

MINUTES
JOINT MEETING
FINANCE AND CONSTRUCTION COMMITTEES

UNIVERSITY OF SOUTHERN INDIANA
BOARD OF TRUSTEES

January 22, 2003

The Finance and Construction Committees of the University of Southern Indiana Board of Trustees met in joint session via conference call on Wednesday, January 22, 2003, in Room WA100 in the Wright Administration Building. Present were Trustees Tina Kern-Raibley and James L. Will Sr. Attending via conference call were Chair G. Patrick Hoehn and Trustee J. David Huber. Also attending were Vice President for Business Affairs and Treasurer Robert W. Ruble; Vice President for Advancement Sherianne M. Standley; Director of Facilities and Operations Planning Stephen P. Helfrich; and Assistant Treasurer and Business Office Director Michael W. Whipple.

Mr. Hoehn called the meeting to order at 9:00 a.m.

At their meetings on January 9, 2003, the Board of Trustees and the joint Finance and Construction Committees heard reports on plans to construct a fourth residence hall south of O'Bannon Hall. The residence hall will be similar to O'Bannon Hall with an expected functional capacity of 220 beds. The \$7.5 million project will include the residence hall, a storm water run-off lake, and a dam that will support a loop road proposed in the University's master plan. The Board of Trustees approved a resolution authorizing the Construction Committee to approve the architectural contracts, design plans, cost estimates, and construction schedules; to review construction bids; and to award contracts or reject any or all construction bids for the project. The resolution further authorized the Finance Committee to approve a financing plan for the project.

(CONSTRUCTION COMMITTEE)

1. APPROVAL OF ARCHITECTURAL PROPOSAL FOR STUDENT RESIDENCE HALL NO. 4

Mr. Hoehn called on Vice President Ruble to review a proposal from the firm of Veazey, Parrott, Durkin, and Shoulders for architectural and engineering services for Residence Hall No. 4 (Attachment A). Vice President Ruble also reviewed a letter dated January 21, 2003, from Veazey, Parrott, Durkin, and Shoulders that further described the involvement of the firm during the phases of design, bidding, construction, and project closeout. Other firms included in the design team are Ratio Architects; Biagi, Chance, Cummins, London and Titzer; and Wilkie Structural Engineering. Vice President Ruble noted that additional information is included in the proposed Project Schedule (Attachment B) and the Project Summary (Attachment C).

The Construction Committee made the following recommendations:

- Because Residence Hall No. 4 will be of essentially the same design as the first three residence halls, the design team should anticipate and correct errors made on the first three residential buildings. The staff will convey to the design team that the committee expects minimal change orders on this project.
- The committee requested that Mr. Helfrich prepare a summary of change orders on the first three buildings including the cost of each change and the amount of time required to accomplish it.
- Because the Physical Plant staff now includes a full-time licensed architect and a full-time licensed engineer, the committee noted that it may be possible for architectural and engineering services for Residence Hall No. 5 to be accomplished by University staff. The committee recommended that the University's architectural and engineering staff be involved in all phases of the planning and construction of Residence Hall No. 4. Mr. Helfrich will ensure that the contract for Residence Hall No. 4 includes a statement that the architectural plans for the building are the property of the University.

On a motion by Mrs. Kern-Raibley, seconded by Mr. Will, the proposal for architectural and engineering services for Student Residence Hall No. 4 in Attachment A was approved.

(FINANCE COMMITTEE)

2. APPROVAL OF AUTHORIZATION TO ISSUE REQUESTS FOR PROPOSALS (RFP) FOR INVESTMENT BANKING SERVICES FOR STUDENT RESIDENCE HALL NO. 4

Mr. Hoehn called on Mr. Whipple to review the proposed resolution. Mr. Whipple reported that following the approval of the project by the Indiana Commission of Higher Education, the University will issue a Request for Proposal for Investment Banking Services for Student Residence Hall No. 4. The approval of the State Budget Committee will also be required prior to the Finance Committee's selection of an investment banker.

On a motion by Mr. Will, seconded by Mrs. Kern-Raibley, the following resolution was approved.

WHEREAS, the University of Southern Indiana Board of Trustees, at its meeting on January 9, 2003, authorized the Finance Committee to approve a financing plan for the construction of Student Residence Hall No. 4; and

WHEREAS, the University will require the assistance of an investment banker to develop the plan;

NOW, THEREFORE, BE IT RESOLVED that the Finance Committee authorizes the treasurer to issue a Request for Proposal to solicit investment banking firms interested in providing service to the University for the project;

FURTHER RESOLVED that the treasurer shall present the responses from interested firms to the Finance Committee for selection of an investment banker.

3. DISCUSSION OF FUTURE INVESTMENT BANKING SERVICES

Mr. Whipple provided the committee with a brief history of the two most recent financing plans undertaken by the University. These were the Auxiliary Facilities Revenue Bonds to finance auxiliary programs (March 2001) and the Series H Student Fee Bonds to finance the construction of the Science and Education Center (November 2001). He recommended that the University contact investment banking firms about the potential for a future financing project when the library project is approved. As part of the evaluation and recommendation, the University will request that the firms consider refunding opportunities of existing debt issues.

Mr. Hoehn requested that Mr. Whipple provide the committee with a summary of the bond issues to be accomplished in such a refinancing process.

4. DISCUSSION OF LOGGING AND TIMBER ON PROPERTY TO BE CLEARED FOR RESIDENCE HALL NO. 4

Mr. Hoehn requested information about the logging of timber on the property to be cleared for Residence Hall No. 4. Mr. Helfrich reported on the process used for logging other areas that were cleared for University construction. Mr. Hoehn will provide Mr. Helfrich with the name of a forestry consultant who may be interested in identifying trees for logging. Mr. Hoehn suggested that the University consider logging larger areas of property for timber value.

There being no further business, the meeting adjourned at 9:28 a.m.

VEAZEY
PARROTT
DURKIN &
SHOULDERS

January 13, 2003

Steve Helfrich, Director of Facilities
University of Southern Indiana
8600 University Boulevard
Evansville, IN 47712

Re: Residence Hall #4

Dear Steve:

We are pleased to present this proposal for full architectural and engineering services for the next residence hall at USI. We propose the same contractual scope and level of service as we performed for Residence Hall #3. We understand that the university would like to be able to occupy the new residence hall in the Fall of 2004. We also understand that a separate budget and contract is being negotiated with Biagi, Chance, Cummins, London & Titzer for off-site utilities and wider-ranging campus development of roads and a retention lake that will not be included in our scope of work for Residence Hall #4.

We propose to utilize the same team of professional service firms that have worked on all three residence halls in the past. Included with VPDS will be Ratio Architects, BCCLT, and Wilkie Structural Engineering. We agree to provide the services required for this important construction program for the lump sum fee of **Two Hundred Twenty-Five Thousand Dollars and No Cents.....(\$225,000.00).**

In addition, we propose a not-to-exceed price of thirty-five thousand dollars (\$35,000) for reimbursable expenses, which may include out-of-town travel, printing of bidding documents, project photography for documentation, and plan filing fees. We will only bill for expenses incurred up to the maximum upset price indicated.

Not included in the above full service proposal are site surveying (to be provided by Biagi in a separate contract with the University), geotechnical investigations and soil testing (to be provided to us by the University), any other required testing during construction, and/or environmental mitigation services that we are not insured to perform.

Thank you for this opportunity to provide a proposal for professional services. We look forward to another successful residence hall project for USI.

Sincerely,
VEAZEY PARROTT DURKIN & SHOULDERS



Michael R. Shoulders, AIA, AICP
President and CEO

Pc: Sean Bright
William M. Brown

Enclosures

ARCHITECTS
ENGINEERS
PLANNERS

- Michael R. Shoulders, AIA
- Scott C. Veazey, AIA
- Thomas H. Durkin, PE
- George S. Link, AIA
- William M. Brown, AIA
- Martin L. Truesdell, AIA
- Sean M. Bright, AIA
- Victor D. Landfair, AIA
- Thomas D. Cullum, AIA
- Del W. Stevens, AIA
- Milagros Q. Stevens, AIA
- John I. Winiger, AIA
- Samuel C. Nation, PE
- David J. Ellert, PE
- Marcene C. Kinney, AIA
- James C. Hooker, AIA

Emeritus
Charles E. Parrott, AIA

PROJECT SUMMARY

NEW CONSTRUCTION

INSTITUTION: University of Southern Indiana **CAMPUS:** _____
PROJECT TITLE: Construction of Student Housing **BUDGET AGENCY NO.:** G-0-03-1-03
Residence Building No. 4 **INSTITUTION'S PRIORITY:** 1

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A)

The construction of one 64-unit student resident building to house two-hundred twenty (220) students. While the gross capacity will be 232, the usable beds or functional capacity will be 220. The facility will include fifty-two (52) two-bedroom apartments and twelve (12) one-bedroom apartments. The suite-style facility primarily will house freshmen students and will be located in a wooded area south O'Bannon Hall.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B)

The availability of student housing has had a positive effect on the number of students enrolling in postsecondary education at the University of Southern Indiana. The construction of the student residence building is needed to accommodate the increased number of students who need affordable student housing and who live too far from campus to commute.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 69,507 GSF 50,739 ASF 0.73 ASF/GSF
NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: 1,367 ASF

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST: \$7,500,000 **\$/GSF** 107.90
ANTICIPATED DATE OF PROJECT COMPLETION: July 2004

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

<u>Bonding Authority</u>	<u>\$7,500,000</u>
_____	_____
_____	_____
TOTAL BUDGET	<u>\$7,500,000</u>

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

\$0 () INCREASE () DECREASE

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

Attachment A

DETAILED PROJECT DESCRIPTION

BUDGET AGENCY NUMBER: G-0-03-1-03

Page 1 of 3

DESCRIPTION OF PROJECT:

The University of Southern Indiana proposes the construction of one 64-unit student residence building that has a combination of one and two-bedroom apartments. The residence building with fifty-two (52) two-bedroom apartments and twelve (12) one-bedroom apartments, will accommodate two-hundred twenty (220) students and will be located in a wooded area immediately south of O'Bannon Hall. While the gross capacity will be 232, the usable beds or functional capacity will be 220. The proposed facility will use the same design as O'Bannon Hall, the third student residence building that was constructed in 2001.

The four-story building will include a central entrance with interior corridors; a centrally located lounge and reception area; a computer laboratory on each floor; a laundry facility; and, a multipurpose room on the main level. The two-bedroom units with two (2) bathrooms will accommodate four (4) students and the single units with one bathroom will accommodate two (2) students. The lower level will accommodate ten two-bedroom suites on the east side of the central corridor with windows that face the wooded hillside and a new lake that will be constructed as part of this project. The west side of the lower level will be unfinished space that can be used for storage, meeting rooms, recreation space or other functions. The total square footage of a two-bedroom unit is approximately 725 square feet with approximately 530 square feet in the one-bedroom unit. Each apartment will include a kitchenette; a common living area for the residents; and technological enhancements for computer networking. A copy of the elevation and the floor plan for the two-bedroom unit and each building floor is included with the Project Summary. (*Figure 1*)

The construction of the building will be a combination of wood framing, masonry block walls where needed for fire blocks, brick exterior, gypsum board walls and ceilings, and light weight concrete floors. Natural gas fired hot water boilers located in the mechanical room will provide heating for the building. Cooling of the building will utilize the chilled water produced in the central chilled water plant in the Physical Plant and piped to the building. The hot water for heating and the chilled water for cooling will be pumped to air handling units and fan coil units that will distribute conditioned air to all spaces.

The facility is designed to blend into the natural habitat and terrain of the area with site improvements planned to provide access by pedestrians and vehicles into a safe and well lighted area. A six acre lake will be constructed in the valley to the east of the building to enhance the beauty of the site and to mitigate storm water run-off pollution during site development and construction of Student Residence Building No. 4 and the residence buildings planned in the

future. Every effort will be made to preserve the natural beauty of the site with only selective removal of the woodlands for construction of the residence facilities or lake.

The existing Parking Lots D and E with 553 spaces will provide primary parking for this development. The proposed location of the building and parking facilities are indicated on the campus map, site plan, and aerial photograph submitted with the Project Summary. (*Figure 2*)

PLANNING CHANGES:

The **Ten-Year Housing Plan for 1996-2005** was completed by the University in May 1996. The Plan outlined the University's objectives for future on-campus housing and served as the program statement for the development of the suite-style student residence facilities. The alternative style of student housing incorporates the best aspects of apartment style living with the strengths of more traditional residence halls and was developed to primarily respond to the unique needs of freshmen students. In fall 1999 the first 54-unit suite-style student residence hall (Newman Hall) opened with 180 beds with a second facility (Governors Hall) completed for fall 2000. O'Bannon Hall, the third residence building was completed for fall 2001. The new design has been well received by students. It provides an alternative style of housing to better enhance the student's living and learning environment.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS:

The University's Ten-Year Capital Improvement Plan for 2003-2005 includes the development of additional student residential housing facilities between 2003-2013. The proposed housing project is closely related to current and future capital improvement projects.

In 1996, the University commissioned the preparation of a **Campus Master Plan** for the future physical development of the campus. The Master Plan was completed in 1997 and projects the academic and support facilities, infrastructure changes, improvements, additions, resident facilities, roadways, and parking facilities needed during the next twenty years. The proposed student residence facility is the fourth building in the modified style of student housing planned on the south end of the University property. The site planned for this project, including the lake, is consistent with the location shown on the Master Plan. A copy of the Master Plan site plan is included in the attachments as a reference for indicating not only the student housing and lake location but, also, the locations of other facilities and improvements under construction or planned for the campus. (*Figure 3*)

The construction of the proposed student housing facility has a direct relationship with other projects recently constructed and projects in the planning stage. The expansion of the University Center in 1996 included additional student activities space needed to meet the needs of an increasingly residential student body. More recently, expansion and improvement to the food service facilities in the University Center have been made to provide additional food service

capabilities. Residents of the proposed housing project will utilize the food service capabilities of the University Center to meet their dining needs.

The Liberal Arts Center located west of the University Center opened in fall 1999. The Liberal Arts Center provides classrooms and laboratories for a majority of the liberal arts and humanities classes required by first-year students. Students living in the student residence halls are within a three to four minute walk of the new Liberal Arts Center and the David L. Rice Library. The Fitness Center, which opened in the spring of 2001, provides space for the physical fitness and recreational sports and also is within a three to four minute walk of the student residence halls.

The relationship of the proposed student housing project is closely tied to projects recently completed, currently under construction, or in the planning phase. The proposed site for the project is considered the ideal location for the development of future housing. It is centrally located in the core of campus with easy access to academic and student services facilities. As the University continues to develop the new student housing area, additional amenities are planned which will add to the quality of life of the students living in the housing facilities.

Attachment B

NEED AND PURPOSE

BUDGET AGENCY NUMBER: G-0-03-1-03

Page 1 of 4

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING:

In 1989 the University of Southern Indiana was authorized in P.L. 211, Sec. 1, IC 20-12-8-1 by the Indiana General Assembly, to plan, construct, and finance student residence facilities. Prior to the authorization, Southern Indiana Higher Education, Inc. financed the construction of student housing.

Over the last ten years, the number of students who can be housed on-campus has more than doubled, from 1,269 in 1992-93 to 2,727 in 2002-03. More than one-third of all full-time students now live on campus (2,552 of 7,146). The ongoing development of student housing has enabled residential students to take full advantage of the educational, cultural, and recreational benefits offered through the campus. Also, the residential experience has significantly expanded the student's learning experience. Sources used in the development of the University's **Ten-Year Housing Plan for 1996-2005** revealed that for students living on campus there is a statistically significant positive influence on persistence and completion of the bachelors degree. The residential experience has enhanced the overall academic experience of the students, which has in turn fueled the demand for additional student housing.

The University's **Ten-Year Housing Plan for 1996-2005** is currently under review by a campus task force of Student Affairs and Business Affairs experts. An updated plan will be published in the first half of 2003. When complete, copies of the plan will be shared with staff of the Commission for Higher Education, State Budget Agency, and the General Assembly. The updated ten-year housing plan will include construction of a fourth residence hall, with completion in July 2004.

The University of Southern Indiana is committed to increasing the postsecondary educational participation rate of young people and adults. The impact of the University has been significant. Over the last ten years, enrollment at the University of Southern Indiana has increased 30%, from 7,430 (Fall 1992) to 9,675 (Fall 2002). Over the same ten-year period, full-time enrollment increased 69%, from 4,223 to 7,146.

While USI enrolls students from all ninety-two Indiana counties, the University places most emphasis on meeting the needs of southwestern Indiana. In 1985, only about 33% of southwestern Indiana high school graduates pursued higher education. That figure has now risen to 74% and exceeds the United States average. While a number of factors contributed to this dramatic improvement, including K-12 initiatives and the development of Indiana's new community college system, USI's ongoing efforts have had a significant impact.

Until 1999, all USI student housing had been in apartment buildings. In that year, however, the first suite-style student residence hall (Newman Hall) opened with 180 spaces. A second nearly identical residence hall (Governor's Hall) opened one year later in 2000. A third residence hall, O'Bannon Hall, opened in 2001. While O'Bannon Hall was very similar to Newman Hall and Governor's Hall, O'Bannon Hall was the first to include a lower level. Constructed into the side of a hill, O'Bannon Hall included 40 more beds than had been possible in Newman Hall or Governor's Hall. Like O'Bannon Hall, Residence Hall #4 will include a lower level.

USI takes a very conservative approach to the construction of new student housing, and does not build additional facilities until the need has been clearly demonstrated. Said differently, beds are added not in anticipation of possible future growth, but rather in recognition of a clear need. The current (Fall 2002) occupancy rate is 94%. The occupancy rate will approach 100% in Fall 2003, based on available 2003-04 admissions data. Completion of Residence Hall #4 in July 2004 will deliver 220 usable beds "just in time" to avoid turning students away in Fall 2004.

In 1998, the University worked with the Commission for Higher Education to develop a formula approach to be used to determine the need for additional student housing at the University of Southern Indiana. The formula provides that the number of total on-campus beds not exceed 55 beds per 100 annual full-time equivalent students from the University's primary service area. Based on the University's enrollment and housing statistics, the addition in Fall 2004 of two-hundred twenty (220) usable beds is within the parameters of the formula. Construction of Residence Hall #4 will result in a total of 54.4 beds per 100 FTE from the University's primary service area. (*Figure 4*)

Consistent with the goals established by the Commission for Higher Education, student retention and success are important goals for the University of Southern Indiana. The suite-style of student housing provides many of the support services key to a student's academic and social needs. The facility is functional, attractive, promotes a sense of community, is liveable, and provides a positive living and learning environment.

The construction of Residence Hall #4 is consistent with the University's long-range plans. It was included in the Ten Year Capital Plan submitted to the State in June 1998 and again in June 2000. It was specifically included on Schedule A (Summary of Capital Improvement Budget Request for 2003-05) in the University's 2003-05 Capital Budget Request submitted in June 2002.

Over the last ten years, enrollment at the University of Southern Indiana has increased 30%, from 7,430 (Fall 1992) to 9,675 (Fall 2002). Over the same ten-year period, full-time enrollment increased 69%, from 4,223 to 7,146.

University projections indicate that enrollment may reach 10,000 students by Fall 2003, and will nearly certainly do so by Fall 2004.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES:

The success of students at the University of Southern Indiana is a critical educational objective of the institution. The University provides students with a residential experience that promotes a positive living/learning environment. Important in the development of the University's Ten-Year Housing Plan was research that supported the success of students in attaining their degree goals if they reside on campus.

Consistent with the goals established by the Commission for Higher Education and an important part of the initiatives included in the University's Lilly Grant is the University's commitment to increasing the participation and retention rates of students in postsecondary education. The availability of housing to students facilitates the opportunity to retain currently enrolled students. A student's development and education are influenced as deeply by the living environment as by the classroom experience. Resident life programs, a variety of activities, athletic events, and enrichment programs have been developed to provide a living and learning environment which complements the University's educational process. These programs and others will be expanded with the development of the proposed housing project.

ALTERNATIVES CONSIDERED:

The design and location of the new suite-style student residence hall has been well received by students and provides an attractive alternative to USI's traditional apartment style of housing.

Many freshmen students prefer the residence hall life style and the programming opportunities that the residence halls permit. Then, as sophomores, they move to the more traditional apartments. More freshmen apply to the three residence halls than can be housed. Construction of Residence Hall #4 will help meet the demand.

Over the next ten years, additional student housing will be a mixture of traditional apartments and residence halls. Details will be provided in an updated version of the University's Ten-Year Housing Plan, to be completed in the first half of 2003.

The new suite-style of student housing has been successful and is considered the best option at the present time for the proposed housing project.

RELATIONSHIP TO LONG-RANGE FACILITY PLANS:

The construction of Residence Hall #4 is consistent with the University's long-range plans. It was included in the Ten Year Capital Plan submitted to the State in June 1998 and again in June 2000. It was specifically included on Schedule A (Summary of Capital Improvement Budget Request for 2003-05) in the University's 2003-05 Capital Budget Request submitted in June 2002.

The University's **Ten-Year Housing Plan for 1996-2005** is currently under review by a campus task force of Student Affairs and Business Affairs experts. An updated plan will be published in the first half of 2003. When complete, copies of the plan will be shared with staff of the Commission for Higher Education, State Budget Agency, and the General Assembly. The updated ten-year housing plan will include construction of a fourth residence hall, with completion in July 2004. Following construction of Residence Hall #4, the plan will call for a mixture of traditional student apartments and additional residence halls.

**ATTACHMENT C
SPACE DATA**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-03-1-03

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)		NET TOTAL FUTURE SPACE
					SPACE TO BE DEMOLISHED AS A RESULT OF THIS REQUEST	SPACE IN NEW REQUEST	
(110 & 115) Classroom	84,771	23,226	----	107,997	----	----	107,997
(210, 215, 220, 225, 230,235) Class Lab	85,451	36,020	----	121,471	----	----	121,471
(250 & 255) Nonclass Lab	16,786	0	----	16,786	----	----	16,786
300 Office Facilities	138,130	14,196	----	152,326	----	557	152,883
400 Study Facilities	55,579	9,420	----	64,999	----	810	65,809
500 Spec Use Facilities	93,973	0	----	93,973	----	----	93,973
600 General Use Facilities	150,765	100	----	150,865	----	1,925	152,790
700 Support Facilities	51,663	0	----	51,663	----	----	51,663
800 Health Care Facilities	2,331	0	----	2,331	----	----	2,331
900 Resident Facilities	513,186	0	----	513,186	----	47,447	560,633
000 Unclassified	3,067	10,469	----	13,536	----	----	13,536
TOTAL	1,195,702	93,431	-	1,289,133	0	50,739	1,339,872

(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 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 Student Residence Building Number 4.

This data was compiled and accurate as of January 14, 2003.

**ATTACHMENT D
PROJECT COST**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-03-1-03

PAGE 1 of 1

ANTICIPATED CONSTRUCTION SCHEDULE:

	<u>MONTH</u>	<u>YEAR</u>
Bid Date	<u>April</u>	<u>2003</u>
Start Construction	<u>May</u>	<u>2003</u>
Occupancy	<u>July</u>	<u>2004</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>\$0</u>	<u>\$0</u>	<u>\$0</u>
Other Architectural Fees	<u>275,000</u>	<u>0</u>	<u>275,000</u>
Construction			
Structure	<u>3,905,000</u>	<u>0</u>	<u>3,905,000</u>
Mechanical (Plumbing, HVAC, Elevators)	<u>1,500,000</u>	<u>0</u>	<u>1,500,000</u>
Electrical	<u>755,000</u>	<u>0</u>	<u>755,000</u>
Moveable Equipment (Furnishings)	<u>387,000</u>	<u>0</u>	<u>387,000</u>
Fixed Equipment	<u>15,000</u>	<u>0</u>	<u>15,000</u>
Site Development	<u>435,000</u>	<u>0</u>	<u>435,000</u>
Other (Explain)	<u>228,000</u>	<u>0</u>	<u>228,000</u>
Total Estimated Project Cost	<u>\$7,500,000</u>	<u>\$0</u>	<u>\$7,500,000</u>

- (a) Based on current costs prevailing as of (month, year) January 2003
- (b) Explain the basis for arriving at this estimate.
The cost estimates are based on January 2003 data and no escalation in costs is expected from this date to date of bidding of April 2003.
- (c) Description of unique building characteristic, design features, construction materials, site development factors or other considerations affecting cost estimates appear on a separate page immediately following.
The design of this student residence building is essentially the same as the three buildings recently constructed. Several enhancements and improvements were incorporated into the design and construction of O'Bannon Hall and will be continued in this building.

**ATTACHMENT E
SOURCE OF FUNDING**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-03-1-03

PAGE 1 OF 1

ESTIMATED TOTAL PROJECT COST: \$7,500,000

SOURCES OF FUNDING:

Prior Appropriation (Acts of ____)	_____			
State Appropriation Requested	_____	<u>ANNUAL PAYMENT *</u>	<u>YEARS *</u>	<u>RATE *</u>
Bonding Authority (Acts of 1965)	_____	_____	_____	_____
Bonding Authority (Acts of 1929)	_____	_____	_____	_____
Bonding Authority (Acts of 1927)	<u>\$7,500,000</u>	<u>\$627,595</u>	<u>20</u>	<u>5.5%</u>
Lease Purchase	_____	_____	_____	_____
Other _____ (specify)	_____	_____	_____	_____

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

**ATTACHMENT F
ESTIMATED CHANGE IN OPERATING COSTS**

NEW CONSTRUCTION

BUDGET AGENCY NUMBER: G-0-03-1-03

PAGE 1 OF 1

GROSS SQUARE FOOTAGE OF AREA AFFECTED BY PROJECT: 69,507

ANNUAL OPERATING COST	<u>COST PER SQUARE FOOT</u>	<u>TOTAL COST</u>	<u>PERSONNEL SERVICES</u>	<u>SUPPLIES AND EXPENSE</u>
Operations	<u>\$ 1.272</u>	<u>\$ 88,413</u>	<u>\$ 53,048</u>	<u>\$ 35,365</u>
Maintenance	<u>1.076</u>	<u>74,790</u>	<u>44,874</u>	<u>29,916</u>
Fuel (Electricity)	<u>0.160</u>	<u>11,121</u>	<u>6,673</u>	<u>4,448</u>
Utilities (Water & Sewer)	<u>0.133</u>	<u>9,244</u>	<u>5,547</u>	<u>3,698</u>
Other (Insurance)	<u>0.131</u>	<u>9,105</u>	<u>5,463</u>	<u>3,642</u>
Total	<u>\$ 2.772</u>	<u>\$ 192,673</u>	<u>\$ 115,604</u>	<u>\$ 77,069</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>\$192,673</u>	<u>\$115,604</u>	<u>\$77,069</u>

DESCRIPTION OF ANY UNUSUAL FACTORS AFFECTING OPERATING AND MAINTENANCE COST:

The cost for electricity, water, sewer, and cable TV are not included in the operating cost because the utility costs are included in the room rental rate and paid for by the residents.

DESCRIPTION OF ANTICIPATED PLANT EXPANSION REQUEST:

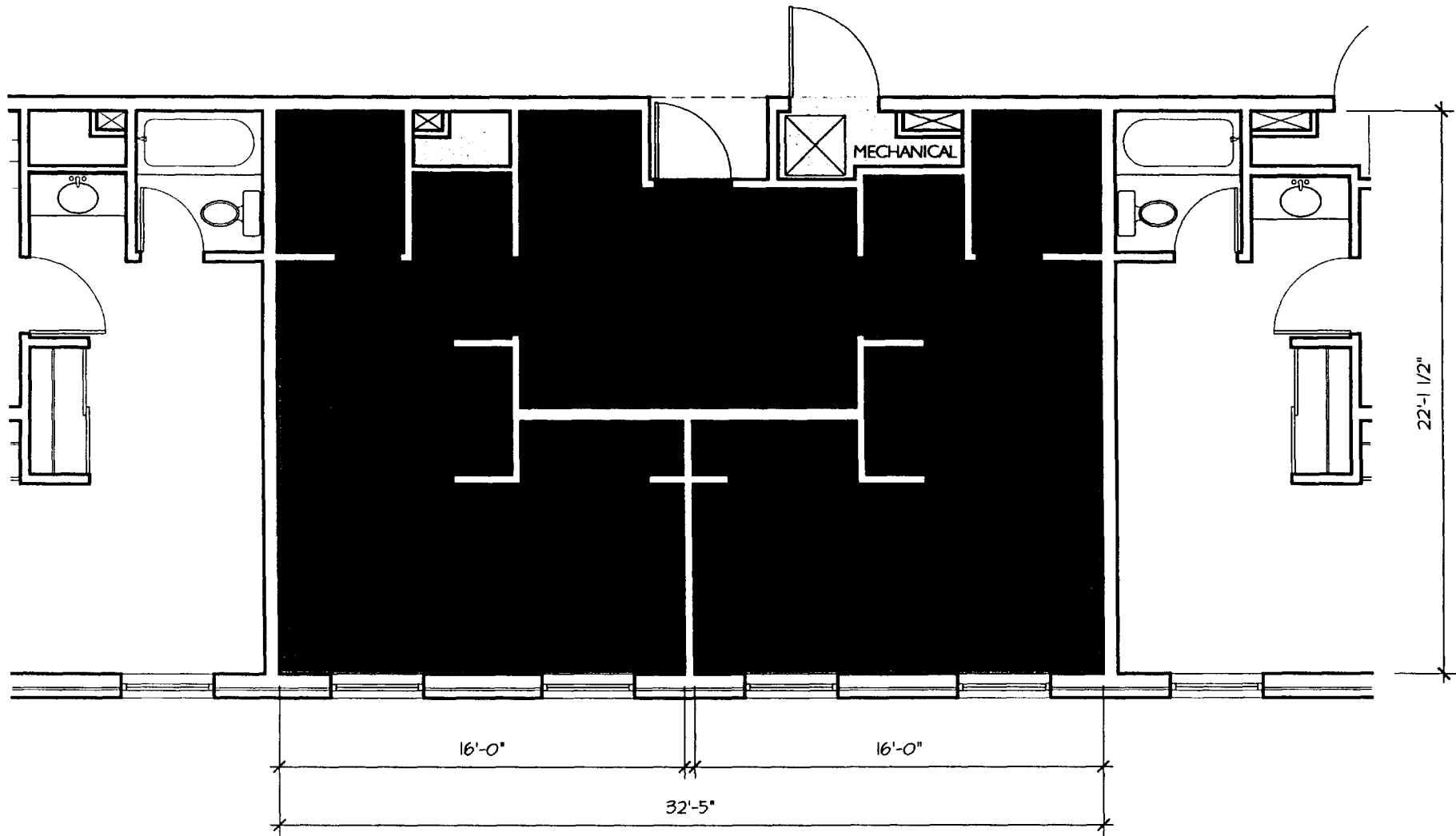
None of the estimated annual operating cost will be requested as a "plant expansion" increase in the operating budget. All operating costs will be funded by rental revenues.

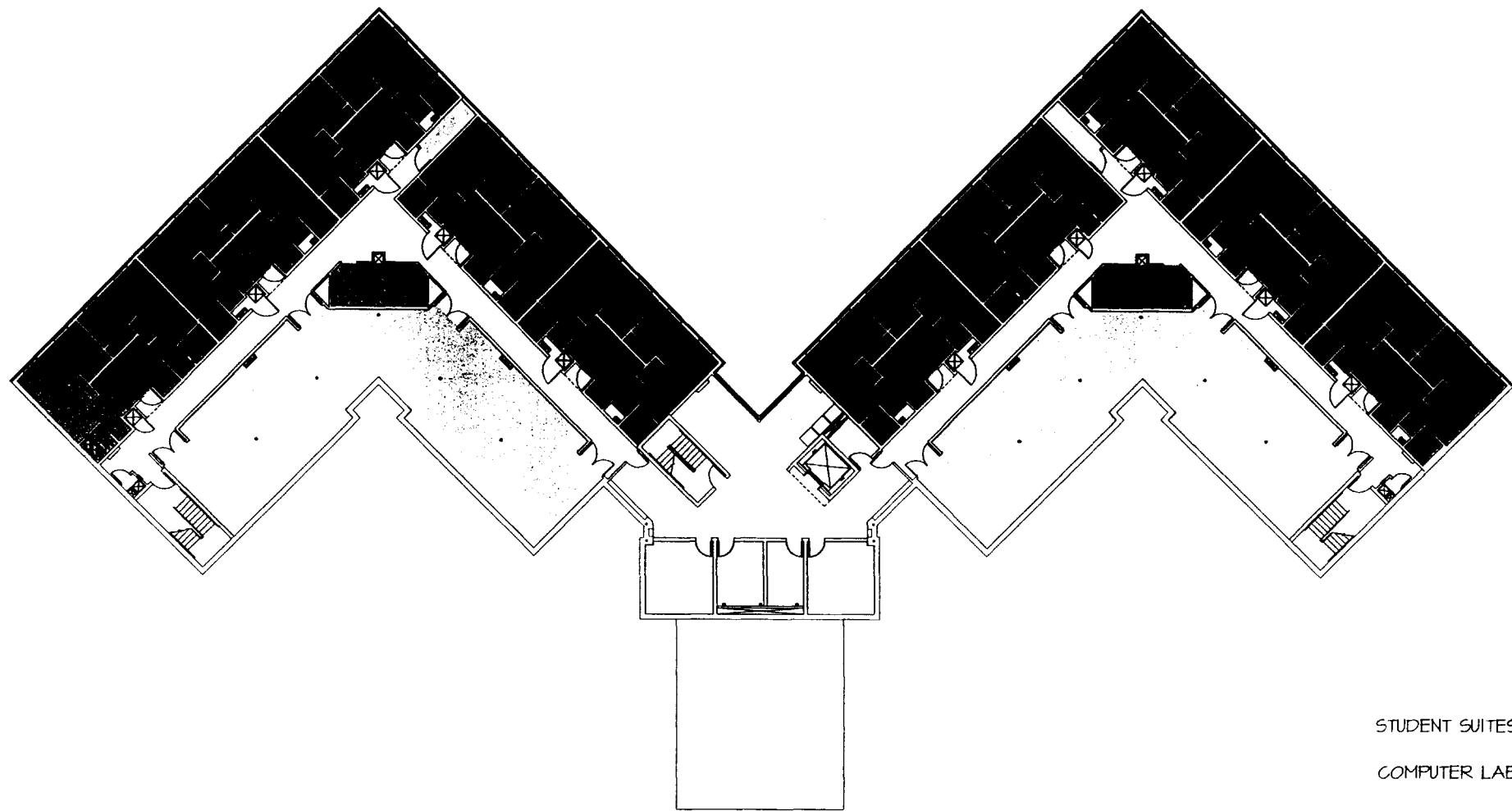


STUDENT RESIDENCE BUILDING NUMBER FOUR
UNIVERSITY OF SOUTHERN INDIANA



FIGURE 1a - BUILDING ELEVATION
NOT TO SCALE



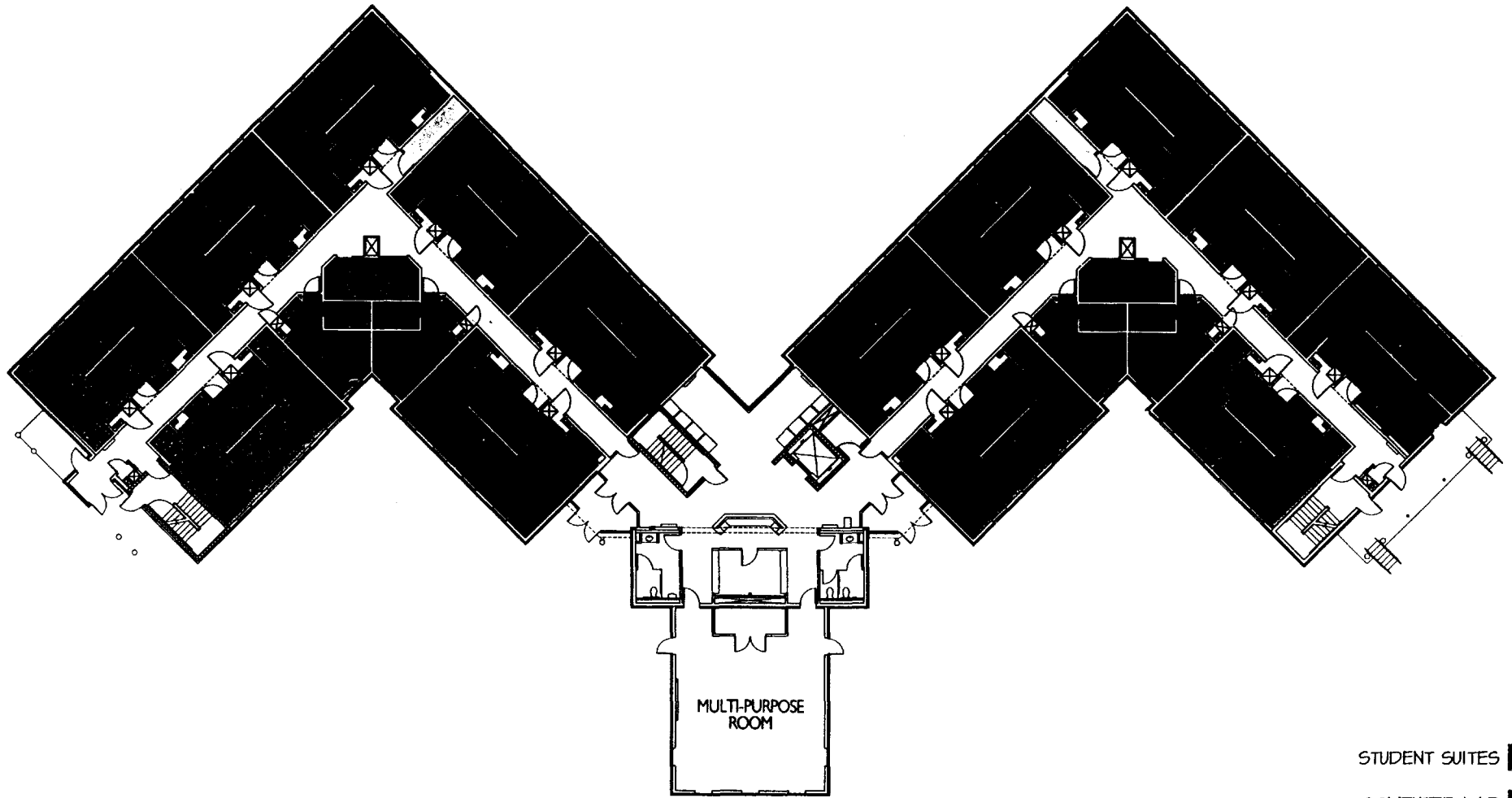


- STUDENT SUITES ■
- COMPUTER LAB ■
- COMMON AREAS
- MECHANICAL ROOMS
- STORAGE ■

STUDENT RESIDENCE BUILDING NUMBER FOUR
 UNIVERSITY OF SOUTHERN INDIANA



FIGURE 1c - LOWER LEVEL FLOOR PLAN
 SCALE: 1" = 30'-0"



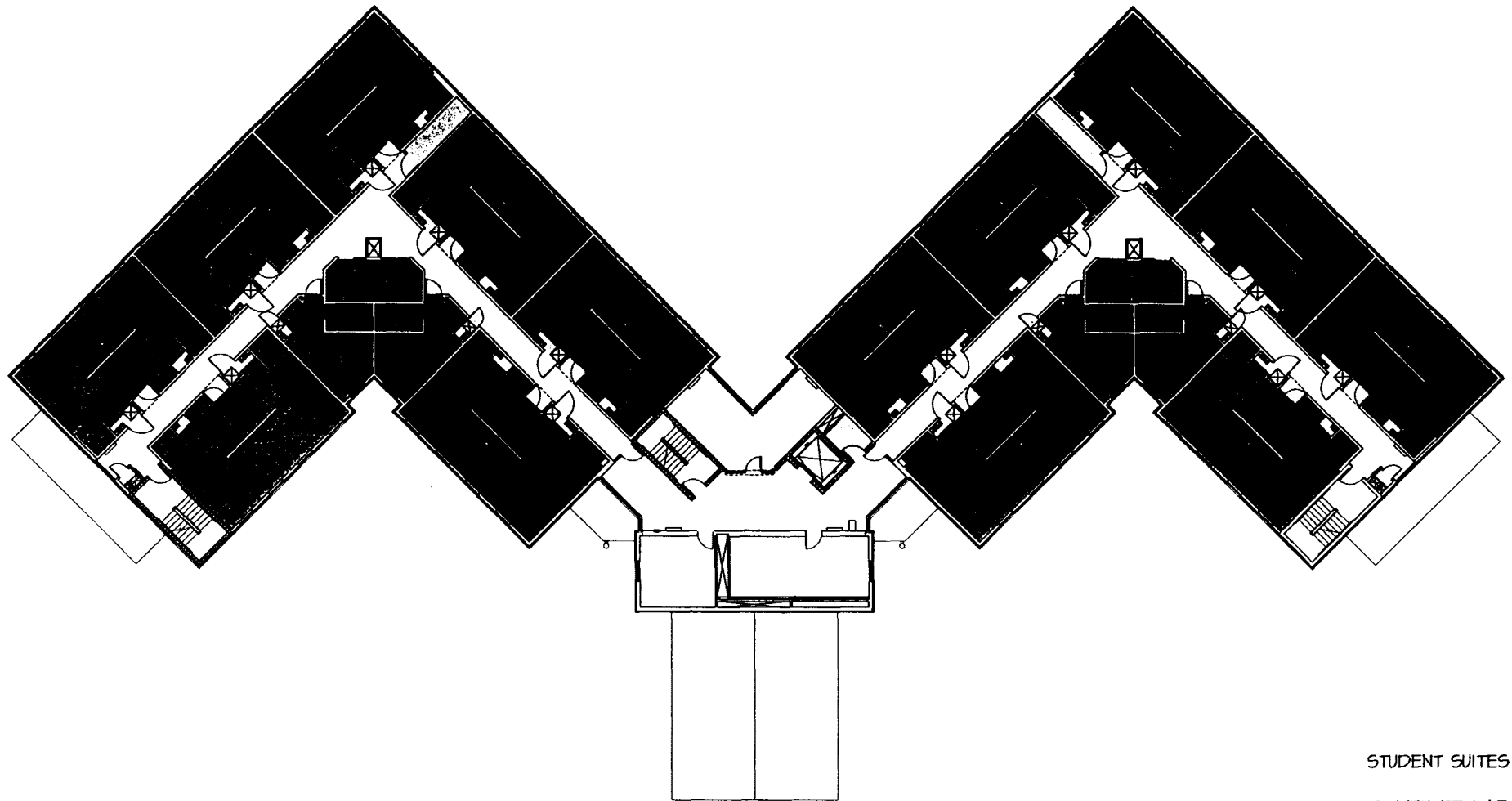
- STUDENT SUITES ■
- COMPUTER LAB ■
- COMMON AREAS
- MECHANICAL ROOMS

STUDENT RESIDENCE BUILDING NUMBER FOUR
 UNIVERSITY OF SOUTHERN INDIANA



FIGURE 1d - FIRST LEVEL FLOOR PLAN

SCALE: 1" = 30'-0"



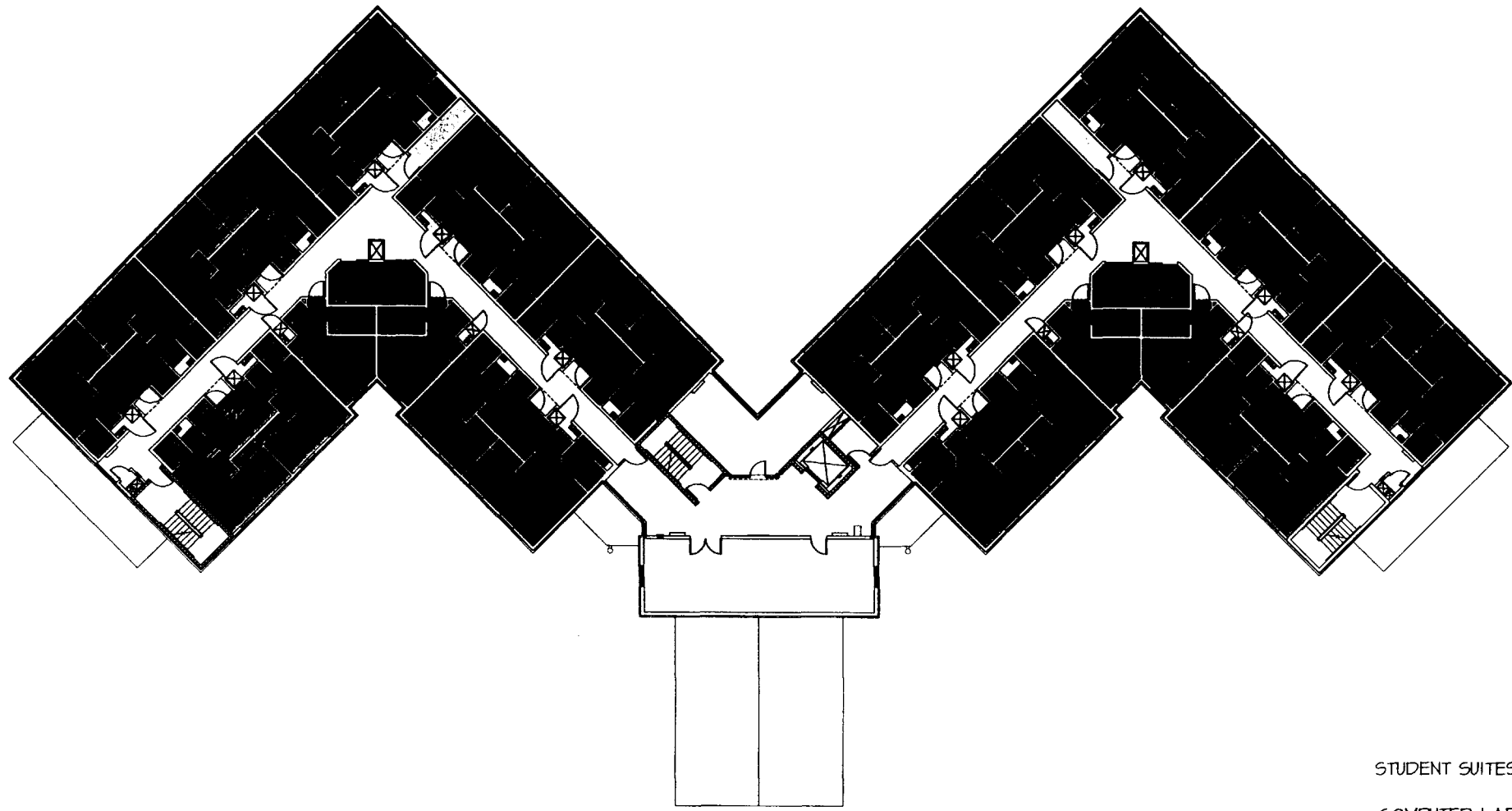
- STUDENT SUITES ■
- COMPUTER LAB ■
- COMMON AREAS
- MECHANICAL ROOMS

STUDENT RESIDENCE BUILDING NUMBER FOUR
 UNIVERSITY OF SOUTHERN INDIANA



FIGURE 1e - SECOND LEVEL FLOOR PLAN

SCALE: 1" = 30'-0"

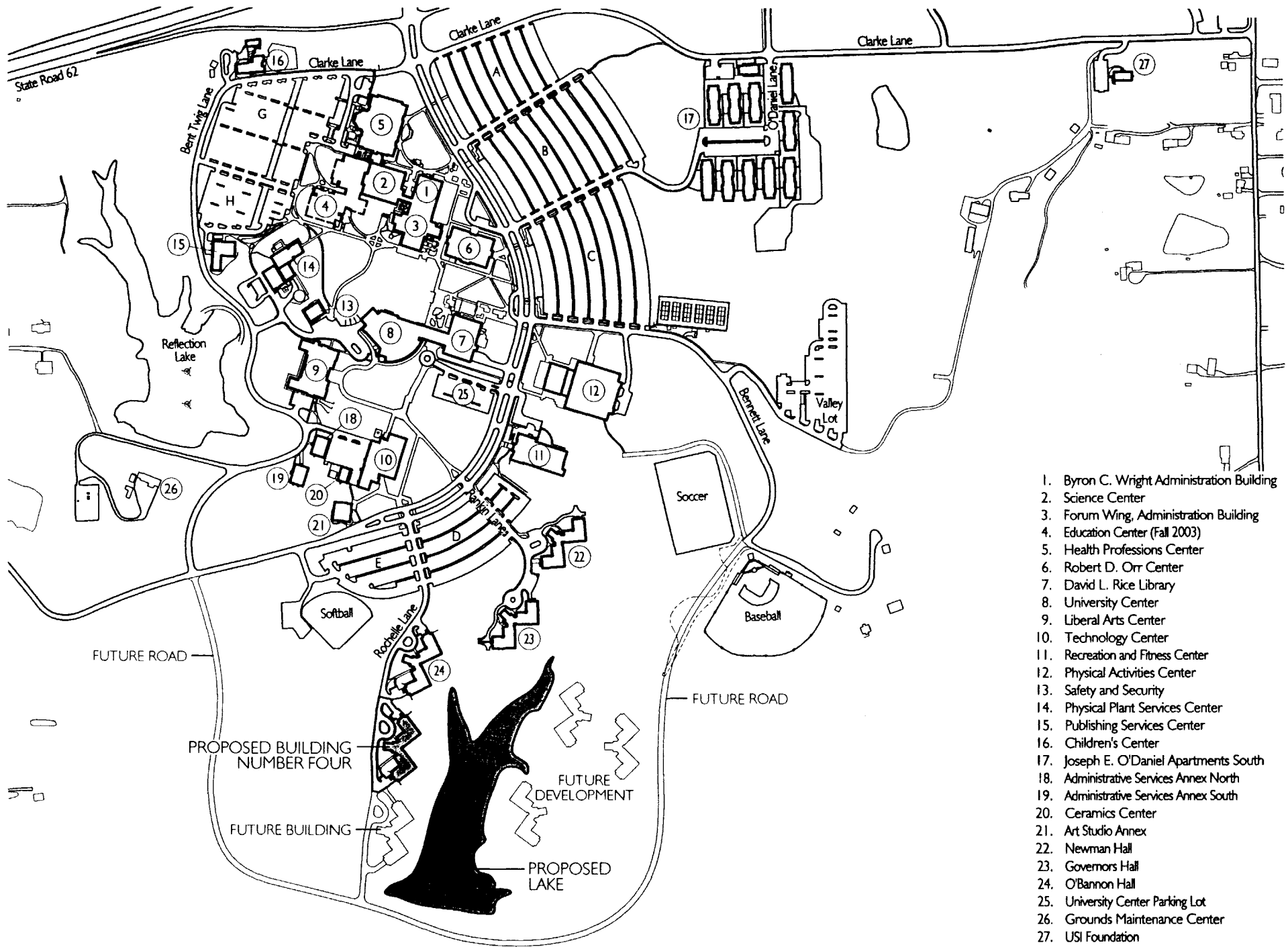


- STUDENT SUITES ■
- COMPUTER LAB ■
- COMMON AREAS
- MECHANICAL ROOMS

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FIGURE 1f - THIRD LEVEL FLOOR PLAN
 SCALE: 1" = 30'-0"



1. Byron C. Wright Administration Building
2. Science Center
3. Forum Wing, Administration Building
4. 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. Joseph E. O'Daniel Apartments South
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. USI Foundation

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UNIVERSITY OF SOUTHERN INDIANA



FIGURE 2a - CAMPUS MAP

SCALE: 0 100 300 500 800 N



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UNIVERSITY OF SOUTHERN INDIANA



FIGURE 2b - CAMPUS AERIAL PHOTOGRAPH

SCALE: 0 50 150 250 400 N

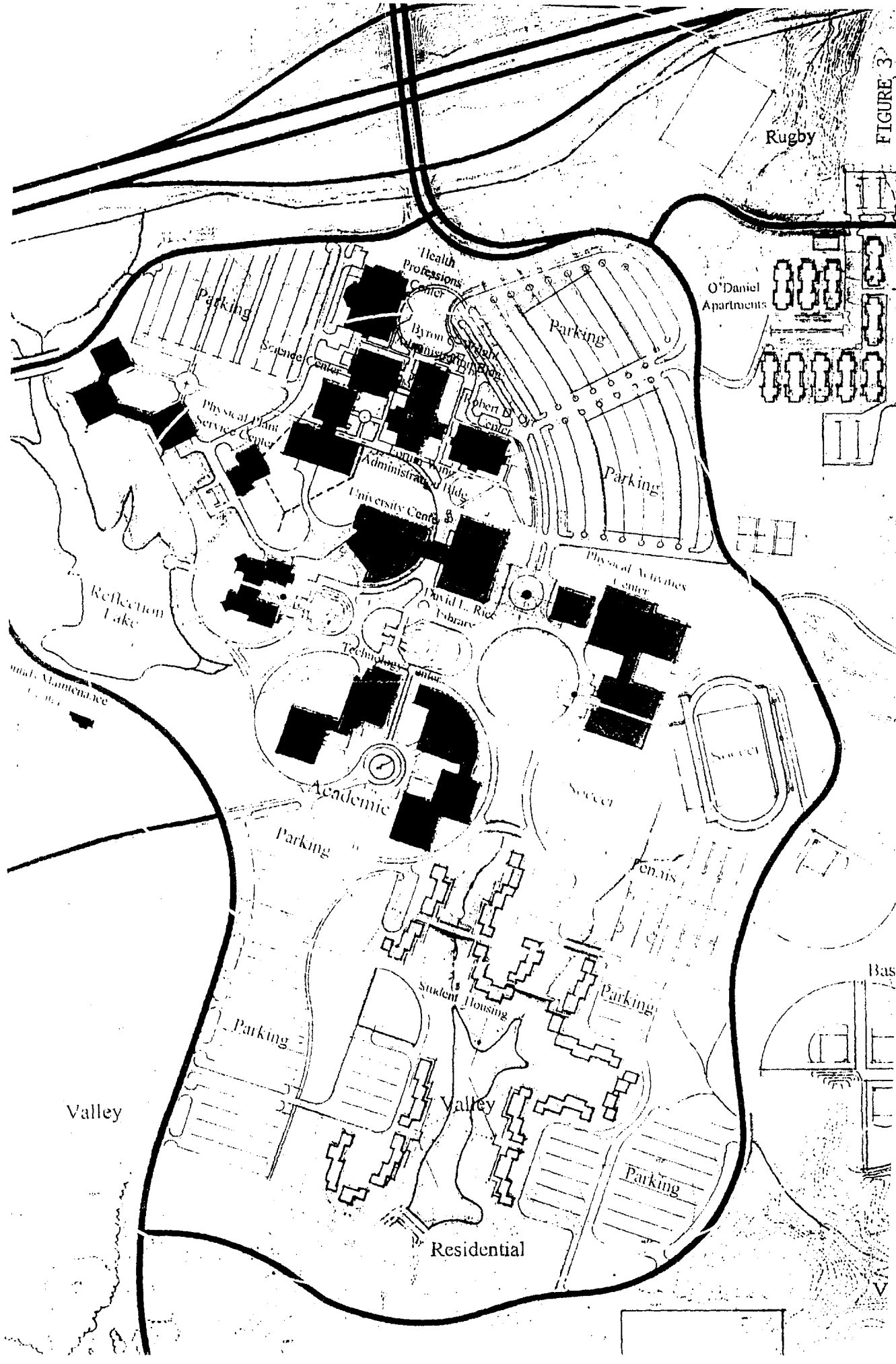


Figure 4
USI Primary Service Area Calculations

		FTE ENROLLMENT						USABLE BEDS			Beds per 100 FTE from Nearest 11 Counties
		11 County*		Other		Total		Existing	Added	Total	
Actual	1983-84							0	592	592	
Actual	1984-85							592	0	592	
Actual	1985-86							592	357	949	
Actual	1986-87							949	0	949	
Actual	1987-88							949	0	949	
Actual	1988-89							949	0	949	
Actual	1989-90							949	64	1,013	
Actual	1990-91							1,013	128	1,141	
Actual	1991-92							1,141	64	1,205	
Actual	1992-93							1,205	64	1,269	
Actual	1993-94							1,269	189	1,458	
Actual	1994-95	4,002		1,191		5,193		1,458	0	1,458	36.4
Actual	1995-96	4,180	4.4%	1,363	14.4%	5,543	6.7%	1,458	64	1,522	36.4
Actual	1996-97	4,226	1.1%	1,701	24.8%	5,927	6.9%	1,522	192	1,714	40.6
Actual	1997-98	4,490	6.2%	2,127	25.0%	6,617	11.6%	1,714	256	1,970	43.9
Actual	1998-99	4,550	1.3%	2,246	5.6%	6,796	2.7%	1,970	192	2,162	47.5
Actual	1999-00	4,680	2.9%	2,508	11.7%	7,188	5.8%	2,162	181	2,343	50.1
Actual	2000-01	4,802	2.6%	2,613	4.2%	7,415	3.2%	2,343	183	2,526	52.6
Actual	2001-02	4,960	3.3%	2,768	5.9%	7,728	4.2%	2,526	220	2,746	55.4
									-19	A.N.T.B. Occupancy Report	2,727
Projected	2002-03	5,109	3.0%	2,906	5.0%	8,015	3.7%	2,727	0	2,727	53.4
Projected	2003-04	5,262	3.0%	3,052	5.0%	8,314	3.7%	2,727	0	2,727	51.8
Projected	2004-05	5,415	3.0%	3,205	5.0%	8,620	3.7%	2,727	0	2,727	51.1
Projected	2005-06	5,583	3.0%	3,365	5.0%	8,947	3.7%	2,947	0	2,947	52.8
Projected	2006-07	5,750	3.0%	3,533	5.0%	9,283	3.8%	2,947	0	2,947	51.3
Projected	2007-08	5,922	3.0%	3,709	5.0%	9,632	3.8%	2,947	220	3,167	53.5
Projected	2008-09	6,100	3.0%	3,895	5.0%	9,995	3.8%	3,167	85	3,252	53.3
Projected	2009-10	6,283	3.0%	4,090	5.0%	10,373	3.8%	3,252	35	3,287	52.3
Projected	2010-11	6,472	3.0%	4,294	5.0%	10,766	3.8%	3,287	170	3,457	53.4
Projected	2011-12	6,666	3.0%	4,509	5.0%	11,175	3.8%	3,457	0	3,457	51.9
Projected	2012-13	6,866	3.0%	4,734	5.0%	11,600	3.8%	3,457	220	3,677	53.6

* The eleven counties are those from the former "Region 13" (Daviss, Dubois, Gibson, Knox, Martin, Perry, Pike, Posey, Spencer, Vanderburgh, and Warrick).