July 20, 2015

The Honorable Michael R. Pence  
Governor of the State of Indiana  
State House  
Indianapolis, IN 46204

Dear Governor Pence:

At its meeting on July 16, 2015, the Purdue University Physical Facilities Committee of the Board of Trustees approved the financing and construction of the project, “McCutcheon Hall – University Residences Bathroom Renovation – Phase V” on the Purdue University West Lafayette Campus.

This project is the fifth of nine planned phases of the University Residences H-Hall bathroom renovations. This fifth phase will reconfigure and renovate the bathrooms on floors 1-8 of the south tower in McCutcheon Residence Hall in order to provide greater privacy, updated appearance and improve marketability.

The estimated cost of this project is $4,800,000, to be funded from Departmental Funds – HFS Reserves.

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,

[Signature]

William. E. Sullivan  
Treasurer and Chief Financial Officer

//bjm

Attachments

c: Matt Hawkins, Associate Commissioner and Chief Financial Officer  
Brian Bailey, State Budget Director  
Kendra Cooks, Comptroller  
Kevin Green, Assistant Director of Capital Planning
PROJECT SUMMARY AND DESCRIPTION
McCutcheon Hall - University Residences Bathroom Renovation Phase V

Institution: Purdue University
Campus: West Lafayette
Budget Agency Project No.: B-1-16-2-01
Institutional Priority: N/A
Previously approved by General Assembly: No
Previously recommended by CHE: No
Part of the Institution's Long-term Capital Plan: Yes

Project Summary Description:
This project is the fifth of nine planned phases of the University Residences H-Hall bathroom renovations. This fifth phase will reconfigure and renovate the bathrooms on floors 1-8 of the south tower in McCutcheon Residence Hall in order to provide greater privacy, updated appearance and improve marketability. The restroom renovation includes a complete gutting and replacement of all infrastructure and finishes on floors 1-8 of McCutcheon Hall.

Summary of the impact on the educational attainment of students at the institution:
The existing restroom finishes and infrastructure are original to McCutcheon Hall which was built in 1962. After 53 years of use, the finishes and infrastructure are at the end of their useful life, while the size of the existing restrooms are too small by current standards. The renovation will provide the new electrical, plumbing, and exhaust to serve a larger restroom, with more showers, greater privacy for residents, and updated finishes. The renovation will also meet current requirements for accessibility.

Project Size: 8,696 GSF
Net change in overall campus space: N/A GSF

Total cost of the project (1): $4,800,000
Cost per ASF/GSF: $551.98 GSF

Funding Source(s) for project (2):
R&R McCutcheon Hall / RIO 6500010466 / Fund 24020110
*Note* Funds to be transferred from fund 81010017 July 1, 2015
Current University Residence R&R balance is $31,839,027.73

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**

McCutcheon Hall - University Residences Bathroom Renovation Phase V

<table>
<thead>
<tr>
<th>Institution:</th>
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</table>

**Description of Project**

The fifth phase will reconfigure and renovate the bathrooms on floors 1-8 of the south tower in McCutcheon Residence Hall in order to provide greater privacy, updated appearance and improve marketability. The restroom renovation includes a complete gutting and replacement of all infrastructure and finishes on floors 1-8 of McCutcheon Hall.

**Need and Purpose of the Program**

The housing Master Plan presented to the Purdue Board of Trustees in October 2009 noted that the role of campus housing in generating a sense of community "cannot be overstated". In order to fulfill this role, University Residences must be strategic in updating facilities to reflect changing student preferences and remain an attractive housing option. Further noted in the Master Plan was the observation that a large percentage of University Residences is comprised of older buildings in need of upgrades to remain competitive in the market. One specific recommendation was to renovate the restrooms in the high rise H-buildings to improve student satisfaction, especially with regard to privacy. This project is being proposed as a fifth of a multi-phase renovation plan to meet this need.

**Space Utilization**

Phase V is renovating (8) existing bathrooms (one per floor, floors 1 thru 8) and expanding by encompassing one student room on each floor. Bathrooms will be made into (8) private shower rooms w/ toilets included per floor, while the current shower count is (4) on each floor. The restrooms will be ADA compliant when complete also.

**Comparable Projects**

In 2013, eight floors in Harrison Residence Hall North Tower were renovated in the same manner. The project cost was $4.8M, and the cost per GSF was $551.98.

**Background Materials**

The project will be funded with Department Funds - Housing and Food Services Reserves, which are derived from room and board fees.
## CAPITAL PROJECT REQUEST FORM

**INDIANA PUBLIC POSTSECONDARY EDUCATION**

**INSTITUTION CAMPUS SPACE DETAILS FOR McCutcheon Residence Hall – University Residences Bathroom Renovation Phase V**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Current Space in Use</th>
<th>Space Under Construction (1)</th>
<th>Space Planned and Funded (1)</th>
<th>Subtotal Current and Future Space</th>
<th>Space to be Terminated (1)</th>
<th>New Space in Capital Request (2)</th>
<th>Net Future Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1-16-2-01</td>
<td></td>
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<td></td>
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</tr>
</tbody>
</table>

### A. OVERALL SPACE IN ASF

- Classroom (110 & 115)
  - 293,409
  - 64,949
  - 358,358
- Class Lab (210,215,220,225,230,235)
  - 549,940
  - 3,870
  - 553,810
- Non-class Lab (250 & 255)
  - 1,526,447
  - 1,526,447
- Office Facilities (300)
  - 2,169,624
  - 7,292
  - 2,176,916
- Study Facilities (400)
  - 381,750
  - 39,238
  - 420,988
- Special Use Facilities (500)
  - 1,164,701
  - 1,164,701
- General Use Facilities (600)
  - 876,369
  - 25,468
  - 901,837
- Support Facilities (700)
  - 3,298,140
  - 12,220
  - 3,310,360
- Health Care Facilities (800)
  - 86,429
  - 86,429
- Resident Facilities (900)
  - 2,326,982
  - 127,462
  - 2,454,444
- Unclassified (000)
  - 16,596
  - 16,596

### B. OTHER FACILITIES

(Please list major categories)

**TOTAL SPACE**

|                      | 12,690,387 | 280,499 | 12,970,886 |                 |                      |

**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)

Space under construction includes: Thomas S. and Harvey D. Wilmeth Active Learning Center, Honors College and Residences

Space planned and funded includes:

Space to be terminated includes:
CAPITAL PROJECT COST DETAILS
McCUTCHEON HALL - UNIVERSITY RESIDENCES BATHROOM RENOVATION PHASE V

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<td>N/A</td>
</tr>
</tbody>
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**ANTICIPATED CONSTRUCTION SCHEDULE**

<table>
<thead>
<tr>
<th>Event</th>
<th>Month</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>DB Contract Award</td>
<td>November</td>
<td>2015</td>
</tr>
<tr>
<td>Start Construction</td>
<td>May</td>
<td>2016</td>
</tr>
<tr>
<td>Occupancy (End Date)</td>
<td>August</td>
<td>2016</td>
</tr>
</tbody>
</table>

**ESTIMATED CONSTRUCTION COST FOR PROJECT**

<table>
<thead>
<tr>
<th>Cost Basis</th>
<th>Estimated Escalation Factors</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Costs</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Engineering</td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td>b. Architectural</td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td>c. Consulting</td>
<td>$132,500</td>
<td></td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Structure</td>
<td>$1,008,000</td>
<td></td>
</tr>
<tr>
<td>b. Mechanical (HVAC, plumbing, etc.)</td>
<td>$1,176,000</td>
<td></td>
</tr>
<tr>
<td>c. Electrical</td>
<td>$1,176,000</td>
<td></td>
</tr>
<tr>
<td><strong>Movable Equipment</strong></td>
<td>$0</td>
<td>$ 5,000</td>
</tr>
<tr>
<td><strong>Fixed Equipment</strong></td>
<td>$10,000</td>
<td></td>
</tr>
<tr>
<td><strong>Site Development/Land Acquisition</strong></td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td><strong>Other (Please list)</strong></td>
<td>$1,292,500</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL ESTIMATED PROJECT COST**

$ - $ - $ 4,800,000

(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

**McCUTCHEON HALL - UNIVERSITY RESIDENCES BATHROOM RENOVATION PHASE V**

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| GSF OF AREA AFFECTED BY PROJECT | 8,696 |

### ANNUAL OPERATING COST/SAVINGS (1)

<table>
<thead>
<tr>
<th>Cost per GSF</th>
<th>Total Operating Cost</th>
<th>Personnel Services</th>
<th>Supplies and Expenses</th>
</tr>
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<tr>
<td></td>
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1. Operations
2. Maintenance
3. Fuel
4. Utilities
5. Other

<table>
<thead>
<tr>
<th>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
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**Description of any unusual factors affecting operating and maintenance costs/savings.**

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