

COMMISSION FOR HIGHER EDUCATION

Friday, October 14, 2011

DECISION ITEM C-3: Forest Dining Hall Renovation and Expansion at Indiana University Bloomington

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *Forest Dining Hall Renovation and Expansion at Indiana University Bloomington*. 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 University respectfully request authorization to proceed with the renovation and expansion of the Forest Dining Hall at IU Bloomington. Forest Dining Hall will become the main dining hall for the southeast area of on-campus housing. Additional space and updated existing space is necessary to provide these services. Estimated cost is \$22 million with funding from debt issued by IU Bloomington.

Supporting Document

Forest Dining Hall Renovation and Expansion at Indiana University Bloomington, October 14, 2011.

FOREST DINING HALL RENOVATION AND EXPANSION AT INDIANA UNIVERSITY BLOOMINGTON

Project Description and Staff Analysis

PROJECT DESCRIPTION:

This project will renovate and expand the dining hall located in Forest Quad on the IU Bloomington campus. It will transform the first floor of the center building into a food service area. The existing kitchen will be shifted to the east side of Forest Quad in order to reposition the loading dock eastward, opening up the façade overlooking Jones Avenue and the woods. This project will also provide a north/south connector through the building which links the front of Forest Quad facing Third Street to Jones Avenue and the new Third and Union Residence Hall Complex; thus, creating a more pedestrian-friendly thoroughway in that area of campus.

The expansion portion of this project will construct a new 14,000 gross square foot (gsf), 700-seat dining hall consisting of a “marketplace” with unique food venues including international cuisine, an emporium/café, a coffee house, and a new kitchen. It will serve students from Read Hall, Forest Quad, Willkie Quad, the new Third and Union Apartment Complex, and the new Third and Union Residence Hall. Installation of mechanical systems, restrooms, and a janitor room is included.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

The completion of this project is consistent with planning developed by the Department of Residential Programs and Services and approved by the Indiana University Board of Trustees. Once completed, this facility will enhance the residential initiative and foster the recruitment and retention of students while providing them with an appropriate living/dining area and environment serving the academic mission of IU Bloomington.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

In order to attract and retain students, a university must ensure that campus-living environments are of the highest quality. IU Bloomington has made a commitment to reinvigorate student life on the Bloomington campus with the development of two new residential facilities. With that commitment is a new standard for dining that will be established with this exciting project while enhancing the residential initiative already underway in this area of campus. When completed, this dining hall will serve students from these two new facilities, as well as from Read Hall, Forest Quad, and Willkie Quad. This facility will revitalize the Residential Programs and Services’ dining program by fulfilling the expectation of diverse restaurant-grade experiences that are guiding current trends in university dining facilities.

ALTERNATIVES CONSIDERED

Indiana University engaged consultants to determine the best location for this dining hall. Other options were considered; however, the university decided this one best met the needs of the program and its relationship to the students, faculty, and campus.

RELATIONSHIP TO LONG-RANGE FACILITY PLANS

This project is part of the university’s long-term master plan for the Bloomington campus.

HISTORICAL SIGNIFICANCE

Indiana University does not consider any structures affected by this project to be historically significant.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS

Indiana University has made an extraordinary commitment to reinvigorate student life on the Bloomington campus with the development of two new residential facilities – Third and Union Apartment Complex and Third and Union Residence Hall Complex. This project will provide dining services to students in those complexes.

STAFF ANALYSIS

In May of 2011, the Commission approved the construction of two new on-campus facilities at the IU Bloomington campus. With the anticipated addition of those new on-campus housing projects and the current housing stock of Read, Willkie and Forest, the project to update, renovate and expand the dining facility in Forest Hall will allow for students living in those areas to have a full service dining hall nearby.

Currently, Read Hall provides a large dining facility to students in the southeast area of campus. IU and Residential Programs and Services (RPS) wish to move major dining services to Forest to provide a central location for students to eat versus a location more west of the area at Read. Also, Willkie, Forest and the newly approved on-campus housing do not have full dining amenities but rather small snack stores.

The overall cost of the project is \$22 million and will cover a space of nearly 67,000 gross square feet that includes both renovated space and new space. The overall cost per square foot is \$327. Financing for this project will be through revenue bonds issued by IU and RPS and will be repaid through room rates and others charges paid by on-campus students.

There has been at IU a movement to create central dining facilities for on-campus students located in and around clusters of residence halls. Currently, IU has a central dining facility at Wright that services Wright, Teter, Ashton and Eigenmann. Also the Foster-Gresham dining area services Foster, Briscoe and McNutt.

Staff recommends the Commission provide a favorable review of the project.

PROJECT SUMMARY
NEW CONSTRUCTION

INSTITUTION: Indiana University CAMPUS: Bloomington
PROJECT TITLE: Forest Dining Hall BUDGET AGENCY NO.: A-1-12-1-01
Renovation and Expansion INSTITUTION'S PRIORITY: _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A) – This project will renovate and expand the dining hall located in Forest Quad on the Indiana University Bloomington campus. It will transform the first floor of the center building into a food service area and construct a new 14,000 gross square foot (gsf), 700-seat dining hall consisting of a “marketplace” with unique food venues.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B) – Indiana University (IU) has made a commitment to reinvigorate student life on the Bloomington campus with the development of two new residential facilities. With that commitment is a new standard for dining that will be established with this exciting project while enhancing the residential initiative already underway in this area of campus. When completed, this dining hall will serve students from these two new facilities, as well as from Read Hall, Forest Quad, and Willkie Quad. This facility will revitalize the Residential Programs and Services’ dining program by fulfilling the expectation of diverse restaurant-grade experiences that are guiding current trends in university dining facilities.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 67,188 * GSF 46,529 ** ASF 69% ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: N/A ASF

* 14,000 gsf new plus 53,188 gsf renovation; ** 11,425 asf new plus 35,104 asf renovation

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST: \$22,000,000 \$/GSF \$327

ANTICIPATED DATE OF PROJECT COMPLETION: August 2013

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

Auxiliary Revenue Bonds (IC 21-35-3) to be repaid by
Residential Programs and Services Operating Revenues \$22,000,000

TOTAL BUDGET \$22,000,000

ESTIMATED CHANGE IN ANNUAL OPERATING BUDGET AS A RESULT OF THIS PROJECT

(ATTACHMENT F)

\$49,996 (X) INCREASE () DECREASE