



Office of the Chief Financial Officer and Treasurer

December 19, 2025

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

Dear Governor Braun:

At its meeting on December 12, 2025, the Purdue University Board of Trustees approved the planning, financing, construction and award of construction contracts for the Roberts Impact Lab First Floor Renovation on the Northwest campus in Hammond, Indiana.

The project includes a total interior demolition and renovation of approximately 13,000 GSF on the first floor of the facility to convert the former hospital building into a new innovation hub for Purdue and the region. When finished, two quantum labs, classrooms, collaboration spaces and more will be available. Mechanical, electrical and several other building systems that have specialized requirements to support the space and planned work will be replaced or modified as part of this project.

This project integrates with the Quantum Network Corridor and will bring one of the fastest and most secure quantum-ready communication networks in the world to northwest Indiana as the first facility in the state to provide support for this initiative. The renovation will allow entrepreneurship and commercialization activities to occur, bolster the workforce in artificial intelligence and related fields, expand regional economic development and increase applied research efforts for the university.

The estimated total project cost is \$10,000,000 and will be funded through a combination of Operating Funds – Reserves and Gift 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 black ink, appearing to read 'C. Ruhl', written over a horizontal line.

Christopher A. Ruhl  
Chief Financial Officer and Treasurer

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**  
**Roberts Impact Lab First Floor Renovation**

<b>Institution:</b>	<u>Purdue University</u>	<b>Budget Agency Project No.:</b>	<u>B-7-26-2-12</u>
<b>Campus:</b>	<u>Northwest</u>	<b>Institutional Priority:</b>	<u>N/A</u>
<b>Previously approved by General Assembly:</b>	<u>No</u>	<b>Previously recommended by CHE:</b>	<u>No</u>
<b>Part of the Institution's Long-term Capital Plan:</b>	<u>Yes</u>		

<b>Project Size:</b>	<u>13,000</u> GSF (1)	<u>5,966</u> ASF (2)	<u>0.46</u> ASF/GSF
<b>Net change in overall campus space:</b>	<u>0</u> GSF	<u>89</u> ASF	

<b>Total cost of the project (3):</b>	<u>\$ 10,000,000</u>	<b>Cost per ASF/GSF:</b>	<u>\$ 769.23</u> GSF
<b>Total cost of the demolition:</b>	<u>\$ 114,117</u>		<u>\$1,676.16</u> ASF
<b>Funding Source(s) for project (4):</b>	Amount	Type	
	<u>\$ 7,500,000</u>	<u>Operating Funds - Reserves</u>	
	<u>\$ 2,500,000</u>	<u>Gift Funds</u>	

<b>Estimated annual debt payment (6):</b>	<u>\$0</u>
<b>Are all funds for the project secured:</b>	<u>Yes</u>

**Project Funding:**

The renovation is being funded by Operating Funds - Reserves and Gift Funds, and all funds are secured.

**Project Cost Justification**

This project's scope and cost are described more in the Capital Project Details section.

<b>Estimated annual change in cost of building operations based on the project:</b>	<u>\$ 372,000</u>
<b>Estimated annual repair and rehabilitation investment (5):</b>	<u>\$ 150,000</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**  
**Roberts Impact Lab First Floor Renovation**

<b><u>Institution:</u></b>	<u>Purdue University</u>	<b><u>Budget Agency Project No.:</u></b>	<u>B-7-26-2-12</u>
<b><u>Campus:</u></b>	<u>Northwest</u>	<b><u>Institutional Priority:</u></b>	<u>N/A</u>

**Description of Project**

The facility was previously part of a third-party hospital complex and will become an advanced technology and commercialization center for the university. The approximately 13,000 GSF first floor interior will be completely demolished and renovated to reconfigure space and accommodate current needs. Two quantum computing labs, classrooms, collaboration spaces and meeting spaces will result. The newly configured space and its computing equipment require specialized, robust building systems that will be modified or replaced as part of this project, including mechanical, electrical, plumbing and fire suppression systems. New air handlers, a chiller and a generator will also be installed to support the first floor initiatives.

**Need and Purpose of the Program**

Purdue University Northwest (PNW) is located in the Chicago-region, which has a history of manufacturing and industrial roots. As technologies change, there is a growing need to shift to more modern, high-tech industries.

The Roberts Impact Lab will serve as a research, innovation and commercialization hub that supports entrepreneurship and collaboration between students, faculty and industry partners. It will host advanced manufacturing labs, makerspaces, scientific research and development facilities, and collaboration zones that will be overseen by Purdue Northwest faculty. The facility will bridge the university's applied research efforts in quantum computing, artificial intelligence and cybersecurity with commercialization to provide market-ready technology and real-world use. It will allow students to gain hands-on experience and companies to access new talent, while enabling the U.S. to build capacity and preparedness in these critical fields.

PNW is partnering with the Bloch Tech Hub, a coalition led by the Chicago Quantum Exchange, to embed the lab in a larger quantum ecosystem, including the Quantum Network Corridor. This will link Northwest Indiana to global efforts in quantum research, commercialization and workforce development. The lab will strengthen the local and regional economy by attracting new businesses and fostering job creation. Within five years, this facility and the initiatives it supports are anticipated to create 150-300 direct and indirect jobs and catalyze more than \$100 million in the regional economy.

**Space Utilization**

The work in this project will provide office, meeting and breakout room spaces for students and academic personnel in associated quantum technology programs. The office space will also support non-classroom lab spaces for university partners and business collaboration. Common lobby, restrooms and gathering spaces will have general space use.

**Comparable Projects**

Biochemistry Building Office of the State Chemist Lab Renovation (B-1-25-2-02)

\$868/GSF ( \$16,500,000/19,000 GSF)

Renovated space primarily on the first and second floors of the Biochemistry Building on the West Lafayette campus to modernize and optimize the layout of available research laboratory space that is occupied by the Office of the State Chemist (OISC). Mechanical, electrical and plumbing systems that support the renovated spaces were replaced or modified as part of this project. Office space and conference rooms were added.

The Biochemistry renovation was more expensive and included more square feet than the proposed project, and it had a higher cost per GSF. It included renovations to two floors whereas the Roberts Impact Lab renovation is just one floor.

**Background Materials**

**CAPITAL PROJECT REQUEST FORM**  
**INDIANA PUBLIC POSTSECONDARY EDUCATION**  
**INSTITUTION CAMPUS SPACE DETAILS FOR Roberts Impact Lab First Floor Renovation**

	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
<b><u>A. OVERALL SPACE IN ASF</u></b>							
Classroom (110 & 115)	90,568	-	-	90,568			90,568
Class Lab (210,215,220,225,230,235)	147,117	-	-	147,117			147,117
Non-class Lab (250 & 255)	43,270	-	-	43,270			43,270
Office Facilities (300)	260,820	463	-	261,283		2,449	263,732
Study Facilities (400)	68,473	1,072	-	69,545			69,545
Special Use Facilities (500)	92,561	-	-	92,561			92,561
General Use Facilities (600)	124,094	2,994	-	127,088		3,517	130,605
Support Facilities (700)	286,960	-	-	286,960			286,960
Health Care Facilities (800)		-	-	-			-
Resident Facilities (900)	167,999	18,341	-	186,340			186,340
Unclassified (000)	34,975	-	-	34,975		(5,877)	29,098
<b><u>B. OTHER FACILITIES</u></b> (Please list major categories)							
<b>TOTAL SPACE</b>	<b>1,316,837</b>	<b>22,870</b>	<b>-</b>	<b>1,339,707</b>		<b>89</b>	<b>1,339,796</b>

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:

- PNW Woodmar Avenue Residence Hall
- Multiple BAS Hardware Upgrades - 2024

Space planned and funded includes:

- Roberts Impact Lab Phase I - 2025
- Classroom Office Building Ground Floor Renovation Phase III - 2026
- Hammond Campus Gateways Installation - 2026
- North Central Power House Chiller Replacement - 2025

Space to be terminated includes:

N/A

Current Space in Use includes:

# CAPITAL PROJECT COST DETAILS

## Roberts Impact Lab First Floor Renovation

<b>Institution:</b>	Purdue University	<b>Budget Agency Project No.:</b>	B-7-26-2-12
<b>Campus:</b>	Northwest	<b>Institutional Priority:</b>	N/A

### ANTICIPATED CONSTRUCTION SCHEDULE

	<u>Month</u>	<u>Year</u>
<b>Bid Date (GMP Delivery)</b>	July	2026
<b>Start Construction</b>	September	2026
<b>Occupancy (End Date)</b>	May	2027

### ESTIMATED CONSTRUCTION COST FOR PROJECT

	<u>Cost Basis (1)</u>	<u>Estimated Escalation Factors (2)</u>	<u>Project Cost</u>
<b><u>Planning Costs</u></b>			
a. Engineering	\$ 600,000		\$ 600,000
b. Architectural	\$ 442,000		\$ 442,000
c. Consulting	\$ -		\$ -
<b><u>Construction</u></b>			
a. Structure	\$ 2,750,000		\$ 2,750,000
b. Mechanical (HVAC, plumbing, etc.)	\$ 2,800,000		\$ 2,800,000
c. Electrical	\$ 1,500,000		\$ 1,500,000
<b><u>Movable Equipment</u></b>	\$ 500,000		\$ 500,000
<b><u>Fixed Equipment</u></b>	\$ 150,000		\$ 150,000
<b><u>Site Development/Land Acquisition</u></b>	\$ -		\$ -
<b><u>Other (PM fee, contingencies, commissioning)</u></b>	\$ 1,258,000		\$ 1,258,000
<b>TOTAL ESTIMATED PROJECT COST</b>	\$ 10,000,000	\$ -	\$ 10,000,000

(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

## Roberts Impact Lab First Floor Renovation

<b><u>Institution:</u></b>	<u>Purdue University</u>	<b><u>Budget Agency Project No.:</u></b>	<u>B-7-26-2-12</u>
<b><u>Campus:</u></b>	<u>Northwest</u>	<b><u>Institutional Priority:</u></b>	<u>N/A</u>

<b><u>ANNUAL OPERATING COST/SAVINGS (1)</u></b>	<b><u>GSF OF AREA AFFECTED BY PROJECT</u></b>	<u>13,000</u>
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	<b>Cost per GSF</b>	<b>Total Operating Cost</b>	<b>Personal Services</b>	<b>Supplies and Expenses</b>
1. Operations	\$ 6.46	\$ 84,000	\$ 84,000	\$ -
2. Maintenance	\$ 6.92	\$ 90,000	\$ 70,000	\$ 20,000
3. Fuel	\$ -	\$ -	\$ -	\$ -
4. Utilities	\$ 13.85	\$ 180,000	\$ -	\$ 180,000
5. Other	\$ 1.38	\$ 18,000	\$ 18,000	\$ -
<b>TOTAL ESTIMATED OPERATIONAL COST/SAVINGS</b>	<b>\$ 28.62</b>	<b>\$ 372,000</b>	<b>\$ 172,000</b>	<b>\$ 200,000</b>

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

The heat load generated by the quantum servers and related equipment requires high-performance in-rack cooling, which has a higher power demand than traditional cooling for server rooms and IT spaces. This contributes to increased operating costs.

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