

August 8, 2019

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

Dear Governor Holcomb:

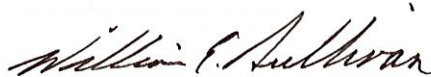
At its meeting on August 2, 2019, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phases III-IV on the Purdue University West Lafayette campus.

This project includes phases three and four of the planned four phase sewer replacement and bathroom repairs. Work will take place in the north and west wings of the west tower and include the replacement of the original, aging plumbing and sewer infrastructure, which will necessitate the demolition of a portion of the bathrooms, including the removal of some fixtures. New fixtures will be installed and some work will be done to ensure the bathroom aesthetic is cohesive.

The estimated cost of this project is \$5,000,000 and will be funded from Auxiliary Funds-Housing/Dining.

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,



William E. Sullivan
Treasurer and Chief Financial Officer

Attachments

- c: Alecia Nafziger, Associate Commissioner and Chief Financial Officer, Indiana
Commission for Higher Education
- Zachary Jackson, Director, Indiana State Budget Agency
- Kathleen Thomason, Comptroller, Purdue University
- Anthony Hahn, Director, State Relations & Policy Analysis, Purdue University

PROJECT COST SUMMARY

Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phase III-IV

Institution:	<input type="text" value="Purdue University"/>	Budget Agency Project No.:	<input type="text" value="B-1-20-2-07"/>
Campus:	<input type="text" value="West Lafayette"/>	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="0"/> GSF (1)	<input type="text" value="0"/> ASF (2)	<input type="text" value="0"/> ASF/GSF
Net change in overall campus space:	<input type="text" value="0"/> GSF	<input type="text" value="0"/> ASF	

Total cost of the project (3):	<input type="text" value="\$ 5,000,000"/>	Cost per ASF/GSF:	<input type="text" value="N/A"/> GSF
Total cost of the demolition:	<input type="text" value="N/A"/>		<input type="text" value="N/A"/> ASF

Funding Source(s) for project (4):	Amount	Type
	<input type="text" value="\$ 5,000,000"/>	<input type="text" value="Auxiliary Funds-Housing/Dining"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

Estimated annual debt payment (6):	<input type="text" value="N/A"/>
Are all funds for the project secured:	<input type="text" value="Yes"/>

Project Funding:

Project Cost Justification

The project is consistent with similar projects as noted in the Comparable Project Section.

Estimated annual change in cost of building operations based on the project:	<input type="text" value="N/A"/>
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Estimated annual repair and rehabilitation investment (5):	<input type="text" value="N/A"/>
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PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION
Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phase III-IV

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-07
Campus:	West Lafayette	Institutional Priority:	N/A

Description of Project

This project consists of the third and fourth phases of the planned four-phase sewer replacement and bathroom repair in the Hillenbrand Residence Hall on the West Lafayette campus. This phase of work will take place in the north and west wings in the west tower and include the replacement of the original, aging plumbing and sewer infrastructure, which will necessitate the demolition of a portion of the bathrooms, including the removal of some fixtures. As part of the project, these areas will be repaired, new fixtures will be installed, and some work will be done to ensure the bathroom aesthetic is cohesive.

Hillenbrand Hall was opened in 1993 as a co-ed residence hall, featuring two room suites that share a common bathroom. It houses up to 800 residents and has a dining hall, student common areas, study areas, kitchenettes, and laundry facilities. The building is arranged in two towers of eight floors each, connected at the first floor and basement by the common areas and dining hall. Each of the towers has two wings.

The common bathroom includes a full tub/shower and a water closet. Behind the water closet is the plumbing piping chase, which extends from the basement up through the vents to the roof. The chase contains domestic hot water and cold water supply pipes, as well as the sanitary waste and vent piping. Some chases also contain a storm drain, which carries rainwater from the roof down through the building and discharges into storm mains outside the building.

The scope of construction for the west tower will include significant demolition of the common bathrooms and the reconstruction of each one. This will allow access to replace the vertical vent and sanitary pipes.

Need and Purpose of the Program

Site investigations and studies were performed during the summer of 2016 to investigate sewer gas complaints from the residents. The studies revealed significant deterioration of the vent piping and sanitary lines in both east and west towers. Multiple cracks, pinhole leaks, areas of scaling or corrosion, and clogged vent stacks were documented. The phased replacement of the vent piping and sanitary lines supporting the common bathrooms will eliminate this potential health issue. Should the project not be approved or recommended, the plumbing system deterioration, which has been progressing for 20+ years, will continue. More odor complaints will occur as well as piping failures, which will increase maintenance calls and costs.

Space Utilization

The utilization of the existing bathroom space will be unchanged as the result of this project.

Comparable Projects

- Hillenbrand Resident Hall Bathroom Renovation and Sewer Replacement - Phase II (2018)
 - \$2,375,000
 - Replace aging plumbing and sewer infrastructure; partial demolition of bathrooms in the south wing of the east tower

- Hillenbrand Resident Hall Bathroom Renovation and Sewer Replacement - Phase I (2017)
 - \$2,368,000
 - Replace aging plumbing and sewer infrastructure; partial demolition of bathrooms in the east wing of the east tower

Background Materials

N/A

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phase III-IV

(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)	
<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)	616,045	53,863	68,518	738,426			738,426
Non-class Lab (250 & 255)	1,577,327	28,176	(17,963)	1,587,540			1,587,540
Office Facilities (300)	2,251,226	17,515	28,885	2,297,626			2,297,626
Study Facilities (400)	381,012	11,225	6,171	398,408			398,408
Special Use Facilities (500)	1,247,377			1,247,377			1,247,377
General Use Facilities (600)	945,835	45,900	200	991,935			991,935
Support Facilities (700)	2,940,123	(365)	(134)	2,939,624			2,939,624
Health Care Facilities (800)	116,291		89,901	206,192			206,192
Resident Facilities (900)	2,519,400	175,550		2,694,950			2,694,950
Unclassified (000)	46,681			46,681			46,681
<u>B. OTHER FACILITIES</u> (Please list major categories)				-			-
TOTAL SPACE	12,971,685	334,983	175,578	13,482,246	-	-	13,482,246

CAPITAL PROJECT COST DETAILS

Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phase III-IV

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-07
Campus:	West Lafayette	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	September	2019
Start Construction	March	2020
Occupancy (End Date)	July	2020

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering	\$ 162,000		\$ 162,000
b. Architectural	\$ 133,000		\$ 133,000
c. Consulting			\$ -
<u>Construction</u>			
a. Structure	\$ 200,000		\$ 200,000
b. Mechanical (HVAC, plumbing, etc.)	\$3,625,000		\$ 3,625,000
c. Electrical	\$ 30,000		\$ 30,000
<u>Movable Equipment</u>			\$ -
<u>Fixed Equipment</u>			\$ -
<u>Site Development/Land Acquisition</u>			\$ -
<u>Other (PM fee, contingency, printing)</u>	\$ 850,000		\$ 850,000
TOTAL ESTIMATED PROJECT COST	\$5,000,000	\$ -	\$ 5,000,000

CAPITAL PROJECT OPERATING COST DETAILS
Hillenbrand Residence Hall Sewer Replacement and Bathroom Repair Phase III-IV

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-07
Campus:	West Lafayette	Institutional Priority:	N/A

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

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