



Office of the Chief Financial Officer and Treasurer

April 14, 2022

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

Dear Governor Holcomb:

At its meeting on April 8, 2022, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Ross-Ade Stadium Renovation on the West Lafayette campus.

This project will renovate approximately 9,300 GSF of existing space and create over 18,000 GSF of new space in and adjacent to Ross-Ade Stadium. Included in the scope of the project is the conversion of the current merchandise/team store into student athlete dining space, the construction of a pedestrian tunnel from the Kozuch Football Performance Complex to the Rohrman Field in Ross-Ade Stadium and the construction of a concourse connector and additional seating in the south end zone.

Upon completion of this project, the student athlete experience will be improved through the expanded dining service and the safer movement allowed by the creation of the pedestrian tunnel. Additionally, the project will improve circulation and movement in the stadium and increase Athletics revenue potential by the construction of the concourse connector.

The estimated total project cost is \$45,400,000 and is funded by Gift 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 'C. Ruhl', written over a white background.

Christopher A. Ruhl  
Chief Financial Officer and Treasurer

Attachments

c: Seth Hinshaw, Chief Financial Officer, Indiana Commission for Higher Education  
Zachary Jackson, Director, Indiana State Budget Agency  
Jasmine Williams, Assistant Director, Indiana State Budget  
Kathleen Thomason, Comptroller, Purdue University  
Anne Hazlett, Senior Director, Government Relations, Purdue University

**PROJECT COST SUMMARY**  
**Ross-Ade Stadium Renovation**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A
<b>Previously approved by General Assembly:</b>	No	<b>Previously recommended by CHE:</b>	No
<b>Part of the Institution's Long-term Capital Plan:</b>	Yes		

<b>Project Size:</b>	27,300 GSF (1)	17,400 ASF (2)	0.64 ASF/GSF
<b>Net change in overall campus space:</b>	17,131 GSF	10,964 ASF	

<b>Total cost of the project (3):</b>	\$ 45,400,000	<b>Cost per ASF/GSF:</b>	\$1,663 GSF
<b>Total cost of the demolition:</b>	\$ -		\$2,609 ASF
<b>Funding Source(s) for project (4):</b>	Amount	Type	
	\$ 45,400,000	Gift Funds	
<b>Estimated annual debt payment (6):</b>	N/A		
<b>Are all funds for the project secured:</b>	Yes		

**Project Funding:**  
This project is funded by Gift Funds, and all funds are secured.

**Project Cost Justification**  
The project cost/GSF is similar to the effective cost/GSF of the project listed in the Comparable Project section. Justification is included in the Comparable Project section.

<b>Estimated annual change in cost of building operations based on the project:</b>	\$ 79,091
<b>Estimated annual repair and rehabilitation investment (5):</b>	\$ 681,000

(1) Gross Square Feet (GSF)- Sum of all area within the exterior envelope of the structure.  
(2) Assignable Square Feet (ASF)- Amount of space that can be used by people or programs within the interior walls of a structure. Assignable square feet is the sum of the 10 major assignable space use categories: classrooms, laboratories, offices, study facilities, special use facilities, general use facilities, support facilities, health care facilities, residential facilities and unclassified facilities. For information on assignable space use categories, see Space-Room Codes tab.  
(3) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)  
(4) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)  
(5) Estimate the amount of funding the institution would need to set aside annually to address R&R needs for the project. CHE suggests 1.5% of total construction cost  
(6) If issuing debt, determine annual payment based on 20 years at 4.75% interest rate  
- If project is a lease-purchase or lease, adjust accordingly. Note the total cost of the lease in the project cost, and annual payments in project description



**PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION**  
**Ross-Ade Stadium Renovation**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**Description of Project**

This project will renovate approximately 9,300 GSF of existing space and add over 18,000 GSF of space in and adjacent to Ross-Ade Stadium on the West Lafayette campus.

This project includes the construction of an approximate 400-foot pedestrian tunnel from the Kozuch Football Performance Complex (KFPC) to the Rohrman Field for players and staff to enter and exit the stadium on game days. The tunnel entrance will only be accessible from the KFPC locker room, and the majority of the tunnel will be below ground. The team will exit the tunnel directly onto the field.

The existing merchandise/team store adjacent to the stadium will be relocated, and the vacated space will be converted into a student athlete dining facility.

The concourse is currently the shape of a horse-shoe, and the west and east ends will be connected via a bridge at the south end zone to result in continuous access around the stadium. The connector will provide balcony views of the field to the north and campus to the south.

An additional 3,000 seats will be constructed in the south end zone with increased concession areas and restrooms in the concourse to serve the larger stadium capacity. An elevator and stairwells will also be added in this area to increase access.

**Need and Purpose of the Program**

This project will enhance the student athlete experience at Ross-Ade Stadium by allowing for safer team movement through the tunnel to the field. The tunnel will provide more direct and efficient access than is available today, while also adding safety for the team via gates to prevent public entry. Student athletes will also benefit from the nearby expanded dining service.

This project will enhance accessibility and the football fan experience through improved circulation in the stadium.

The addition of new seating in the south end zone is expected to increase revenue through ticket sales and concession purchases.

**Space Utilization**

The proposed Ross-Ade Stadium renovation will provide an increase of 8,500 ASF of athletic service (special use) space, 120 ASF of office, and 8,780 ASF of food facility (general use) space, for a total renovated space of 17,400 ASF. These changes result in a net increase of campus space of 10,964 ASF.

As described in the Comparable Projects section below, this project also includes the addition of a significant amount of new, exterior square feet to the stadium.

**Comparable Projects**

Football Performance Complex (2017)

- o 114,000 GSF
- o \$65,000,000
- o \$570/GSF

The Football Performance Complex included the construction of a three-level addition to the Mollenkopf Athletic Center. It included a locker room, weight room, coaching offices, meeting rooms, player development room, equipment area and a space for sports medicine.

The Football Performance Complex included significantly more square feet and at a much higher cost. Both projects are athletic-centric and include locker room space. The proposed project includes a renovation of space, along with a significant amount of exterior and structural work totaling nearly 65,000 SF that is not included in the displayed (interior) GSF of 27,300. The additional SF includes the new concourse, seating and outdoor areas. Taking the additional exterior square feet into consideration yields a cost/SF of approximately \$490 for the proposed project.

Additionally, construction cost escalation in typical years is estimated by the market to be 4%. With supply chain issues and other global market conditions, 2020 showed escalation to be 15% and 2021 to be 20%.

**Background Materials**



**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR Ross-Ade Stadium Renovation**

(INSERT PROJECT TITLE AND SBA No.)	Current Campus Totals			Capital Request		Net Future Space
	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)	Subtotal Current and Future Space	Space to be Terminated (1)	
<b>A. OVERALL SPACE IN ASF</b>						
Classroom (110 & 115)	338,423	-	-	338,423		338,423
Class Lab (210,215,220,225,230,235)	745,937	86,679	-	832,616		832,616
Non-class Lab (250 & 255)	1,661,670	20,156	29,217	1,711,043		1,711,043
Office Facilities (300)	2,378,501	18,284	8,105	2,404,890	(98)	2,404,792
Study Facilities (400)	390,846	15,169	-	406,015		406,015
Special Use Facilities (500)	1,217,709	-	4,209	1,221,918		1,230,418
General Use Facilities (600)	987,864	15,462	359	1,003,685		1,006,247
Support Facilities (700)	2,871,393	(662)	-	2,870,731		2,870,731
Health Care Facilities (800)	208,803	-	-	208,803		208,803
Resident Facilities (900)	2,697,807	-	-	2,697,807		2,697,807
Unclassified (000)	20,868	-	-	20,868		20,868
<b>B. OTHER FACILITIES</b> (Please list major categories)						
<b>TOTAL SPACE</b>	<b>13,519,820</b>	<b>155,088</b>	<b>41,890</b>	<b>13,716,798</b>	<b>(98)</b>	<b>13,727,762</b>

Notes:

(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/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

Space under construction includes:

- Gateway Complex
- Purdue Bands & Orchestra Building
- Hypersonics Building
- Secure Data Research Project
- Child Care Center Building
- Schleman/Stewart Renovation

Space planned and funded includes:

- Whistler Mechanical Project
- Life Sciences Ranges Phenotyping Greenhouse Building
- Mackey Locker Rooms
- Zucrow High Speed Propulsion lab

(2) Space added as part of this project includes special use (Athletic or Physical Education Service) and general use (Food Facility) spaces.

**CAPITAL PROJECT COST DETAILS**  
**Ross-Ade Stadium Renovation**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**ANTICIPATED CONSTRUCTION SCHEDULE**

	<u>Month</u>	<u>Year</u>
<b>Bid Date (GMP delivery)</b>	October	2022
<b>Start Construction</b>	November	2022
<b>Occupancy (End Date)</b>	September	2023

**ESTIMATED CONSTRUCTION COST FOR PROJECT**

	<u>Cost Basis (1)</u>	<u>Estimated Escalation Factors (2)</u>	<u>Project Cost</u>
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 1,373,794		\$ 1,373,794
b. Architectural	\$ 2,185,134		\$ 2,185,134
c. Consulting	\$ 220,000		\$ 220,000
<b><u>Construction</u></b>			
a. Structure	\$ 21,353,570		\$ 21,353,570
b. Mechanical (HVAC, plumbing, etc.)	\$ 7,117,857		\$ 7,117,857
c. Electrical	\$ 7,117,857		\$ 7,117,857
<b><u>Movable Equipment</u></b>	\$ 1,000,000		\$ 1,000,000
<b><u>Fixed Equipment</u></b>			\$ -
<b><u>Site Development/Land Acquisition</u></b>			\$ -
<b><u>Other (PM fees, contingencies)</u></b>	\$ 5,031,788		\$ 5,031,788
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 45,400,000</b>	<b>\$ -</b>	<b>\$ 45,400,000</b>

(1) Cost Basis is based on current cost prevailing as of: (INSERT MONTH AND YEAR)

(2) Explain in the Description of Project Section of the "Cap Proj Details" schedule the reasoning for estimated escalation factors



**CAPITAL PROJECT OPERATING COST DETAILS**  
**Ross-Ade Stadium Renovation**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-22-2-12
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

**GSF OF AREA AFFECTED BY PROJECT** 17,131

**ANNUAL OPERATING COST/SAVINGS (1)**

	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	1.29	\$ 22,031	20,081	1,950
2. Maintenance		\$ -		
3. Fuel		\$ -		
4. Utilities	3.33	\$ 57,060	9,482	47,578
5. Other		\$ -		
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	<b>4.62</b>	<b>\$ 79,091</b>	<b>\$ 29,563</b>	<b>\$ 49,528</b>

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

(1) Based on figures from "Individual Cap Proj Desc" schedule