



Office of the Chief Financial Officer and Treasurer

October 13, 2022

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

Dear Governor Holcomb:

At its meeting on October 7, 2022, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for Libraries Study Space Renovation on the West Lafayette campus.

This project will relocate books from several libraries on the core academic campus to a campus-adjacent Purdue facility at 2550 Northwestern Ave., which is being equipped with high-density shelving to support the repository.

The vacated central campus space in two existing libraries totaling 38,000 GSF will be repurposed to create new student study space, and remaining vacated space will be repurposed in the future.

The estimated total project cost is \$10,000,000 and is 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', with a long horizontal stroke extending to the right.

Christopher A. Ruhl
Chief Financial Officer and Treasurer

Attachments

c: Seth Hinshaw, Chief Financial Officer, Indiana Commission for Higher Education
Zachary Jackson, Director, Indiana State Budget Agency
Jasmine Williams, Assistant Director, Indiana State Budget
Kathleen Thomason, Comptroller, Purdue University
Anne Hazlett, Senior Director, Government Relations, Purdue University

PROJECT COST SUMMARY
Libraries Study Space Renovation

Institution:	Purdue University	Budget Agency Project No.:	B-1-23-4-10
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:	153,700 GSF (1)	112,961 ASF (2)	0.73 ASF/GSF
Net change in overall campus space:	0 GSF	0 ASF	

Total cost of the project (3):	\$ 10,000,000	Cost per ASF/GSF:	\$ 65.06 GSF
Total cost of the demolition:	\$ -		\$ 88.53 ASF
Funding Source(s) for project (4):	Amount	Type	
	\$ 10,000,000	Operating Funds - Reserves	
Estimated annual debt payment (6):	\$0		
Are all funds for the project secured:	Yes		

Project Funding:
The renovation is being funded by Operating Funds - Reserves, and all funding is secured.

Project Cost Justification
Since the project's primary scope is shelving installation and relocation of library materials, the costs per square foot listed above are not an adequate representation. Most of the project cost is attributed to the procurement of high-density shelving for the new repository.

Estimated annual change in cost of building operations based on the project:	\$ -
Estimated annual repair and rehabilitation investment (5):	\$ 150,000

(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
Libraries Study Space Renovation

Institution:	Purdue University	Budget Agency Project No.:	B-1-23-4-10
Campus:	West Lafayette	Institutional Priority:	N/A

Description of Project

This project will create additional study space in the West Lafayette core academic campus through the relocation of library books to the 2550 Northwestern Avenue (2550) facility, near campus. High-density shelving will be installed in 2550 to create a book repository with minor preparation work to be completed in 48,600 GSF. Library books that are currently located in the Humanities, Social Sciences and Education Library in Stewart Center, the Mathematical Sciences Building, Hicks Undergraduate Library and Lynn Hall of Veterinary Medicine will be relocated to 2550. Additionally, 38,000 GSF in the Humanities, Social Sciences and Education Library in Stewart Center and the Mathematical Sciences Library will be renovated to create new student study space. Space in Hicks Undergraduate Library and the library in Lynn Hall of Veterinary Medicine will be repurposed in the future.

Need and Purpose of the Program

Libraries on the West Lafayette campus are embedded in larger, academic buildings as opposed to standalone facilities. Students are more commonly using libraries as study space as opposed to accessing physical resources. The amount of current study space is inadequate based on existing and anticipated student demand. Compared to national standards and peer benchmarking, Purdue libraries have a combined deficit of approximately 3,000 study seats. Relocating an estimated 1.75M volumes to a remote location still provides access while repurposing existing, strategic campus space to accommodate desired study spaces in close proximity to classrooms, which promotes increased use. The project will help support enrollment growth and student success by increasing modern study space in central campus by 490 total seats.

Renovations will assist with faculty, staff and student recruitment and retention.

The new repository location will provide improved conditions for book and material storage to maintain the integrity of the resources for future access.

The renovations align with the Purdue Next Moves Transformative Education 2.0 initiative and the Library System Master Plan.

Space Utilization

The removal of book stacks and subsequent renovations in the library within Stewart Center and on the Mathematical Sciences Building third floor will allow for student study space to be added to the campus footprint. There will be a net reallocation of storage space to study space, but there will be no overall net change to campus space.

Comparable Projects

N/A, costs per GSF are not a good measure for this project as it is heavily procurement-related with minimal construction costs.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Libraries Study Space Renovation

(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)	336,764	-	(2,532)	334,232			334,232
Class Lab (210,215,220,225,230,235)	763,825	72,943	(20,888)	815,879			815,879
Non-class Lab (250 & 255)	1,657,555	16,022	26,438	1,700,015			1,700,015
Office Facilities (300)	2,337,992	17,570	(34,909)	2,320,653	(735)		2,319,918
Study Facilities (400)	389,111	14,337	48,393	451,841		32,910	484,751
Special Use Facilities (500)	1,219,827	-	12,399	1,232,226			1,232,226
General Use Facilities (600)	1,009,576	3,335	(10,191)	1,002,720	(32,175)		970,545
Support Facilities (700)	2,920,564	(860)	(536)	2,919,168			2,919,168
Health Care Facilities (800)	217,475	-	-	217,475			217,475
Resident Facilities (900)	2,510,110	-	254,158	2,764,268			2,764,268
Unclassified (000)	15,134	-	-	15,134			15,134
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	13,377,932	123,347	272,332	13,773,611	(32,910)	32,910	13,773,611

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:

- Gateway Complex
- Hypersonics Building
- Schleman/Stewart Renovation
- Whistler Mechanical Project

Space planned and funded includes:

- Life Sciences Phenotyping Greenhouse Building
- Mackey Locker Rooms Renovation
- Ross-Ade Stadium Renovation
- Zucrow High Speed Propulsion Lab
- Northwest Chiller Plant System Improvements
- Vawter Hall Electrical Enhancements and Replacement
- Aspire Purchase
- Brown Family Hall Renovation
- PMU 2nd Floor Hospitality Renovation
- University Hall and Related Renovations

Space to be terminated includes office space and support (storage) space.

(2) Space added as part of this project includes study space.

CAPITAL PROJECT COST DETAILS

Libraries Study Space Renovation

Institution: Purdue University
Campus: West Lafayette

Budget Agency Project No.: B-1-23-4-10
Institutional Priority: N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
Bid Date	March	2023
Start Construction	June	2023
Occupancy (End Date)	January	2024

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	\$ 75,000		N/A
b. Architectural	\$ 100,000		N/A
c. Consulting	\$ 225,000		N/A
<u>Construction</u>			
a. Structure	\$ 50,000		N/A
b. Mechanical (HVAC, plumbing, etc.)	\$ 100,000		N/A
c. Electrical	\$ 180,000		N/A
<u>Movable Equipment</u>	\$ 500,000		N/A
<u>Fixed Equipment</u>	\$ 5,800,000		N/A
<u>Site Development/Land Acquisition</u>	-		N/A
<u>Other (Please list): Specialized book move, PM Fees, furniture for vacated spaces, insurance, contingency, misc.</u>	\$ 2,970,000		N/A
TOTAL ESTIMATED PROJECT COST	\$ 10,000,000	\$ -	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
Libraries Study Space Renovation

Institution:	Purdue University	Budget Agency Project No.:	B-1-23-4-10
Campus:	West Lafayette	Institutional Priority:	N/A

<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	#DIV/0!	\$ -		
2. Maintenance	#DIV/0!	\$ -		
3. Fuel	#DIV/0!	\$ -		
4. Utilities	#DIV/0!	\$ -		
5. Other	#DIV/0!	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	#DIV/0!	\$ -	\$ -	\$ -

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

[Redacted]

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