



Office of the Chief Financial Officer and Treasurer

August 15, 2024

The Honorable Eric J. Holcomb
Governor of the State of Indiana
Statehouse
Indianapolis, IN 46204

Dear Governor Holcomb:

At its meeting on August 2, 2024, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Stewart Center and Purdue Memorial Union Courtyard Improvements on the West Lafayette campus.

This project will remove the concrete pavement located in the courtyard between Stewart Center and the Purdue Memorial Union, install new waterproofing and reconstruct the courtyard using a combination of brick pavers and concrete.

This project will eliminate active leaks to Stewart Center below the courtyard, and it will provide an additional Americans with Disabilities Act (ADA) accessible entrance to Stewart Center. This project is included in Purdue's FY25 Repair and Rehabilitation budget.

The estimated total project cost is \$3,150,000 with \$3,070,894 funded by R&R Appropriation and \$79,106 funded by Operating 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 that 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 that is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A. Ruhl'.

Christopher A. Ruhl
Chief Financial Officer and Treasurer

Attachments

c: Seth Hinshaw, Chief Financial Officer, Indiana Commission for Higher Education
Joe Habig, Deputy Director and Acting State Budget Director, Indiana State Budget Agency
Cody Wilson, Division Director, Indiana State Budget Agency
Kathleen Thomason, Comptroller, Purdue University
Anne Hazlett, Senior Director, Government Relations, Purdue University

PROJECT COST SUMMARY
Stewart Center and Purdue Memorial Union Courtyard Improvements

Institution:	<u>Purdue University</u>	Budget Agency Project No.:	<u>B-1-25-2-04</u>										
Campus:	<u>West Lafayette</u>	Institutional Priority:	<u>N/A</u>										
Previously approved by General Assembly:		<u>No</u>	Previously recommended by CHE:	<u>No</u>									
Part of the Institution's Long-term Capital Plan:													
Project Size: <u>-</u> GSF (1) <u>-</u> ASF (2) <u>-</u> ASF/GSF													
Net change in overall campus space: <u>-</u> GSF <u>-</u> ASF													
Total cost of the project (3):		<u>\$ 3,150,000</u>	Cost per ASF/GSF:										
Total cost of the demolition:		<u>\$ -</u>	<u>-</u> GSF <u>-</u> ASF										
Funding Source(s) for project (4):		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Amount</th> <th style="width: 50%;">Type</th> </tr> </thead> <tbody> <tr> <td><u>\$ 3,070,894</u></td> <td>R&R Appropriation</td> </tr> <tr> <td><u>\$ 79,106</u></td> <td>Operating Funds</td> </tr> <tr> <td><u>-</u></td> <td></td> </tr> <tr> <td><u>-</u></td> <td></td> </tr> </tbody> </table>	Amount	Type	<u>\$ 3,070,894</u>	R&R Appropriation	<u>\$ 79,106</u>	Operating Funds	<u>-</u>		<u>-</u>		
Amount	Type												
<u>\$ 3,070,894</u>	R&R Appropriation												
<u>\$ 79,106</u>	Operating Funds												
<u>-</u>													
<u>-</u>													
Estimated annual debt payment (6):		<u>N/A</u>											
Are all funds for the project secured:		<u>Yes</u>											
<p>Project Funding: The project is being fully funded by R&R Appropriations and Operating Funds, and all funds are secured.</p>													
<p>Project Cost Justification Since the project is infrastructure based, there is not a ASF or GSF associated with the work. This project's scope and cost are described more in the Capital Project Details section.</p>													
Estimated annual change in cost of building operations based on the project:		<u>-</u>											
Estimated annual repair and rehabilitation investment (5):		<u>\$ 47,250</u>											

PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

Stewart Center and Purdue Memorial Union Courtyard Improvements

Institution:

Purdue University

Campus:

West Lafayette

Budget Agency Project No.:

B-1-25-2-04

Institutional Priority:

N/A

Description of Project

This project will remove the concrete pavement located in the courtyard between Stewart Center and the Purdue Memorial Union on the West Lafayette campus, install new waterproofing and reconstruct the courtyard using a combination of brick pavers and concrete. Different colored brick pavers will delineate pedestrian and bicycle routes through the area.

Additionally, this project includes the reconstruction of the east entrance of Stewart Center to meet Americans with Disabilities Act (ADA) standards, which will include a ramp with fixed limestone seating.

Need and Purpose of the Program

This project will eliminate active leaks to Stewart Center below the courtyard, and it will provide an additional ADA accessible entrance to Stewart Center.

This project is included in Purdue's FY25 Repair and Rehabilitation budget.

Space Utilization

This project does not have a net impact on total assignable campus space.

Comparable Projects

Campus Tunnel Repairs (2024)

o \$1,990,000

o Concrete demolition and replacement, excavation, installation of waterproof membrane system on utility tunnel.

o Significant differences: Stewart Center and PMU Courtyard Plaza Concrete and Waterproofing Replacement project includes waterproofing installation on exterior building basement structure including construction of new ADA ramp for Stewart Center. Hardscape to receive brick pavers.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Stewart Center and Purdue Memorial Union Courtyard Improvements

(INSERT PROJECT TITLE AND SBA No.)	Current Campus Totals			Subtotal Current and Future Space	Capital Request		Net Future Space
	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)		Space to be Terminated (1)	New Space in Capital Request (2)	
A. OVERALL SPACE IN ASF							
Classroom (110 & 115)	310,758	(2,547)	53,413	361,624	-	-	361,624
Class Lab (210,215,220,225,230,235)	737,430	(13,353)	27,267	751,343	-	-	751,343
Non-class Lab (250 & 255)	1,741,662	22,026	3,725	1,767,413	-	-	1,767,413
Office Facilities (300)	2,315,009	(31,940)	37,117	2,320,185	-	-	2,320,185
Study Facilities (400)	470,942	24,974	17,175	513,091	-	-	513,091
Special Use Facilities (500)	1,200,135	11,251	(10,437)	1,200,948	-	-	1,200,948
General Use Facilities (600)	969,612	13,384	11,290	994,286	-	-	994,286
Support Facilities (700)	2,918,659	(8,356)	(44,374)	2,865,928	-	-	2,865,928
Health Care Facilities (800)	218,188	(1,900)	-	216,288	-	-	216,288
Resident Facilities (900)	2,438,915	111,146	-	2,550,061	-	-	2,550,061
Unclassified (000)	170,958	-	-	170,958	-	-	170,958
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	13,492,266	124,685	95,175	13,712,126	-	-	13,712,126

Notes:

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

(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

Space under construction includes:

- Shealy Hall Roof Replacement
- Zucrow High Speed Propulsion Lab
- Mechanical Engineering Building Renovation
- Life Sciences Phenotyping Greenhouse Building
- University Hall and Related Renovations
- University and Schleman Halls Strategic Transformer Replacement
- Birck Nanotechnology Center Clean Room Modernization and Related Renovations
- Purdue Airport Terminal
- Chilled Water Capacity Enhancement Projects
- Hillenbrand Residence Hall South

Space planned and funded includes:

- Wetherill Lab Drain and Supply Line Replacement Phase I
- Nursing and Pharmacy Education Building
- Mitchell E. Daniels, Jr. School of Business Building
- Graduate House Parking Garage Demolition and Site Restoration
- Wetherill Lab Drain and Supply Line Replacement Phase II - 2024
- Vawter Hall Electrical Enhancements and Replacement
- Shreve Hall Electrical Enhancements and Replacement
- Burke Boilermaker Aquatic Center Mechanical Project
- Mathematical Sciences Building Data Center Renovation
- Biochemistry Building Office of the State Chemist Lab Renovation
- Reed Animal Disease Diagnostic Laboratory Equipment Replacement
- Wesley Foundation Property Purchase & Sale
- Chi Omega Sorority Property Purchase & Ground Lease

CAPITAL PROJECT COST DETAILS
Stewart Center and Purdue Memorial Union Courtyard Improvements

<u>Institution:</u>	Purdue University	<u>Budget Agency Project No.:</u>	B-1-25-2-04
<u>Campus:</u>	West Lafayette	<u>Institutional Priority:</u>	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
Bid Date	January	2025
Start Construction	May	2025
Occupancy (End Date)	December	2025

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
Planning Costs			
a. Engineering	\$ 325,000		\$ 325,000
b. Architectural	\$		-
c. Consulting	\$		-
Construction			
a. Structure	\$2,350,000		\$ 2,350,000
b. Mechanical (HVAC, plumbing, etc.)	\$		-
c. Electrical	\$		-
Movable Equipment			
Fixed Equipment			
Site Development/Land Acquisition			
Other (PM fee, contingencies, insurance)	\$ 475,000		\$ 475,000
TOTAL ESTIMATED PROJECT COST	\$3,150,000	\$ -	\$ 3,150,000

CAPITAL PROJECT OPERATING COST DETAILS
Stewart Center and Purdue Memorial Union Courtyard Improvements

<u>Institution:</u>	Purdue University	<u>Budget Agency Project No.:</u>	B-1-25-2-04
<u>Campus:</u>	West Lafayette	<u>Institutional Priority:</u>	N/A

<u>GSF OF AREA AFFECTED BY PROJECT</u>				
<u>ANNUAL OPERATING COST/SAVINGS (1)</u>		<u>Total</u>	<u>Personal</u>	<u>Supplies</u>
	<u>Cost per</u>	<u>Operating</u>	<u>Services</u>	<u>and</u>
	<u>GSF</u>	<u>Cost</u>		<u>Expenses</u>
1. Operations	#VALUE!	\$ -		
2. Maintenance	#DIV/0!	\$ -		
3. Fuel	#DIV/0!	\$ -		
4. Utilities	#DIV/0!	\$ -		
5. Other	#DIV/0!	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	#VALUE!	\$ -	\$ -	\$ -

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

The project will not have a significant effect on annual operations expenditures; however, the waterproofing from the project will prevent catastrophic events in the future.