A meeting of the Physical Facilities Committee of the Board of Trustees convened in Room 326 of Stewart Center, Purdue University West Lafayette, Indiana, at 3:10 p.m. on Thursday, July 17, 2014.

All committee members were present: Gary Lehman, chair; Michael Berghoff; Kelsey Quin; and Bruce White. All other trustees were present: Sonny Beck; JoAnn Brouillette; Vanessa Castagna; John Hardin; Thomas Spurgeon; and Don Thompson (by phone). Also in attendance were: Deba Dutta, Executive Vice President for Academic Affairs and Provost; Bill Sullivan, Treasurer and Chief Financial Officer; Jim Almond, Senior Vice President for Business Services and Assistant Treasurer; Steve Schultz, Legal Counsel; and Janice Indrutz, Executive Assistant to the Board and Corporate Secretary.

I. APPROVAL TO PLAN THE ROSS-ADE STADIUM SOUTHWEST AND SOUTHEAST AREAS CONCRETE REPAIRS AND REPLACEMENT

Mr. Mike Cline, Vice President for Physical Facilities, requested approval of a resolution to plan the Ross-Ade Stadium SW and SE Areas Concrete Repairs and Replacement project, with a budget of $2,686,000, funded through departmental funds – athletics reserves. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to approve the resolution. Supporting documents were filed with the minutes.

II. APPROVAL TO FINANCE AND CONSTRUCT THE BIOCHEMISTRY BUILDING ANNEX THIRD FLOOR SPACE RENOVATION

Vice President Cline requested approval of a resolution to finance and construct the Biochemistry Building Annex Third Floor Space Renovation project. The project, for which the Physical Facilities Committee approved planning on May 9, 2013, provided for the renovation of the existing lab space on the third floor annex to bring it to current university-level research standards. The project budget remained at $4,000,000, funded through repair and rehabilitation funds. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to approve the resolution. Supporting documents were filed with the minutes.

III. APPROVAL TO FINANCE AND CONSTRUCT THE FORNEY HALL EAST WING RENOVATION

Vice President Cline requested approval of a resolution to finance and construct the Forney Hall East Wing Renovation project, which would provide for renovation of lab space located in the east wing of the original Forney Hall, which was constructed in 1938. The Board of
Trustees approved planning of the project on April 4, 2014, but the budget was since increased to $6,820,000 due to the need for additional fume hoods and associated HVAC work. The project would remain funded through repair and rehabilitation funds but with the addition of departmental funds. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to request full Board approval of the resolution. Supporting documents were filed with the minutes.

IV. APPROVAL TO FINANCE AND CONSTRUCT THE HORTICULTURE BUILDING POWER AND LIGHT SUB-DISTRIBUTION SWITCHBOARD REPLACEMENT

Vice President Cline requested approval of a resolution to finance and construct the Horticulture Building Power and Lighting Sub-distribution Switchboard Replacement, planning for which the Physical Facilities Committee approved on December 13, 2013. The project budget remained at $3,000,000, funded through repair and rehabilitation funds. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to approve the resolution. Supporting documents were filed with the minutes.

V. APPROVAL TO FINANCE AND CONSTRUCT THE KRANNERT BUILDING MULTIPLE AIR HANDLING UNITS REPLACEMENT

Vice President Cline requested approval of a resolution to finance and construct the Krannert Building Multiple Air Handling Units Replacement project, planning for which the Physical Facilities Committee approved on December 13, 2013. The project budget remained at $4,706,500, funded through repair and rehabilitation bond proceeds. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to approve the resolution. Supporting documents were filed with the minutes.

VI. APPROVAL TO FINANCE, CONSTRUCT, AND AWARD CONTRACT FOR THE AGRONOMY CENTER AUTOMATED PHENOTYPING AND SEED PROCESSING LABORATORY

Vice President Cline requested approval of a resolution to finance, construct, and award the contract for the Agronomy Center Automated Phenotyping and Seed Processing Laboratory project, planning for which the Physical Facilities Committee approved on May 15, 2014. The project budget remained at $10,000,000, funded through university funds – central reserves and/or gift funds. Following a brief discussion, and upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to request full Board approval of the resolution. Supporting documents were filed with the minutes.

VII. APPROVAL TO AWARD CONSTRUCTION CONTRACT FOR THE SHREVE HALL ACADEMIC SUPPORT CENTER

Vice President Cline requested approval to award the construction contract for the Shreve Hall Academic Support Center to S.M. Wilson & Co. of St. Louis, Missouri, which was the lowest and best of three bids. The project budget of $3,695,500, funded through departmental reserve funds, was less than when the Committee approved the financing and construction of the project on February 20, 2014. Dr. Beth McCuskey, Associate Vice President for Housing and Food Services, was in attendance to help answer questions from the Committee. Upon
proper motion duly seconded, the Physical Facilities Committee voted unanimously to approve the resolution. Supporting documents were filed with the minutes.

VIII. APPROVAL TO AWARD CONSTRUCTION CONTRACT FOR THE WADE CHILLER NO. 6 REPLACEMENT

Vice President Cline requested approval to award the construction contract for the Wade Chiller No. 6 Replacement project to Freitag-Weinhardt Inc. of Terre Haute, Indiana, which was the lowest and best of four bids. He remarked that the chiller was the oldest and largest on campus. The project budget of $8,000,000, funded through bond proceeds, was less than when the Board of Trustees approved financing and construction of the project on September 27, 2013. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to award the contract. Supporting materials were filed with the minutes.

IX. APPROVAL OF RESOLUTION TO UTILIZE THE CONSTRUCTION MANAGER AS CONSTRUCTOR (CMc) METHOD FOR THE HONORS COLLEGE AND RESIDENCES

Vice President Cline requested approval of, and outlined the five directives included in, a resolution to utilize the State of Indiana’s Construction Manager as Contractor (CMc) contracting method for construction of the Honors College and Residences project. Legal Counsel Schultz reminded the Committee and members of the Board that at its meeting on May 16, 2014, the Board approved actions preparatory to commencement of this project to allow the procurement process to begin on July 1, 2014, the day the CMc law went into effect. He then clarified that the approval being requested was to reaffirm the use of the CMc method, to continue the negotiations that were initiated on July 1, 2014, to negotiate a contract to be approved by the Committee and the Board, and to anticipate the use of bond proceeds to finance the project.

A lengthy discussion followed, with Mr. Adrian Allen, Director of Facilities Contracting, in attendance to assist with answering questions from the Committee, along with Associate Vice President McCuskey. Trustee Berghoff pointed out to the Committee and the other members of the Board that under this new, significantly different methodology, they would not see the details of the construction process to which they were accustomed.

Following discussion and upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to request full Board approval of the resolution. Supporting documents were filed with the minutes.

X. APPROVAL OF RESOLUTION TO ENGAGE IN MARKET-SOUNDING EXERCISE FOR THE DEVELOPMENT OF PURDUE VILLAGE NORTH

Vice President Cline requested approval of a resolution to engage in a market-sounding exercise for the development of Purdue Village North. He outlined goals for the development and said its cost and funding would be dependent on the results of the market-sounding exercise. Legal Counsel Schultz indicated that although Board approval was not required for this action, the Board’s input was important given the nature of the development and to convey the university’s intentions to the marketplace. Treasurer Sullivan indicated that the
Purdue Research Foundation’s involvement in the development also warranted Board approval of the exercise. Trustee White offered that it could be too early in the marketplace to conduct such an exercise. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to request full Board approval of the resolution. Supporting documents were filed with the minutes.

XI. APPROVAL OF INTERLOCAL TRANSIT AGREEMENT FOR PURDUE UNIVERSITY NORTH CENTRAL (PNC)

Chancellor Jim Dworkin requested approval of an interlocal cooperation agreement with the City of Michigan City, the City of LaPorte, and the LaPorte County Board of Commissioners to extend transit service to the Purdue University North Central campus. This agreement would make transit service available to potential students who otherwise would not be able to attend the university due to lack of transportation. Upon proper motion duly seconded, the Physical Facilities Committee voted unanimously to request full Board approval of the agreement. Supporting documents were filed with the minutes.

XII. ADJOURNMENT

By consent, the meeting adjourned at 4:14 p.m.