

August 8, 2019

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

Dear Governor Holcomb:

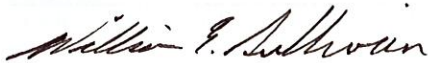
At its meeting on August 2, 2019, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for University Residences Bathroom Renovation Phase IX–Shreve Residence Hall project on the Purdue West Lafayette campus.

This project is the ninth and final phase of the University Residences H-Hall bathroom renovations on the West Lafayette campus. This phase will complete work in Shreve Residence Hall and will reconfigure and renovate approximately 7,160 GSF of community bathrooms on the first through eighth floors of the west tower. The work will replace the original, aging infrastructure and reconfigure the space to enhance ADA accessibility and provide greater privacy and an updated appearance.

The estimated cost of this project is \$5,300,000 and will be funded with Auxiliary Funds-Housing/Dining.

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

University Residences Bathroom Renovation Phase IX - Shreve Residence Hall

Institution:	<input type="text" value="Purdue University"/>	Budget Agency Project No.:	<input type="text" value="B-1-20-2-06"/>
Campus:	<input type="text" value="West Lafayette"/>	Institutional Priority:	<input type="text" value="N/A"/>
Previously approved by General Assembly:	<input type="text" value="No"/>	Previously recommended by CHE:	<input type="text" value="No"/>
Part of the Institution's Long-term Capital Plan:	<input type="text" value="Yes"/>		

Project Size:	<input type="text" value="7,160"/> GSF (1)	<input type="text" value="5,820"/> ASF (2)	<input type="text" value="0.81284916"/> ASF/GSF
Net change in overall campus space:	<input type="text" value="0"/> GSF	<input type="text" value="0"/> ASF	

Total cost of the project (3):	<input type="text" value="\$ 5,300,000"/>	Cost per ASF/GSF:	<input type="text" value="740.22346"/> GSF
Total cost of the demolition:	<input type="text" value="\$ -"/>		<input type="text" value="910.65292"/> ASF

Funding Source(s) for project (4):	Amount	Type
	<input type="text" value="\$ 5,300,000"/>	<input type="text" value="Auxiliary Funds-Housing/Dining"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

Estimated annual debt payment (6):	<input type="text" value="N/A"/>
Are all funds for the project secured:	<input type="text" value="Yes"/>

Project Funding:

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:	<input type="text" value="N/A"/>
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Estimated annual repair and rehabilitation investment (5):	<input type="text" value="N/A"/>
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PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION
University Residences Bathroom Renovation Phase IX - Shreve Residence Hall

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-06
Campus:	West Lafayette	Institutional Priority:	N/A

Description of Project

This is the ninth and final phase of the University Residences H-Hall bathroom renovations on the West Lafayette campus. This phase will complete work in Shreve Residence Hall and will reconfigure and renovate approximately 7,160 GSF of community bathrooms on the first through eighth floors of the west tower. The work will replace the original, aging infrastructure and reconfigure the space to enhance Americans with Disabilities Act (ADA) accessibility and provide greater privacy and an updated appearance.

Need and Purpose of the Program

The housing master plan presented to the Purdue University Board of Trustees in October 2009 noted that the role of campus housing in generating a sense of community "cannot be overstated." In order to fulfill this role, University Residences must be strategic in updating facilities to reflect changing student preferences and remain an attractive housing option. Further noted in the master plan was the observation that a large percentage of university residences is comprised of older buildings in need of upgrades to remain competitive in the market. One specific recommendation was to renovate the restrooms in the high rise H-buildings to improve student satisfaction, especially with regard to privacy. This project is being proposed as the ninth and final phase renovation plan to meet this need.

Space Utilization

This work is renovating existing space.

Comparable Projects

- University Residences Bathroom Renovation Phase VII – Shreve Residence Hall (2018)
 - o 7,168 GSF
 - o \$4,750,000
 - o Renovation of bathrooms on floors one through eight in the east tower

- University Residences Bathroom Renovation Phase VII – Earhart Residence Hall (2017)
 - o 7,072 GSF
 - o \$4,998,000
 - o Renovation of eight floors worth of bathrooms

Background Materials

N/A

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR University Residences Bathroom Renovation Phase IX - Shreve Residence Hall

	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)	
(INSERT PROJECT TITLE AND SBA No.)							
<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

University Residences Bathroom Renovation Phase IX - Shreve Residence Hall

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-06
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	\$ 54,500		\$ 54,500
b. Architectural	\$ 90,000		\$ 90,000
c. Consulting	\$ 2,500		\$ 2,500
<u>Construction</u>			
a. Structure	\$ 400,000		\$ 400,000
b. Mechanical (HVAC, plumbing, etc.)	\$2,000,000		\$ 2,000,000
c. Electrical	\$1,500,000		\$ 1,500,000
	\$ 800,000		\$ 800,000
<u>Movable Equipment</u>	\$ -		\$ -
<u>Fixed Equipment</u>	\$ -		\$ -
<u>Site Development/Land Acquisition</u>	\$ -		\$ -
<u>Other (PM fees, CMc fees, contingency, etc.)</u>	\$ 453,000		\$ 453,000
TOTAL ESTIMATED PROJECT COST	\$5,300,000	\$ -	\$ 5,300,000

CAPITAL PROJECT OPERATING COST DETAILS
University Residences Bathroom Renovation Phase IX - Shreve Residence Hall

Institution:	Purdue University	Budget Agency Project No.:	B-1-20-2-06
Campus:	West Lafayette	Institutional Priority:	N/A

		GSF OF AREA AFFECTED BY PROJECT			7,160
ANNUAL OPERATING COST/SAVINGS (1)					
	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.