



Office of the Chief Financial Officer and Treasurer

September 30, 2024

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

Dear Governor Holcomb:

Following the appropriation authorization in the 2023 budget bill HEA 1001, Purdue University identified six priority projects for completion at the Purdue Fort Wayne campus.

The identified projects are as follows: Doermer School of Business building chillers replacement, Gates Sports Center second floor air handling unit and hydronic heating replacement, Life Science Resource Center cooling system replacement, Gates Sports Center Fieldhouse metal panel wall reconstruction, Walb Student Union HVAC controls renovation and Ginsberg Hall chiller and control air replacement.

These projects will improve areas that have a direct impact on student success and address other critical needs that promote student retention and provide a safe campus for students, faculty, staff and visitors.

The estimated total project cost is \$2,112,069 funded by Capital Cash Appropriation.

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 'C. Ruhl', written over a horizontal line.

Christopher A. Ruhl  
Chief Financial Officer and Treasurer

Attachments

c: Seth Hinshaw, Chief Financial Officer, Indiana Commission for Higher Education  
Joe Habig, Deputy Director and Acting State Budget Director, Indiana State Budget Agency  
Cody Wilson, Division Director, Indiana State Budget Agency  
Kathleen Thomason, Comptroller, Purdue University  
Anne Hazlett, Senior Director, Government Relations, Purdue University

# PROJECT COST SUMMARY

## Deferred Maintenance Projects

<b>Institution:</b>	<input type="text" value="Purdue University"/>	<b>Budget Agency Project No.:</b>	<input type="text" value="B-0-25-2-10"/>
<b>Campus:</b>	<input type="text" value="System"/>	<b>Institutional Priority:</b>	<input type="text" value="N/A"/>
<b>Previously approved by General Assembly:</b>	<input type="text" value="No"/>	<b>Previously recommended by CHE:</b>	<input type="text" value="No"/>
<b>Part of the Institution's Long-term Capital Plan:</b>	<input type="text" value="Yes"/>		

<b>Project Size:</b>	<input type="text" value="N/A"/> GSF (1)	<input type="text" value="N/A"/> ASF (2)	<input type="text" value="N/A"/> ASF/GSF
<b>Net change in overall campus space:</b>	<input type="text" value="0"/> GSF	<input type="text" value="0"/> ASF	

<b>Total cost of the project (3):</b>	<input type="text" value="\$ 2,112,069"/>	<b>Cost per ASF/GSF:</b>	<input type="text" value="-"/> GSF
<b>Total cost of the demolition:</b>	<input type="text" value="\$ -"/>		<input type="text" value="-"/> ASF

<b>Funding Source(s) for project (4):</b>	Amount	Type
	<input type="text" value="\$ 2,112,069"/>	<input type="text" value="Capital Cash Appropriation"/>
	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>

<b>Estimated annual debt payment (6):</b>	<input type="text" value="0"/>
<b>Are all funds for the project secured:</b>	<input type="text" value="Yes"/>

### **Project Funding:**

These projects will be funded by an appropriation authorized by the 2023 budget bill, HEA 1001, to specifically address deferred maintenance at Purdue Fort Wayne. Maintenance of existing facilities is an important part of our capital program, and these projects are consistent with our long term capital plan.

### **Project Cost Justification**

Given the variety and scope of these projects, there is no good single comparison; however, these projects are comparable to smaller projects in our regular Repair and Rehabilitation (R&R) program. Details are included in the comparable projects section.

<b>Estimated annual change in cost of building operations based on the project:</b>	<input type="text" value="N/A"/>
<b>Estimated annual repair and rehabilitation investment (5):</b>	<input type="text" value="N/A"/>

**PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION**  
**Deferred Maintenance Projects**

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-0-25-2-10
<b>Campus:</b>	System	<b>Institutional Priority:</b>	N/A

**Description of Project**

The PFW campus will initiate six projects totaling \$2,112,069:

**Doermer School of Business Building Chillers Replacement (\$550,000):** Replace the existing, compromised pair of 150 ton chillers with new chillers and controls.

**Gates Sports Center Second Floor AHU & Hydronic Heating Replacement (\$400,000):** Replace the failing air handling unit for second floor office space and add hydronic heating to the system.

**Life Science Resource Center Cooling System Replacement (\$150,000):** Replace the failed chiller system with a new direct expansion cooling unit for animal quarters.

**Gates Sports Center Fieldhouse Metal Panel Wall Reconstruction (\$250,000):** Reconstruct the existing metal panel wall to correct water infiltration and roof leaks.

**Walb Student Union HVAC Controls Renovation (\$550,000):** Replace outdated pneumatic heating, ventilation and air conditioning (HVAC) controls with new controls and controller.

**Ginsberg Hall Chiller and Control Air Replacement (\$212,069):** Replace the existing, failing 75 ton chiller with a new chiller.

**Need and Purpose of the Program**

Purdue University is dedicated to advancing the pursuit of knowledge and providing an environment that allows students the best opportunity to succeed. The funds provided for the PFW campus facilities will improve areas that have a direct impact on student success, and address other critical needs that promote student retention and provide a safe campus for our students, faculty, staff and visitors.

**Space Utilization**

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

**Comparable Projects**

This project has a variety of construction types and the projects are comparable to the following projects on campus:

**Gates Center Roof Replacement, Phase 2 (\$700,000):** Repair and replace the existing EPDM roof system with a new modified bitumen roof for protection of the Athletics office areas.

**Student Housing A/C Split System Replacement (\$60,000):** Replace failed and degraded air conditioning units with new units.

**Background Materials**

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR Deferred Maintenance Projects**

(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)	88,890	1,386	-	90,277	-	90,277
Class Lab (210,215,220,225,230,235)	132,508	4,916	-	137,425	-	137,425
Non-class Lab (250 & 255)	37,769	2,240	-	40,009	-	40,009
Office Facilities (300)	233,284	975	-	234,259	-	234,259
Study Facilities (400)	56,226	1,500	-	57,726	-	57,726
Special Use Facilities (500)	139,547	(2,499)	-	137,048	-	137,048
General Use Facilities (600)	146,566	(445)	-	146,121	-	146,121
Support Facilities (700)	932,411	74	-	932,485	-	932,485
Health Care Facilities (800)	4,853	-	-	4,853	-	4,853
Resident Facilities (900)	335,911	-	-	335,911	-	335,911
Unclassified (000)	60,748	2,175	-	62,923	-	62,923
<b>B. OTHER FACILITIES</b> (Please list major categories)						
<b>TOTAL SPACE</b>	<b>2,168,713</b>	<b>10,323</b>	<b>-</b>	<b>2,179,036</b>	<b>-</b>	<b>2,179,036</b>

# CAPITAL PROJECT COST DETAILS

## Deferred Maintenance Projects

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-0-25-2-10
<b>Campus:</b>	System	<b>Institutional Priority:</b>	N/A

### ANTICIPATED CONSTRUCTION SCHEDULE\*

	<u>Month</u>	<u>Year</u>
Bid Date	August	2024
Start Construction	October	2024
Occupancy (End Date)	December	2025

### ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<b><u>Planning Costs</u></b>			
a. Engineering**	\$ 148,000		\$ 148,000
b. Architectural**			\$ -
c. Consulting			\$ -
<b><u>Construction</u></b>			
a. Structure	\$ 185,000		\$ 185,000
b. Mechanical (HVAC, plumbing, etc.)	\$1,335,000		\$ 1,335,000
c. Electrical			\$ -
<b><u>Movable Equipment</u></b>			\$ -
<b><u>Fixed Equipment</u></b>			\$ -
<b><u>Site Development/Land Acquisition</u></b>			\$ -
<b><u>Other (Contingency)</u></b>	\$ 444,069		\$ 444,069
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$2,112,069</b>	<b>\$ -</b>	<b>\$ 2,112,069</b>

# CAPITAL PROJECT OPERATING COST DETAILS

## Deferred Maintenance Projects

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-0-25-2-10
<b>Campus:</b>	System	<b>Institutional Priority:</b>	N/A

**GSF OF AREA AFFECTED BY PROJECT** N/A

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

	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses
1. Operations	#VALUE!	\$ -		
2. Maintenance	#DIV/0!	\$ -		
3. Fuel	#DIV/0!	\$ -		
4. Utilities	#DIV/0!	\$ -		
5. Other	#DIV/0!	\$ -		
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	N/A	N/A	N/A	N/A

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