



Office of the Chief Financial Officer and Treasurer

August 22, 2025

The Honorable Mike Braun
Governor of the State of Indiana
Statehouse
Indianapolis, IN 46204

Dear Governor Braun:

At its meeting on August 8, 2025, the Purdue University Board of Trustees approved the purchase of 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation.

This property includes 0.74 acres with a 25,000 square foot, two-story building that will serve as the Student Center for Purdue University in Indianapolis. Following recent renovations, this facility is equipped to provide students with libraries, student services, a testing center, writing lab, study space and similar support amenities, beginning with the fall 2025 semester.

Acquiring this building will allow the university to expand its current footprint for Purdue students in Indianapolis, reassign on-campus space to academic and research needs, relocate a variety of student services to a single location and provide additional study and collaboration spaces.

The total purchase cost is \$4,500,000 and will be fully funded by Operating Funds – 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 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 black ink, appearing to read 'C. Ruhl', written over a horizontal line.

Christopher A. Ruhl
Chief Financial Officer and Treasurer

Attachments

c: Brooke Kile, Senior Associate Commissioner for Business Solutions, Indiana Commission for Higher Education
Chad Ranney, State Budget Director, Indiana State Budget Agency
Jonathan Eccles, Division Director, Indiana State Budget Agency
Kay Parker, Comptroller, Purdue University
Anne Hazlett, Senior Director, Government Relations, Purdue University

PROJECT COST SUMMARY

Purchase 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution: <input type="text" value="Purdue University"/>	Budget Agency Project No.: <input type="text" value="B-6-26-3-08"/>
Campus: <input type="text" value="Indianapolis"/>	Institutional Priority: <input type="text" value="N/A"/>
Previously approved by General Assembly: <input type="text" value="No"/>	Previously recommended by CHE: <input type="text" value="No"/>
Part of the Institution's Long-term Capital Plan: <input type="text" value="Yes"/>	

Project Size: <input type="text" value="25,000"/> GSF (1)	<input type="text" value="16,900"/> ASF (2)	<input type="text" value="0.68"/> ASF/GSF	
Net change in overall campus space:	<input type="text" value="25,000"/> GSF	<input type="text" value="16,900"/> ASF	

Total cost of the project (3):	<input type="text" value="\$ 4,500,000"/>	Cost per ASF/GSF:	<input type="text" value="\$ 180.00"/> GSF
Total cost of the demolition:	<input type="text" value="\$ -"/>		<input type="text" value="\$ 266.27"/> ASF
Funding Source(s) for project (4):	Amount	Type	
	<input type="text" value="\$ 4,500,000"/>	<input type="text" value="Operating Funds - Reserves"/>	
	<input type="text" value=""/>	<input type="text" value=""/>	
	<input type="text" value=""/>	<input type="text" value=""/>	
Estimated annual debt payment (6):	<input type="text" value="\$0"/>		
Are all funds for the project secured:	<input type="text" value="Yes"/>		

Project Funding:
 The purchase is being fully funded by Operating Funds - Reserves, and all funds are secured.

Project Cost Justification
 The acquisition value is equal to the purchase amount by the Purdue Research Foundation in January 2025, which was determined to be market price at that time.

Estimated annual change in cost of building operations based on the project:	<input type="text" value="\$ 123,000"/>
Estimated annual repair and rehabilitation investment (5):	<input type="text" value="\$ 67,500"/>

(1) Gross Square Feet (GSF)- Sum of all area within the exterior envelope of the structure.
 (2) Assignable Square Feet (ASF)- Amount of space that can be used by people or programs within the interior walls of a structure. Assignable square feet is the sum of the 10 major assignable space use categories: classrooms, laboratories, offices, study facilities, special use facilities, general use facilities, support facilities, health care facilities, residential facilities and unclassified facilities. For information on assignable space use categories, see Space-Room Codes tab.
 (3) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)
 (4) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)
 (5) 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
 (6) If issuing debt, determine annual payment based on 20 years at 4.75% 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
Purchase 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-08
Campus:	Indianapolis	Institutional Priority:	N/A

Description of Project

The proposed acquisition of 0.74 acres at 518-520 Indiana Ave., Indianapolis, from the Purdue Research Foundation (PRF) includes a two-story, 25,000 square foot Student Center for the Purdue University in Indianapolis location. The facility will open for the fall 2025 semester with student success services, libraries, a testing center, disability resource center, writing lab, study and collaboration areas.

The Purdue Board of Trustees approved a resolution of support on December 13, 2024 for PRF to undertake a project to acquire 518-520 Indiana Ave., Indianapolis, 46202 from Go West, LLC. The university intends to purchase the property from PRF.

PRF is a tax-exempt organization under section 501(c)(3) of the Internal Revenue Code and was founded in 1930 and is organized and operated to promote educational purposes for the University, including to help facilitate the University's land grant mission of discovery, learning, and engagement by, among other things; "acquiring, constructing, or otherwise providing buildings, grounds or other suitable facilities, improvements or equipment for the University or for the use or benefit of the University or its faculty, staff or students; by acquiring, holding, using or providing real and personal property, funds, credit or financial assistance for the accomplishment of any or all of said objects and purposes and all matters as necessarily or properly incident thereto or connected therewith; and, by supporting and assisting, in any other manner or by any other means whatsoever, the Trustees in the conduct of the affairs of the University and the accomplishment of the educational purposes of said institution."

Need and Purpose of the Program

Indiana University Purdue University Indianapolis (IUPUI) separated into two institutions, effective July 1, 2024. Purdue University in Indianapolis is a fully integrated expansion of West Lafayette, extending to central Indiana the academic rigor and accessible excellence for which Purdue is known, with a STEM-based collegiate experience. Purdue University will long-term ground lease 28 acres from Indiana University at the Indianapolis location for its campus operations.

The purchase of this facility provides additional student study and collaboration spaces for the Indianapolis location and will centrally co-locate student-facing services. Once student services relocate to the Student Center, existing on-campus space will be reallocated for academic and research growth.

Acquiring the Student Center provides space for campus growth beyond the long-term ground leased footprint and allows the university to obtain strategic property, given its proximity to the Indianapolis location and existing campus operations. It aligns with the Purdue University Indianapolis Campus Master Plan, which was introduced in June 2025 and provides a 50-year framework for development.

Space Utilization

The Student Center was previously used as office space before recent renovations were completed to convert it to student space. Now the building will be able to host 100+ students, faculty or staff at any one time and be the home of the campus' testing center with 10 testing stations and room for potential future expansion. Centrally-located student success services, library services, study space and collaboration spaces will also be located in this facility. The Student Center will be the first of its kind for Purdue in Indianapolis, emulating similar functions of Purdue's Krach Leadership Center located in West Lafayette.

Comparable Projects

Purchase Aspire at Discovery Park Property from Purdue Research Foundation (B-1-23-3-02)
\$155,000,000
4.8 acres of land, three-building, four-story housing complex, 387,000 GSF

This property was purchased by Purdue University from PRF in a similar transactional manner.

However, the Aspire purchase transaction was much larger and more expensive acquisition than the current proposed transaction. The Aspire transaction was to provide additional student housing at the West Lafayette campus and eliminated various university housing leases.

The proposed property will provide Indianapolis students with support services and collaboration areas that otherwise would have been provided via short-term leases or other means.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Purchase 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation

(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)	2,647	19,685	-	22,332	-	-	22,332
Class Lab (210,215,220,225,230,235)	59,103	9,470	-	68,573	-	338	68,911
Non-class Lab (250 & 255)	25,363	-	-	25,363	-	-	25,363
Office Facilities (300)	71,261	7,981	-	79,241	-	9,361	88,603
Study Facilities (400)	3,106	22,315	-	25,422	-	2,172	27,594
Special Use Facilities (500)	295	-	-	295	-	-	295
General Use Facilities (600)	4,449	13,785	-	18,233	-	-	18,233
Support Facilities (700)	20,439	3,087	-	23,526	-	5,067	28,593
Health Care Facilities (800)	-	-	-	-	-	-	-
Resident Facilities (900)	370,008	73,944	-	443,952	-	-	443,952
Unclassified (000)	-	-	-	-	-	-	-
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	556,670	150,267	-	706,937		16,939	723,876

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:

- Academic Success Building

Space planned and funded includes:

Space to be terminated includes:

N/A

CAPITAL PROJECT COST DETAILS

Purchase 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-08
Campus:	Indianapolis	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	N/A	N/A
Start Construction	N/A	N/A
Occupancy (End Date)	N/A	N/A

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering			N/A
b. Architectural			N/A
c. Consulting			N/A
<u>Construction</u>			
a. Structure			N/A
b. Mechanical (HVAC, plumbing, etc.)			N/A
c. Electrical			N/A
<u>Movable Equipment</u>			N/A
<u>Fixed Equipment</u>			N/A
<u>Site Development/Land Acquisition</u>			N/A
<u>Other (Please list)</u>			N/A
TOTAL ESTIMATED PROJECT COST	\$ -	\$ -	N/A

(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
Purchase 518-520 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-08
Campus:	Indianapolis	Institutional Priority:	N/A

		GSF OF AREA AFFECTED BY PROJECT			25,000
ANNUAL OPERATING COST/SAVINGS (1)					
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses	
1. Operations	\$ 1.12	\$ 28,000	\$ -	\$ 28,000	
2. Maintenance	\$ -	\$ -	\$ -	\$ -	
3. Fuel	\$ -	\$ -	\$ -	\$ -	
4. Utilities	\$ 3.80	\$ 95,000	\$ -	\$ 95,000	
5. Other	\$ -	\$ -	\$ -	\$ -	
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	\$ 4.92	\$ 123,000	\$ -	\$ 123,000	

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

The building operates as a classic office building with no unusual factors involving operation or utility costs.

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