

August 8, 2019

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

Dear Governor Holcomb:

At its meeting on August 2, 2019, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Stewart Center Window and Stage Lift Replacements and Elevator Repair project on the Purdue West Lafayette campus.

This project will replace a number of parts on the Loeb Playhouse stage lift, repair the elevator and replace all 300 windows in Stewart Center. New windows will improve energy efficiency and water resistance. Repairs to the stage lift and elevator will allow the units to continue to function, increase their reliability and maintain their safe operation.

The estimated cost of this project is \$3,816,000 and will be funded with Repair and Rehabilitation Appropriations in the amount of \$1,751,000 and Operating Funds in the amount of \$2,065,000.

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,



William E. Sullivan
Treasurer and Chief Financial Officer

Attachments

- c: Alecia Nafziger, Associate Commissioner and Chief Financial Officer, Indiana
Commission for Higher Education
- Zachary Jackson, Director, Indiana State Budget Agency
- Kathleen Thomason, Comptroller, Purdue University
- Anthony Hahn, Director, State Relations & Policy Analysis, Purdue University

PROJECT COST SUMMARY

Window and Stage Lift Replacements and Elevator Repair - Stewart Center

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-04
Campus:	West Lafayette	Institutional Priority:	N/A
Previously approved by General Assembly:	No	Previously recommended by CHE:	No
Part of the Institution's Long-term Capital Plan:	Yes		

Project Size:	0	GSF (1)	0	ASF (2)	0	ASF/GSF
Net change in overall campus space:	0	GSF	0	ASF		

Total cost of the project (3):	\$ 3,816,000	Cost per ASF/GSF:	N/A	GSF
Total cost of the demolition:	N/A		N/A	ASF

Funding Source(s) for project (4):	Amount	Type
	\$ 1,751,000	R&R Appropriation
	\$ 2,065,000	Operating Funds

Estimated annual debt payment (6):	N/A
Are all funds for the project secured:	Yes

Project Funding:

N/A

Project Cost Justification

The project is consistent with similar projects as noted in the Comparable Project Section.

Estimated annual change in cost of building operations based on the project:	N/A
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Estimated annual repair and rehabilitation investment (5):	N/A
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PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION

Window and Stage Lift Replacements and Elevator Repair - Stewart Center

Institution:	<u>Purdue University</u>	Budget Agency Project No.:	<u>B-1-20-2-04</u>
Campus:	<u>West Lafayette</u>	Institutional Priority:	<u>N/A</u>

Description of Project

This project will make three improvements to Stewart Center: repairs to the Loeb Playhouse stage lift, repairs to the main passenger elevator and replacement of all of the windows in the building.

The work on the stage lift will include replacing the mechanical drives, decommissioning ground hydraulic cylinders, eliminating hydraulic power unit and controls, and installing new mechanical drives on lifts and associated controls. The elevator repairs will include replacing the controller, hoist machine, door operator and car doors, along with an upgrade to the activation devices (for fire service and unintended movement). This project will also remove and replace existing windows in Stewart Center including repairing interior finishes as necessary.

Need and Purpose of the Program

The Loeb Playhouse stage lift is original to the Loeb Playhouse addition (in approximately 1954) and has only had routine maintenance and repairs performed. It needs more extensive repairs to remain operational. The existing elevator in Stewart Center has decreased in reliability and has had an increase in maintenance costs over the last five years. The windows in Stewart Center are the original units with single-pane glazing from the 1950s. These windows are thermally inefficient and allow condensation to develop on the interior frames and glass causing damage to surrounding wall materials. The windows are becoming less operationally reliable and parts are not available for repairs. Perimeter sealant has lost adhesion and is cracking, allowing air infiltration around the window units.

Space Utilization

This project will not affect space utilization.

Comparable Projects

- Krannert Service Elevator Repair (2015)
 - o \$250,000
 - o Replace controller, hoist machine, door operators and equipment, cab, car doors, fixtures and governor
- Elliot Hall of Music Stage Lift Hydraulics Replacement (2009)
 - o \$400,000
 - o Purchase and installation of new electrical jack system to replace the hydraulic lift system
- Civil Engineering Building Window Replacement (2010)
 - o \$662,900
 - o Replaced aging windows in the older portion of the Civil Engineering Building

Background Materials

N/A

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Window and Stage Lift Replacements and Elevator Repair - Stewart Center

(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)	
<u>A. OVERALL SPACE IN ASF</u>							
Classroom (110 & 115)	330,369	3,119		333,488			333,488
Class Lab (210,215,220,225,230,235)	616,045	53,863	68,518	738,426			738,426
Non-class Lab (250 & 255)	1,577,327	28,176	(17,963)	1,587,540			1,587,540
Office Facilities (300)	2,251,226	17,515	28,885	2,297,626			2,297,626
Study Facilities (400)	381,012	11,225	6,171	398,408			398,408
Special Use Facilities (500)	1,247,377			1,247,377			1,247,377
General Use Facilities (600)	945,835	45,900	200	991,935			991,935
Support Facilities (700)	2,940,123	(365)	(134)	2,939,624			2,939,624
Health Care Facilities (800)	116,291		89,901	206,192			206,192
Resident Facilities (900)	2,519,400	175,550		2,694,950			2,694,950
Unclassified (000)	46,681			46,681			46,681
<u>B. OTHER FACILITIES</u> (Please list major categories)				-			-
TOTAL SPACE	12,971,685	334,983	175,578	13,482,246	-	-	13,482,246

CAPITAL PROJECT COST DETAILS

Window and Stage Lift Replacements and Elevator Repair - Stewart Center

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-04
Campus:	West Lafayette	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	January	2020
Start Construction	May	2020
Occupancy (End Date)	August	2020

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering	\$ 194,544		\$ 194,544
b. Architectural	\$ 194,545		\$ 194,545
c. Consulting	\$ -		\$ -
<u>Construction</u>			
a. Structure	\$3,084,220		\$ 3,084,220
b. Mechanical (HVAC, plumbing, etc.)	\$ -		\$ -
c. Electrical	\$ 342,691		\$ 342,691
<u>Movable Equipment</u>	\$ -		\$ -
<u>Fixed Equipment</u>	\$ -		\$ -
<u>Site Development/Land Acquisition</u>	\$ -		\$ -
<u>Other (Please list)</u>	\$ -		\$ -
TOTAL ESTIMATED PROJECT COST	\$3,816,000	\$ -	\$ 3,816,000

CAPITAL PROJECT OPERATING COST DETAILS
Window and Stage Lift Replacements and Elevator Repair - Stewart Center

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-04
Campus:	West Lafayette	Institutional Priority:	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	\$ -		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	N/A	\$ -	\$ -	\$ -

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