REALIZING THE FUTURE OF TRANSPORTATION
PROJECT DELIVERY TODAY
INNOVATION
AND COLLABORATION FOR THE STATE
STREET REDEVELOPMENT PROJECT

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WEST LAFAYETTE & LOCAL AREA

• More than 42,000 permanent residents in West Lafayette, IN
• Top area employers include Purdue University, Caterpillar Inc. and Subaru of Indiana Automotive
• More than 180,000 residents in Tippecanoe County
PURDUE UNIVERSITY STATISTICS

- Founded in 1809
- 150th anniversary in 2019
- Top 5 public university in the U.S. (Wall Street Journal/Times Higher Education)
- Ranked #56 university in the world
- President Mitch Daniels named #41 leader in the world
- 23 NASA astronaut alums (“Cradle of Astronauts”)
- Home of the first and most recent men on the moon
- Fall 2015 enrollment of 39,409

PURDUE MOVES
THE VISION

Foundational items that contributed to project development and execution:

• RE-State: A master plan for State Street
  o Finalized in spring 2014 after over a year of research and development
  o Articulated the community’s vision and priorities
  o Did not cover cost, timeline, procurement process or operational plan

• Completion of U.S. 231 bypass

• West Lafayette annexation

• Official inter-local agreement

• Strong desire to see completion sooner than the typical Design-Bid-Build process
THE CHALLENGES

Money

Scope

Timeline
THE SOLUTION

• A “town-gown” partnership between Purdue University and the City of West Lafayette

• Utilization of the Joint Board, which was formed as a result of the annexation and inter-local agreement

• A Public Private Partnership (P3) financing structure
  o State statute implications (e.g. Build-Operate-Transfer)
  o Option must be appropriate for a city and a public university
  o TIF districts to provide funding
    • No university or federal funds utilized
PROCUREMENT PROCESS

TIF Districts:
- TIF 1: Levee
- TIF 2: 231 Purdue
## PROCUREMENT PROCESS

<table>
<thead>
<tr>
<th></th>
<th>DESIGN-BID-BUILD</th>
<th>BUILD-OPERATE-TRANSFER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speed</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Innovation</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Construction Risk Reduced</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Financing Risk Reduced</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Long-Term Maintenance</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>City-University Partnership</td>
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## PROCUREMENT PROCESS

<table>
<thead>
<tr>
<th>Project</th>
<th>Value (CAPEX)</th>
<th>Owner</th>
<th>RFQ Issued</th>
<th>RFP Issued</th>
<th>Financial Close</th>
<th>Duration (From RFQ to financial close)</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-4 Ultimate</td>
<td>$2,300M</td>
<td>Florida DOT</td>
<td>Feb. 2013</td>
<td>June 2013</td>
<td>Sept. 2014</td>
<td>19 months</td>
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<tr>
<td>I-69 Section 5</td>
<td>$370M</td>
<td>Indiana DOT</td>
<td>May 2013</td>
<td>July 2013</td>
<td>July 2014</td>
<td>14 months</td>
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</tbody>
</table>

State Street Redevelopment Project

- **Value (CAPEX):** $72M
- **Owner:** Purdue University and City of West Lafayette Joint Board
- **RFQ Issued:** May 2015
- **RFP Issued:** Oct. 2015
- **Financial Close:** Mar. 2016
- **Duration (From RFQ to financial close):** 10 months

**PROCURED IN RECORD TIME WITH STRONG MARKET INTEREST**
TIF DEVELOPMENT OPPORTUNITIES

**TIF 1**
- The Hub (140 S. Pierce St.)
- 302 Vine St.

**TIF 2**
- Purdue Technology Center Aerospace (Rolls-Royce)
- Innovation Place Apartments
STATE STREET REDEVELOPMENT PROJECT SCOPE
SSRP PROJECT COMPONENTS

• 20 lane miles of road work
• Installation or modification of 13 traffic signals
• 8,300 lane feet of cycle track
• 12,232 lane feet of shared use path
• 33,714 linear feet of landscaped tree buffers
• Native wetland plants placed over 8 acres, over 1,000 new trees and nearly 2,000 new shrubs – just within the Western Gateway

ALL COMPLETE IN TIME FOR PURDUE’S SESQUICENTENNIAL
STATE AND UNIVERSITY STREETS
CHAUNCEY HILL
OUTCOMES TO DATE

✔ Conversion of Russell Street from one-way to two-way traffic

Western Gateway Drainage Improvements currently underway
TIPS FOR PURSUING A SIMILAR APPROACH

• Establish a formal inter-local agreement
• Have visible, executive-level champions
• Surround yourself with good advisors
• Explore alternate funding models
• Pursue innovative procurement and delivery methods regardless of the size and scope of your project
QUESTIONS?

Contact Information

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