



OFFICE OF THE TREASURER AND CHIEF FINANCIAL OFFICER

October 14, 2015

The Honorable Michael R. Pence
Governor of the State of Indiana
State House
Indianapolis, IN 46204

Dear Governor Pence:

At its meeting on October 9, 2015, the Purdue University Board of Trustees approved the financing and construction of the project, "Marsteller Street Parking Garage Demolition and Parking Lot Installation" on the Purdue University West Lafayette Campus.

This project will demolish the Marsteller Street Parking Garage which is an existing five-level precast concrete parking structure that was constructed in 1976. This project also will construct a new asphalt parking lot with concrete curbing, lighting, and green space landscaping. Removal of the parking garage will eliminate the risks associated with the deteriorated condition of the garage and the need for extensive repairs.

The estimated cost of this project is \$2,200,000, to be funded from Departmental Funds – Parking Facilities Reserve.

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 which 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 you may wish.

Sincerely,

A handwritten signature in cursive script that reads "William E. Sullivan".

William. E. Sullivan
Treasurer and Chief Financial Officer

/bjm

Attachments

c: Matt Hawkins, Associate Commissioner and Chief Financial Officer
Brian Bailey, State Budget Director
Anthony Hahn, Director, State Relations & Policy Analysis
Kendra Cooks, Comptroller

PROJECT SUMMARY AND DESCRIPTION

FOR: MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION

Institution:	<input type="text" value="Purdue University"/>	Budget Agency Project No.:	<input type="text" value="B-1-16-1-02"/>
Campus:	<input type="text" value="West Lafayette"/>	Institutional Priority:	<input type="text" value="N/A"/>
Previously approved by General Assembly:	<input type="text" value="No"/>	Previously recommended by CHE:	<input type="text" value="No"/>
Part of the Institution's Long-term Capital Plan:	<input type="text" value="Yes"/>		

Project Summary Description:
 The Marsteller Street Parking Garage is an existing five level precast concrete parking structure that was constructed in 1976. This project will demolish the existing five level precast concrete parking structure and will construct a new asphalt parking lot with concrete curbing, lighting, and green space landscaping. Removal of the parking garage will eliminate the risks associated with the deteriorated condition of the garage and the need for extensive repairs.

Summary of the impact on the educational attainment of students at the institution:
 N/A

Project Size:	<input type="text" value="N/A"/> GSF	<input type="text" value="N/A"/> ASF	<input type="text" value="N/A"/> ASF/GSF
Net change in overall campus space:	<input type="text" value="N/A"/> GSF	<input type="text" value="N/A"/> ASF	

Total cost of the project (1):	<input type="text" value="\$ 2,200,000"/>	Cost per ASF/GSF:	<input type="text" value="N/A"/> GSF <input type="text" value="N/A"/> ASF
Funding Source(s) for project (2):	<input type="text" value="\$ 2,200,000"/>	Parking Reserve 81010032 / 4099022000, the cash balance as of 9/18/2015 is \$10,461,74.37	
Estimated annual debt payment (4):	<input type="text" value="N/A"/>		
Are all funds for the project secured:	<input type="text" value="Yes"/>		
Estimated annual change in cost of building operations based on the project:	<input type="text" value="N/A"/>		
Estimated annual repair and rehabilitation investment (3):	<input type="text" value="N/A"/>		

(1) Projects should include all costs associated with the project (structure, A&E, infrastructure, consulting, FF&E, etc.)
 (2) Be consistent in the naming of funds to be used for projects. If bonding, note Bonding Authority Year (1965, 1929, 1927, etc.)
 (3) 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
 (4) If issuing debt, determine annual payment based on 20 years at 5.75% 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
FOR: MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION

Institution:
Campus:

Budget Agency Project No.:
Institutional Priority:

Description of Project

The Marsteller Street Parking Garage is an existing five level precast concrete parking structure that was constructed in 1976. This project will demolish the existing five level precast concrete parking structure and will construct a new asphalt parking lot with concrete curbing, lighting, and green space landscaping.

Need and Purpose of the Program

Extending the life of the garage beyond 2016 is not recommended due to the cost and risk associated with maintaining the garage. Removal of the parking garage will eliminate the risks associated with the deteriorated condition of the garage and the need for extensive repairs.

Space Utilization

Demolishing the parking structure and installing a new paved parking lot will reduce the amount of parking by approximately 400 spaces. A campus wide parking utilization study was performed and found that on average the parking garage is 82% full. The study also found there is enough parking capacity without the Marsteller Street Parking Garage.

Comparable Projects

N/A

Background Materials

N/A

CAPITAL PROJECT REQUEST FORM
INDIANA PUBLIC POSTSECONDARY EDUCATION
INSTITUTION CAMPUS SPACE DETAILS FOR MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION

MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION B-1-16-1-02	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)	294,009	64,949	-	358,958	-	-	358,958
Class Lab (210,215,220,225,230,235)	550,455	3,870	-	554,325	-	-	554,325
Non-class Lab (250 & 255)	1,532,328	-	-	1,532,328	-	-	1,532,328
Office Facilities (300)	2,172,437	7,292	-	2,179,729	-	-	2,179,729
Study Facilities (400)	380,020	39,238	-	419,258	-	-	419,258
Special Use Facilities (500)	1,161,052	-	-	1,161,052	-	-	1,161,052
General Use Facilities (600)	868,945	25,468	-	894,413	-	-	894,413
Support Facilities (700)	3,290,831	12,220	-	3,303,051	184,496	-	3,118,555
Health Care Facilities (800)	87,358	-	-	87,358	-	-	87,358
Resident Facilities (900)	2,333,805	127,462	-	2,461,267	-	-	2,461,267
Unclassified (000)	19,070	-	-	19,070	-	-	19,070
B. OTHER FACILITIES (Please list major categories)							
TOTAL SPACE	12,690,310	280,499	-	12,970,809	184,496	-	12,786,313

Notes:

- (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
- (2) Should include capital projects requested by the institution based on 2013-15 Capital Request Summary

- Space/Room codes based on Postsecondary Ed Facilities Inventory and Classification Manual (2006)

Space under construction includes: Thomas S. and Harvey D. Wilmeth Active Learning Center (WALC), Honors College and Residences North (HCRN), Honors College and Residences South (HCRS)

Space planned and funded includes:

Space to be terminated includes: Marsteller Street Parking Garage (PGM)

CAPITAL PROJECT COST DETAILS

FOR: MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION

Institution:	Purdue University	Budget Agency Project No.:	B-1-16-1-02
Campus:	West Lafayette	Institutional Priority:	N/A

ANTICIPATED CONSTRUCTION SCHEDULE

	Month	Year
Bid Date	March	2016
Start Construction	May	2016
Occupancy (End Date)	September	2016

ESTIMATED CONSTRUCTION COST FOR PROJECT

	Cost Basis (1)	Estimated Escalation Factors (2)	Project Cost
<u>Planning Costs</u>			
a. Engineering	-	-	\$ -
b. Architectural	-	-	\$ -
c. Consulting	-	-	\$ 160,000
<u>Construction</u>			
a. Demolition	-	-	\$ 1,265,000
b. New parking lot	-	-	\$ 650,000
	-	-	\$ -
<u>Movable Equipment</u>			
	-	-	\$ -
<u>Fixed Equipment</u>			
	-	-	\$ -
<u>Site Development/Land Acquisition</u>			
	-	-	\$ -
<u>Other (soft costs)</u>			
	-	-	\$ 125,000

(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

(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
FOR: MARSTELLER STREET PARKING GARAGE DEMOLITION AND PARKING LOT INSTALLATION

Institution:	Purdue University	Budget Agency Project No.:	B-1-16-1-02
Campus:	West Lafayette	Institutional Priority:	N/A

		<u>GSF OF AREA AFFECTED BY PROJECT</u>			N/A
<u>ANNUAL OPERATING COST/SAVINGS (1)</u>					
	Cost per GSF	Total Operating Cost	Personnel Services	Supplies and Expenses	
1. Operations	N/A	\$ -			
2. Maintenance	N/A	\$ -			
3. Fuel	N/A	\$ -			
4. Utilities	N/A	\$ -			
5. Other	N/A	\$ -			
TOTAL ESTIMATED OPERATIONAL COST/SAVINGS	N/A	N/A	N/A	N/A	

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

N/A

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