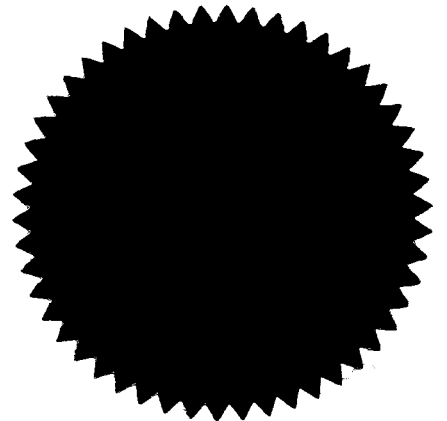


**MINUTES**

**UNIVERSITY OF SOUTHERN INDIANA  
BOARD OF TRUSTEES**

**July 11, 1996**



**MINUTES**  
**UNIVERSITY OF SOUTHERN INDIANA**  
**BOARD OF TRUSTEES**

**July 11, 1996**

The University of Southern Indiana Board of Trustees met on Thursday, July 11, 1996, at the Clifty Falls State Park Inn in Madison, Indiana. Trustees present included: Bruce Baker, Louise Bruce, Nicole Cable, Charles Combs, Tina Kern, Thomas McKenna, Joseph O'Daniel, and Harolyn Torain. Also attending were President H. Ray Hoops; Vice Presidents John Byrd, Richard Schmidt, Sherrienne Standley, and Associate Vice President, M. Edward Jones.

There being a quorum present, Mr. Baker called the meeting to order at 1:03 p.m.

**SECTION I - GENERAL AND ACADEMIC MATTERS**

**A. ANNUAL MEETING OF THE BOARD**

The minutes of the Annual Meeting of the Board are appended.

**B. APPROVAL OF MINUTES OF MAY 3, 1996, MEETING**

On a motion by Mrs. Torain, seconded by Mrs. Kern, the Minutes of the May 3, 1996, meeting were approved.

**C. ESTABLISHMENT OF NEXT MEETING DATE, TIME, LOCATION**

The next meeting was set for Thursday, September 5, at the University of Southern Indiana.

**D. PRESIDENT'S REPORT**

Dr. Hoops expressed appreciation to Madison, Indiana, local officials who have been hospitable, to the University's partners in Historic Southern Indiana who have made tourism development efforts successful, and to Trustee Tom McKenna for his urging to visit the hometown in which he grew up.

Dr. Hoops reported that the Commission for Higher Education held its May meeting on campus May 9 and 10. The University presented an overview of campus developments to the Commission and conducted a tour of the Science Center Laboratories and the lower level of the Health Professions Center. Both projects are included in the University's 1997-99 Capital Budget Request. Dr. Hoops expressed appreciation to Commission member and USI professor John Gottcent who was instrumental in arranging the Commission meeting on campus.

During the month of May, the University made presentations to the State Republican and Democrat Platform committees requesting that higher education issues be included in each parties' platform. This was the first time the University addressed this group and was pleased with their questions and their response.

On May 30, following the quarterly USI Foundation Board Business Meeting, there was a panel discussion moderated by Foundation Chairman Ted Zeimer, with members of Commission and USI staff, concerning the role of the Commission and how the University works with the Commission. Commissioner Stan Jones returned to Evansville for the meeting. The meeting was informative for Foundation Board members and gave them a better idea about what issues are considered by the Commission and how the Commission works with the legislature.

University officers had an opportunity to meet with the local legislative delegation to express appreciation for their past support, to detail the progress of the past year--much of which they were responsible for--and to paint the picture for the future, especially the University's needs which will be included in the biennial budget request. Dr. Hoops called on Vice President Schmidt to present an overview of the biennial budget preparation. Discussion followed on the budget preparation.

Dr. Hoops reported that the Clerical Support Staff Council sponsored a university-wide picnic for employees which attracted more than 400 people; this was the third year for the event, which grows annually. He thanked the Staff Council for its enthusiastic sponsorship of this event. In addition, the Annual Recognition dinner gives the University a chance to formally recognize the extraordinary service of its clerical and support staff. This June 96 guests attended to recognize staff for years of service and to honor retirees Joan Jost from the Athletics department and Ruth Orman from the Physical Plant. Collectively, all the honorees have given over 350 years of service to the University.

More than 400 alumni and families attended the annual alumni picnic in June that coincided with the first 25-year class reunion--the Class of 1971, which was the first graduating class. The class gift is financial support for the Centennial Court, a new plaza near the entrance to the Science Center and Wright Administration building, which marks the site of the first Commencement and memorializes the Centennial School, first home for the campus. This group has set the pace for additional silver anniversary classes which will meet annually now on the campus.

Dr. Hoops called on Associate Vice President Ed Jones to present an update on the Saturday School. Dr. Jones reported that USI is planning orientation, with Toyota, to begin April 1997. USI's program will be modeled after the Saturday School, managed by the University of Kentucky, which has 200-250 students. The purpose of the school is to educate the Japanese children while they are in America usually for a three-year rotation. This will keep them competitive with Japanese classes once they return to Japan. The program will be offered 48 weeks out of the year including every Saturday. Curriculum primarily is Japanese language, culture, and mathematics skills. The University anticipates there will be five classes in the program with about 50 students with a potential of about 150 students over the next five years.

The University has contracted with Evansville Day School, and an offer is out to an individual to serve as Director of the School. Funding will be coming from several sources, including the State, Toyota and other Japanese companies.

Dr. Jones reported on the progress of the Downtown Learning Center. He said this is an effort by five educational systems to develop a downtown learning center. They are: USI, UE, Ivy Tech, Evansville-Vanderburgh School Corporation and Catholic Schools of Evansville. The center will be similar to the Signature School program. The center will be located in a renovated hotel, the Sonntag Hotel, adjacent to the Victory Theater. Focuses of the program will be as follows: alternative school for local high schools, an adult educational program, college credit courses -- particularly in business, and technology. Funding will be provided primarily from revenue from Casino Aztar, with assistance from the corporate community. High school diplomas will be awarded by local school corporations.

Dr. Jones called on Director of Historic Southern Indiana Project Darrel Bigham to present a brief report. Dr. Bigham introduced HSI Program Coordinator Sally Becker, Clark County Convention and Visitors Bureau representative Jim Keith, and Executive Director of the Madison Convention and Visitors Bureau Linda Lytle. Dr. Bigham reported on the progress of the HSI project since 1986. He distributed information on its workshops and training programs. Discussion followed on the HSI project.

Dr. Hoops reported that the University is pleased that southeastern Indiana has been an important source of Presidential Scholars. Presidential Scholar Darin Simpson, a representative of his colleagues in the program, reported on how he came to USI, how he finds the USI academic program and the Presidential Scholar program, and about his personal progress. Darin reported that the Presidential Scholars program has played a major role in his positive educational experiences at USI. He said it has provided him a way to meet people in the community, afforded him to take annual trips with other students and faculty, and to continue to build lifelong friendships.

Dr. Hoops reported that one business item relating to the May meeting is a reduction in rates for the Employee Assistance Program. Since the approval of the master contract, the University was able to negotiate a reduction in rates.

#### **E. REPORT OF JOINT MEETING OF FINANCE COMMITTEE AND LONG-RANGE PLANNING COMMITTEE**

The Finance Committee and Long-Range Planning Committee met preceding the annual and regular meetings. The committee discussed the ten-year housing plan and academic plan through the fifth biennium in year 2005. The Indiana Commission for Higher Education topics -- 1997-99 biennial budget and matching university programs with state needs also were discussed.

## **SECTION II - FINANCIAL MATTERS**

### **A. REPORT OF THE FINANCE COMMITTEE ON THE TECHNOLOGY CENTER RENOVATION**

The Finance Committee met on June 26, 1996, and reviewed the architect's proposal for the Technology Center Renovation Project which will consolidate the art department functions in an appropriate facility and also will open space in the General Purpose Classroom Building for other academic needs. The committee approved the project budget of \$197,326.76.

### **B. APPROVAL OF RECOMMENDATION TO CONTINUE DEVELOPMENT OF THE PERFORMANCE CONTRACTING PLAN**

The Finance Committee, in its meeting on June 26, 1996, reviewed the modified proposal for performance contracting services by Energy Systems Group, Inc. and Johnson Controls, Inc. (Exhibit II-A). The committee recommended approval of the proposed scope of work for the Performance Contracting Plan and further recommended authorization for University staff to continue to develop the project and a proposed financing plan for recommendation to the Board of Trustees.

On a motion by Mr. Combs, seconded by Mrs. Kern, the proposed scope of work for the Performance Contracting Plan and the authorization for development of the project and a financing plan was approved.

### **C. APPROVAL OF RECOMMENDATION OF TRANSFER OF FUNDS TO THE VEBA TRUST ACCOUNT**

The Finance Committee, in its meeting on June 26, 1996, voted to recommend to the Board of Trustees that it approve a transfer of \$100,000 to the VEBA sub account at Citizens Bank.

On a motion by Mr. Combs, seconded by Mr. McKenna, the transfer of funds to the VEBA Trust sub account at Citizens Bank was approved.

### **D. APPROVAL OF RESOLUTION TO ACCEPT THE AGREEMENT FOR CONVEYANCE OF THE MURPHY AUDITORIUM PROPERTY FROM THE WORKINGMEN'S INSTITUTE**

The Finance Committee, in its meeting on June 26, 1996, voted to recommend to the Board of Trustees that it accept the conveyance of the title to the Murphy Auditorium property from the Workingmen's Institute.

On a motion by Mr. Combs, seconded by Mrs. Torain, the following resolution was approved.

WHEREAS, the New Harmony Workingmen's Institute owns real estate and a structure located thereon in New Harmony, Indiana, and the real estate and building are collectively known as Murphy Auditorium, and

WHEREAS, the New Harmony Workingmen's Institute, by its members, wishes to convey title to Murphy Auditorium to the University of Southern Indiana, and

WHEREAS, the Board of Trustees of the University of Southern Indiana has determined that it is in the best interest of the University to acquire from the New Harmony Workingmen's Institute the real estate known as Murphy Auditorium, which the University now leases from the Workingmen's Institute,

NOW, THEREFORE, BE IT RESOLVED that the Agreement for Conveyance of Murphy Auditorium (Exhibit II-B) is accepted and approved.

### **E. APPROVAL OF CAPITAL IMPROVEMENT BUDGET REQUEST FOR 1997-99**

The Finance Committee, at its meeting on June 26, 1996, voted to recommend that the Board of Trustees approve the Capital Improvement Budget Request for 1997-99 (Exhibit II-C). The request includes one special repair and rehabilitation project (Classroom/Laboratory Renovation) and two new construction projects (Multipurpose/Classroom Building and Wellness/Fitness/Recreational Facility).

On a motion by Mr. McKenna, seconded by Mrs. Torain, the Capital Improvement Budget Request for 1997-99 was approved.

**F. REPORT ON UNIVERSITY CENTER ADDITION PROJECT**

A report on the progress of the University Center Addition Project was presented, including the Change Orders in Exhibit II-D.

On a motion by Mr. Combs, seconded by Ms. Cable, the University Center Project change orders in Exhibit II-D were approved.

**G. APPROVAL OF CONSTRUCTION COMMITTEE RECOMMENDATION FOR ARCHITECT FOR GENERAL PURPOSE CLASSROOM BUILDING PROJECT**

The Construction Committee met on June 20, 1996, to interview the five firms selected to respond to a *Request for Proposal for Architectural and Engineering Services for A General Purpose Classroom Building*. The committee voted to recommend that the Board of Trustees accept the proposal of the team of Hastings & Chivetta architects, Inc. of St. Louis, Missouri, and Edmund L. Hafer Architect, Inc. of Evansville.

On a motion by Mr. Combs, seconded by Mrs. Kem, the proposal for architectural services for the General Purpose Classroom Project submitted by the team of Hastings & Chivetta, Inc. and Edmund L. Hafer Architect, Inc. was approved.

**H. APPROVAL OF REQUEST FOR GENERAL REPAIR AND REHABILITATION FUNDS**

This request seeks authorization for President H. Ray Hoops to request approval of the Commission for Higher Education, the State Budget Agency, the State Budget Committee, and the Governor of the State of Indiana for appropriation of general repair and rehabilitation funds for the following projects.

**Physical Plant Renovation**

To renovate the existing areas of the upper level to provide for accessible restrooms in compliance with ADA requirements and to upgrade the energy management system, operations space, and employee training room. \$ 75,000

**Replace West Patio and Entrance to Science Center**

Replace walkways, planters, landscaping, and site lighting at west end of Science Center to improve pedestrian safety and aesthetics, and to replace old and damaged improvements. \$ 72,000

**Renovate Wright Administration and Science Center Restrooms to ADA Compliance**

Renovate several of the restrooms in these two buildings to make them fully accessible to the disabled. \$ 136,000

**Upgrade Science Center Elevator to ADA Compliance**

Upgrade existing service elevator with necessary controls, bells, lights, braille, and interior improvements to make fully accessible to the disabled. \$ 15,000

**Repair Foundation of Lichtenberger Building in New Harmony**

Replace the limestone foundation at the front of the building due to settling and deterioration. Tuckpoint deteriorated mortar joints in brick exterior and repair front canopy. \$ 22,000

On a motion by Mr. McKenna, seconded by Mrs. Bruce, the funding authorization request for repair and rehabilitation projects was approved.

**I. REPORT ON REVIEW OF EXISTING HOUSING BONDED INDEBTEDNESS AND BONDING FOR 1997 CONSTRUCTION PROJECT**

Four local banks--National City Bank, Old National Bank, Citizens Bank, and National Bank of Detroit Southwest--hold the current bonds for University housing. The University is in negotiation with the banks to obtain lower rates on outstanding bonded indebtedness and future bonded indebtedness for the 1997 construction of University housing.

On a motion by Mrs. Torain, seconded by Mrs. Bruce, the authorization for the Finance Committee to review existing housing bonded indebtedness and future bonding for the 1997 housing construction project, approve a financing plan, and report to the Board of Trustees at its September meeting, was approved.

**J. APPROVAL OF AUTHORIZATION FOR FINANCIAL AID AWARDS**

On a motion by Mrs. Bruce, seconded by Mrs. Kern, the following Authorization for Financial Aid Awards was approved.

Pursuant to Indiana Code 20-12-1-2, which provides for awarding financial aid to students from existing resources, the University of Southern Indiana Board of Trustees delegates to the President of the University of Southern Indiana the responsibility to approve financial aid recommendations for students within the 1996-97 budgetary capabilities.

**K. APPROVAL OF BUDGET APPROPRIATIONS, ADJUSTMENTS, AND TRANSFERS**

On a motion by Mr. Combs, seconded by Mr. McKenna, the following budget appropriations, adjustments, and transfers were approved.

**1. Additional Appropriations**

From:	Unappropriated Current Operating Funds		
To:	1-10170	USI Theatre Supplies & Expense	170
To:	1-10200	School of Liberal Arts Supplies & Expense	940
To:	1-10310	Biology Supplies & Expense Capital Outlay	205 123
To:	1-10340	Chemistry Supplies & Expense	208
To:	1-10700	School of Business Supplies & Expense Capital Outlay	691 739
To:	1-14100	Recreation & Physical Activities Center Capital Outlay	310
To:	1-14101	Intramurals Supplies & Expense	1,995
To:	1-15000	Physical Plant Capital Outlay	15,500
To:	1-15700	Security Supplies & Expense	330

To:	1-10200	School of Liberal Arts Personal Services Supplies & Expense	94,250 8,586
To:	1-10300	School of Science & Engineering Technology Personal Services Supplies & Expense	10,800 1,464
To:	1-10400	School of Nursing & Health Professions Personal Services Supplies & Expense	8,500 942
To:	1-10800	School of Education & Human Services Personal Services Supplies & Expense	27,000 1,284
To:	1-10920	University Division Personal Services Supplies & Expense	2,800 402
To:	1-10170	USI Theatre Personal Services Supplies & Expense Capital Outlay	1,020 6,004 242
To:	1-10300	School of Science & Engineering Technology Personal Services Capital Outlay	145 497
To:	1-10400	School of Nursing & Health Professions Capital Outlay	706
To:	1-14100	Recreation & Physical Activities Center Personal Services	300
To:	1-15000	Physical Plant Personal Services	2,690
To:	1-15700	Security Supplies & Expense	432
From:	Unappropriated Designated Funds		
To:	2-23100	Faculty Development Travel Supplies & Expense	5,053
From:	Unappropriated Auxiliary Funds		
To:	3-30602	Baseball Supplies & Expense	12,089
To:	3-30603	Tennis - Men Supplies & Expense	1,335
To:	3-30604	Tennis - Women Supplies & Expense	1,335

To:	3-30605	Basketball - Women Supplies & Expense	2,671
To:	3-30606	Basketball - Men Supplies & Expense	2,671
To:	3-30607	Softball Supplies & Expense	1,335
To:	3-30608	Golf - Men Supplies & Expense	1,335
To:	3-30610	Soccer - Men Supplies & Expense	1,669
To:	3-30611	Volleyball Supplies & Expense	1,669
To:	3-30614	NCAA Basketball Tournament Supplies & Expense	400
To:	3-30615	Cross Country - Women Supplies & Expense	1,335
To:	3-30617	Golf - Women Supplies & Expense	1,002
To:	3-30710	Soccer Grant-In-Aid - Men Supplies & Expense	2,025
From:	Unappropriated Plant Funds		
To:	6-61570	Housing General Expenditures 1996-97 Capital Outlay	214,000

2. Transfer of Funds

From:	3-30600	Athletics Operations	
To:	2-20100	Student Programs	2,800

3. Transfer and Appropriation of Funds

From:	2-20120	Multicultural Center	
To:	1-14008	Multicultural Center Capital Outlay	350

4. Appropriation Transfer

From:	1-10100	General Instruction Capital Outlay	
To:	1-13200	Library Repairs & Maintenance	805



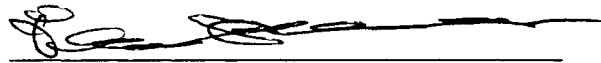
From:	1-10120	Historic Southern Indiana Personal Services	
To:	1-10120	Historic Southern Indiana Capital Outlay	4,000
From:	1-10120	Historic Southern Indiana Supplies & Expense	
To:	1-10120	Historic Southern Indiana Capital Outlay	2,000
From:	1-10170	USI Theatre Repairs & Maintenance	
To:	1-10170	USI Theatre Supplies & Expense	530
From:	1-10320	Engineering Technology Supplies & Expense	
To:	1-10320	Engineering Technology Capital Outlay	1,999
From:	1-10340	Chemistry Supplies & Expense	
To:	1-10300	School of Science & Engineering Technology Capital Outlay	199
To:	1-10340	Chemistry Capital Outlay	1,492
From:	1-10350	Geology Supplies & Expense	
To:	1-10350	Geology Capital Outlay	3,716
From:	1-10440	Dental Assisting Personal Services	
To:	1-10440	Dental Assisting Supplies & Expense	335
From:	1-10440	Dental Assisting Repairs & Maintenance	
To:	1-10440	Dental Assisting Supplies & Expense	350
From:	1-10450	Dental Clinic Repairs & Maintenance	
To:	1-10450	Dental Clinic Supplies & Expense	800
From:	1-10500	Graduate Studies Personal Services	
To:	1-10100	General Instruction Supplies & Expense	636
From:	1-10700	School of Business Supplies & Expense	
To:	1-10700	School of Business Personal Services	1,000

From:	1-10760	Management & Marketing Personal Services	
To:	1-10700	School of Business Capital Outlay	15,950
From:	1-14008	Multicultural Center Personal Services	
To:	1-14008	Multicultural Center Supplies & Expense	2,200
From:	1-14200	Athletic Administration Personal Services	
To:	1-14200	Athletic Administration Supplies & Expense	668
From:	1-16220	University Advancement Supplies & Expense	
To:	1-16220	University Advancement Personal Services	1,094
From:	1-16220	University Advancement Capital Outlay	
To:	1-16220	University Advancement Supplies & Expense	500
To:	1-16240	Development Supplies & Expense	708
From:	Unappropriated Designated Funds		
To:	2-25111	Faculty Research-Professor Aakhus Supplies & Expense	2,579
To:	2-25112	Faculty Research-Professor Harison Supplies & Expense	1,676
To:	2-25113	Faculty Research-Professor Nuwer Supplies & Expense	670
To:	2-25114	Faculty Research-Professor Rhoden Supplies & Expense	1,989
To:	2-25115	Faculty Research-Professor Skoglund Supplies & Expense	1,464
To:	2-25116	Faculty Research-Professor Wolfe Supplies & Expense	2,070
To:	2-25207	Faculty Research-Professor Gunderson Supplies & Expense	2,469
To:	2-25208	Faculty Research-Professor Omdorff Supplies & Expense	1,573
To:	2-25309	Faculty Research-Professors Rhim and Quddus Personal Services Supplies & Expense	680 500
To:	2-25310	Faculty Research-Professor Wafa Supplies & Expense	1,948

To:	2-25405	Faculty Research-Professor Gooden Personal Services Supplies & Expense	1,920 1,183
From:	Unappropriated Auxiliary Funds		
To:	3-30200	University Center Supplies & Expense	3,859
From:	Unappropriated Restricted Funds		
To:	4-46331	American Chemical Society Project 1996 Personal Services	1,500
To:	4-46700	Perkins Consortium Personal Services Supplies & Expense	18,585 22,127
To:	4-46902	Southern Indiana Rural Development Project-Year 3 Supplies & Expense	75,000

There being no further business, the meeting was adjourned at 12:00 p.m.

Respectfully submitted,



Thomas F. McKenna, Secretary

# AGREEMENT FOR CONVEYANCE OF MURPHY AUDITORIUM

## RECITALS

- A. New Harmony Workingmen's Institute of New Harmony, Indiana, owns real estate described on Exhibit A and a structure located thereon known as Murphy Auditorium, (Address), New Harmony, Indiana. The real estate and building are herein collectively called Murphy Auditorium.
- B. By Lease dated October 18, 1974, and recorded October 24, 1974, Workingmen's Institute leased Murphy Auditorium to Historic New Harmony, Inc. A copy of the lease is attached as Exhibit B.
- C. Historic New Harmony, Inc. assigned the lease to The University of Southern Indiana--New Harmony Foundation, Inc., hereinafter called USI Foundation. A copy of the lease assignment is attached as Exhibit C. The University of Southern Indiana--New Harmony Foundation, Inc. assigned the lease to University of Southern Indiana, hereinafter called USI. A copy of this lease assignment is attached as Exhibit D.
- D. USI as the Assignee of the Lease has operated Murphy Auditorium according to the terms of its Lease and has used Murphy Auditorium as a part of USI's program in New Harmony, Indiana.
- E. Workingmen's Institute wishes to convey title to Murphy Auditorium to USI, and USI wishes to acquire from Workingmen's Institute title to Murphy Auditorium

## AGREEMENT

NOW THEREFORE Workingmen's Institute and USI agree that

- 1. Workingmen's Institute will, at a mutually agreeable time, convey Murphy Auditorium to USI and the conveyance shall be made without monetary consideration paid by USI. However, USI shall assume and retain the obligation to make Murphy Auditorium available to the public school system of New Harmony, Harmony Township, or its successors, as required by the Lease. Conveyance shall be made by Warranty Deed in the form attached hereto as Exhibit E.
- 2. USI shall pay all costs associated with the transfer.
- 3. There are no taxes as the property is tax-exempt.
- 4. Acceptance of this conveyance shall be contingent upon USI finding that WMI has marketable title to the real estate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

THE NEW HARMONY WORKINGMEN'S INSTITUTE

By: \_\_\_\_\_  
Printed \_\_\_\_\_  
Office \_\_\_\_\_

ATTEST:

Printed \_\_\_\_\_  
Office \_\_\_\_\_

UNIVERSITY OF SOUTHERN INDIANA

By: \_\_\_\_\_  
Printed \_\_\_\_\_  
Office \_\_\_\_\_

ATTEST:

Printed \_\_\_\_\_  
Office \_\_\_\_\_

Being Part Lots 56, 57, 58, 61, 62 and 63 of Owen's Part to the Town of New Harmony, Indiana, and described as follows:

Beginning at the Southeast Corner of Lot 56, thence West along and upon the South lines of Lots 56, 57, and 58, 145.17 feet to a point, said point being 147.51 feet East of the Southwest Corner of Lot 59, thence North and parallel with the East Line of lots 58 and 61, 231.15 feet to a point on the North line of Lot 61, thence East along and upon the North lines of Lots 61, 62, and 63, 145.17 feet to the Northeast Corner of Lot 63; thence South, along and upon the East lines of Lots 63 and 56, 231.62 feet to the place of beginning.

1100011

LEASE

THIS AGREEMENT, made and entered into this 18<sup>th</sup> day of October

1974, by and between NEW HARMONY WORKINGMEN'S INSTITUTE of New Harmony, Indiana, hereinafter called "Lessors", and HISTORIC NEW HARMONY, INC., hereinafter called "Lessees",

WITNESSETH:

That the Lessors, in consideration of the rents to be paid and the covenants and agreements herein, do hereby lease, demise and let unto the Lessee, its successors and assigns, certain real estate in the Town of New Harmony, Posey County, Indiana, described as follows:

Being Part Lots 56, 57, 58, 61, 62 and 63 of Owen's Part to the Town of New Harmony, Indiana, and described as follows:

Beginning at the Southeast Corner of Lot 56; thence West along and upon the South lines of Lots 56, 57, and 58, 145.17 feet to a point, said point being 147.51 feet East of the Southwest Corner of Lot 59; thence North and parallel with the East Lines of Lots 58 and 61, 231.15 feet to a point on the North line of Lot 61; thence East along and upon the North lines of Lots 61, 62, and 63, 145.17 feet to the Northeast Corner of Lot 63; thence South, along and upon the East lines of Lots 63 and 56, 231.62 feet to the place of beginning,

upon the following terms and conditions:

TERM OF LEASE: The term of this lease shall be for the period of ninety-nine (99) years, commencing on the 18<sup>th</sup> day of October, 1974, unless terminated sooner as hereinafter provided.

OPTION TO RENEW: The Lessors grant to the Lessees the option to renew this lease for an additional period of ninety-nine (99) years at the expiration of the primary term on the same terms and conditions set out herein except that the parties agree that in the event of the change of laws which affect either of the parties hereto that renegotiation will be entered into in good faith between the parties herein.

RENTAL: The Lessees covenant and agree to pay rental for the premises the sum of Ten Dollars (\$10.00) per year, payable in advance, on the first day of October each year during the term of this lease.

24 ... day of ... 1974  
Recorded in ...  
Record No. ... Page 314  
Gerald O. Brown

(EXHIBIT B)

TAXES: The Lessees agree to pay all taxes, if any, any special assessments on the real estate and any improvements which it shall desire to make during the term of this lease, and Lessees further agree to pay all taxes levied against any personal property, if any, during the term of this lease.

UTILITIES: The Lessees agree to pay for all utility service used on the premises during the term of this lease.

REPAIRS AND ALTERATIONS: The Lessees agree to maintain both the interior and exterior of said building, including all plumbing, lighting fixtures, heating, electric wiring, and air conditioning, if installed, in a good state of repair at Lessees' expense during the term of this lease. Lessors agree that Lessees may make alterations to the interior or exterior of said building so long as such alterations to the interior or exterior which may be made are in accordance with the original purpose and intent of the builders of said building and said alteration plans are submitted to Lessors for approval, but Lessees shall hold the Lessors harmless from any and all expenses which might be incurred in maintaining said building, including any repair or alterations. In the event said Lessees shall fail to maintain the building in a good state of repair in the opinion of Lessors, then this Lease shall be cancelled and shall be of no force and effect. In the event the Lessors should determine that said building has not been maintained properly, the Lessors shall first give to Lessees a notice that repairs should be made and reasonable time given for such repairs, and in the event of disagreement between the parties, said matter shall be submitted to arbitration as to the proper repair and maintenance which should be maintained and which arbitration shall be binding on both parties hereto.

INSURANCE: The Lessees shall maintain all types of insurance including comprehensive, general liability and \$1,000,000.00 commercial excess liability (umbrella policy) on the building herein leased as well as liability insurance on the grounds, and such policies of insurance shall carry the Lessors' name as a proper party to said insurance and fire and extended coverage insurance shall be at least 90% of the actual value of the building at all times. In the event said building should be so damaged by fire or other casualty, then the Lessees shall either rebuild said property and improvements located thereon

with the insurance funds or by negotiating with the Lessors as to what should be done with the insurance proceeds.

DEFAULT: In the event that Lessees shall default in payment of the rental due or in the performance of any other obligation under this lease, the Lessors may, after giving sixty (60) days written notice of such default, declare this lease to be terminated and may pursue any other remedy of law for damages against Lessees.

NAME TO BE USED: The name of the building shall continue to be called the Murphy Auditorium during the term of this lease or any extensions or renewals thereof.

USE OF AUDITORIUM BY PUBLIC SCHOOL SYSTEM: The public school system of New Harmony, Harmony Township, or its successors, shall have the right to use the building for public functions of the school system for such affairs as commencement, baccalaureate, class plays and band concerts, so long as said events are properly scheduled with the Lessees. It is understood between Lessors and Lessees that Lessees intend to make extensive repairs and changes to the auditorium, especially the interior, and can charge fees and admissions in order to make the auditorium more self supporting. The Lessees agree that the use by the school system for public events properly scheduled with Lessees with the other intended use of the auditorium by the Lessees will be free of charge to the school system. In the event the school authorities desire to use the facilities of the auditorium for rehearsal purposes it may do so in the event it does not interfere with other schedules of the auditorium.

The lawn of the Murphy Auditorium may continue to be used by the school authority, so long as it does not interfere with the program and planning of Historic New Harmony, Inc.

Lessees are hereby given permission to remove the iron fence and restore it on the east and north sides of the Library lot.

This lease is entered into by the Trustees of the New Harmony Workingmen's Institute after approval of the membership of the New Harmony Workingmen's Institute.



Executed in duplicate at New Harmony, Indiana, this 18<sup>th</sup> day of

October, 1974.

TRUSTEES OF THE  
NEW HARMONY WORKINGMEN'S INSTITUTE

Louis H. Stallings  
John Giles  
Don Blair  
Harold E. Ropp  
Gordon W. Wilson

HISTORIC NEW HARMONY, INC.  
By: Ralph G. Schwarz  
President

ATTEST:  
Heaven Elliott  
Secretary

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF POSEY )

BEFORE ME, a Notary Public in and for said County and State, personally appeared Louis H. Stallings, John Giles, Don Blair, Harold E. Ropp and Gordon Wilson, Trustees of the New Harmony Workingmen's Institute, New Harmony, Indiana, who acknowledged execution of the foregoing Lease for and on behalf of said Lessors, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 18<sup>th</sup> day of Oct, 1974.

Verne S. McClellan  
Notary Public

My Commission Expires:  
9-19-77

BEFORE ME, a Notary Public in and for said County and State, personally appeared Ralph G. Schwarz and Heaven Elliott, President and Secretary of the Historic New Harmony, Inc., New Harmony, Indiana, who acknowledged execution of the foregoing Lease for and on behalf of said Lessees, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 18<sup>th</sup> day of Oct, 1974.

Verne S. McClellan  
Notary Public

My Commission Expires:  
9-19-77

This instrument prepared by Verne S. McClellan, Attorney, Mt. Vernon, Indiana.

THIS INDENTURE WITNESSETH, That THE UNIVERSITY OF SOUTHERN INDIANA--NEW HARMONY FOUNDATION, INC., hereinafter referred to as the "Assignor", an Indiana not-for-profit corporation, with its principal office located in Vanderburgh County, State of Indiana, hereby

-ASSIGNS, TRANSFERS AND SETS OVER-

unto UNIVERSITY OF SOUTHERN INDIANA, hereinafter referred to as the "Assignee", an Indiana body corporate and politic, with its principal office located in Vanderburgh County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, all of its rights, title and interest in and to that certain lease from the TRUSTEES OF NEW HARMONY WORKINGMEN'S INSTITUTE of New Harmony, Indiana, as "Lessors", to HISTORIC NEW HARMONY, INC., as "Lessee", dated October 18, 1974, and recorded October 23, 1974, in Lease Book 110 at page 314 in the office of the Recorder of Posey County, Indiana, which lease was heretofore assigned by HISTORIC NEW HARMONY, INC., as assignor, unto THE UNIVERSITY OF SOUTHERN INDIANA--NEW HARMONY FOUNDATION, INC. as assignee, dated July 28, 1987, and recorded August 5, 1987, in Lease Book 152 at Page 311 in the office of the Recorder of Posey County, Indiana, and which lease covers the following described real estate located in the Town of New Harmony, Posey County, State of Indiana, to-wit:

Part of Lots 56, 57, 58, 61, 62 and 63 of Owen's Part to the Town of New Harmony, Indiana, and described as follows:

Beginning at the Southeast corner of Lot 56; thence West along and upon the South lines of Lots 56, 57 and 58 145.17 feet to a point, said point being 147.51 feet East of the Southwest corner of Lot 59; thence North and parallel with the East lines of Lots 58 and 61, 231.15 feet to a point on the North line of Lot 61; thence East along and upon the North lines of Lots 61, 62 and 63, 145.17 feet to the Northeast corner of Lot 63; thence South, along and upon the East lines of Lots 63 and 56, 231.62 feet to the place of beginning;

together with all of the rights and privileges granted by said lease or incidental thereto.

-TO HAVE AND TO HOLD-

unto said Assignee, its successors and assigns, commencing on the 7 day of December, 1987, and for the remainder of the unexpired term thereof. (Murphy Auditorium)

The undersigned persons executing this assignment of lease on behalf of Assignor represent and certify that they are the duly elected officers of Assignor and have been fully empowered by proper resolution of the Board of Directors of Assignor to execute and deliver this assignment; that Assignor has full corporate capacity to assign said lease and that all necessary action for the making of such assignment has been taken and done.

RECEIVED FOR RECORD THIS 22 DAY OF Dec.

1987 AT 10:41 A.M.

David A. Angerman  
Recorder, Posey County, IN



ASSIGNMENT OF LEASE

**4100**

THIS INDENTURE WITNESSETH, That HISTORIC NEW HARMONY, INC., herein- after referred to as the "Assignor", an Indiana not-for-profit corpora- tion, with its principal office located in the Town of New Harmony, Posey County, State of Indiana, hereby

BOOK 152 PAGE 311

-ASSIGNS, TRANSFERS AND SETS OVER-

unto THE UNIVERSITY OF SOUTHERN INDIANA - NEW HARMONY FOUNDATION, INC., hereinafter referred to as the "Assignee", an Indiana not-for-profit corporation, with its principal office located in Vanderburgh County, County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, all of its rights, title and interest in and to that certain lease from the TRUSTEES OF NEW HARMONY WORKINGMEN'S INSTITUTE of New Harmony, Indiana, as "Lessors", to the undersigned HISTORIC NEW HARMONY, INC., as "Lessee", dated October 18, 1974 and recorded October 23, 1974 in Lease Book 110 at page 314 in the office of the Recorder of Posey County, Indiana, and which lease covers the follow- ing described real estate located in the Town of New Harmony, Posey County, State of Indiana, to-wit:

Part of Lots 56, 57, 58, 61, 62 and 63 of Owen's Part to the Town of New Harmony, Indiana, and described as follows:

Beginning at the Southeast corner of Lot 56; thence West along and upon the South lines of Lots 56, 57 and 58 145.17 feet to a point, said point being 147.51 feet East of the Southwest corner of Lot 59; thence North and parallel with the East lines of Lots 58 and 61, 231.15 feet to a point on the North line of Lot 61; thence East along and upon the North lines of Lots 61, 62 and 63, 145.17 feet to the Northeast corner of Lot 63; thence South, along and upon the East lines of Lots 63 and 56, 231.62 feet to the place of beginning;

together with all of the rights and privileges granted by said lease or incidental thereto.

-TO HAVE AND TO HOLD-

unto said Assignee, its successors and assigns, commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 1987 and for the remainder of the unexpired term thereof. (Murphy Auditorium)

The undersigned persons executing this assignment of lease on behalf of Assignor represent and certify that they are the duly elected officers of Assignor and have been fully empowered by proper resolution of the Board of Directors of Assignor to execute and deliver this assignment; that Assignor has full corporate capacity to assign said lease and that all necessary action for the making of such assignment has been taken and done.

IN WITNESS WHEREOF, the said HISTORIC NEW HARMONY, INC., an Indiana not-for-profit corporation, has caused these presents to be duly executed by its authorized officers, duly attested, this 28<sup>th</sup> day of July, 1987.

HISTORIC NEW HARMONY, INC.

By [Signature]  
D. W. Vaughn  
Its President

ATTEST:  
[Signature]  
Susanne R. Emge  
Its Secretary

STATE OF INDIANA     )  
                                  ) SS:  
POSEY COUNTY         )

RECEIVED FOR RECORD THIS 5 DAY OF Aug  
1987 AT 9:30 AM  
[Signature]  
Recorder, Posey County, IN

Before me, the undersigned, a Notary Public in and for said County

**THIS INDENTURE WITNESSETH**, That New Harmony Workingmen's Institute of New Harmony, Indiana (Grantor), of Posey County, in the State of Indiana, **CONVEYS AND WARRANTS** to The University of Southern Indiana (Grantee), of Posey County, in the State of Indiana, for no consideration, certain real estate in the Town of New Harmony, Indiana, Posey County Indiana, described as follows:

Being Part Lots 56, 57, 58, 61, 62 and 63 of Owen's Part to the Town of New Harmony, Indiana, and described as follows:

Beginning at the Southeast Corner of Lot 56, thence West along and upon the South lines of Lots 56, 57, and 58, 145.17 feet to a point, said point being 147.51 feet East of the Southwest Corner of Lot 59, thence North and parallel with the East Line of lots 58 and 61, 231.15 feet to a point on the North line of Lot 61, thence East along and upon the North lines of Lots 61, 62, and 63, 145.17 feet to the Northeast Corner of Lot 63; thence South, along and upon the East lines of Lots 63 and 56, 231.62 feet to the place of beginning.

Subject to building and use restrictions, easements, mineral reservations and conveyances, and all other matters of record, and subject to all existing easements, public roads, and rights of way.

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed this

\_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_  
Workingmen's Institute

STATE OF INDIANA            )  
COUNTY OF POSEY         )

Before me, a Notary Public in and for said County and State, personally appeared Norman D. Rowe, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Printed \_\_\_\_\_

Notary Public  
Residing in Posey County, Indiana

My Commission Expires: \_\_\_\_\_

Prepared by: Henry C. Hudson, Attorney, 309 Main Street, Mount Vernon, IN 47620 based on information provided by the parties. The preparer makes no representations or warranties about the title, the legal description, or about any other matter.



& JOHNSON  
CONTROLS



PHASE  
ONE



# CHILLED WATER SYSTEM

## CHILLED WATER SYSTEM

### Existing System

The existing chiller system consists of three (3) chillers and three (3) cooling towers that total 2,100 rated tons of cooling. The full load requirements of the campus total approximately 2,000 tons. Current building projects will increase the campus load by approximately 230 tons. The current setup would not allow for adequate cooling for the entire campus even if all the equipment was operating as new.

However, the largest chiller, a 1,000 ton Carrier unit, was installed in 1969 and has a lower capacity due to its age. The result of this limitation is a scenario in which the cooling needs of the campus exceed the maximum capacity of the equipment installed. Upon completion of the University Center expansion, this difference will be magnified.

The existing distribution system consists of two 125 horsepower chilled water pumps that continually circulate chilled water to all the buildings on campus. A main supply line runs from the Physical Plant building past the Health Professions, Science Center, Administration, Orr Center, Library and University Center. Branch lines then continue to the Technology Building & Physical Activities Center (PAC). The chilled water return line follows the same path back to the Physical Plant.

Currently, construction is underway for a new addition to the tunnel between the Physical Plant and the take-off point to the Technology & PAC buildings and is nearly complete. Piping in this tunnel will allow the campus to be supplied by a loop that travels continuously throughout the campus rather than to a specific location and back.



## CHILLED WATER SYSTEM

Each building is equipped with its own pump package that circulates water through the cooling coils serving the air handling units. Individual building systems are connected to the main loop via supply and return piping. The way the main pumping package is set up, pressure in the supply line is maintained high enough to reach the farthest point in the system. This can cause the building pumps to "freewheel" allowing chilled water to circulate through the coils even when the space temperature is satisfied.

### Proposed System

A new, 800,000 gallon thermal storage system will be installed near the Physical Plant. When combined with the other Physical Plant modifications in future phases, this tank will provide the campus with a future available capacity of 2,100 tons of chilled water. This insulated, above ground, cold water storage structure will be installed near the cooling tower for the Trane chiller. It will be approximately fifty-two feet in diameter and 35 feet in height. The thermal storage system will charge at a rate of 1,440 gallons per minute for 8.3 hours providing additional cooling capacity of 1,000 tons for phase one. The computerized automation system will monitor all of the campus cooling requirements and either store the extra chilled water capacity or export it to the campus loop for immediate use.

The computerized building automation system will monitor the required chilled water flow rates in the buildings and speed up or slow down the new pumping systems by way of variable frequency drives installed in these systems. The proposed distribution systems will vary the flow as required to match the existing load in each building. This will create "system diversity" which will allow less installed tonnage to serve more connected load with less circulating water.

## CHILLED WATER SYSTEM

System performance and operating efficiency is greatly improved by the capability of diversification. Diversification is defined as the ability to provide no more capacity than The requirements of the sum of the individual loads of the system at any given moment. If the required capacity can be directed to the load, then greater connected load can be served with less than the sum of the maximum design loads installed.

For example: If the Library is aligned to receive chilled water, it always receives the same amount of chilled water. This is the case whether there is only one person or one hundred people occupying the facility. If only the flow required to serve the load is provided, that is, if the load is able to be diversified, the remaining or difference is available to serve other loads in the system. Diversity not only allows more facilities to be served with less chilled water but also allows the chillers to operate more efficiently due to a higher overall system temperature difference and lower system flow. Presently, all buildings on Campus are "wild" or "constant" flow like the Library.

In order to obtain true, diversified chilled water flow throughout the campus, it is important that the valve types and temperature control systems in each of the buildings are operating as they were designed. These systems will all be checked and tested to make sure they are operating properly. All of the existing control equipment for the chilled water system will be repaired, cleaned and/or replaced as necessary.

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# UNIVERSITY-OWNED APARTMENTS

## METER CONSOLIDATION

### Existing System

Currently, all 407 of the University-owned student apartments are metered separately for electric service and are on a residential, all-electric rate with Southern Indiana Gas & Electric Company (SIGECO). Originally, all of the apartments were billed separately by SIGECO, and the residents were responsible for paying the bills. Various problems developed under this arrangement over the years, and recently the University has begun paying all the bills associated with these accounts.

While this residential all-electric rate is lower than other residential rates, it is still considerably more expensive overall than a commercial rate.

### Proposed System

The service will be re-configured and re-wired to one meter, and the individual apartment accounts consolidated into one larger account per building. This will allow the University to take advantage of a reduced commercial rate as well as greatly simplify its accounting procedures.

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## APARTMENT ATTIC INSULATION

### Existing Complex

There are currently 32 apartment buildings in three main complexes adjacent to the campus. The top floor apartments have a total area of approximately 206,600 square feet in contact with the attic and roof. By comparison, this area is almost one and a half times greater than the total square footage of the Health Professions Building, the largest building on campus. The attics are vented and generally approximate outside air temperatures. Most buildings have 4 to 5 inches of blown insulation in the attic, so the potential for heat loss or gain to each apartment is great.

Originally, tenants paid for their own utilities and individual heating and cooling bills had little financial impact on the University. Difficulty with students paying bills on time recently led the University to accept the responsibility of paying utility bills at the apartments, and bear the burden of heating and cooling all the units.

### Proposed Complex

We propose to add 6 inches of Owens-Corning ThermaCube Plus™ loose fill insulation. This thickness has an R-value of 14.0. By adding this blown insulation, heat transfer resistance will more than double, so heat losses and gains will be cut in half. Seasonal heat transfer was analyzed with and without additional insulation and the resulting annual conservation will save the University thousands of dollars and result in a relatively quick payback on all materials and labor.

# ELECTRIC MOTORS

## ELECTRIC MOTORS

### Existing Motors

Electric motors consume significant amounts of electrical energy to operate fans and pumps. Energy consumption can be reduced considerably by replacing the existing standard motors with high-efficiency motors.

High-efficiency motors will perform the same function as standard motors, but are constructed differently to improve efficiency by reducing losses in the conversion of electrical energy to mechanical energy. For example: magnetic losses are reduced by using thinner, higher quality steel lamination in the stator and rotor core. The air gap between the rotor and stator is minimized by manufacturing to higher tolerances. More copper is used in the stator windings to reduce resistive losses. Motors with internal fans are already equipped with smaller and more efficient fans.

### Proposed Motors

The best applications for high-efficiency motors are generally those in which the motor runs at least eight hours per day. In some cases, the savings in electrical energy consumption will immediately justify replacement. However, high-efficiency motors are not cost effective when the premium cost cannot be recovered during the normal life of the motor due to limited hours of operation. As a result, the best candidates tend to be large motors that run often and consume a great deal of electrical energy.

All existing motors at the University were surveyed for condition, efficiency and run time. The seven (7) motors with the best conditions for energy efficient applications will be replaced with high-efficiency motors in the following buildings:

- Science Center
- Wright Administration Building
- Orr Center
- Library
- University Center
- Technology Building

# LIGHTING SYSTEMS



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## BUILDING LIGHTING

### Existing Systems

The lighting systems in the Science Center, Administration Building and University Center consist of several different varieties and ages including fluorescent tubes, incandescent bulbs, high intensity discharge (HID) lamps, and exit lights. With the exception of a few areas that have recently been renovated or retrofitted, all of the existing lamps and ballasts are inefficient and outdated in comparison to other options available.

The fluorescent lighting generally consists of four and eight foot fixtures. These fixtures will contain from one to four lamps and one ballast for every two lamps. These light systems are T-12 technology, meaning the lamps are 1 1/2 inches in diameter and use a magnetic core and coil ballast to operate.

The four foot fluorescent fixtures are equipped with four foot T-12 lamps. These lamps are a combination of 40-watt standard and 34-watt energy saving lamps. The fixtures also have a T-12, magnetic core and coil ballast powering the lamps. The ballast, if replaced in the last few years, may be an energy saving model. Most of the existing four foot systems use the 34-watt lamp and standard magnetic ballast. This is one of the least efficient four foot fluorescent combinations available. It is important to note that any time a T-12 energy saving lamp or ballast is utilized, a corresponding decrease in light level will occur. This is not the case with newer fluorescent technology.

The eight foot fluorescent fixtures consist of eight foot T-12 lamps and magnetic core and coil ballasts. The eight foot lamps will generally be one of two types. The lamps come in three light level (lumens)/power input (watts) designations - Standard and High Output

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## BUILDING LIGHTING

(HO). Each of these lamp types also has an energy saving option. For example: the standard T-12 eight foot lamp requires 75-watts and the energy saver lamp requires 60-watts.

Incandescent bulbs are present in several areas. These lamps range in size from 60-watts to 300-watts. These light systems are the largest energy waster among light services and have a life expectancy of only 1,000 hours. They should be used only in specific applications where other alternatives will not suffice. In most cases, these lamps will be replaced with some form of fluorescent technology.

Exit signs are equipped with a mixture of standard incandescent lamps and compact fluorescent lamps. These fixtures operate 24 hours per day, so the inefficiencies associated with incandescent lamps are magnified. Exit signs that contain incandescent lamps are both an energy waster and a high maintenance cost item.

### Proposed Systems

Four foot fluorescent lighting systems will be converted from T-12 to T-8 technology. Energy efficient T-8 fluorescent lamps in combination with electronic ballast will be used. The T-8 lamps are only 1 inch in diameter and contain three rare earth phosphors to provide true-color light quality. High Color Rendering Index (CRI) and high temperature lamps will be selected to achieve improved color recognition and visual perception. These lamps, unlike their T-12 counter parts, do not lose light output to a significant degree throughout their rated life.

Solid state electronic ballasts will operate the lamps. These ballasts operate much cooler than T-12 magnetic ballasts and have a longer life expectancy. The electronic ballasts

## BUILDING LIGHTING

operate at a high frequency (25,000 Hz) compared to magnetic ballasts (60 Hz). This enables the T-8 lamps to provide a light level equivalent to the 40-watt, T-12 lamps at an energy consumption of only 32-watts. These ballasts not only have lower internal power losses and operating advantages, but can operate up to four fluorescent lamps each. This reduces energy loss per lamp and maintenance costs in the future.

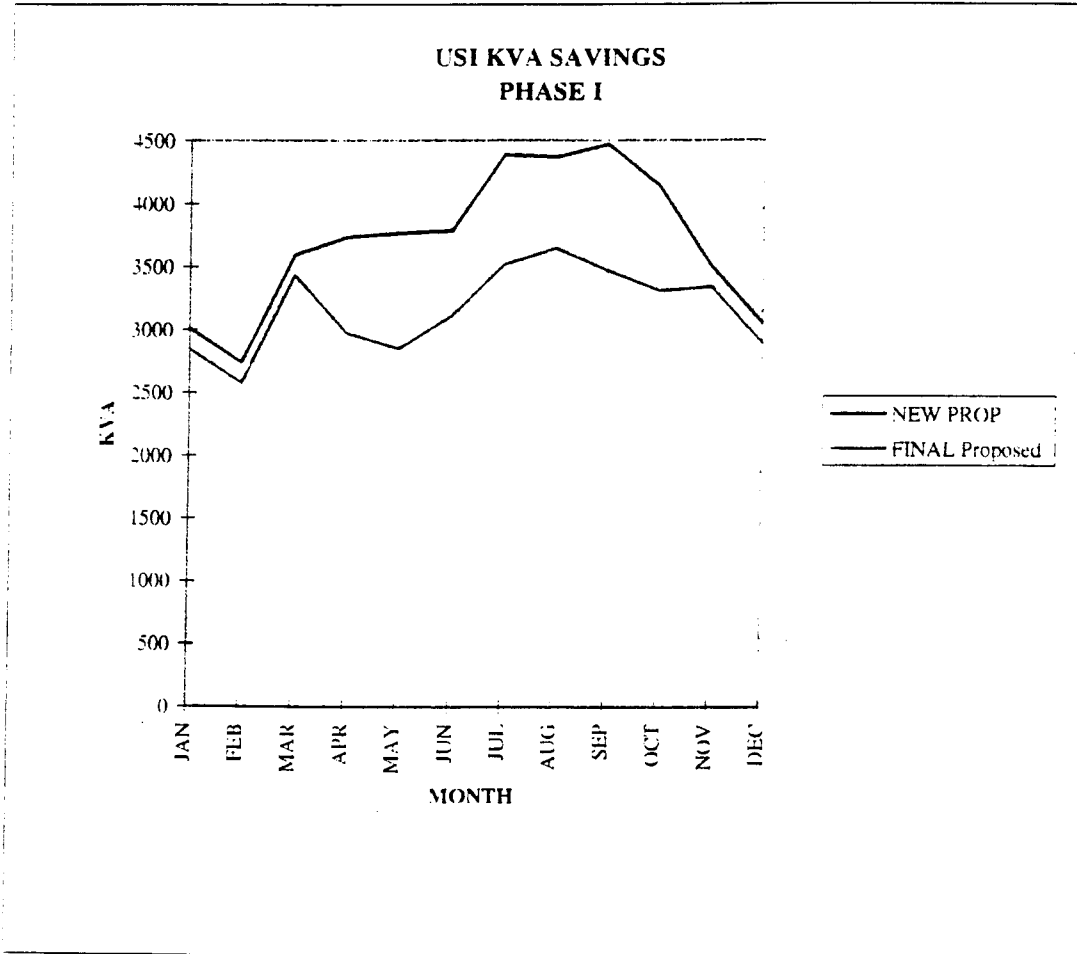
Standard eight foot fixtures which contain the 75-watt or 60-watt T-12 lamps and magnetic ballasts will be converted to T-8 technology. Solid state electronic ballasts and 59-watt, T-8, high CRI, high temperature lamps will be used in these applications to achieve energy savings, improved light quality, and similar light level output.

Incandescent lamps will be replaced with energy efficient compact fluorescent lamps (CFL). These lamps will replace incandescent lamps of 200-watts and less. CFLs typically use about 1/3 the energy cost of a standard incandescent lamp and have a rated life expectancy approximately ten times that of standard incandescents.

Exit signs containing incandescent lamps will be retrofitted with either an LED retrofit kit or compact fluorescent lamps, depending on the type of exit fixture. Typically, this means replacing two 20-watt lamps that have 1,000 hour life expectancy with two 0.9-watt lamps that have a 25 year life expectancy. This will achieve energy savings as well as maintenance savings.

Areas that are currently overlit will be delamped. This procedure of delamping 50% of the existing bulbs, removes one-half of the energy consumption of a particular fixture. Reflectors will be installed into the fixtures to redirect light more effectively. This arrangement will provide light levels at or above Illuminating Engineering Society's recommended levels.

# APPENDIX



## OPERATIONAL AND CAPITAL SAVINGS

### Thermal Storage

Savings associated with the elimination of the existing 1000 ton chiller and its Preventive Maintenance contract.

**Annual Savings = \$12,000 / year**

Associated savings of the reduced life cycle cost per year of the 400 and 763 ton chillers currently on site. The thermal storage will reduce run time hours of the existing chillers, resulting in a life extension.

**Annual Savings = \$2,600 / year**

Avoided Capital Savings by eliminating the need to replace the 1,000 ton chiller is as follows:

$$1,000 \text{ tons} \times \$547.1 \text{ per ton}^1 = \$547,100$$

$$\$547,100 \div 10 \text{ year life of agreement} = \$54,710$$

**Annual Savings = \$54,710 / year**

Chemical savings due to elimination of 1000 ton cooling tower use.

**Annual Savings = \$3,000 / year**

### Meter Consolidation

Accounting labor savings associated with the reduction of SIGECO bills from 440 to 32. The formula used is as follows:

$$2 \text{ min./bill} \div 60 \text{ min./hr.} \times 12 \text{ mo./yr.} \times \$12/\text{hr.} = \$4.80/\text{bill}$$

$$(440 - 32) \text{ bills eliminated} \times \$4.80 \text{ per bill} = \$1,958$$

**Annual Savings = \$1,958 / year**

**Total Annual Savings = \$164,268**

<sup>1</sup> Cost obtained from Means Estimating Tables as follows in this Appendix.



# Capital Improvement Budget Request

## 1997-99

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

June 15, 1996

Project No. 9437  
University of Southern Indiana  
University Center Expansion

**SUMMARY OF CHANGE ORDERS**

**I. GENERAL CONTRACTOR: Deig Brothers Lumber and Construction Co., Inc.**

<b>NO.</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
G4	Item No. 1 Provide underground storm piping	\$ 455.00

**II. MECHANICAL CONTRACTOR: Arc Mechanical, Inc.**

<b>NO.</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
M2	Item No. 1 Provide underground storm piping	\$3,114.00

**The contract sum is increased by these change orders in the amount of \$3,569.00.**