

COMMISSION FOR HIGHER EDUCATION

Friday, February 12, 2010

DECISION ITEM B-2: **Renovation of Tulip Tree Apartments 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 Tulip Tree Apartments 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 Tulip Tree Apartments located on the Bloomington campus. This project is estimated to cost \$32,500,000 and will be funded through auxiliary revenue bonds repaid by Residential Programs and Services (RPS) operating funds. This project will be completed in two phases: The first phase begins with the renovation of the South wing. The second phase renovates the North wing. The interior space of this facility will not be reconfigured other than accommodating new mechanical components and ADA requirements and will receive new finishes including paint, carpet, and tile; the bathrooms and kitchens will be totally modernized including the finishes, fixtures, and cabinets. Work includes the upgrading of all building safety and security systems, all mechanical, electrical and building lighting systems, and all plumbing/waste systems. This facility will also become fully sprinklered for fire protection. Metal windows and walls will be upgraded to meet new thermal standards, and limestone façade will be repaired, replaced, cleaned, and tuck-pointed and/or caulked. No state funds or mandatory student fees support the project.

Supporting Document

*Renovation of Tulip Tree Apartments at Indiana University
Bloomington, February 12, 2010.*

RENOVATION OF TULIP TREE APARTMENTS AT INDIANA UNIVERSITY BLOOMINGTON

February 12, 2010

Project Description and Staff Analysis*

PROJECT SUMMARY:

The Trustees of Indiana University respectfully request authorization to proceed with the complete renovation of Tulip Tree Apartments located on the Bloomington campus. This project is estimated to cost \$32,500,000 and will be funded through auxiliary revenue bonds repaid by Residential Programs and Services (RPS) operating funds. This project will be completed in two phases: The first phase begins with the renovation of the South wing. The second phase renovates the North wing. The interior space of this facility will not be reconfigured other than accommodating new mechanical components and ADA requirements and will receive new finishes including paint, carpet, and tile; the bathrooms and kitchens will be totally modernized including the finishes, fixtures, and cabinets. Work includes the upgrading of all building safety and security systems, all mechanical, electrical and building lighting systems, and all plumbing/waste systems. This facility will also become fully sprinklered for fire protection. Metal windows and walls will be upgraded to meet new thermal standards, and limestone façade will be repaired, replaced, cleaned, and tuck-pointed and/or caulked. No state funds or mandatory student fees support the project.

PROJECT DESCRIPTION:

This project completely renovates Tulip Tree Apartments located on the Bloomington campus. The interior space of this facility will be painted, carpeted, and tiled, and the bathrooms and kitchens will be totally modernized including the finishes, fixtures, and cabinets. Work includes the upgrading of all building safety and security systems, all mechanical, electrical and building lighting systems, and all plumbing/waste systems. Metal windows and walls will be upgraded to meet new thermal standards, and limestone façade will be repaired, replaced, cleaned, and tuck-pointed and/or caulked. New finishes would include paint, carpet, and tile. The bathrooms and kitchens will be totally modernized including the finishes, fixtures, and cabinets.

This project does not affect the interior space other than accommodating new mechanical components and ADA requirements. The project will be completed in two phases: The first phase begins with the renovation of the South wing. The second phase renovates the North wing.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

Tulip Tree Apartments was originally constructed in 1965. Although it has been well maintained, the infrastructure of this 44-year old, 223-apartment unit building is in desperate need of repair. Outdated kitchens, bathrooms and fire safety devices need replacement, along with the addition of sprinklers which are required by state codes.

* 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.

Project Summary:		
Space in Project:	263,003 GSF	191,159 ASF
Project Cost:	\$32,500,000	\$124 per GSF
Sources of Funds:		
	Auxiliary Revenue Bonds	\$32,500,000
Expected Increase in Operating Costs: N/A		

The University anticipates that the projected will be completed in December 2011.

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 renovate 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 Tulip Tree Apartments 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. Tulip Tree Apartments are primarily aimed at married students, and students with children. The apartments are rented at a monthly cost ranging from \$519 to \$1,100 per month for efficiencies to 3-bedroom apartments. The most commonly chosen room and board plan in the 2009-10 academic year costs \$7,546.