

COMMISSION FOR HIGHER EDUCATION

Thursday, June 13, 2013

DECISION ITEM C5: Ivy Tech Community College: Bloomington campus – New construction

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *F-0-08-1-03 Ivy Tech Community College: Bloomington campus – new construction*. 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 dollars (\$1,000,000). 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 within ninety (90) days after the project is submitted to the Commission. This project was authorized by the General Assembly.

The Trustees of Ivy Tech Community College request authorization to proceed with a new construction project in Bloomington. A new building will create a full service site in Bloomington and reduce the heavy reliance on leased buildings, alleviate the current and projected shortages in space, and provide growth of degree programs. The 2009 General Assembly authorized bonding in the amount of \$20,000,000 for Bloomington construction.

Supporting Document

Ivy Tech Community College: Bloomington Campus - New Construction, June 13, 2013

IVY TECH COMMUNITY COLLEGE: BLOOMINGTON CAMPUS NEW CONSTRUCTION

Project Description and Staff Analysis

PROJECT SUMMARY:

The College is proposing new construction of a \$20.35 million addition to its main campus building in Bloomington. Space dedicated to the College's academic mission and appropriate space for student support services is the first priority. Note: the State Budget Agency confirmed that the 2007 cash funding for A&E planning and design related to this project **has reverted** and is no longer available.

PROJECT DESCRIPTION:

The 2007 General Assembly authorized the College to plan and the 2009 General Assembly authorized the College to construct a new building for Ivy Tech Community College of Indiana in Bloomington. The 2009 General Assembly authorized issuing bonds not to exceed \$20,000,000. An addition to the existing campus building of approximately 85,000 gross square foot (GSF) will be constructed on land owned by the College.

Site analysis was conducted prior to construction of the current facility and infrastructure (sewer, water, sidewalks, access) already exists. Architectural and engineering design funding was included in the state's 2007 biennium budget, but has not been released. With Commission for Higher Education review, State Budget Committee and Governor's approval in spring 2011, the College will be able to construct the project and occupy the new space in time for the start of fall 2013 classes.

As currently envisioned, the new building will be attached to the north end of the existing building. It will be a steel framed, two story facility with brick, stone, and glass exterior and a combination of block and steel-stud and drywall interior construction. The project will include parking and site development. The environmental system will include self-supporting, zoned HVAC units with a variable air volume system. Schmidt Associates has been identified to provide consulting services for this project.

As with any space, a premium will be placed on areas that serve the needs of students in the Bloomington region. Assignable areas dedicated to the College's academic mission and appropriate space for student support services is the first priority. As a comprehensive community college, space must also be assigned to provide students a holistic education with the knowledge that students who are engaged in their education, either inside or outside the classroom, are more likely to be retained and complete their educational plans.

Planning indicates that the assignable area needed will include the following:

- Multi-use classrooms that provide enough space to create a state-of-the-art learning environment. Classrooms must be adaptable so that they can provide an appropriate learning environment for a wide range of academic programs in the Schools of Health Sciences, Business, Liberal Arts & Sciences, Public and Social Services, Technology, Education, and Applied Science & Engineering. Each classroom space must be accompanied by the latest in instructional technology.

- Multi-use computer labs that can serve as classroom space for programs such as Computer Information Systems, and also provide "open" computer areas to assist students in their coursework.
- Simulation laboratory space for the Bloomington Paramedic Science Program. This program recently received national accreditation, and in order to meet community needs and attract additional students, it will be essential to have space on campus for paramedic simulations.
- Areas for student support and development for a growing population of students. In a culture where students expect convenience and seamless service, it is vital that all primary student services be centered in one location. The current facility makes this task nearly impossible. Admissions, financial aid, registrar, advising, student development, bursar, testing, and bookstore facilities should all be within close proximity in order to provide students with efficient and effective service. In addition, new initiatives targeted at increasing retention rates such as student success centers, counseling offices, academic support services, advising centers, and career services necessitate additional space.
- A new and expanded library to accommodate a growing population. Library facilities will be expanded to increase student study areas and to provide additional access to computer resources.
- Faculty and staff office space to accommodate the growth of the campus. The space envisioned for faculty and staff offices in the current facility has been outgrown due to the effects of record enrollment growth. To meet the challenges of enrollment, the campus has added significant numbers of faculty and staff since moving into the current facility in 2002. By the time a new facility is built, many additional personnel will have been added. Areas originally meant for storage and other needs in the current facility have been converted into office space and many faculty/staff share offices in order to stretch currently available space. Several faculty offices are now required to be located off-campus in leased facilities.
- Expansion and relocation of the campus bookstore. This addition is a vital component of providing effective and efficient service for students. The current bookstore resides in a small second floor location, removed from most other student services. Relocating the bookstore to a first floor area of the new building, more accessible to the loading dock and storage space, would increase the efficiency of the operation and serve students more effectively. The College's bookstore partner, Follett Higher Education Group, will build out the space provided at no cost to the College.
- An auditorium with a seating capacity of approximately 500. In the existing facility, there is no dedicated space for larger presentations and meetings. This lack of space forces the campus to consistently move campus events into rented community facilities and/or use common space dedicated to students for events. With the addition of student life, civic engagement, and liberal arts programs that make the Bloomington campus a comprehensive community college, this space is needed to provide students with appropriate college experiences.
- A small Wellness Center for student and employee use. One reason consistently given by students who fail to persist in their academic program is personnel health issues. In addition, with the addition of recreational sports programs in recent years, a facility is needed to complement and enhance such student life activities. Moreover, employees contribute to rising costs for the

institution when they fail to maintain their health. A Wellness Center, modeled on the current facility at the Ivy Tech - Evansville campus, would contribute to greater student persistence and employee health. This investment would save the College money, and add to the comprehensive nature of the Bloomington campus.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

As a statewide, open-access, community college, Ivy Tech Community College of Indiana provides residents of Indiana with professional, technical, transfer, and lifelong education for successful careers, personal development, and citizenship. Through its affordable, quality educational programs and services, the College strengthens Indiana's economy and enhances its cultural development. Ivy Tech Community College strives to accomplish its mission placing strategic emphasis on professional and technical education, general education, transfer education, developmental education, student development and services, continuing education, workforce education and training, community service, diversity and continuous improvement of all instruction and services.

The project supports the mission of the College as it continues to expand program offerings to meet the increasing demand for accessible, affordable higher education. It supports the strategic vision of the College to bring new and expanded educational programs to Indiana's communities, to provide workforce education and economic development, to expand opportunities for student development, and to provide centers for continuing education and service to Indiana's communities.

New and improved services to the community, within the mission of the College, will be attained by an increase in accessible, quality space for general classrooms, dedicated labs and flexible space for short-term training.

Ivy Tech - Bloomington has evolved since 2001 from a small campus attempting to meet the workforce and training needs of the greater Bloomington area to a thriving community college that is part of the fabric of its communities. It is now a unique part of the Ivy Tech system, serving as the front door to the state's flagship university while dynamically meeting the workforce needs of a burgeoning life and health science economy.

While it has only been a little over eight years since construction was completed on a new 148,000 square foot facility at the Bloomington campus, much has changed. The campus has experienced consistent enrollment growth, added a host of new academic programs and transfer opportunities to the College's four-year educational partners, and responded to the ever-changing workforce development needs of its six county service area. As a result of its relationship with Indiana University-Bloomington, the campus is a partner in the Hoosier Link program and has students enrolled from 84 of Indiana's 92 counties. In 2006, Ivy Tech-Bloomington was recognized by College Week as the 3rd fastest growing community college of its size in the nation. Since then the campus has continued to grow at an unprecedented rate.

The Bloomington campus has demonstrated quality in every category by which it is evaluated, and has become a leader in a number of areas - from articulation and transfer of academic degrees and credits, to civic engagement on the part of its students, to workforce development in the life/health sciences. Its success is evident in the investment the region has made in its future.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

The new facility is essential to meet enrollment and program growth demands. Fall full-time equivalent (FTE) enrollment has almost tripled (up 291.0 percent) since the fall of 2000. Since locating in the current facility in 2002, student enrollment has increased from approximately 2,600 headcount to over 6,344 students with 4,034.3 FTE (fall 2010). Health care and life sciences programs and transfer offerings have been expanded to their limit in the current space. Area life science industry partners project a need for an additional 1400 entry-level workers in the next 5-7 years and have partnered with the campus to design and offer necessary workforce and education programs. A new regulatory affairs certificate program and associate degree program was designed in 2007-08. The College has leased additional space to provide general classrooms, computer labs, and Workforce and Economic Development offerings in response to community employer's requests. The campus is also looking at additional leased space to implement the culinary clinical requirements for its new hospitality degree. That program has been identified in the Strategic Skills Initiative (SSI) as one of the underserved industry partners in the service area, and the campus has a strong education and training partnership with the new French Lick resort and Casino (FLRC). The culinary training program was implemented in leased space.

In addition to current leased space, a unique partnership between the Bloomington Campus and Monroe County government through the Monroe County Redevelopment Commission has resulted in the county's TIF bonding of construction of a \$5 million dollar "Indiana Center for the Life Sciences" building on ground owned by the college east of its current location. This new facility, housing four science labs and three general classrooms, is being leased to the college for the period of the bond issue for a nominal fee. The science labs and general classrooms will temporarily alleviate short-term space issues for life sciences programs; however the campus is implementing a respiratory care program that requires the additional lab space opened up with the move of the biotechnology lab to the new center. Necessary long-term growth is increasingly constrained because of a lack of space to expand other science-based programs and add other new career, technical, and transfer programs to meet community needs. At current long-term, historical double-digit enrollment pace it is estimated that the campus is on track for 13,000 student headcount by 2020.

ALTERNATIVES CONSIDERED

No other long-term solutions to the need for space were considered.

RELATIONSHIP TO LONG-RANGE FACILITIES PLANS

The construction of this new facility is consistent with the long-range facilities plan of the region and ten-year plans of the College. The new facility will provide excellent space for the planned programmatic increases for this community. The building will provide adequate space of new programs as well as expansion of presently offered classes.

HISTORICAL SIGNIFICANCE

The site is not a historical site and the existing building is not a historical building.

STAFF ANALYSIS

The Bloomington Campus construction project is crucial to alleviating space shortage and reliance on leased space. Internal Ivy Tech studies from 2009 show the campus has 51.4 assignable square feet per student FTE (the lowest ASF/FTE ratio in the system). The construction is consistent with the long-range facilities plan of the region and ten-year plans of the College. The project has received great support from multiple local organizations and the City of Bloomington.

This project was submitted originally in 2007 and the General Assembly provided \$350,000 cash in funding for the architecture and engineering planning phase. However, discussions with the State Budget Agency revealed that the \$350,000 has since reverted and is no longer available for this project. Therefore, only \$20 million is available to authorize.

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.

Attachment C
Space Data

NEW CONSTRUCTION

Campus: **Bloomington**

BUDGET AGENCY NUMBER: F-0-08-1-03

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Room Type	Current ^(a) Space in Use	Space Under Construction	Space Planned And Funded	Subtotal Current & Future Space	Space to be ^(b) Terminated As a Result of This Request	Space In New Request	Net Total Future Space
110 & 115 Classroom	33,625	0	0	33,625	0	12,390	46,015
210,215, 220 & 225 Class Lab	55,362	0	0	55,362	0	17,820	73,182
250 & 255 Non Class Lab	0	0	0	0	0	1,715	0
300 Office Facilities	31,420	0	0	31,420	0	10,490	33,135
400 Study Facilities	3,996	0	0	3,996	0	0	14,486
500 Special use Facilities	0	0	0	0	0	0	0
600 General Use Facilitie	21,924	0	0	21,924	0	16,500	38,424
700 Support Facilities	9,426	0	0	9,426	0	185	9,611
800 Health Care Facilities	0	0	0	0	0	0	0
900 Resident Facilities	0	0	0	0	0	0	0
000 Unclassified	0	0	0	0	0	0	0
Total	155,753	0	0	155,753	0	59,100	214,853

(a) Space is for the Bloomington campus only - Fall 2009 Facilities Inventory modified by termination of Depot lease plus Waldron dc
 (b) Space to be terminated: None. The College may need to keep the Liberty Leases due to unprecedented enrollment increases.

Attachment F
Estimated Change in Operating Costs

NEW CONSTRUCTION
Campus: Bloomington

BUDGET AGENCY NUMBER: F-0-08-1-03

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GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 85,000

ANNUAL OPERATING COST:

	<u>Cost Per</u> <u>Square Foot</u>	<u>Total</u> <u>Cost</u>	<u>Personnel</u> <u>Services</u>	<u>Supplies</u> <u>And Expense</u>
Operations	3.08	261,800	162,900	98,900
Maintenance	2.38	202,700	54,300	148,400
Fuel	0.00	0	0	0
Utilities	2.67	227,100	0	227,100
Other	0.00	0	0	0
Total	8.14	\$691,600	\$217,200	\$474,400

LESS: OPERATING COST OF

Existing area affected	0	0	0
Other Space Affected			

ESTIMATED CHANGE IN COST **\$691,600** **\$217,200** **\$474,400**

DESCRIPTION OF ANY UNUSUAL FACTORS AFFECTING OPERATING AND MAINTENANCE COST: None

DESCRIPTION OF ANTICIPATED PLANT EXPANSION REQUEST:

The basis for the cost estimate above is April 2010.