



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 planning, financing, construction and award of construction contracts for the Stanley Coulter Hall Southwest Wing Mechanical Project on the West Lafayette campus.

This project will install new heating and cooling equipment to serve the southwest wing on the ground, first and second floors of the building. A new air handling unit, mechanical ductwork, supporting electrical work and some new finishes like ceilings and LED lighting will also be installed.

Upon completion, the building will operate more efficiently and result in annual savings on utility costs while also providing improved conditions and controls for occupants in the academic space.

The estimated total project cost is \$8,100,000 and will be fully funded by R&R Appropriation. This project is included in the university's approved FY26 operating budget as part of Purdue's annual Repair and Rehabilitation plan.

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
Stanley Coulter Hall Southwest Wing Mechanical Project

Institution:	Purdue University	Budget Agency Project No.:	B-1-26-2-04
Campus:	West Lafayette	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 Size:	18,500 GSF (1)	13,390 ASF (2)	0.723783784 ASF/GSF
Net change in overall campus space:	0 GSF	0 ASF	

Total cost of the project (3):	\$ 8,100,000	Cost per ASF/GSF:	\$ 437.84 GSF
Total cost of the demolition:	\$ -		\$ 604.93 ASF

Funding Source(s) for project (4):	Amount	Type
	\$ 8,100,000	R&R Appropriation

Estimated annual debt payment (6):	0
Are all funds for the project secured:	Yes

Project Funding:

The project is being fully funded by R&R Appropriation, and all funds are secured.

Project Cost Justification

Since the project is systems-based, there is not a ASF or GSF associated with the work. The ASF and GSF listed above reflect the space that the new system will support. This project's scope and cost are described more in the Capital Project Details section.

Estimated annual change in cost of building operations based on the project:	\$ (35,000)
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Estimated annual repair and rehabilitation investment (5):	\$ 121,500
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PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

Stanley Coulter Hall Southwest Wing Mechanical Project

Institution: Purdue University
Campus: West Lafayette

Budget Agency Project No.: B-1-26-2-04
Institutional Priority: N/A

Description of Project

This project will install new mechanical equipment that provides heating and cooling to the southwest portion of Stanley Coulter Hall on the ground, first and second floors. A new air handling unit, ductwork, controls, piping and supporting electrical work will be included in the project scope. New ceilings, fire sprinklers, LED lighting and lighting controls with occupancy sensors will also be replaced or added as part of this project.

Need and Purpose of the Program

Stanley Coulter Hall was built in 1917 and primarily houses the College of Liberal Arts' School of Languages and Cultures, which is home to 15 different language programs and the Center for NeuroHumanities. The World Language Education program that offers teaching major concentrations in six languages is also located in this building.

The existing air handlers are approximately 65 years old, past their useful lives and are not meeting the needs of the areas they serve. They are unreliable and inefficient in operation, along with difficult to maintain due to their age. Temperature and humidity controls are a concern.

This project will provide more efficient heating and cooling to the parts of the building that are served by the new equipment and will result in annual savings on utility costs, described in more detail in the Annual Operating Cost/Savings section. They will provide improved conditions for teaching and research in this academic space.

This project is part of Purdue's annual Repair and Rehabilitation planning efforts and is included in the university's approved FY26 operations budget.

Space Utilization

This project may include minor rework of rooms to make the HVAC improvements more efficient, but wholesale changes to the building layout are not expected as part of this project. Ultimately, this project does not have a net impact on total assignable campus space.

Comparable Projects

Whistler Hall of Agricultural Research Mechanical Systems Renovation (2022)
\$12,500,000

This project replaced the steam heating system, installed three new air-handling units, and replaced 100 individual exhaust fans with a new central manifold system. Changes to associated plumbing and electrical systems were included in the project scope.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Stanley Coulter Hall Southwest Wing Mechanical Project

	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)	
(INSERT PROJECT TITLE AND SBA No.)							
<u>A. OVERALL SPACE IN ASF</u>							
Classroom (110 & 115)	324,254	51,092	-	375,346	-	-	375,346
Class Lab (210,215,220,225,230,235)	765,104	10,789	-	775,892	-	-	775,892
Non-class Lab (250 & 255)	1,761,714	29,332	-	1,791,046	-	-	1,791,046
Office Facilities (300)	2,288,249	9,457	(3,195)	2,294,511	-	-	2,294,511
Study Facilities (400)	457,018	41,979	(1,027)	497,970	-	-	497,970
Special Use Facilities (500)	1,245,282	(3,099)	-	1,242,182	-	-	1,242,182
General Use Facilities (600)	957,751	17,424	(60)	975,115	-	-	975,115
Support Facilities (700)	2,982,113	(53,301)	6,959	2,935,771	-	-	2,935,771
Health Care Facilities (800)	217,884	90	-	217,974	-	-	217,974
Resident Facilities (900)	2,424,637	111,146	-	2,535,783	-	-	2,535,783
Unclassified (000)	82,649	-	-	82,649	-	-	82,649
<u>B. OTHER FACILITIES</u> (Please list major categories)				-			-
TOTAL SPACE	13,506,654	214,909	2,677	13,724,240	-	-	13,724,240

CAPITAL PROJECT COST DETAILS
Stanley Coulter Hall Southwest Wing Mechanical Project

Institution:	Purdue University	Budget Agency Project No.:	B-1-26-2-04
Campus:	West Lafayette	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
GMP Delivery	February	2026
Start Construction	May	2027
Occupancy (End Date)	January	2028

ESTIMATED CONSTRUCTION COST FOR PROJECT

	<u>Cost Basis (1)</u>	<u>Estimated Escalation Factors (2)</u>	<u>Project Cost</u>
<u>Planning Costs</u>			
a. Engineering	\$ 300,000		\$ 300,000
b. Architectural	\$ 100,000		\$ 100,000
c. Consulting	\$ 20,000		\$ 20,000
<u>Construction</u>			
a. Structure	\$ 700,000		\$ 700,000
b. Mechanical (HVAC, plumbing, etc.)	\$ 5,600,000		\$ 5,600,000
c. Electrical	\$ 700,000		\$ 700,000
<u>Movable Equipment</u>	\$ -		\$ -
<u>Fixed Equipment</u>	\$ 400,800		\$ 400,800
<u>Site Development/Land Acquisition</u>	\$ -		\$ -
<u>Other (PM fee, contingencies, insurance, etc.)</u>	\$ 279,200		\$ 279,200
TOTAL ESTIMATED PROJECT COST	\$ 8,100,000	\$ -	\$ 8,100,000

CAPITAL PROJECT OPERATING COST DETAILS

Stanley Coulter Hall Southwest Wing Mechanical Project

Institution:	Purdue University	Budget Agency Project No.:	B-1-26-2-04
Campus:	West Lafayette	Institutional Priority:	N/A

	<u>GSF OF AREA AFFECTED BY PROJECT</u>			
ANNUAL OPERATING COST/SAVINGS (1)				18,500
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	-	\$ -		
2. Maintenance	-	\$ -		
3. Fuel	-	\$ -		
4. Utilities	\$ (1.89)	\$ (35,000)		-35,000
5. Other	-	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	\$ (1.89)	\$ (35,000)	\$ -	\$ (35,000)

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

The building spends about \$200,000 per year on utilities for steam, electric and chilled water. This \$35,000 per year annual savings represents a 50% efficiency gain for the 1/3 of the building encompassed by this project.