



Office of the Chief Financial Officer and Treasurer

October 7, 2020

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

Dear Governor Holcomb:

At its meeting on October 2, 2020, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Wildlife Area Animal Care Building.

This project includes the construction of a new 4,753 GSF facility consisting of six animal care rooms and laboratory space for aquatic and terrestrial species. The new facility will be located seven miles west of Purdue's West Lafayette campus in the 290-acre Purdue Wildlife Area, at 8000 S.R. 26, West Lafayette, Indiana.

The project will replace the existing Animal Care Facility – constructed in segments in 1974 and 1993 – which is outdated and would require costly repairs for ongoing use.

The estimated total project cost is \$2,700,000. This includes \$2,600,000 in Gift Funds and \$100,000 in Operating 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 'CR'.

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

Wildlife Area Animal Care Building

Institution:	<input type="text" value="Purdue University"/>	Budget Agency Project No.:	<input type="text" value="B-1-21-1-05"/>
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="4,753"/> GSF (1)	<input type="text" value="4,127"/> ASF (2)	<input type="text" value="0.868293709"/> ASF/GSF
Net change in overall campus space:	<input type="text" value="4,753"/> GSF	<input type="text" value="4,127"/> ASF	

Total cost of the project (3):	<input type="text" value="\$ 2,700,000"/>	Cost per ASF/GSF:	<input type="text" value="\$568"/> GSF
Total cost of the demolition:	<input type="text" value="\$ -"/>		<input type="text" value="\$654"/> ASF

Funding Source(s) for project (4):	Amount	Type
	<input type="text" value="\$ 2,600,000"/>	<input type="text" value="Gifts"/>
	<input type="text" value="\$ 100,000"/>	<input type="text" value="Operating Funds"/>
	<input type="text" value=""/>	<input type="text" value=""/>
	<input type="text" value=""/>	<input type="text" value=""/>

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

The majority of funding is provided by Gift Funds, which have been secured, and the remainder will be provided by Purdue Operating Funds. No state funding is requested.

Project Cost Justification

The project scope and cost are similar to the project listed in the comparable project section.

The cost of building a new facility is a better long-term value than the renovation of the current building, which would have required the construction of additional space, modifications to the building layout and updates to the HVAC system.

Estimated annual change in cost of building operations based on the project:	<input type="text" value="\$ 29,478"/>
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Estimated annual repair and rehabilitation investment (5):	<input type="text" value="\$ 40,500"/>
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PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

Wildlife Area Animal Care Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-21-1-05
Campus:	West Lafayette	Institutional Priority:	N/A

Description of Project

The Purdue Wildlife Area (PWA) Animal Care Building will be a new 4,753 GSF/4,127 ASF facility with six animal care rooms and laboratory space for aquatic and terrestrial species. This building will replace the existing Animal Care Facility, which is outdated and would require costly repairs for ongoing use. The existing building was constructed in segments-- the western portion in 1974 and the eastern portion in 1993. The new building will enable greater teaching experiences and research opportunities through enhanced, better quality space. It will be located in the Purdue Wildlife Area, a 290-acre natural area located 7 miles west of campus, at 8000 S.R. 26, West Lafayette, IN.

Need and Purpose of the Program

The new Animal Care Building will nearly double the capacity to conduct wildlife animal research at the PWA and will provide the capability for additional types of research. The new facility will allow up to six different experiments with aquatic and terrestrial wildlife species to run in parallel under highly controlled environmental conditions, and the design will enhance work efficiency, which will enable the inclusion of additional personnel and research projects.

Without a new building, Purdue's existing research facility will increasingly fail to meet the strict federal standards for animal care that are required by the Purdue Institutional Animal Care and Use Committee (IACUC). Failing to meet IACUC requirements would jeopardize Purdue's ability to qualify for millions of dollars in federal research funding over the next decade or more, as well as threaten Purdue's national competitiveness and standing in wildlife research. Purdue's Wildlife and Fisheries research program was recently ranked #6 in the U.S. in scholarly performance of its research publications. A major contributor to Purdue's research success in this field is the PWA.

A new building will further Purdue's ability to address critical wildlife management and policy issues facing Indiana's Department of Natural Resources. State agencies would be able to seek needed research at Purdue instead of pursuing it at out-of-state universities that possess superior facilities.

Ultimately, this state-of-the-art facility will increase Purdue's ability to conduct aquatic and terrestrial species research, secure federal funding and further bolster the reputation of Purdue's Wildlife and Fisheries research and education program.

Space Utilization

Over 3,600 ASF will be dedicated to research space with animal care rooms and a laboratory, and approximately 500 ASF will be dedicated office space.

Comparable Projects

- Indiana Corn and Soybean Innovation Center (2014)
 - o 28,374 GSF
 - o \$10M
 - o \$352/GSF
 - o Constructed a new facility that included a phenotyping laboratory, an innovation lab and space for plant sample processing
 - o Although the cost and size of the Wildlife Animal Care Building are both smaller, the type of laboratory space is comparable. The Wildlife Animal Care Building's cost per GSF is nearly \$570/GSF due to inflation and animal holding space.

Background Materials

**CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Wildlife Area Animal Care Building**

(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)							
Class Lab (210,215,220,225,230,235)							
Non-class Lab (250 & 255)						3,616	3,616
Office Facilities (300)						511	511
Study Facilities (400)							
Special Use Facilities (500)							
General Use Facilities (600)							
Support Facilities (700)							
Health Care Facilities (800)							
Resident Facilities (900)							
Unclassified (000)							
B. OTHER FACILITIES							
(Please list major categories)							
TOTAL SPACE						4,127	4,127

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:

N/A

Space planned and funded includes:

N/A

Space to be terminated includes:

N/A

(2) New Space in Capital Request includes research and office space. **This building is not located on the West Lafayette campus proper, but West Lafayette was selected as the closest campus location.**

CAPITAL PROJECT COST DETAILS

Wildlife Area Animal Care Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-21-1-05
Campus:	West Lafayette	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
Bid Date	October	2020
Start Construction	April	2021
Occupancy (End Date)	February	2022

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	\$ 47,050		\$ 47,050
b. Architectural	\$ 141,150		\$ 141,150
c. Consulting	\$ 62,500		\$ 62,500
<u>Construction</u>			
a. Structure	\$ 1,003,868		\$ 1,003,868
b. Mechanical (HVAC, plumbing, etc.)	\$ 669,245		\$ 669,245
c. Electrical	\$ 557,705		\$ 557,705
<u>Movable Equipment</u>			\$ -
<u>Fixed Equipment</u>			\$ -
<u>Site Development/Land Acquisition</u>			\$ -
<u>Other (PM fee, contingencies)</u>	\$ 218,482		\$ 218,482
TOTAL ESTIMATED PROJECT COST	\$ 2,700,000	\$ -	\$ 2,700,000

CAPITAL PROJECT OPERATING COST DETAILS

Wildlife Area Animal Care Building

Institution:	Purdue University	Budget Agency Project No.:	B-1-21-1-05
Campus:	West Lafayette	Institutional Priority:	N/A

	GSF OF AREA AFFECTED BY PROJECT			
ANNUAL OPERATING COST/SAVINGS (1)				4,753
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	\$ 1.84	\$ 8,732	\$ 7,693	\$ 1,039
2. Maintenance	\$ 2.86	\$ 13,586	\$ 10,737	\$ 2,849
3. Fuel	\$ -	\$ -		
4. Utilities	\$ 1.51	\$ 7,160		\$ 7,160
5. Other	\$ -	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	\$ 6.20	\$ 29,478	\$ 18,430	\$ 11,048

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