

## COMMISSION FOR HIGHER EDUCATION

Thursday, June 13, 2013

### DECISION ITEM C8:

#### **Ball State University: Muncie Campus – Central Campus Renovation Phase IIB**

#### **Staff Recommendation**

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee of the project *D-1-09-2-01R Ball State University – Central Campus Renovations Phase IIB*, as described in the project description and staff analysis June 13, 2013.

#### **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 not subject to review by the Commission for Higher Education. However, the Commission for Higher Education shall review a project approved or authorized by the General Assembly if the review is requested by the Budget Agency or the Budget Committee. This project was authorized by the General Assembly.

The Trustees of Ball State University request authority to proceed with renovating the Applied Technology Building. Previous phases addressed the North Quadrangle and Teachers College. Phase IIB will complete the Central Campus Academic Renovation Project. The University will fund the \$12.2 million project using bonding authority granted by the 2013 General Assembly.

#### **Supporting Document**

*Ball State University: Muncie Campus – Central Campus Renovation Phase IIB*, June 13, 2013

**BALL STATE UNIVERSITY: MUNCIE CAMPUS – CENTRAL CAMPUS RENOVATION  
PHASE IIB**

**Project Description and Staff Analysis**

DESCRIPTION OF PROJECT

The proposed renovation of the Applied Technology Building will involve upgrading of laboratories and related infrastructure; replacement of lighting systems; improvements to heating, cooling, and ventilations systems; replacement of plumbing and plumbing fixtures; installation of new electrical and communication systems; and, replacement of original floor, ceiling, and wall materials. The facility will also be renovated to provide total access for people with disabilities. To accommodate growing programs in the College of Applied Sciences and Technology, expansion into the nearby West Quadrangle Building will require the renovation of two floors in that building.

NEED AND PURPOSE

The renovation of the Applied Technology Building builds upon one objective of the University's strategic plan – to create a vibrant and supportive campus atmosphere. The work will not only provide for the necessary life safety and mechanical, electrical, and HVAC improvements, but also modernize classrooms to support today's teaching and learning practices.

SPACE UTILIZATION

Formerly known as the Practical and Industrial Arts Building, the Applied Technology Building was constructed in two phases between 1948 and 1950. The facility is a 93,000 square foot, two-story structure containing classrooms, laboratories, and faculty offices for the technology and family and consumer sciences programs. Throughout its history, the Applied Technology Building has served multiple academic programs and practical applications. As teaching methods and technology have become more advanced, period small renovations have been accomplished. However, little upgrading has been made to the comprehensive building systems.

COMPARABLE PROJECTS

This will be the third building to be renovated as part of the Central Campus Academic Renovation Project. The first two buildings, North Quadrangle and Teachers College, involved similar renovations as what will be accomplished at Applied Technology with a comparable cost per square foot. The North Quadrangle renovation was completed in 2011, and the Teachers College renovation will be completed by January 2014.

ALTERNATIVES CONSIDERED

N/A

RELATIONSHIP TO LONG-RANGE FACILITY PLANS

N/A

## HISTORICAL SIGNIFICANCE

N/A

## STAFF ANALYSIS

The renovation of the Applied Technology Building represents the final component of a large, systematic upgrading of academic facilities and core infrastructure on Ball State's campus. The competitiveness of the programs offered depends on the ability to continue to provide modern facilities for educating technology and consumer and family science students. Previous phases have been initiated and are either substantially completed or well underway. This project is in line with the institution's master campus plan. Ball State does not anticipate any change in operating costs or square footage, although a renovation of this magnitude is likely to yield some efficiency savings. These, however, may be offset by additional equipment/technology that is added to the updated structure. The cost of the project is \$12.2 million that will be financed through fee replacement as 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

## SPECIAL REPAIR AND REHABILITATION Central Campus Academic Renovation & Utility Improvements Project – Phase 2B

BUDGET AGENCY NUMBER: D-1-09-2-01R

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**CAMPUS ACADEMIC/ADMINISTRATIVE SPACE:**

Gross Square Footage: 3,361,163

Assignable Square Footage: 2,120,588

**TOTAL AREA IN FACILITY OR STRUCTURE:**

Gross Square Footage: 93,274

Assignable Square Footage: 62,703

PROVIDE A TABULAR BREAKDOWN OF THE FACILITY'S ASSIGNABLE AREA AS PRESENTLY USED AND AS PLANNED UPON COMPLETION OF THE PROJECT:

	ASF		
	TOTAL BUILDING	FUTURE USE	PRESENT USE
INSTRUCTION AND LIBRARY SPACE			
(a) Classroom (110,115)		11,225	10,657
(b) Class Laboratories (210,215,220,225)		27,520	33,503
© Libraries (410 thru 455)			
(d) All Other			
Sub-total			
INSTRUCTION RELATED			
(f) Office (310 thru 355)		16,227	10,581
(g) All Other		7,731	7,962
RESEARCH SPACE			
(h) Non-Class Laboratories (250,255)			
(i) Other			
Sub-total			
HEALTH CARE SPACE (SUBTOTAL)			
RELATED SUPPORTING FACILITIES (SUBTOTAL)			
OTHER ASSIGNABLE SPACE (SUBTOTAL)			
<b>TOTAL</b>		<b>62,703</b>	<b>62,703</b>

**Attachment D  
Project Cost  
SPECIAL REPAIR AND REHABILITATION  
Central Campus Academic Renovation  
& Utility Improvements Project – Phase 2B**

BUDGET AGENCY NUMBER: D-1-09-2-01R

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ANTICIPATED CONSTRUCTION SCHEDULE:	<u>MONTH</u>	<u>YEAR</u>
Bid Date	<u>May</u>	<u>2014</u>
Start Construction	<u>May</u>	<u>2014</u>
Completion Date	<u>Dec</u>	<u>2015</u>

ESTIMATED CONSTRUCTION COSTS:

	PROJECT COST BASIS(a)	ESCALATION FACTORS	ESTIMATED PROJECT COST
Planning Costs			
Academic Facilities Planning Fund	\$	\$	\$
Other Architectural Fees			1,075,000
Construction			
Structure			4,695,000
Mechanical (Plumbing, HVAC, Elevators)			3,035,000
Electrical			2,515,000
Moveable Equipment			
Fixed Equipment			
Other			880,000
<b>Total Estimated Project Cost</b>			<b>\$12,200,000</b>

(a) Based on current costs prevailing as of (month, year) April 2013

**Attachment E**  
**Source(s) of Funding**  
**SPECIAL REPAIR AND REHABILITATION**  
**Central Campus Academic Renovation**  
**& Utility Improvements Project – Phase 2B**

BUDGET AGENCY NUMBER: D-1-09-2-01R

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ESTIMATED TOTAL PROJECT COST: \$12,200,000

SOURCES OF FUNDING:

		Annual*	Years	Rate
		Payment		
Prior Appropriation (Acts of __)				
State Appropriation Requested				
Bonding Authority (Acts of 1965)	\$12,200,000	\$1,042,167	20 years	5.75%
Bonding Authority (Acts of 1929)				
Bonding Authority (Acts of 1927)				
Lease Purchase				
Other				

\*Annual payment based on assumed 20 years @ 5.75%.

EXPLANATION OF ANY UNIQUE FUNDING FEATURES:

- Not Applicable -