

TO: Members of the Board of Trustees
FR: Jay Wasson, Vice President of Physical Facilities and Chief Public Safety Officer
DATE: November 23, 2022
RE: Approval of Actions Preparatory to Project Commencement: Purdue Fort Wayne Housing

Attachments:

- Resolution

Project Description:

- Approval of actions preparatory to project commencement authorizes certain planning and preliminary procurement steps related to the project.
- Following further and final approvals, which would be sought at a later date, this project would construct a new residence hall to address the increased demand for on-campus housing while enhancing student success and recruitment.
- The facility would include approximately 370 beds and would be located in the core of Purdue University Fort Wayne's (PFW) main campus.
- Project delivery method: TBD
- Construction start: TBD
- Construction completion: TBD

Project Benefits:

- The construction of a new residence hall would help address an existing wait list and projected increased demand for on-campus housing.
- The facility in the core of main campus would supplement the current Waterfield campus housing inventory, which currently only includes apartment style units, to:
 - Support PFW's transition to a residential campus that will improve the student life experience particularly for freshman and sophomores,
 - Address the latent demand for housing while reducing the reliance on master leases with external facilities to accommodate the overflow.
- Additionally, this first phase of housing on the main campus is an outcome of PFW's 2019 Campus Master Plan which aligns the physical campus with the goals of PFW's Strategic Plan 2020–2025.

Project Cost and Funding:

- Estimated Total Project Cost: TBD
- Sources of Funds: TBD

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

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE TRUSTEES OF PURDUE UNIVERSITY**

- 1. GRANTING APPROVAL TO COMMENCE PLANNING SERVICES FOR A NEW STUDENT HOUSING FACILITY ON THE PURDUE UNIVERSITY FORT WAYNE CAMPUS**

 - 2. APPROVING CERTAIN ACTIONS PREPARATORY TO THE COMMENCEMENT OF THE PROJECT**
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WHEREAS, in 2019, the Indiana Commission for Higher Education reaffirmed Purdue University Fort Wayne’s (“PFW”) status as northeast Indiana’s only Metropolitan University, removing limits set on the degrees that can be offered and the 10 percent cap for on-campus student housing, allowing growth to occur from both academic programs and a further geographic reach for recruitment; and

WHEREAS, PFW completed a Campus Master Plan in 2019 (the “Master Plan”) that aligns the physical campus with the goals identified in its Strategic Plan 2020–2025, one of which focuses on creating a student experience that promotes engagement with university life and supports holistic student development; and

WHEREAS, one of the recommendations of the Master Plan proposes building new housing on the main campus which will provide students a more traditional university residential experience that promotes a sense of community and reinforces student success; and

WHEREAS, phase one housing includes the addition of approximately 370 beds within a new student housing facility located in the heart of campus which the Master Plan refers to as the “Student Life Corridor” (referred to herein as the “Project”); and

WHEREAS, consistent with its student success and affordability objectives, PFW hopes to bring the Project on-line as rapidly as possible, with an aspirational target of commencing operations by the Summer of 2026; and

WHEREAS, toward this end, an inter-disciplinary Purdue University team (“University Team”) is evaluating possible alternative project delivery and financing models with a view toward achieving cost savings, efficiencies and an accelerated construction schedule through an emphasis on innovation, a strong competitive dynamic in the procurement process, and potential risk transfer to the private sector; and

WHEREAS, the Board of Trustees (the “Board”) of the Trustees of Purdue University (the “Corporation”), being mindful of the need for the Project and an accelerated timetable for its completion, now desires to declare that a necessity for the Project exists and to authorize certain planning and preliminary procurement steps related to it—all of which are preparatory to the actual commencement of the Project.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby finds that a necessity exists for the planning of the Project on the Purdue University Fort Wayne campus, to be more specifically identified following the completion of the above-referenced evaluation process.

2. The Board hereby finds, pursuant to IC 21-35-7-5, that the development of the Project is necessary to adequately address the need for students to have the opportunity to live on-campus, thereby enhancing the potential for student academic success.

3. The Board hereby further finds, pursuant to IC 21-35-7-5, that given the identified need for additional housing capacity on campus, the services represented thereby are not now being adequately furnished by others in the immediate area of campus.

4. The Board authorizes and empowers the Treasurer of the Corporation to select, retain and contract with such architectural/engineering firms, financial consultants and related professionals as he, after consultation with the University Team, considers appropriate for the purpose of providing planning services for the Project, in each case in such amount and on such terms as he, in his sole discretion, shall deem to be in the best interests of the Corporation and Purdue University (the "University").

5. The Board further authorizes and empowers the Treasurer of the Corporation to design and implement, in consultation with the University Team, such preliminary and planning steps related to the Project as he deems necessary and appropriate to advance it in preparation for procurement, such steps to include, but not necessarily be limited to: (i) the issuance of a request for information, qualification and/or proposal to further advance the exploration of alternative delivery and financing methods that may best meet the Corporation and University's goals related to timely completion and student affordability, and (ii) the completion of financial analyses to evaluate the benefits and risks of using an alternative delivery model compared to a more traditional construction and financing method.

6. Should the University Team identify the Construction Manager as Constructor procurement method set forth in IC 5-32-1 *et seq.* as the appropriate procurement mechanism for one or more of student housing facilities comprising the Project, the Board authorizes and empowers the Treasurer of the Corporation to: (i) select and enter into negotiations with a construction manager as constructor for the Project in accordance with the procedures outlined in the CMc Statute; (ii) enter into one or more agreements to provide for the reimbursement of costs to be incurred by the construction manager as constructor during the pre-construction period and to contain such other terms as the Treasurer, in his sole discretion, deems to be in the best interests of the Corporation and PFW; and (iii) subject to the ultimate approval of the Board and the required state approvals, negotiate with the construction manager as constructor the terms of the CMc contract for the Project, including the guaranteed maximum price for the work to be performed under such contract.

7. Should the University Team identify the procurement and financing provisions set forth in IC 21-35-7 *et seq.* as the appropriate procurement mechanism for the student housing facility comprising the Project, the Board authorizes and empowers the Treasurer of the Corporation: (i) subject to the ultimate approval of the Board and required State approvals, as set forth in IC 21-35-8 through 11, to select and enter into negotiations with a developer, via a procurement process approved by the Treasurer in consultation with the University Team, for a construction, management and financing agreement for the Project on such terms and conditions as the Treasurer deems most advantageous to the Corporation and the University based on then

existing and anticipated conditions; and (ii) to present to the Board for its review and approval, pursuant to IC 21-35-6, the plans and specifications for the Project as well as plans for the development and management of the Project.

8. 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 such tasks and responsibilities with respect to the actions described in this Resolution as he, in his sole discretion, shall deem to be in the best interests of the Corporation and University and consistent with the exercise of the authority granted above.

9. The Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Legal Counsel, Assistant Legal Counsel, Secretary and Assistant Secretary of the Corporation, and the Chief Financial Officer, Treasurer and the Vice President and Assistant Treasurer of the University, and each of said officers respectively, are hereby authorized and empowered for, on behalf and in the name of the Corporation, or of the University, to take all 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 Trustees of Purdue University.

10. All acts of said officer in conformity with the intent and purposes of this Resolution, whether taken before or after this date, are ratified, confirmed, approved and adopted as acts of the Corporation.