Approval of Lease for Indiana Manufacturing Institute

This is a lease with the Purdue Research Foundation to house Purdue’s Institute for Advanced Composites Manufacturing Innovation (IACMI) project and co-locate and expand selected next generation manufacturing research. PRF will construct a building to be named the “Indiana Manufacturing Institute (IMI)” at the southwest corner of Challenger Avenue and Yeager Road in the Purdue Research Park, on land that is partly owned by the City of West Lafayette Redevelopment Commission and is being donated to the Purdue Research Foundation by the Commission. The facility will be 62,000 square feet.

Purdue proposes to lease a portion of the facility up to 30,000 square feet, at an estimated cost of $1.4 million per year. The other 32,000 square feet is reserved for public or private enterprises interested in manufacturing related research collaboration with the university.

Dr. R. Byron Pipes is the Purdue lead for the U.S. Department of Energy Institute for Advanced Composites Manufacturing and Innovation, a five-year public-private collaboration that includes a federal commitment from the Department of Energy (DOE) of $70 million and $189 million pledged by industry, state economic development agencies and universities. It is anticipated that at least $12.5 million of the $70 million will be awarded to Purdue. Purdue is under contract to receive $15 million dollars from the Indiana Economic Development Corporation (IEDC) as matching funds for the support of research activity and operations of the facility and direct investments in its establishment and operations. In total, Purdue expects to receive support in excess of $27.5 million through the DOE, IEDC, and multiple corporate partnerships.

Project Benefits

- Access to adjacent industrial partners in the Purdue Research Park that will facilitate IACMI’s focus on high Technology Readiness Level (TRL) projects.
- High bay laboratory space that is well-suited to manufacturing-focused lab space needs.
- Opportunity to co-locate Composites project, Indiana’s Next Generation Manufacturing Competitiveness Center (IN-MaC), the Product Lifecycle Management (PLM) Center and expansion of Next Generation Manufacturing activity. IACMI researchers will advance research of composite materials manufacturing to develop more energy-efficient technologies. IN-MaC, PLM Center, and IACMI researchers will develop enabling technologies in support of the Digital Enterprise vision for manufacturing, including Personalized Manufacturing, while nurturing market ready next generation manufacturing technologies.
- Engage Purdue faculty (initial core group of seven) from the College of Engineering and the Purdue Polytechnic Institute, about 10 staff engineers and 30-35 graduate students to work in the research areas that will initially occupy up to 30,000 square feet in the Purdue Research Park-based facility.
- Opportunities for sponsored research in this core development area. Target funding agencies for new and/or continued support include National Institute of Standards and Technology (NIST), U.S. Department of Energy, Defense Advanced Research Projects Agency (DARPA), U.S. Department of Defense sponsored Digital Manufacturing Digital Innovation Institute. Current corporate sponsors of the groups associated with the IMI include Cummins

- Greater educational, internship and career prospects opportunities for students as a result of expanded hands on contact with manufacturing technologies.

**Project Cost and Funding:** The University is requesting approval to lease up to 30,000 square feet at an estimated cost including the lease, common area maintenance and operating costs, of $1.4 million per year over a five-year period for a total of $7 million. The five-year lease term is based on IACMI’s five-year project period. Options for five-year renewal terms will be available dependent on continued sustainable funding sources for the composites and next generation manufacturing research.

The sources of funds to support the lease include:

- Projected facilities and administration recovery (DOE funds) $2.25 million
- Projected facilities and administration recovery (other funds) $0.20 million
- Indiana Economic Development Corporation award $2.67 million
- IN-MaC allocation $0.50 million
- Gifts and/or other resources to be identified $1.38 million

**Total** $7.00 million

A final decision on space will be made no later than December 31, 2015 with confirmed funding and may be downsized from the 30,000 square feet depending on resource availability.