

COMMISSION FOR HIGHER EDUCATION

Thursday, June 13, 2013

DECISION ITEM C6: **Indiana University: Northwest Campus – Tamarack Hall Replacement (to be jointly used by Ivy Tech Gary)**

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *Tamarack Hall Replacement and Ivy Tech Community College – Northwest at Indiana University Northwest Campus*. 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 Indiana University request authorization to replace Tamarack Hall with a new 106,065 assignable square foot facility in a unique building plan incorporating programs from Tamarack Hall at Indiana University Northwest and Ivy Tech Community College – Northwest under one structure. Original authority was passed by the General Assembly in 2009 for both institutions totaling \$53 million. However, given improved efficiencies, this current project is estimated to cost \$45,000,000, thus saving nearly 20 percent of the original cost. This project will be funded through academic facilities/student fee bonds.

Supporting Document

Indiana University: Northwest Campus – Tamarack Hall Replacement (to be jointly used by Ivy Tech Gary), June 13, 2013.

**INDIANA UNIVERSEITY: NORTHWEST CAMPUS - TAMARACK HALL REPLACEMENT
(TO BE JOINTLY USED BY IVY TECH COMMUNITY COLLEGE)**

Project Description and Staff Analysis

PROJECT SUMMARY:

Indiana University proposes the replacement of Tamarack Hall with a new 106,065 assignable square-foot facility in a unique building plan incorporating programs from Tamarack hall at Indiana University Northwest and Ivy Tech Community College – Northwest under one structure. This project will maintain the individuality of each program with modern and spacious areas for significant instructional programs whole merging similar spaces such as classrooms, auditoria, and common areas. The exterior of the building will be designed so each institution maintains its individual identity through building architectural features.

PROJECT DESCRIPTION:

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 proposed to replace it with a new 106,065 assignable square foot facility in a unique building plan incorporating programs from tamarack Hall at Indiana University and Ivy tech Community College – Northwest under one structure. This project will maintain the individuality of each program with modern and spacious areas for significant instructional programs while merging similar spaces such as classrooms, auditoria, and common areas. The exterior of the building will be designed so each institution maintains its individual identity through building architectural features. Specifically, this building would accommodate the following:

Space	Indiana University (asf)	Ivy Tech (asf)	Shared Space (asf)	Total (asf)
Auditorium/Theatre/Lecture			9,735	9,735
Classrooms			14,175	14,175
Student Lounge/Study			10,280	10,280
Academic Space	30,845	12,320		43,165
Wellness Center			2,000	2,000
Administration	2,180	6,300		8,480
IU Police	2,760			2,760
Lindenwood/Sycamore	15,470			15,470
Total (asf)	51,255	18,620	36,190	106,065

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

The completion of this project is critical to the support of the academic, research, and community missions of the IU Northwest campus and Ivy Tech Community College – Northwest. The facility described in this project would enable each institution to continue its growth as institutions of higher learning. By developing a multi-use educational facility, it will greatly strengthen the ability of both institutions to connect and enlighten the public with an array of programs, events, and learning opportunities.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

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 and was rendered unusable for academic instruction.

This facility accommodates many critical academic and support programs including performing and fine arts, instructional media, minority studies, history and philosophy, general classrooms and campus police. With the closing of the existing building, all of these functions have had to be relocated to separate areas on 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 experience record enrollment growth and requires expansion of its existing facilities on the Gary campus. Through the implementation of this unique building program that incorporates IUN Tamarack Hall and Ivy Tech Community College – Northwest, both institutions will benefit by having a wider range of student services and amenities. While this project would maintain the individuality of each program with modern and spacious areas for significant instructional programs, it would also merge similar spaces such as classrooms, auditoria, and common areas. By creating this 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.

When completed, this exciting partnership facility will be the hub of student, campus and community activity with its location adjacent to the existing IUN campus and just a few blocks from the current Ivy Tech – Northwest campus. A joint facility in this area would likely improve seamless transfers between our institutions as students seek to complete their associates' or bachelors' degrees.

ALTERNATIVES CONSIDERED

Indiana University considered renovation of its existing building; however, due to the severe damage caused by the flood in September 2008 and the significant cost savings this joint venture will incur, it has been determined this option is the best to meet the required needs of both institutions.

RELATIONSHIP TO LONG-RANGE FACILITIES PLANS

This project has been on the university's ten-year plan for several biennia.

HISTORICAL SIGNIFICANCE

Indiana University does not consider any of the buildings or structure affected by this project to be historically significant.

STAFF ANALYSIS

In 2008 Tamarack Hall was severely damaged which rendered the facility unsuitable for academic use. IU is proposing a new 176,775 gross square foot facility as a replacement. IU has entered into a cooperative agreement with Ivy Tech Community College so that the Gary campus may also use the facility. Both institutions believe this will help create seamless transfer and maximize student productivity. The facility will include administration, student wellness, academic classroom, and study space.

Original estimates of this project came in at \$53 million. IU has since revised that figure to the \$45 million that is being requested today. The funding will come from fee replacement authorized by the 2013 General Assembly.

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

BUDGET AGENCY NUMBER: A-7-09-1-09

Room Type	Current Space in Use	Space Under Construction	Space Planned and Funded	Subtotal Current and Future Space	Inventory Changes As a Result Of This Request *	Space In New Request	New Total Future Space
(110 & 115) Classroom	44,103	0	0	44,103	0	23,910	68,013
(210, 215, 220, 225, 230, 235) Class Lab	61,704	0	0	61,704	(15,552)	0	46,152
(250 & 255) Non-Class Lab	15,492	0	0	15,492	(523)	0	14,969
300 Office Facilities	103,257	0	0	103,257	(18,380)	69,875	154,752
400 Study Facilities	88,797	0	0	88,797	(269)	10,280	98,808
500 Spec. Use Facilities	40,190	0	0	40,190	0	0	40,190
600 General Use Facilities	32,941	0	0	32,941	(825)	2,000	34,116
700 Support Facilities	15,154	0	0	15,154	(990)	0	14,164
800 Health Care Facilities	3,795	0	0	3,795	0	0	3,795
900 Resident Facilities	0	0	0	0	0	0	0
000 Unclassified	75,726	0	0	75,726	(35,219)	0	40,507
TOTAL	481,159	0	0	481,159	-71,758	106,065	515,466

totals based on final Fall 2009 data

*Includes Sycamore Hall (10,083 asf), Lindenwood Hall (15,809 asf), and Tamarack Hall (45,865 asf). All three buildings currently contain unclassified space which is vacant and mostly un-

Tamarack Hall Replacement and Ivy Tech Community College - Northwest
 Northwest
 20085488

ATTACHMENT E
 SOURCE(S) OF FUNDING
 NEW CONSTRUCTION

BUDGET AGENCY #: A-7-09-1-09

ESTIMATED TOTAL PROJECT COST: \$45,000,000

SOURCES OF FUNDING:

Prior Appropriation (Acts of _____) _____

State Appropriation Requested	Annual* Payment	Years*	Rate*
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Bonding Authority (Acts of 1965) {IC 21-34-6}	\$45,000,000 **	\$3,923,305	20	6.00%
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Bonding Authority (Acts of 1929) {IC 21-35-2}				
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Bonding Authority (Acts of 1927) {IC 21-35-3}				
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Lease Purchase				
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Other: (Specify)				

* Annual payment based on assumed years and rate. Provide the annual debt service payment information for the appropriation bonding or lease-purchasing arrangement even though cash appropriation is requested.

** Pursuant to I.C. 21-28-4, Indiana University and Ivy Tech Community College have agreed to act jointly with respect to such facility. Accordingly, Indiana University will issue bonds to pay for the facility under the 2009 General Assembly bonding authorization for both Indiana University's Tamarack Hall of \$33,000,000 and Ivy Tech Community College - Northwest of \$20,000,000. A total of \$45,000,000 in principal amount of bonds will be issued pursuant to both I.C. 21-28-4 and I.C. 21-34, subject to the approvals required by I.C. 21-33-3. These bonds are authorized for fee replacement appropriation.