

TO: Members of the Board of Trustees
FR: Jay Wasson, Vice President for Physical Facilities and Chief Public Safety Officer
DATE: September 28, 2022
RE: Approval to Plan, Finance, Construct and Award Construction Contracts for University Hall and Related Renovations

Attachments:

- Resolution
- Exhibit A: University Hall Floor Plan
- Exhibit B: Beering Hall Floor Plan
- Exhibit C: Stanley Coulter Floor Plan

Project Description:

- This project includes the complete renovation of University Hall, approximately 34,200 GSF, and partial renovations of 39,100 GSF in Beering Hall and 17,400 GSF in Stanley Coulter Hall on the West Lafayette campus to accommodate the College of Liberal Arts and address the need for classroom, student-focused study and collaboration spaces.
 - Student focused spaces will be created where offices, labs and classrooms are currently located, and remaining office spaces are being reprogrammed to meet the current and future needs of the College of Liberal Arts.
- Current occupants of Heavilon Hall will be relocated to Stone Hall, Stanley Coulter Hall and Young Hall, and the 97,500 GSF Heavilon Hall will be demolished.
- Project delivery method: Construction Manager as Constructor
- Final Guaranteed Maximum Price delivery: October 2023
- Construction start: December 2023
- Construction completion: July 2026

Project Benefits:

- This project supports the Purdue Next Moves Transformative Education 2.0 initiative and two goals of the 2018 Giant Leaps Master Plan by investing in teaching, research, and collaborative spaces and prioritizing strategic investments.
 - The renovated University Hall will provide a core-campus study and collaboration area for students, faculty and staff, updated classrooms, and more efficient student services spaces.
 - At Beering Hall and Stanley Coulter, students will benefit from enhanced, modern working and study environments and the creation of a new, 180-seat active learning classroom in Beering Hall.
 - A new languages and culture hub will be created at Stanley Coulter Hall and provide a new home for the English department, which is moving from Heavilon Hall.
 - The project will benefit multiple other units within the College of Liberal Arts, which are presently in unconnected space across campus. Units will be relocated into updated, consolidated space that will provide programmatic adjacencies and assist with the growth needs of the college.

- Each of the renovations are in alignment with University space administration strategies and result in increased space efficiency and flexibility while accommodating more students, faculty and staff per assigned square foot (ASF) within the existing building footprints.
- The 2018 Giant Leaps Master Plan also identified Heavilon Hall for demolition.
 - In the short-term, the University will experience operational savings and avoid future repair and rehabilitation costs by demolishing Heavilon Hall and relocating services to existing, renovated campus spaces.
 - In the long-term, the site offers a strategic location for a future facility.

Project Cost and Funding:

- Estimated Total Project Cost: \$46,600,000
- Sources of Funds:
 - Operating Funds-Reserves: \$36,600,000
 - Gift Funds: \$10,000,000

c: Chairman Mike Berghoff
President Mitch Daniels
Treasurer Chris Ruhl
Provost Jay Akridge
Corporate Secretary Cindy Ream
General Counsel Steve Schultz

Resolution Concerning University Hall and Related Renovations

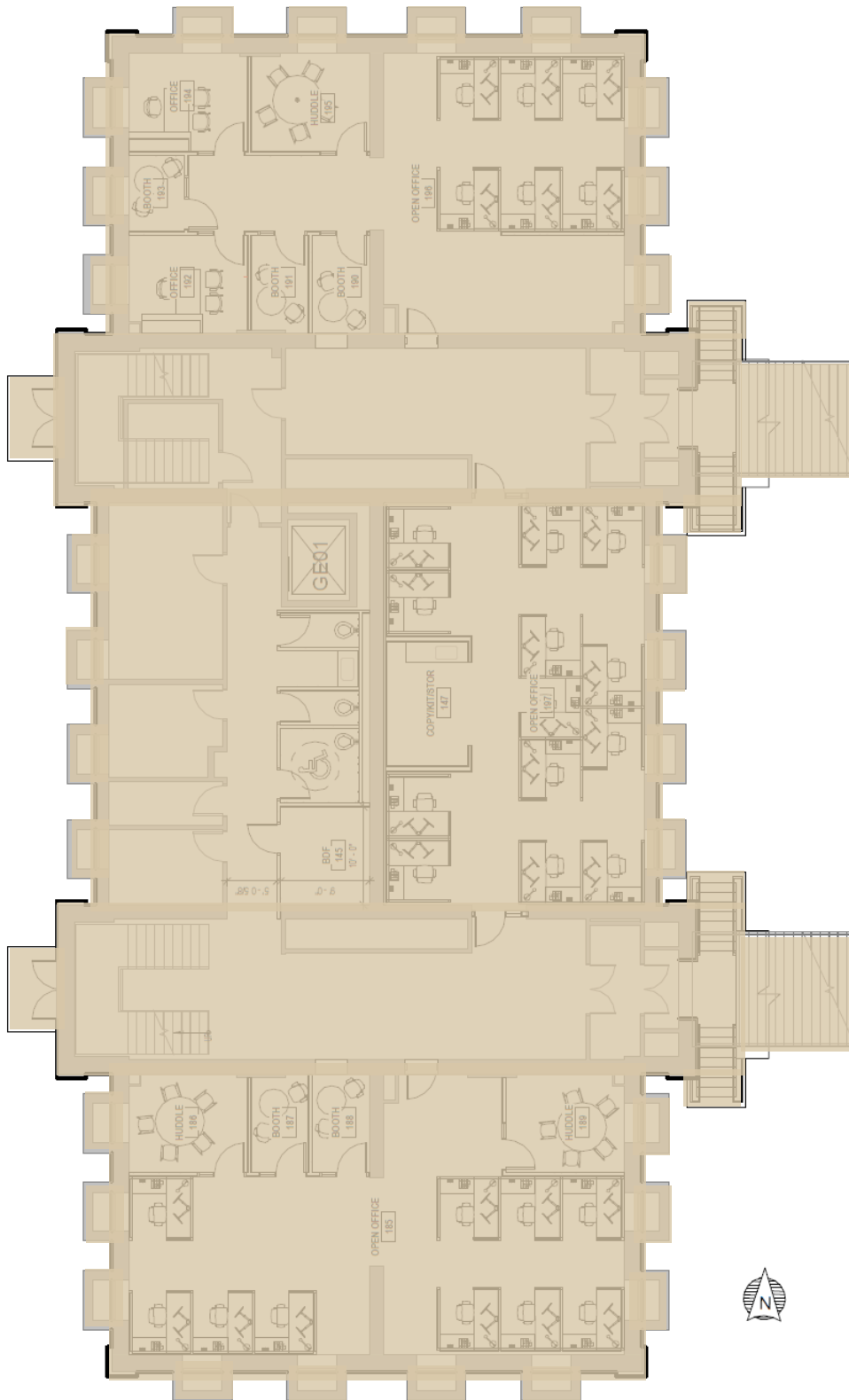
Resolved, By The Board of Trustees (the “Board”) of The Trustees of Purdue University (the “Corporation”), as follows :

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 “University Hall and Related Renovations” 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 Corporation is hereby authorized to use Operating Funds-Reserves in the amount of \$36,600,000 and Gift Funds in the amount of \$10,000,000 for a total of \$46,600,000 (the “Authorized Cost Level”).
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 the Board’s Physical Facilities Committee (the “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 Corporation 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 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 as the governing board of the Corporation.

**Exhibit A: University Hall
Floor Plan**

09/28/22

Ground Floor



■ AREA TO BE RENOVATED

Exhibit A: University Hall Floor Plan

09/28/22

First Floor



 AREA TO BE RENOVATED

Exhibit A: University Hall Floor Plan

09/28/22

Second Floor



 AREA TO BE RENOVATED

**Exhibit A: University Hall
Floor Plan**

09/28/22

Third Floor



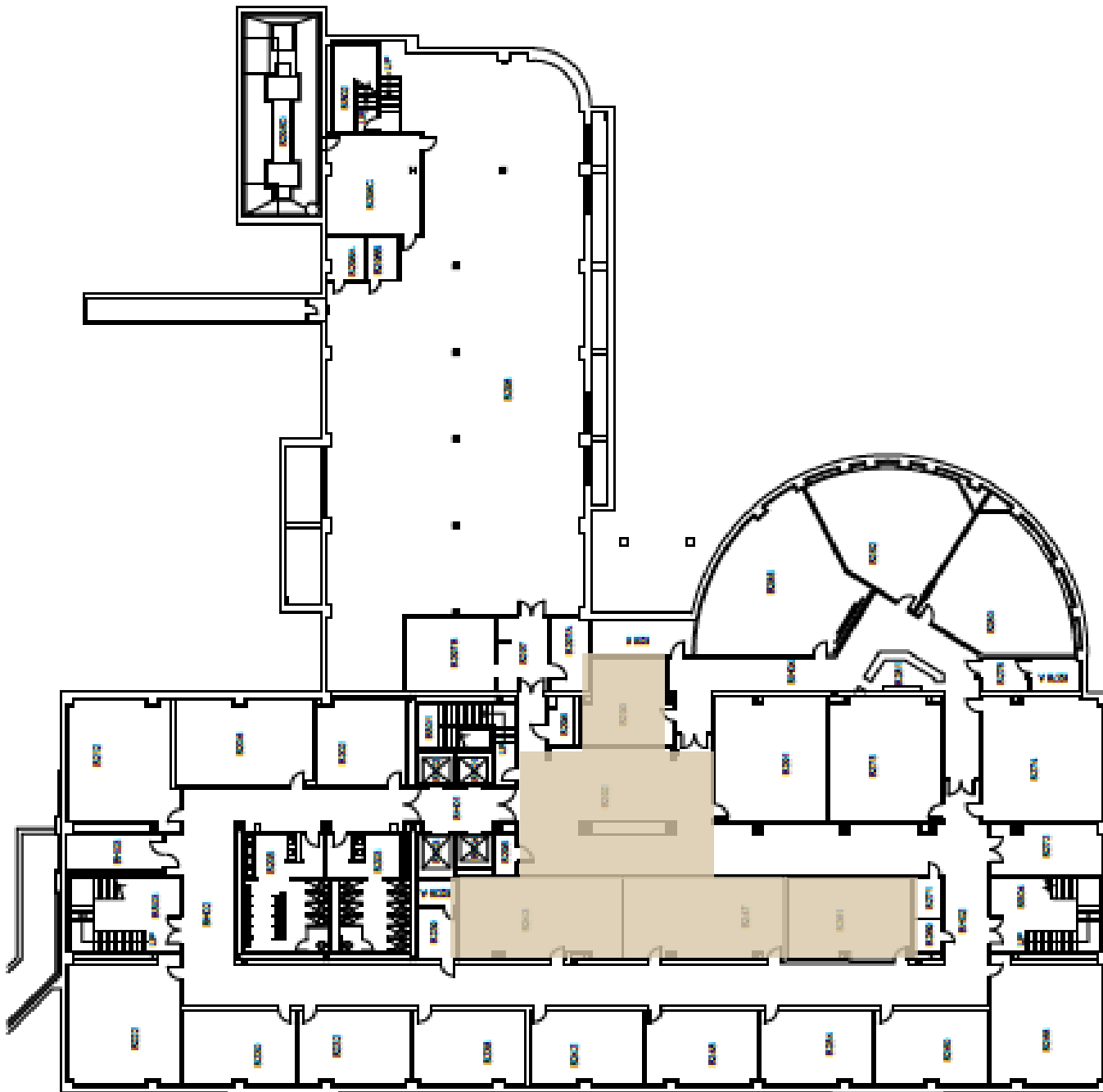
■ AREA TO BE RENOVATED



Exhibit B: Beering Hall
Floor Plan

09/28/22

Basement



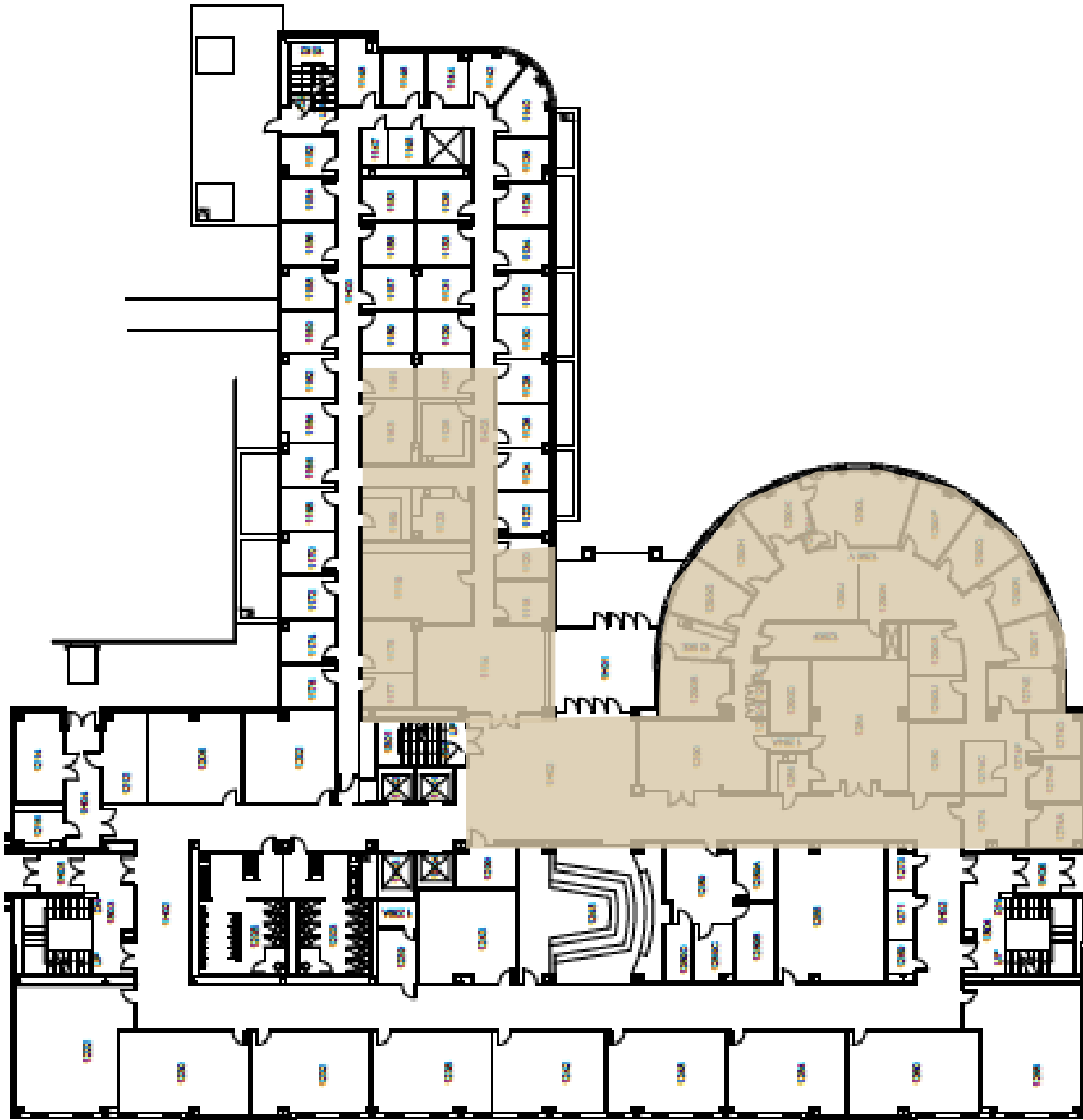
■ AREA TO BE RENOVATED



Exhibit B: Beering Hall
Floor Plan

09/28/22

First Floor



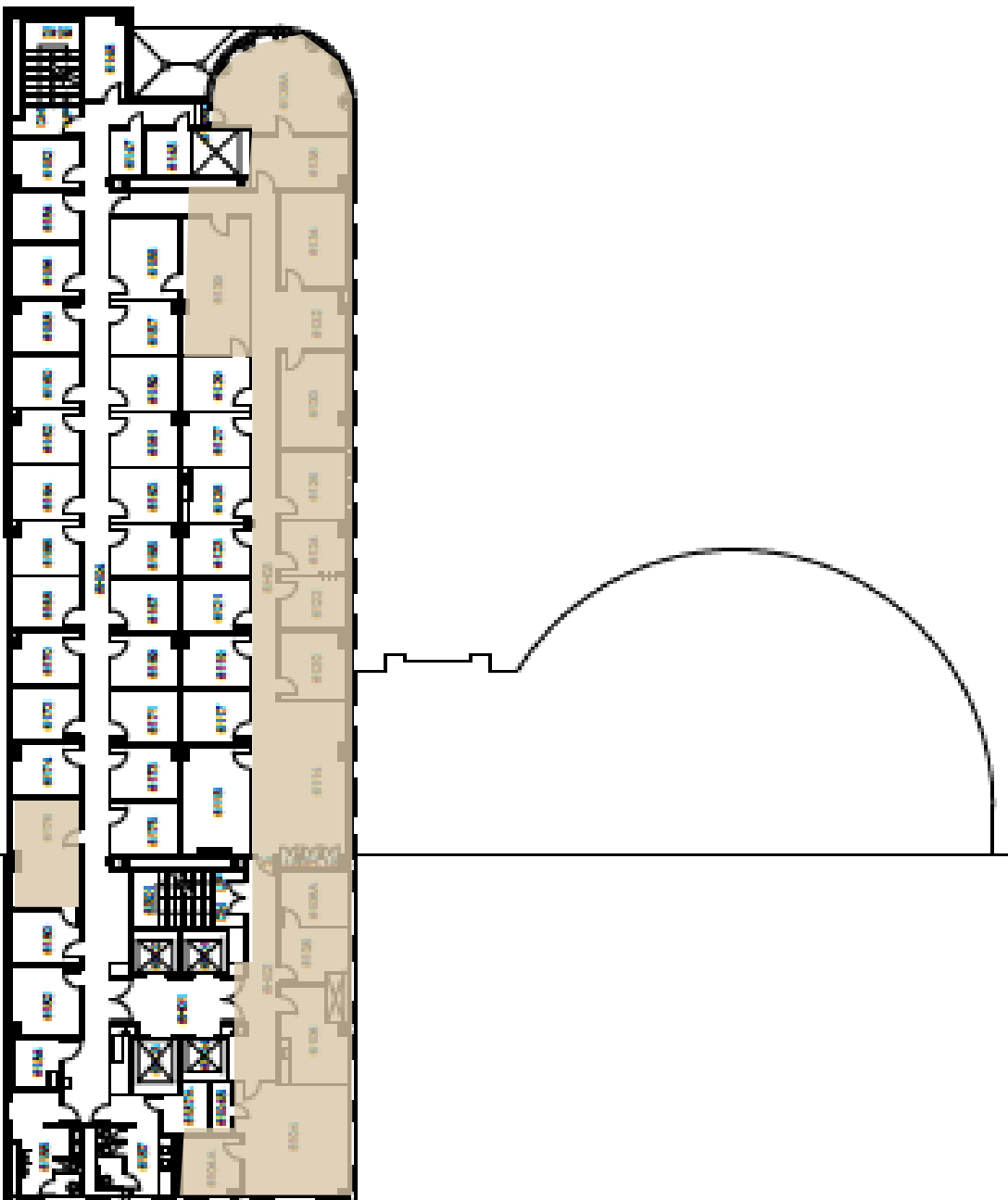
■ AREA TO BE RENOVATED



Exhibit B: Beering Hall
Floor Plan

09/28/22

Sixth Floor



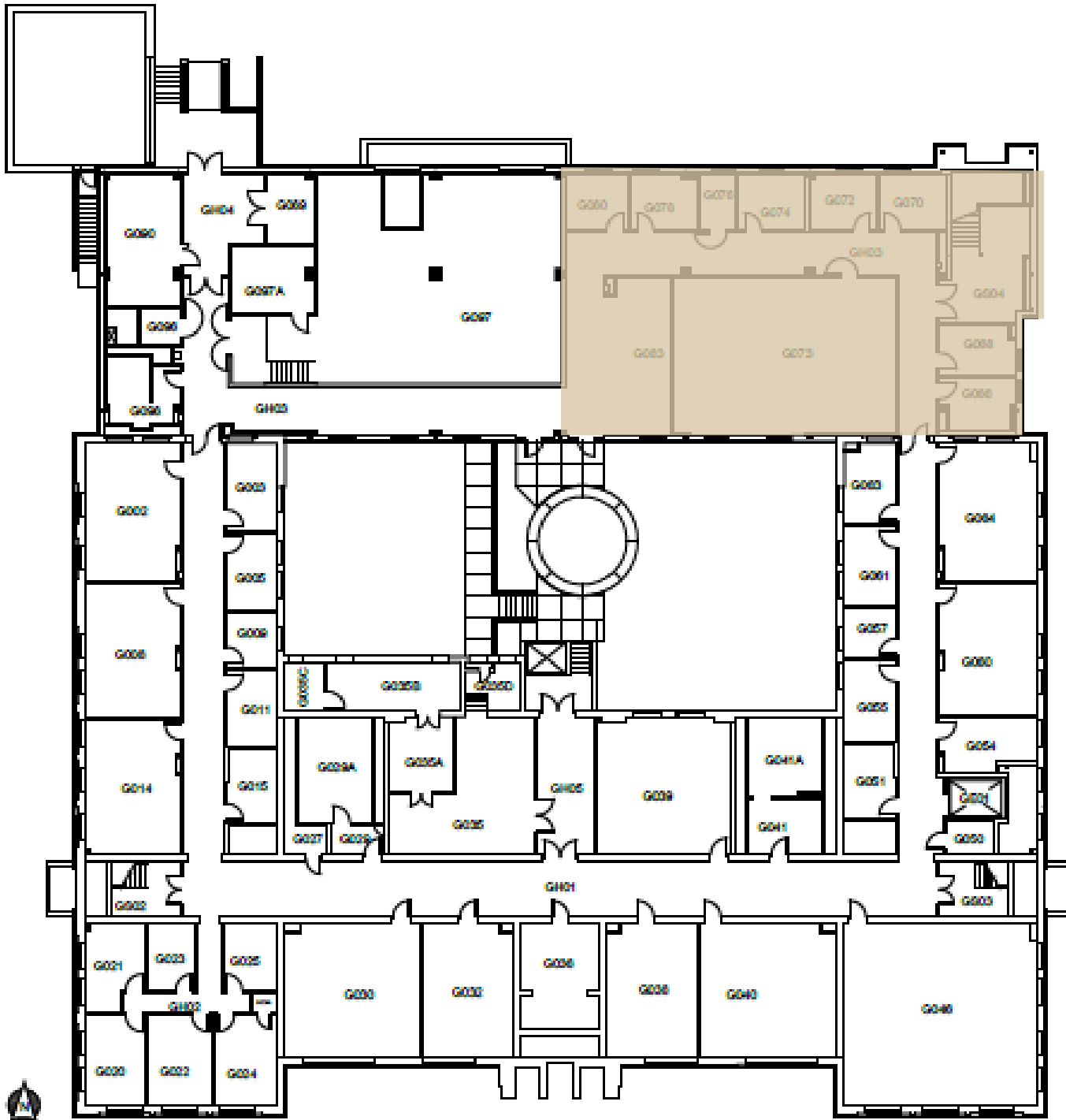
■ AREA TO BE RENOVATED



Exhibit C: Stanley Coulter
Floor Plan

09/28/22

Basement



■ AREA TO BE RENOVATED



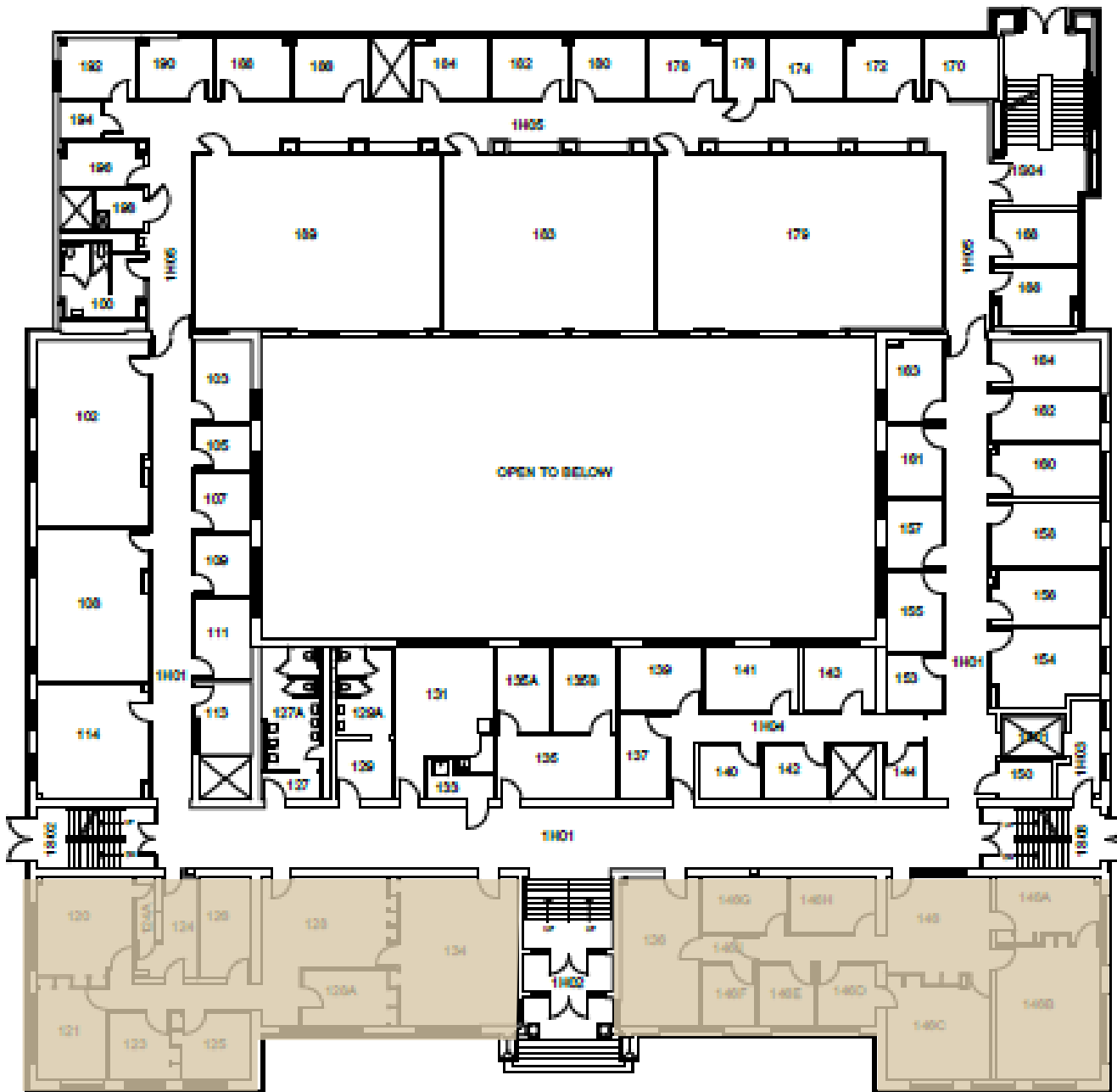
PURDUE
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Administrative Operations

Exhibit C: Stanley Coulter Floor Plan

09/28/22

First Floor



■ AREA TO BE RENOVATED





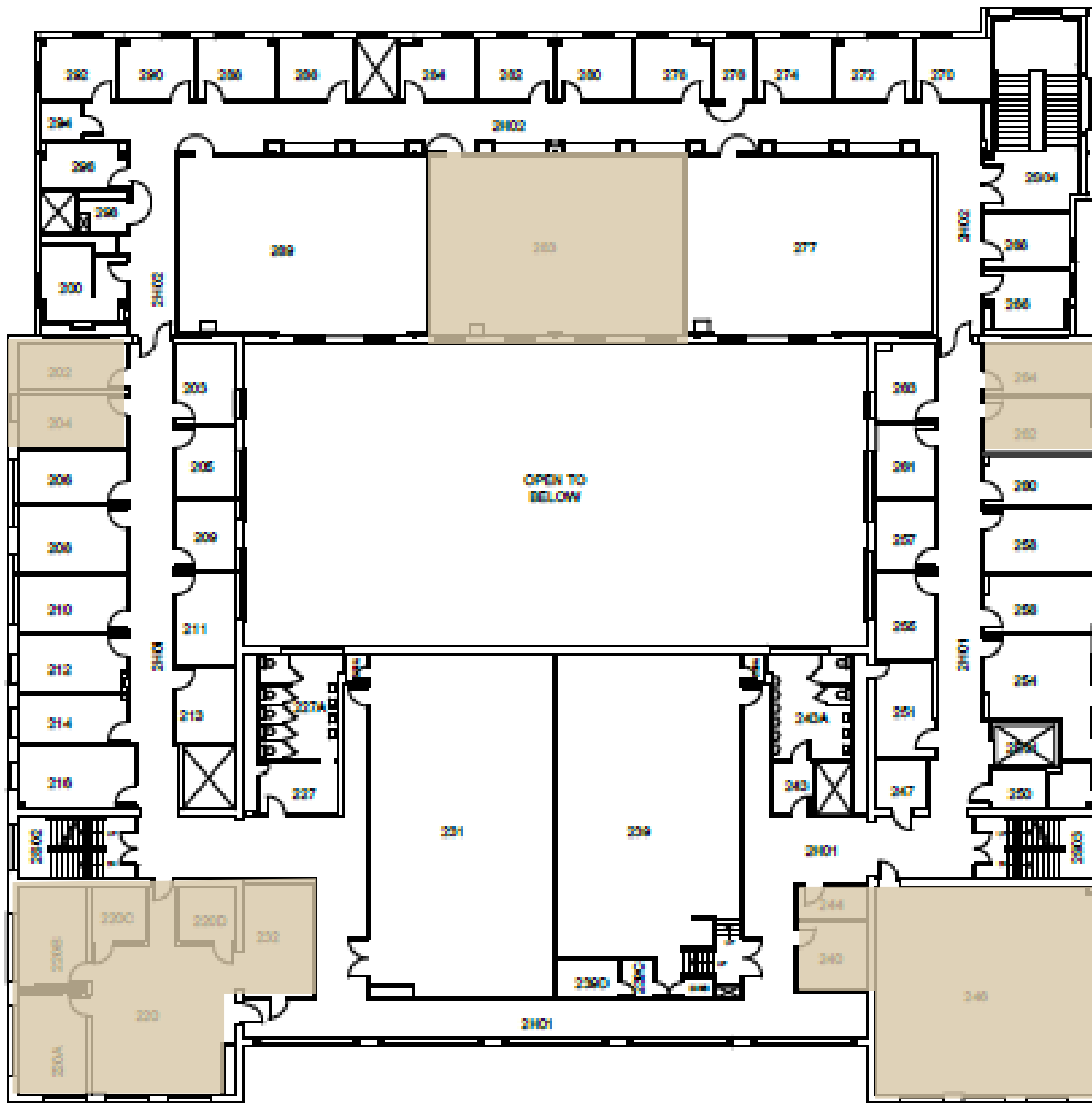
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Exhibit C: Stanley Coulter Floor Plan

09/28/22

Second Floor



■ AREA TO BE RENOVATED

