



Office of the Chief Financial Officer and Treasurer

August 15, 2024

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

Dear Governor Holcomb:

At its meeting on August 2, 2024, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Wetherill Lab Drain and Supply Line Replacement Phase II on the West Lafayette campus.

This project is the second of a planned four-phase lab drain line replacement in Wetherill Laboratory of Chemistry. This project includes the installation of potable and laboratory water supply piping systems and vertical risers with chases for the new water piping from the basement to the attic in the northeast and southeast sections of the building.

The project will provide greater service reliability by replacing failing equipment that requires disruptive shutdowns for repairs, adopting single building plumbing equipment and eliminating current multi-building softened water feeds and multiple waste lines.

The estimated total project cost is \$2,100,000 funded by Operating 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 blue ink, appearing to be '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
Wetherill Lab Drain and Supply Line Replacement Phase II

<u>Institution:</u>	<u>Purdue University</u>	<u>Budget Agency Project No.:</u>	<u>B-1-25-2-05</u>
<u>Campus:</u>	<u>West Lafayette</u>	<u>Institutional Priority:</u>	<u>N/A</u>
<u>Previously approved by General Assembly:</u>	<u>No</u>	<u>Previously recommended by CHE:</u>	<u>No</u>
<u>Part of the Institution's Long-term Capital Plan:</u>	<u>Yes</u>		

<u>Project Size:</u>	<u>-</u> GSF (1)	<u>-</u> ASF (2)	<u>-</u> ASF/GSF
<u>Net change in overall campus space:</u>	<u>-</u> GSF	<u>-</u> ASF	

<u>Total cost of the project (3):</u>	<u>\$ 2,100,000</u>	<u>Cost per ASF/GSF:</u>	<u>-</u> GSF
<u>Total cost of the demolition:</u>	<u>\$ -</u>		<u>-</u> ASF

<u>Funding Source(s) for project (4):</u>	Amount	Type
	<u>\$ 2,100,000</u>	<u>Operating Funds</u>

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

Project Funding:

The project is being fully funded by Operating Funds, and all funds are secured.

Project Cost Justification

Since the project is utilities 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.

<u>Estimated annual change in cost of building operations based on the project:</u>	<u>-</u>
<u>Estimated annual repair and rehabilitation investment (5):</u>	<u>\$ 31,500</u>

PROJECT DETAILED DESCRIPTION - ADDITIONAL INFORMATION
Wetherill Lab Drain and Supply Line Replacement Phase II

<u>Institution:</u>	Purdue University	<u>Budget Agency Project No.:</u>	B-1-25-2-05
<u>Campus:</u>	West Lafayette	<u>Institutional Priority:</u>	N/A
<u>Description of Project</u>			
<p>This project is the second of a planned four phase lab drain line replacement in Wetherill Laboratory of Chemistry on the West Lafayette campus. This project includes the installation of potable and laboratory water supply piping systems and vertical risers with chases for the new water piping from the basement to the attic in the northeast and southeast sections of the building.</p>			
<u>Need and Purpose of the Program</u>			
<p>The project will provide greater service reliability by replacing failing equipment that requires disruptive shutdowns for repairs, adopting single building plumbing equipment and eliminating current multi-building softened water feeds and multiple waste lines. Wetherill Laboratory of Chemistry currently receives softened water from equipment in a separate building. Having a designated water softener reduces the dependence on the other in the event of failure. Eliminating several waste lines reduces the maintenance required on aging underground utility infrastructure.</p> <p>Modern plumbing systems will be provided to laboratories, Additionally, planned work will address water safety concerns by separating drinking water from that used for laboratory functions. This project addresses multiple failing plumbing piping systems that have resulted in loss of property and service continuity issues.</p> <p>New plumbing piping has a life expectancy of approximately 80 years, and new plumbing equipment such as water heaters will last approximately 40 years.</p> <p>This project is included in Purdue's FY25 Repair and Rehabilitation budget.</p> <p>Wetherill Laboratory of Chemistry was constructed in phases in 1928 and 1951.</p>			
<u>Space Utilization</u>			
<p>This project does not have a net impact on total assignable campus space.</p>			
<u>Comparable Projects</u>			
<p>Wetherill Lab Drain and Supply Line Replacement Phase I (2023)</p> <ul style="list-style-type: none">o\$2,100,000oThis is the first phase of the project and had a similar scope of work.			
<u>Background Materials</u>			

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Wetherill Lab Drain and Supply Line Replacement Phase II

	Current Campus Totals				Capital Request		
(INSERT PROJECT TITLE AND SBA No.)	Current Space in Use	Space Under Construction (1)	Space Planned and Funded (1)	Subtotal Current and Future Space	Space to be Terminated (1)	New Space in Capital Request (2)	Net Future Space
A. OVERALL SPACE IN ASF							
Classroom (110 & 115)	310,758	(2,547)	53,413	361,624	-	-	361,624
Class Lab (210,215,220,225,230,235)	737,430	(13,353)	27,267	751,343	-	-	751,343
Non-class Lab (250 & 255)	1,741,662	22,026	3,725	1,767,413	-	-	1,767,413
Office Facilities (300)	2,315,009	(31,940)	37,117	2,320,185	-	-	2,320,185
Study Facilities (400)	470,942	24,974	17,175	513,091	-	-	513,091
Special Use Facilities (500)	1,200,135	11,251	(10,437)	1,200,948	-	-	1,200,948
General Use Facilities (600)	969,612	13,384	11,290	994,286	-	-	994,286
Support Facilities (700)	2,918,659	(8,356)	(44,374)	2,865,928	-	-	2,865,928
Health Care Facilities (800)	218,188	(1,900)	-	216,288	-	-	216,288
Resident Facilities (900)	2,438,915	111,146	-	2,550,061	-	-	2,550,061
Unclassified (000)	170,958	-	-	170,958	-	-	170,958
B. OTHER FACILITIES (Please list major categories)				-			-
TOTAL SPACE	13,492,266	124,685	95,175	13,712,126	-	-	13,712,126

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:

- Shealy Hall Roof Replacement
- Zucrow High Speed Propulsion Lab
- Mechanical Engineering Building Renovation
- Life Sciences Phenotyping Greenhouse Building
- University Hall and Related Renovations
- University and Schleman Halls Strategic Transformer Replacement
- Birck Nanotechnology Center Clean Room Modernization and Related Renovations
- Purdue Airport Terminal
- Chilled Water Capacity Enhancement Projects
- Hillenbrand Residence Hall South

Space planned and funded includes:

- Wetherill Lab Drain and Supply Line Replacement Phase I
- Nursing and Pharmacy Education Building
- Mitchell E. Daniels, Jr. School of Business Building
- Graduate House Parking Garage Demolition and Site Restoration
- Vawter Hall Electrical Enhancements and Replacement
- Shreve Hall Electrical Enhancements and Replacement
- Stewart Center and Purdue Memorial Union Courtyard Plaza Concrete and Waterproofing Replacement - 2025
- Burke Boilermaker Aquatic Center Mechanical Project
- Mathematical Sciences Building Data Center Renovation
- Biochemistry Building Office of the State Chemist Lab Renovation
- Reed Animal Disease Diagnostic Laboratory Equipment Replacement
- Wesley Foundation Property Purchase & Sale
- Chi Omega Sorority Property Purchase & Ground Lease

CAPITAL PROJECT COST DETAILS
Wetherill Lab Drain and Supply Line Replacement Phase II

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<u>Campus:</u>	<u>West Lafayette</u>	<u>Institutional Priority:</u>	<u>N/A</u>

ANTICIPATED CONSTRUCTION SCHEDULE

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

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering	\$ 250,000		\$ 250,000
b. Architectural			\$ -
c. Consulting			\$ -
<u>Construction</u>			
a. Structure	\$ 100,000		\$ 100,000
b. Mechanical (HVAC, plumbing, etc.)	\$1,325,000		\$ 1,325,000
c. Electrical	\$ 25,000		\$ 25,000
<u>Movable Equipment</u>			\$ -
<u>Fixed Equipment</u>			\$ -
<u>Site Development/Land Acquisition</u>			\$ -
<u>Other (PM fee, contingencies, insurance)</u>	\$ 400,000		\$ 400,000
TOTAL ESTIMATED PROJECT COST	\$2,100,000	\$ -	\$ 2,100,000

CAPITAL PROJECT OPERATING COST DETAILS

Wetherill Lab Drain and Supply Line Replacement Phase II

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Campus:	<u>West Lafayette</u>	Institutional Priority:	<u>N/A</u>

<u>GSF OF AREA AFFECTED BY PROJECT</u>					-
<u>ANNUAL OPERATING COST/SAVINGS (1)</u>		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!	\$	-		
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	#VALUE!	\$	-	\$ -	\$ -

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

The project will not have a significant effect on annual operations expenditures, which cost about \$170,000 per year; however, the project will prevent catastrophic supply and drain line events in the future.