



OFFICE OF THE EXECUTIVE VICE PRESIDENT FOR  
BUSINESS AND FINANCE, TREASURER

August 21, 2012

The Honorable Mitchell E. Daniels, Jr.  
Governor of the State of Indiana  
State House  
Indianapolis, IN 46204

Dear Governor Daniels:

The financing and construction of the project, "Stewart Center Fire Alarm and Sprinkler System Installation" on the West Lafayette campus has been approved as required under the Bylaws of the Board of Trustees of Purdue University.

This project will install a fire sprinkler system where none exists and update the fire alarm system.

The estimated cost of this project is \$4,100,000, to be funded from Repair and Rehabilitation University General Funds.

Subject to review by the Commission for Higher Education and recommendation by the State Budget Committee and the Budget Agency, we request your approval to proceed with this project. Attached are the completed forms which the Commission has prescribed for its review of such projects. We will be happy to answer any questions you or your staff may have or to provide any additional information you may wish.

Sincerely,

A handwritten signature in blue ink, appearing to read "A.V. Diaz".

A.V. Diaz  
Executive Vice President for  
Business and Finance, Treasurer

/bjm

Attachments

c: Jason Dudich, Associate Commissioner and Chief Financial Officer  
Adam Horst, State Budget Director  
Mary Catherine Gaisbauer, Comptroller  
Kevin Green, Assistant Director of Capital Planning

**PROJECT SUMMARY AND DESCRIPTION**  
**STEWART CENTER FIRE ALARM AND SPRINKLER SYSTEM INSTALLATION**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-13-2-11
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A
<b>Previously approved by General Assembly:</b>	No	<b>Previously recommended by CHE:</b>	No
<b>Part of the Institution's Long-term Capital Plan:</b>			

**Project Summary Description:**

This project is being planned in order to upgrade the existing fire alarm/sprinkler system and install new units where none exist in Stewart Center. It is becoming increasingly difficult to maintain the existing system because replacement parts for certain components are unavailable in today's market. Consistent with out top R&R priority of safety and our long-term plan to systematically modernize utility and safety systems on campus, this project's plan is to upgrade the aging fire alarm and sprinkler system in Stewart Center. The project will be financed with University funded Repair and Rehabilitation Funds. There will be a decrease in operation costs as the new system will require less maintenance. Stewart Center consists of 3 buildings. Two of these buildings have been built around the original structure to add a modern touch to the historical building. The first floor has a high level of architectural detail and is a heavy traffic area as it acts as a passage way from the Memorial Mall to Purdue Memorial Union. Due to the number of people who use this building in a day, scheduling is going to be an issue as it contains two theaters, a multi-story library, a computer lab and numerous offices. Stewart Center also plays host to a variety of conferences and meetings which include the Purdue Board of Trustees meetings.

**Summary of the impact on the educational attainment of students at the institution:**

This project will create a safer environment for the students to learn and operate in. Stewart centre not only houses a few academic rooms, but also contains a few auditoriums, a multi-story library, a computer center and many student organization and academic offices.

<b>Project Size:</b>	484,279 GSF	311,231 ASF	0.64 ASF/GSF
<b>Net change in overall campus space:</b>	0 GSF	0 ASF	

<b>Total cost of the project (1):</b>	\$ 4,100,000	<b>Cost per ASF/GSF:</b>	\$ 8.47 GSF
			\$ 13.17 ASF

**Funding Source(s) for project (2):** \$ 4,100,000 Repair and Rehabilitation - University General Funds - derived from Sustaining New Synergies Initiative Savings including curtailed hiring, energy conservation initiatives, and information technology savings

**Estimated annual debt payment (4):** N/A

**Are all funds for the project secured:** Yes

**Estimated annual change in cost of building operations based on the project:** \$ -

**Estimated annual repair and rehabilitation investment (3):** N/A

(1) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)

- (2) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)
- (3) Estimate the amount of funding the institution would need to set aside annually to address R&R needs for the project. CHE suggests 1.5% of total construction cost
- (4) If issuing debt, determine annual payment based on 20 years at 5.75% interest rate
  - If project is a lease-purchase or lease, adjust accordingly. Note the total cost of the lease in the project cost, and annual payments in project description

**PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION**  
**STEWART CENTER FIRE ALARM AND SPRINKLER SYSTEM INSTALLATION**

**Institution:** Purdue University  
**Campus:** West Lafayette

**Budget Agency Project No.:** B-1-13-2-11  
**Institutional Priority:** N/A

**Description of Project**

This project is being planned in order to upgrade the existing fire alarm/sprinkler system and install new units where none exist in Stewart Center. It is becoming increasingly difficult to maintain the existing system because replacement parts for certain components are unavailable in today's market. Consistent with our top R&R priority of safety and our long-term plan to systematically modernize utility and safety systems on campus, this project's plan is to upgrade the aging fire alarm and sprinkler system in Stewart Center. The project will be financed with University funded Repair and Rehabilitation Funds. There will be a decrease in operation costs as the new system will require less maintenance. Stewart Center consists of 3 buildings. Two of these buildings have been built around the original structure to add a modern touch to the historical building. The first floor has a high level of architectural detail and is a heavy traffic area as it acts as a passage way from the Memorial Mall to Purdue Memorial Union. Due to the number of people who use this building in a day, scheduling is going to be an issue as it contains two theaters, a multi-story library, a computer lab and numerous offices. Stewart Center also plays host to a variety of conferences and meetings which include the Purdue Board of Trustees meetings.

**Need and Purpose of the Program**

One of the components of the long-term strategic plan of the institutions is to provide a safe environment in which students may learn and grow. This project addresses this component by upgrading the existing fire alarm / sprinkler system to a more modern system which provides additional safety to students in case of a potential fire. This system enables the building to the safety standards that currently apply to new establishments. Stewart Center not only houses a few academic rooms, but also contains two auditoriums, a multi-story library, a computer center and offices that accommodate student organizations. If Purdue University is unable to replace the aging fire alarm system, the maintenance costs are expected to increase and at some point in the future, maintenance will become impossible due to extremely limited supply of spare parts. We will likely be faced with emergency replacement of the fire alarm system at an increased cost to the University and increased risk to our students. This project addresses a potential safety concern caused by the aging fire/alarm and sprinkler system. This Project will not have any impact on the cost of attendance for the students. The funds required to execute this project have been set aside through budgeting over the past years.

**Space Utilization**

This project will not alter space allocation or utilization on campus.

**Comparable Projects**

Elliott Hall of Music Sprinkler System Installation: **Project Cost: \$3,200,000 ; \$19.60/GSF.** This project is similar due to the fact that scheduling was a complication for this project as Elliot Hall of music was used regularly to host plays, concerts and serve as an examination hall. This project also had a great amount of architectural detail on the interior which makes this a delicate site for minor demolition that is required to upgrade the sprinkler system.

**Background Materials**

N/A

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR STEWART CENTER FIRE ALARM AND SPRINKLER SYSTEM INSTALLATION**

Stewart Center Fire Alarm and Sprinkler System Installation B-1-13-2-11	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)	Subtotal Current and Future Space	Space to be Terminated (1)	New Space in Capital Request (2)	Net Future Space
<b>A. OVERALL SPACE IN ASF</b>							
Classroom (110 & 115)	279,963	-	2,678	282,641	-	-	282,641
Class Lab (210,215,220,225,230,235)	555,732	-	(724)	555,008	-	-	555,008
Non-class Lab (250 & 255)	1,420,040	-	50,821	1,470,861	-	-	1,470,861
Office Facilities (300)	2,053,115	1,102	56,350	2,110,567	-	-	2,110,567
Study Facilities (400)	392,579	-	5,400	397,979	-	-	397,979
Special Use Facilities (500)	1,037,900	58,635	20,857	1,117,392	-	-	1,117,392
General Use Facilities (600)	836,634	1,433	31,055	869,122	-	-	869,122
Support Facilities (700)	3,032,422	21,800	(11,947)	3,042,275	-	-	3,042,275
Health Care Facilities (800)	76,330	-	-	76,330	-	-	76,330
Resident Facilities (900)	2,274,683	-	75,800	2,350,483	-	-	2,350,483
Unclassified (000)	83,456	(14,182)	-	69,274	-	-	69,274
<b>B. OTHER FACILITIES</b> (Please list major categories)							
<b>TOTAL SPACE</b>	<b>12,042,854</b>	<b>68,788</b>	<b>230,290</b>	<b>12,341,932</b>	<b>-</b>	<b>-</b>	<b>12,341,932</b>

Notes:

- (1) Identify in a footnote the specific facilities that are included in the data in these columns. Do not include pending approval, non-submitted projects or non-funded projects
- (2) Should include capital projects requested by the institution based on 2013-15 Capital Request Summary.

- Space/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

**CAPITAL PROJECT COST DETAILS**  
**STEWART CENTER FIRE ALARM AND SPRINKLER SYSTEM INSTALLATION**

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**ANTICIPATED CONSTRUCTION SCHEDULE**

	<u>Month</u>	<u>Year</u>
<b>Bid Date</b>	September	2012
<b>Start Construction</b>	February	2013
<b>Occupancy (End Date)</b>	November	2013

**ESTIMATED CONSTRUCTION COST FOR PROJECT**

	<u>Cost Basis</u> (1)	<u>Estimated Escalation Factors</u> (2)	<u>Project Cost</u>
<b><u>Planning Costs</u></b>			
a. Engineering			\$ -
b. Architectural			\$ 311,050
c. Consulting			\$ -
<b><u>Construction</u></b>			
a. Structure			\$ -
b. Mechanical (HVAC, plumbing, etc.)			\$ 973,882
c. Electrical			\$ 1,947,763
<b><u>Movable Equipment</u></b>			\$ -
<b><u>Fixed Equipment</u></b>			\$ -
<b><u>Site Development/Land Acquisition</u></b>			\$ -
<b><u>Other (PM and S&amp;T Fees, Insurance, Contingencies)</u></b>			\$ 867,305
<b>TOTAL ESTIMATED PROJECT COST</b>		\$ -	\$ 4,100,000

(1) Cost Basis is based on current cost prevailing as of: (INSERT MONTH AND YEAR)

(2) Explain in the Description of Project Section of the "Cap Proj Details" schedule the reasoning for estimated escalation factors

**CAPITAL PROJECT OPERATING COST DETAILS**  
**STEWART CENTER FIRE ALARM AND SPRINKLER SYSTEM INSTALLATION**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-13-2-11
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**GSF OF AREA AFFECTED BY PROJECT** 484,279

**ANNUAL OPERATING COST/SAVINGS (1)**

	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	0	\$ -		
2. Maintenance	0	\$ -		
3. Fuel	0	\$ -		
4. Utilities	0	\$ -		
5. Other	0	\$ -		
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	N/A	N/A		

**Description of any unusual factors affecting operating and maintenance costs/savings.**

[Redacted area]

(1) Based on figures from "Individual Cap Proj Desc" schedule