

COMMISSION FOR HIGHER EDUCATION

Friday, February 12, 2010

DECISION ITEM B-3: Renovation of Briscoe Quad at Indiana University Bloomington

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee of the project *Renovation of Briscoe Quad at Indiana University Bloomington*, as described in the project description and staff analysis dated February 3, 2010.

Background

By statute, the Commission for Higher Education must review all repair and rehabilitation projects, which exceed \$1,000,000, regardless of the source of funding. If any state-appropriated funds or mandatory student fees assessed all students are used, the threshold above which Commission review is required is \$750,000.

The Trustees of Indiana University respectfully request authorization to proceed with the complete renovation of Briscoe Quad located on the Bloomington campus. This project is estimated to cost \$46,000,000, comprised of \$42,700,000 for construction and related project costs funded through auxiliary revenue bonds repaid by Residential Programs and Services (RPS) operating funds and \$3,300,000 for a chiller plant funded by RPS reserves. This project will be completed in two phases: The first phase begins with the renovation of Shoemaker Tower, the center building, and the construction of a satellite chilled water facility. The second phase consists of the renovation of Gucker Tower. Both towers will be upgraded to provide more private, independent housing accommodations which will be focused on two-, three-, and four-person suites with separate ADA compliant restrooms and mechanical, electrical, and telecommunications infrastructure in each suite. This facility will become fully sprinklered for fire protection, and it will be upgraded with a more secure card-access system. The limestone exterior of the building will be cleaned/tuck-pointed, all windows/exterior doors replaced, and a new exterior canopy provided at the main entry. No state funds or mandatory student fees support the project.

Supporting Document

Renovation of Briscoe Quad at Indiana University Bloomington, February 12, 2010.

RENOVATION OF BRISCOE QUAD AT INDIANA UNIVERSITY BLOOMINGTON

February 3, 2010

Project Description and Staff Analysis*

PROJECT SUMMARY:

The Trustees of Indiana University respectfully request authorization to proceed with the complete renovation of Briscoe Quad located on the Bloomington campus. This project is estimated to cost \$46,000,000, comprised of \$42,700,000 for construction and related project costs funded through auxiliary revenue bonds repaid by Residential Programs and Services (RPS) operating funds and \$3,300,000 for a chiller plant funded by RPS reserves. This project will be completed in two phases: The first phase begins with the renovation of Shoemaker Tower, the center building, and the construction of a satellite chilled water facility. The second phase consists of the renovation of Gucker Tower. Both towers will be upgraded to provide more private, independent housing accommodations which will be focused on two-, three-, and four-person suites with separate ADA compliant restrooms and mechanical, electrical, and telecommunications infrastructure in each suite. This facility will become fully sprinklered for fire protection, and it will be upgraded with a more secure card-access system. The limestone exterior of the building will be cleaned/tuck-pointed, all windows/exterior doors replaced, and a new exterior canopy provided at the main entry. No state funds or mandatory student fees support the project.

PROJECT DESCRIPTION:

This project completely renovates two eleven-story student-housing towers of Briscoe Quad and much of the two-story center building connecting the two towers located on the Bloomington campus. The project will be completed in two phases: The first phase begins with the renovation of Shoemaker Tower, the center building, and the construction of a satellite chilled water facility. The second phase consists of the renovation of Gucker Tower.

Both towers will be upgraded to provide more private, independent housing accommodations which will be focused on two-, three-, and four-person suites with separate ADA compliant restrooms and mechanical, electrical, and telecommunications infrastructure in each suite. Each suite will be completely re-configured with new walls, finishes, and furnishings. This facility will become fully sprinklered for fire protection, and it will be upgraded with a more secure card-access system. The limestone exterior of the building will be cleaned/tuck-pointed, all windows/exterior doors replaced, and a new exterior canopy provided at the main entry. This renovation provides 307 suites and 693 beds.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

Briscoe Quad is over 44 years old and has not had any major renovations done and, therefore is outdated. This renovation is necessary for the provision of student-housing options more attractive to students beyond the freshman year. This project addresses student-identified housing priorities: independent housing accommodations, elimination of group bathrooms, facilities to prepare simple meals, a more adult environment and living-space privacy. It will build on traditional residence-hall strengths including

* The Staff Analysis is a Commission staff work product. Most other portions of this document are extracted from documents authored by the institution, with occasional editing to conform to agenda presentation style.

the security and sense of community of being on campus, convenience to academic services, proximity to campus amenities and services, and leadership development opportunities.

Consistent with societal changes and the growing off campus housing market, the time is past when all students could be expected to want to live in the present dormitory structures. However, Indiana University believes it is important to offer on-campus living opportunities to those students who recognize the special advantages. To do so, however, Indiana University must showcase these special advantages of living on campus while at the same time providing the amenities typically associated with off-campus living that students have identified to be most important

Project Summary:		
Space in Project:	279,424 GSF	182,769 ASF
Project Cost:	\$46,000,000	\$164 per GSF
Sources of Funds:		
	Auxiliary Revenue Bonds	\$42,700,000
	Residential Services & Programs Reserves	\$3,300,000
		\$46,000,000
Expected Increase in Operating Costs: N/A		

The University anticipates that the projected will be completed in August 2012.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING:

This project is part of the overall Residential Programs and Services Master Plan for facility renovation.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

The completion of 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.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

This building is over forty years old and is very outdated. Renovations need to be completed to be in compliance with current expectations and to provide suitable student housing facilities on campus which supports maintaining a residential campus.

ALTERNATIVES CONSIDERED

This project was found to be the most cost-effective option to create suites required through adaptive reuse of the existing structure, in lieu of all new construction.

RELATIONSHIP TO LONG-RANGE FACILITIES PLANS

This project is part of the university's long-term master plan for the revitalization of the Bloomington campus

STAFF ANALYSIS

1. This project would be funded through auxiliary revenue bonds, and repaid through user fees paid by users of the Residential Programs and Services system. No state appropriations or mandatory student are budgeted for the project.
2. The Briscoe Quad renovation is part of a systemic renovation of residence halls on the Indiana University Bloomington campus. IU expects to open the newly constructed Ashton Hall residences next academic year, and have undertaken a systematic renovation of existing residence halls over the past several years.
3. The Trustees of Indiana University approved a policy that requires all undergraduate first-year students (with some exceptions) to live in the residence halls or on-campus apartments. This policy is in place because the University believes that living on campus provides distinct advantages and optimum learning environments for students.
4. IU has located Academic Learning Communities throughout the residence halls system as a way to increase academic achievement and promote student retention and completion.
5. The most commonly chosen room and board plan in the 2009-10 academic year costs \$7,546.