

ADMINISTRATIVE OPERATIONS

TO: Members of the Board of Trustees
FR: Michael B. Cline, Senior Vice President for Administrative Operations
DATE: January 28, 2019
RE: Approval to Plan, Finance, Construct, and Award Construction Contract for the Union Club Hotel Renovation

Attachments:

- Resolution
- Exhibit A: Purdue Memorial Union Club Hotel Floor Plans

Project Description:

- This project will be located on the existing Purdue Memorial Union Club Hotel (PMUC) building site on the West Lafayette campus.
- The project will include the renovation of 89,600 GSF of hotel guest rooms and lobby space and the renovation of 8,500 GSF to create a new restaurant and bar.
- The Purdue Memorial Union (PMU) ballrooms and bathrooms will receive finish upgrades, including painting, refinishing mill work and other cosmetic improvements.
- Project delivery method: Construction Manager as Constructor
- Guaranteed Maximum Price delivery: March 2019
- Construction start: June 2019
- Construction completion: June 2020

Project Benefits:

- The renovation of PMUC and select areas of PMU will result in more attractive facilities with modern hotel amenities.
 - Upon completion, the hotel and restaurant will serve as a “living laboratory” for Purdue’s Hospitality and Tourism Management students.

Project Cost and Funding:

- Estimated Total Project Cost: \$35,000,000
- Sources of Funds:
 - Gift Funds: \$35,000,000
 - \$15,000,000 provided by Mr. Bruce White and Mrs. Elizabeth White
 - \$15,000,000 provided by the Dean & Barbara White Family Foundation Inc.
 - \$5,000,000 to be back-stopped by Treasurer’s Funds, if necessary

c: Chairman Mike Berghoff
President Mitch Daniels
Treasurer Bill Sullivan
Provost Jay Akridge
Assistant Treasurer Jim Almond
Corporate Secretary Janice Indrutz
Legal Counsel Steve Schultz

Resolution Concerning

Approval to Plan, Finance, Construct and Award Construction Contract for Union Club Hotel

Resolved, By The Board of Trustees of The Trustees of Purdue University, as follows:

1. The Board hereby finds that a necessity exists for the planning, financing and construction as well as for the awarding of one or more contracts for the completion of the project identified as the “Purdue Memorial Union Club Hotel Renovation” at the Purdue University West Lafayette Campus (the “Project”).
2. In order to provide funds with which to accomplish this project, the Treasurer of The Trustees of Purdue University is hereby authorized to use Gift Funds in the amount of \$35,000,000, (the “Authorized Cost Level”), \$5,000,000 of which to be back-stopped by Treasurer’s Funds, if necessary.
3. For purposes of Article VII, Section 1(c) of the Bylaws, no change orders in connection with any of the above-referenced contracts shall require further Board or Committee authorization and approval unless and until such a change order, together with all other change orders previously authorized, approved and executed by the Treasurer, causes the aggregate amount of expenditures incurred under such contracts to exceed the Authorized Cost Level for this project (it being understood that any change order or any other action that would cause such Authorized Cost Level to be exceeded must, before it is given effect, receive the express prior approval of the Committee and the Board).
4. The Board authorizes and directs the Treasurer of The Trustees of Purdue University to select, retain and contract with an architectural/engineering firm to provide planning services for such amount and on such terms as he in his sole discretion shall deem to be in the best interest of Purdue University.
5. The Treasurer of the Corporation be, and hereby is, further authorized and empowered to delegate to one or more officers and representatives of the Corporation or of Purdue University such tasks and responsibilities with respect to the completion of the Project as he, in his sole discretion, shall deem to be in the best interests of the Corporation and Purdue University and consistent with the exercise of the authority granted above.
6. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Legal Counsel, Assistant Legal Counsel, Secretary and Assistant Secretary of the Corporation, and the Treasurer and Chief Financial Officer and the Senior Vice President and Assistant Treasurer of Purdue University, and each of said officers respectively, are hereby authorized and empowered for, on behalf and in the name of the Corporation, or of Purdue University, to: (a) request the necessary approvals of the Governor and the Budget Agency and all other necessary governmental approvals for the actions hereinabove authorized; and (b) take all other necessary and proper actions to carry out the purpose and intent of this Resolution, whether herein specifically authorized or not, except such actions as

are specifically required by law to be taken by the Board of Trustees as the governing board of the Corporation.

**EXHIBIT A
PURDUE MEMORIAL UNION CLUB
HOTEL FLOOR PLANS**

Level 2 – Second Floor

01/24/2019

West Lafayette campus

LEGEND

- Not in contract / Out of scope
- Complete renovation

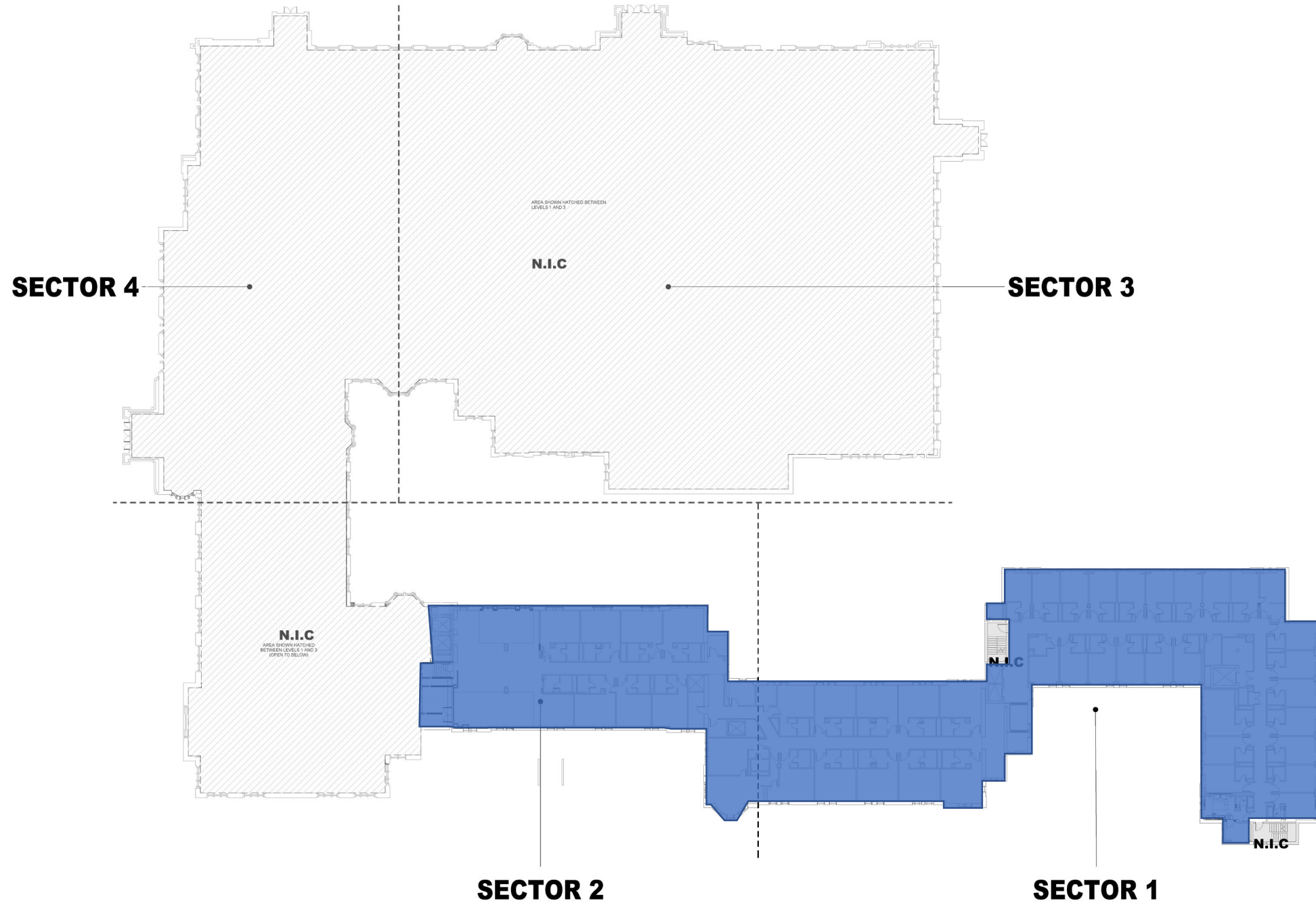


EXHIBIT A
PURDUE MEMORIAL UNION CLUB
HOTEL FLOOR PLANS

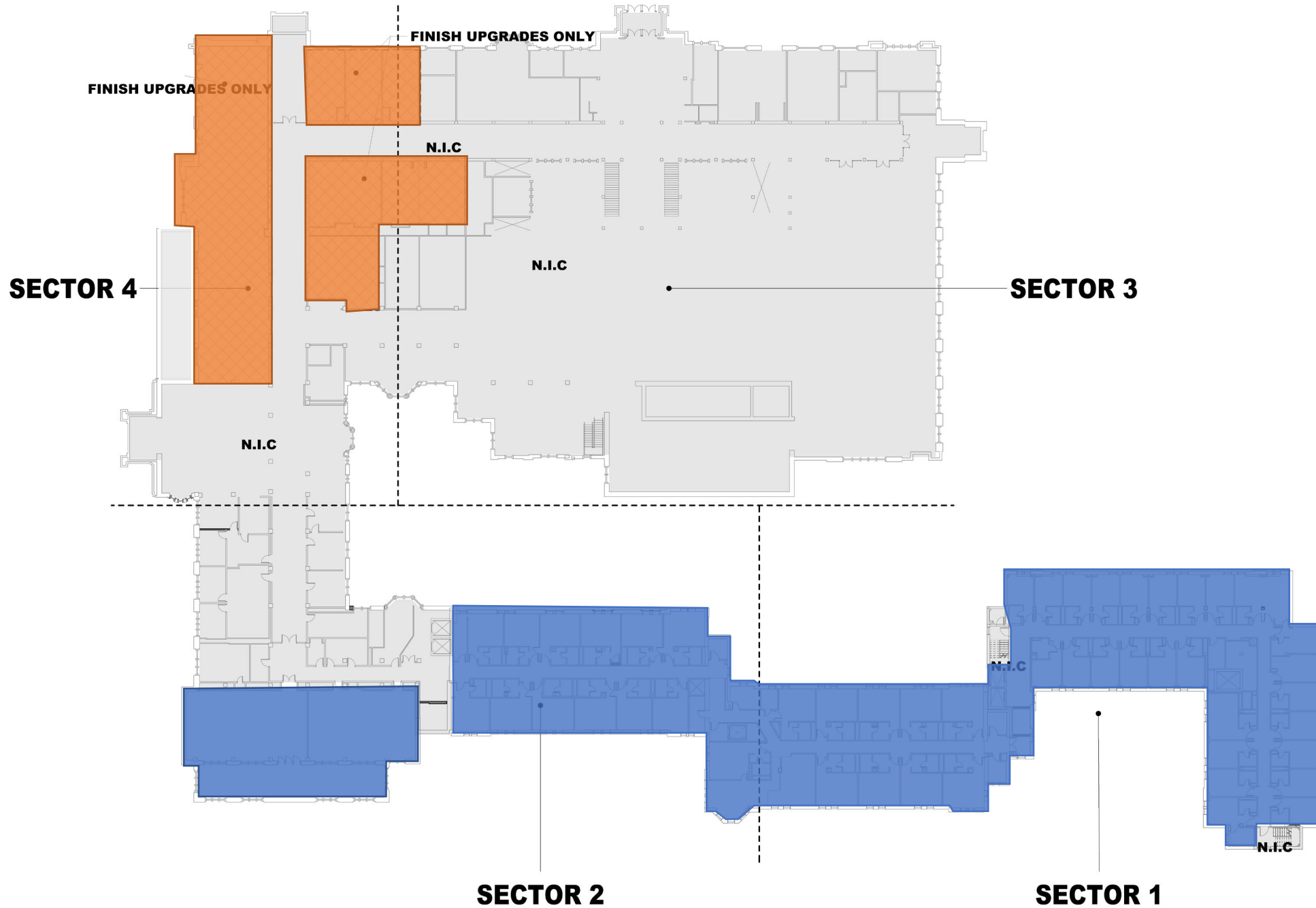
Level 3 – Third Floor

01/24/2019

West Lafayette campus

LEGEND

- Not in contract / Out of scope
- Finish upgrades only
- Complete renovation

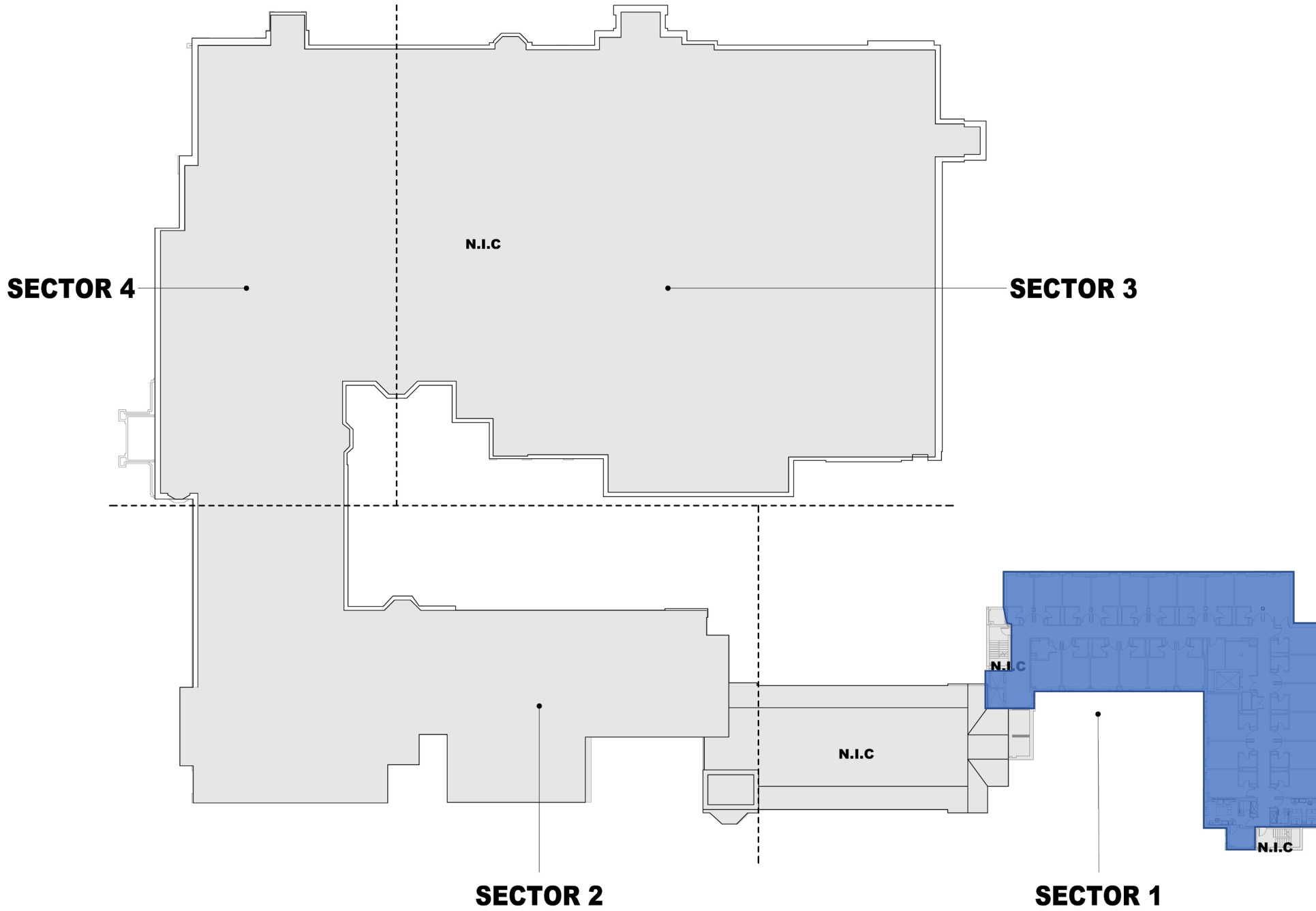


**EXHIBIT A
PURDUE MEMORIAL UNION CLUB
HOTEL FLOOR PLANS**

Level 4 – Fourth Floor

01/24/2019

West Lafayette campus



LEGEND

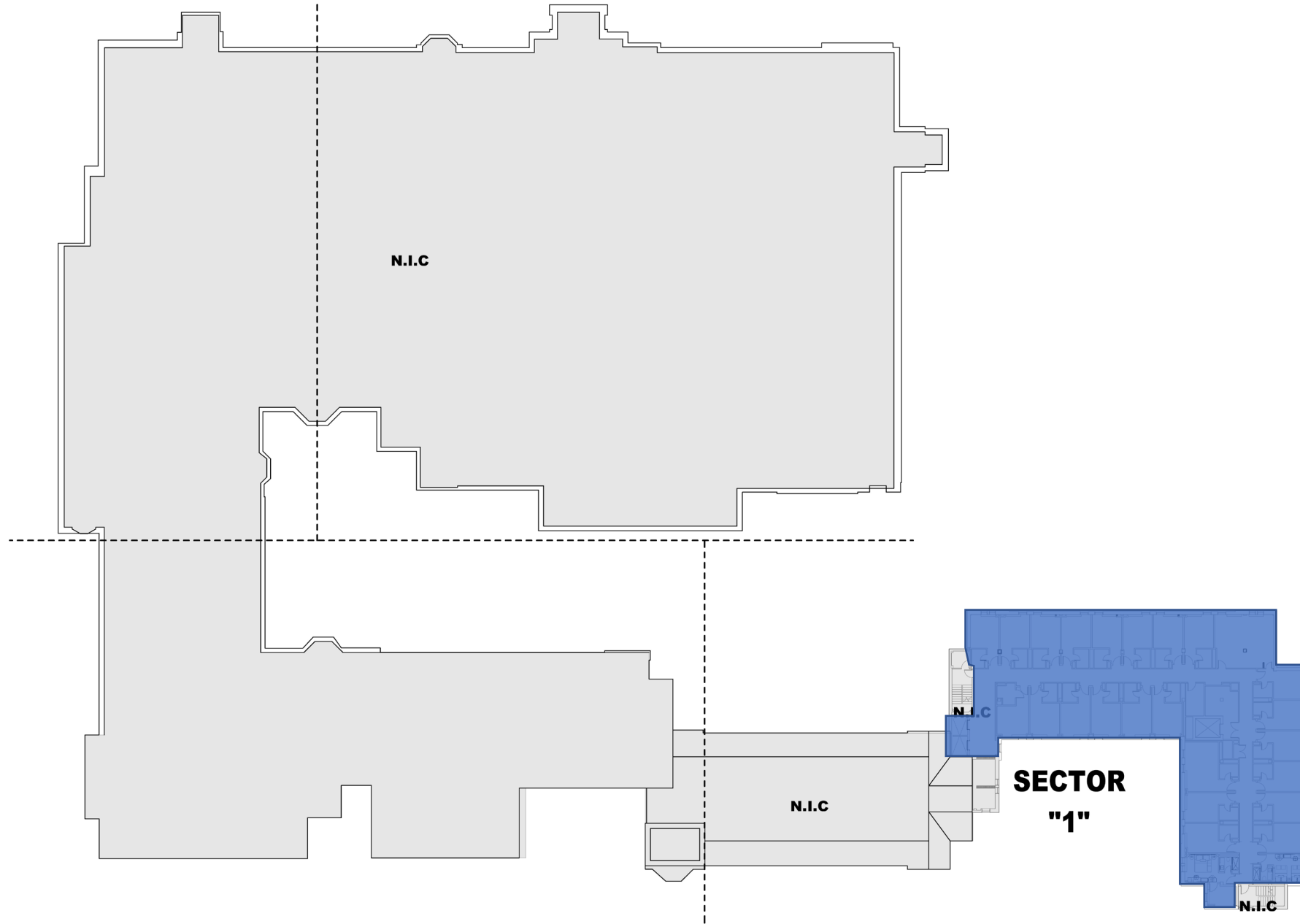
- Not in contract / Out of scope
- Complete renovation

**EXHIBIT A
PURDUE MEMORIAL UNION CLUB
HOTEL FLOOR PLANS**

Level 5 – Fifth Floor

01/24/2019

West Lafayette campus



LEGEND

- Not in contract / Out of scope
- Complete renovation