



## **PURDUE UNIVERSITY BOARD OF TRUSTEES**

### **PHYSICAL FACILITIES COMMITTEE**

**DECEMBER 6, 2019**

#### **MINUTES**

A meeting of the Physical Facilities Committee of the Board of Trustees convened at 9:11 a.m. on Friday, December 6, 2019, in Room 326 of Stewart Center on the Purdue University campus in West Lafayette, Indiana.

All committee members were present: Gary Lehman, chair; Sonny Beck; Michael Klipsch; and Noah Scott. All other trustees present were: Michael Berghoff; JoAnn Brouillette; Vanessa Castagna; Malcolm DeKryger; Thomas Spurgeon; and Don Thompson.

Officers and administrators in attendance were: Mitch Daniels, president; Jay Akridge, provost and executive vice president for academic affairs and diversity; Bill Sullivan, treasurer and chief financial officer; Jim Almond, senior vice president, assistant treasurer, and assistant secretary; Steve Schultz, general counsel; Trent Klingerman, deputy general counsel; Janice Indrutz, corporate secretary and senior executive assistant to the Board; Ron Elsenbaumer, chancellor of Purdue University Fort Wayne; and Tom Keon, chancellor of Purdue University Northwest.

#### **I. APPROVAL OF MINUTES**

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to approve the minutes of the public meeting held on August 2, 2019, and an executive session held on December 4, 2019.

#### **II. APPROVAL TO PLAN, FINANCE, CONSTRUCT AND AWARD CONSTRUCTION CONTRACTS FOR MULTIPLE PROJECTS**

##### **A. 2550 NORTHWESTERN AVENUE RENOVATION**

Mr. Michael Cline, senior vice president for administrative operations, requested approval to plan, finance, construct and award construction contract for the 2550 Northwestern Avenue Renovation. He reminded the Committee that the Board had approved purchasing "2550," formerly known as the State Farm building, at its meeting on April 12, 2019, the purchase of which was completed in September. He further reminded the Committee that Board approval of the purchase had included an estimated \$8,400,000 for repair and rehabilitation expenses. Mr. Cline discussed the scope of the renovation project, which would bring 11 administrative units together; many of the units had been housed in Freehafer Hall, which was demolished in 2017 as part of the State Street Redevelopment Project. He explained to the Committee why \$8,770,000 was added to the budget to bring the estimated total cost of the renovation to \$17,170,000, which, he said, was more cost effective than new construction or continuing to lease space in other facilities. Mr. Cline indicated that renovation would begin in June 2020 and be completed in May 2021.

Mr. Cline then answered a number of questions from the Committee and other members of the Board. Trustee Lehman recognized that the project budget was substantially more than originally planned and asked Mr. Cline to further explain the additional costs. Mr. Cline attributed the additional costs to more extensive infrastructure needs and the cost of modernizing an older building, but he assured the Committee that costs would be refined as the renovation was further designed. Chairman Berghoff pointed out that the size of the space being renovated was equivalent to that of a nine-story office building, and Trustee Beck added perspective by contrasting the cost of the renovation with the cost of constructing a new Data Science building, which was also on the agenda for approval. Trustee Lehman added that the building was a very visible piece of property in West Lafayette and said city officials were pleased that the building would not sit vacant. He further stated that renovation of the building would be an opportunity to demonstrate the efficiency for which Purdue was known and expressed his hope that it would be used as a model for future projects.

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to plan, finance, construct and award construction contract for the 2550 Northwestern Avenue renovation. Supporting materials were filed with the minutes.

## **B. CHILD CARE FACILITY**

Mr. Cline requested approval to plan, finance, construct and award construction contract for a child care facility. He informed the Committee that the new, 16,600 square foot facility would be located adjacent to the 2550 Northwestern Avenue building and serve approximately 150 children, and he explained that the new facility would be necessary because the Patty Jischke Early Care and Education Center would be demolished as part of the Campus Master Plan's development of the Discovery Park District. Mr. Cline estimated the cost of the facility at \$6,900,000 and said construction would take place from June – December 2020. In response to a question from Trustee Klipsch, Mr. Ruhl explained how the facility would be operated. Trustee Lehman remarked that the new facility presented a good opportunity to redefine the roles of the university and the child care operator.

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to plan, finance, construct and award the construction contract for the new child care facility. Supporting materials were filed with the minutes.

## **C. BANDS AND ORCHESTRAS BUILDING**

Mr. Cline requested approval to plan, finance, construct and award construction contract for a Bands and Orchestras Building. He informed the Committee that the new, 37,500 square foot facility would be built at the southeast corner of Third Street and North Russell Street. He explained that the new facility would provide for the consolidation of more than 30 ensembles, percussion, concert bands, and jazz bands into one integrated building, and he pointed out that student membership in the Bands and Orchestras program had grown by 65% since Fall 2013. Mr. Cline estimated the construction cost at \$20,000,000, with construction to take place from September 2020 – December 2021.

Dr. Beth McCuskey, vice provost for student life, remarked that she was thrilled the Board was considering approval of the new building because the Bands and Orchestras program was

currently spread across campus. Provost Akridge pointed out that the Bands and Orchestras program had grown in lockstep with STEM students, and Vice Provost McCuskey briefly discussed the connection between math and music. As an alumnus of the program, Trustee Scott expressed his belief that the new building would be very impactful because the program needed new space to evolve, and he highlighted that Professor Jay Gephart, the Al G. Wright Chair of Purdue Bands and Orchestras, was recently awarded the Sagamore of the Wabash, one of Indiana's highest honors. Trustee Lehman observed that the Bands and Orchestras program was an important part of the university's culture, and, noting her passion for the program, he made Trustee Castagna an honorary member of the Committee for the purpose of moving approval to construct the building.

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to plan, finance, construct and award the construction contract for the Bands and Orchestras Building. Supporting materials were filed with the minutes.

#### **D. DATA SCIENCE BUILDING**

Mr. Cline requested approval to plan, finance, construct, and award construction contract for a new Data Science building. He informed the Committee that the 86,000 square foot facility would be located north of the Purdue Armory, an area which was currently a parking lot; also, the building would be situated near the STEM Teaching Lab Building currently under construction. Mr. Cline explained that the new facility would provide space for the growing data science program and advance the Purdue Moves goal of growing the number of data science graduates, and he stated that the cost of the project was estimated at \$40,000,000, with construction to take place from November 2020 – June 2022.

Dr. Patrick Wolfe, Frederick L. Hovde Dean of the College of Science, remarked that the new building would allow the College to rapidly expand its offerings in computational and data sciences, and he said it would position the university to continue to be a leader in STEM education. Expressing his excitement about the construction timetable, Dean Wolfe said the College would take interim steps to admit more students and hire more faculty. President Daniels also expressed his personal excitement and emphasized that the Data Science Building, along with the Engineering and Polytechnic Gateway and the STEM Teaching Lab Building, was a conscious step toward achieving the university's goal of becoming a premiere STEM university. Trustee Klipsch echoed President Daniels' remarks that the new building was expected as part of the Campus Master Plan. Chairman Berghoff said that, because the Board recognized the significance of the Data Science Building, the university would fund the project versus seeking funding from the state, which would delay the project, and Trustee Lehman pointed out that the recent fundraising campaign allowed the university to fund the project.

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to plan, finance, construct, and award construction contract for the new Data Science Building. Supporting materials were filed with the minutes.

### **III. APPROVAL TO EXECUTE LEASE FOR PORTION OF ASPIRE IN DISCOVERY PARK DISTRICT**

Mr. Cline requested approval to execute a lease with the Aspire at Discovery Park apartment complex. He explained that the university would lease 79 apartments for the 2020-2021 academic year, which would provide 256 beds to meet the need for additional student housing on the West Lafayette campus, and he said the lease would total \$2,068,560 for a nine-month term. In response to a question from Trustee Klipsch, Vice Provost McCuskey discussed why students enjoyed living at Aspire.

Upon proper motion duly made and seconded, the Physical Facilities Committee voted unanimously to recommend full Board approval to execute the lease. Supporting materials were filed with the minutes.

### **IV. ADJOURNMENT**

By consent, the meeting adjourned at 9:45 a.m.