

COMMISSION FOR HIGHER EDUCATION

Thursday, November 13, 2025

NEW BUSINESS ITEM B:

Capital Projects for Full Discussion

Staff Recommendation

That the Commission for Higher Education recommends approval to the State Budget Agency and the State Budget Committee the following projects:

- Purchase of 501 Indiana Avenue by Purdue University from the Purdue Research Foundation (B-6-26-3-09)
- Purchase of Canal Square Apartments by Purdue University from the Purdue Research Foundation (B-6-26-3-10)

Background

By statute, the Commission for Higher Education must review all projects to construct buildings or facilities costing more than \$2,000,000, regardless of the source of funding. Each repair and rehabilitation project must be reviewed by the Commission for Higher Education and approved by the Governor, on recommendation of the Budget Agency, if the cost of the project exceeds seven hundred fifty thousand dollars (\$750,000) and if any part of the cost of the project is paid by state appropriated funds or by mandatory student fees assessed all students. Such review is required if no part of the project is paid by state appropriated funds or by mandatory student fees and the project cost exceeds one million five hundred thousand dollars (\$1,500,000). A project that has been approved or authorized by the General Assembly is subject to review by the Commission for Higher Education. The Commission for Higher Education shall review a project approved or authorized by the General Assembly for which a state appropriation will be used. All other non-state funded projects must be reviewed within ninety (90) days after the project is submitted to the Commission.

Supporting Document

Purdue University Purchase of 501 Indiana Avenue Supporting Documentation (B-6-26-3-09)

Purdue University Purchase of Canal Square Apartments Supporting Documentation (B-6-26-3-10)

Purdue University in Indianapolis Master Plan Supporting Documentation

Purchase of Land/Building by Purdue University

Thursday, November 13th, 2025

B-6-26-3-09: Purdue University purchase of 501 Indiana Avenue (Indianapolis)

The Trustees of Purdue University respectfully request authorization to purchase the property located at 501 Indiana Avenue, Indianapolis, IN 46202. The purchase includes 1.5 acres of developable land situated along the Indianapolis Canal Walk. The land currently holds a surface parking lot and building. In the short term, the university will take advantage of the additional parking capacity and additional multi-purpose physical space capacity, including student programming. In the long term, the university will develop the property in accordance with its Indianapolis Campus Master Plan. The property will be purchased from the Purdue Research Foundation.

Funding: The estimated cost of this project is \$9,000,000 using Operating Funds – Reserves.

Additional Staff Notes: Staff recommends approval of this project.

B-6-26-3-09: Purdue University purchase of Canal Street Apartments

The Trustees of Purdue University respectfully request authorization to purchase the Canal Street Apartments located in Indianapolis. The purchase includes 3.63 acres of property situated along the Indianapolis Canal Walk and is adjacent to the Purdue University in Indianapolis location. The property currently includes a housing complex with nearly 500 beds, a parking garage, and retail space. Purchase of the property will allow for expansion of campus housing options for students. Current tenants leases' will be honored through the transition of ownership. The property will be purchased from the Purdue Research Foundation.

Funding: The estimated cost of this project is \$70,100,000 using Non-Fee Replaced Debt – Auxiliary Housing/Dining, as well as Auxiliary Funds – Housing/Dining for purchase costs.

Additional Staff Notes: Staff recommends approval of this project.



PURDUE UNIVERSITY IN INDIANAPOLIS

CAMPUS MASTER PLAN



PURDUE UNIVERSITY IN INDIANAPOLIS

Purdue University in Indianapolis is an innovative, STEM-based collegiate experience connecting future-ready students, businesses, and technology. It will accelerate Indiana's STEM pipeline and tech ecosystem, fueling impact for our region and the world.

A vibrant Indianapolis location will serve as a hub for growth, learning and discovery, and position Purdue for expanded partnerships. **This is our next giant leap.**

MASTER PLAN IMPACT

Vibrant

residential environment that embraces the community

Flexible

phased strategy for implementation

Connected

to West Lafayette with a distinct city experience

~80%

of 15,000 enrollment program accommodated on 28 acres

~3,500

students housed on 28 acres

60%

open space on 28 acres



MASTER PLAN GOALS

Embrace the local and historical context

Invest in teaching, research, and collaboration spaces

Create student life hubs

Establish a network of open spaces

Elevate the Purdue identity

Build a resilient future



▲ 50 YEAR VISION

Supports an enrollment of approximately

15,000

students with off-campus partnerships

2.84M GSF

programmatic space (non-housing and parking space)

16 new buildings

4.5M GSF (excludes parking)

Up to **5,320**

total beds (leased and owned)

▶ NEAR TERM PLAN

Supports an enrollment of approximately

6,500

students with off-campus partnerships

1.11M GSF

programmatic space (non-housing and parking space)

7 new buildings

2.17M GSF (excludes parking)

Up to **3,260**

total beds (leased and owned)





Office of the Chief Financial Officer and Treasurer

October 17, 2025

The Honorable Mike Braun
Governor of the State of Indiana
Statehouse
Indianapolis, IN 46204

Dear Governor Braun:

At its meeting on October 10, 2025, the Purdue University Board of Trustees approved the purchase of 501 Indiana Ave., Indianapolis from the Purdue Research Foundation.

This property includes developable land and a parking lot on 1.5 acres along the Indianapolis Canal Walk, adjacent to the Purdue University in Indianapolis location.

Acquiring this property will allow the university to expand its current footprint in Indianapolis, provide flexibility for future development and enable near-term student programming and additional parking capacity.

The total purchase cost is \$9,000,000 and will be fully funded by Operating Funds - Reserves.

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 that reads 'Eva M. Nodine'.

Eva M. Nodine
Vice President/Deputy Chief Financial Officer

Attachments

- c: Brooke Kile, Senior Associate Commissioner for Business Solutions, Indiana Commission for Higher Education
Chad Ranney, State Budget Director, Indiana State Budget Agency
Jonathan Eccles, Division Director, Indiana State Budget Agency
Kay Parker, Comptroller, Purdue University
Anne Hazlett, Senior Director, Government Relations, Purdue University

PROJECT COST SUMMARY

Purchase 501 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	<u>Purdue University</u>	Budget Agency Project No.:	<u>B-6-26-3-09</u>
Campus:	<u>Indianapolis</u>	Institutional Priority:	<u>N/A</u>
Previously approved by General Assembly:	<u>No</u>	Previously recommended by CHE:	<u>No</u>
Part of the Institution's Long-term Capital Plan:	<u>Yes</u>		

Project Size:	<u>0</u> GSF (1)	<u>0</u> ASF (2)	<u>#DIV/0!</u> ASF/GSF
Net change in overall campus space:	<u>0</u> GSF	<u>0</u> ASF	

Total cost of the project (3):	<u>\$ 9,000,000</u>	Cost per ASF/GSF:	<u>#DIV/0!</u> GSF
Total cost of the demolition:	<u>\$ -</u>		<u>#DIV/0!</u> ASF
Funding Source(s) for project (4):	Amount	Type	
	<u>\$ 9,000,000</u>	<u>Operating Funds - Reserves</u>	
Estimated annual debt payment (6):	<u>\$0</u>		
Are all funds for the project secured:	<u>Yes</u>		

Project Funding:
 The purchase is being fully funded by Operating Funds - Reserves, and all funds are secured.

Project Cost Justification
 The acquisition value is equal to the purchase amount by the Purdue Research Foundation.

Estimated annual change in cost of building operations based on the project:	<u>\$ 35,000</u>
Estimated annual repair and rehabilitation investment (5):	<u>\$ 135,000</u>

(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

Purchase 501 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-09
Campus:	Indianapolis	Institutional Priority:	N/A

Description of Project

The proposed acquisition of 1.5 acres at 501 Indiana Ave., Indianapolis, from the Purdue Research Foundation (PRF) includes developable land for the Purdue University in Indianapolis location, situated along the Indianapolis Canal Walk with a surface parking lot.

The Purdue Board of Trustees approved a resolution of support on December 13, 2024 for PRF to undertake a project to acquire select properties near the Purdue in Indianapolis campus to further the university's missions. The university intends to purchase the property from PRF.

PRF is a tax-exempt organization under section 501(c)(3) of the Internal Revenue Code and was founded in 1930 and is organized and operated to promote educational purposes for the University, including to help facilitate the University's land grant mission of discovery, learning, and engagement by, among other things; "acquiring, constructing, or otherwise providing buildings, grounds or other suitable facilities, improvements or equipment for the University or for the use or benefit of the University or its faculty, staff or students; by acquiring, holding, using or providing real and personal property, funds, credit or financial assistance for the accomplishment of any or all of said objects and purposes and all matters as necessarily or properly incident thereto or connected therewith; and, by supporting and assisting, in any other manner or by any other means whatsoever, the Trustees in the conduct of the affairs of the University and the accomplishment of the educational purposes of said institution."

Need and Purpose of the Program

Indiana University Purdue University Indianapolis (IUPUI) separated into two institutions, effective July 1, 2024. Purdue University in Indianapolis is a fully integrated expansion of West Lafayette, extending to central Indiana the academic rigor and accessible excellence for which Purdue is known, with a STEM-based collegiate experience. Purdue University long-term ground leases 28 acres from Indiana University at the Indianapolis location for its campus operations.

The purchase of this land provides both short-term and long-term benefits.

Short-term:

The university gains parking inventory for faculty, staff and students in Indianapolis and is able to add student-focused programming, while retaining flexibility and availability for future needs and/or development.

Long-term:

Acquiring 501 Indiana Ave. provides space for campus growth beyond the long-term ground leased footprint and allows the university to obtain canal-front strategic property, given its proximity to the Indianapolis location and existing campus operations. It aligns with the Purdue University Indianapolis Campus Master Plan, which was introduced in June 2025 and provides a 50-year framework for development.

Space Utilization

The property includes a parking lot but no assignable square feet.

Comparable Projects

Approval to Purchase Pierce Street properties and Steely Street properties in West Lafayette from Purdue Research Foundation (B-1-23-3-02)

Pierce Street Properties: \$6.2M

Steely Street Properties: \$13.4M

The Pierce Street Properties primarily included a parking lot in West Lafayette, IN, similar to this transaction. This comparable project was purchased by Purdue University from PRF in a similar transactional manner.

The Steely Street transaction was much more expensive than the Pierce transaction because it included value-added income bearing apartment complexes. Similar to the 501 Indiana Ave. transaction, this comparable project included the purchase of land to be used for future developments, albeit in West Lafayette.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Purchase 501 Indiana Ave., Indianapolis from the Purdue Research Foundation

(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)	
A. OVERALL SPACE IN ASF							
Classroom (110 & 115)	3,110	20,094	-	23,204	-	-	23,204
Class Lab (210,215,220,225,230,235)	60,523	11,068	-	71,591	-	-	71,591
Non-class Lab (250 & 255)	26,658	-	-	26,658	-	-	26,658
Office Facilities (300)	80,155	14,705	-	94,860	-	-	94,860
Study Facilities (400)	5,789	-	-	5,789	-	-	5,789
Special Use Facilities (500)	295	-	-	295	-	-	295
General Use Facilities (600)	4,446	15,226	15,320	34,992	-	-	34,992
Support Facilities (700)	25,502	8,800	117,905	152,207	-	-	152,207
Health Care Facilities (800)	-	-	-	-	-	-	-
Resident Facilities (900)	370,009	79,657	266,775	716,441	-	-	716,441
Unclassified (000)	-	-	-	-	-	-	-
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	576,488	149,550	400,000	1,126,038			1,126,038

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:

- Academic Success Building

Space planned and funded includes:

- Purchase Canal Square Apartments

Space to be terminated includes:

N/A

Current Space in Use includes:

401 W. Michigan Street
Dallara
Engineering and Technology Building
Engineering Science & Technology Building
High Alpha
Innovation Hall
LUX on Capitol
Science and Engineering Laboratory Building
Science Building
Sigma Theta Tau Building
Student Center

In addition, there is 264,563 ASF of Unclassified (000) space that is IU space within IU buildings that PU partially leases

CAPITAL PROJECT COST DETAILS

Purchase 501 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-09
Campus:	Indianapolis	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	N/A	N/A
Start Construction	N/A	N/A
Occupancy (End Date)	N/A	N/A

ESTIMATED CONSTRUCTION COST FOR PROJECT

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

(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
Purchase 501 Indiana Ave., Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-09
Campus:	Indianapolis	Institutional Priority:	N/A

		GSF OF AREA AFFECTED BY PROJECT			
ANNUAL OPERATING COST/SAVINGS (1)					
	Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses	
1. Operations	#DIV/0!	\$ 30,000	\$ -	\$ 30,000	
2. Maintenance	#DIV/0!	\$ -	\$ -	\$ -	
3. Fuel	#DIV/0!	\$ -	\$ -	\$ -	
4. Utilities	#DIV/0!	\$ 5,000	\$ -	\$ 5,000	
5. Other	#DIV/0!	\$ -	\$ -	\$ -	
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	#DIV/0!	\$ 35,000	\$ -	\$ 35,000	

Description of any unusual factors affecting operating and maintenance costs/savings.
 The parking lot and land do not have significant operating or maintenance costs. The university expects to fold the operating costs of the parking lot into other operations within Indianapolis, which may reduce the costs shown above.

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



Office of the Chief Financial Officer and Treasurer

October 17, 2025

The Honorable Mike Braun
Governor of the State of Indiana
Statehouse
Indianapolis, IN 46204

Dear Governor Braun:

At its meeting on October 10, 2025, the Purdue University Board of Trustees approved the purchase of Canal Square Apartments in Indianapolis from the Purdue Research Foundation.

This 3.63 acre property includes a housing complex with nearly 500 beds, a parking garage and retail space along the Indianapolis Canal Walk, adjacent to the Purdue University in Indianapolis location.

Acquiring this property provides an increase in on-campus housing inventory for students, allows the university to expand its current footprint in Indianapolis and own property that is in a strategic location and aligns with the Purdue University Indianapolis Campus Master Plan.

The total purchase cost is \$70,100,000 and will be fully funded by Non-Fee Replaced Debt – Auxiliary Housing/Dining with authorization to use Auxiliary Funds – Housing/Dining reserves for part or all of the purchase cost.

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 read 'Eva M. Nodine'.

Eva M. Nodine
Vice President/Deputy Chief Financial Officer

Attachments

- c: Brooke Kile, Senior Associate Commissioner for Business Solutions, Indiana Commission for Higher Education
- Chad Ranney, State Budget Director, Indiana State Budget Agency
- Jonathan Eccles, Division Director, Indiana State Budget Agency
- Kay Parker, Comptroller, Purdue University
- Anne Hazlett, Senior Director, Government Relations, Purdue University

PROJECT COST SUMMARY

Purchase Canal Square Apartments, Indianapolis from the Purdue Research Foundation

Institution:	<u>Purdue University</u>	Budget Agency Project No.:	<u>B-6-26-3-10</u>
Campus:	<u>Indianapolis</u>	Institutional Priority:	<u>N/A</u>
Previously approved by General Assembly:	<u>No</u>	Previously recommended by CHE:	<u>No</u>
Part of the Institution's Long-term Capital Plan:	<u>Yes</u>		

Project Size:	<u>400,000</u> GSF (1)	<u>400,000</u> ASF (2)	<u>1.00</u> ASF/GSF
Net change in overall campus space:	<u>400,000</u> GSF	<u>400,000</u> ASF	

Total cost of the project (3):	<u>\$ 70,100,000</u>	Cost per ASF/GSF:	<u>\$ 175.25</u> GSF
Total cost of the demolition:	<u>\$ -</u>		<u>\$ 175.25</u> ASF
Funding Source(s) for project (4):	Amount	Type	
	<u>\$ 70,100,000</u>	<u>Non-Fee Replaced Debt - Auxiliary Housing/Dining</u>	
Estimated annual debt payment (6):	<u>\$4,850,000</u>		
Are all funds for the project secured:	<u>Yes</u>		

Project Funding:
 The purchase is being fully funded by Non-Fee Replaced Debt - Auxiliary Housing/Dining. Purdue is authorized to use Auxiliary Funds - Housing/Dining reserves for part or all of the purchase cost.

Project Cost Justification
 The acquisition value is equal to the purchase amount by the Purdue Research Foundation, plus any transaction and carrying costs.

Estimated annual change in cost of building operations based on the project:	<u>\$ 3,325,000</u>
Estimated annual repair and rehabilitation investment (5):	<u>\$ 1,051,500</u>

(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
Purchase Canal Square Apartments, Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-10
Campus:	Indianapolis	Institutional Priority:	N/A

Description of Project

The proposed acquisition of Canal Square Apartments at 359 N. West Street, Indianapolis, from the Purdue Research Foundation (PRF) includes 3.63 acres, comprised of a 400,000 square foot housing complex featuring 479 beds in 320 units, a parking garage with 441 spaces and commercial/retail space along the Indianapolis Canal Walk.

The Purdue Board of Trustees approved a resolution of support on December 13, 2024 for PRF to undertake a project to acquire select properties near the Purdue in Indianapolis campus to further the university's missions. PRF will undertake a project to acquire Canal Square Apartments from Canal Square Associates, LP, before the end of the 2025 calendar year. The university intends to purchase the property from PRF.

PRF is a tax-exempt organization under section 501(c)(3) of the Internal Revenue Code and was founded in 1930 and is organized and operated to promote educational purposes for the University, including to help facilitate the University's land grant mission of discovery, learning, and engagement by, among other things; "acquiring, constructing, or otherwise providing buildings, grounds or other suitable facilities, improvements or equipment for the University or for the use or benefit of the University or its faculty, staff or students; by acquiring, holding, using or providing real and personal property, funds, credit or financial assistance for the accomplishment of any or all of said objects and purposes and all matters as necessarily or properly incident thereto or connected therewith; and, by supporting and assisting, in any other manner or by any other means whatsoever, the Trustees in the conduct of the affairs of the University and the accomplishment of the educational purposes of said institution."

Need and Purpose of the Program

Indiana University Purdue University Indianapolis (IUPUI) separated into two institutions, effective July 1, 2024. Purdue University in Indianapolis is a fully integrated expansion of West Lafayette, extending to central Indiana the academic rigor and accessible excellence for which Purdue is known, with a STEM-based collegiate experience. Purdue University will long-term ground lease 28 acres from Indiana University at the Indianapolis location for its campus operations.

The purchase of this property allows Purdue University to increase housing capacity in Indianapolis. Purdue has found that housing adjacent to campus increases and promotes academic success among students and is more affordable than other housing options. Existing leases will be honored.

At the end of the facility's useful life, the land provides space for campus growth beyond the long-term ground leased footprint and allows the university to obtain canal-front strategic property, given its proximity to the Indianapolis location and existing campus operations. It aligns with the Purdue University Indianapolis Campus Master Plan, which was introduced in June 2025 and provides a 50-year framework for development.

Space Utilization

The complex includes approximately 270,000 SF residential facility, 120,000 SF parking facility and 15,000 SF of commercial / retail space. The commercial / retail tenants are long-standing tenants, and Purdue intends to honor the current leases. In the future, Purdue may repurpose the commercial / retail space for academic programming and groups that directly benefit the university. Purdue intends to use the residential facility and parking facility as-is for the remaining useful life of each facility. Historical utilization shows the residential and parking facilities have been at full or nearly full occupancy.

Comparable Projects

Purchase Aspire at Discovery Park Property from Purdue Research Foundation (B-1-23-3-02)
 \$155,000,000
 4.8 acres of land, three-building, four-story housing complex, 387,000 GSF

This property was purchased by Purdue University from PRF in a similar transactional manner.

However, the Aspire purchase transaction included land and a housing complex as a much more expensive acquisition than the current proposed transaction. The Aspire transaction was to provide additional student housing at the West Lafayette campus and eliminated various university housing leases.

The proposed property will provide parking and opportunities for Purdue in Indianapolis activities with flexibility for future plans.

Background Materials

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR Purchase Canal Square Apartments, Indianapolis from the Purdue Research Foundation

(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)	
A. OVERALL SPACE IN ASF							
Classroom (110 & 115)	3,110	20,094	-	23,204	-	-	23,204
Class Lab (210,215,220,225,230,235)	60,523	11,068	-	71,591	-	-	71,591
Non-class Lab (250 & 255)	26,658	-	-	26,658	-	-	26,658
Office Facilities (300)	80,155	14,705	-	94,860	-	-	94,860
Study Facilities (400)	5,789	-	-	5,789	-	-	5,789
Special Use Facilities (500)	295	-	-	295	-	-	295
General Use Facilities (600)	4,446	15,226	-	19,672	-	15,320	34,992
Support Facilities (700)	25,502	8,800	-	34,302	-	117,905	152,207
Health Care Facilities (800)	-	-	-	-	-	-	-
Resident Facilities (900)	370,009	79,657	-	449,666	-	266,775	716,441
Unclassified (000)	-	-	-	-	-	-	-
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	576,488	149,550	-	726,038		400,000	1,126,038

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:

- Academic Success Building

Space planned and funded includes:

- Purchase 501 Indiana Ave.

Space to be terminated includes:

N/A

Current Space in Use includes:

401 W. Michigan Street
Dallara
Engineering and Technology Building
Engineering Science & Technology Building
High Alpha
Innovation Hall
LUX on Capitol
Science and Engineering Laboratory Building
Science Building
Sigma Theta Tau Building
Student Center

In addition, there is 264,563 ASF of Unclassified (000) space that is IU space within IU buildings that PU partially leases

CAPITAL PROJECT COST DETAILS

Purchase Canal Square Apartments, Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-10
Campus:	Indianapolis	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	N/A	N/A
Start Construction	N/A	N/A
Occupancy (End Date)	N/A	N/A

ESTIMATED CONSTRUCTION COST FOR PROJECT

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

(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
Purchase Canal Square Apartments, Indianapolis from the Purdue Research Foundation

Institution:	Purdue University	Budget Agency Project No.:	B-6-26-3-10
Campus:	Indianapolis	Institutional Priority:	N/A

					GSF OF AREA AFFECTED BY PROJECT	400,000
<u>ANNUAL OPERATING COST/SAVINGS (1)</u>						
		Cost per GSF	Total Operating Cost	Personal Services	Supplies and Expenses	
1. Operations	\$	2.84	\$ 1,135,000	\$ 635,000	\$ 500,000	
2. Maintenance	\$	2.84	\$ 1,135,000	\$ 300,000	\$ 835,000	
3. Fuel	\$	-	\$ -	\$ -	\$ -	
4. Utilities	\$	0.75	\$ 300,000	\$ -	\$ 300,000	
5. Other	\$	1.89	\$ 755,000	\$ -	\$ 755,000	
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	\$	8.31	\$ 3,325,000	\$ 935,000	\$ 2,390,000	

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

The annual operating expenses for the facility are \$8.31/GSF which aligns with the market for this type of facility. Major drivers for the cost of operations are maintenance expenses and other expenses. Maintenance includes both short-term repairs and budgeted major maintenance projects and replacements. Of the \$835,000 budgeted for supplies and expenses, \$720,000 is for "major maintenance projects and replacements." This amount can fluctuate greatly annually based on items that need to be fixed, costs and available proceeds from the assets. The Other expense line includes items like taxes and insurance. If used for university housing, the university will seek its standard tax exemption, which would lower this amount.

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