

January 15, 2020

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

Dear Governor Holcomb:

At its meeting on December 6, 2019, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Bands and Orchestras Building on the Purdue West Lafayette campus.

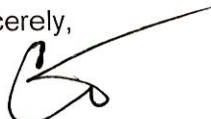
This project includes the construction of a new, 37,500 GSF facility consisting of shared academic/rehearsal spaces, practice and instruction rooms and administrative offices for faculty and staff. The new facility will be located at the corner of Third and North Russell Streets.

The new facility will consolidate more than 30 ensembles, percussion, concert bands and jazz bands into one building.

The estimated total cost of this project is \$20,000,000 and will be funded with Gift 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,



Christopher A. Ruhl
Chief Financial Officer and Treasurer

Attachments

- c: Jasmine Williams, Director of Finance, Indiana Commission for Higher Education
- Zachary Jackson, Director, Indiana State Budget Agency
- Kathleen Thomason, Comptroller, Purdue University
- Susan Williams, Director, Government Relations, Purdue University

PROJECT COST SUMMARY

Bands and Orchestras Building

Institution:	<input type="text" value="Purdue University"/>	Budget Agency Project No.:	<input type="text" value="B-1-20-1-10"/>
Campus:	<input type="text" value="West Lafayette"/>	Institutional Priority:	<input type="text" value="No"/>
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: GSF (1) ASF (2) ASF/GSF

Net change in overall campus space: GSF ASF

Total cost of the project (3):	<input type="text" value="\$ 20,000,000"/>	Cost per ASF/GSF:	<input type="text" value="\$ 533"/> GSF
Total cost of the demolition:	<input type="text" value="\$ 20,000"/>		<input type="text" value="\$ 1,064"/> ASF

Funding Source(s) for project (4):	Amount	Type
	<input type="text" value="\$ 20,000,000"/>	<input type="text" value="Gift Funds"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

Estimated annual debt payment (6):

Are all funds for the project secured:

Project Funding:

The primary donor will provide \$10,000,000. If needed, the primary donor will backstop an additional \$6,000,000 and Purdue Operating Funds Reserves will be used to backstop \$4,000,000.

Project Cost Justification

The project cost is slightly higher than the project noted in the Comparable Project section largely due to the changing cost of construction since that time and the amount of sound attenuation (insulation) materials.

Estimated annual change in cost of building operations based on the project:

Estimated annual repair and rehabilitation investment (5):

PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

Bands and Orchestras Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-1-10
Campus:	West Lafayette	Institutional Priority:	No

Description of Project

This project includes the construction of a new, approximately 37,500 GSF Band and Orchestras Building, which will consist of shared academic/rehearsal spaces, practice and instruction rooms and administrative offices for related faculty and staff. The project includes the land purchase, sound attenuation (insulation) materials in a large portion of the building, and more audio, visual and recording costs than a typical classroom or office facility.

The building will be located at the southeast corner of Third Street and North Russell Street, along the Student Success Corridor.

Need and Purpose of the Program

Student membership in the Bands and Orchestras program has grown by 65% since Fall 2013, and the new building will provide quality space to meet the needs of the program. Currently, the Purdue Bands and Orchestras department is housed in two basement facilities—Elliott Hall and the Slayter Center. The Elliott facility was originally designed for 200 musicians. In addition to being undersized, the space in Elliott is acoustically problematic for large rehearsals and fails OSHA safety tests for sound.

Completion of the building will result in one, centrally-located facility for more than 30 ensembles, percussion, concert bands and jazz bands.

Space Utilization

Purdue Bands and Orchestra will be vacating approximately 12,500 assignable square feet in Elliott Hall of Music. This centrally located space would be repurposed by the University to suit other needs.

Comparable Projects

- Ralph and Bettye Bailey Hall (Plan, Finance, Construct: 2010; Award: 2013)
 - o 18,000 GSF
 - o \$7.6M
 - o \$422/GSF
 - o Facility includes offices and rehearsal space for Purdue Musical Organization (PMO), Purdue's vocal music department.

Background Materials

N/A

**CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR BANDS AND ORCHESTRAS BUILDING**

BANDS AND ORCHESTRAS BUILDING	Current Campus Totals			Subtotal Current and Future Space	Capital Request		Net Future Space
	Current Space in Use (3)	Space Under Construction (1)	Space Planned and Funded (1)		Space to be Terminated (1)	New Space in Capital Request (2)	
<u>A. OVERALL SPACE IN ASF</u>							
Classroom (110 & 115)	330,369	3,119		333,488			333,488
Class Lab (210,215,220,225,230,235)	624,324	53,863	80,418	758,605		13,736	772,341
Non-class Lab (250 & 255)	1,580,078	28,176	(14,063)	1,594,191			1,594,191
Office Facilities (300)	2,252,320	17,515	(29,797)	2,240,038		3,009	2,243,047
Study Facilities (400)	381,012	11,225	6,171	398,408		832	399,240
Special Use Facilities (500)	1,247,377		(579)	1,246,798			1,246,798
General Use Facilities (600)	945,106	45,900	12,885	1,003,891		942	1,004,833
Support Facilities (700)	2,940,123	(365)	(134)	2,939,624		255	2,939,879
Health Care Facilities (800)	116,291		89,901	206,192			206,192
Resident Facilities (900)	2,459,515	175,550		2,635,065			2,635,065
Unclassified (000)	295,004			295,004			295,004
<u>B. OTHER FACILITIES</u> (Please list major categories)				-			-
TOTAL SPACE	13,171,518	334,983	144,802	13,651,303		18,774	13,670,077

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

Space under construction includes: STEM Teaching Lab Facility, ABE Renovation/Addition, Meredith South, Third Street North

Space planned and funded includes: Vet Med Teaching Hospital, Gateway Complex, Data Science, Child Care Center, and 2550 Northwestern Ave.

(3) Current Space in Use has increased due to the addition of 2550 Northwestern Ave. and University Church buildings.

CAPITAL PROJECT COST DETAILS

Bands and Orchestras Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-1-10
Campus:	West Lafayette	Institutional Priority:	No

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date (GMP)	July	2020
Start Construction	September	2020
Occupancy (End Date)	March	2022

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering	\$ 833,100	\$ -	\$ 833,100
b. Architectural	\$ 570,400	\$ -	\$ 570,400
c. Consulting	\$ 335,000	\$ -	\$ 335,000
<u>Construction</u>			
a. Structure	\$ 9,429,661	\$ -	\$ 9,429,661
b. Mechanical (HVAC, plumbing, etc.)	\$ 2,428,487	\$ -	\$ 2,428,487
c. Electrical	\$ 1,398,220	\$ -	\$ 1,398,220
<u>Movable Equipment</u>	\$ 840,000	\$ -	\$ 840,000
<u>Fixed Equipment</u>	\$ 1,558,633	\$ -	\$ 1,558,633
<u>Site Development/Land Acquisition</u>	\$ 1,375,000	\$ -	\$ 1,375,000
<u>Other (PM fee, contingency, printing)</u>	\$ 1,231,500	\$ -	\$ 1,231,500
TOTAL ESTIMATED PROJECT COST	\$ 20,000,000	\$ -	\$ 20,000,000

CAPITAL PROJECT OPERATING COST DETAILS

Bands and Orchestras Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-1-10
Campus:	West Lafayette	Institutional Priority:	No

<u>ANNUAL OPERATING COST/SAVINGS (1)</u>	<u>GSF OF AREA AFFECTED BY PROJECT</u>			
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	\$ 1.81	\$ 67,836	63746	4090
2. Maintenance	\$ 3.29	\$ 123,450	97563	25887
3. Fuel	\$ -	\$ -		
4. Utilities	\$ 1.18	\$ 44,348	9224	35124
5. Other	\$ -	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	\$ 6.28	\$ 235,634	\$ 170,533	\$ 65,101

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