

ADMINISTRATIVE OPERATIONS

TO: Members of the Board of Trustees
FR: Michael B. Cline, Senior Vice President for Administrative Operations
DATE: October 1, 2018
RE: Approval of Residence Hall P3 Project Plans and Specifications

Attachments:

- Resolution
- Exhibit A: Plans, specifications and renderings for residence halls

Description of Plans and Specifications:

- Following the approval of the residence hall term sheet in August, per state statute, we are now requesting approval of the residence hall plans and specifications
- Specific information for the **Third Street North** residence hall is as follows:
 - Location: north of the Black Cultural Center along Russell Street (permanently closing the existing parking lot)
 - Square feet: 148,823
 - Stories: 6
 - Room typology and count:
 - Suites: 25 units; 100 beds
 - Semi-suites: 115 units; 460 beds
 - Resident advisor rooms: 10 units; 10 beds
 - Total: 150 units; 570 beds
 - Ground floor programming:
 - Main front desk and elevator lobby
 - Open community space/lounge with loose seating and kitchen area
 - Retail dining
 - Open seating to support retail dining
 - Multi-purpose room
 - Executive in Residence apartment
 - Resident Educator Assistant apartment
 - Public restrooms
 - Mechanical and fire protection room
 - Trash/recycling room
 - Laundry
 - Vending

- Specific information for the **Meredith South** residence hall is as follows:
 - Location: south of the existing Meredith Residence Hall and north of First Street (permanently closing the existing parking lot)
 - Square feet: 201,815
 - Stories: 8, plus a partial basement
 - Room typology and count:
 - Singles: 5 units; 5 beds
 - Single with bath: 32 units; 32 beds
 - Doubles: 284 units; 568 beds
 - Triples: 36 units; 108 beds
 - Resident advisor: 17 units; 17 beds
 - Total: 374 units; 730 beds
 - Ground floor programming:
 - Front desk with mail room and elevator lobby
 - Open community space/lounge with loose seating and kitchen area
 - Retail dining
 - Open seating to support retail dining
 - Multi-purpose room
 - Residence Education Coordinator apartment
 - Faculty in Residence apartment
 - Residence Educator Assistant apartment
 - 10 single with bath student rooms
 - Club meeting room
 - Public restrooms
 - Laundry
- Some of the major maintenance items and their replacement intervals for the project are as follows:
 - Full roof replacement every 25 years
 - Carpet tile replacement starting as soon as 5 years in heavily utilized areas and continuing throughout the project term
 - Exterior aluminum window replacement every 40 years
 - Student room, study and common room furnishing replacement every 15 years
 - HVAC system serving student rooms replacement every 25 years

Description of Overarching Project:

- As previously communicated, Plenary Properties Purdue, LLC was selected as the preferred proposer for the student housing project to construct two new residence halls on the West Lafayette campus.
 - The obligations of Plenary Properties Purdue, LLC include the design, build, construction, finance, operation and maintenance of two facilities that accommodate approximately 1,300 beds through the term of the project, which ends June 30, 2083.
 - If the facilities are not maintained to pre-established standards, then payment deductions may be charged to the developer.
- Project delivery method: Public Private Partnership
- Guaranteed Maximum Price delivery: October 2018

- Construction start: November 2018
- Construction completion: June 2020

Overarching Project Benefits:

- The construction of new residence halls will help address an existing wait list and projected increased demand for on-campus housing.
- Increasing the available on-campus housing will support the Purdue Moves goal of “Living and Learning,” which highlights the link between on-campus living and student achievement.
- By utilizing a public-private partnership to deliver this project, the project risk will be transferred to the developer, who will be responsible for the design, build, construction, finance, operation and maintenance of the facilities.
- Both facilities and the land on which they are constructed will remain Purdue property—there will be no transfer of title for the land or the buildings.
 - No demolition is required to build the new residence halls.
 - Both facilities will connect to existing Purdue electricity, steam, chilled water and domestic water.
 - The design of the Meredith South residence hall maximizes the space on site for future development.

c: Chairman Mike Berghoff
President Mitch Daniels
Treasurer Bill Sullivan
Provost Jay Akridge
Assistant Treasurer Jim Almond
Corporate Secretary Janice Indrutz
Legal Counsel Steve Schultz

**RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”)
OF THE TRUSTEES OF PURDUE UNIVERSITY (THE “CORPORATION”)**

- 1. APPROVING THE PLANS AND SPECIFICATIONS FOR THE THIRD STREET NORTH AND MEREDITH SOUTH STUDENT HOUSING FACILITIES PURSUANT TO IC 21-35-7**

 - 2. AFFIRMING AND REITERATING THE BOARD’S AUTHORIZATION TO THE TREASURER AND OTHER OFFICERS TO NEGOTIATE AND FINALIZE THE PUBLIC-PRIVATE AGREEMENT AND TO TAKE SUCH OTHER ACTIONS AS ARE NECESSARY TO COMPLETE THE PROJECT**
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WHEREAS, by a resolution approved at its stated meeting on February 9, 2018 (the “February 9 Resolution”), the Board: (i) identified an immediate need for additional housing capacity within one or more student housing facilities located in the heart of what the campus master plan refers to as the “student success corridor,” and (ii) authorized and empowered an interdisciplinary University team (“University Team”) to evaluate the advantages of various sites for the new student housing facilities, as well as possible alternative project delivery and project financing models, with a view toward achieving cost savings, efficiencies and an accelerated construction schedule through an emphasis on innovation, a strong competitive dynamic in the procurement process, and potential risk transfer to the private sector; and

WHEREAS, by a subsequent resolution approved at its stated meeting on August 3, 2018 (the “August 3 Resolution”), the Board: (i) affirmed and reiterated the need for additional on-campus living opportunities to promote student success; (ii) approved the public-private development project providing for the design, build, finance, operation and maintenance of the Third Street North and Meredith South student housing facilities pursuant to IC 21-35-7 (the “Project”); (iii) approved the material terms of a public-private agreement with Plenary Properties Purdue, LLC (“Plenary”); and (iv) authorized the Treasurer and other officers to negotiate and finalize the public-private agreement and to take such other actions as are necessary to complete the Project; and

WHEREAS, the University Team has continued to work with Plenary to negotiate and finalize the plans and specifications for the Project and for the development and management of the Project as set forth in IC 21-35-7; and

WHEREAS, the Board has received and reviewed the plans and specifications produced by the University Team in collaboration with Plenary attached hereto as Exhibit A; and

WHEREAS, having reviewed the Project plans and specifications, the Board desires to declare its approval of the same:

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

1. The Board hereby approves the plans and specifications for the Project together

with the plans and specifications for the development and management of the Project.

2. The Board hereby affirms and reiterates its authorization to the Treasurer and Assistant Treasurer of the Corporation, and the Chief Financial Officer and Treasurer and the Senior Vice President and Assistant Treasurer of the University, and each of them, in the name and on behalf of the Corporation, or of the University, to negotiate, prepare and execute the PPA and any other such documents as are deemed by them to be necessary or expedient to effectuate the transactions contemplated by the February 9 Resolution and the August 3 Resolution, in each case setting forth the proposed terms of the PPA and such other provisions and conditions as, in their judgment, are reasonably necessary or desirable to complete and make the Project available on terms favorable to the University, and the Secretary and Assistant Secretary are hereby authorized and directed to attest to the execution of the PPA and other documents.

3. The above-designated officers, together with the Chairman, Vice Chairman, Legal Counsel (General Counsel), Assistant Legal Counsel (Deputy General Counsel), Secretary and Assistant Secretary of the Corporation, and each of them, are hereby authorized and empowered for, on behalf of and in the name of the Corporation, or of the University, to execute and deliver any and all such other documents and instruments, make such filings, seek such governmental approvals, and take such other actions are deemed by them to be necessary and proper 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.

4. 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, or of the University, 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 the University and consistent with the exercise of the authority granted above.

5. All acts of said officers in conformity with the intent and purposes of this Resolution, whether taken before or after this date, and including but not limited to the actions taken in connection with the Project procurement process, are ratified, confirmed, approved and adopted as acts of the Corporation.

Third Street North

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EXHIBIT A
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RENDERINGS FOR RESIDENCE
HALLS

9/18/2018

West Lafayette campus

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THIRD STREET NORTH
RENDERINGS

9/18/2018

West Lafayette campus



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PURDUE UNIVERSITY.

MEREDITH SOUTH
RENDERINGS

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West Lafayette campus

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