b>\$333,284</b>

Description of any unusual factors affecting operating and maintenance cost/savings.  
 Figures Based on FY2012 Rates

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

## CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Science and Engineering Laboratory Building - Phase II**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-2-11-1-13"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="6"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

Indiana University proposes construction of the second phase of a classroom and laboratory research building located on the IUPUI campus focusing on biology, chemistry, and engineering technology research. The Science and Engineering Laboratory Building - Phase II is a critical component of Indiana University's focus on expanding and strengthening its science education capacity and its life sciences research capability. School of Science academic administrative offices will be included in this project.

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

The addition of this building to the Indianapolis research community will provide science teaching classrooms/laboratories and laboratory research space for new scientists and expanded space for existing research in biology, chemistry, and engineering technology research.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="56,000"/> GSF	<input style="width: 90%;" type="text" value="30,835"/> ASF	<input style="width: 90%;" type="text" value="55%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="56,000"/> GSF	<input style="width: 90%;" type="text" value="30,835"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$22,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$393"/> GSF <input style="width: 90%;" type="text" value="\$713"/> ASF
<u>Funding Source(s):</u> <input style="width: 90%;" type="text" value="\$22,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$1,879,317"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$1,243,350"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$330,000"/>

## CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Science and Engineering Laboratory Building - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-1-13
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	6

### Description of Project

Indiana University proposes construction of the Science and Engineering Laboratory Building (SELB) - Phase II located on the IUPUI campus. This building will provide critical teaching and research laboratory and classroom space for the School of Science (SOS) and the School of Engineering and Technology (E&T). It will be designed to foster collaborative teaching and research through shared laboratory space and technical support and centralized analytical facilities, chiefly in areas that are consistent with and critical to the life and health science mission of IUPUI. The project will be connected to SELB Phase I, which is located adjacent to the existing Engineering and Science Buildings in the core of the academic campus.

Due to the current economic environment, the proposed funding scenario will require this project be constructed in two phases. Because research and teaching laboratories are a high priority, the first phase consists of teaching laboratories, research laboratories, and a vivarium. The second phase will provide space for classrooms and meeting rooms as well as additional research laboratories, and administrative offices for the SOS administration.

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 fifty years old.

Alternative Considered: Due to lack of appropriate space 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 2006.

### Need and Purpose of the Project

This building is essential for the following reasons: 1) to address IUPUI's growing shortage of high quality academic space especially teaching laboratories needed in the basic life science areas to meet the increased demand for quality health care providers and teachers; 2) to meet the critical need for research laboratories in several basic life science areas given the growing importance of life science research; 3) to ensure the continuing growth of interdisciplinary research programs in the SOS and E&T (e.g., biomedical engineering, various areas of biology, psychobiology, medicinal chemistry, and biostatistics) that have strong ties to the IU School of Medicine; 4) to anticipate the space needs of emerging academic and research programs; 5) to share expensive research support facilities and equipment to gain efficiencies and economy; 6) to provide outstanding educational opportunities for training students as they participate in interdisciplinary research; and 7) to enable the SOS and E&T faculty at IUPUI to increase their competitiveness for external funding in key areas.

In 2003-2004, Indiana University conducted a broad assessment of the university's research space. The survey found an immediate need for over 400,000 square feet of new research space on the Indianapolis campus. This lack of space creates a serious impediment to the university in achieving its research potential. The goal is to create the needed research facilities within the next ten years in order to maintain its position as one of the premier research universities in the nation. SELB - Phase II is part of the university's long-range plan to provide this critical research space.

This project is a critical component of Indiana University's focus on expanding and strengthening its science and life sciences research capability. The addition of this building to the Indianapolis research community will provide laboratory research space for new scientists and expanded space for existing research in biology, chemistry, and engineering technology.

## CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Science and Engineering Laboratory Building - Phase II**

Institution: **Indiana University**

Budget Agency Project No: **A-2-11-1-13**

Campus: **Indianapolis**

Institutional Priority: **6**

### Space Utilization

This will be a multidisciplinary laboratory and classroom building containing approximately 30,835 assignable square feet (asf). All space in the building will be designed to maximize the performance and utility of scientific instruments and equipment. It will facilitate high-speed information access and be programmed with sufficient flexibility to meet the immediate teaching needs and to accommodate significant growth in the research programs of the SOS and E&T planned for the next decade.

Even with no further growth, the existing space currently occupied by the SOS and E&T presents a host of challenges that cannot be easily overcome without the addition of new facilities. It is especially noted that: 1) Almost all the existing classrooms in the current science buildings (Education and Technology [ET], Science and Engineering Technology [SL], and Science Building [LD]) were planned at a time when IUPUI's enrollment in science and engineering and technology was significantly lower than it is today. The size and configuration of these classrooms make the adaptation of new pedagogy and the efficient deployment of instructional personnel nearly impossible; 2) Much of the current inventory of laboratory space for the SOS and E&T is more than two decades old and was not designed to sustain a high-level of instructional and research activities, especially in the life sciences and 3) Renovation of existing space is prohibitively expensive and sometimes impossible for structural and architectural reasons.

School of Science Administrative Space - In 2006, the SOS made a difficult decision to cannibalize its administrative office suite in order to create two new research laboratories and four faculty offices. This left the school's administrative operation totally fractured. Currently, the SOS dean's office consists of three separate offices in two buildings. This situation produces inefficiencies and makes intra-office communication cumbersome. With insufficient and highly fragmented space, it has become increasingly difficult for the dean's office to organize and execute the many routine functions that are critical to the school's operation. Providing adequate service to faculty and students is becoming increasingly difficult.

As part of a multi-year renovation of Science and Engineering Technology to create additional research laboratory space for biology and biomedical engineering, the SOS dean's office will soon have to vacate another office it currently occupies. It is unlikely that any replacement space can be found in either building nearby. Clearly, this is an untenable situation for the largest school on campus outside of medicine. Providing adequate administrative space in the SELB as the home for the SOS is critically important for the continued management and administration of the school and its programs.

### Comparable Projects

- 1) Science and Engineering Laboratory Building - Phase I at \$307/gsf
- 2) VanNuys Medical Science Building Lab Renovation - Phase IV at \$330/gsf
- 3) Multidisciplinary Science Building - Phase II at \$413/gsf
- 4) Research Institute - Phase II at \$349/gsf

### Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Science and Engineering Laboratory Building - Phase II**

Indianapolis Budget Agency Project No: A-2-11-1-13 Institutional Priority: 6	Current Space in Use (a)	Space Under Construction (b)	Space Planned & Funded (c)	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	231,829	2,225	2,064	236,118	0	8,560	244,678
Class Lab (210, 215, 220, 225, 230, 235)	252,737	500	0	253,237	0	0	253,237
Non-class Lab (250 & 255)	576,690	11,960	53,006	641,656	0	11,900	653,556
Office Facilities (300)	1,450,492	12,255	11,241	1,473,988	0	10,375	1,484,363
Study Facilities (400)	282,820	1,610	0	284,430	0	0	284,430
Special Use Facilities (500)	138,657	900	866	140,423	0	0	140,423
General Use Facilities (600)	226,715	2,185	259	229,159	0	0	229,159
Support Facilities (700)	172,112	0	46,433	218,545	0	0	218,545
Health Care Facilities (800)	137,101	8,365	0	145,466	0	0	145,466
Resident Facilities (900)	26,271	0	0	26,271	0	0	26,271
Unclassified (000)	38,876	0	6,031	44,907	0	0	44,907
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	<b>3,534,300</b>	<b>40,000</b>	<b>119,900</b>	<b>3,694,200</b>	<b>0</b>	<b>30,835</b>	<b>3,725,035</b>

Notes:

- (a) Based on final Fall 2009 data
- (b) Glick Eye Institute
- (c) Neuroscience Research Building

**CAPITAL PROJECT COST DETAILS**

For: **Science and Engineering Laboratory Building - Phase II**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-2-11-1-13
<b>Campus:</b>	Indianapolis	<b>Institutional Priority:</b>	6

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2014
Start Construction	July	2014
Occupancy (End Date)	September	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,320,000	\$0	\$1,320,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$7,700,000	\$0	\$7,700,000
b. Mechanical (HVAC, plumbing, etc.)	\$7,260,000	\$0	\$7,260,000
c. Electrical	\$2,860,000	\$0	\$2,860,000
<b><u>Movable Equipment</u></b>	\$440,000	\$0	\$440,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$880,000	\$0	\$880,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,540,000	\$0	\$1,540,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$22,000,000</b>	<b>\$0</b>	<b>\$22,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Science and Engineering Laboratory Building - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-1-13
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	6

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 56,000

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	3.646	\$204,196	\$173,873	\$30,323
<b>2. <u>Maintenance</u></b>	4.676	\$261,842	\$0	\$261,842
<b>3. <u>Fuel</u></b>	12.646	\$708,159	\$0	\$708,159
<b>4. <u>Utilities</u></b>	0.468	\$26,223	\$0	\$26,223
<b>5. <u>Other</u></b>	0.767	\$42,930	\$0	\$42,930
<b><u>Total Estimated Operational</u></b>	<b>\$22.203</b>	<b>\$1,243,350</b>	<b>\$173,873</b>	<b>\$1,069,477</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.



# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Regional Campus Projects**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-0-11-2-16"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="EA, KO, NW, SE, SB"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="7"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

## Project Summary Description

This project proposes the deferred maintenance issues currently affecting Indiana University's regional campuses. The smaller campuses at Indiana University (IU East, IU Kokomo, IU Northwest, IU Southeast and IU South Bend) have deferred maintenance of approximately \$66 million. These projects are replacements/repairs of building envelopes, campus systems and building systems, and code updates for accessibility and campus safety.

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

Completion of this project will ensure a stable physical environment without the disruption of essential utilities. All of these buildings are critical to the educational mission of these campuses. It is important to keep them all functioning at a high level to ensure the ability to have effective learning environments for the students.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF	<input style="width: 90%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$29,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="N/A"/> GSF <input style="width: 90%;" type="text" value="N/A"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$29,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$2,477,281"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Regional Campus Projects**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-0-11-2-16
<u>Campus:</u>	EA, KO, NW, SE, SB	<u>Institutional Priority:</u>	7

## Description of Project

This project is proposed to address deferred maintenance issues currently affecting Indiana University's regional campuses. The smaller campuses at IU (East, Kokomo, Northwest, Southeast and South Bend) have deferred maintenance of approximately \$66 million. These projects are replacements/repairs of building envelopes, campus systems and building systems, and code updates for accessibility and campus safety. This project includes:

### IU East - [\$800,000]

Whitewater Roof Replacement - [\$800,000]

### IU Kokomo - [\$8,910,000]

Main Building Renovation - Phase I - [\$8,910,000]

### IU Northwest - [\$2,750,000]

Marram Hall Building Envelope Maintenance - [\$750,000]

Campus Accessibility and Safety Updates - [\$2,000,000]

### IU Southeast - [\$5,440,000]

Hillside Hall Mechanical System Replacement - [\$2,400,000]

Crestview Hall Mechanical System Replacement - [\$1,900,000]

Activities Building Mechanical System Replacement - [\$1,140,000]

### IU South Bend - [\$11,100,000]

Northside Hall Mechanical/Electrical Systems Upgrade and Replacement - [\$9,500,000]

Administration Building Window Upgrade - [\$1,000,000]

Riverside Hall Building Envelope Maintenance - [\$600,000]

Relationship to Other Capital Improvement Projects: Each of these projects stands alone. They are not dependent on one another to be effective solutions for addressed building problems. However, these projects are vitally necessary on each campus to provide the infrastructure, utility or other needs. The goal of this funding request is to provide critically needed repairs and renovation of important equipment and building systems in order to carry out the teaching and research mission of the university.

Historical Significance: This project will have no impact on the historic nature of the buildings or structures.

Alternatives Considered: All of these projects have options. As design work begins, all alternatives will be considered, and the most appropriate and cost efficient design will be selected. It is the practice of Indiana University to use proven technology to meet challenges of the facilities management.

Relationship to Long-Term Capital Plan for Indiana University: These projects are consistent with plans of the university to keep the facilities operating efficiently, safely, and effectively throughout the life of these facilities. The major utility projects proposed for all campuses are intended to provide reliable heating, cooling, and electrical service for new and existing campus structures. The university's intent is to have effective and efficient utility systems in place at the time any new facilities are constructed. This project has been on the ten-year plan since 2002.

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Regional Campus Projects**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-0-11-2-16
<u>Campus:</u>	EA, KO, NW, SE, SB	<u>Institutional Priority:</u>	7

## Need and Purpose of the Project

This project focuses on the expanding deferred maintenance challenge facing Indiana University's smaller regional campuses. This project will be a major positive impact on the deferred maintenance issues on these campuses. The smaller campuses are newer and have some new buildings (less than 40 years old), but many are now reaching the point where the systems have reached the end of their useful life and the building envelopes need maintenance to continue to be effective. This project will not only allow for maintenance of existing systems and building envelope, but will allow the university to bring in new technologies which should allow the buildings to operate more efficiently.

## Space Utilization

This project does not impact the use of any space.

## Comparable Projects

This project is unique. There is no cost per square foot to use as a comparison as most of these projects involve building systems where some components of the systems can be re-used while other components need to be replaced. Also, with the building envelope projects, the buildings are evaluated on a case-by-case basis to determine how much repair must be done.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Regional Campus Projects**

EA, KO, NW, SE, SB Budget Agency Project No: A-0-11-2-16 Institutional Priority: 7	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:

## CAPITAL PROJECT COST DETAILS

For: **Regional Campus Projects**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-0-11-2-16
<u>Campus:</u>	EA, KO, NW, SE, SB	<u>Institutional Priority:</u>	7

### Anticipated Construction Schedule

	Month	Year
Bid Date:	February	2014
Start Construction	April	2014
Occupancy (End Date)	July	2015

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$0	\$0	\$0
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$0	\$0	\$0
b. Mechanical (HVAC, plumbing, etc.)	\$14,500,000	\$0	\$14,500,000
c. Electrical	\$14,500,000	\$0	\$14,500,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$0	\$0	\$0
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$0	\$0	\$0
<b><u>Total Estimated Project Cost</u></b>	<b>\$29,000,000</b>	<b>\$0</b>	<b>\$29,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Regional Campus Projects**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-0-11-2-16
<u>Campus:</u>	EA, KO, NW, SE, SB	<u>Institutional Priority:</u>	7

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Multidisciplinary Sciences Building - Phase III**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 80%;" type="text" value="A-1-07-1-04"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text" value="8"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

## Project Summary Description

Indiana University proposes construction of a laboratory research building on the Bloomington campus focusing on biology and systems biology research. The Multidisciplinary Sciences Building - Phase III is a critical component of Indiana University's focus on expanding and strengthening its life sciences research capability.

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

The addition of this building to the Bloomington research community will provide laboratory research space for new scientists and expanded space for existing research in biology, systems biology, and life sciences.

<u>Project Size:</u>	<input style="width: 90%;" type="text" value="115,400"/>	GSF	<input style="width: 90%;" type="text" value="60,000"/>	ASF	<input style="width: 90%;" type="text" value="52%"/>	ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="115,400"/>	GSF	<input style="width: 90%;" type="text" value="60,000"/>	ASF		

<u>Total Project Cost:</u>	<input style="width: 90%;" type="text" value="\$42,400,000"/>	<u>Cost per ASF/GSF:</u>	<input style="width: 90%;" type="text" value="\$367"/>	GSF
			<input style="width: 90%;" type="text" value="\$707"/>	ASF
<u>Funding Sources(s):</u>	<input style="width: 90%;" type="text" value="\$32,400,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}		
	<input style="width: 90%;" type="text" value="\$10,000,000"/>	Gifts and Grants		
	<input style="width: 90%;" type="text" value=""/>			
	<input style="width: 90%;" type="text" value=""/>			
<u>Estimated Annual Debt Payment:</u>	<input style="width: 90%;" type="text" value="\$2,767,721"/>			
<u>Are All Funds for the Project Secured?</u>	<input style="width: 90%;" type="text" value="Yes"/>			
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$1,010,904"/>			
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$636,000"/>			

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Multidisciplinary Sciences Building - Phase III**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-07-1-04
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	8

## Description of Project

Indiana University proposes construction of a laboratory research building on the Bloomington campus focusing on biology and systems biology research. The Multidisciplinary Sciences Building - Phase III is a critical component of Indiana University's focus on expanding and strengthening life sciences research capability. The addition of this building to the Bloomington research community will provide laboratory research space for new scientists and expanded space for existing research in biology, systems biology, and life sciences.

The facility is designed to foster collaborative research through shared laboratory space, technical support, and centralized analytical facilities. The design will feature a modular floor plan to provide flexibility of changes in programs and funding while maximizing the performance of scientific instruments and facilitating high-speed computation and information access.

A key feature of any new laboratory-research building is design flexibility. The ability to adapt to changes in technology and programs is very important, so that research is not limited by the building in which it is located. The generic space in the facility will not be highly customized, but it will meet a basic set of rigorous design criteria for ventilation, power, illumination, light control, telecommunications, distributed utilities, and architectural finishes. A modular approach is generic in layout and equipment. With its specialized and unique equipment located in shared areas, it meets the goal of flexibility and adaptability.

Each laboratory group will have access to common and shared-use facilities. Non-specialized facilities such as dish washing/autoclave, graduate student clusters, and tissue culture facilities will be distributed throughout laboratory areas. Common support facilities for expensive instrumentation are key features of newer multidisciplinary research laboratories, spreading the cost of equipment over many users. Facilities housing highly specialized equipment will be located near laboratory groups using that equipment, taking into account considerations of security, safety, equipment requirements, and research sensitivity.

Interaction areas with marker boards and comfortable furnishings will be developed in areas where people congregate. Principal investigator and staff-office locations will be considered carefully to create adjacencies fostering interaction and collaboration, yet allowing good laboratory supervision and oversight. Meeting facilities for informal and regularly scheduled meetings will be equipped with network capability for use of digital presentation and large-scale visualization technologies.

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

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

Alternatives Considered: Due to lack of appropriate space and specific needs of this project, the university has determined 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 2006.



# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Multidisciplinary Sciences Building - Phase III**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-07-1-04
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	8

## Need and Purpose of the Project

The Indiana University Board of Trustees has identified the expansion of research space as a highest priority for the university, and the Multidisciplinary Sciences Building - Phase III meets that criteria for the Bloomington campus. It is consistent with the university's mission of teaching, research, and service and is required to maintain program quality and national standing. In addition, it will relieve overcrowding of present facilities and will potentially have a strong positive economic impact on southern Indiana and the state.

In 2003-2004, Indiana University conducted a broad assessment of the university's research space. The survey found an immediate need for nearly one million-square feet of new research space on the Bloomington campus. This lack of space creates a serious impediment to the university in achieving its research potential. The goal is to create needed research facilities within the next ten years in order to maintain its position as one of the premier research universities in the nation. The Multidisciplinary Sciences Building - Phase III is part of the university's long-range plan to provide this critical research space.

For Indiana University to continue enhancing its standing as a top-tier research university, it must continue to attract new world-class scientists who obtain grants and conduct groundbreaking research. The addition of this building to the Bloomington research community will provide laboratory/research space for new scientists and expansion space for existing research in biology, systems biology, and life sciences. This type of facility will help the university recruit and retain more world-class scientists.

As disciplines develop more complex mathematical and computational models, a new level of computing capability is required. High performance computing requires a key component of the new building be a robust computational infrastructure as more and more research requires manipulation and analysis of vast amounts of data. Combined with new instrumentation and measurement sciences under development at Indiana University, building the computational and informatics capabilities will enhance the research capabilities of the university.

## Space Utilization

The building will provide space for research in the areas of neurosciences, brain sciences, and systems biology. Systems biology is the application of power of modern computing models to the complexities of biological systems. The Multidisciplinary Sciences Building - Phase III will contain 60,000 assignable square feet (asf) and will house complex instruments and advanced computing systems while providing research and technical-support space for biologic and life sciences.

## Comparable Projects

- 1) Rotary Building Expansion at \$455/gsf
- 2) Multidisciplinary Sciences Building - Phase II at \$423/gsf
- 3) Simon Hall @ \$399/gsf
- 4) VanNuys Medical Science Building Lab Renovation - Phase IV at \$330/gsf

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Multidisciplinary Sciences Building - Phase III**

Bloomington Budget Agency Project No: A-1-07-1-04 Institutional Priority: 8	Current Space in Use (a)	Space Under Construction (b)	Space Planned & Funded (c)	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	333,212	6,040	0	339,252	0	0	339,252
Class Lab (210, 215, 220, 225, 230, 235)	417,462	940	0	418,402	0	0	418,402
Non-class Lab (250 & 255)	613,852	2,600	0	616,452	0	44,040	660,492
Office Facilities (300)	1,718,349	45,770	0	1,764,119	0	11,730	1,775,849
Study Facilities (400)	632,360	0	0	632,360	0	738	633,098
Special Use Facilities (500)	368,592	0	0	368,592	0	0	368,592
General Use Facilities (600)	463,822	1,050	0	464,872	0	2,376	467,248
Support Facilities (700)	343,881	2,000	0	345,881	0	1,116	346,997
Health Care Facilities (800)	26,244	0	0	26,244	0	0	26,244
Resident Facilities (900)	49,310	0	0	49,310	0	0	49,310
Unclassified (000)	123,024	0	0	123,024	0	0	123,024
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	5,090,108	58,400	0	5,148,508	0	60,000	5,208,508

Notes:

(a) Based on Final Fall 2009 Inventory

(b) Cyberinfrastructure Building

(c) No Space Currently Planned or Funded

**CAPITAL PROJECT COST DETAILS**

For: **Multidisciplinary Sciences Building - Phase III**

Institution:	Indiana University	Budget Agency Project No:	A-1-07-1-04
Campus:	Bloomington	Institutional Priority:	8

20084867

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	August	2014
Start Construction	September	2014
Occupancy (End Date)	September	2016

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$2,544,000	\$0	\$2,544,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$18,776,000	\$0	\$18,776,000
b. Mechanical (HVAC, plumbing, etc.)	\$9,328,000	\$0	\$9,328,000
c. Electrical	\$6,360,000	\$0	\$6,360,000
<b><u>Movable Equipment</u></b>	\$2,120,000	\$0	\$2,120,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$1,272,000	\$0	\$1,272,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$2,000,000	\$0	\$2,000,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$42,400,000</b>	<b>\$0</b>	<b>\$42,400,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Multidisciplinary Sciences Building - Phase III**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-1-07-1-04
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	8

20084867

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT:			115,400	
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$2.030	\$234,262	\$208,493	\$25,769
<b>2. <u>Maintenance</u></b>	\$1.680	\$193,872	\$116,323	\$77,549
<b>3. <u>Fuel</u></b>	\$1.280	\$147,712	\$0	\$147,712
<b>4. <u>Utilities</u></b>	\$3.770	\$435,058	\$0	\$435,058
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$8.760</b>	<b>\$1,010,904</b>	<b>\$324,816</b>	<b>\$686,088</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Campus Utility Infrastructure Repairs**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 80%;" type="text" value="A-1-13-2-01"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text" value="9"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

## Project Summary Description

The purpose of this project is to begin implementation of the Comprehensive Energy Master Plan, adopted by the Indiana University Board of Trustees in June 2012. This plan was developed to further the campus master plan established in 2010 and adopted by the Trustees during that same year. It recommends a number of initiatives to improve the energy efficiency of the campus and to plan for the future in terms of energy use and distribution. The plan recommends six (6) basic initiatives with a total cost of approximately \$82,000,000. This project is the first phase (\$34,000,000) to implement those recommendations.

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

The utility systems are the backbone of the IU Bloomington campus. Without adequate heat, cooling, electricity, water, and sewer infrastructure, it would be impossible to function as a campus. Maintaining and upgrading those systems are imperative to the academic mission of the campus. They are a large component of the campus expense, which is over \$25,000,000 for the last fiscal year. With costs continuing to escalate, it is extremely important to maintain systems while finding ways to reduce costs of providing these utilities.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF	<input style="width: 80%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$34,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF <input style="width: 80%;" type="text" value="N/A"/> ASF
<u>Funding Source(s):</u> <input style="width: 80%;" type="text" value="\$34,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 80%;" type="text" value="\$2,904,399"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$0"/>

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: Campus Utility Infrastructure Repairs

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-01
Campus:	Bloomington	Institutional Priority:	9

**Description of Project**

The purpose of this project is to begin implementation of the Comprehensive Energy Master Plan, adopted by the Indiana University Board of Trustees in June 2012. This plan was developed to further the campus master plan established in 2010 and adopted by the Trustees during that same year. It recommends a number of initiatives to improve the energy efficiency of the campus and to plan for the future in terms of energy use and distribution. The plan recommends six (6) basic initiatives with a total cost of approximately \$82,000,000. This project is the first phase (\$34,000,000) to implement those recommendations.

**Need and Purpose of the Project**

This project is one of the projects intended to help implement the vision of the Campus Master Plan. The utility infrastructure is key to the operation of the campus, and investing in improving the reliability and efficiency is one of the main principles of the master plan to create a sustainable campus for the long-term. This project will consist of initiatives to improve the energy efficiency of buildings and distribution systems, while beginning the transition to new forms of energy delivery, such as cogeneration and distributed thermal plants.

**Space Utilization**

This project does not impact the use of any space.

**Comparable Projects**

This project is unique. The best comparable projects are the Qualified Energy Savings Projects. Indiana University is currently implementing one (1) at IUPUI with a cost of \$8,600,000 and a payback of eight (8) years. Approximately \$34,000,000 has been invested in the Central Heating Plant since 2005 to ensure it is operational until 2030. A Qualified Energy Savings Project is being initiated on the IU Bloomington campus, which will complement this project.

**Background Materials**

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Campus Utility Infrastructure Repairs**

Bloomington Budget Agency Project No: A-1-13-2-01 Institutional Priority: 9	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:

**CAPITAL PROJECT COST DETAILS**

For: **Campus Utility Infrastructure Repairs**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-01
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	9

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	February	2014
Start Construction	April	2014
Occupancy (End Date)	January	2016

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$646,000	\$0	\$646,000
b. Architectural	\$0	\$0	\$0
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$0	\$0	\$0
b. Mechanical (HVAC, plumbing, etc.)	\$15,062,000	\$0	\$15,062,000
c. Electrical	\$15,062,000	\$0	\$15,062,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$918,000	\$0	\$918,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$2,312,000	\$0	\$2,312,000
<b>Total Estimated Project Cost</b>	<b>\$34,000,000</b>	<b>\$0</b>	<b>\$34,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).



**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Campus Utility Infrastructure Repairs**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-01
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	9

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
1. <u>Operations</u>	\$0.000	\$0	\$0	\$0
2. <u>Maintenance</u>	\$0.000	\$0	\$0	\$0
3. <u>Fuel</u>	\$0.000	\$0	\$0	\$0
4. <u>Utilities</u>	\$0.000	\$0	\$0	\$0
5. <u>Other</u>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Wells Library Renovation - Phase I**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-1-11-2-09"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="10"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

Indiana University proposes to renovate space in the Herman B Wells Library on the Bloomington campus to create a Research Commons for graduate students and faculty engaged in academic research. This project will centralize critical research and technology expertise on campus as well as update and modernize infrastructure.

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

The purpose of this project is to create a central site on campus designed to aid and assist faculty and graduate students who are working on research projects to access the expertise and information resources of Indiana University. Located in the east (graduate) tower of the library, the Research Commons will be a joint endeavor by the IU Bloomington Libraries and University Information Technology Services (UITS) offering integrated research services to faculty and graduate students. It will be a place where faculty and graduate students can consult with library and UITS staff about substantive aspects of their research. They will gain knowledge about new and traditional research tools and digital content as well as learn how to use, create, manipulate, and preserve research data. These services will support the university's mission in scholarly and artistic creativity, and will serve the university's diverse array of scholars, artists, and clinicians. The need to develop/support research and to support the academic community is critical for Indiana University.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="97,652"/> GSF	<input style="width: 90%;" type="text" value="64,450"/> ASF	<input style="width: 90%;" type="text" value="66%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="11,000"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$30,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$307"/> GSF <input style="width: 90%;" type="text" value="\$465"/> ASF
<u>Funding Source(s):</u> <input style="width: 90%;" type="text" value="\$30,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$2,562,705"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Wells Library Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-2-09
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	10

## Description of Project

The Indiana University Bloomington Libraries (the Libraries) have long been known as a bold incubator for new technologies and services for undergraduate students. Building on the success of the first-of-its-kind Information Commons, the Libraries are poised to create a similarly innovative state-of-the-art Research Commons to meet the needs of faculty and graduate students. The Research Commons will be located in the east tower of the Herman B Wells Library and will be the heart of faculty and graduate student interaction, collaboration, and innovation. It will provide space and services that will help faculty and graduate students transform and improve their teaching and research, develop interdisciplinary research communities, and maximize IU's cutting edge cyberinfrastructure.

The current state of the Herman B Wells Library infrastructure makes creating a Research Commons impossible. Obsolete elevator systems, insufficient electrical capacity, lack of a required fire suppression system, and poor access for students and faculty with disabilities, present challenges for library users. Most of the building's infrastructure dates to the construction of the library building in 1969. The project will update and replace obsolete and worn out components in the building's mechanical system and infrastructure.

Building on the investment in the Auxiliary Library Facility (ALF), the Libraries are able to house many rich collections in a secure and climate-controlled environment freeing up crucial space in the Library. This allows the creation of the modern academic library that blends services, technology, support, environments, and expertise in a central campus location.

### Development of the Research Commons

In order to create the Research Commons in the Herman B Wells Library, critical infrastructure improvements are required. The Research Commons will transform Indiana University's scholarly activity by creating an environment that blends technology and traditional resources to serve as a center for a range of activities from collaborative digital projects to individual research. Faculty and graduate students entering the Research Commons will see a state-of-the-art facility designed to help them realize the true potential of the vast information, technology, and human resources of Indiana University. It will be staffed by experts in research methods which include research using statistics and mathematics, complex searching of all kinds of digital resources, digital text/image products and services, mass data storage, high performance computing, and advanced visualization research. The Research Commons will provide an environment that maximizes the expertise of the partners including University Information Technology Services (UITS), the Office of the Vice Provost for Research, the Office of the Vice Provost for Undergraduate Education, and the University Graduate School.

With over 2.6 million visits to the Herman B Wells Library annually, it is critical to improve accessibility throughout the building for persons with impaired physical mobility. As a part of this renovation project the south side of the building will be redesigned to provide an accessible entrance and a more direct entry into the main lobby from the adjacent parking lot, expanding the current 24-hour access to disabled students. Restrooms will also be re-designed for accessibility.

The Libraries and its partners have a growing need for a large multipurpose room that can accommodate 150-200 people. This room will be used for a variety of events including lectures, workshops, student orientation activities, meeting space, conferences, exhibits, and social events. Access will be from the entrance at the ground floor.

The Research Commons will include floors 1-10 in the east tower of the library. The first and second floors will be primarily devoted to services and user space. The Advance Visualization Lab will be located on the first floor along with other state-of-the-art research technology and services. Space will be dedicated to graduate students, core and special collections, research centers and institutes, and support for innovation in teaching and learning. All space will have the infrastructure necessary to support graduate student and faculty research. The Research Commons will become the one-stop destination for research support on the IU

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Wells Library Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-2-09
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	10

Bloomington campus, encompassing services from the partners. A central physical point for assistance to researchers will obviate the need for researchers to understand and negotiate the complex organizational structures that currently make these services more difficult than they should be to find and use.

Relationship to Other Capital Improvement Projects: The goal of this project is to provide critically needed academic and research services support space, update the infrastructure, and improve the accessibility of the Wells Library. This project does not have a direct impact on any other capital improvement projects.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: The main objective of this project is the renovation of current space; therefore, no other alternatives were considered.

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

## **Need and Purpose of the Project**

The Research Commons will blend technology and traditional resources to serve as a center for a range of scholarly activities from collaborative digital projects to individual scholarships. Students and scholars entering the Research Commons will see a state-of-the-art facility designed to help faculty and graduate students realize the true potential of the vast information resources of Indiana University by providing a space for collaboration, information sharing, and access to the expertise of librarians and technologists.

## **Space Utilization**

The Research Commons will include floors one, two, and four through ten in the East Tower of the Herman B Wells Library. The first and second floors will be primarily devoted to user space. The first floor will serve as an introduction to the services of the Research Commons. All space will have the infrastructure necessary to support graduate student and faculty research. The Institute for Digital Arts and Humanities is also part of the Research Commons. The first and second floors will contain service points for reference, technology support, and circulation. The Advance Visualization Lab will have a prominent location on the first floor. Other first floor services will be a public self-serve production level digitizing service/copy center, consultation space -- one-on-one and small group seminar space. there will be areas dedicated to graduate study on many floors, with a mix of computers and study space, quiet and group study.

## **Comparable Projects**

Wells Library contains almost 560,000 gsf. The bulk of this project (approximately \$24,000,000) is infrastructure work that affects the entire building at a cost of \$43/gsf. The renovations for the Research Commons is projected to cost approximately \$60/gsf. Comparable projects could be the renovation of the Student Building at \$120/gsf (at current dollars) and the renovation of the Kelley School of Business at \$290/gsf.

## **Background Materials**

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Wells Library Renovation - Phase I**

Bloomington Budget Agency Project No: A-1-11-2-09 Institutional Priority: 10	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	4,159	0	0	4,159	0	0	4,159
Class Lab (210, 215, 220, 225, 230, 235)	3,642	0	0	3,642	0	0	3,642
Non-class Lab (250 & 255)	253	0	0	253	0	0	253
Office Facilities (300)	61,356	0	0	61,356	0	18,288	79,644
Study Facilities (400)	284,911	0	0	284,911	0	36,231	321,142
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	744	0	0	744	0	222	966
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	13,799	0	0	13,799	0	9,709	23,508
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	368,864	0	0	368,864	0	64,450	433,314

Notes:

## CAPITAL PROJECT COST DETAILS

For: **Wells Library Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-2-09
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	10

### Anticipated Construction Schedule

	Month	Year
Bid Date:	May	2014
Start Construction	July	2014
Occupancy (End Date)	September	2016

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,800,000	\$0	\$1,800,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$13,200,000	\$0	\$13,200,000
b. Mechanical (HVAC, plumbing, etc.)	\$6,600,000	\$0	\$6,600,000
c. Electrical	\$4,500,000	\$0	\$4,500,000
<b><u>Movable Equipment</u></b>	\$1,500,000	\$0	\$1,500,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$900,000	\$0	\$900,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,500,000	\$0	\$1,500,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$30,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Wells Library Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-2-09
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	10

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

**CAPITAL PROJECT SUMMARY AND DESCRIPTION**

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-15
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	11
<u>Previously Approved by General Assembly:</u>	No	<u>Previously Recommended by CHE:</u>	No
<u>Part of the Long-Term Capital Plan:</u>	Yes		

**Project Summary Description**

Indiana University proposes to renovate lab space in the VanNuys Medical Science Building located on the IUPUI campus. This project will update obsolete research space and modernize infrastructure in the Medical Science Building.

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

The purpose of this project is to create new updated laboratory space through renovation of existing, but obsolete laboratory space and infrastructure components, to gain more appropriate lab and lab-support space. The need for more research lab space and the support of the life sciences remains a critical need for Indiana University. A study conducted by the university in 2003 - 2004 showed the life sciences research space needs were approximately 250,000 assignable square feet (asf) for IUPUI over the next five to ten years. This project would provide a portion of this needed space and renovate spaces currently owned by the university.

<u>Project Size:</u>	66,700	GSF	36,370	ASF	55%	ASF/GSF
<u>Net Change in Overall Campus Space:</u>	0	GSF	0	ASF		

<u>Total Project Cost:</u>	\$22,000,000	<u>Cost per ASF/GSF:</u>	\$330	GSF
			\$605	ASF
<u>Funding Sources(s):</u>	\$22,000,000	Bonding Authority (Acts of 1965) {IC 21-34-6}		
<u>Estimated Annual Debt Payment:</u>	\$1,879,317			
<u>Are All Funds for the Project Secured?</u>	Yes			
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	\$0			
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	\$0			



## CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-15
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	11

### Description of Project

Indiana University proposes to renovate existing but obsolete lab and research space in the VanNuys Medical Science Building located on the IUPUI campus. This project will update critical research space and modernize infrastructure in the building.

This project will renovate the space in VanNuys Medical Science Building currently occupied by several departments of the School of Medicine, Anatomy, Pathology, Cellular and Integrative Physiology, and Pharmacology and Toxicology as well as classrooms and student-study space. The VanNuys Medical Science Building is located in a key area adjacent to Indiana University Hospital in the heart of the IUPUI medical campus.

Relationship to Other Capital Improvement Projects: The goal of this project is to provide critically needed research space and infrastructure to support these spaces. Other than the result of more appropriate research space being available, this project does not have a direct impact on any other capital improvement project.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: Because the main objective of this project is the renovation of current space, no other alternatives were considered.

Relationship to Long-Term Capital Plan for Indiana University: This project has been on the university's ten-year plan since 2004.

### Need and Purpose of the Project

The purpose of this project is to create new and more appropriate laboratory and lab-support space through renovation of existing obsolete laboratory space and infrastructure components on the IUPUI research campus. The need for more research lab space and the support for the life sciences remains a critical priority for Indiana University. A study conducted by the university in 2003-2004 showed that the life sciences research-space needs were approximately 250,000 asf for IUPUI over the next five to ten years. This project will provide a portion of this needed space.

Because of its location in the middle of the medical campus, the value of the VanNuys Medical Sciences Building space to IUPUI and the Life Science Initiatives is vital. This project will allow programs currently in VanNuys to seamlessly expand providing them with critically-needed research space adjacent to their current locations.

This project creates critical lab and lab-support facilities by utilizing current university space. This translates into a gain in important research space without an additional request for plan expansion. When completed, it will add to and enhance the capacity of the university's existing research, lab, and lab-support space while attracting and retaining top-level research faculty to the IUPUI

### Space Utilization

Approximately 36,730 assignable square feet of research lab, lab support, administrative and student study, and classroom space will be renovated as a result of this project. The breakdown of the proposed renovations by building level is as follows: Basement: 9,100 asf; First Floor: 10,560 asf; Third Floor: 3,100 asf; Fourth Floor: 4,870 asf; and Fifth Floor: 9,100 asf

At the basement level, student study and Pathology research space and research support space will be upgraded. Student study, classroom and teaching lab space will also be renovated. On the first floor labs, classroom and teaching laboratory space will be renovated as well as classroom space and academic administrative space. The third floor will be renovated for Cellular and Integrative Physiology to provide more up-to-date research laboratory and lab-support space. The fourth floor will renovate space for Pharmacology and Toxicology. The fifth floor research lab and lab support space for Anatomy and for Pharmacology and Toxicology will be renovated.

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-15
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	11

**Comparable Projects**

This project is estimated to cost \$330/gsf. The best comparable projects are the last two VanNuys renovations -- Biochemistry at \$200/gsf and Phase III at approximately \$220/gsf. However, this project is a more extensive renovation comparable with the new research buildings -- Research III at \$350/gsf (in 2007), Simon Hall in Bloomington at \$399/gsf, and Multidisciplinary Sciences Building II in Bloomington at \$413/gsf.

**Background Materials**

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**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

Indianapolis Budget Agency Project No: A-2-11-2-15 Institutional Priority: 11	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	13,407	0	9,093	22,500	0	0	22,500
Class Lab (210, 215, 220, 225, 230, 235)	16,747	0	0	16,747	0	0	16,747
Non-class Lab (250 & 255)	134,823	0	18,185	153,008	0	0	153,008
Office Facilities (300)	53,652	0	0	53,652	0	0	53,652
Study Facilities (400)	4,418	0	0	4,418	0	0	4,418
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	5,240	0	0	5,240	0	0	5,240
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	11,395	0	9,092	20,487	0	0	20,487
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	239,682	0	36,370	276,052	0	0	276,052

Notes:

**CAPITAL PROJECT COST DETAILS**

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-2-11-2-15
<b>Campus:</b>	Indianapolis	<b>Institutional Priority:</b>	11

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2014
Start Construction	July	2014
Occupancy (End Date)	September	2016

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,320,000	\$0	\$1,320,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$7,700,000	\$0	\$7,700,000
b. Mechanical (HVAC, plumbing, etc.)	\$8,140,000	\$0	\$8,140,000
c. Electrical	\$2,860,000	\$0	\$2,860,000
<b><u>Movable Equipment</u></b>	\$440,000	\$0	\$440,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$0	\$0	\$0
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,540,000	\$0	\$1,540,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$22,000,000</b>	<b>\$0</b>	<b>\$22,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **VanNuys Medical Science Laboratory Renovation - Phase IV**

<u>Institution:</u>	<input type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u>	<input type="text" value="A-2-11-2-15"/>
<u>Campus:</u>	<input type="text" value="Indianapolis"/>	<u>Institutional Priority:</u>	<input type="text" value="11"/>

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT:				<input type="text" value="N/A"/>
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
<b>2. <u>Maintenance</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
<b>3. <u>Fuel</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
<b>4. <u>Utilities</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
<b>5. <u>Other</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
<b><u>Total Estimated Operational</u></b>	<input type="text" value="\$0.000"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Ernie Pyle Hall Renovation**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-13-2-02"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="12"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

## Project Summary Description

The purpose of this project is to completely renovate Ernie Pyle Hall. The building was built in 1937 and has had some renovations over the 75 years, but is in need of complete renovation, including new finishes, new building systems (including heating/air conditioning, electrical, plumbing, computer data, and fire suppression) and updates to the building envelope (roof, windows, etc.). Classrooms will be updated with latest technologies and seating arrangements to be as effective as possible.

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

Ernie Pyle Hall has been heavily used over the years by the School of Journalism as well as others (in the general purpose classrooms). The building contains approximately 40,000 gross square feet (gsf), of which approximately 25,000 is assignable. Restoration of this building is in keeping with the master plan to continue to renovate and rehabilitate the older academic buildings on campus, so they can continue to be used effectively to further Indiana University's academic mission. If approved by the state, this project should have no impact on the cost of attendance at IU Bloomington.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="38,292"/> GSF	<input style="width: 90%;" type="text" value="25,400"/> ASF	<input style="width: 90%;" type="text" value="66%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$10,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$261"/> GSF <input style="width: 90%;" type="text" value="\$394"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$10,000,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<input style="width: 90%;" type="text"/>	
<input style="width: 90%;" type="text"/>	
<input style="width: 90%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$854,235"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Ernie Pyle Hall Renovation**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-02
Campus:	Bloomington	Institutional Priority:	12

## Description of Project

The purpose of this project is to completely renovate Ernie Pyle Hall. The building was built in 1937 and has had some renovations over the 75 years, but is in need of complete renovation, including new finishes, new building systems (heating/air conditioning, electrical, plumbing, computer data, and fire suppression) and updates to the building envelope (roof, windows, etc.). Classrooms will be updated with latest technologies and seating arrangements to be as effective as possible.

## Need and Purpose of the Project

This renovation is one of many projects Indiana University has proposed in order to renovate and update IU's older academic buildings, so they continue to be used effectively. This building is heavily used, is in the center of campus, and will be continually used as much as possible. The building systems are beyond expected useful life, the building envelope needs to be updated, and the building finishes need to be renewed.

## Space Utilization

This project is a renovation of existing space. There will be no change in space utilization as a result of this project.

## Comparable Projects

It is extremely difficult to find any renovation projects similar enough to be comparable. The scope of renovation projects differs widely, including many different components - updated finishes, building envelope updates/repairs, utility systems updates/repairs, infrastructure systems within the building, updated uses of the space, new technologies. Costs vary significantly depending on the logistics involved in the renovation, whether the building is vacant, hard to access, etc. The best comparison would be the renovation of the Student Building done in 1991 at a cost of \$58/gsf (which would be equivalent to approximately \$120/gsf in 2012 dollars). However, that renovation did not include the significant utility and mechanical system infrastructure replacements necessary for Ernie Pyle Hall.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Ernie Pyle Hall Renovation**

Bloomington Budget Agency Project No: A-1-13-2-02 Institutional Priority: 12	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	2,040	0	0	2,040	0	0	2,040
Class Lab (210, 215, 220, 225, 230, 235)	5,494	0	0	5,494	0	0	5,494
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	13,713	0	0	13,713	0	0	13,713
Study Facilities (400)	2,295	0	0	2,295	0	0	2,295
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	1,748	0	0	1,748	0	0	1,748
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	109	0	0	109	0	0	109
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	25,399	0	0	25,399	0	0	25,399

Notes: Represents asf for BL075 - Ernie Pyle Hall



## CAPITAL PROJECT COST DETAILS

For: **Ernie Pyle Hall Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-02
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	12

### Anticipated Construction Schedule

	Month	Year
Bid Date:	April	2014
Start Construction	May	2014
Occupancy (End Date)	May	2016

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$800,000	\$0	\$800,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$3,800,000	\$0	\$3,800,000
b. Mechanical (HVAC, plumbing, etc.)	\$2,400,000	\$0	\$2,400,000
c. Electrical	\$1,300,000	\$0	\$1,300,000
<b><u>Movable Equipment</u></b>	\$300,000	\$0	\$300,000
<b><u>Fixed Equipment</u></b>	\$600,000	\$0	\$600,000
<b><u>Site Development/Land Acquisition</u></b>	\$200,000	\$0	\$200,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$600,000	\$0	\$600,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$10,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Ernie Pyle Hall Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-02
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	12

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Emerson Hall Renovation**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-2-11-2-18"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value="13"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

## Project Summary Description

Indiana University and the School of Medicine propose to renovate a portion of Emerson Hall located on the IUPUI campus for research laboratory space with lab support and administrative support space.

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

The purpose of this project is to create new laboratory research space through renovation of non-laboratory space and infrastructure components to gain more appropriate lab and lab-support space. The need for more research space for the life sciences remains a critical need for Indiana University. A study conducted by the university in 2003-2004 showed that the life sciences research space needs were approximately 250,000 assignable square feet (asf) for IUPUI over the next five to ten years. This project would provide a portion of this needed space and renovate spaces currently owned by the university.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="39,603"/> GSF	<input style="width: 90%;" type="text" value="19,801"/> ASF	<input style="width: 90%;" type="text" value="50%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$9,600,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$242"/> GSF <input style="width: 90%;" type="text" value="\$485"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$9,600,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<input style="width: 90%;" type="text" value=""/>	
<input style="width: 90%;" type="text" value=""/>	
<input style="width: 90%;" type="text" value=""/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$820,066"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Emerson Hall Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-18
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	13

## Description of Project

Indiana University proposes to renovate space in Emerson Hall at IUPUI into research lab space. This project would create modern research space and modernize infrastructure in the building. The third and fourth floors would be repurposed for critically needed research for new research faculty. The building is located in a key area adjacent to Indiana University Hospital in the heart of the IUPUI medical campus.

Relationship to Other Capital Improvement Projects: This project does not have a direct impact on any other capital improvement projects.

Historical Significance: Indiana University does not consider this building to be historically significant.

Alternatives Considered: Because the main objective of this project is the renovation of current space, no other alternatives were considered.

Relationship to Long-Term Capital Plan for Indiana University: This project has been on the university's ten-year plan since 2004.

## Need and Purpose of the Project

The purpose of this project is to create new laboratory and lab-support space through renovation of existing space and infrastructure components on the IUPUI research campus. The need for more research lab space and support for the life sciences remains a critical priority for Indiana University. A study conducted by the university in 2003-2004 showed that the life sciences research-space needs were approximately 250,000 asf for IUPUI over the next five to ten years. This project would provide a portion of this needed space.

Because of its location in the middle of the medical campus, the value of the Emerson Hall space to IUPUI and the Life Science Initiatives is vital. This project will allow new research faculty to be hired and provide them with critically-needed research space.

This project creates critical lab and lab-support facilities by utilizing current university space. This translates into a gain in important research space without an additional request for plant expansion. When completed, it will add to and enhance the capacity of the university's existing research, lab, and lab-support space while attracting and retaining top-level research faculty to the IUPUI campus.

## Space Utilization

This project does not change the classification of space usage of any space.

## Comparable Projects

This project is estimated to cost approximately \$240/gsf. Two other renovations in the VanNuys Medical Center cost approximately \$200/gsf, but this one requires more work to upgrade the building systems with Emerson Hall to support research space.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Emerson Hall Renovation**

Indianapolis Budget Agency Project No: A-2-11-2-18 Institutional Priority: 13	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	3,925	0	0	3,925	0	0	3,925
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	5,960	0	0	5,960	0	0	5,960
Office Facilities (300)	28,259	0	0	28,259	0	0	28,259
Study Facilities (400)	288	0	0	288	0	0	288
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	1,171	0	0	1,171	0	0	1,171
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	39,603	0	0	39,603	0	0	39,603

Notes: Represents asf for IN036 - Emerson Hall

## CAPITAL PROJECT COST DETAILS

For: **Emerson Hall Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-18
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	13

### Anticipated Construction Schedule

	Month	Year
Bid Date:	September	2014
Start Construction	November	2014
Occupancy (End Date)	January	2016

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$576,000	\$0	\$576,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$4,224,000	\$0	\$4,224,000
b. Mechanical (HVAC, plumbing, etc.)	\$2,112,000	\$0	\$2,112,000
c. Electrical	\$1,440,000	\$0	\$1,440,000
<b><u>Movable Equipment</u></b>	\$480,000	\$0	\$480,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$288,000	\$0	\$288,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$480,000	\$0	\$480,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$9,600,000</b>	<b>\$0</b>	<b>\$9,600,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Emerson Hall Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-18
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	13

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Taylor Hall Renovation - Phase II**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 80%;" type="text" value="A-2-11-2-17"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text" value="14"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

### Project Summary Description

Indiana University proposes to renovate Taylor Hall (the former University Hall) located on the IUPUI campus. This project will primarily repurpose interior spaces and updating/modernizing obsolete infrastructure in the building.

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

The purpose of this project is to create space for student programs needed to meet the needs of an expanding student population. These programs are essential to meet the needs of an urban campus that has outgrown its current facilities. Programs for retention, tutoring, and mentoring programs, as well as space, is essential to meet the needs of an increasingly diverse student population.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="34,891"/> GSF	<input style="width: 80%;" type="text" value="21,633"/> ASF	<input style="width: 80%;" type="text" value="62%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="0"/> GSF	<input style="width: 80%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$6,400,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 80%;" type="text" value="\$183"/> GSF <input style="width: 80%;" type="text" value="\$296"/> ASF
<u>Funding Source(s):</u> <input style="width: 80%;" type="text" value="\$6,400,000"/>	Bonding Authority (Acts of 1965) {IC 21-34-6}
<u>Estimated Annual Debt Payment:</u> <input style="width: 80%;" type="text" value="\$546,710"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$0"/>



# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Taylor Hall Renovation - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-17
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	14

## Description of Project

Indiana University proposes to renovate portions of Taylor Hall to provide updated space for student services and student programming. Taylor Hall is one of the first academic buildings to be built on the new IUPUI campus. Built in 1971 as the library, it served in that capacity until the current University Library was built in 1993. Nearly forty years old, the building needs renovation including aging mechanical systems. Taylor Hall houses many student service organizations including math tutoring groups and student study areas, the orientation program offices, the Multicultural Center, the Adaptive Educations Services offices and University College administration as well as student lounges and social areas.

This project will upgrade and update student areas to accommodate an ever increasing student body. In addition, building envelope and mechanical systems will be met with this project.

Relationship to Other Capital Improvement Projects: This project does not have a direct impact on any other capital improvement projects.

Historical Significance: Indiana University does not consider this building to be historically significant.

Alternatives Considered: Because the main objective of this project is the renovation of current space, no other alternatives were considered.

Relationship to Long-Term Capital Plan for Indiana University: This project has been on the university's ten-year plan since 1996.

## Need and Purpose of the Project

The purpose of this project is to create new and updated facilities for student services. Portions of the building are worn and need replaced and renovated. Addressing the critical building envelope now will prevent more costly repairs and renovations later. Replacing outdated equipment will yield energy savings into the future.

The building houses many student services for non-mainstream and first time college students. Students who need mentoring, along with students who need tutoring in math and other subjects find assistance here, so they can continue with their college careers. The building also provides space for students from different cultural backgrounds and staff who work with them to assure their retention in college. Adaptive Education Services provides services to students with mobility and physical handicaps, so they are not limited in their ability to earn a college degree.

This project will renovate a critically important space required to support students and to assure the university continues to meet its mission to provide an education to all eligible Hoosier students.

## Space Utilization

This project does not change the classification of space usage of any space.

## Comparable Projects

- 1) School of Nursing - Renovation of Third Floor @ \$200/gsf
- 2) School of Nursing - Renovation of Fourth Floor @ \$170/gsf

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Taylor Hall Renovation - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-17
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	14

**Background Materials**

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Taylor Hall Renovation - Phase II**

Indianapolis Budget Agency Project No: A-2-11-2-17 Institutional Priority: 14	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	5,220	0	0	5,220	0	0	5,220
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	30,291	0	0	30,291	0	0	30,291
Study Facilities (400)	9,612	0	0	9,612	0	0	9,612
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	696	0	0	696	0	0	696
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	7,520	0	0	7,520	0	0	7,520
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	<b>53,339</b>	<b>0</b>	<b>0</b>	<b>53,339</b>	<b>0</b>	<b>0</b>	<b>53,339</b>

Notes: Represents asf for IN085 - Taylor Hall

## CAPITAL PROJECT COST DETAILS

For: **Taylor Hall Renovation - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-17
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	14

### Anticipated Construction Schedule

	Month	Year
Bid Date:	September	2014
Start Construction	November	2014
Occupancy (End Date)	January	2016

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$384,000	\$0	\$384,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$2,816,000	\$0	\$2,816,000
b. Mechanical (HVAC, plumbing, etc.)	\$1,408,000	\$0	\$1,408,000
c. Electrical	\$960,000	\$0	\$960,000
<b><u>Movable Equipment</u></b>	\$320,000	\$0	\$320,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$192,000	\$0	\$192,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$320,000	\$0	\$320,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$6,400,000</b>	<b>\$0</b>	<b>\$6,400,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Taylor Hall Renovation - Phase II**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-11-2-17
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	14

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Data Network Infrastructure Upgrades - IUB**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 80%;" type="text" value="A-1-13-2-03"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

## Project Summary Description

This project is part of the Ten-Year Network Master Plan endorsed by the Indiana University Board of Trustees in 2009. The plan calls for upgrading networks and building wiring on the Bloomington campus, in order to support the growing demands required for research and education. As technology changes, the network capabilities become more robust while the demands on the network continue to increase dramatically. Historically, separate systems and wiring have provided phone, Internet, Cable TV, and video conferencing, etc. All of that is now converging onto the high speed data network. Also, new devices such as smart phones and tablet computers are making it easier to access the Internet for many applications in the research and education fields. Communication among faculty, staff, and students is done almost exclusively through the computer network. The goal of this project is to upgrade the wired connection to each desktop computer wherever it is on campus - in a classroom, in a residence hall room, in a student technology center, in a lab, or in an office. This involves upgrading the network infrastructure among buildings, within each building, and to each desktop. Also, the wireless networks, both inside and outside of the buildings, will be upgraded.

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

The computer network has become critical in learning experiences of all students. The network is used for both research and learning in the classroom, as well as for administration of coursework and communication between students and faculty. It has opened many new possibilities in terms of information resources and locations/venues where learning and research take place.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF	<input style="width: 80%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$10,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF
	<input style="width: 80%;" type="text" value="N/A"/> ASF
<u>Funding Sources(s):</u> <input style="width: 80%;" type="text" value="\$10,000,000"/> Auxiliary Services Funds	
<input style="width: 80%;" type="text"/>	
<input style="width: 80%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 80%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u> <input style="width: 80%;" type="text" value="\$0"/>	
<u>Estimated Annual Repair and Rehabilitation Investment:</u> <input style="width: 80%;" type="text" value="\$0"/>	

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Data Network Infrastructure Upgrades - IUB**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-03
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

## Description of Project

This project is part of the Ten-Year Network Master Plan endorsed by the Indiana University Board of Trustees in 2009. The plan calls for upgrading networks and building wiring on the Bloomington campus, in order to support the growing demands required for research and education. As technology changes, the network capabilities become more robust while the demands on the network continue to increase dramatically. Historically, separate systems and wiring have provided phone, Internet, Cable TV, and video conferencing, etc. All of that is now converging onto the high speed data network. Also, new devices such as smart phones and tablet computers are making it even easier to access the Internet for many applications in the research and education fields. Communication among faculty, staff, and students is done almost exclusively through the computer network. The goal of this project is to upgrade the wired connection to each desktop computer wherever it is on campus - in a classroom, in a residence hall room, in a student technology center, in a lab, or in an office. This involves upgrading the network infrastructure among buildings, within each building, and to each desktop. Also, the wireless networks both inside and outside of the buildings will be upgraded.

## Need and Purpose of the Project

As the data network becomes even more critical to almost all functions at the university, it is important to ensure it has sufficient capacity and reliability. This project will enable Indiana University to enhance infrastructure to increase capacity significantly, along with speed and reliability. One of the components of the project is to build-in more redundancy, so there are fewer points of possible failure of the network. The data network has become important as basic utilities (electricity, heat, etc.) in terms of supporting the academic mission of the campus.

## Space Utilization

This project does not impact the use of any space.

## Comparable Projects

This project does not equate to a cost per square foot. It is a basic piece of campus infrastructure that must be maintained and enhanced. There have been other large data infrastructure projects in the past - one project for \$2,000,000 was done in 2001 to complete the basic network infrastructure - but it is difficult to compare projects since the scopes are so different.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Data Network Infrastructure Upgrades - IUB**

Bloomington Budget Agency Project No: A-1-13-2-03 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:



**CAPITAL PROJECT COST DETAILS**

For: **Data Network Infrastructure Upgrades - IUB**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-03
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	August	2013
Start Construction	September	2013
Occupancy (End Date)	September	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$760,000	\$0	\$760,000
b. Architectural	\$0	\$0	\$0
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$0	\$0	\$0
b. Mechanical (HVAC, plumbing, etc.)	\$0	\$0	\$0
c. Electrical	\$8,080,000	\$0	\$8,080,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$270,000	\$0	\$270,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$890,000	\$0	\$890,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$10,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Data Network Infrastructure Upgrades - IUB**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-03
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: Wright Place Dining

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-13-2-04"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

This project renovates the kitchen and receiving dock at the food court in Wright Quad located on the Bloomington campus. These spaces will be reconfigured to add the needed space to support growth that has occurred at this location and to improve safety inside and outside the building. This is one of the projects identified by Residential Programs and Services in the facility master plan to upgrade its dining venues. It is estimated to cost \$3,500,000.

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

Wright Food Court is one of five dining halls serving the students in the residence halls. It provides approximately 30 percent of all student resident meals. The kitchen needs to be updated to better serve the students; thus, creating a safer and more effective student support space.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="15,384"/> GSF	<input style="width: 90%;" type="text" value="10,000"/> ASF	<input style="width: 90%;" type="text" value="65%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$3,500,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$228"/> GSF <input style="width: 90%;" type="text" value="\$350"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$3,500,000"/> Residential Programs and Services Funds <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Wright Place Dining**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-04
Campus:	Bloomington	Institutional Priority:	

## Description of Project

This project renovates the kitchen and receiving dock at the food court in Wright Quad located on the Bloomington campus. These spaces will be reconfigured to add the needed space to support growth that has occurred at this location and to improve safety inside and outside the building. This is one of the projects identified by Residential Programs and Services in the facility master plan to upgrade its dining venues. It is estimated to cost \$3,500,000.

## Need and Purpose of the Project

Wright Place is one of five dining halls serving the students in the residence halls. It was built in 1949 and reconfigured as a food court in 1998. The kitchen area was reduced by 50 percent during that renovation. Wright dining now provides 250 percent more meal service than in 1998. Additional space is needed to insure food security, safe working conditions for staff, and pedestrian safety near the loading dock.

## Space Utilization

This project is a renovation of existing space. There will be no change in space utilization as a result of this project.

## Comparable Projects

A dining hall renovation project at IU South Bend was complete for approximately \$2,000,000, but it was a renovation of a much smaller space.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Wright Place Dining**

Bloomington Budget Agency Project No: A-1-13-2-04 Institutional Priority:	Current Space in Use (a)	Space Under Construction (b)	Space Planned & Funded (c)	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	781	0	0	781	0	0	781
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	5,081	0	0	5,081	0	0	5,081
Study Facilities (400)	2,046	0	0	2,046	0	0	2,046
Special Use Facilities (500)	997	0	0	997	0	0	997
General Use Facilities (600)	55,407	10,000	10,000	55,407	0	0	55,407
Support Facilities (700)	455	0	0	455	0	0	455
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	127,342	0	0	127,342	0	0	127,342
Unclassified (000)	145	0	0	145	0	0	145
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	192,254	10,000	10,000	192,254	0	0	192,254

- Notes:
- (a) Represents current asf in entire building BL275 - Wright Quad
  - (b) Represents asf of current use of space to be renovated
  - (c) Represents asf of future use of space after renovation

## CAPITAL PROJECT COST DETAILS

For: **Wright Place Dining**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-1-13-2-04
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

### Anticipated Construction Schedule

	Month	Year
Bid Date:	April	2014
Start Construction	May	2014
Occupancy (End Date)	October	2014

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$252,000	\$0	\$252,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$1,358,000	\$0	\$1,358,000
b. Mechanical (HVAC, plumbing, etc.)	\$437,500	\$0	\$437,500
c. Electrical	\$220,500	\$0	\$220,500
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$763,000	\$0	\$763,000
<b><u>Site Development/Land Acquisition</u></b>			
	\$0	\$0	\$0
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$469,000	\$0	\$469,000
<b><u>Total Estimated Project Cost</u></b>			
	<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Wright Place Dining**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-04
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Read Hall Renovation - Phase I**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 80%;" type="text" value="A-1-13-2-05"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

### Project Summary Description

The Landes Dining Hall at Read Residence Center will be closed with the completion of the new dining hall at Forest Residence Center. This project renovates this dining hall space into more general use space including student offices and general purpose activity rooms. In addition, a portion of kitchen space will be remodeled into a test kitchen as well as a catering kitchen to support the "Traditions" catering operation.

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

The Read Residence Center is one of the popular residential halls, and it is important to utilize the space as effectively as possible. With the relocation of the dining hall to Forest Residence Center, it opens the former dining room to multiple uses. The vision is to reconfigure the space for students to use for collaboration and group study as well as other residence-life programmed activities.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="38,321"/> GSF	<input style="width: 80%;" type="text" value="24,909"/> ASF	<input style="width: 80%;" type="text" value="65%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$5,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 80%;" type="text" value="\$130"/> GSF <input style="width: 80%;" type="text" value="\$201"/> ASF
<u>Funding Source(s):</u> <input style="width: 80%;" type="text" value="\$5,000,000"/> Residential Programs and Services Funds <input style="width: 80%;" type="text"/> <input style="width: 80%;" type="text"/> <input style="width: 80%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 80%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$0"/>



# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Read Hall Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-05
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

## Description of Project

The Landes Dining Hall at Read Residence Center will be closed with the completion of the new dining hall at Forest Residence Center. This project renovates this dining hall space into more general use space including student offices and general purpose activity rooms. In addition, a portion of kitchen space will be remodeled into a test kitchen as well as a catering kitchen to support the "Traditions" catering operation.

Relationship to Other Capital Improvement Projects: This project does not have a direct impact on any other capital improvement projects.

Historical Significance: Indiana University does not consider this building to be historically significant.

Alternatives Considered: Because the main objective of this project is the renovation of current space, no other alternatives were considered.

Relationship to Long-Term Capital Plan for Indiana University: This project is part of the overall Residential Programs and Services master Plan for facility renovation.

## Need and Purpose of the Project

It is important to utilize the space within the Residence Centers as effectively as possible. The campus master plan identified the need for more informal "gathering spaces" for students to use for collaboration, group study, and other activities. The relocation of the dining hall provides the opportunity to create more of these spaces within the Read Residence Hall.

## Space Utilization

This project changes the dining hall into more informal usage space, but does not change the overall classification of space.

## Comparable Projects

A dining hall renovation project was at IU South Bend for approximately \$2,000,000, but it was a renovation of a much smaller space.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Read Hall Renovations - Phase I**

Bloomington Budget Agency Project No: A-1-13-2-05 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	3,062	0	0	3,062	0	0	3,062
Class Lab (210, 215, 220, 225, 230, 235)	974	0	0	974	0	0	974
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	7,537	1,222	0	6,315	0	0	6,315
Study Facilities (400)	1,254	0	12,455	13,709	0	0	13,709
Special Use Facilities (500)	1,168	0	0	1,168	0	0	1,168
General Use Facilities (600)	23,687	23,687	12,454	12,454	0	0	12,454
Support Facilities (700)	230	0	0	230	0	0	230
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	198,666	0	0	198,666	0	0	198,666
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	236,578	24,909	24,909	236,578	0	0	236,578

- Notes:
- (a) Represents current asf in entire building BL227 - Read Hall
  - (b) Represents asf of current use of space to be renovated
  - (c) Represents asf of future use of space after renovation

**CAPITAL PROJECT COST DETAILS**

For: **Read Hall Renovation - Phase I**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-05
Campus:	Bloomington	Institutional Priority:	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2013
Start Construction	July	2013
Occupancy (End Date)	September	2014

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$300,000	\$0	\$300,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$2,200,000	\$0	\$2,200,000
b. Mechanical (HVAC, plumbing, etc.)	\$1,100,000	\$0	\$1,100,000
c. Electrical	\$750,000	\$0	\$750,000
<b><u>Movable Equipment</u></b>	\$250,000	\$0	\$250,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$150,000	\$0	\$150,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$250,000	\$0	\$250,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$5,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Read Hall Renovation - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-05
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

## CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **McNutt North (Bordner) Restroom Renovations - Phase VI**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-13-2-06"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

This is the last phase of restroom renovations for McNutt Quadrangle Residence Hall. The existing group-style showers and restrooms within Bordner Wing will be demolished. New restrooms and showers will be constructed as a series of private restrooms. Each restroom will include its own sink, shower, toilet, and locking door. New restrooms will be constructed to meet accessibility requirements. Work also includes replacement of the roof of Bordner Wing.

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

The restrooms in McNutt are over forty years old and nearing the end of their useful lives. Replacement is essential. Students of this generation consistently request living accommodations with private restrooms/showers/dressing facilities. The completion of this project addresses these two key issues by providing modern and private restroom facilities.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="7,950"/> GSF	<input style="width: 90%;" type="text" value="4,770"/> ASF	<input style="width: 90%;" type="text" value="60%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$2,160,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$272"/> GSF <input style="width: 90%;" type="text" value="\$453"/> ASF
<u>Funding Source(s):</u> <input style="width: 90%;" type="text" value="\$2,160,000"/> Residential Programs and Services Funds <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$0"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **McNutt North (Bordner) Restroom Renovations - Phase VI**

Institution:

Budget Agency Project No:

Campus:

Institutional Priority:

## Description of Project

This is the last phase of restroom renovations for McNutt Quadrangle Residence Hall. The existing group-style showers and restrooms within the Bordner Wing will be demolished. New restrooms and showers will be constructed as a series of private restrooms. Each one will include its own sink, shower, toilet, and locking door. New restrooms will be constructed to meet accessibility requirements. Work also includes replacing the roof of this wing.

Relationship to Other Capital Improvement Projects: This project does not affect any other capital improvement projects.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: No other alternatives were considered due to the nature of this project.

Relationship to Long-Term Capital Plan for Indiana University: This project is part of the overall Residential Programs and Services Master Plan for facility renovation.

## Need and Purpose of the Project

These restroom renovations, which started in 2007, are consistent with the master plan developed by the Department of Residential Programs and Services. This plan has been developed to keep the facilities in proper operating condition, to foster the retention/recruitment of students, and to provide students with an appropriate living area/environment serving the academic mission of Indiana University at Bloomington.

## Space Utilization

This project does not change the classification of space usage of any space.

## Comparable Projects

The last phase was completed in 2012 at a cost of \$5,360,000, but included one wing of McNutt Quad and one wing of Teter Quad (basically double the space).

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **McNutt North (Bordner) Restroom Renovations - Phase VI**

Bloomington Budget Agency Project No: A-1-13-2-06 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	4,770	0	0	4,770	0	0	4,770
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	4,770	0	0	4,770	0	0	4,770

Notes: Represents asf for BL437 - McNutt North

**CAPITAL PROJECT COST DETAILS**

For: **McNutt North (Bordner) Restroom Renovations - Phase VI**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-06
Campus:	Bloomington	Institutional Priority:	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2013
Start Construction	July	2013
Occupancy (End Date)	September	2014

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$129,600	\$0	\$129,600
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$1,166,400	\$0	\$1,166,400
b. Mechanical (HVAC, plumbing, etc.)	\$302,400	\$0	\$302,400
c. Electrical	\$194,400	\$0	\$194,400
<b><u>Movable Equipment</u></b>	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$0	\$0	\$0
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$367,200	\$0	\$367,200
<b><u>Total Estimated Project Cost</u></b>	<b>\$2,160,000</b>	<b>\$0</b>	<b>\$2,160,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).



**CAPITAL PROJECT OPERATING COST DETAILS**

For: **McNutt North (Bordner) Restroom Renovations - Phase VI**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-06
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Teter Quad Window Replacement**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-13-2-08"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

Teter Quad was constructed in 1957, and the windows are inefficient and are beginning to fail. This project replaces all the windows in this facility.

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

These renovations are consistent with the master plan developed by the Department of Residential Programs and Services. This plan has been developed to keep facilities in proper operating condition, to foster retention/recruitment of students, and to provide students with an appropriate living area/environment serving the academic mission of Indiana University at Bloomington.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF	<input style="width: 90%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$2,500,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="N/A"/> GSF <input style="width: 90%;" type="text" value="N/A"/> ASF
<u>Funding Source(s):</u> <input style="width: 90%;" type="text" value="\$2,500,000"/> Residential Programs and Services Funds	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Estimated Annual Repair and Rehabilitation Investment:</u> <input style="width: 90%;" type="text" value="\$0"/>	

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Teter Quad Window Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-08
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

## Description of Project

Teter Quad was constructed in 1957, and the windows are inefficient and are beginning to fail. This project replaces all the windows in this facility.

Relationship to Other Capital Improvement Projects: This project does not have a direct impact on any other capital improvement projects.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: No other alternatives were considered due to the nature of this project.

Relationship to Long-Term Capital Plan for Indiana University: This project is part of the overall Residential Programs and Services Master Plan for facility renovation.

## Need and Purpose of the Project

The window systems at Teter Quad are inefficient and are beginning to fail. This project replaces all the windows with new effective and efficient windows.

## Space Utilization

This project does not change the usage classification of any space.

## Comparable Projects

Windows were replaced at Hillcrest at \$8/gsf. This project is also estimated to cost approximately \$8/gsf.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Teter Quad Window Replacement**

Bloomington Budget Agency Project No: A-1-13-2-08 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:

**CAPITAL PROJECT COST DETAILS**

For: **Teter Quad Window Replacement**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-1-13-2-08
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	May	2013
Start Construction	August	2013
Occupancy (End Date)	*	*

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$130,000	\$0	\$130,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$2,075,000	\$0	\$2,075,000
b. Mechanical (HVAC, plumbing, etc.)	\$0	\$0	\$0
c. Electrical	\$0	\$0	\$0
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$0	\$0	\$0
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$295,000	\$0	\$295,000
<b><u>Total Estimated Project Cost</u></b>			
	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$2,500,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Teter Quad Window Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-2-08
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

## CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Data Network Infrastructure Upgrades - IUPUI**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 80%;" type="text" value="A-2-13-2-11"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

### Project Summary Description

This project is part of the Ten-Year Network Master Plan endorsed by the Indiana University Board of Trustees in 2009. The plan calls for upgrading networks and building wiring on the Bloomington campus, in order to support the growing demands required for research and education. As technology changes, the network capabilities become more robust while the demands on the network continue to increase dramatically. Historically, separate systems and wiring have provided phone, Internet, Cable TV, and video conferencing, etc. All of that is now converging onto the high speed data network. Also, new devices such as smart phones and tablet computers are making it easier to access the Internet for many applications in the research and education fields. Communication among faculty, staff, and students is done almost exclusively through the computer network. The goal of this project is to upgrade the wired connection to each desktop computer wherever it is on campus - in a classroom, in a residence hall room, in a student technology center, in a lab, or in an office. This involves upgrading the network infrastructure among buildings, within each building, and to each desktop. Also, the wireless networks, both inside and outside of the buildings, will be upgraded.

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

The computer network has become critical in learning experiences of all students. The network is used for both research and learning in the classroom, as well as for administration of coursework and communication between students and faculty. It has opened many new possibilities in terms of information resources and locations/venues where learning and research take place.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF	<input style="width: 80%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$10,000,000"/>	<u>Cost per ASF/GSF:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF
		<input style="width: 80%;" type="text" value="N/A"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 80%;" type="text" value="\$10,000,000"/>	Auxiliary Services Funds
	<input style="width: 80%;" type="text"/>	
	<input style="width: 80%;" type="text"/>	
	<input style="width: 80%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u>	<input style="width: 80%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u>	<input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$0"/>	
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$0"/>	

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Data Network Infrastructure Upgrades - IUPUI**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-2-11
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

## Description of Project

This project is part of the Ten-Year Network Master Plan endorsed by the Indiana University Board of Trustees in 2009. The plan calls for upgrading networks and building wiring on the Bloomington campus, in order to support the growing demands required for research and education. As technology changes, the network capabilities become more robust while the demands on the network continue to increase dramatically. Historically, separate systems and wiring have provided phone, Internet, Cable TV, and video conferencing, etc. All of that is now converging onto the high speed data network. Also, new devices such as smart phones and tablet computers are making it even easier to access the Internet for many applications in the research and education fields. Communication among faculty, staff, and students is done almost exclusively through the computer network. The goal of this project is to upgrade the wired connection to each desktop computer wherever it is on campus - in a classroom, in a residence hall room, in a student technology center, in a lab, or in an office. This involves upgrading the network infrastructure among buildings, within each building, and to each desktop. Also, the wireless networks both inside and outside of the buildings will be upgraded.

## Need and Purpose of the Project

As the data network becomes even more critical to almost all functions at the university, it is important to ensure it has sufficient capacity and reliability. This project will enable Indiana University to enhance infrastructure to increase capacity significantly, along with speed and reliability. One of the components of the project is to build-in more redundancy, so there are fewer points of possible failure of the network. The data network has become important as basic utilities (electricity, heat, etc.) in terms of supporting the academic mission of the campus.

## Space Utilization

This project does not impact the use of any space.

## Comparable Projects

This project does not equate to a cost per square foot. It is a basic piece of campus infrastructure that must be maintained and enhanced. There have been other large data infrastructure projects in the past - a project for \$2,000,000 in 2001 to complete the basic network infrastructure, but comparing these projects is difficult, since the scopes are so different.

## Background Materials



**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Data Network Infrastructure Upgrades - IUPUI**

Indianapolis Budget Agency Project No: A-2-13-2-11 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:

**CAPITAL PROJECT COST DETAILS**

For: **Data Network Infrastructure Upgrades - IUPUI**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-2-11
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	August	2013
Start Construction	September	2013
Occupancy (End Date)	September	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$760,000	\$0	\$760,000
b. Architectural	\$0	\$0	\$0
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$0	\$0	\$0
b. Mechanical (HVAC, plumbing, etc.)	\$0	\$0	\$0
c. Electrical	\$8,080,000	\$0	\$8,080,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$270,000	\$0	\$270,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$890,000	\$0	\$890,000
<b>Total Estimated Project Cost</b>	<b>\$10,000,000</b>	<b>\$0</b>	<b>\$10,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Data Network Infrastructure Upgrades - IUPUI**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-2-11
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
1. <u>Operations</u>	\$0.000	\$0	\$0	\$0
2. <u>Maintenance</u>	\$0.000	\$0	\$0	\$0
3. <u>Fuel</u>	\$0.000	\$0	\$0	\$0
4. <u>Utilities</u>	\$0.000	\$0	\$0	\$0
5. <u>Other</u>	\$0.000	\$0	\$0	\$0
<b>Total Estimated Operational</b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Ball Gardens Renovation**

<u>Institution:</u> <input style="width: 80%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 80%;" type="text" value="A-2-13-2-12"/>
<u>Campus:</u> <input style="width: 80%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 80%;" type="text" value=""/>
<u>Previously Approved by General Assembly:</u> <input style="width: 80%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 80%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 80%;" type="text" value="Yes"/>	

### Project Summary Description

An important project for the IUPUI campus is the renovation of the historic Ball Gardens, a landscaped garden located in the green space between the Rotary Building and Ball Residence. This beautiful garden is also adjacent to the new Riley Hospital Tower and will also become the eastern boundary of the new Eskenazi Hospital. It is the largest and last formal garden designed by the Olmsted firm in 1931. It was to provide a respite to nurses and a convalescent park for patients in the expanding hospital and medical facilities that were being developed on the peninsula at that time. This multi-phase project will renovate and recreate the gardens according to the original Olmsted plans to provide a restorative place for Riley and Eskenazi Hospital patients and families to enjoy as part of their healing and recovery.

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

This garden will provide a much needed open, green space for students to relax and study in a beautiful park environment.

<u>Project Size:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF	<input style="width: 80%;" type="text" value="N/A"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 80%;" type="text" value="N/A"/> GSF	<input style="width: 80%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 80%;" type="text" value="\$4,800,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 80%;" type="text" value="N/A"/> GSF
	<input style="width: 80%;" type="text" value="N/A"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 80%;" type="text" value="\$4,800,000"/> Gifts and Grants
	<input style="width: 80%;" type="text" value=""/>
	<input style="width: 80%;" type="text" value=""/>
	<input style="width: 80%;" type="text" value=""/>
<u>Estimated Annual Debt Payment:</u> <input style="width: 80%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 80%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 80%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 80%;" type="text" value="\$0"/>

CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Ball Gardens Renovation**

Institution:	Indiana University	Budget Agency Project No:	A-2-13-2-12
Campus:	Indianapolis	Institutional Priority:	

**Description of Project**

An important project for the IUPUI campus is the renovation of the historic Ball Gardens, a landscaped garden located in the green space between the Rotary Building and Ball Residence. This beautiful garden is also adjacent to the new Riley Hospital Tower and will also become the eastern boundary of the new Eskenazi Hospital. It is the largest and last formal garden designed by the Olmsted firm in 1931. It was to provide a respite to nurses and a convalescent park for patients in the expanding hospital and medical facilities that were being developed on the peninsula at that time. This multi-phase project will renovate and recreate the gardens according to the original Olmsted plans to provide a restorative place for Riley and Eskenazi Hospital patients and families to enjoy as part of their healing and recovery.

**Need and Purpose of the Project**

This project is a priority of the campus and is also supported by the neighboring hospitals.

**Space Utilization**

This project does not impact the use of any space.

**Comparable Projects**

This is an unusual project with no direct comparables. We have done other grounds projects, but nothing as noteworthy as this restoration of an historic garden.

**Background Materials**

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Ball Gardens Renovation**

Indianapolis Budget Agency Project No: A-2-13-2-12 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	0	0	0	0	0	0	0

Notes:  
No asf is affected by this outdoor project.

## CAPITAL PROJECT COST DETAILS

For: **Ball Gardens Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-2-12
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

### Anticipated Construction Schedule

	Month	Year
Bid Date:	April	2013
Start Construction	May	2013
Occupancy (End Date)	November	2013

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$384,000	\$0	\$384,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$0	\$0	\$0
b. Mechanical (HVAC, plumbing, etc.)	\$218,400	\$0	\$218,400
c. Electrical	\$192,000	\$0	\$192,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$3,578,400	\$0	\$3,578,400
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$427,200	\$0	\$427,200
<b><u>Total Estimated Project Cost</u></b>			
	<b>\$4,800,000</b>	<b>\$0</b>	<b>\$4,800,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Ball Gardens Renovation**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-2-12
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
1. <u>Operations</u>	\$0.000	\$0	\$0	\$0
2. <u>Maintenance</u>	\$0.000	\$0	\$0	\$0
3. <u>Fuel</u>	\$0.000	\$0	\$0	\$0
4. <u>Utilities</u>	\$0.000	\$0	\$0	\$0
5. <u>Other</u>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.



## CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Kelley School of Business Renovations - Phase II**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-1-13-2-13"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

This is the second phase of a two-phase improvement program for the Kelley School of Business on the Bloomington campus. Phase II renovates administrative and academic space in the existing undergraduate building. Renovation of the existing building will replace aging mechanical systems and update existing classrooms many, of which, contain original seating and infrastructure. Phase II will also renovate space for academic administration and student services, improve life-safety infrastructure, and modernize infrastructure for efficiency and economy of operation.

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

The undergraduate building of the Kelley School of Business is one of the most heavily used buildings on campus. This project, along with Phase I, which is currently under construction, will greatly improve the learning environment for the students. In Phase I, more modern classrooms are being built with more collaboration space, allowing modernization of the existing classrooms to mesh with the latest teaching pedagogies.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="100,000"/> GSF	<input style="width: 90%;" type="text" value="58,346"/> ASF	<input style="width: 90%;" type="text" value="58%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$29,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$290"/> GSF
	<input style="width: 90%;" type="text" value="\$497"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 90%;" type="text" value="\$29,000,000"/> Gifts and Grants
	<input style="width: 90%;" type="text"/>
	<input style="width: 90%;" type="text"/>
	<input style="width: 90%;" type="text"/>
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Kelley School of Business Renovations - Phase II**

Institution:

Budget Agency Project No:

Campus:

Institutional Priority:

## Description of Project

This is the second phase of a two-phase improvement program for the Kelley School of Business on the Bloomington campus. Phase II will renovate administrative and academic space in the existing undergraduate building. Renovation of the existing building will replace aging mechanical systems and update existing classrooms, many of which contain original seating and infrastructure. Phase II will also renovate space for academic administration and student services, improve life-safety infrastructure and modernize infrastructure for efficiency and economy of operation.

Relationship to Other Capital Improvement Projects: This project does not affect any other capital improvement projects.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: Due to the nature of this project, no other alternatives were considered.

Relationship to Long-Term capital plan for Indiana University: This project is consistent with the mission of the IUB campus and the Kelley School of Business.

## Need and Purpose of the Project

The undergraduate building of the Kelley School of Business was built in 1966 and, as the program became more and more successful, has been heavily used. The building has served the school well, but needs serious renovations in order to make it more effective in the current environment. The mechanical systems are over 45 years old and need to be replaced.

## Space Utilization

This project renovates existing classroom and office space, but does not change the usage classification of any space.

## Comparable Projects

This is a significant renovation. All renovations are different, so comparisons are difficult. This project is estimated to cost approximately \$290/gsf. The renovation of the IUB Student Building cost approximately \$120/gsf (in 2012 dollars). The School of Nursing - Third Floor Renovation cost approximately \$170/gsf.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Kelley School of Business Renovations - Phase II**

Bloomington Budget Agency Project No: A-1-13-2-13 Institutional Priority:	Current Space in Use (a)	Space Under Construction (b)	Space Planned & Funded (c)	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	16,336	0	0	16,336	0	0	16,336
Class Lab (210, 215, 220, 225, 230, 235)	2,451	0	0	2,451	0	0	2,451
Non-class Lab (250 & 255)	467	0	0	467	0	0	467
Office Facilities (300)	36,700	0	0	36,700	0	0	36,700
Study Facilities (400)	1,108	0	0	1,108	0	0	1,108
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	934	0	0	934	0	0	934
Support Facilities (700)	350	0	0	350	0	0	350
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	58,346	0	0	58,346	0	0	58,346

Notes: Represents asf for BL451 - Business Building

**CAPITAL PROJECT COST DETAILS**

For: **Kelley School of Business Renovations - Phase II**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-2-13
Campus:	Bloomington	Institutional Priority:	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	December	2013
Start Construction	April	2014
Occupancy (End Date)	July	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,450,000	\$0	\$1,450,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$14,210,000	\$0	\$14,210,000
b. Mechanical (HVAC, plumbing, etc.)	\$5,800,000	\$0	\$5,800,000
c. Electrical	\$4,350,000	\$0	\$4,350,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$0	\$0	\$0
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$3,190,000	\$0	\$3,190,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$29,000,000</b>	<b>\$0</b>	<b>\$29,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Kelley School of Business Renovations - Phase II**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-1-13-2-13
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

20084867

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **International Studies Building**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-08-1-22"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value=""/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

20084867

## Project Summary Description

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.

## 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 style="width: 90%;" type="text" value="188,000"/> GSF	<input style="width: 90%;" type="text" value="116,600"/> ASF	<input style="width: 90%;" type="text" value="62%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="188,000"/> GSF	<input style="width: 90%;" type="text" value="116,600"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$53,000,000"/>	<u>Cost per ASF/GSF:</u>	<input style="width: 90%;" type="text" value="\$282"/> GSF
		<input style="width: 90%;" type="text" value="\$455"/> ASF
<u>Funding Source(s):</u>	<input style="width: 90%;" type="text" value="\$53,000,000"/>	University Funds
	<input style="width: 90%;" type="text" value=""/>	
	<input style="width: 90%;" type="text" value=""/>	
	<input style="width: 90%;" type="text" value=""/>	
<u>Estimated Annual Debt Payment:</u>	<input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u>	<input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$1,086,640"/>	
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$795,000"/>	

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **International Studies Building**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-08-1-22
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

20084867

## Description of 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.

## 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.

## 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), kitchennette/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 Cyberinfrastructure Building at \$303/gsf
- 4) IUN Tamarack Hall replacement project is projected to cost approximately \$255/gsf

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **International Studies Building**

Bloomington (20084867) Budget Agency Project No: A-1-08-1-22 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	333,212	6,040	0	339,252	0	15,375	354,627
Class Lab (210, 215, 220, 225, 230, 235)	417,462	940	0	418,402	0	0	418,402
Non-class Lab (250 & 255)	613,852	2,600	0	616,452	0	0	616,452
Office Facilities (300)	1,718,349	45,770	0	1,764,119	0	98,000	1,862,119
Study Facilities (400)	632,360	0	0	632,360	0	2,500	634,860
Special Use Facilities (500)	368,592	0	0	368,592	0	0	368,592
General Use Facilities (600)	463,822	1,050	0	464,872	0	225	465,097
Support Facilities (700)	343,881	2,000	0	345,881	0	500	346,381
Health Care Facilities (800)	26,244	0	0	26,244	0	0	26,244
Resident Facilities (900)	49,310	0	0	49,310	0	0	49,310
Unclassified (000)	123,024	0	0	123,024	0	0	123,024
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	<b>5,090,108</b>	<b>58,400</b>	<b>0</b>	<b>5,148,508</b>	<b>0</b>	<b>116,600</b>	<b>5,265,108</b>

Notes: Represents asf for BL197 - International Studies



**CAPITAL PROJECT COST DETAILS**

For: **International Studies Building**

Institution:	Indiana University	Budget Agency Project No:	A-1-08-1-22
Campus:	Bloomington	Institutional Priority:	

20084867

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	July	2013
Start Construction	August	2013
Occupancy (End Date)	August	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$3,180,000	\$0	\$3,180,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$23,320,000	\$0	\$23,320,000
b. Mechanical (HVAC, plumbing, etc.)	\$11,660,000	\$0	\$11,660,000
c. Electrical	\$7,950,000	\$0	\$7,950,000
<b><u>Movable Equipment</u></b>	\$2,650,000	\$0	\$2,650,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$1,590,000	\$0	\$1,590,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$2,650,000	\$0	\$2,650,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$53,000,000</b>	<b>\$0</b>	<b>\$53,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **International Studies Building**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-1-08-1-22
<b>Campus:</b>	Bloomington	<b>Institutional Priority:</b>	

20084867

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT:				188,000
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$1.590	\$298,920	\$266,039	\$32,881
<b>2. <u>Maintenance</u></b>	\$1.710	\$321,480	\$286,117	\$35,363
<b>3. <u>Fuel</u></b>	\$1.380	\$259,440	\$0	\$259,440
<b>4. <u>Utilities</u></b>	\$1.100	\$206,800	\$0	\$206,800
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$5.780</b>	<b>\$1,086,640</b>	<b>\$552,156</b>	<b>\$534,484</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Maurer School of Law Addition**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-11-1-10"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

## Project Summary Description

The Maurer School of Law has become one of the top ten (10) law schools in the country and is outgrowing its facilities. The school has been in the current law school building since 1955 and has also renovated and leased space in other buildings on the southwest edge of campus. It is time to expand the facilities in order to support continued growth of this excellent school. New space will primarily focus on instructional space, a new lecture hall and classroom facilities, seminar rooms and break-out rooms, a new moot court room, and a new trial court room. Other space will include faculty offices, meeting areas, student administrative areas, and student services areas. New space will be created for three law journals, student study areas, and lounge areas.

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

This expansion is critical to the continued national success of the Maurer School of Law. The program is constrained by limitations of the current facility and the need to move many related functions into different buildings around and next to campus.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="106,000"/> GSF	<input style="width: 90%;" type="text" value="64,000"/> ASF	<input style="width: 90%;" type="text" value="60%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="106,000"/> GSF	<input style="width: 90%;" type="text" value="64,000"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$30,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$283"/> GSF <input style="width: 90%;" type="text" value="\$469"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 90%;" type="text" value="\$30,000,000"/> Gifts and Grants <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/>
<u>Estimated Annual Debt Payment:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Are All Funds for the Project Secured?</u>	<input style="width: 90%;" type="text" value="Yes"/>
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$1,010,904"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$450,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Maurer School of Law Addition**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-1-10
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

## Description of Project

The Maurer School of Law has become one of the top ten (10) law schools in the country and is outgrowing its facilities. The school has been in the current law school building since 1955 and has also renovated and leased space in other buildings on the southwest edge of campus. It is time to expand the facilities in order to support continued growth of this excellent school. New space will primarily focus on instructional space, a new lecture hall and classroom facilities, seminar rooms and break-out rooms, a new moot court room, and a new trial court room. Other space will include faculty offices, meeting areas, student administrative areas, and student services areas. New space will be created for three law journals, student study areas, and lounge areas.

## Need and Purpose of the Project

The Maurer School of Law has become one of the top ten (10) law schools in the country and is outgrowing its facilities. The school has been in the current law school building since 1955 and has also renovated and leased space in other buildings on the southwest edge of campus. It is time to expand the facilities in order to support continued growth of this excellent school.

## Space Utilization

This project is a very large addition to the law school - approximately 106,000 gsf (64,000 asf). The assignable square feet are broken up into approximately 35,000 asf for classrooms, breakout rooms, and moot court rooms (and supporting space), approximately 9,500 for faculty office and support space, approximately 4,600 asf for law journals, approximately 10,000 asf for administrative and support space, approximately 3,000 asf for student study facilities, and 2,000 asf for general purpose conference rooms.

## Comparable Projects

This project is estimated to cost approximately \$280/gsf. Comparable projects include:

- 1) Jacobs School of Music Studio Building at \$345/gsf
- 2) Informatics Building at \$248/gsf
- 3) International Studies Building at \$282/gsf.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Maurer School of Law Addition**

Bloomington Budget Agency Project No: A-1-11-1-10 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	12,182	0	0	12,182	0	24,000	36,182
Class Lab (210, 215, 220, 225, 230, 235)	5,149	0	0	5,149	0	11,000	16,149
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	29,156	0	0	29,156	0	9,500	38,656
Study Facilities (400)	52,356	0	0	52,356	0	7,500	59,856
Special Use Facilities (500)	228	0	0	228	0	0	228
General Use Facilities (600)	4,203	0	0	4,203	0	0	4,203
Support Facilities (700)	0	0	0	0	0	12,000	12,000
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	1,006	0	0	1,006	0	0	1,006
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	104,280	0	0	104,280	0	64,000	168,280

Notes: Represents asf for BL001 - Law School

**CAPITAL PROJECT COST DETAILS**

For: **Maurer School of Law Addition**

Institution:	Indiana University	Budget Agency Project No:	A-1-11-1-10
Campus:	Bloomington	Institutional Priority:	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	March	2014
Start Construction	April	2014
Occupancy (End Date)	April	2016

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,800,000	\$0	\$1,800,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$11,970,000	\$0	\$11,970,000
b. Mechanical (HVAC, plumbing, etc.)	\$6,600,000	\$0	\$6,600,000
c. Electrical	\$4,500,000	\$0	\$4,500,000
<b><u>Movable Equipment</u></b>	\$2,730,000	\$0	\$2,730,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$900,000	\$0	\$900,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,500,000	\$0	\$1,500,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$30,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Maurer School of Law Addition**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-11-1-10
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT:			106,000	
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$2.210	\$234,262	\$208,493	\$25,769
<b>2. <u>Maintenance</u></b>	\$1.829	\$193,872	\$116,323	\$77,549
<b>3. <u>Fuel</u></b>	\$1.394	\$147,712	\$0	\$147,712
<b>4. <u>Utilities</u></b>	\$4.104	\$435,058	\$0	\$435,058
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$9.537</b>	<b>\$1,010,904</b>	<b>\$324,816</b>	<b>\$686,088</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **University Apartments East Replacement**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No.:</u> <input style="width: 90%;" type="text" value="A-1-13-1-14"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

University East was built in 1949 with a mix of one bedroom and efficiency units. It has been very popular for over 60 years, but is in need of major renovation. The campus master plan indicates the University East site is the potential site for the next Jacobs School of Music Building. This project is a replacement of University East housing in a different location on campus. The new housing unit will also have approximately 120 rooms consisting of one-bedroom and efficiency units.

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

This project is consistent with the master plan developed by the Department of Residential Programs and Services. This plan has been developed to keep the facilities in proper operating condition, to foster the retention/recruitment of students, and to provide students with an appropriate living area/environment serving the academic mission of Indiana University at Bloomington.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="76,000"/> GSF	<input style="width: 90%;" type="text" value="52,000"/> ASF	<input style="width: 90%;" type="text" value="68%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="0"/> GSF	<input style="width: 90%;" type="text" value="0"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$17,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$224"/> GSF <input style="width: 90%;" type="text" value="\$327"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$17,000,000"/> Residential Programs and Services Funds	
<input style="width: 90%;" type="text"/>	
<input style="width: 90%;" type="text"/>	
<input style="width: 90%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$255,000"/>



# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **University Apartments East Replacement**

Institution:

Budget Agency Project No:

Campus:

Institutional Priority:

## Description of Project

University East was built in 1949 with a mix of one bedroom and efficiency units. It has been very popular for over 60 years, but is in need of major renovation. The campus master plan indicates the University East site is the potential site for the next Jacobs School of Music Building. This project is a replacement of University East housing in a different location on campus. The new housing unit will also have approximately 120 rooms with a mix of one bedroom and efficiency units.

## Need and Purpose of the Project

Student housing is in high demand on the Bloomington campus, and the replacement of University East is necessary in order to maintain the number of housing units on campus that are available to students.

## Space Utilization

This project does not change the usage classification of any space.

## Comparable Projects

The new Third and Union Apartment Building is roughly the same size. The project cost per unit is approximately \$150,000. This project is also budgeted at \$150,000/unit.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **University Apartments East Replacement**

Bloomington Budget Agency Project No: A-1-13-1-14 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	163	0	0	163	0	0	163
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	50,740	0	0	50,740	0	0	50,740
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	50,903	0	0	50,903	0	0	50,903

Notes: Represents asf for BL223 - University Apartments East

## CAPITAL PROJECT COST DETAILS

For: **University Apartments East Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-1-14
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

### Anticipated Construction Schedule

	Month	Year
Bid Date:	July	2014
Start Construction	August	2014
Occupancy (End Date)	July	2015

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$884,000	\$0	\$884,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$8,993,000	\$0	\$8,993,000
b. Mechanical (HVAC, plumbing, etc.)	\$2,754,000	\$0	\$2,754,000
c. Electrical	\$2,108,000	\$0	\$2,108,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$663,000	\$0	\$663,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$1,598,000	\$0	\$1,598,000
<b><u>Total Estimated Project Cost</u></b>			
	<b>\$17,000,000</b>	<b>\$0</b>	<b>\$17,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **University Apartments East Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-1-14
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **BBHN Apartments Replacement**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-1-13-1-15"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Bloomington"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value=""/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

The BBHN Apartments (Banta, Bicknell, Hepburn, and Nutt) were built in 1955. There are 221 apartments, a mix of one- and two-bedroom and efficiency apartments. They have been heavily used since they opened, and there have not been any significant renovations over the years. Renovating them would be very expensive -- they are not air conditioned or accessible. The scope of this project is to build replacement units in the same general area of campus over a period of two to three years. The new building(s) will also have approximately 225 rooms -- again with a mixture of one- and two-bedroom, efficiency apartments.

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

This project is consistent with the master plan developed by the Department of Residential Programs and Services. This plan has been developed to keep the facilities in proper operating condition, to foster the retention/recruitment of students, and to provide students with an appropriate living area/environment serving the academic mission of Indiana University at Bloomington.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="120,000"/> GSF	<input style="width: 90%;" type="text" value="75,000"/> ASF	<input style="width: 90%;" type="text" value="63%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="N/A"/> GSF	<input style="width: 90%;" type="text" value="N/A"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$16,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$133"/> GSF <input style="width: 90%;" type="text" value="\$213"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 90%;" type="text" value="\$16,000,000"/> Residential Programs and Services Funds <input style="width: 90%;" type="text" value=""/> <input style="width: 90%;" type="text" value=""/> <input style="width: 90%;" type="text" value=""/>
<u>Estimated Annual Debt Payment:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Are All Funds for the Project Secured?</u>	<input style="width: 90%;" type="text" value="Yes"/>
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$240,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **BBHN Apartments Replacement**

Institution:

Budget Agency Project No:

Campus:

Institutional Priority:

## Description of Project

The BBHN Apartments (Banta, Bicknell, Hepburn, and Nutt) were built in 1955. There are 221 apartments, a mix of one- and two-bedroom and efficiency apartments. They have been heavily used since they opened, and there have not been any significant renovations over the years. Renovating them would be very expensive -- they are not air conditioned or accessible. The scope of this project is to build replacement units in the same general area of campus over a period of two to three years. The new building(s) will also have approximately 225 rooms -- again with a mixture of one- and two-bedroom, efficiency apartments.

## Need and Purpose of the Project

Student housing is in high demand on the Bloomington campus, and the replacement of BBHN is necessary in order to maintain the number of housing units on campus that are available to students.

## Space Utilization

This project does not change the usage classification of any space.

## Comparable Projects

The new Third and Union Apartment Building is roughly the same size. The project cost per unit is approximately \$150,000. This project is also budgeted at \$150,000/unit.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **BBHN Apartments Replacement**

Bloomington Budget Agency Project No: A-1-13-1-15 Institutional Priority:	Current Space in Use (a)	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	0	0	0	0	0	0	0
Class Lab (210, 215, 220, 225, 230, 235)	0	0	0	0	0	0	0
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	0	0	0	0	0	0	0
Study Facilities (400)	0	0	0	0	0	0	0
Special Use Facilities (500)	0	0	0	0	0	0	0
General Use Facilities (600)	0	0	0	0	0	0	0
Support Facilities (700)	0	0	0	0	0	0	0
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	79,976	0	0	79,976	0	0	79,976
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	79,976	0	0	79,976	0	0	79,976

Notes:  
 (a) Represents asf in BL539 - Banta; BL519 - Bicknell; BL493 - Hepburn; and BL513 - Nutt

**CAPITAL PROJECT COST DETAILS**

For: **BBHN Apartments Replacement**

Institution:	Indiana University	Budget Agency Project No:	A-1-13-1-15
Campus:	Bloomington	Institutional Priority:	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	July	2013
Start Construction	August	2013
Occupancy (End Date)	July	2014

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$832,000	\$0	\$832,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$8,464,000	\$0	\$8,464,000
b. Mechanical (HVAC, plumbing, etc.)	\$2,592,000	\$0	\$2,592,000
c. Electrical	\$1,984,000	\$0	\$1,984,000
<b><u>Movable Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Fixed Equipment</u></b>			
	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>			
	\$624,000	\$0	\$624,000
<b><u>Other</u> Please List - Contingency, Admin &amp; Legal Fees</b>			
	\$1,504,000	\$0	\$1,504,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$16,000,000</b>	<b>\$0</b>	<b>\$16,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).



**CAPITAL PROJECT OPERATING COST DETAILS**

For: **BBHN Apartments Replacement**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-1-13-1-15
<u>Campus:</u>	Bloomington	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: N/A

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$0.000	\$0	\$0	\$0
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$0.000	\$0	\$0	\$0
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$0.000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: School of Dentistry - Phase I

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-2-13-1-16"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="Indianapolis"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text" value=""/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

This project is the first phase in the complete renovation of the School of Dentistry located on the IUPUI campus. This initial part of the building was constructed in 1934 and has had two additions, the last being in the 1960s. The entire facility needs complete renovation. This phase will consist of constructing a new, 85,000 gross square foot (gsf) wing on the existing building and will contain offices and academic space, allowing the School of Dentistry to move faculty, staff, and classrooms into this new wing while the other wings are being renovated in subsequent phases.

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

The School of Dentistry is the only dental school in the state of Indiana and has been providing students with an extraordinary learning environment, despite the out-dated physical facilities. This project is crucial to providing an improved learning environment for the 700 dental students. New/updated classrooms and lab/clinical spaces will greatly improve the learning experience. New research lab space will allow faculty the ability to increase their knowledge in the various disciplines within dentistry, including endodontics, orthodontia, oral biology, restorative dentistry, and oral surgery.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="85,000"/> GSF	<input style="width: 90%;" type="text" value="60,000"/> ASF	<input style="width: 90%;" type="text" value="71%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="85,000"/> GSF	<input style="width: 90%;" type="text" value="60,000"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$30,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$353"/> GSF <input style="width: 90%;" type="text" value="\$500"/> ASF
<u>Funding Sources(s):</u>	<input style="width: 90%;" type="text" value="\$30,000,000"/> School of Dentistry <input style="width: 90%;" type="text" value=""/> <input style="width: 90%;" type="text" value=""/> <input style="width: 90%;" type="text" value=""/>
<u>Estimated Annual Debt Payment:</u>	<input style="width: 90%;" type="text" value="\$0"/>
<u>Are All Funds for the Project Secured?</u>	<input style="width: 90%;" type="text" value="Yes"/>
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$1,371,902"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$450,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **School of Dentistry - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-1-16
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

## Description of Project

This project is the first phase in the complete renovation of the School of Dentistry. The initial part of the building was constructed in 1934 and has had two additions, the last being in the 1960s. The entire facility needs complete renovation. This phase will consist of constructing a new, 85,000 gsf wing to the existing building and will contain offices and academic space allowing the School of Dentistry to move faculty, staff, and classrooms into this new wing, while the other wings are renovated in subsequent phases. This project is being fully funded by the School of Dentistry and will have no financial impact on the rest of the campus or university.

## Need and Purpose of the Project

This project is crucial to our continued improvement of the state's only School of Dentistry. It will have a direct impact on the dental students and faculty as the improved facilities will enable them to improve the learning and research environments. This is the first step of a multi-phase process to renovate the entire dental school. This step must be complete in order to create new space in which to move existing classrooms, research labs, and offices, so that those areas can subsequently be renovated.

## Space Utilization

The current School of Dentistry is approximately 200,000 gsf and 122,000 assignable square feet (asf). This project will create a new "wing" of the dental school and will increase net space by approximately 60,000 asf. Of that space, approximately 16,000 asf will be research labs, 40,000 asf will be educational clinic/exam space, and 4,000 asf will be for office and support space. Operations will move from other areas within the dental school to this space, so the vacated space can be renovated in the next phase.

## Comparable Projects

This is a new construction project consisting of mostly research and clinical space. Other research-related projects completed at Indiana University recently include the following:

- 1) Research Institute III at IUPUI (240,000 gsf at \$349/gsf)
- 2) Simon Hall at IUB (145,000 gsf at \$399/gsf)
- 3) MSB II at IUB (125,000 gsf at \$381/gsf)
- 4) Glick Eye Institute at IUPUI (68,000 gsf at \$295/gsf).

Neurosciences at IUPUI (143,000 gsf) is projected to cost \$315/gsf and the Science and Engineering Lab Building at IUPUI (81,500 gsf) is projected to cost \$307/gsf.

## Background Materials

**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **School of Dentistry - Phase I**

Indianapolis Budget Agency Project No: A-2-13-1-16 Institutional Priority:	Current Space in Use	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Terminated	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	9,862	0	0	9,862	0	0	9,862
Class Lab (210, 215, 220, 225, 230, 235)	15,337	0	0	15,337	0	0	15,337
Non-class Lab (250 & 255)	11,503	0	0	11,503	0	16,000	27,503
Office Facilities (300)	32,286	0	0	32,286	0	0	32,286
Study Facilities (400)	6,572	0	0	6,572	0	0	6,572
Special Use Facilities (500)	6,448	0	0	6,448	0	40,000	46,448
General Use Facilities (600)	2,084	0	0	2,084	0	0	2,084
Support Facilities (700)	294	0	0	294	0	4,000	4,294
Health Care Facilities (800)	37,207	0	0	37,207	0	0	37,207
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	121,593	0	0	121,593	0	60,000	181,593

Notes: Represents asf for IN064 - Dental

## CAPITAL PROJECT COST DETAILS

For: **School of Dentistry - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-1-16
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

### Anticipated Construction Schedule

	Month	Year
Bid Date:	September	2013
Start Construction	November	2013
Occupancy (End Date)	January	2015

### Estimated Construction Cost for Project

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$1,800,000	\$0	\$1,800,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$13,200,000	\$0	\$13,200,000
b. Mechanical (HVAC, plumbing, etc.)	\$6,600,000	\$0	\$6,600,000
c. Electrical	\$4,500,000	\$0	\$4,500,000
<b><u>Movable Equipment</u></b>	\$1,500,000	\$0	\$1,500,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$900,000	\$0	\$900,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$1,500,000	\$0	\$1,500,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$30,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year).

Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **School of Dentistry - Phase I**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-2-13-1-16
<u>Campus:</u>	Indianapolis	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 85,000

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$3.298	\$280,344	\$246,400	\$33,944
<b>2. <u>Maintenance</u></b>	\$4.341	\$369,005	\$225,278	\$143,727
<b>3. <u>Fuel</u></b>	\$7.538	\$640,688	\$0	\$640,688
<b>4. <u>Utilities</u></b>	\$0.963	\$81,865	\$0	\$81,865
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$16.140</b>	<b>\$1,371,902</b>	<b>\$471,678</b>	<b>\$900,224</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.

# CAPITAL PROJECT SUMMARY AND DESCRIPTION

For: **Student Events and Wellness Center**

<u>Institution:</u> <input style="width: 90%;" type="text" value="Indiana University"/>	<u>Budget Agency Project No:</u> <input style="width: 90%;" type="text" value="A-5-09-1-11"/>
<u>Campus:</u> <input style="width: 90%;" type="text" value="East"/>	<u>Institutional Priority:</u> <input style="width: 90%;" type="text"/>
<u>Previously Approved by General Assembly:</u> <input style="width: 90%;" type="text" value="No"/>	<u>Previously Recommended by CHE:</u> <input style="width: 90%;" type="text" value="No"/>
<u>Part of the Long-Term Capital Plan:</u> <input style="width: 90%;" type="text" value="Yes"/>	

### Project Summary Description

Indiana University East (IU East) plans to construct an addition to Springwood Hall for expanding and creating new event space. This Student Events and Wellness Center will support programming in health, wellness, physical education, recreation, and athletics, as well as supporting general convocations and events. The program calls for an addition approximately 20,000 gross square feet and approximately 3,500 of existing space within Springwood Hall will be renovated to support these functions.

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

IU East and Ivy Tech at Richmond have never had a proper facility to serve campus needs for health, recreation, and athletics. This project will provide much needed space for growing student recreational needs, athletics, and other student events for students at IU East and Ivy Tech at Richmond.

<u>Project Size:</u> <input style="width: 90%;" type="text" value="24,000"/> GSF	<input style="width: 90%;" type="text" value="17,000"/> ASF	<input style="width: 90%;" type="text" value="71%"/> ASF/GSF
<u>Net Change in Overall Campus Space:</u>	<input style="width: 90%;" type="text" value="20,000"/> GSF	<input style="width: 90%;" type="text" value="15,000"/> ASF

<u>Total Project Cost:</u> <input style="width: 90%;" type="text" value="\$5,000,000"/>	<u>Cost per ASF/GSF:</u> <input style="width: 90%;" type="text" value="\$208"/> GSF <input style="width: 90%;" type="text" value="\$294"/> ASF
<u>Funding Sources(s):</u> <input style="width: 90%;" type="text" value="\$5,000,000"/> Gifts and Grants <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/> <input style="width: 90%;" type="text"/>	
<u>Estimated Annual Debt Payment:</u> <input style="width: 90%;" type="text" value="\$0"/>	
<u>Are All Funds for the Project Secured?</u> <input style="width: 90%;" type="text" value="Yes"/>	
<u>Estimated Annual Change Cost of Building Operations Based on the Project:</u>	<input style="width: 90%;" type="text" value="\$116,880"/>
<u>Estimated Annual Repair and Rehabilitation Investment:</u>	<input style="width: 90%;" type="text" value="\$75,000"/>

# CAPITAL PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

For: **Student Events and Wellness Center**

Institution: Indiana University

Budget Agency Project No: A-5-09-1-11

Campus: East

Institutional Priority:

## Description of Project

Indiana University East plans to construct an addition to Springwood Hall for expanding and creating new event space. This Student Events and Wellness Center will support programming in health, wellness, physical education, recreation, and athletics, as well as supporting general convocations and events. The program calls for an addition approximately 20,000 gross square feet and approximately 3,500 of existing space within Springwood Hall will be renovated to support these functions.

Relationship to Other Capital Improvement Projects: This facility would become an anchor for the IUE campus and community while becoming an integral part of the institution.

Historical Significance: Indiana University does not consider any of the buildings or structures affected by this project to be historically significant.

Alternatives Considered: Indiana University has determined the project, as described here, is the best option to meet the required needs.

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

## Need and Purpose of the Project

IU East and Ivy Tech at Richmond have never had a proper facility to serve campus needs for health, recreation, and athletics. This proposed facility will serve the combined student body of both institutions totally approximately 6,000 students. It will also assist the campus in serving students and the community well into the future.

## Space Utilization

The new addition is primarily a gymnasium with support spaces for storage, locker rooms, and restrooms, plus two classrooms, and a conference room. The addition is approximately 20,000 gsf, with the gymnasium totalling 9,000 asf, the supporting areas totalling approximately 5,000 asf, and classrooms totalling approximately 3,000 asf.

## Comparable Projects

This project is estimated to cost approximately \$208/gsf. The only comparable at IU is the IUK Health and Wellness Facility which is projected to cost approximately \$105/gsf, but that is a renovation of existing undeveloped space.

## Background Materials



**CAPITAL PROJECT CAMPUS SPACE DETAILS**

For: **Student Events and Wellness Center**

East Budget Agency Project No: A-5-09-01-11 Institutional Priority:	Current Space in Use (a)	Space Under Construction	Space Planned & Funded	Subtotal Current and Future Space	Space to be Renovated (b)	New Space in Capital Request	Net Future Space
<b>A. Overall Space in ASF</b>							
Classroom (110 & 115)	5,334	0	0	5,334	0	3,000	8,334
Class Lab (210, 215, 220, 225, 230, 235)	2,658	0	0	2,658	0	0	2,658
Non-class Lab (250 & 255)	0	0	0	0	0	0	0
Office Facilities (300)	13,598	0	0	13,598	0	0	13,598
Study Facilities (400)	596	0	0	596	0	0	596
Special Use Facilities (500)	5,689	0	0	5,689	1,000	14,000	19,689
General Use Facilities (600)	2,675	0	0	2,675	1,000	0	2,675
Support Facilities (700)	1,706	0	0	1,706	0	0	1,706
Health Care Facilities (800)	0	0	0	0	0	0	0
Resident Facilities (900)	0	0	0	0	0	0	0
Unclassified (000)	0	0	0	0	0	0	0
<b>B. Other Facilities (List major categories)</b>							
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
<b>TOTAL SPACE</b>	<b>32,256</b>	<b>0</b>	<b>0</b>	<b>32,256</b>	<b>2,000</b>	<b>17,000</b>	<b>49,256</b>

Notes:  
 (a) Represents Total asf for EA804 - Springwood Hall  
 (b) Represents Space to be Renovated in EA804

**CAPITAL PROJECT COST DETAILS**

For: **Student Events and Wellness Center**

<b>Institution:</b>	Indiana University	<b>Budget Agency Project No:</b>	A-5-09-1-11
<b>Campus:</b>	East	<b>Institutional Priority:</b>	

**Anticipated Construction Schedule**

	Month	Year
Bid Date:	August	2013
Start Construction	September	2013
Occupancy (End Date)	September	2015

**Estimated Construction Cost for Project**

	Cost Basis <sup>(1)</sup>	Escalation Factors <sup>(2)</sup>	Estimated Project
<b><u>Planning Costs</u></b>			
a. Engineering	\$0	\$0	\$0
b. Architectural	\$300,000	\$0	\$300,000
c. Consulting	\$0	\$0	\$0
<b><u>Construction</u></b>			
a. Structure	\$2,200,000	\$0	\$2,200,000
b. Mechanical (HVAC, plumbing, etc.)	\$1,100,000	\$0	\$1,100,000
c. Electrical	\$750,000	\$0	\$750,000
<b><u>Movable Equipment</u></b>	\$250,000	\$0	\$250,000
<b><u>Fixed Equipment</u></b>	\$0	\$0	\$0
<b><u>Site Development/Land Acquisition</u></b>	\$150,000	\$0	\$150,000
<b><u>Other</u></b> Please List - Contingency, Admin & Legal Fees	\$250,000	\$0	\$250,000
<b><u>Total Estimated Project Cost</u></b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$5,000,000</b>

<sup>(1)</sup> Based on current cost prevailing as of (month/year). Jul-2012

<sup>(2)</sup> Explanation for estimate escalation factors (below).

**CAPITAL PROJECT OPERATING COST DETAILS**

For: **Student Events and Wellness Center**

<u>Institution:</u>	Indiana University	<u>Budget Agency Project No:</u>	A-5-09-1-11
<u>Campus:</u>	East	<u>Institutional Priority:</u>	

**Annual Operating Cost/Savings <sup>(1)</sup>**

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 24,000

	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses
<b>1. <u>Operations</u></b>	\$0.000	\$0	\$0	\$0
<b>2. <u>Maintenance</u></b>	\$1.940	\$46,550	\$30,000	\$16,550
<b>3. <u>Fuel</u></b>	\$0.000	\$0	\$0	\$0
<b>4. <u>Utilities</u></b>	\$2.930	\$70,330	\$0	\$70,330
<b>5. <u>Other</u></b>	\$0.000	\$0	\$0	\$0
<b><u>Total Estimated Operational</u></b>	<b>\$4.870</b>	<b>\$116,880</b>	<b>\$30,000</b>	<b>\$86,880</b>

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

<sup>(1)</sup> Based on figures from "Individual Capital Project Description" schedule.