

COMMISSION FOR HIGHER EDUCATION

Thursday, June 13, 2013

DESCISION ITEM C2: Indiana State University: Terre Haute Campus - Renovation of Life Science/Chemistry Laboratories

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *C-1-07-2-01 Renovation of Life Science/Chemistry Laboratories*. Staff recommendations are noted in the staff analysis

Background

By statute, the Commission for Higher Education must review all projects to construct buildings or facilities costing more than \$500,000, regardless of the source of funding. Each repair and rehabilitation project must be reviewed by the Commission for Higher Education and approved by the Governor, on recommendation of the Budget Agency, if the cost of the project exceeds seven hundred fifty thousand dollars (\$750,000) and if any part of the cost of the project is paid by state appropriated funds or by mandatory student fees assessed all students. Such review is required if no part of the project is paid by state appropriated funds or by mandatory student fees and the project cost exceeds one million five hundred thousand dollars (\$1,500,000). A project that has been approved or authorized by the General Assembly is subject to review by the Commission for Higher Education. The Commission for Higher Education shall review a project approved or authorized by the General Assembly for which a state appropriation will be used. All other non-state funded projects must be reviewed within ninety (90) days after the project is submitted to the Commission.

The Trustees of Indiana State University seek authorization to proceed with renovation of lab space located at the Terre Haute campus. The renovation would complete the overall renovation of the Life Science/Chemistry Labs in the Science building to provide for current instructional technologies, meet laboratory safety guidelines and meet ADA standards. The expected cost of the project is \$4,500,000 and would be funded from 2007 General Assembly bonding authority.

Supporting Document

Renovation of Life Science/Chemistry Laboratories - Indiana State University – Terre Haute Campus, June 13, 2013

INDIANA STATE UNIVERSITY: TERRE HAUTE CAMPUS - RENOVATION OF LIFE SCIENCE/CHEMISTRY LABORATORIES

DESCRIPTION OF THE PROJECT

The project consists of the major renovation of the remaining non-renovated Life Science and Chemistry teaching laboratories in the Science Building on the campus of Indiana State University. The Science Building was constructed in two phases (1958 and 1965) with no significant upgrades in the teaching laboratory facilities since initial construction. The Life Science and Chemistry laboratories need to reflect current technology as well as more stringent safety and access standards.

The requested life science and chemistry teaching laboratory renovations are designed to achieve three primary programmatic goals:

1. To create instruction spaces that meet contemporary safety and access standards mandated by federal law

Existing instructional and instructional support laboratories in the Science Building were designed according to lower safety and access standards than OSHA and ADA standards in force today, and the condition of some of the buildings mechanical systems has made meeting even those older standards a challenge. For example, new fume hoods, eye washes, and emergency showers need to be installed in or adjacent to laboratories to protect students, faculty, and staff.

2. To enable the utilization of current instructional technologies, and to facilitate the use of new pedagogies in these spaces;

Contemporary learning modalities in science require flexible laboratory space which both facilitates traditional lab-bench instruction and fosters small-group collaborative learning by making use of “research pods” rather than long benches. The instructional laboratories in the Science Building need to be redesigned to accommodate current instructional technologies and science learning pedagogies. Current infrastructure cannot support modern technologies and equipment and therefore must be upgraded.

3. And, to increase Indiana State University’s capacity to provide more well-educated members of the State workforce who can contribute to Indiana’s economic development in the crucial areas of science and technology.

Improved instructional facilities in the Science Building will enable the life science and chemistry curriculum to augment ongoing relationships with business and industry by increasing the ability to provide more well-educated professionals to enter the workforce. The University’s extensive activated In supporting the teaching of science within the public schools will also be improved.

PLANNING CHANGES

Not applicable.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS

The existing Science Building contains over 129,000 square feet of space assigned to instructional, research, and academic support functions. For over forty years, the Science Building has served the University and its science programs. However, the laboratories show significant wear, are outdated for the instructional needs of current students, and fail to meet OSHA standards for laboratory safety. A partial release of this project in 2009 allowed for the renovation of six laboratories.

HISTORICAL SIGNIFICANCE

The Science Building is not on the list of historic sites and structures prepared by the Indiana Division of Historic Preservation and Archaeology.

STAFF ANALYSIS

The Life Science and Chemistry Renovation Project was proposed by Indiana State University in March 2012 and completes initial renovations that began in 2009. This project has two main objections: provide modern classroom/laboratory facilities for students and advance compliance/accessibility standards. The current structure is approximately 55 years old and, with exception of the 2009 renovation of six laboratories, has not seen significant modification. In that time, life sciences and chemistry have changed enough to impact ISU's competitiveness to offer science education in these facilities.

This project will cost approximately \$4.5 million with no significant change in square footage. Funding for the renovation will come from fee replacement that was approved by the 2013 General Assembly. ISU does not anticipate additional operational costs as a result of the renovation.

The project was submitted as part of the Commission's 2013-15 Biennial Budget Recommendation. Based on the analysis conducted by staff, staff recommends the Commission provide a favorable review of the capital project.

INDIANA STATE UNIVERSITY
Project Summary
SPECIAL REPAIR AND REHABILITATION

INSTITUTION: Indiana State University CAMPUS: Terre Haute

PROJECT TITLE: Life Science/Chemistry Laboratory BUDGET AGENCY NO.: C-1-07-2-01

Renovations INSTITUTION'S PRIORITY: _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A)

Renovation of remaining non-renovated life science/chemistry teaching laboratories housed in the Science Building.

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

The instructional laboratories located in the Science Building (that have not been significantly upgraded since construction of the facility in 1958 and 1965) are in need of renovation to accommodate current instructional technologies and meet laboratory safety and ADA standards.

SPACE DATA (ATTACHMENT C)

AREA AFFECTED BY THE PROJECT: 266,768 GSF 129,579 ASF

PROJECT SIZE: 266,768 GSF 129,579 ASF 61% ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: -0-* ASF

*Project results in no change in or additional assignable academic/administrative space.

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST: \$4,500,000 \$/GSF _____

ANTICIPATED DATE OF PROJECT COMPLETION: December, 2013

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

Bonding Authority \$ 4,500,000 (Final Release)

TOTAL BUDGET \$ 4,500,000

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

\$ -0- (X) INCREASE () DECREASE

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

**INDIANA STATE UNIVERSITY
ATTACHMENT D
Project Cost
SPECIAL REPAIR AND REHABILITATION**

BUDGET AGENCY NUMBER: C-1-07-2-01

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ANTICIPATED CONSTRUCTION SCHEDULE:

	<u>MONTH</u>	<u>YEAR</u>
Bid Date	July	2012
Start Construction	Aug	2012
Occupancy (Final Completion)	Dec	2013

ESTIMATED CONSTRUCTION COST:

	<u>PROJECT COST^(a) BASIS</u>	<u>ESTIMATED ESCALATION^(b) FACTORS</u>	<u>ESTIMATED PROJECT^(c) COST</u>
Planning Costs			
Academic Facilities Planning Fund	\$ _____	\$ _____	\$ _____
Other Architectural Fees	_____	_____	300,000
Construction			
Structure	_____	_____	3,140,013
Mechanical (Plumbing, HVAC, Elevators)	_____	_____	453,978
Electrical	_____	_____	189,157
Technology	_____	_____	158,083
Moveable Equipment	_____	_____	54,620
Site Development/Land Acquisition	_____	_____	_____
Other (Explain) Contingency	_____	_____	204,149
Total Estimated Project Cost	\$ _____	\$ _____	\$ 4,500,000

(a) Based on current costs prevailing as of (month, year) March 2012*

(b) Explain the basis for arriving at this estimate.

Estimate based on data provided by MMS Architects of Terre Haute, IN

(c) Description of unique building characteristics, design features, construction materials, site development factors or other considerations affecting cost estimates appears on a separate page immediately following.

*Inflation to bid date built into project cost estimate.

**INDIANA STATE UNIVERSITY
ATTACHMENT F
Estimated Change in Operating Costs
SPECIAL REPAIR AND REHABILITATION**

BUDGET AGENCY NUMBER: C-1-07-2-01

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GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 266,768

ANNUAL OPERATING COST:	<u>COST PER SQUARE FOOT</u>	<u>TOTAL COST</u>	<u>PERSONNEL SERVICES</u>	<u>SUPPLIES AND EXPENSE</u>
Operations	\$ _____	\$ _____	\$ _____	\$ _____
Maintenance	_____	_____	_____	_____
Steam	_____	_____	_____	_____
Utilities	_____	_____	_____	_____
Chilled Water	_____	_____	_____	_____
Total	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
LESS OPERATING COST OF:				
Existing Area Affected	_____	_____	_____	_____
Other Space Affected ⁽¹⁾	_____	_____	_____	_____
ESTIMATED CHANGE IN COST	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

DESCRIPTION OF ANY UNUSUAL FACTORS AFFECTING OPERATING AND MAINTENANCE COST:

DESCRIPTION OF ANTICIPATED PLANT EXPANSION REQUEST:

Of the above "Estimated Change In Cost," what amount (if any) will be requested as a "plant expansion" adjustment to the institution's operating budget? Beginning on what date? Based on current costs prevailing as of (month, year)

No change in operating cost is anticipated for the renovation of the life science/chemistry laboratories.

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