



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 University Hall and Related Renovations on the West Lafayette campus.

This project will completely renovate University Hall and partially renovate Beering Hall of Liberal Arts and Education and Stanley Coulter Hall to add a new large classroom, update other classrooms and create new study and collaboration spaces. Heavilon Hall will be demolished.

The renovations will allow the College of Liberal Arts to be united into consolidated, more optimal space and create new student-centric spaces to support College growth and student success.

The estimated total project cost is \$46,600,000 with \$36,600,000 funded by Operating Funds – Reserves and \$10,000,000 funded by 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,

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: 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**  
University Hall and Related Renovations

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-23-2-12
<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>	74,225 GSF (1)	48,452 ASF (2)	0.65 ASF/GSF
<b>Net change in overall campus space:</b>	-97,500 GSF	-56,799 ASF	

<b>Total cost of the project (3):</b>	\$ 46,600,000	<b>Cost per ASF/GSF:</b>	\$ 627.82 GSF
<b>Total cost of the demolition:</b>	\$ 3,100,000		\$ 961.78 ASF
<b>Funding Source(s) for project (4):</b>	Amount	Type	
	\$ 36,600,000	Operating Funds - Reserves	
	\$ 10,000,000	Gift Funds	
<b>Estimated annual debt payment (6):</b>	\$0		
<b>Are all funds for the project secured:</b>	Yes		

**Project Funding:**  
The renovation is being funded primarily by Operating Funds - Reserves with remaining contributions from Gift Funds.

**Project Cost Justification**  
This project scope and cost are similar to the project listed in the comparable project section.

<b>Estimated annual change in cost of building operations based on the project:</b>	\$ (683,787)
<b>Estimated annual repair and rehabilitation investment (5):</b>	\$ 699,000

(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**

**University Hall and Related Renovations**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-23-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**Description of Project**

This project includes a complete renovation of the 34,000 GSF University Hall and partial renovations to 28,475 GSF of Beering Hall of Liberal Arts and Education and 11,750 GSF at Stanley Coulter Hall on the West Lafayette campus. These renovations will support the current and future needs of the College of Liberal Arts by creating a 180-seat active learning classroom and student-focused study and collaboration spaces in central campus. Classrooms in related buildings will also be updated. Additionally, current occupants of Heavilon Hall will relocate to more modern spaces in nearby Stone Hall, Stanley Coulter Hall and Young Hall. Heavilon Hall, a 97,500 GSF academic building, will be demolished.

**Need and Purpose of the Program**

College of Liberal Arts student enrollment has increased 57% since fall 2015. Additionally, the College plans growth in two emerging areas of scholarship – artificial intelligence and sociogenomics – which will be supported by this project. Nearly 20% of all undergraduate credit hours were provided by the College of Liberal Arts for the 2021-22 academic year, helping students from all colleges meet their core degree requirements.

Student enrollment growth has created a need for increased classroom, student study space and collaboration spaces, and there is currently minimal student study space in the buildings planned for renovations. The renovated University Hall will add a core-campus student study space and collaboration area for students, faculty and staff. It will also provide updated classrooms and more efficient student services space. Between University Hall, Stanley Coulter Hall and Beering Hall of Liberal Arts and Education, student study space will increase eight times (to 240 seats) as a result of this project, compared to their capacity today.

Units within the College of Liberal Arts are currently unconnected in various buildings, and the renovations will facilitate 360 individual relocations into updated, consolidated space to provide programmatic adjacencies, assist with college growth and provide equity in space quality. As an example, a new languages and culture hub will be created in Stanley Coulter Hall and serve as the new home for the English department, which is moving from Heavilon Hall.

This project aligns with the *Purdue Next Moves* Transformative Education 2.0 initiative and two goals of the 2018 Giant Leaps Master Plan: investing in teaching, research and collaborative spaces, and prioritizing strategic renovations. Additional planning efforts are integrated in this project, including the Future of Work initiative, Classroom Master Plan, Libraries/Study Master Plan and the 2016 College of Liberal Arts Master Plan.

All renovations align with University space administration strategies to use existing space more efficiently and in a more flexible manner. Heavilon Hall was identified for demolition in the 2018 Giant Leaps Master Plan due to its significant repair and rehabilitation costs and operational costs. Demolition will result in lifecycle cost savings and offer a strategic location for a future facility.

**Space Utilization**

The demolition of Heavilon Hall results in a net campus space reduction of nearly 57,000 ASF. The renovations to Beering Hall of Liberal Arts and Education, Stanley Coulter Hall and University Hall will reallocate existing space to student-centric study space and reduce office, class lab, research and classroom space.

Through application of space guidelines, departments will use space more efficiently and be able to use existing footprints to accommodate the loss of office, research and general use space. The reduction of classroom space is mostly in underutilized small classrooms. The loss of teaching lab space in the form of computer labs is achievable through the use of general classrooms as mobile computer labs.

**Comparable Projects**

Schleman Hall, Stewart Center and Related Renovations, 2021

- \$52,800,000 (project budget)
- 156,400 GSF
- Cost/GSF: \$338
- This project was approved in place of the \$40,000,000, 86,000 GSF new Data Science Building that was approved by the Board of Trustees at its December 6, 2019, meeting.
- Schleman Hall of Student Services was completely renovated to support the Data Science program, and Stewart Center was partially renovated for consolidated student services offices. Smaller amounts of space were renovated in the Purdue Memorial Union, Hicks Undergraduate Library and Recitation Building in support of occupant relocations.

Both projects include multiple building renovations and occupant moves to create space efficiencies and cost savings. The proposed project includes the demolition of a large, multi-story building at nearly 100,000 GSF, which was not included in the comparable project. University Hall is the oldest building on the West Lafayette campus, built in 1877. The age of the facility requires significant structural work to meet current standards. Economies of scale and inflation are also factors between the costs per square foot differences with the comparable and proposed project.

**Background Materials**

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR University Hall 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)	336,764	-	(211)	336,553	(2,321)		334,232
Class Lab (210,215,220,225,230,235)	763,825	72,943	256	837,024	(21,144)		815,879
Non-class Lab (250 & 255)	1,657,555	16,022	32,432	1,706,009	(5,994)		1,700,015
Office Facilities (300)	2,337,992	17,570	5,849	2,361,411	(40,758)		2,320,653
Study Facilities (400)	389,111	14,337	33,574	437,022		14,819	451,841
Special Use Facilities (500)	1,219,827	-	12,709	1,232,536	(310)		1,232,226
General Use Facilities (600)	1,009,576	3,335	(9,182)	1,003,729	(1,009)		1,002,720
Support Facilities (700)	2,920,564	(860)	(455)	2,919,249	(81)		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>B. OTHER FACILITIES</b> (Please list major categories)							
<b>TOTAL SPACE</b>	<b>13,377,932</b>	<b>123,347</b>	<b>329,130</b>	<b>13,830,409</b>	<b>(71,618)</b>	<b>14,819</b>	<b>13,773,611</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:

- 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
- Libraries Study Space Renovation

Space to be terminated as part of this project includes:

- Classroom
- Class Lab
- Non-class (Research) Lab
- Office
- Special Use
- General Use
- Support

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

# CAPITAL PROJECT COST DETAILS

## University Hall and Related Renovations

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-23-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

### ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
Bid Date	November	2022
Start Construction	December	2023
Occupancy (End Date)	August	2026

### ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 1,600,000		N/A
b. Architectural	\$ 2,300,000		N/A
c. Consulting	\$ 100,000		N/A
<b><u>Construction</u></b>			
a. Structure	\$ 19,000,000		N/A
b. Mechanical (HVAC, plumbing, etc.)	\$ 7,000,000		N/A
c. Electrical	\$ 4,000,000		N/A
<b><u>Movable Equipment</u></b>	\$ 2,500,000		N/A
<b><u>Fixed Equipment</u></b>	\$ -		N/A
<b><u>Site Development/Land Acquisition</u></b>	\$ -		N/A
<b><u>Other (PM fee, contingencies, moving expenses, A/V)</u></b>	\$ 10,100,000		N/A
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 46,600,000</b>	<b>\$ -</b>	<b>N/A</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**  
**University Hall and Related Renovations**

<b>Institution:</b>	<u>Purdue University</u>	<b>Budget Agency Project No.:</b>	<u>B-1-23-2-12</u>
<b>Campus:</b>	<u>West Lafayette</u>	<b>Institutional Priority:</b>	<u>N/A</u>

					<u>GSF OF AREA AFFECTED BY PROJECT</u>	97,500
<u>ANNUAL OPERATING COST/SAVINGS (1)</u>						
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses		
1. Operations	\$ (3.50)	\$ (341,100)	\$ (173,373)	\$ (167,727)		
2. Maintenance	\$ (0.81)	\$ (78,987)		\$ (78,987)		
3. Fuel	\$ -	\$ -				
4. Utilities	\$ (1.51)	\$ (147,545)		\$ (147,545)		
5. Other	\$ (1.19)	\$ (116,155)		\$ (116,155)		
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	<b>\$ (7.01)</b>	<b>\$ (683,787)</b>	<b>\$ (173,373)</b>	<b>\$ (510,414)</b>		

**Description of any unusual factors affecting operating and maintenance costs/savings.**  
 The amounts listed above are annual operational cost savings associated with the demolition of Heavilon Hall as part of this project.

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