Honors College and Residences

Request BOT Approval to Plan;
Approval of Actions Preparatory to Project Commencement

Campus: West Lafayette

Project Description: This project will construct a new residence hall facility for the Honors College that will promote academic success through development of a living learning community. It will be located on the southwest corner of Russell and Third Street with approximately 870 beds and approximately 40,000 square feet of academic space.

Architect/Engineer: TBD

Estimated A/E Fee: TBD

Estimated Project Budget: TBD – based on eventual guaranteed maximum price to be approved by the Board

Gross Square Feet: 310,000

Assignable Square Feet: TBD

Estimated Cost/GSF: TBD

Source of Funds: Student Facilities System Revenue Bond Proceeds, HFS Reserves, Institutional Reserves and Gift Funds

BOT Finance and Construct Approval: TBD

Budget Agency Approval: TBD

A/E M/WBE Participation: TBD

General Contractor M/WBE Participation: TBD
1. GRANTING APPROVAL TO CONTRACT WITH AN ARCHITECTURAL/ENGINEERING FIRM FOR PLANNING SERVICES FOR THE HONORS COLLEGE FACILITY ON THE WEST LAFAYETTE CAMPUS

2. APPROVING CERTAIN ACTIONS PREPARATORY TO THE COMMENCEMENT OF THE PROJECT

WHEREAS, Purdue University (the “University”) is currently engaged in a series of initiatives known as “Purdue Moves,” one of which focuses on making Purdue a leader in transformative higher education; and

WHEREAS, one of the key goals of the transformative education initiative is increasing student success and value by (i) adding housing capacity to ensure there are on-campus living opportunities for at least half of all undergraduate students at Purdue’s West Lafayette campus, (ii) leveraging University residences to better support the University’s academic mission, and (iii) integrating colleges, programs and interdisciplinary themes into the residential experience, with faculty and advisor offices nearby; and

WHEREAS, at its stated meeting held on July 12, 2011, the Board of Trustees of the Trustees of Purdue University approved the creation of an Honors College on Purdue’s West Lafayette campus; and

WHEREAS, the development of the Honors College program has coincided with the desire to expand on-campus housing options in a manner that better supports the University’s academic mission while advancing the concurrent objective of promoting affordability and accessibility, thus highlighting the importance of “academicizing,” as opposed to “amenitizing,” new student housing developments on the West Lafayette campus; and

WHEREAS, an inter-disciplinary University team has been engaged in the process of exploring preliminary plans for a new student housing facility to be developed specifically for, and dedicated to, the Honors College; and

WHEREAS, this student housing facility, which would accommodate up to approximately 870 beds, is proposed to be located at the corner of Russell and Third Streets near the heart of what the campus master plan refers to as the “student success corridor,” on the current site of two identical apartment houses known as the “Brownstone” buildings—both of which would be demolished to prepare the site for the new Honors College facility; and

WHEREAS, consistent with its student success and affordability objectives, the University hopes to bring the new Honors College facility on-line as rapidly as possible, with a target of commencing operations by no later than the Fall of 2017; and

WHEREAS, toward this end, the inter-disciplinary University team has evaluated the advantages of various alternative project delivery and project management models with a view toward realizing cost savings, efficiencies and an accelerated construction schedule through an
emphasis on innovation, a strong competitive dynamic in the procurement process, and risk transfer to the private sector; and

WHEREAS, the Indiana General Assembly, by enactment in its 2014 Regular Session of House Enrolled Act No. 1196, now codified as IC 5-32 (the “CMc Statute”), has authorized The Trustees of Purdue University (the “Corporation”), as a state educational institution, to use a new contracting method, known as the “employment of construction managers as constructors” or “CMc” method, for University public works projects that begin after June 30, 2014; and

WHEREAS, the Board of Trustees of the Corporation (the “Board”), being mindful of the need for an accelerated timetable for the completion of the new Honors College facility, now desires to declare that a necessity for the Honors College facility exists and to authorize certain planning and preliminary procurement steps related to it—all of which are preparatory to the actual commencement of the project.

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

1. The Board hereby finds that a necessity exists for the planning of the project identified as the “Honors College and Residences” on the Purdue University West Lafayette campus (the “Project”).

2. The Board authorizes and directs the Treasurer of the Corporation to select, retain and contract with an architectural/engineering firm to provide planning services for such amount and on such terms as he, in his sole discretion, shall deem to be in the best interest of Purdue University.

3. The Board authorizes, effective July 1, 2014 (the “Effective Date”), the use of the CMc contracting method for the Project, it being understood that the Project shall not have, and shall not be deemed to have, commenced at any time prior to such date.

4. Notwithstanding the delayed effectiveness of the authorization set forth in the foregoing paragraph, the Board hereby authorizes and empowers the Treasurer of the Corporation to take the following preliminary actions at any time following the date hereof in preparation for the commencement of the Project:
   a. Appoint the members of the evaluation committee in the manner contemplated by IC 5-32-2-9;
   b. Prepare and issue a request for proposals, along with a notice thereof, in the manner contemplated by IC 5-32-3-1 through IC 5-32-3-3; and
   c. Cause the evaluation committee to meet with each CMc offeror that has responded to the request for proposals in the manner contemplated by IC 5-32-3-4.

In authorizing the foregoing preliminary actions, the Board reiterates its intention that the Project shall not be deemed to have commenced at any time prior to July 1, 2014 and, in doing so, recognizes that a public agency considering the use of the CMc contracting method for a project may, pursuant to IC 5-32-3-6, complete various steps in the procurement process and still determine not to proceed with the project at any point prior to entering into negotiations with a selected CMc offeror.
5. From and after the Effective Date, the Treasurer is authorized and empowered to 
(i) select and enter into negotiations with a construction manager as constructor for the Project in 
accordance with the procedures outlined in the CMc Statute; (ii) enter into one or more 
agreements to provide for the reimbursement of costs to be incurred by the construction manager 
as constructor during the pre-construction period and to contain such other terms as the 
Treasurer, in his sole discretion, shall deem to be in the best interests of the Corporation and 
Purdue University; and (iii) subject to the ultimate approval of the Board, negotiate with the 
construction manager as constructor the terms of the CMc contract for the Project, including the 
guaranteed maximum price for the work to be performed under such contract.

6. 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 actions described in this Resolution 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.

7. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Legal Counsel, 
Assistant Legal Counsel, Secretary and Assistant Secretary of The Trustees of Purdue 
University, 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 and in the name 
of The Trustees of Purdue University, or of Purdue University, to take all necessary and proper 
actions to carry out the purpose and intent of this Resolution whether herein specifically 
authorized or not, except such actions as are specifically required by law to be taken by the 
Board of Trustees as the governing board of The Trustees of Purdue University.

8. All acts of said officers in conformity with the intent and purposes of this 
Resolution, whether taken before or after this date, are ratified, confirmed, approved and adopted 
as the acts of the Corporation.