



Office of the Chief Financial Officer and Treasurer

September 9, 2021

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

Dear Governor Holcomb:

At its meeting on August 6, 2021, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for Schleman Hall, Stewart Center and Related Renovations.

This project will provide a home for the growing Data Science program in the existing Schleman Hall of Student Services with a total renovation of 101,000 GSF of space.

This project will also include renovations to approximately 45,000 GSF of space in Stewart Center to modernize and centralize student services and accommodate current occupants of Schleman Hall. Approximately 10,400 GSF will be renovated in the following facilities to support related occupant moves: Purdue Memorial Union, Hicks Undergraduate Library and Recitation Building.

The estimated total project cost is \$52,800,000. This includes \$47,800,000 in Operating Funds-Reserves and \$5,000,000 in Gift Funds.

This project is being pursued in place of the \$40,000,000, 86,000 GSF new Data Science Building (budget agency project number B-1-20-1-12) that was approved by the Purdue Board of Trustees in December 2019 and the Indiana Commission for Higher Education in February 2020.

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 be 'C. Ruhl', written over a horizontal line.

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**  
Schleman Hall, Stewart Center and Related Renovations

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-03
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A
<b>Previously approved by General Assembly:</b>	No	<b>Previously recommended by CHE:</b>	No
<b>Part of the Institution's Long-term Capital Plan:</b>	Yes		

<b>Project Size:</b>	156,400 GSF (1)	93,100 ASF (2)	0.60 ASF/GSF
<b>Net change in overall campus space:</b>	N/A GSF	3,022 ASF	

<b>Total cost of the project (3):</b>	\$ 52,800,000	<b>Cost per ASF/GSF:</b>	\$ 338 GSF
<b>Total cost of the demolition:</b>	\$ -		\$ 567 ASF

<b>Funding Source(s) for project (4):</b>	Amount	Type
	\$ 47,800,000	Operating Funds-Reserves
	\$ 5,000,000	Gift Funds

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

**Project Funding:**

This project is funded by Operating Funds-Reserves and Gift Funds. The Operating Funds-Reserves are secured, and the Gift Funds are backstopped. \$47,800,000 will be funded by Operating Funds-Reserves currently held for the original Data Science Building and 2550 Northwestern Avenue Renovation projects.

**Project Cost Justification**

This project scope and cost are similar to the project listed in the comparable project section, though this project includes several occupant moves and significantly more space to be renovated.

<b>Estimated annual change in cost of building operations based on the project:</b>	N/A
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<b>Estimated annual repair and rehabilitation investment (5):</b>	\$ 792,000
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(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**  
**Schleman Hall, Stewart Center and Related Renovations**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-03
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**Description of Project**

This project will be located primarily in the existing Schleman Hall of Student Services and Stewart Center on the West Lafayette campus. This project will accommodate the Data Science program in Schleman Hall with a complete renovation of 101,000 GSF of space. The project will create teaching labs, group workspaces, study space and offices. This project is being pursued in place of the \$40,000,000, 86,000 GSF new Data Science Building (budget agency project number B-1-20-1-12) that was approved by the Purdue Board of Trustees in December 2019 and the Indiana Commission for Higher Education in February 2020.

The organizing principle for Schleman Hall is the creation of research “neighborhoods” made up of offices and group work rooms that shape space around open graduate workstation areas, all with access to daylight. More people will work in open environments. As a result, private offices will decrease in both size and amount, and hoteling will become more common. The main and ground floors will be active, connected collaboration spaces.

The Schleman Hall renovation meets or exceeds the Data Science program requirements for the original building project. The renovation requires the relocation of the existing occupants, which is included in the scope of this project. Occupants will relocate to available space in 2550 Northwestern Avenue, Hicks Undergraduate Library, Hovde Hall of Administration, Recitation Building, Stewart Center, and Young Hall.

Additionally, renovations will be completed to modernize student services and accommodate the new occupants in approximately 45,000 GSF of Stewart Center and 10,400 GSF in the following facilities: Purdue Memorial Union, Hicks Undergraduate Library and Recitation Building.

The renovation of space across three floors in Stewart Center creates a new, central destination for current and prospective student services, including admissions, enrollment management, financial aid, bursar and registrar functions that interact directly with students.

Construction work at Stewart Center (and the other relocated tenant locations) will begin in April 2022 and be complete in September 2022 with occupancy occurring in December 2022. Construction work at Schleman Hall will begin in February 2023 and be complete in May 2024 with occupancy occurring in August 2024.

**Need and Purpose of the Program**

By renovating Schleman Hall, the University places the Data Science program -- which has been growing exponentially since 2011 -- in a location convenient to other College of Science facilities.

The increased use of hybrid and remote work arrangements on campus is a catalyst to renovate Schleman Hall rather than build a new facility -- making more efficient use of existing space and reducing long-term operating costs. Space in Stewart Center will also be used more efficiently, increasing the building density within renovated areas from 200 to 570 headcount.

The renovation of Schleman Hall necessitates the relocation of its current occupants. Moving student services from Schleman Hall to renovated, modernized space in Stewart Center will optimize the current and prospective student experience by co-locating services in an ideal location. Creating a student services corridor in Stewart Center allows students to access a number of services and resources in one place instead of going to multiple locations.

Schleman Hall was last renovated in 1989, and Stewart Center was last renovated in 1958.

Changes to Schleman Hall and Stewart Center are consistent with Purdue's 2018 Giant Leaps Campus Master Plan goals of investing in teaching, research and collaborative spaces and prioritizing strategic renovations.

**Space Utilization**

There will be a total increase of 3,022 ASF of space as a result of 2,970 ASF of existing public corridor (non-assignable SF) being repurposed as department internal circulation and collaboration spaces areas (assignable SF) in Schleman Hall.

There will be an increase of 52 ASF due to existing public corridor (non-assignable SF) being repurposed as department reception desk (assignable SF) in the Recitation Building.

**Comparable Projects**

College of Engineering Strategic Growth (Grissom Hall Renovations)

- o 62,000 GSF
- o \$15.8M (project budget)
- o Cost/GSF: \$255
- o Design-Bid-Build

This project was completed in 2015 and included the renovation of the first, second and third floors of Grissom Hall to accommodate the growth of the College of Engineering.

The Schleman Hall and Stewart Center project includes more than double the square footage of renovated space than the Grissom Hall project did, and several occupant moves are included as part of this project. Inflation accounts for the primary difference in cost per square foot between projects.

**Background Materials**

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR Schleman Hall, Stewart Center and Related Renovations**

(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)	
<b>A. OVERALL SPACE IN ASF</b>							
Classroom (110 & 115)	337,643	-	-	337,643	-	-	337,643
Class Lab (210,215,220,225,230,235)	756,826	82,254	-	839,080	-	4,425	843,505
Non-class Lab (250 & 255)	1,635,329	(17,963)	38,282	1,655,648	(660)	-	1,654,988
Office Facilities (300)	2,371,673	29,971	1,886	2,403,530	(11,319)	-	2,392,211
Study Facilities (400)	351,988	7,003	-	358,991	-	8,166	367,157
Special Use Facilities (500)	1,222,756	-	-	1,222,756	-	-	1,222,756
General Use Facilities (600)	1,001,822	2,808	11,185	1,015,815	-	3,135	1,018,950
Support Facilities (700)	2,852,514	121	(57)	2,852,578	(726)	-	2,851,852
Health Care Facilities (800)	112,112	89,901	-	202,013	-	-	202,013
Resident Facilities (900)	2,697,529	-	-	2,697,529	-	-	2,697,529
Unclassified (000)	24,007	-	-	24,007	-	-	24,007
<b>B. OTHER FACILITIES</b>							
(Please list major categories)							
<b>TOTAL SPACE</b>	<b>13,364,198</b>	<b>194,095</b>	<b>51,296</b>	<b>13,609,589</b>	<b>(12,705)</b>	<b>15,726</b>	<b>13,612,610</b>

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:

- Vet Med Teaching Hospital
- Gateway Complex
- PMU Renovations
- Purdue Bands & Orchestra Building

Space planned and funded includes:

- Child Care Center Building
- Hypersonics Building
- Secure Research Center
- Whistler Hall Mechanical Systems Replacement

(2) Space added as part of this project includes class labs, study, and general use spaces.

**CAPITAL PROJECT COST DETAILS**  
Schleman Hall, Stewart Center and Related Renovations

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-03
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**ANTICIPATED CONSTRUCTION SCHEDULE**

	<u>Month</u>	<u>Year</u>
<b>Bid Date</b>	March	2022
<b>Start Construction</b>	April	2022
<b>Occupancy (End Date)</b>	May	2024

**ESTIMATED CONSTRUCTION COST FOR PROJECT**

	<u>Cost Basis (1)</u>	<u>Estimated Escalation Factors (2)</u>	<u>Project Cost</u>
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 2,265,000		\$ 2,265,000
b. Architectural	\$ 3,347,000		\$ 3,347,000
c. Consulting	\$ 750,000		\$ 750,000
<b><u>Construction</u></b>			
a. Structure	\$ 22,760,000		\$ 22,760,000
b. Mechanical (HVAC, plumbing, etc.)	\$ 9,459,000		\$ 9,459,000
c. Electrical	\$ 6,680,000		\$ 6,680,000
<b><u>Movable Equipment</u></b>	\$ 2,305,000		\$ 2,305,000
<b><u>Fixed Equipment</u></b>	\$ 3,275,000		\$ 3,275,000
<b><u>Site Development/Land Acquisition</u></b>	\$ 208,000		\$ 208,000
<b><u>Other (PM fees, printing, travel, testing)</u></b>	\$ 1,751,000		\$ 1,751,000
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 52,800,000</b>	<b>\$ -</b>	<b>\$ 52,800,000</b>

(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

Schleman Hall, Stewart Center and Related Renovations

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-03
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	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		\$ -		
2. Maintenance		\$ -		
3. Fuel		\$ -		
4. Utilities		\$ -		
5. Other		\$ -		
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	N/A	\$ -	N/A	N/A

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

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