

A wide-angle photograph of a modern university building with large windows and a courtyard. People are walking on a paved path in the foreground, and there are trees and landscaping. The text is overlaid on the bottom half of the image.

University of Southern Indiana Capital Improvement Budget Request

2003 ————— 2005

Submitted to the Commission for Higher Education
and the State Budget Agency

June 15, 2002



UNIVERSITY OF SOUTHERN INDIANA
2003-05 CAPITAL IMPROVEMENT BUDGET REQUEST

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UNIVERSITY OF SOUTHERN INDIANA

2003-05 CAPITAL IMPROVEMENT BUDGET REQUEST SUMMARY

The University of Southern Indiana's 2003-05 Capital Improvement Budget Request proposes construction of a new David L. Rice Library and expansion of the University Center. The University of Southern Indiana Board of Trustees and Administration are pleased to present the Capital Improvement Budget Request for 2003-05 for review by the Indiana General Assembly, the Commission for Higher Education, and the State Budget Agency.

The University's number one capital priority for the 2003-05 biennium is funding for construction of the David L. Rice Library. In 2001, the Indiana General Assembly appropriated planning funds for the Library/Classroom Expansion project. The University seeks support from the 2003 General Assembly for the balance of the funding for construction of the new facility. The new library will accommodate increased student enrollment, provide for the expansion of library services, incorporate advanced technology into construction of the building, and add needed general classroom space. Renovation of a portion of the existing library will provide programming and office space for Graduate Studies and Sponsored Research, Extended Services, and the Center for Teaching and Learning Excellence. Construction of a small facility for Central Receiving and Distribution Services will be incorporated into the project.

Expansion of the University Center is the University's number two capital priority. The University seeks project and bonding authority (but no State funding) for expansion and renovation of the University Center to provide additional space for the University Bookstore, food services, and student activities. Additional conferencing and meeting space will be added in the project. The University Center will expand into the library building once the new library is constructed.

The University of Southern Indiana's 2003-05 Capital Improvement Budget Request is consistent with the long-range plans of the University, the mission of the University, and the economic needs of the State of Indiana. In the past ten years, enrollment at the University has increased by 33 percent from 7,021 students in fall 1991 to 9,362 students in fall 2001. A notable change in the student population is the 56 percent increase in the number of FTE students from 4,766 in 1991 to 7,418 students in 2001. In addition, more than 9,000 adults and youth enroll annually in noncredit, continuing education, workforce training, and professional development programs at the University. The rapid growth in student enrollment has resulted in a serious deficit of classroom, laboratory, and office space.

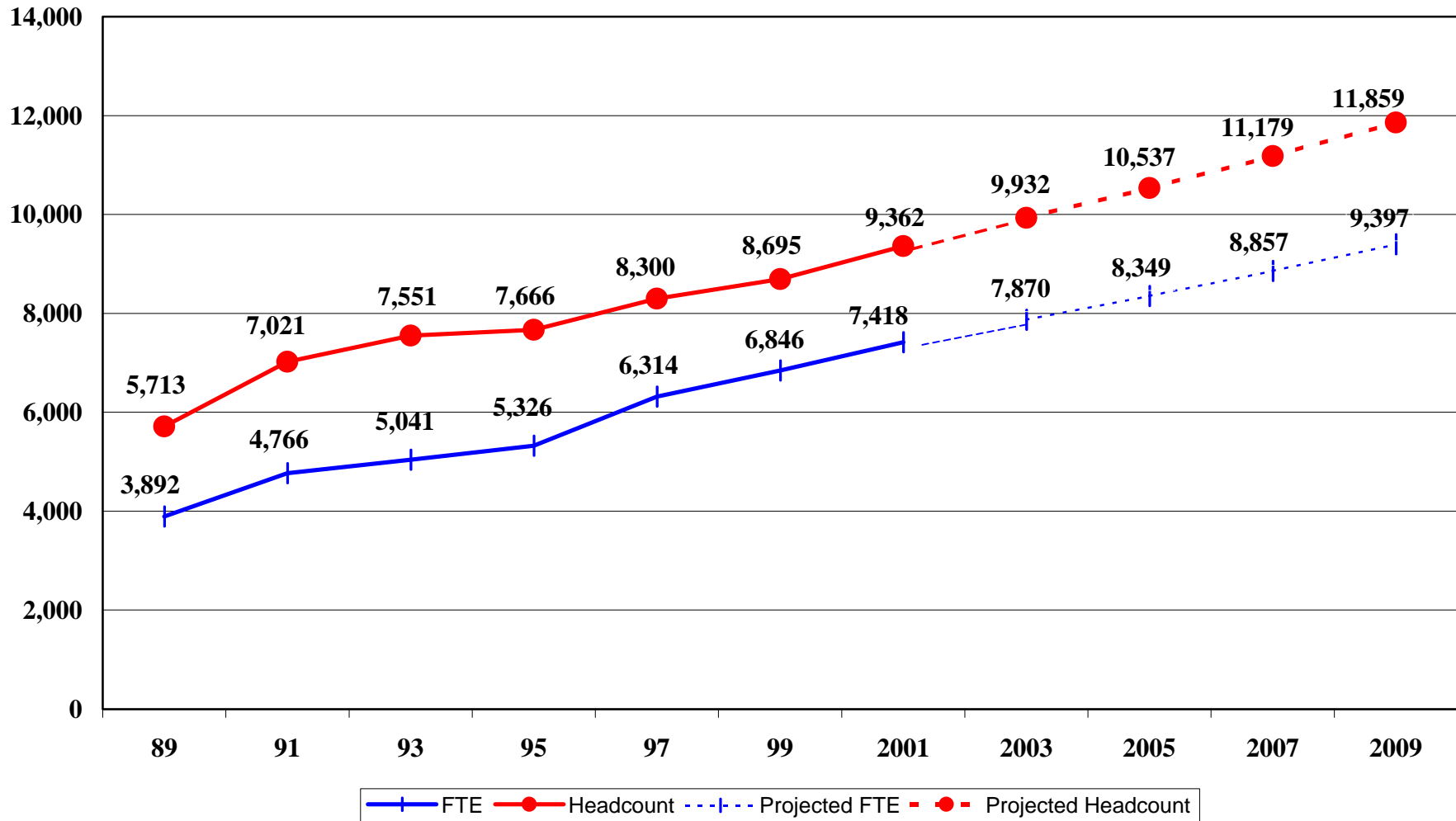
The need for additional academic space in the near-term was identified in the 1996 Campus Master Plan. Even with the completion of the Science/Education Center in 2003, there is a significant space deficit of over 240,000 assignable square feet. Construction of the David L. Rice Library and expansion and renovation of the University Center are needed to maintain the quality of the University's educational programs and necessitated by the University's

expanding enrollment. The future needs for the physical development of the campus are identified in the University's Ten-Year Capital Improvement Plan for 2001-2011.

The following charts, *Fall Student Headcount Enrollment and Fall FTE Enrollment 1989-2009, FTE Enrollment v. Academic/Administrative Assignable Square Feet*, and *Projected Academic/Administrative Space Needs Per FTE Student: 1999-2012*, illustrate the anticipated increases in student enrollment and the space requirements needed to serve the students of the University of Southern Indiana. Detailed explanations of the projects requested in the 2003-05 Capital Improvement Budget Request are provided in the accompanying documentation.

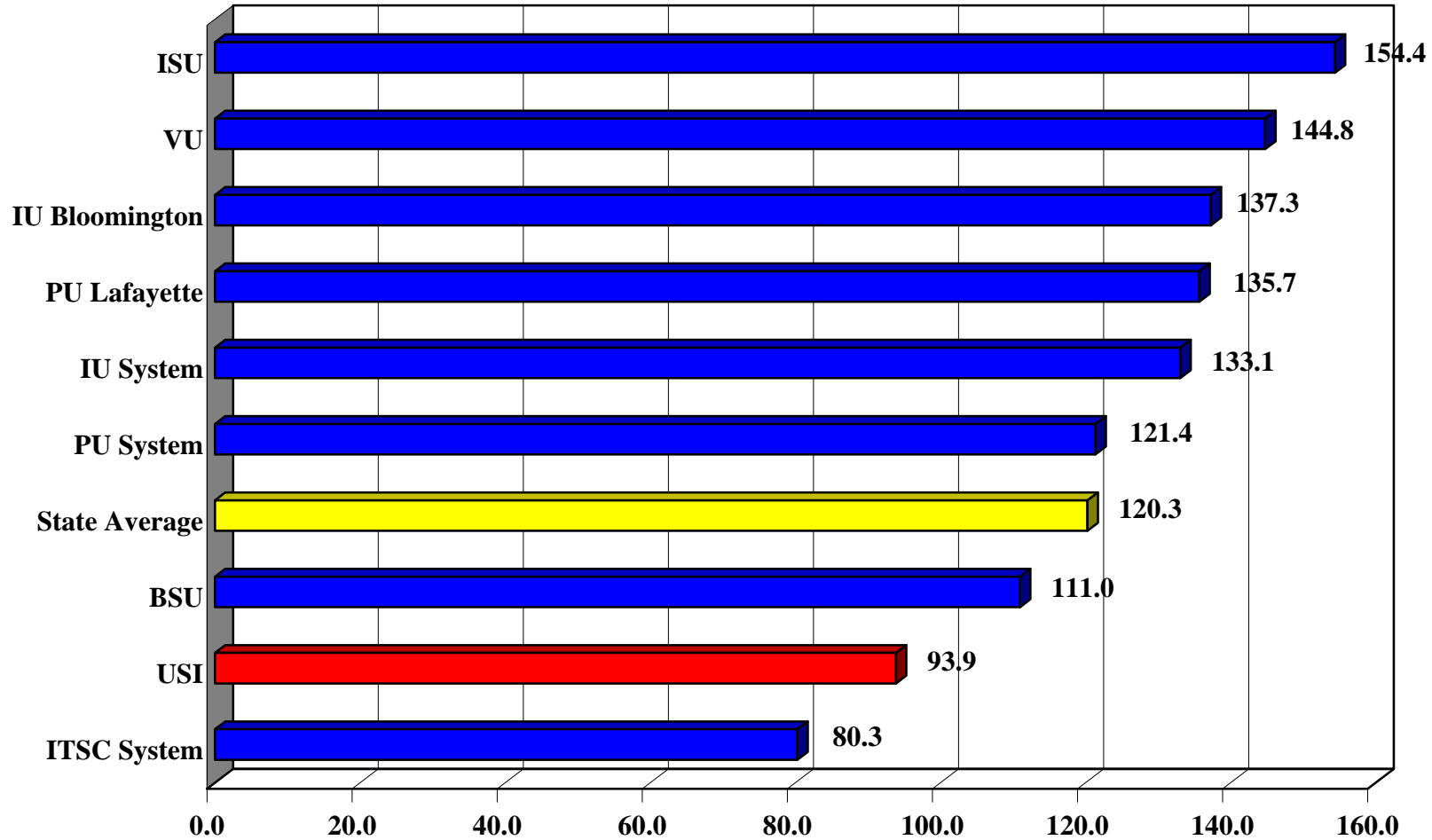
UNIVERSITY OF SOUTHERN INDIANA

Fall Student Headcount Enrollment and Fall FTE Enrollment 1989-2009



UNIVERSITY OF SOUTHERN INDIANA

Indiana Public Institutions of Higher Education Academic/Administrative Assignable Square Feet Per FTE Student for Fall 2001



Source: Commission for Higher Education
Physical Facilities of Indiana
Public Higher Education, Fall 2001
CHE Agenda, April 12, 2002

UNIVERSITY OF SOUTHERN INDIANA

PROJECTED ACADEMIC/ADMINISTRATIVE SPACE NEEDS PER FULL-TIME-EQUIVALENT STUDENT: 1999-2012

YEAR	ANNUAL FTE ENROLLMENT	PLANNED NEW SPACE ASF	SPACE AVAILABLE ASF	SPACE NEEDS ASF (a)	SPACE DEFICIT ASF
1999	6,796 <i>1998-99 actual</i>		604,837 <i>Fall 99</i>	815,520	210,683
2000	7,188 <i>1999-00 actual</i>		604,837 <i>Fall 00</i>	862,560	257,723
2001	7,415 <i>2000-01 actual</i>		602,616 <i>Fall 01</i>	889,800	287,184
2002	7,637 <i>2001-02 projected (b)</i>		602,616 <i>Fall 02</i>	916,494	313,878
2003	7,867 <i>2002-03 projected</i>	93,431 (c)	696,047 <i>Fall 03</i>	943,989	247,942
2004	8,103 <i>2003-04 projected</i>		696,047 <i>Fall 04</i>	972,308	276,261
2005	8,346 <i>2004-05 projected</i>	97,130 (d)	793,177 <i>Fall 05</i>	1,001,478	208,301
2006	8,596 <i>2005-06 projected</i>	(30,762) (e)	762,415 <i>Fall 06</i>	1,031,522	269,107
2007	8,854 <i>2006-07 projected</i>		762,415 <i>Fall 07</i>	1,062,468	300,053
2008	9,120 <i>2007-08 projected</i>		762,415 <i>Fall 08</i>	1,094,342	331,927
2009	9,393 <i>2008-09 projected</i>		762,415 <i>Fall 09</i>	1,127,172	364,757
2010	9,675 <i>2009-10 projected</i>		762,415 <i>Fall 10</i>	1,160,987	398,572
2011	9,965 <i>2010-11 projected</i>		762,415 <i>Fall 11</i>	1,195,817	433,402
2012	10,264 <i>2011-12 projected</i>		762,415 <i>Fall 12</i>	1,231,691	469,276

(a) Based on 120 square feet per student (Statewide average reported in Commission for Higher Education's report on Physical Facilities of Indiana Public Higher Education, Fall 2001; CHE Agenda, April 12, 2002)

(b) Enrollment increases projected at 3%, beginning in 2001-02

(c) Science/Education Center projected to open in fall 2003

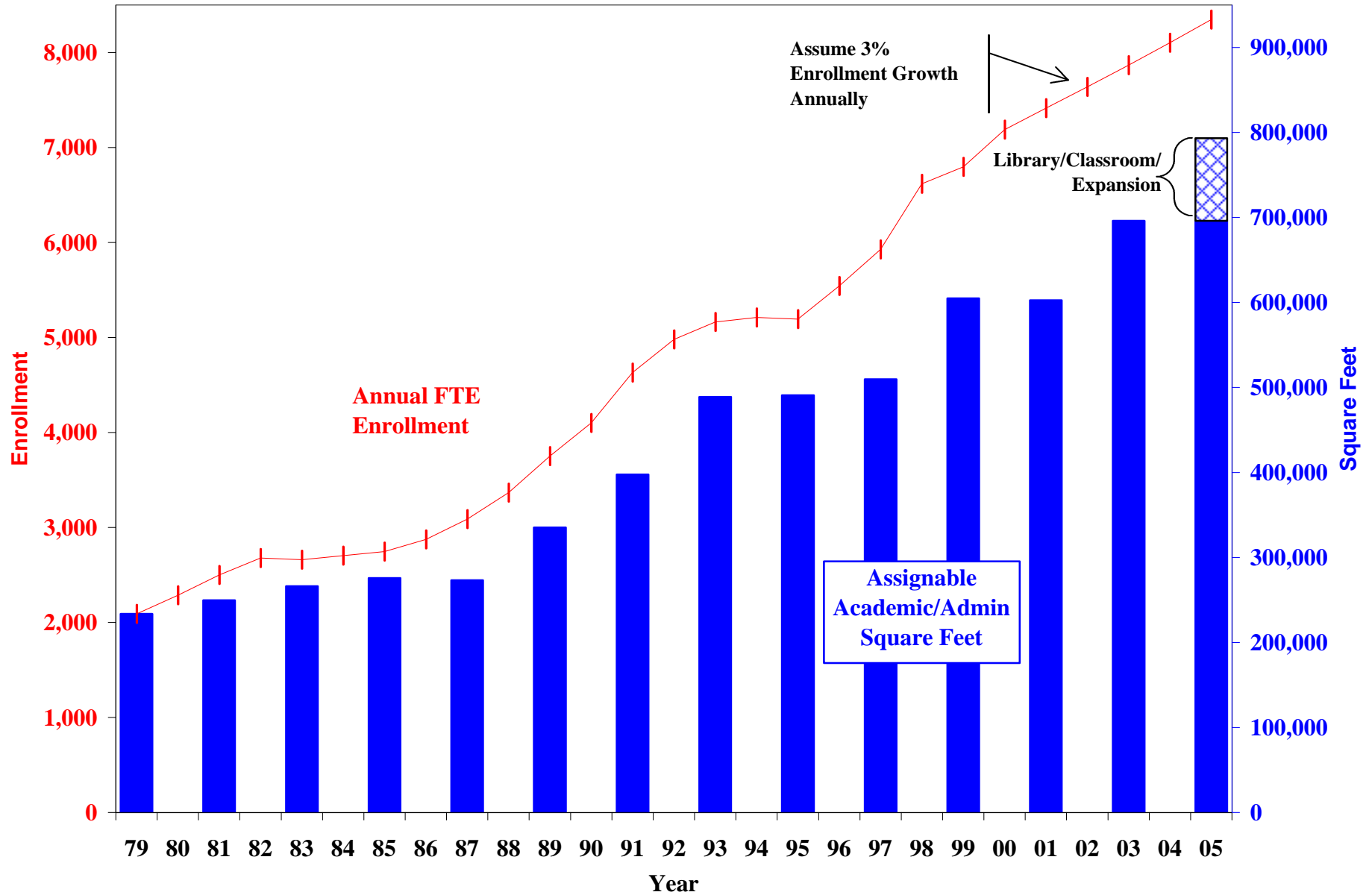
(d) Library/Classroom Expansion projected completion fall 2005

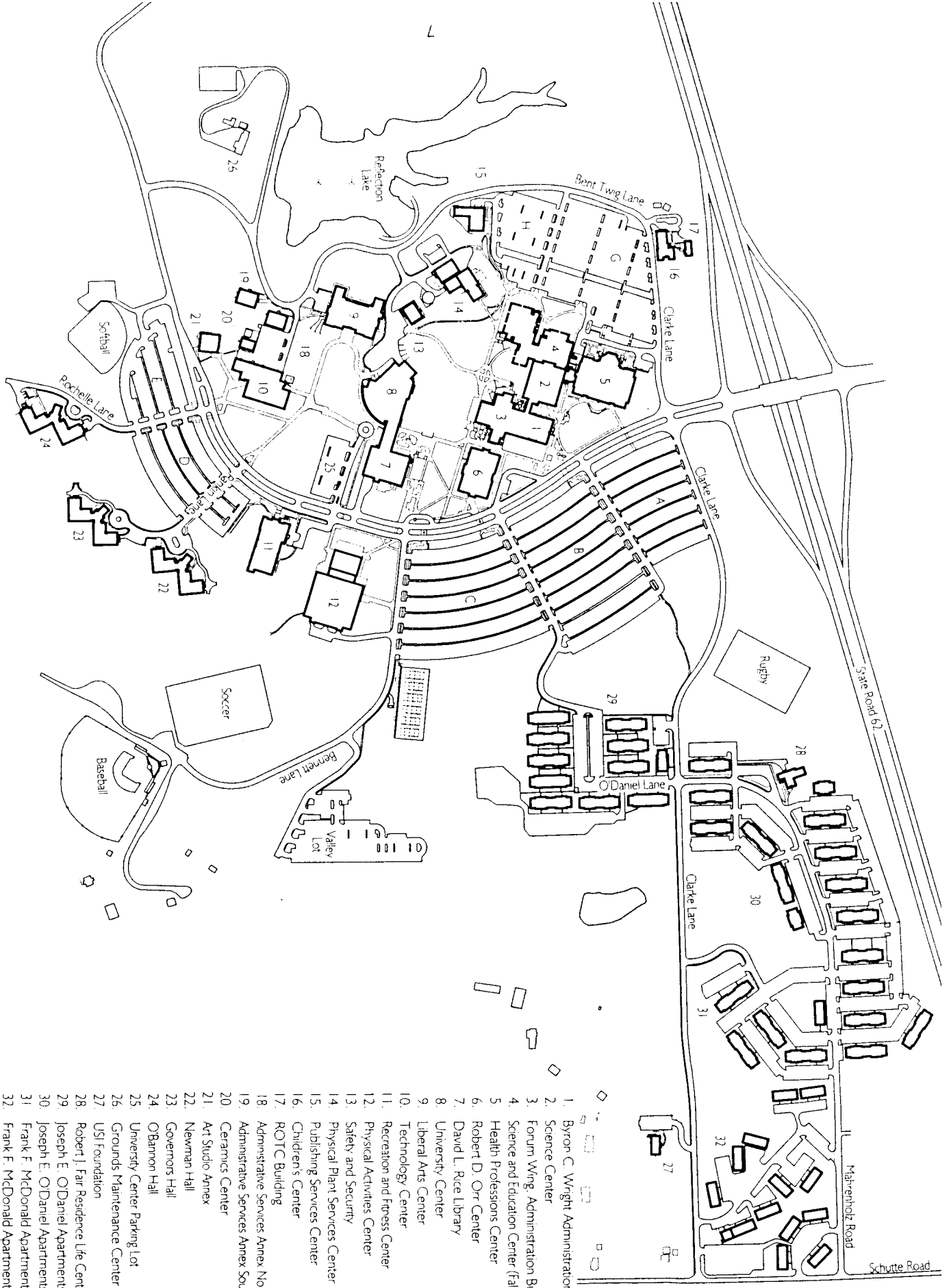
(e) University Center Expansion projected completion in fall 2006 will convert 30,762 ASF of existing academic/administrative space to supplemental space

UNIVERSITY OF SOUTHERN INDIANA

FTE Enrollment v. Academic/Administrative

Assignable Square Feet





1. Byron C. Wright Administration Building
2. Science Center
3. Forum Wing, Administration Building
4. Science and Education Center (Fall 2003)
5. Health Professions Center
6. Robert D. Orr Center
7. David L. Rice Library
8. University Center
9. Liberal Arts Center
10. Technology Center
11. Recreation and Fitness Center
12. Physical Activities Center
13. Safety and Security
14. Physical Plant Services Center
15. Publishing Services Center
16. Children's Center
17. ROTC Building
18. Administrative Services Annex North
19. Administrative Services Annex South
20. Ceramics Center
21. Art Studio Annex
22. Newman Hall
23. Governors Hall
24. O'Bannon Hall
25. University Center Parking Lot
26. Grounds Maintenance Center
27. USF Foundation
28. Robert J. Fair Residence Life Center
29. Joseph E. O'Daniel Apartments South
30. Joseph E. O'Daniel Apartments North
31. Frank F. McDonald Apartments West
32. Frank F. McDonald Apartments East

UNIVERSITY OF SOUTHERN INDIANA
 CAMPUS MAP

UNIVERSITY OF SOUTHERN INDIANA

2003-05 CAPITAL IMPROVEMENT PLAN

The Capital Improvement Budget Request for 2003-05 is detailed on Schedule A and asks approval and funding for the following projects:

SPECIAL REPAIR AND REHABILITATION

Request for University Center Expansion for 2003-05.

NEW CONSTRUCTION

Request for Library/Classroom Expansion for 2003-05.

ACQUISITIONS

No requests for Acquisitions for 2003-05.

MAJOR EQUIPMENT

No requests for Major Equipment for 2003-05

GENERAL REPAIR AND REHABILITATION AND INFRASTRUCTURE

This Capital Improvement Budget Request asks for funding and approval of several general repair and rehabilitation projects totaling \$1,601,656. The repair and rehabilitation projects planned for completion in the 2003-05 biennium include the following:

- Renovate Wright Administration Building Forum Wing Lecture Halls I, II, and III
- Repair and paint metal roof of the Robert D. Orr Center
- Repair walkways throughout campus
- Replace east one-half of roof on Murphy Auditorium
- Perform exterior repairs to the Neef House in New Harmony
- Replace exterior light fixtures with metal halide type-Phase II
- Repair Robert D. Orr Center wall covering in corridors, stairs, and classrooms
- Renovate Robert D. Orr Center restrooms to provide wheelchair accessibility
- Upgrade fire alarm systems in Science Center, Wright Administration, Technology Center, and Physical Activities Center buildings
- Replace exposed lighting lamps and install on-off controls for lights in utility tunnels
- Replace roof on Wright Administration Building
- Repair roof on Technology Center
- Repair high temperature water system valves and insulation in utility tunnels
- Repair chilled water system valves and insulation in utility tunnels

The General Repair and Rehabilitation and Infrastructure funding requested, along with funds from other sources, will keep deferred maintenance to a minimum and the University and New Harmony structures, facilities, and campus in a satisfactory condition.

The Capital Improvement Budget Request Schedules A through F are included on the following pages.

UNIVERSITY OF SOUTHERN INDIANA
SCHEDULE A
SUMMARY OF CAPITAL IMPROVEMENT BUDGET REQUEST FOR 2003-05

Capital Budget Item	Budget Agency Number (1)	Institutional System-wide Priority	State Funding				Total Budget Request	Annual Debt Service (2)	
			Cash	Bonding Authority	Lease-Purchase	Non-State Funding		Fee Replacement	Non-State Debt Service
I. R & R Formula Facilities (10 projects) Infrastructure/Utilities (5 projects)	G-0-03-2-02		\$922,660 \$678,996				\$922,660 \$678,996		
II. Special R & R University Center Expansion	G-0-03-2-01	2				\$9,750,000 *	\$9,750,000		\$832,879
III. Technology (List Projects)									
IV. New Construction Library/Classroom Expansion	G-0-01-1-01-P	1		\$29,084,830 **			\$29,084,830	\$2,484,528	
Student Residence and Dining Buildings	G-0-01-1-04	4				\$7,500,000	\$7,500,000		\$640,676
Parking Facilities	G-0-01-1-03	3				\$2,000,000	\$2,000,000		\$170,847
V. Acquisition (Facility, Land, or Lease) (List Projects)									
VI. Other (List Projects)									
VII. Grand Total			\$1,601,656	\$29,084,830	\$0	\$19,250,000	\$49,936,486	\$2,484,528	\$1,644,402

NOTES:

(1) See Appendix A.

(2) Assume 20 years at 5.75%.

* Constructs 5,520 A.S.F. of new supplemental space, renovates 40,996 A.S.F. of the former Library and University Conference Center, and renovates 20,772 A.S.F. of the existing University Center.

** Library Expansion (\$23,200,000)*1.035*1.035 - \$1,624,000 = \$23,228,420; Library Renovation (\$3,600,000)*1.035*1.035 = \$3,856,410; Roadway Relocation = \$2,000,000. Project Total: \$29,084,830.

Project includes 97,130 A.S.F. of new construction and 7,900 A.S.F. of renovation.

UNIVERSITY OF SOUTHERN INDIANA
 SCHEDULE B
 CAPITAL IMPROVEMENT PROJECT REPORT FOR 2003-05

<u>Project Title</u>	<u>Budget Agency Number</u>	<u>Project Size (GSF)</u>	<u>Total Project Cost</u>	<u>State Appropriation</u>	<u>Bonding Authority</u>	<u>Gifts Grants</u>	<u>Lease-Purchase</u>	<u>Other Funds</u>
PART I. PROJECTS COMPLETED DURING 2001-03 BIENNIUM								
I. New Construction								
Wellness, Fitness, Recreation Center	G-0-97-1-02	43,045	\$ 4,200,000		\$ 4,200,000			
Student Residence Building No. 3	G-0-00-1-02	64,509	\$ 6,200,000		\$ 6,200,000			
Valley Parking Lot	G-0-01-1-05	N/A	\$ 330,000					\$ 330,000
PART II. PROJECTS IN PROGRESS ON JUNE 30, 2002								
I. New Construction								
Science/Education Center	G-0-97-1-01	115,000	\$ 23,176,000		\$ 23,176,000			
Library/Classroom Expansion A & E Project submitted for approval; funds not released for project	G-0-01-1-01-P	151,412			\$1,624,000			
PART III. PREVIOUSLY AUTHORIZED PROJECTS YET TO BE SUBMITTED FOR APPROVAL								
I. R & R Formula								
Eight projects submitted for approval; funds not released for the projects	G-0-02-2-01		\$ 868,376	\$ 868,376				

UNIVERSITY OF SOUTHERN INDIANA
SCHEDULE C
TEN-YEAR CAPITAL IMPROVEMENT PLAN (BUILDINGS)
(all amounts expressed in 2003-05 dollars)

	NEAR-TERM 2003-05 Biennium			MEDIUM-TERM 2005-07 Biennium			LONG-TERM 2007-13 Biennium		
	Projected State Amount	Funding Other Sources (1)	Space Change A.S.F.	Projected State Amount	Funding Other Sources (1)	Space Change A.S.F.	Projected State Amount	Funding Other Sources (1)	Space Change A.S.F.
I. Special R & R									
University Center Expansion (Note 2)		\$9,750,000 b	5,520						
II. New Construction									
1. Library/Classroom Expansion/Renovation (Note 3)	\$29,084,830		97,130						
2. General Classroom Building				\$28,000,000	\$4,000,000	80,000			
3. Classroom Renovation/Expansion							\$16,000,000		50,000
4. Fitness Center Expansion - Phases II and III					\$5,500,000 b	27,000		\$7,000,000 b	25,000
5. Student Residence and Dining Buildings		\$7,500,000 a	55,000		\$12,000,000 a	66,200		\$8,500,000 a	55,000
6. Parking Facilities		\$2,000,000 b						\$7,000,000 b	
7. Physical Activities Center (PAC) Addition				\$6,430,000	\$6,430,000 c	58,000			
8. Performing Arts Center							\$16,000,000	\$7,000,000 c	60,000
III. Facilities Acquisition									
(None)									
IV. Lease									
(None)									
TOTAL	\$29,084,830	\$19,250,000	157,650	\$34,430,000	\$27,930,000	231,200	\$32,000,000	\$29,500,000	190,000

⁽¹⁾ Identify source of non-state (i.e. "other") funding: (a) Rental/Board Income, (b) Fees and Contributions, (c) Contributions.

⁽²⁾ Constructs 5,520 A.S.F. of new supplemental space, renovates 40,996 A.S.F. of the former Library and University Conference Center, and renovates 20,772 A.S.F. of the existing University Center.

⁽³⁾ Library Expansion (\$23,200,000)*1.035*1.035 - \$1,624,000 = \$23,228,420; Library Renovation (\$3,600,000)*1.035*1.035 = \$3,856,410; Roadway Relocation = \$2,000,000. Project Total: \$29,084,830. Project includes 97,130 A.S.F. of new construction and 7,900 A.S.F. of renovation.

UNIVERSITY OF SOUTHERN INDIANA
 SCHEDULE D
 TEN-YEAR CAPITAL IMPROVEMENT PLAN (LAND)⁽¹⁾

	<u>Project Size (GSF)</u>	<u>Near-Term 2003-05 Biennium</u>		<u>Medium-Term 2005-07 Biennium</u>		<u>Long-Term 2007-13 Biennium</u>	
		<u>State Amount</u>	<u>Other Amount (2)</u>	<u>State Amount</u>	<u>Other Amount (2)</u>	<u>State Amount</u>	<u>Other Amount (2)</u>
I. Land Acquisitions							
None							
II. Lease							
None							
III. Termination							
None							

⁽¹⁾ Note any projects which may involve the alteration or demolition of an historic site or structure.

⁽²⁾ Identify source of non-state (i.e. "other") funding.

UNIVERSITY OF SOUTHERN INDIANA
SCHEDULE E
DISPOSITION OF 2003-05 PLANNED PROJECTS APPEARING IN THE 2003-05 TEN-YEAR CAPITAL PLAN

2003-05 Projects (specify)	Proposed Funding			Disposition*
	Projected State Amount	Other Funding	Space Change Applicable	
<u>BUILDINGS</u>				
-- Special R & R University Center Expansion	\$9,750,000		5,520	Project will begin in summer 2006 upon completion of new Library.
-- New Construction Library/Classroom Expansion	\$29,084,830		97,130	Balance of funding for project received in 2003-2005 Biennial Budget. Construction for project will begin in June 2004 and is scheduled for completion in July 2006.
Parking Facilities		\$3,000,000	1,400	Project cost exceeded bonding authorization received. Project moved to mid-term of 2005-2007 Capital Budget Request and additional bonding authorization requested.
Student Residence Building		\$7,500,000	50,739	Project to be completed July 2004. Residents will move in during August 2004.
-- Acquisition				
-- Lease				
-- Termination				
<u>LAND</u>				
-- Acquisition				
-- Lease				
-- Termination				

UNIVERSITY OF SOUTHERN INDIANA
 SCHEDULE F
 EXPECTED UTILIZATION OF 2005-07
 GENERAL REPAIR AND REHABILITATION FUNDING

	<u>Expected Biennial Expenditure</u>	<u>Explanation of Multi-Biennium Projects</u>
<u>Facilities</u>		
A. Roof Replacement	\$210,000	
B. Code Corrections	125,000	
C. Interior Renovation	386,610	
D. Exterior Renovation	165,000	
E. Health and Safety	290,000	
F. Major Renovations	0	
List Projects		
G. Other	<u>0</u>	
SUBTOTAL		\$1,176,610
<u>Infrastructure/Utilities</u>		
A. Telecommunication	0	
B. Electrical	202,428	
C. Water/Sewer	0	
D. Steam/Chilled Water/Tunnels	180,000	
E. Natural Gas	0	
F. Sidewalks/Streets	380,000	
G. Other	<u>0</u>	
SUBTOTAL		<u>\$762,428</u>
TOTAL		\$1,939,038

PROJECT SUMMARY
NEW CONSTRUCTION

INSTITUTION: University of Southern Indiana CAMPUS: _____

PROJECT TITLE: Library/Classroom Expansion/ BUDGET AGENCY NO.: G-0-01-1-01-P

Renovation INSTITUTION'S PRIORITY: 1

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A) Construction of a new David L. Rice Library adjacent to the existing library. New facility will accommodate increased student enrollment, provide for the expansion of library services, incorporate advanced technology into construction of the building, and add needed general classroom space. Renovation of a portion of the existing library will provide programming and office space for Graduate Studies and Sponsored Research, Extended Services, and the Center for Teaching and Learning Excellence. Construction of a small facility for Central Receiving and Distribution Services will be incorporated into the project.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B) The construction of the new library and renovation of the existing library area is needed due to increased student enrollment and the need for additional programming and office space for Academic Affairs. This project will enhance the quality of educational services provided to students.

SPACE DATA FOR NEW CONSTRUCTION AND RENOVATION (ATTACHMENT C)

PROJECT SIZE: 151,412 GSF 105,070 ASF 0.69 ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: 97,130 ASF

TOTAL PROJECT BUDGET FOR NEW CONSTRUCTION AND RENOVATION (ATTACHMENT D)

TOTAL ESTIMATED COST: \$29,084,830 \$/GSF \$192.09

ANTICIPATED DATE OF PROJECT COMPLETION: August, 2005

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Bonding Authority</u>	<u>\$29,084,830</u>
_____	_____
_____	_____
TOTAL BUDGET	<u><u>\$29,084,830</u></u>

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

\$1,182,679 (X) INCREASE () DECREASE

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

Attachment A

DETAILED PROJECT DESCRIPTION

NEW CONSTRUCTION

Budget Agency Number: G-0-01-1-01-P

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DESCRIPTION OF THE PROJECT:

The proposed construction of a new David L. Rice Library and renovation of the existing library will provide space to address growth in library functions and several other services now housed within the existing library.

A new 93,230 ASF library building will be constructed adjacent to the existing library. A portion of the existing library, 7,940 ASF, will be renovated for academic functions. The remainder of the existing library will be used for expansion of the University Center. In addition, a low-cost prefabricated building with 3,900 ASF will be constructed at an off-site location for Central Receiving and Distribution Services.

New Construction

84,745 ASF Library Functions
3,985 ASF Classrooms and Faculty Offices
4,500 ASF Unfinished Lower Level
93,230 ASF Total New Library Building

3,900 ASF Central Receiving and Distribution Services, Off-Site Location
97,130 ASF Total New Construction

Renovation of Existing Building

1,848 ASF Graduate Studies and Sponsored Research
686 ASF Center for Teaching and Learning Excellence
5,406 ASF Extended Services
7,940 ASF Total Renovation

Combined New Construction and Renovation

105,070 ASF Total Project

Rice Library opened in 1971 when enrollment was 2,624. Initially, library functions occupied two of the building's three floors. As additional space was needed, the library expanded into all three floors as other functions relocated. Today, there are more than 9,300 students and no space is available for library expansion within the existing structure.

When the library opened 30 years ago, it provided more than 15 ASF per student. Because enrollment has increased, but the size of the library has not, the library now provides about 4 ASF per student. With the addition of the new library, space per student will increase to about 9 ASF.

Although the new library will be sized for the University's current student body, it will be capable of expanding to accommodate future growth. An unfinished lower level will be constructed, as will several classrooms and offices which can be converted to additional library space at a later date.

There is a need to expand space for library services to accommodate growing numbers of students, faculty, staff, and community residents using the facility; to incorporate technology into the building to better serve library patrons; and to increase the efficiency and effectiveness of library operations.

- To better access databases and other electronic information sources, additional student workstations with computers and printers are required.
- Additional student space for group and individual study is needed. A minimum of 10 to 15 percent of students should be able to find seating at any given time. Currently, the University can accommodate less than six percent of the student population.
- Shelving for library materials needs to be expanded. Although expansion of print collections may increase more slowly in the future, current space does not meet current need.
- Expansion of library space will eliminate the current use of hallways and stairwells for storage cabinets, study carrels, and display cases.
- The effectiveness of library instruction for more than a few students at one time will be enhanced through the use of electronic classrooms.
- Expansion and redesign of the library facility will address physical barriers that currently exist for disabled patrons.
- Redesign of office space will increase the efficiency and effectiveness of the library.

As a part of this project, 7,940 ASF of the existing library building will be renovated for Graduate Studies and Sponsored Research, the Center for Teaching and Learning Excellence, and Extended Services.

In addition, Central Receiving and Distribution Services, which is currently located in the existing library, will be relocated to an off-site location. A new 3,900 ASF facility will be constructed to more efficiently accommodate the University's central receiving function.

Improved access from roadways and parking areas to the new library and the expanded University Center is an important part of this project. Funds are requested for redesign of University Boulevard to increase safety, improve access from parking areas, and to better control the flow of on-campus traffic.

BACKGROUND:

In 2001, the Indiana General Assembly appropriated planning funds for the Library/Classroom Expansion project. Although the funds have not been released, the University used its own funds to begin architectural planning. The resulting architectural work has reaped substantial benefits for the University and the State. Originally conceived as an expansion to the library's footprint, the project has now been integrated into the Campus Master Plan and is closely linked with a related project to expand the University Center.

When the University of Southern Indiana's library expansion project was described in the 2001-03 Capital Improvement Budget Request, it was a concept. Now, two years later, plans are much more detailed. The current request is the result of extensive work by two architectural firms who met repeatedly with building stakeholders, university personnel, and trustees to transform the 2001-03 concept into the 2003-05 plan.

PLANNING CHANGES:

In its 2001-03 Capital Improvement Budget Request, the University requested an 81,800 ASF expansion to the library, to be followed one biennium later by renovation of the existing 40,855 ASF library. The current project proposal updates the original concept, as summarized below.

	ASF Original Concept	ASF Current Plan
<u>By Project Type</u>		
New Construction	81,800	97,130
Renovation	<u>40,855</u>	<u>7,940</u>
TOTAL	122,655	105,070
<u>By Project Function</u>		
Library Functions	90,000	84,745
Library Unfinished Lower Level	0	4,500
Classrooms and Faculty Offices	19,600	3,985
Center for Teaching and Learning Excellence	700	686
Graduate Studies and Sponsored Research	1,500	1,848
Extended Services	5,000	5,406
Central Receiving and Distribution Services	<u>5,855</u>	<u>3,900</u>
TOTAL	122,655	105,070

The current plan calls for a project slightly smaller than the original concept, with increased reliance on new construction and diminished emphasis on renovation.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS:

Construction of the new David L. Rice Library is closely related to another capital improvement project requested in the 2003-05 Capital Improvement Budget Request. Once the new library is built, the vacated library will be renovated. The University Center and various academic functions will expand into portions of the vacated space.

HISTORICAL SIGNIFICANCE:

This project does not involve historically significant buildings.

Attachment B

NEED AND PURPOSE

NEW CONSTRUCTION

Budget Agency Number: G-0-01-1-01-P

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RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING:

The University of Southern Indiana is a broad-based institution offering instruction, research, and service. A liberal arts and science curriculum provides the foundation of knowledge for all programs and complements undergraduate programs leading to careers in business, engineering, government, health professions, education, and related fields. Selected master's degrees serve persons in professional and technical fields. As a public institution, the University of Southern Indiana counsels and assists business and industry, as well as social, educational, governmental, and health agencies to higher levels of efficiency and improved services. More than 9,300 students are enrolled in degree programs; in addition, another 9,000 students enroll annually in noncredit, continuing education, workforce training, and professional development programs at the University. Conservative enrollment projections indicate a student headcount of over 10,000 undergraduate and graduate students by 2004.

The proposed construction of a new David L. Rice Library is planned to serve the University's academic programs and to provide space for growth of library functions and services to meet both current and projected future needs. The library project will accommodate changes in the manner in which students and faculty currently use campus library facilities. Library patrons will have convenient access to electronic media and the Internet and group study areas and conference rooms to better accommodate modern learning styles. The overall library design offers a focus identified with the important role a campus library plays in the active scholarship occurring at a vibrant university.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

The University of Southern Indiana has experienced tremendous growth during its thirty-seven-year history. The David L. Rice Library was built in 1971 to serve a student population of 3,500 to 5,000 students. Today, the library serves a student population of more than 9,300 students. The University expects continued growth in enrollment at a rate of three to five percent per year. If future growth meets even the most modest projections, the University will serve more than 10,000 undergraduate and graduate students before the expansion of the library can be completed. Library services and functions have changed radically since the USI facility opened. In addition to the traditional print media, libraries now house a wide array of electronic media and serve as the portal to a world of resources. Libraries provide not only the traditional quiet study space, but also computer laboratories, group study areas, and instruction of patrons.

Library Expansion

The Library/Classroom Expansion/Renovation project will provide additional space for all areas of a severely crowded library and meet a critical need for additional student study space. Flexibility in the design of the project will allow space currently needed for classrooms and faculty offices to revert to useful library space as the library's collections and services grow.

Expansion of the library will provide increased study space, computer workstations, an electronic training/library instruction room, casual seating, and group study rooms. Small group-study rooms will have Internet access and interactive video to serve a variety of student needs. Additional space is needed to support substantially increased enrollments and to accommodate changes in services and collections brought about through changing technology.

Student Study Areas:

There is a tremendous need for increased student study areas. The current library no longer can accommodate the number of individuals using the facility. A minimum of 10 to 15 percent of the students should be able to find study seating at any time. The University's library can accommodate less than six percent of the student population. Additional study tables, study carrels, and casual seating will be added in the new project. Several group study rooms which will accommodate up to six individuals will be included in the project. The rooms will be equipped with Internet access and be located close to main book stacks. Computer workstations are essential in today's library to allow increased student access to interactive video, multi-media learning packages, and access to computerized reference sources. Computerized laboratories will support workshops and classes for computer training.

Stacks and Specialized Shelving:

In order to accommodate stack capacity currently needed, to plan for necessary expansion, and to provide adequate aisle width for disabled patrons, additional space must be provided to increase the stack capacity. Even though print collections may increase only modestly over the next decades, there is little to no room on the shelves today to move and rearrange existing stacks, much less room for even modest growth. Any significant addition to a classification section requires shifting of several ranges of shelves in order to accommodate the additions. Also, specialized shelving is required for:

- Serials
- Government documents
- Microforms
- Reference
- Maps, atlases, pamphlets, and oversized books

Public Service Areas:

Reference and Instructional Services: The main reference desk and ancillary service points need to be easily found, clearly identified, and well staffed. Key staff need offices near the central reference desk.

Instructional Services Training Classroom: One of the most important and highly visible library activities is the provision of classes in the use of library resources. It is essential to have space in the library dedicated to this function.

Microform Storage and User Space: Storage of microform requires space and user space is needed for readers/printers. With the addition of digital reader/printers, more space will be needed as this portion of the collection gains importance because of increased accessibility and usability.

Circulation and Reserves: This is a very busy and crowded area which requires multiple workstations for checking out and returning materials.

Interlibrary Lending and Document Delivery: Growth in this area requires additional work and staff space as well as access for students and faculty requesting materials.

Media and Teaching Materials: This highly utilized area contains materials for teacher education students, video and audio materials, and music CD ROMS used by all patrons. There is a need for individual listening cubicles, a video previewing area, and work tables for class projects.

University Archives and Special Collections: This area at present is critically overcrowded. Donations have been turned away because there was no possibility for adequate handling or storage.

Library Office and Workspace:

Adequate space is needed for staff records, supplies, office workspace, and conferences. The areas of Technical Services, Government Documents, Serials, and Collection Development, which are largely behind-the-scenes services, need room for book carts, shelving, and tables to complete essential library functions. Technological changes in library systems require space for computerized systems. Adequate space for staff, equipment, workspace, and storage are essential to the operation of these library systems. In the present library, more than 5,000 ASF in hallways and stairwells are used for storage.

General Purpose Classrooms

An important element of the Library/Classroom Expansion/Renovation project is the creation of two new general purpose classrooms and two new computer laboratories. These classrooms are necessary to help keep pace with expected enrollment increases of about three to five percent per year. These classrooms will provide potential future expansion space for the library. As replacement classrooms are constructed at other sites, the library will be able to expand into the classroom space.

Faculty Offices

It is anticipated that for the immediate future as the University continues to grow, additional office space will be needed for faculty. At present, all faculty offices are assigned and, in some cases, faculty are expected to share office space. Offices for part-time and adjunct faculty are nearly nonexistent. This project includes space for four faculty offices and one administrative office.

Academic Affairs Offices

Three Academic Affairs departments – the Center for Teaching and Learning Excellence, Graduate Studies and Sponsored Research, and Extended Services -- will relocate to space in the existing library building. The space requested for these departments will replace existing space (which is inadequate) and will provide additional space to accommodate expected growth. Each of these departments provides important programs and services for key University constituencies and is vital in meeting University mission objectives. Extended Services coordinates University outreach and public service functions as well as programs related to economic and workforce development. Graduate Studies and Sponsored Research works closely with faculty and students in expanding graduate program areas and also provides support to faculty, staff, and students with grants and research projects. The Center for Teaching and Learning Excellence is an important component in retention efforts and supports projects to improve teaching and learning for students and faculty in both on-campus and distant learning settings.

The space requested for these departments will include offices for professional and support staff, operations and work areas, storage, and consulting and meeting rooms. Space also will be provided for training purposes and media support areas. Estimated space needs for these departments total 7,940 ASF.

Proposed Academic Affairs space:

- Extended Services 5,406 ASF
 - Graduate Studies and Sponsored Research 1,848
 - Center for Teaching and Learning Excellence 686
- 7,940 ASF

Central Receiving and Distribution Services

A small but important element of the Library/Classroom Expansion/Renovation project is construction of a 3,900 ASF facility for Central Receiving and Distribution Services. This building will replace the existing 855 ASF currently located at the southeast corner of the library's lower level.

The existing 855-square-foot area serves as the central receiving point, staging area, and (in some cases) warehouse for most shipments arriving at the University. It includes a loading dock for delivery trucks. This area also serves as the University's mailroom, where incoming mail is sorted for campus delivery and outgoing mail is processed (stapled, folded, stuffed, sealed, addressed, stamped, and sorted).

While an earlier concept called for expanding the existing 855 ASF facility at its current central-campus location, more thorough architectural planning now calls for relocating the facility to a low-cost prefabricated building at an off-site location near the edge of campus. This solution will save money, is more convenient for delivery trucks, and diverts most truck traffic away from the center of campus.

Roadway Relocation

The existing University Boulevard, with classroom buildings to the west and parking to the east, forces most students, faculty and staff, and visitors to walk across four lanes of traffic to reach their campus destination, including the library and the University Center.

Improved access to the new David L. Rice Library and the expanded University Center is an important part of this project. Redesign and relocation of University Boulevard will increase safety, improve access from parking areas, and better control the flow of on-campus traffic.

ALTERNATIVES CONSIDERED:

As noted in the *“Planning Changes”* section of the Library/Classroom Expansion/Renovation capital request, an early alternative which was considered would have expanded the footprint of the existing library building. The original concept was changed when architectural planning began in earnest and it became clear that a separate free-standing library building offered numerous advantages.

PRIORITY RANKING:

The Library/Classroom Expansion/Renovation is the University's first and only priority for a State-funded construction project in the 2003-05 Capital Improvement Budget Request. The Library/Classroom Expansion/Renovation project is important to the continued growth of

the University of Southern Indiana and directly supports the mission of the campus. The library is a primary resource for all students and faculty and is needed because of the inadequacy of the existing facility.

RELATIONSHIP TO LONG-RANGE FACILITY PLANS:

This project is an integral part of the University's long-range facility plan. It is closely linked with other related projects, including expansion of the University Center and relocation of University Boulevard which now bisects the campus.

The Library/Classroom Expansion project was initially included in the mid-term of the University's 1991-93 Ten-Year Capital Improvement Budget Request. The project appeared in the 1993-95, the 1995-97, the 1997-99, the 1999-01, and the 2001-2003 Ten-Year Capital Improvement Budget Requests submitted by the University of Southern Indiana.

The 2001 Indiana General Assembly recognized the need for the Library/Classroom Expansion and appropriated planning funds for the project. The 2003-05 capital budget request for expansion of the David L. Rice Library is consistent with the University's planning for additional facilities necessitated by enrollment increases and for improved and expanded facilities to provide quality instruction.



Expansion of David L. Rice Library

University of Southern Indiana



Quadrangle Elevation



North Elevation

Elevation Study New David L. Rice Library

**Edmund L. Hafer & Associates
Woolen, Molzan and Partners**

**ATTACHMENT C
SPACE DATA**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-01-1-01-P

PAGE 1 OF 1

	(a) ROOM TYPE	CURRENT SPACE IN USE	(b) SPACE UNDER CONSTRUCTION	(b) SPACE PLANNED AND FUNDED	SUBTOTAL CURRENT & FUTURE SPACE	(b) SPACE TO BE DEMOLISHED AS A RESULT OF THIS REQUEST	SPACE IN NEW REQUEST	NET TOTAL FUTURE SPACE
(110 & 115)	Classroom	84,771	23,226	----	107,997	----	4,740	112,737
(210, 215, 220, 225, 230,235)	Class Lab	85,451	36,020	----	121,471	----	----	121,471
(250 & 255)	Nonclass Lab	16,786	----	----	16,786	----	----	16,786
300	Office Facilities	138,130	14,196	----	152,326	----	15,663	167,989
400	Study Facilities	55,579	9,420	----	64,999	----	69,097	134,096
500	Spec Use Facilities	93,973	----	----	93,973	----	----	93,973
600	General Use Facilities	150,765	100	----	150,865	----	3,130	153,995
700	Support Facilities	51,663	----	----	51,663	----	----	51,663
800	Health Care Facilities	2,331	----	----	2,331	----	----	2,331
900	Resident Facilities	510,565	----	----	510,565	----	----	510,565
000	Unclassified	3,067	10,469	----	13,536	----	4,500	18,036
	TOTAL	1,193,081	93,431	0	1,286,512	0	97,130	1,383,642

(a) Room type classifications should follow the categories defined in the Commission's Facilities Inventory and Space Utilization Report.

(b) Identify in footnote the specific facilities that are included in the data in the these columns.

Identify only space currently in the campus inventory plus new space that has already been authorized, whether it is under construction or not. Only if the proposed project is dependent on another proposed project should the latter project's space data be included in this data. Room type classifications should follow the categories defined in the Commission's Facilities Inventory and Space Utilization Report.

FOOTNOTES

(b) The space under construction is the Science and Education Center.
The space in the new request is the David L. Rice Library Expansion.

This data was compiled and accurate as of June 3, 2002.

**ATTACHMENT D
PROJECT COST**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-01-1-01-P

PAGE 1 OF 1

ANTICIPATED CONSTRUCTION SCHEDULE:

	<u>MONTH</u>	<u>YEAR</u>
Bid Date	<u>August</u>	<u>2003</u>
Start Construction	<u>September</u>	<u>2003</u>
Occupancy	<u>August</u>	<u>2005</u>

ESTIMATED CONSTRUCTION COST:

	<u>PROJECT COST BASIS (a)</u>	<u>ESCALATION FACTORS (b)</u>	<u>ESTIMATED PROJECT COST (c)</u>
Planning Costs			
Academic Facilities Planning Fund	<u>\$1,600,000</u>	<u>\$0</u>	<u>\$1,600,000</u>
Other Architectural Fees	<u>134,815</u>	<u>0</u>	<u>134,815</u>
Construction			
Structure	<u>11,912,687</u>	<u>0</u>	<u>11,912,687</u>
Mechanical (Plumbing, HVAC, Elevators)	<u>5,333,197</u>	<u>0</u>	<u>5,333,197</u>
Electrical	<u>3,941,928</u>	<u>0</u>	<u>3,941,928</u>
Moveable Equipment (Furnishings)	<u>1,765,500</u>	<u>0</u>	<u>1,765,500</u>
Fixed Equipment	<u>1,177,000</u>	<u>0</u>	<u>1,177,000</u>
Site Development	<u>815,000</u>	<u>0</u>	<u>815,000</u>
Other (Explain)	<u>2,404,703</u>	<u>0</u>	<u>2,404,703</u>
Total Estimated Project Cost	<u><u>\$29,084,830</u></u>	<u><u>\$0</u></u>	<u><u>\$29,084,830</u></u>

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

May 2002

(b) The inflationary increase in construction costs and prices between May, 2002 and the bid date are not expected to adversely affect the project.

(c) Description of unique building characteristics, design features, construction materials, site development factors or other considerations affecting cost estimates.

Special design and construction features for the heating, air conditioning, ventilation and humidity controls will add cost to the project. Also, the structure will include long and clear span members to provide the high dead-weight-carrying capacity for the floors necessary for book stacks in a library. The structural design will add cost to the building. The new library building will become the focal point for the campus and students and a modest amount of money is included in the construction cost estimate for this purpose.

The other cost includes \$2,000,000 to relocate University Boulevard to the east of Parking Lot A, B and C and the remaining for topographic survey, geo-technical investigation, fees and permits, document duplication, reimbursable expenses, and design contingency allowance.

ATTACHMENT E
Source(s) of Funding

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-01-1-01-P

PAGE 1 OF 1

ESTIMATED TOTAL PROJECT COST:	<u>\$29,084,830</u>	
SOURCES OF FUNDING:		
Prior Appropriation (Acts of ____)	_____	
State Appropriation Requested	_____	ANNUAL* PAYMENT
Bonding Authority (Acts of 1965)	<u>\$29,084,830</u>	<u>\$2,484,528</u>
Bonding Authority (Acts of 1929)	_____	_____
Bonding Authority (Acts of 1927)	_____	_____
Lease Purchase	_____	_____
Other _____ (specify)	_____	_____

* Annual payment based on assumed 20 years at 5.75%.

**ATTACHMENT F
Estimated Change in Operating Costs**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-01-1-01-P

PAGE 1 OF 1

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 151,412

ANNUAL OPERATING COST	<u>COST PER SQUARE FOOT</u>	<u>TOTAL COST</u>	<u>PERSONAL SERVICES</u>	<u>SUPPLIES AND EXPENSE</u>
Operations	<u>\$1.377</u>	<u>\$208,494</u>	<u>\$83,398</u>	<u>\$125,097</u>
Maintenance	<u>4.614</u>	<u>698,615</u>	<u>279,446</u>	<u>419,169</u>
Fuel	<u>0.388</u>	<u>58,748</u>	<u>0</u>	<u>58,748</u>
Utilities	<u>0.912</u>	<u>138,088</u>	<u>0</u>	<u>138,088</u>
Other	<u>0.520</u>	<u>78,734</u>	<u>0</u>	<u>78,734</u>
Total	<u><u>\$7.811</u></u>	<u><u>\$1,182,679</u></u>	<u><u>\$362,844</u></u>	<u><u>\$819,835</u></u>
LESS: OPERATING COST OF				
Existing Area Affected		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Other Space Affected		<u>0</u>	<u>0</u>	<u>0</u>
ESTIMATED CHANGE IN COST		<u><u>\$1,182,679</u></u>	<u><u>\$362,844</u></u>	<u><u>\$819,835</u></u>

DESCRIPTION OF ANY UNUSUAL FACTORS AFFECTING OPERATING AND MAINTENANCE COST:

There are no unusual factors affecting the operating and maintenance cost of this project.

DESCRIPTION OF ANTICIPATED PLANT EXPANSION REQUEST:

The "Estimated Change in Cost" will be requested as a "plant expansion" adjustment to the University's operating budget for fiscal year beginning July 1, 2005. The operating costs are based on estimated costs prevailing as of May, 2002.

PROJECT SUMMARY

SPECIAL REPAIR AND REHABILITATION

INSTITUTION: University of Southern Indiana CAMPUS: _____

PROJECT TITLE: University Center Expansion BUDGET AGENCY NO.: G-0-03-2-01

INSTITUTION'S PRIORITY: _____ 2 _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A) The proposed expansion/renovation of the University Center will provide additional and/or renovated space for the University Bookstore, food services, and student activities and student organizations. Additional conferencing and meeting space will be added in the project. The University Center will expand into the current library building once the new library is constructed. Portions of the existing University Center and the current Conference Center will be renovated.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B) Expansion and renovation of the University Center will provide improved space for student activities, increase needed space for the University Bookstore, and expand food service facilities. This project will allow the University to provide better services for students in several essential areas.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 86,257 GSF 67,288 ASF 0.78 ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: (30,762) ASF

TOTAL PROJECT BUDGET FOR BOTH PHASES (ATTACHMENT D)

TOTAL ESTIMATED COST: \$9,750,000 \$/GSF \$113.03

ANTICIPATED DATE OF PROJECT COMPLETION: August, 2006

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Bonding Authority - Authorization Only</u>	<u>\$9,750,000</u>
_____	_____
_____	_____
TOTAL BUDGET	<u>\$9,750,000</u>

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

\$47,647 (X) INCREASE () DECREASE

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

Attachment A

DETAILED PROJECT DESCRIPTION

SPECIAL REPAIR AND REHABILITATION

Budget Agency Number: G-0-03-2-01

Page 1 of 3

DESCRIPTION OF THE PROJECT:

The proposed expansion/renovation of the University Center at the University of Southern Indiana will provide additional and/or renovated space for student activities and student organizations, the University Bookstore, and food services. Additional conferencing and meeting space will be added in the project. The University Center will expand into the current library building once the new library is constructed. Portions of the existing University Center and the current Conference Center or “bridge”, which connect the existing University Center with the vacated library, will be renovated. A new entrance and additional student activities space will be constructed on the east side of the vacated library building.

The three facilities which are already physically connected will combine to form a single new University Center “complex”. The facilities are:

- the existing University Center;
- the current library building, and;
- the Conference Center or “bridge”, which connects the University Center with the current library building.

Expansion into Current Library Building and Conference Center

18,750 ASF Bookstore
14,746 ASF Student Activities
7,500 ASF Meeting and Conference Area
40,996 ASF Total Expansion

New Construction

5,520 ASF New Entrance and Student Activities

Renovation of Existing University Center Building

10,772 ASF Renovate Lower Level for Student Activities
10,000 ASF Renovate former Bookstore for Food Service
20,772 ASF Total Renovation

Combined Project

67,288 ASF Total Project

Attachment A – DETAILED PROJECT DESCRIPTION

While the above figures are estimates and details may change once architectural programming and planning begins, several key components seem certain.

- The University Bookstore, currently located in the existing University Center, will move to the vacated library building. The new bookstore will occupy two levels, with retail space on the main level and textbook sales located on the lower level.
- The 10,000 ASF, which is vacated in the University Center when the bookstore moves, will be converted to additional food service space.
- The renovation project will include additional space for student activities to accommodate the increased number of students and for additional student programming.
- The lower level of the University Center, currently assigned to Student Activities, will be renovated.

BACKGROUND:

The University Center opened in the fall of 1974 and served a student body of about 2,500 students.

Few significant changes were made in the University Center until enrollment reached 7,700 in 1996, when a \$4.2 million project expanded and renovated the facility. At that time, the main challenge was adding student leisure and recreation space, student services space, and expanded conference and meeting space. A portion of the building was left unfinished to be used for bookstore and food service storage. The budget for the 1996 project did not allow for significant expansion of food service or bookstore space.

During the summer of 2000, a game room for students was converted to a “Sub Connection” sandwich shop. While students were disappointed about losing their recreational space, most understood the University’s need to increase food service capacity.

Later in 2000, a team of architects, bookstore consultants, and food service consultants developed a short-term plan and a medium-term plan for expansion of the University Center. The short-term plan provided for the expansion of bookstore and food service operations into the space which had been left unfinished in the 1996 project. This \$550,000 project was completed in 2001. The medium-term plan called for expansion of the facility.

In 2002, as enrollment soars towards 10,000 students, the cafeteria-style grill known as the “Eagles Nest” will be replaced with two fast-food concepts: Burger King and Pete’s Arena (pizza). This change will dramatically increase the number of students that can be served during the peak times of operation.

Attachment A – DETAILED PROJECT DESCRIPTION

Beyond 2002, the University expects to continue to add students at a rate of three to five percent per year. In order to meet the needs of those additional students and to restore space for student activities which has been reallocated to meet food service needs, the University Center must be expanded.

PLANNING CHANGES:

The 2000 study conducted by the team of architects, bookstore consultants, and food service consultants focused on expanding the footprint of the University Center into the hillside to the immediate north of the existing facility. Early in the design phase of the new David L. Rice Library, the architects proposed an alternative plan for the expansion of the University Center.

The current plan calls for saving the tree-covered hillside by expanding the University Center into the adjacent library building, which will be vacated when the new library is constructed. Since the two buildings are already physically connected via a conference center “bridge”, the expanded complex will look and function as a single University Center facility.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS:

The University Center Expansion project is closely related to the expansion and renovation of the David L. Rice Library. When the new library is completed and the current library is vacated, the University Center will expand into a portion of the vacated space. The Library/Classroom Expansion project is included in the University’s 2003-05 Capital Improvement Budget Request.

HISTORICAL SIGNIFICANCE:

This project does not involve historically significant buildings.

Attachment B

NEED AND PURPOSE

SPECIAL REPAIR AND REHABILITATION

Budget Agency Number: G-0-03-2-01

Page 1 of 4

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING:

The University of Southern Indiana is a broad-based institution offering instruction, research, and service. A liberal arts and science curriculum provides the foundation of knowledge for all programs and complements undergraduate programs leading to careers in business, engineering, government, health professions, education, and related fields. Selected master's degrees serve persons in professional and technical fields. As a public institution, the University of Southern Indiana counsels and assists business and industry, as well as social, education, governmental, and health agencies to higher levels of efficiency and improved services. More than 9,300 students are enrolled in degree programs; in addition, another 9,000 students enroll annually in noncredit, continuing education, workforce training, and professional development programs at the University. Conservative enrollment projections indicate a student headcount of over 10,000 undergraduate and graduate students by 2004.

To better serve the needs of students, the proposed expansion/renovation of the University Center will provide additional and/or renovated space for student activities and student organizations, an expansion of the University Bookstore, and additional food service facilities. Additional conferencing and meeting space will be added in the project.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

The University of Southern Indiana has experienced tremendous growth during its thirty-five-year history. The University Center was built in 1974 to serve a student population of about 2,500 students. The facility was enlarged in 1996 when enrollment reached about 7,700 students.

Today, the University Center serves a student population of about 9,400 students. The University expects continued growth in enrollment at a rate of three to five percent per year. If future growth meets even the most modest projections, the University will serve about 10,500 undergraduate and graduate students before the University Center project is completed.

Attachment B – NEED AND PURPOSE

New Bookstore

In the fall of 2000, a nationally-recognized bookstore consultant, Ken White Associates, reviewed the University's existing bookstore operations and recommended facility improvements. The consultant found that at 7,605 ASF, USI's bookstore was significantly undersized. Using the recommended ratio of 1.5 ASF of bookstore space per student, the existing bookstore was sized for a student body of only 5,070 students rather than the actual 9,362 students.

The study led to a small expansion project in the summer of 2001, which converted some unfinished space in the University Center into additional bookstore space. While that project expanded the bookstore to 8,865 ASF, the bookstore was still considerably undersized. Using the 1.5 ASF per student ratio, a bookstore with about 14,500 ASF is needed to accommodate today's student population.

The University's 2003-05 Capital Improvement Budget Request for the expansion and renovation of the University Center includes construction of a new 18,750 ASF bookstore in the space which will be vacated when the current library moves to its new facility. A bookstore of that size, again using the 1.5 ASF per student rule, will accommodate a student body of 12,500 students. At current enrollment growth rates, ten years will pass before the bookstore needs additional space.

Current plans call for construction of a two-level bookstore, with retail space on the main floor and textbooks in the lower level of the building. A loading dock, to be used for bookstore shipping and receiving, already exists on the lower level of the current library.

Additional Food Service Space

In the fall of 2000, a nationally-recognized college food service consultant, Sodexo-Marriott, reviewed the University's existing food service operations and recommended facility improvements. The consultant found that at 15,890 ASF, the University's food service operations were significantly undersized. A two-phase expansion project was recommended to increase food service space to 29,315 ASF.

The first phase of the project was completed in the summer of 2001. The project increased food service space to 18,275 ASF by expanding into the last of the University Center's unfinished space and space left vacant when the Student Multicultural Center was relocated.

The second recommended phase involved significant expansion, adding 11,040 ASF, primarily by moving into space left vacant when the University Bookstore moved into the expanded University Center space. This phase of the project, to reallocate former bookstore space to food service, is included in the University's 2003-05 Capital Improvement Budget Request to expand the University Center. The size of the project has been reduced from 11,040 ASF to 10,000 ASF.

Attachment B – NEED AND PURPOSE

Student Activity Space

Student activity space is important for all students. Commuters and non-traditional students use this space to relax and unwind between classes, since returning home between classes is impractical. Residential and more traditional students are more likely to be involved in campus activities and clubs and rely on student activity space as meeting and office space for their campus clubs and organizations.

While the University Center has always provided student activity space, the amount of space has declined in recent years. The reallocation of space to food services has taken priority over student activity space. During the summer of 2000, a game room for students was converted to a “Sub Connection” sandwich shop. While students understand the need for food service facilities, there is a need to restore lost student activity space. The requested project will add about 20,000 ASF of student activity space.

10,300	Renovate vacated area in library building
5,520	Add new space and new entry to vacated library building
<u>4,426</u>	Renovate Conference Center or “bridge”
20,246	

The quality of space for student activities also is an issue. Student clubs and organizations now maintain offices in the lower level of the University Center. The area was left unfinished when the building was constructed and was subsequently transformed to student activity space in a very low-cost conversion project. The 10,772 ASF in the lower level of the University Center will be completely renovated as a part of the requested project.

Conference and Meeting Space

While conference and meeting space is distributed throughout the University Center, the University’s Conference Center consists of 4,426 ASF on the “bridge” which connects the University Center to the existing library. Space in the Conference Center will be converted to additional student activity space. The current Conference Center will be relocated into the library building and expanded to 7,500 ASF. A new entrance into the former library building will provide improved access from parking facilities for those attending conferences.

Financial Plan

The University is requesting bonding authorization only for the University Center Expansion project. State funding is not requested.

Debt service for the \$9,750,000 project will be funded from bookstore reserves, increased student activity fees, and rent revenue from the University Bookstore and food services.

Attachment B – NEED AND PURPOSE

In conjunction with this project, student activity fees will increase \$.25 per credit hour per year up to \$1.25 per credit hour over a five-year period. These fees will be used to support a portion of the debt service.

The effect of the student activity fee increase upon affordability is quite modest. In percentage terms, the project will cause tuition and mandatory fees to increase an extra one-fifth of one percent per year for five years.

ALTERNATIVES CONSIDERED:

This project is the result of the study in 2000 which recommended expansion of the University Center into the hillside north of the existing building. Since that time, architects have recommended a plan which saves the hillside and its trees by expanding the University Center into the current library building. The University community has enthusiastically embraced this alternative plan.

PRIORITY RANKING:

The University Center Expansion project is the University's first priority for non-state-funded projects and its second overall priority.

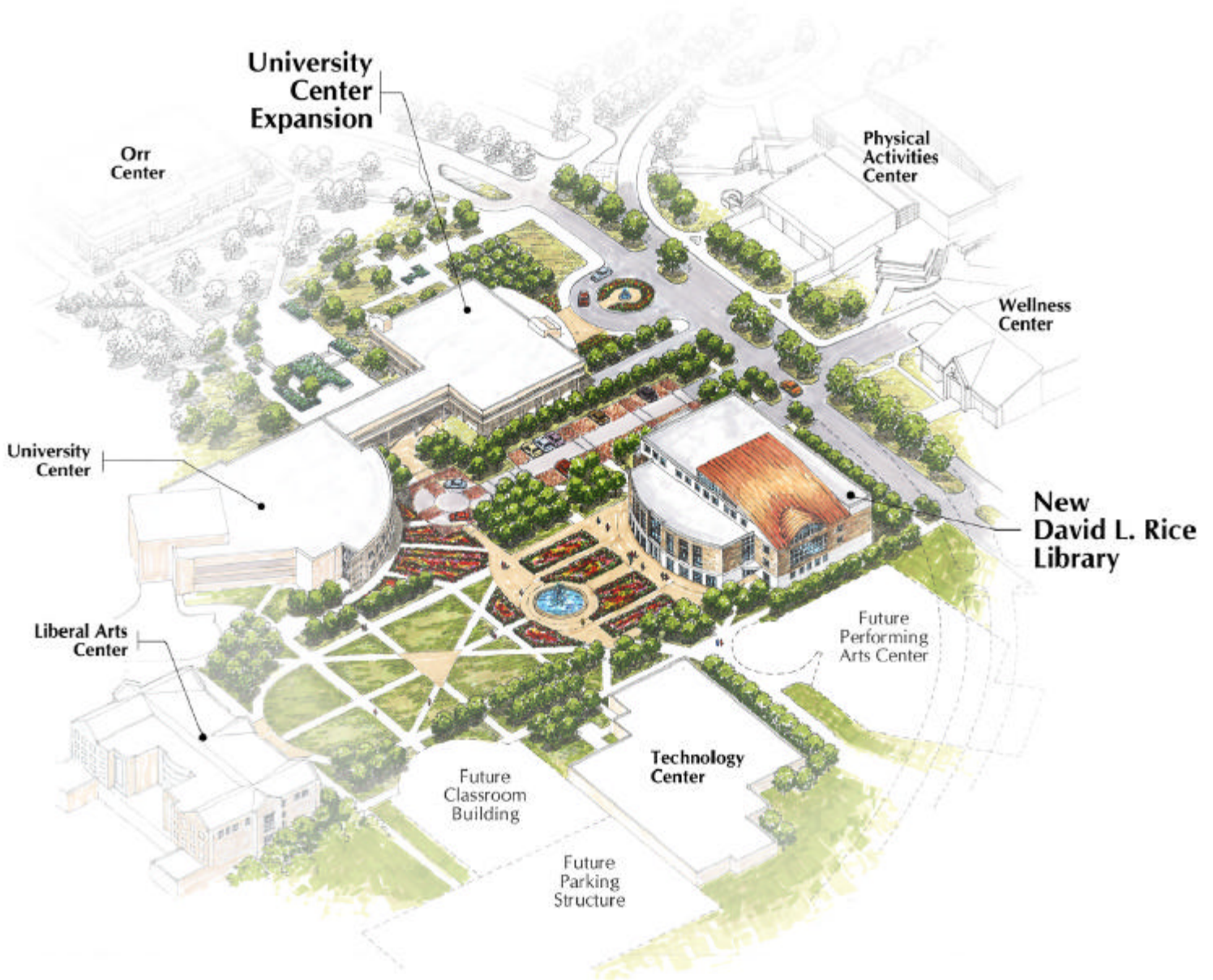
RELATIONSHIP TO LONG-RANGE FACILITY PLANS:

The University Center Expansion project is an integral part of the University's long-range facility plan. It is closely linked with other related projects, including expansion of the David L. Rice Library and relocation of University Boulevard which now bisects the campus.



Expansion of University Center & David L. Rice Library

University of Southern Indiana



Aerial Perspective . . . view looking Northeast

**ATTACHMENT C
Space Data**

SPECIAL REPAIR AND REHABILITATION

BUDGET AGENCY NUMBER: G-0-03-2-01

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CAMPUS ACADEMIC/ADMINISTRATIVE SPACE:

Gross Square Footage: 1,822,086 Assignable Square Footage: 696,047

TOTAL AREA IN FACILITY OR STRUCTURE

Gross Square Footage: 86,257 Assignable Square Footage: 67,288

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 (Project Area)
<u>INSTRUCTION AND LIBRARY SPACE</u>			
(a) Classroom (110,115)	<u>0</u>	<u>0</u>	<u>0</u>
(b) Class Laboratories (210,215,220,225)	<u>418</u>	<u>0</u>	<u>418</u>
(c) Libraries (410 through 455)	<u>32,596</u>	<u>0</u>	<u>32,258</u>
(d) All Other	<u>3,664</u>	<u>0</u>	<u>3,664</u>
Subtotal	<u>36,678</u>	<u>0</u>	<u>36,340</u>
<u>INSTRUCTION RELATED</u>			
(f) Office (310 through 355)	<u>8,155</u>	<u>1,875</u>	<u>3,797</u>
(g) All Other	<u>0</u>	<u>0</u>	<u>0</u>
<u>RESEARCH SPACE</u>			
(h) Non-Class Laboratories (250,255)	<u>0</u>	<u>0</u>	<u>0</u>
(l) Other	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal	<u>0</u>	<u>0</u>	<u>0</u>
<u>HEALTH CARE SPACE (SUBTOTAL)</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>RELATED SUPPORTING FACILITIES (SUBTOTAL)</u>	<u>14,157</u>	<u>7,500</u>	<u>0</u>
<u>OTHER ASSIGNABLE SPACE (SUBTOTAL) Supplemental</u>	<u>44,409</u>	<u>57,913</u>	<u>21,631</u>
TOTAL	<u><u>103,399</u></u>	<u><u>67,288</u></u>	<u><u>61,768</u></u>

The difference in the Future Use ASF and Present Use ASF is 5,520 ASF which is the student activities addition.

The increase in Future Use Supplemental ASF compared to Present Use Supplemental ASF is due to 5,520 ASF for student activities addition and reclassifying 30,762 Acad/Admin ASF into Supplemental ASF.

**ATTACHMENT D
Project Cost**

SPECIAL REPAIR AND REHABILITATION

BUDGET AGENCY NUMBER: G-0-03-2-01

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ANTICIPATED CONSTRUCTION SCHEDULE:	<u>MONTH</u>	<u>YEAR</u>
Bid Date	<u>May</u>	<u>2005</u>
Start Construction	<u>September</u>	<u>2005</u>
Occupancy	<u>August</u>	<u>2006</u>

ESTIMATED CONSTRUCTION COST:	<u>COST BASIS (a)</u>	<u>ESTIMATED ESCALATION FACTORS (b)</u>	<u>PROJECT COST (c)</u>
Planning Costs			
Academic Facilities Planning Fund	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Other Architectural Fees	<u>567,588</u>	<u>0</u>	<u>567,588</u>
Construction			
Structure	<u>4,718,947</u>	<u>0</u>	<u>4,718,947</u>
Mechanical (Plumbing, HVAC, Elevators)	<u>1,808,930</u>	<u>0</u>	<u>1,808,930</u>
Electrical	<u>1,337,035</u>	<u>0</u>	<u>1,337,035</u>
Moveable Equipment	<u>1,000,000</u>	<u>0</u>	<u>1,000,000</u>
Fixed Equipment	<u>0</u>	<u>0</u>	<u>0</u>
Site Development/Land Acquisition	<u>300,000</u>	<u>0</u>	<u>300,000</u>
Other (Explain)	<u>17,500</u>	<u>0</u>	<u>17,500</u>
Total Estimated Project Cost	<u><u>\$9,750,000</u></u>	<u><u>\$0</u></u>	<u><u>\$9,750,000</u></u>

(a) Based on current costs prevailing as of (month, year) May, 2002

(b) Explain the basis for arriving at this estimate.
The cost basis is based on the architect's review of the project scope and requirements and the estimated cost of the project.

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

ATTACHMENT E
Source(s) of Funding

SPECIAL REPAIR AND REHABILITATION

BUDGET AGENCY NUMBER: G-0-03-2-01

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ESTIMATED TOTAL PROJECT COST: \$9,750,000

SOURCES OF FUNDING:

Prior Appropriation (Acts of ____)	_____	
State Appropriation Requested	_____	ANNUAL* PAYMENT
Bonding Authority (Acts of 1965)	<u>\$9,750,000</u>	<u>\$832,879</u>
Bonding Authority (Acts of 1929)	_____	_____
Bonding Authority (Acts of 1927)	_____	_____
Lease Purchase	_____	_____
Other _____ (specify)	_____	_____

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

**ATTACHMENT F
Estimated Change in Operating Costs**

SPECIAL REPAIR AND REHABILITATION

BUDGET AGENCY NUMBER: G-0-03-2-01

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GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: * 6,100

ANNUAL OPERATING COST	<u>COST PER SQUARE FOOT</u>	<u>TOTAL COST</u>	<u>PERSONAL SERVICES</u>	<u>SUPPLIES AND EXPENSE</u>
Operations	<u>\$1.377</u>	<u>\$8,400</u>	<u>\$3,360</u>	<u>\$5,040</u>
Maintenance	<u>4.614</u>	<u>\$28,145</u>	<u>11,258</u>	<u>16,887</u>
Fuel	<u>0.388</u>	<u>2,367</u>	<u>0</u>	<u>2,367</u>
Utilities	<u>0.912</u>	<u>5,563</u>	<u>0</u>	<u>5,563</u>
Other	<u>0.520</u>	<u>3,172</u>	<u>0</u>	<u>3,172</u>
Total	<u><u>\$7.811</u></u>	<u><u>\$47,647</u></u>	<u><u>\$14,618</u></u>	<u><u>\$33,029</u></u>
LESS: OPERATING COST OF				
Existing Area Affected		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Other Space Affected		<u>0</u>	<u>0</u>	<u>0</u>
ESTIMATED CHANGE IN COST *		<u><u>\$47,647</u></u>	<u><u>\$14,618</u></u>	<u><u>\$33,029</u></u>

DESCRIPTION OF ANY UNUSUAL FACTORS AFFECTING OPERATING AND MAINTENANCE COST:

There are no unusual factors affecting the operating and maintenance cost of this project.

*The estimated change in operating cost and the gross square footage affected reflects the new "added" space. The operating cost of the existing space to be renovated will not change.

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) _____.

The "Estimated Change in Cost" will not be requested as a "plant expansion" adjustment to the University's operating budget. The increase will be funded from University Center revenues. The operating costs are based on costs prevailing as of May, 2002.