



Office of the Chief Financial Officer and Treasurer

August 17, 2023

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

Dear Governor Holcomb:

At its meeting on August 4, 2023, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for Grant Street Parking Garage Repairs on the West Lafayette campus.

This project will complete routine maintenance work throughout all levels of the garage, including concrete repairs, sealant replacement and the tightening or replacement of guard cables. Exterior masonry work and window resealing will also be included in the project's scope.

The planned work will correct structural repairs and complete maintenance activities that are necessary to extend the life of the parking garage.

The estimated total project cost is \$2,200,000 and will be fully funded by Auxiliary Funds – Parking.

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 read 'CAR', written over a light blue horizontal line.

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**  
Grant Street Parking Garage Repairs

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-24-2-08
<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>	N/A	N/A	ASF (2)	N/A	ASF/GSF
<b>Net change in overall campus space:</b>	N/A	GSF	N/A	ASF	

<b>Total cost of the project (3):</b>	\$ 2,200,000	<b>Cost per ASF/GSF:</b>	N/A	GSF
<b>Total cost of the demolition:</b>	\$ -		N/A	ASF
<b>Funding Source(s) for project (4):</b>	Amount	Type		
	\$ 2,200,000	Auxiliary Funds - Parking		
<b>Estimated annual debt payment (6):</b>	\$0			
<b>Are all funds for the project secured:</b>	Yes			

**Project Funding:**  
The project is being fully funded by Auxiliary Funds - Parking, and all funds are secured.

**Project Cost Justification**  
Since the project is infrastructure based, there is not a ASF or GSF associated with the work. This project's scope and cost are described more in the Capital Project Details section.

<b>Estimated annual change in cost of building operations based on the project:</b>	\$ -
<b>Estimated annual repair and rehabilitation investment (5):</b>	\$ 33,000

(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**

**Grant Street Parking Garage Repairs**

**Institution:** Purdue University  
**Campus:** West Lafayette

**Budget Agency Project No.:** B-1-24-2-08  
**Institutional Priority:** N/A

**Description of Project**

This project will perform a variety of structural repairs and maintenance on all levels within the Grant Street Parking Garage on the West Lafayette campus. Routine repairs include concrete work, sealant replacement, exterior masonry work, stairwell window resealing and tightening or replacement of guard cables as needed.

**Need and Purpose of the Program**

This project will address routine maintenance needs that are required to extend the life expectancy of the parking garage by approximately 8-10 years.

This project is included in Purdue's FY24 Repair and Rehabilitation budget.

**Space Utilization**

This project does not have a net impact on total assignable campus space.

**Comparable Projects**

Northwestern Avenue Parking Garage Northside Repairs (2021)

o  \$1,380,000

o  This project addressed structural and maintenance repairs including concrete work, epoxy crack injections, sealant replacement and traffic coatings.

The comparable project only included the north side of the parking garage, whereas the proposed project encompasses the entire parking garage. The larger amount of space being addressed accounts for the difference in costs.

**Background Materials**

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR Grant Street Parking Garage Repairs**

(INSERT PROJECT TITLE AND SBA No.)	Current Campus Totals			Subtotal Current and Future Space	Capital Request		Net Future Space
	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)		Space to be Terminated (1)	New Space in Capital Request (2)	
<b>A. OVERALL SPACE IN ASF</b>							
Classroom (110 & 115)	335,609	(2,532)	18,301	351,378	-	-	351,378
Class Lab (210,215,220,225,230,235)	798,413	(16,463)	24,260	806,210	-	-	806,210
Non-class Lab (250 & 255)	1,705,678	25,281	(662)	1,730,297	-	-	1,730,297
Office Facilities (300)	2,337,380	(46,473)	26,472	2,317,379	-	-	2,317,379
Study Facilities (400)	416,131	55,895	13,307	485,333	-	-	485,333
Special Use Facilities (500)	1,207,887	8,486	1,124	1,217,497	-	-	1,217,497
General Use Facilities (600)	977,156	(27,128)	16,832	966,860	-	-	966,860
Support Facilities (700)	2,881,468	(876)	(8,559)	2,872,033	-	-	2,872,033
Health Care Facilities (800)	220,687	-	(1,900)	218,787	-	-	218,787
Resident Facilities (900)	2,424,325	-	111,146	2,535,471	-	-	2,535,471
Unclassified (000)	129,184	-	-	129,184	-	-	129,184
<b>B. OTHER FACILITIES</b>							
(Please list major categories)							
<b>TOTAL SPACE</b>	<b>13,433,918</b>	<b>(3,810)</b>	<b>200,321</b>	<b>13,630,429</b>	<b>-</b>	<b>-</b>	<b>13,630,429</b>

Notes:

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

(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 under construction includes:

- Schleman/Stewart Renovation
- Whistler Mechanical Project
- Ross-Ade Stadium Renovation
- Zucrow High Speed Propulsion Lab
- Mackey Locker Rooms Renovation
- Brown Family Hall Renovation
- Libraries Study Space Renovation
- University Hall and Related Renovations

Space planned and funded includes:

- Life Sciences Phenotyping Greenhouse Building
- Nursing and Pharmacy Education Building
- Northwest Chiller Plant System Improvements
- Vawter Hall Electrical Enhancements and Replacement
- PMU 2nd Floor Hospitality Renovation
- Mechanical Engineering Building Renovation
- Birck Nanotechnology Center Clean Room Modernization and Related Renovations
- Chilled Water Capacity Enhancement Projects
- Runway 5-23 and Intermediate Connector Taxiway
- Purdue Airport Terminal
- Hillenbrand Residence Hall South
- Shealy Hall Roof Replacement
- Shreve Hall Electrical Enhancements and Replacement
- University and Schleman Halls Strategic Transformer Replacement
- Wetherill Lab Drain and Supply Line Replacement Phase I

(1) There is no assignable space terminated as part of this project.

(2) There is no assignable space added as part of this project.

# CAPITAL PROJECT COST DETAILS

## Grant Street Parking Garage Repairs

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-24-2-08
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

### ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
<b>Bid Date</b>	January	2024
<b>Start Construction</b>	May	2024
<b>Occupancy (End Date)</b>	August	2024

### ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 200,000		N/A
b. Architectural	\$ -		N/A
c. Consulting	\$ -		N/A
<b><u>Construction</u></b>			
a. Structure (Civil)	\$ 1,600,000		N/A
b. Mechanical	\$ -		N/A
c. Electrical	\$ -		N/A
<b><u>Movable Equipment</u></b>	\$ -		N/A
<b><u>Fixed Equipment</u></b>	\$ -		N/A
<b><u>Site Development/Land Acquisition</u></b>	\$ -		N/A
<b><u>Other (PM fee, contingencies, printing)</u></b>	\$ 400,000		N/A
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>N/A</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**  
**Grant Street Parking Garage Repairs**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-1-24-2-08
<b>Campus:</b>	West Lafayette	<b>Institutional Priority:</b>	N/A

<u>ANNUAL OPERATING COST/SAVINGS (1)</u>	<u>GSF OF AREA AFFECTED BY PROJECT</u>			
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	N/A	\$ -	\$ -	\$ -
2. Maintenance	N/A	\$ -	\$ -	\$ -
3. Fuel	N/A	\$ -	\$ -	\$ -
4. Utilities	N/A	\$ -	\$ -	\$ -
5. Other	N/A	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	<b>N/A</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

This project will have a negligible impact on operating and maintenance costs/savings.

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