May 6, 2021

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

Dear Governor Holcomb:

At its meeting on March 4, 2021, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Purdue Secure Research Facility. This project will create 7,000 square feet of space to support research activities on the West Lafayette campus. Secure office and laboratory space for principal investigators are included in the scope of the project. The facility will enable research activities that are not currently possible on the West Lafayette campus.

This project is key to two of the newly announced Purdue Next Moves strategic initiatives designed to advance the university’s competitive advantage among the world’s top teaching and research institutions: National Security and Technology Initiative and the Purdue Applied Research Institute.

The estimated total project cost is $5,500,000, 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,

Christopher A. Ruhl
Chief Financial Officer and Treasurer

Attachments

c: Alexa Deaton, Chief Financial Officer, Indiana Commission for Higher Education
Jasmine Williams, Director of Finance, Indiana Commission for Higher Education
Zachary Jackson, Director, Indiana State Budget Agency
Andy Cummings, Assistant Director, Indiana State Budget
Kathleen Thomason, Comptroller, Purdue University
Anne Hazlett, Senior Director, Government Relations, Purdue University
### PROJECT COST SUMMARY
Purdue Secure Research Facility

<table>
<thead>
<tr>
<th>Institution:</th>
<th>Purdue University</th>
<th>Budget Agency Project No.:</th>
<th>B-1-21-2-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus:</td>
<td>West Lafayette</td>
<td>Institutional Priority:</td>
<td>N/A</td>
</tr>
<tr>
<td>Previously approved by General Assembly:</td>
<td>No</td>
<td>Previously recommended by CHE:</td>
<td>No</td>
</tr>
<tr>
<td>Part of the Institution's Long-term Capital Plan:</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Project Size: | 7,113 GSF (1) | 4,995 ASF (2) | 0.702235344 ASF/GSF |
| Net change in overall campus space: | 0 GSF | 0 ASF |

| Total cost of the project (3): | $5,500,000 |
| Cost per ASF/GSF: | $773 GSF |
| Total cost of the demolition: | $1,101 ASF |

<table>
<thead>
<tr>
<th>Funding Source(s) for project (4):</th>
<th>Amount</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Funds - Reserves</td>
<td>$5,500,000</td>
<td></td>
</tr>
</tbody>
</table>

| Estimated annual debt payment (6): | N/A |
| Are all funds for the project secured: | Yes |

**Project Funding:**
This project is funded by Operating Funds-Reserves, and all the funds are secured.

**Project Cost Justification:**
The project cost per square feet is in alignment with other specialized laboratory and research space on the West Lafayette campus. Two examples with similar costs per square feet are included in the comparable project section. As noted in the project details, this project is creating secure research space, which is not currently available on the West Lafayette campus.

**Estimated annual change in cost of building operations based on the project:** N/A

**Estimated annual repair and rehabilitation investment (5):** $82,500
**Institution**: Purdue University  
**Campus**: West Lafayette  
**Budget Agency Project No.**: B-1-21-2-08  
**Institutional Priority**: N/A

### Description of Project
This project will create more than 7,100 square feet of space to support research activities. This space will consist of secure laboratory and office space for principal investigators.

### Need and Purpose of the Program
This project will provide the necessary space to support specialized research activities on the West Lafayette campus.

Purdue University is a top public research institution developing practical solutions to today’s toughest challenges, and this project would create a type of research space not currently available at the University.

Purdue University recently announced a set of strategic *Next Moves* initiatives designed to advance the university’s competitive advantage among the world’s top research and teaching institutions. This project supports two of these new initiatives: “National Security and Technology Initiative” and “Purdue Applied Research Institute.” With these initiatives Purdue intends to lead national centers of excellence with cross-sector participation; deliver new, one-of-a-kind research and test facilities that are national assets and provide the advanced facilities and infrastructure to support mission critical efforts of federal agencies such as the Department of Defense, the intelligence community, USAID, as well as industry and nongovernmental organizations.

### Space Utilization
This project will provide nearly 5,000 ASF of secure research and office space on the West Lafayette campus. Departments currently located in the proposed renovation area will relocate to other areas on campus to allow for this project. The vacated space is currently classified as research, office and shop space. The renovation will result in a net addition of over 3,600 SF of research space and net reduction of nearly 3,600 SF in office space on the campus.

### Comparable Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>GSF</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biochemistry Building Annex Third Floor Renovation (2015)</td>
<td>5,686</td>
<td>$4,000,000</td>
<td>Renovated existing lab and office space on the third floor</td>
</tr>
<tr>
<td>Bechtel Innovation Design Center (2015)</td>
<td>28,800</td>
<td>$18,500,000</td>
<td>Constructed a new student project facility for hands-on, collaborative learning</td>
</tr>
</tbody>
</table>

Both projects involved the creation of specialized spaces on campus – the BIDC focused on allowing for create-design-build-display activities for student projects and the secure facility project creates space for specialized research activities.

### Background Materials
<table>
<thead>
<tr>
<th>(INSERT PROJECT TITLE AND SBA No.)</th>
<th>Current Space in Use</th>
<th>Space Under Construction (1)</th>
<th>Space Planned and Funded (1)</th>
<th>Subtotal Current and Future Space</th>
<th>Space to be Terminated (1)</th>
<th>New Space in Capital Request (2)</th>
<th>Net Future Space</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. OVERALL SPACE IN ASF</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom (110 &amp; 115)</td>
<td>334,724</td>
<td>-</td>
<td>-</td>
<td>334,724</td>
<td></td>
<td></td>
<td>334,724</td>
</tr>
<tr>
<td>Class Lab (210,215,220,225,230,235)</td>
<td>745,787</td>
<td>82,254</td>
<td>11,900</td>
<td>839,941</td>
<td></td>
<td></td>
<td>839,941</td>
</tr>
<tr>
<td>Non-class Lab (250 &amp; 255)</td>
<td>1,639,353</td>
<td>(17,963)</td>
<td>42,679</td>
<td>1,664,069</td>
<td></td>
<td></td>
<td>1,667,706</td>
</tr>
<tr>
<td>Office Facilities (300)</td>
<td>2,405,399</td>
<td>29,971</td>
<td>32,181</td>
<td>2,467,551</td>
<td>3,580</td>
<td></td>
<td>2,463,971</td>
</tr>
<tr>
<td>Study Facilities (400)</td>
<td>355,087</td>
<td>7,003</td>
<td>-</td>
<td>362,090</td>
<td></td>
<td></td>
<td>362,090</td>
</tr>
<tr>
<td>Special Use Facilities (500)</td>
<td>1,209,313</td>
<td>-</td>
<td>-</td>
<td>1,209,313</td>
<td></td>
<td></td>
<td>1,209,313</td>
</tr>
<tr>
<td>General Use Facilities (600)</td>
<td>978,743</td>
<td>2,808</td>
<td>12,685</td>
<td>994,236</td>
<td></td>
<td></td>
<td>994,236</td>
</tr>
<tr>
<td>Support Facilities (700)</td>
<td>2,884,793</td>
<td>121</td>
<td>(57)</td>
<td>2,884,857</td>
<td>57</td>
<td></td>
<td>2,884,800</td>
</tr>
<tr>
<td>Health Care Facilities (800)</td>
<td>113,929</td>
<td>89,901</td>
<td>-</td>
<td>203,830</td>
<td></td>
<td></td>
<td>203,830</td>
</tr>
<tr>
<td>Resident Facilities (900)</td>
<td>2,693,201</td>
<td>-</td>
<td>-</td>
<td>2,693,201</td>
<td></td>
<td></td>
<td>2,693,201</td>
</tr>
<tr>
<td>Unclassified (000)</td>
<td>27,567</td>
<td>-</td>
<td>-</td>
<td>27,567</td>
<td></td>
<td></td>
<td>27,567</td>
</tr>
<tr>
<td><strong>B. OTHER FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Please list major categories)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SPACE</strong></td>
<td>13,387,896</td>
<td>194,095</td>
<td>99,388</td>
<td>13,681,379</td>
<td>3,637</td>
<td>3,637</td>
<td>13,681,379</td>
</tr>
</tbody>
</table>

**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/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

Space under construction includes:
- Vet Med Teaching Hospital
- Gateway Complex
- PMU Renovations
- Purdue Bands & Orchestra Building

Space planned and funded includes:
- Data Science Building
- Child Care Center Building
## Capital Project Cost Details

**Purdue Secure Research Facility**

### Anticipated Construction Schedule

<table>
<thead>
<tr>
<th>Month</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bid Date (GMP delivery)</td>
<td>July 2021</td>
</tr>
<tr>
<td>Start Construction</td>
<td>August 2021</td>
</tr>
<tr>
<td>Occupancy (End Date)</td>
<td>January 2022</td>
</tr>
</tbody>
</table>

### Estimated Construction Cost for Project

<table>
<thead>
<tr>
<th>Cost Basis</th>
<th>Estimated Escalation Factors</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Costs</strong></td>
<td>(1)</td>
<td></td>
</tr>
<tr>
<td>a. Engineering</td>
<td>$183,700</td>
<td>$183,700</td>
</tr>
<tr>
<td>b. Architectural</td>
<td>$150,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>c. Consulting</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Structure</td>
<td>$1,200,000</td>
<td>$1,200,000</td>
</tr>
<tr>
<td>b. Mechanical (HVAC, plumbing, etc.)</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>c. Electrical</td>
<td>$2,000,000</td>
<td>$2,000,000</td>
</tr>
<tr>
<td><strong>Movable Equipment</strong></td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Fixed Equipment</strong></td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td><strong>Site Development/Land Acquisition</strong></td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td><strong>Other (Please list)</strong></td>
<td>$866,300</td>
<td>$866,300</td>
</tr>
</tbody>
</table>

**Total Estimated Project Cost**: $5,500,000
## Capital Project Operating Cost Details

**Institution:** Purdue University  
**Budget Agency Project No.:** B-1-21-2-08  
**Campus:** West Lafayette  
**Institutional Priority:** N/A

### GSF of Area Affected by Project
7,113

### Annual Operating Cost/Savings (1)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost per GSF</th>
<th>Total Operating Cost</th>
<th>Personal Services</th>
<th>Supplies and Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operations</td>
<td>$</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Maintenance</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fuel</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Utilities</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td>$</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Total Estimated Operational Cost/Savings**  
$ - $ - $ - $

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