Active Learning Center

Request BOT Approval to Plan, Finance, Construct and Award

Campus: West Lafayette

Project Description: Construction of the Active Learning Center will provide 97,000 assignable square feet (ASF) of new classroom/library space (38,000 ASF of informal student study space supported by University Libraries and 59,000 ASF of shared University classrooms).

Purdue's support for student learning will be improved by accommodating better integration between formal and informal learning and promoting greater engagement of students in the learning process. A mix of modern active-learning classrooms along with more traditional lecture classrooms are needed to accommodate large classes and replace outdated classrooms in three existing facilities (LILY, HEAV and SMTH).

This facility will be constructed on the site of the current Engineering Administration building and the Heating and Power North building. Demolition costs for these buildings are included in the project scope as is the relocation of existing utilities. The site is within a 10-minute walk distance of most other campus classrooms (consistent with the 10-minute class break period).

The new facility will accommodate the consolidation of 63,356 ASF of existing library space from POTR, WTHR, CIVL, PHYS, and LILY, thereby allowing those spaces to be reassigned for other academic uses.

Architect/Engineer: TBD

Estimated Project Budget: $79,000,000

Gross Square Feet: 162,000

Assignable Square Feet: 97,000

Estimated Cost/GSF: $487.65

Source of Funds: State Appropriations $50,000,000
Gift Funds 16,000,000
Capital Reserve for Buildings 13,000,000

$79,000,000

(BOT or PFC) Finance and Construct Approval: Request September 27, 2013
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<tr>
<th>Budget Agency Approval:</th>
<th>Request September 30, 2013</th>
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<tr>
<td>A/E M/WBE Participation:</td>
<td>TBD</td>
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<td>General Contractor M/WBE Participation:</td>
<td>TBD</td>
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<td>Additional Comments:</td>
<td>Project budget includes an estimated $13 million to $17 million in demolition and utility relocation costs.</td>
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RESOLUTION OF THE BOARD OF TRUSTEES
OF THE TRUSTEES OF PURDUE UNIVERSITY

1. DECLARING THE NECESSITY FOR THE PLANNING AND CONSTRUCTION OF A NEW ACTIVE LEARNING CENTER, THE RELOCATION OF RELATED ACTIVE UTILITIES AND THE DEMOLITION OF EXISTING FACILITIES IN PREPARATION THEREFOR

2. GRANTING APPROVAL TO PLAN, FINANCE AND CONSTRUCT THE ACTIVE LEARNING CENTER, TO RELOCATE EXISTING UTILITIES AND TO COMPLETE THE DEMOLITION OF FACILITIES IN PREPARATION THEREFOR, AND TO AWARD CONTRACTS FOR ALL SUCH ACTIVITIES

WHEREAS, Article VII, Section 1 of the Bylaws of The Trustees of Purdue University (the "Corporation") sets forth the various authorizations required for contracts and instruments that, by virtue of the level of expenditure involved, require approval of the Board of Trustees (the "Board"), the Board’s Physical Facilities Committee (the "Committee"), and/or the Treasurer ("Treasurer") of the Corporation; and

WHEREAS, although not expressly required by Article VII, Section 1 of the Bylaws, the Board and the Committee have from time to time granted the respective approvals required of them at separate stages of a project or transaction, including the planning, finance and construction, and contract award stages, thus resulting in the need to consider the project or transaction multiple times over the course of several meetings; and

WHEREAS, the Board has considered the potential efficiencies, time savings, market timing opportunities and other benefits to be derived from a single, comprehensive authorization and approval granted at the early stage of a project or transaction, pursuant to which the appropriate officers of the Corporation would be delegated the full authority to take the project or transaction through the contract award stage, thus avoiding the need to revisit an already-approved project or transaction at later meetings—all while remaining cognizant of the Committee’s and the Board’s oversight responsibilities under the Bylaws; and

WHEREAS, the Board has been kept apprised of activities and preliminary plans for a new Active Learning Center on the Purdue West Lafayette campus (the “Active Learning Center”), to be located in the space currently occupied by the existing Engineering Administration and former Power Plant-North buildings, both of which will be demolished in order to prepare the site for the new Active Learning Center (the “Demolition”); and

WHEREAS, the Board has evaluated and is comfortable with the amount of due diligence and preliminary planning that has been conducted by the officers and representatives of the Corporation in order to bring the proposed Active Learning Center, the relocation of related
active utilities, and related Demolition to the Board for consideration, including but not limited to the completion of two studies assessing various environmental mitigation and salvage aspects of the proposed Demolition; and

WHEREAS, the Active Learning Center has received $50,000,000 in appropriated funds from the Indiana General Assembly; and

WHEREAS, as a project involving one or more contracts with an estimated aggregate cost in excess of $5,000,000, the Project requires the authorization and approval of both the Committee and the Board; and

WHEREAS, the Committee has granted its authorization and approval of the Project in a manner substantially similar to that described in these resolutions and has recommended to the Board certain actions in connection therewith;

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board finds that a necessity exists for the planning, funding and construction of the Active Learning Center, the relocation of related active utilities, and the accomplishment of the Demolition (collectively, the “Project”), as well as for the awarding of one or more contracts for the completion of said Project, all in order to realize the benefits of a new building space that will promote vital collaboration among students and consolidate multiple libraries on campus.

2. The proposal to plan, fund and construct the Active Learning Center, to relocate related active utilities, and to award one or more contracts for such activities is hereby authorized and approved.

3. The proposal to plan, fund and complete the Demolition and to award one or more contracts for such activities is hereby authorized and approved.

4. In order to provide funds with which to accomplish Project, the Treasurer of the Corporation is hereby authorized, under the authority of these resolutions, and without the need for further authorization from this Board, to use up to $50 million of State Appropriated funds, up to $16 million of gift funds, and $13 million of Capital Reserve for Building funds, for a total Project cost of up to $79,000,000 (the “Authorized Cost Level”).

5. The Treasurer of the Corporation be, and hereby is, authorized and empowered:

(a) to solicit, evaluate, select, retain and contract with (i) one or more architectural/engineering firms to provide planning services for the Project, (ii) one or more construction firms to relocate utilities and construct the Active Learning Center, and (iii) one or more demolition firms to complete the Demolition, in each case in such an amount (within the above-referenced Authorized Cost Level) and on such terms as he, in his sole discretion, shall deem to be in the best interests of the Corporation and Purdue University; and
(b) to authorize, approve and execute all change orders in connection with any of
the above-referenced contracts so long as all such change orders, considered
collectively, do not cause the aggregate amount of expenditures incurred
under such contracts to exceed the Authorized Cost Level.

6. For purposes of Article VII, Section 1(c) of the Bylaws, no change orders in
connection with any of the above-referenced contracts shall require further Board or Committee
authorization and approval unless and until such a change order, together with all other change
orders previously authorized, approved and executed by the Treasurer, causes the aggregate
amount of expenditures incurred under such contracts to exceed the Authorized Cost Level (it
being understood that any change order or any other action that would cause the Authorized Cost
Level to be exceeded must, before it is given effect, receive the express prior approval of the
Committee and the Board).

7. The Treasurer of the Corporation be, and hereby is, further authorized and
empowered to delegate to one or more officers and representatives of the Corporation such tasks
and responsibilities with respect to the completion of the Project as he, in his sole discretion,
shall deem to be in the best interests of the Corporation and Purdue University and consistent
with the exercise of the authority granted above.

8. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Legal Counsel,
Assistant Legal Counsel, Secretary and Assistant Secretary of the Corporation, and the Executive
Vice President for Business and Finance, Treasurer and the Senior Vice President for Business
Services and Assistant Treasurer of Purdue University, and each of said officers respectively, are
hereby authorized and empowered for, on behalf of, and in the name of the Corporation, or of
Purdue University, to: (a) request any necessary approvals (if not already obtained) of the
Indiana Commission for Higher Education, the Governor of Indiana, the State Budget Committee
and the State Budget Agency for the actions hereinabove authorized, as well as such other
governmental approvals as may be required by law; (b) execute the appropriate documents
necessary to enable the completion of the Demolition, utility relocations and the construction of
the Active Learning Center; (c) perform all other acts necessary or appropriate to accomplish the
Demolition, utility relocations and the construction of the Active Learning Center as approved by
the Treasurer or Assistant Treasurer of the Corporation; and (d) execute and deliver all necessary
and proper documents and instruments and take all other necessary and proper actions to carry
out the purpose and intent of the foregoing resolutions, whether therein or herein specifically
authorized or not, except for such actions as are specifically required by law to be taken by the
Board of Trustees as the governing board of the Corporation.