PROJECT SCOPE

LEGEND

| Section 1) | State St. From Airport Rd. to Tapawingo Dr. |
| Section 2) | State St. From U.S. 231 to Airport Rd. |
| Section 3) | Williams St. |
| Section 5) | One-Way Conversions |
| Section 6A) | Airport Rd. |

| Section 6B) | McCormick |
| Section 6C) | Stadium Ave. West |
| Section 6D) | Stadium Ave. East |
| Section 6E) | Stadium/McCormick Roundabout |
| Section 9) | Todd's Creek Relocation |

CAMPUS WESTERN GATEWAY

Wabash River
PROJECT SCHEDULE

• State Street Master Plan finalized | Spring 2014
• Project was officially launched at Road School 2015 | March 11, 2015
• Market sounding was completed | Spring 2015
• RFQ was issued | May 21, 2015
• Draft RFP was issued | July 31, 2015
• Final RFP was issued | October 14, 2015
• Proposals were received | December 21, 2015
• A team was selected preliminarily | January 21, 2016
• Public information meeting | February 4, 2016
• Public hearing | February 11, 2016
• Selection of Plenary Road State Street team was finalized | February 22, 2016
• Governor Pence approved the project’s public-private partnership agreement | March 3, 2016
• Commercial close | March 8, 2016
• Financial close | March 15, 2016
• Groundbreaking event | June 16, 2016
PROPOSED CONSTRUCTION SCHEDULE

Focus Areas

2016
- Todd’s Creek relocation
- One-way conversion of Russell Street
- Utility relocations along State Street

2017
- State Street
- Complete one-way conversions
- Utility relocations along Stadium Avenue

2018
- Stadium Avenue
- McCormick Road
PROJECT GOALS AND OBJECTIVES

• Drive economic development and improve placemaking
• Provide enhancements
  – Streetscape, pedestrian amenities, parking improvements
• Construct new gateways
  – Downtown and Village
  – Campus Western Gateway
• Simplify transportation network
  – One-way to two-way conversions
  – Consistent wayfinding
• Improve traffic safety and mobility
  – All users: pedestrians, bike, vehicle and transit
## COMPARISON OF DELIVERY METHODS

<table>
<thead>
<tr>
<th></th>
<th>Design-Bid-Build (DBB)</th>
<th>Build-Operate-Transfer (BOT)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SPEED</strong></td>
<td>Multiple projects spanning over 20 years; would not have met sponsors’ schedule objectives</td>
<td>Single project done in 3 years</td>
</tr>
<tr>
<td><strong>INNOVATION</strong></td>
<td>Limited – low bid focus based on owner’s fixed design</td>
<td>More – competitive problem solving while working within an established budget</td>
</tr>
<tr>
<td><strong>CONSTRUCTION RISK</strong></td>
<td>Project subject to cost and schedule overruns at owner’s expense</td>
<td>Developer-guaranteed price and schedule for design and construction</td>
</tr>
<tr>
<td><strong>FINANCING RISK</strong></td>
<td>City responsible for arranging/managing financing from outset</td>
<td>Developer assumes risk for financing, with no payments received until project is completed</td>
</tr>
<tr>
<td><strong>LONG-TERM MAINTENANCE</strong></td>
<td>City responsible for all maintenance from the outset</td>
<td>Developer responsible for term of contract, including 28-year pavement performance guarantee</td>
</tr>
<tr>
<td><strong>CITY-UNIVERSITY PARTNERSHIP</strong></td>
<td>No statutory framework</td>
<td>Allows City and University to combine financial and personnel resources; provides incentives to accelerate TIF 2 development</td>
</tr>
</tbody>
</table>
PROJECT FUNDING

- Approximately $120 million total investment shared by Purdue and West Lafayette
- $60 million from West Lafayette TIF 1
  - Leaves over 50% of projected revenue for other city projects
- $62.7 million from Purdue (via Purdue Research Foundation)
  - Backstops development of TIF 2
- Plan encourages Purdue-initiated development of Innovation District
  - Spurs economic development/revenue from TIF 2
- State Street developer pays for project upfront
PROJECT FUNDING

- TIF Districts:
  - TIF 1: Levee
  - TIF 2: 231 Purdue
NOTABLE FEATURES

• The transformation of a state highway into our “Main Street”
• Pedestrian and bicycle paths
• Streetscape amenities (plazas, placemaking areas and greenspaces)
• Improved and unified “quality of place” for City and University
• Technical improvements (drainage)
• Welcoming east and west gateways
• Enhanced safety
CHAUNCEY VILLAGE – SOUTH STREET PLAZA
PURDUE INNOVATION DISTRICT