

Private-Private Partnerships

Richard J. Michal, PE, MBA, B Arch, M Arch
Vice President Purdue Research Foundation



Founded in 1855
295-acre Campus
5 mi. from downtown Indy
Current Enrollment: ~5,000

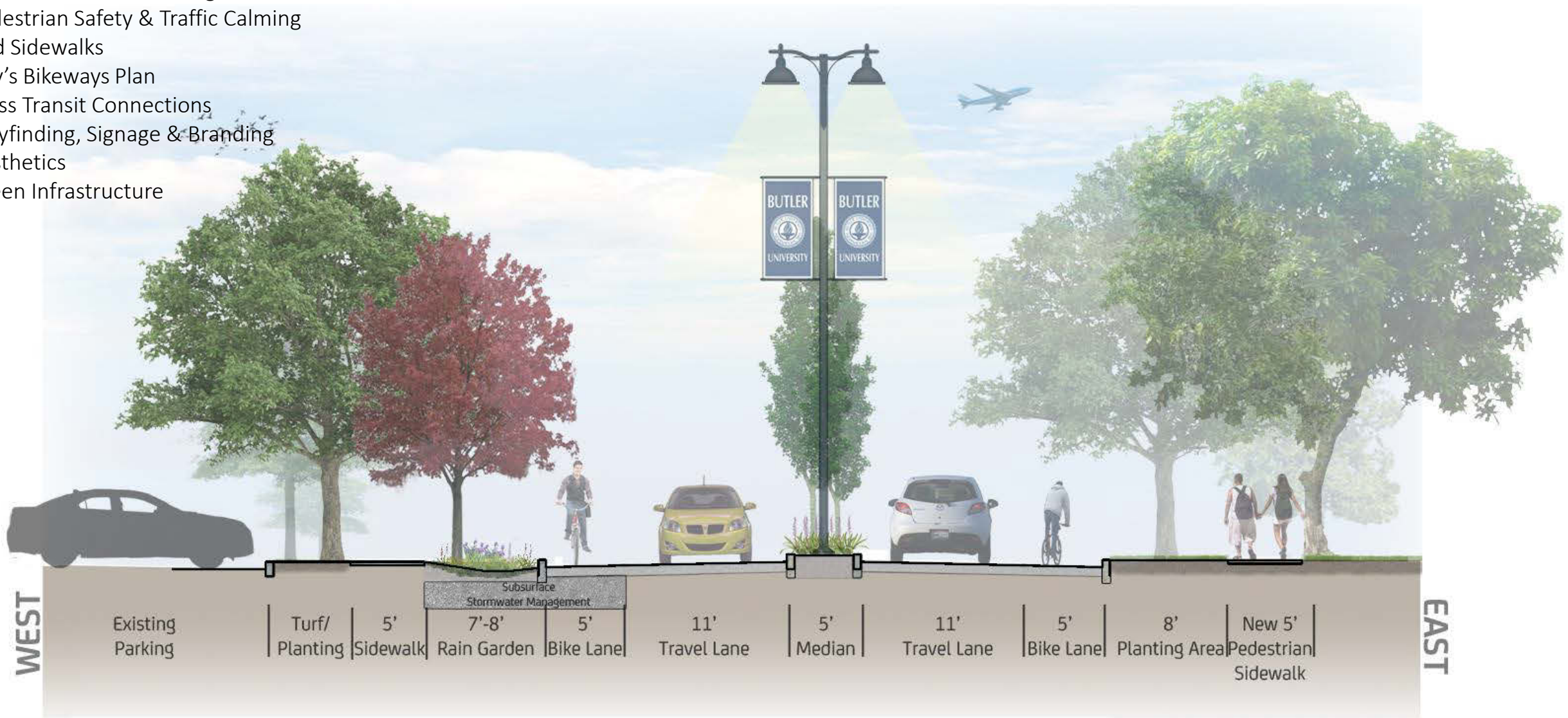
North Central SCUP One-Day Symposium
University of Illinois at Chicago



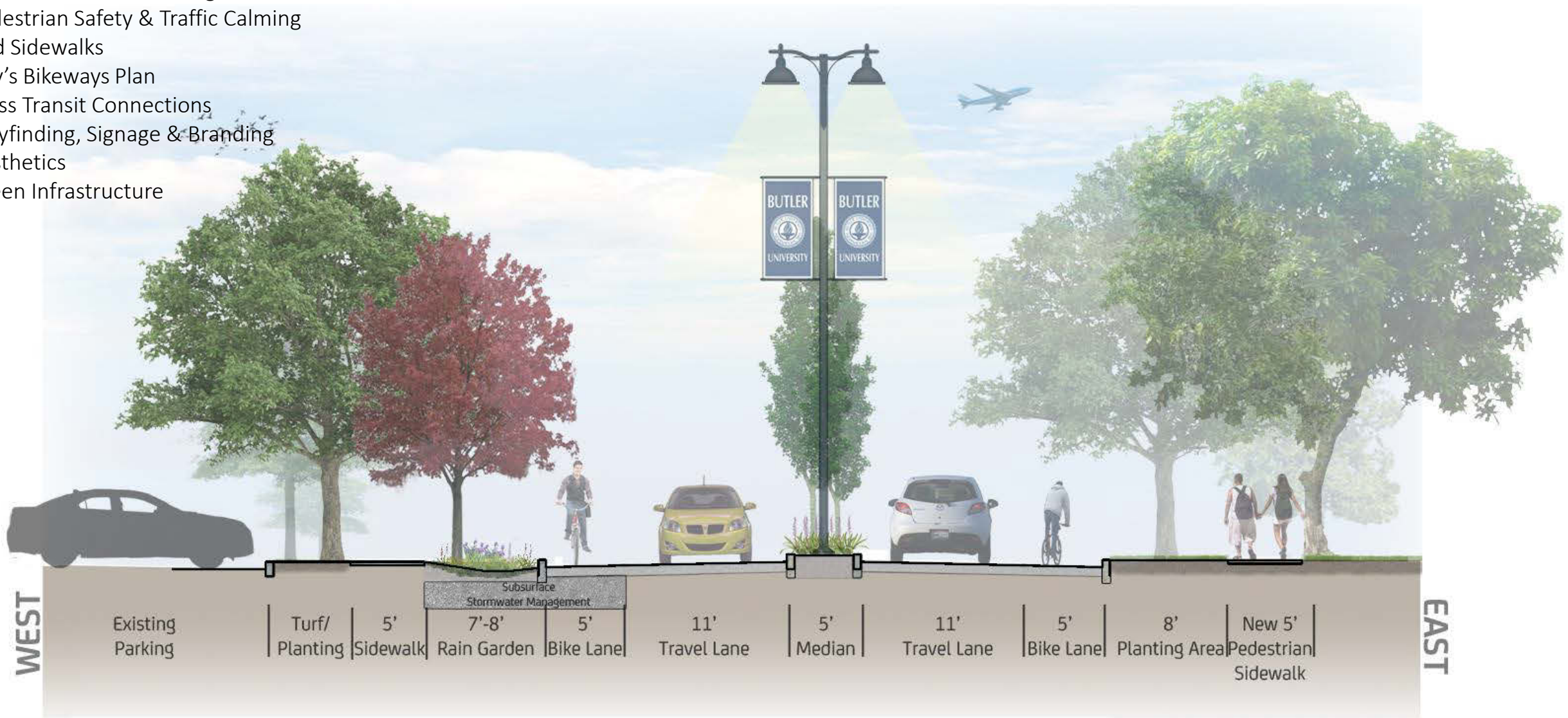
Butler University &
City of Indianapolis
\$3M Sunset Avenue
Streetscape Project
Fall 2014 – Spring 2015

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- New Historic LED Streetlight Standard
- Pedestrian Safety & Traffic Calming
- Add Sidewalks
- City's Bikeways Plan
- Mass Transit Connections
- Wayfinding, Signage & Branding
- Aesthetics
- Green Infrastructure



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BEFORE



AFTER



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AFTER



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AFTER



Ross Hall (above) completed in 1954 to house 301 Air Force ROTC men. Expanded in 1963 to house an additional 236 students(537 total).

Schwitzer Hall (right) completed in 1956 to house 230 female students. Expanded in 1963 to add two wings to house another 210 women(440 total). Named after Louis Schwitzer winner of the first Indianapolis 500.





- No air conditioning
- Gang showers
- One elevator (Schwitzer)
- No ADA Access



Ross Hall (above) completed in 1954 to house 301 Air Force ROTC men.
Expanded in 1963 to house an additional 236 students(537 total).

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Fairview House (above) completed with ACC in 2016 with 633 beds.
Includes 10,000 sf of amenity space and a 5,000 sf multi-purpose room.
Total project cost \$34M
LEED Gold Certification

Irvington House (right) completed with ACC in 2018 with 647 beds.
Includes 11,000 sf of amenity space and an 1,800 sf meeting room.
Total project cost \$30M.
LEED Gold Certification





Fairview House (above) completed with ACC in 2016 with 633 beds. Includes 10,000 sf of amenity space and a 5,000 sf multi-purpose room. Total project cost \$34M
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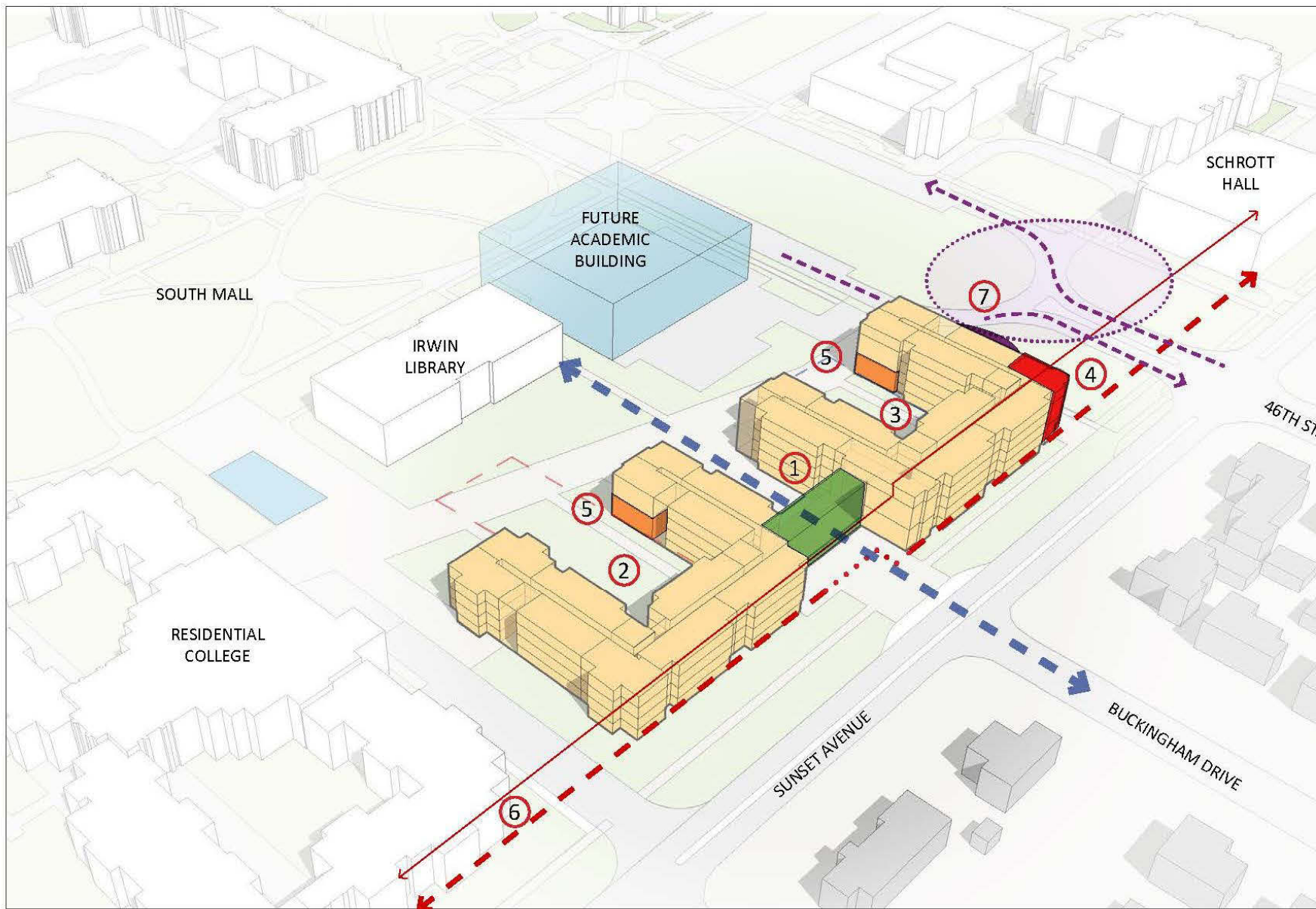
Why P3?

- Debt capacity
- Schedule
- Expertise

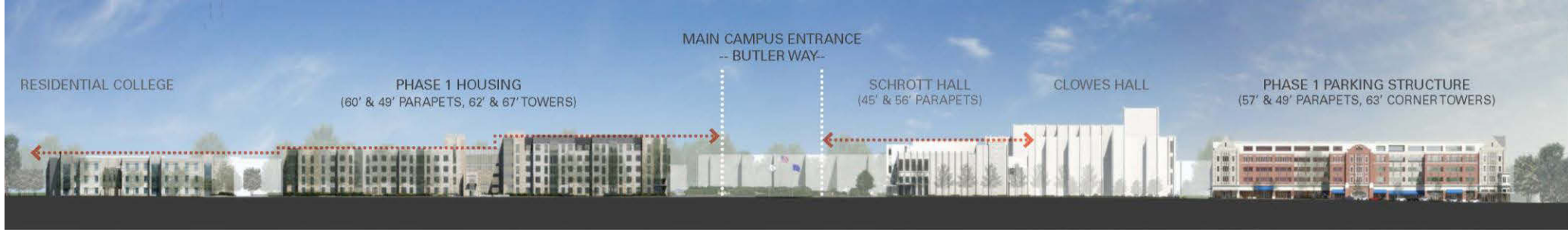




OVERVIEW



- ① Amenity Bridge
- ② Recreation Court
- ③ Community Court
- ④ Gateway Corner
- ⑤ Faculty-In-Residence (Ground Floor) and Residence Life Coordinator
- ⑥ Contextual Plan Set-back and Massing / Height Changes (4 flrs to 5)
- ⑦





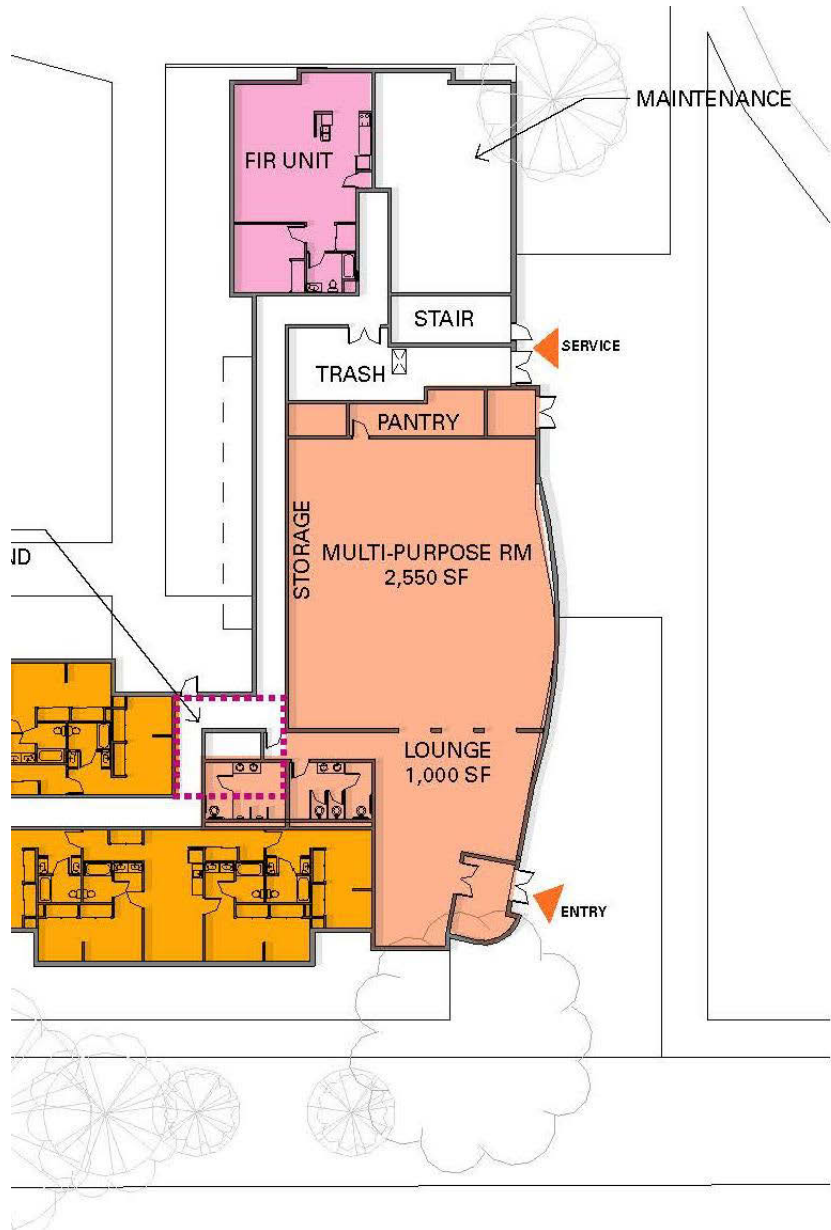
- LEGEND**
- Existing Tree (to remain) (43 count.)
 - Proposed Upper-story Tree (18 count.)
 - Proposed Under-story Tree (12 count.)
 - Proposed Ornamental Tree (45 count.)
 - Rain Garden (2117 sq.)
 - Concrete Walk
 - Integral Color Concrete
 - Bike Parking (248 total spaces/124 bike racks)
 - Decorative Pavers
 - FIR Patio Pavers
 - Service Area Concrete Pad
 - Asphalt Paving
 - Planting Bed
 - Lawn
 - Snow Removal Area
 - Boundary Line



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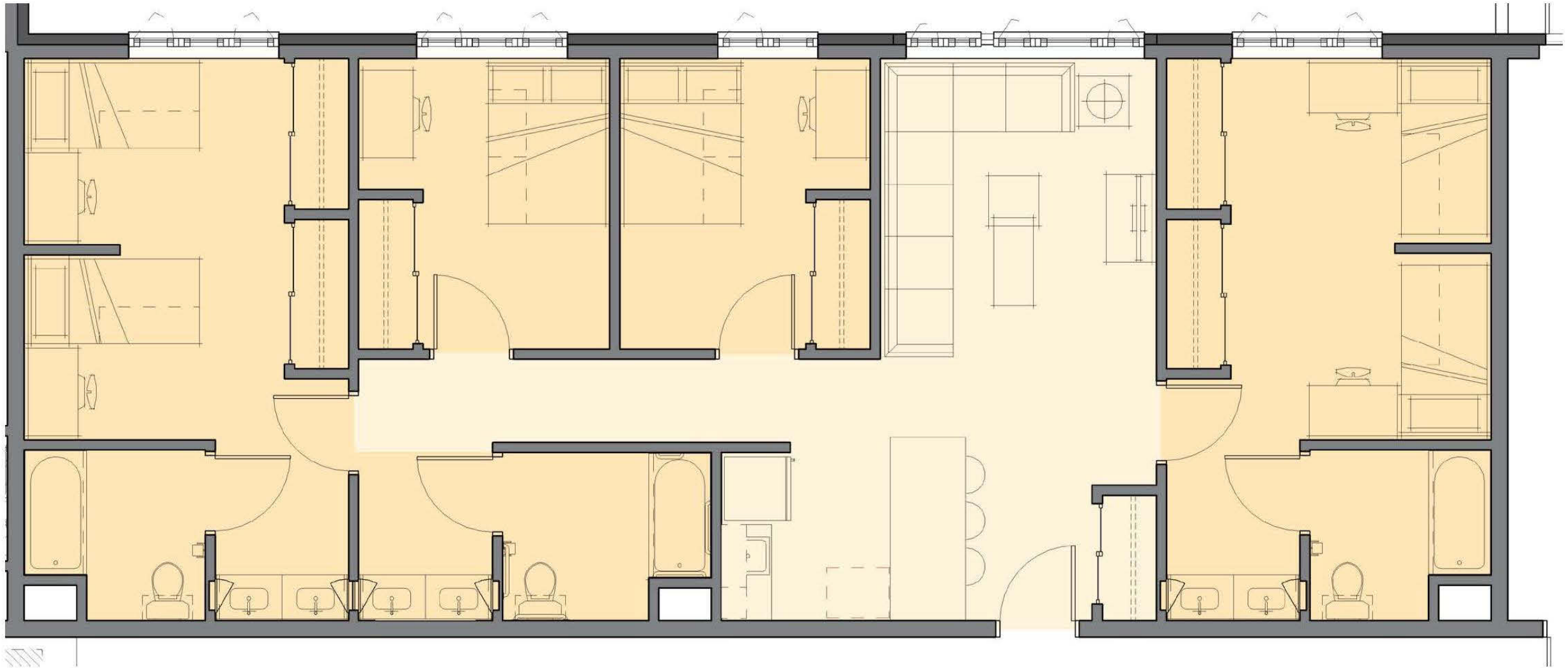
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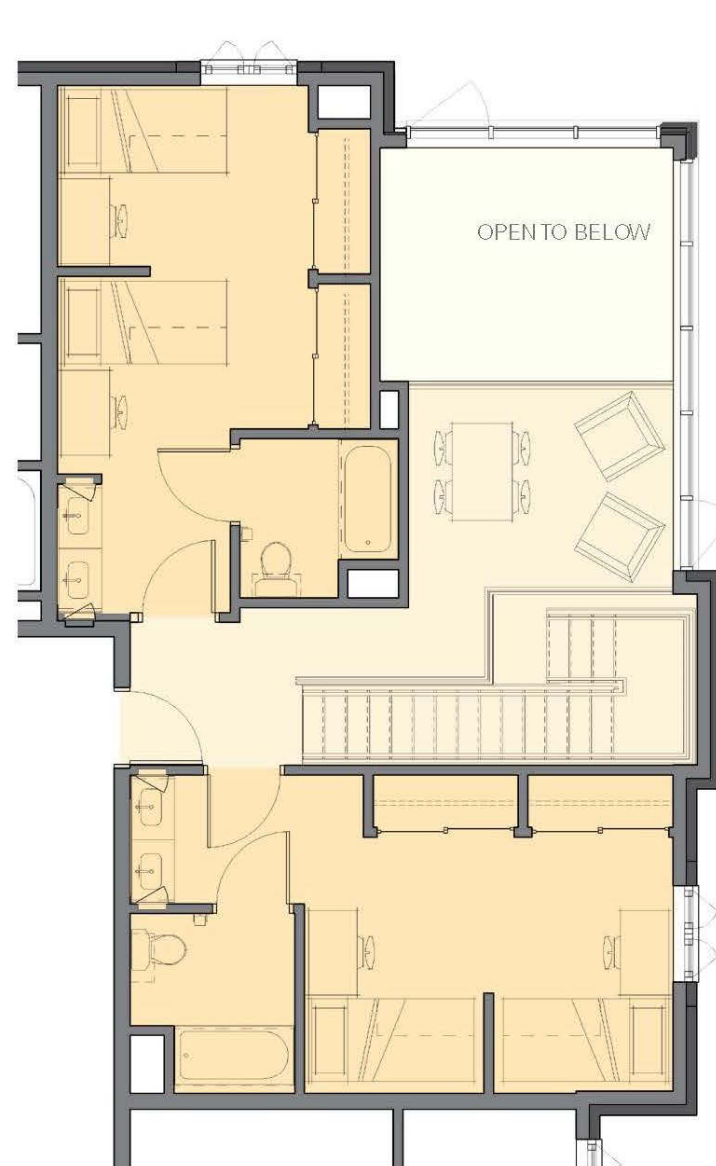
THRID / FOURTH FLOOR







LOWER LEVEL



UPPER LEVEL

RES



UPPER LEVEL



LOWER LEVEL

FACULTY-IN-RESIDENC

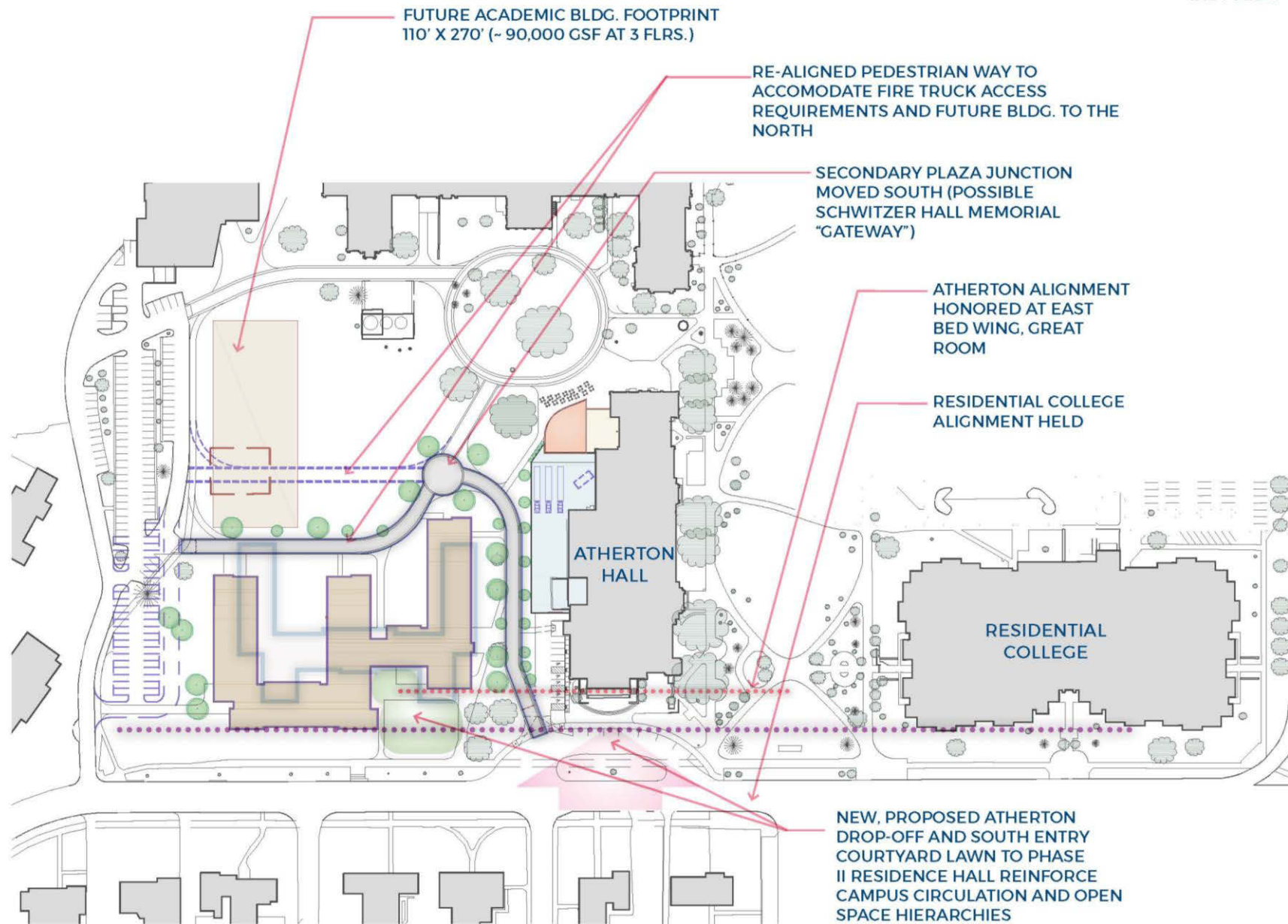




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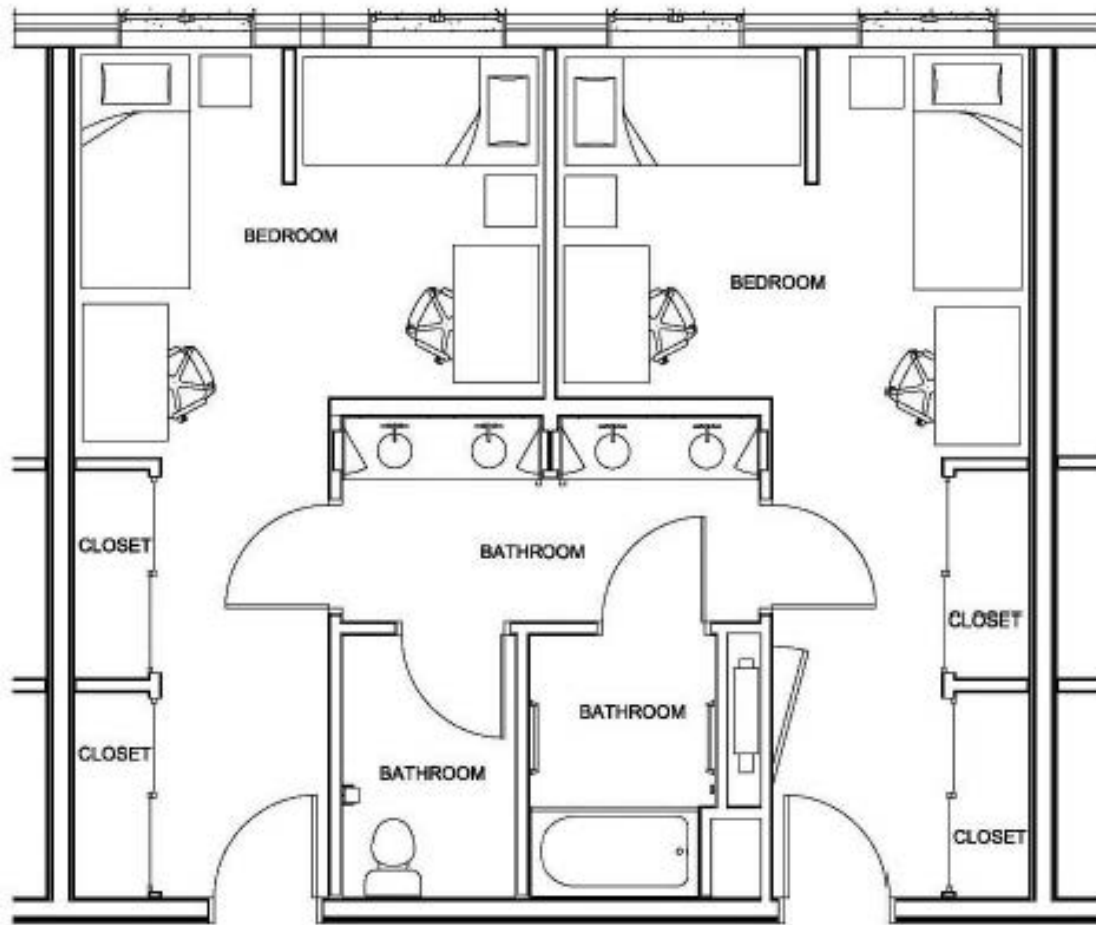




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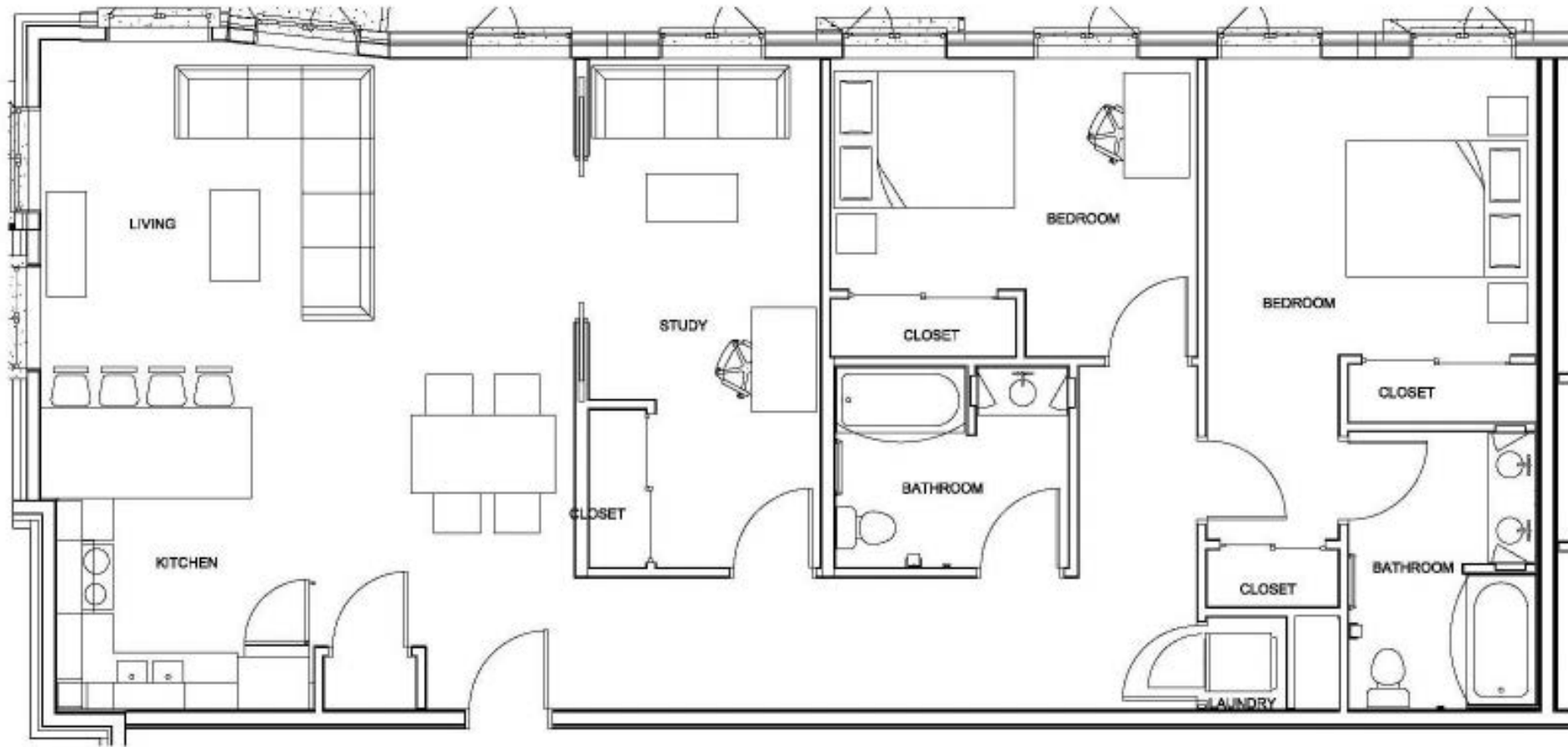


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UNIT A1





UNIT FIR

December 5, 2016



March 15, 2017



July 15, 2017



November 7,
2017



February 2018



August 2018



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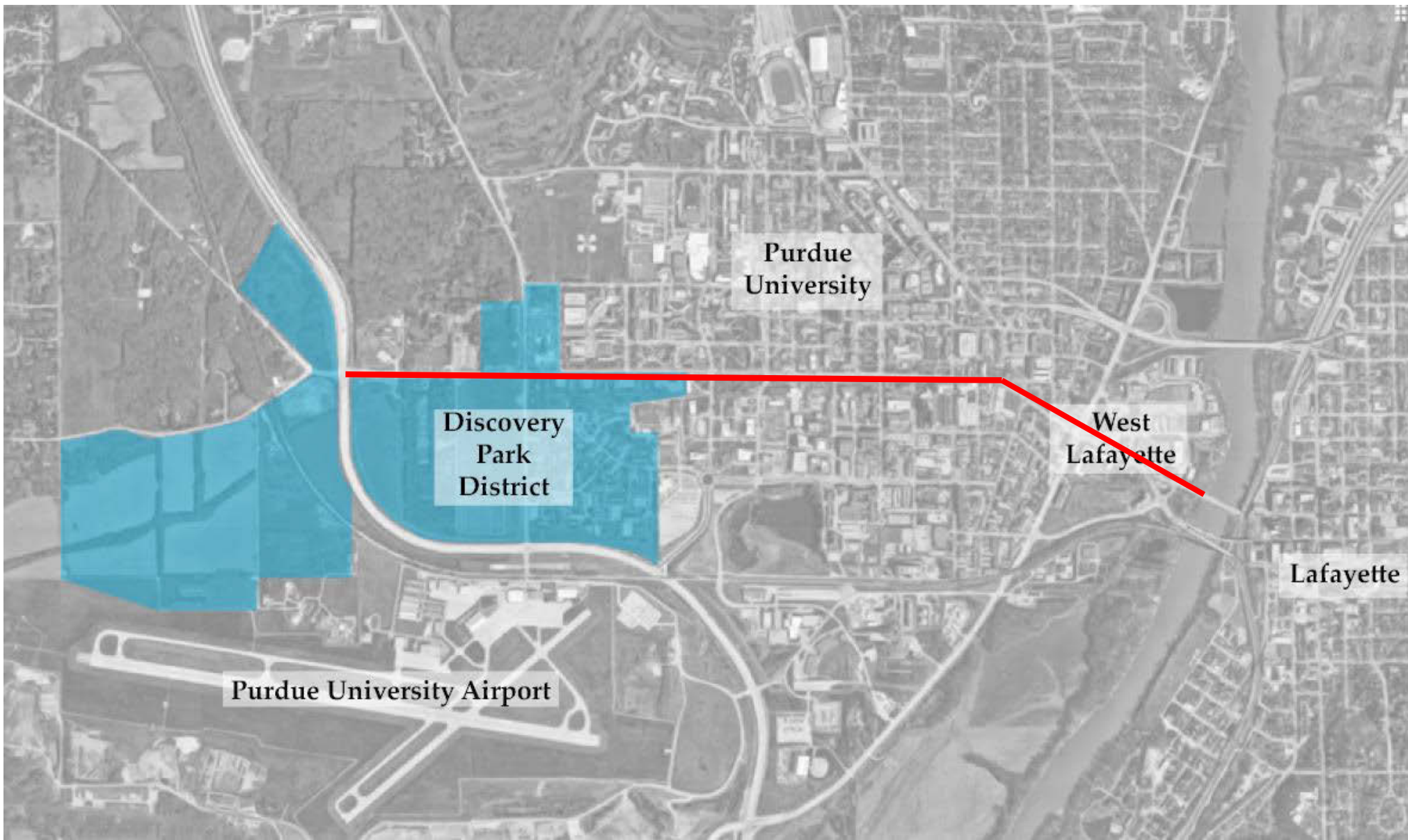
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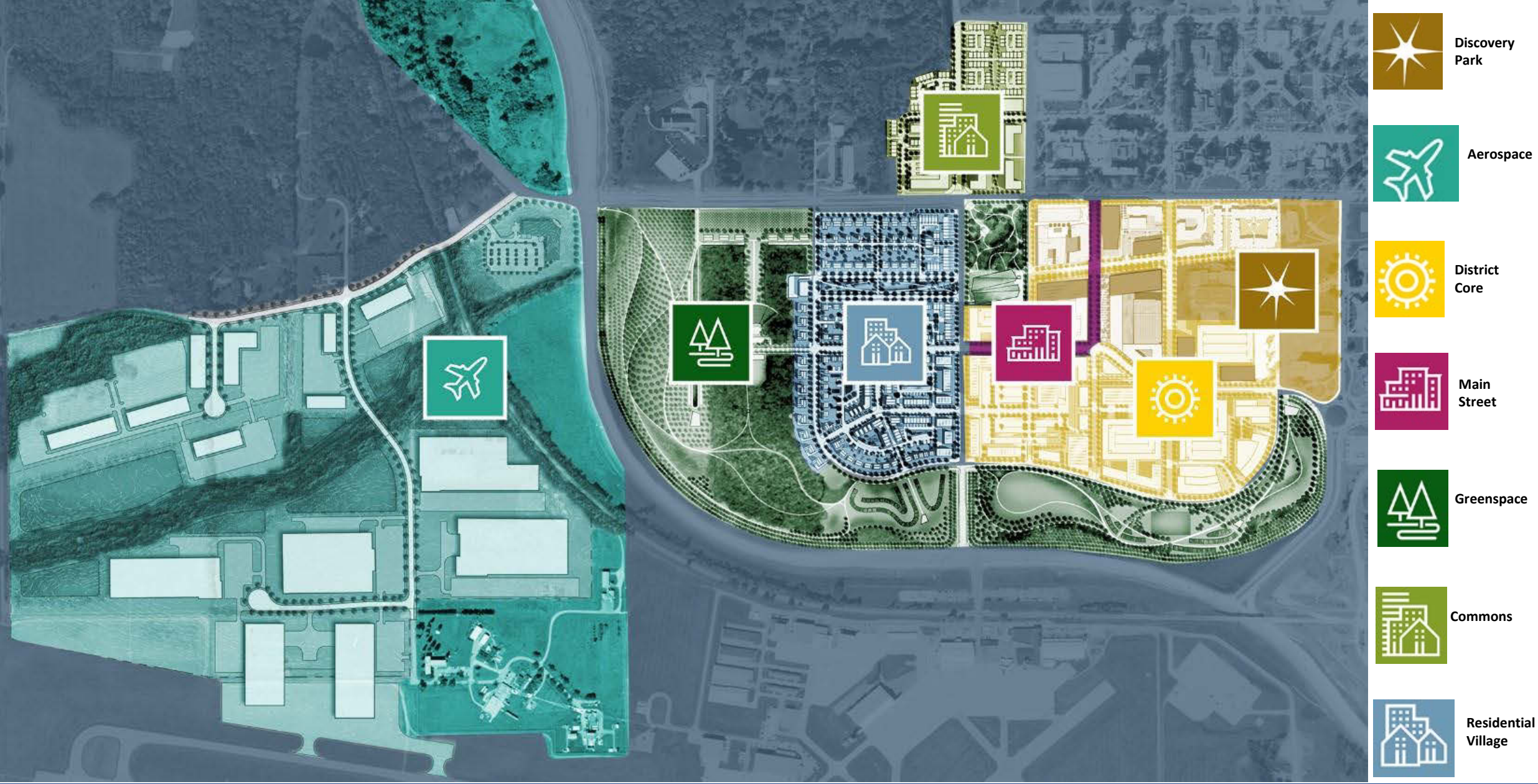


State Street Project

- 2 mile section of former State Road 26
- \$120M Direct costs
- 50/50 split city & PU
- \$34M indirect PU costs (\$94M PU Total)
- Started 2014
- Completed fall 2018
- Street lighting
- Pedestrian and multi-use paths
- Enhanced landscaping
- Signage & Wayfinding

Discovery Park District

- \$1.2B development
- 20 year build out
- Eligible for TIF reimbursement of up to \$200M thru 2039
- Includes 200 acre aerospace park



SEL SCHWEITZER
ENGINEERING
LABORATORIES

ROLLS
RR
ROYCE



SAAB



Discovery
Park



Aerospace



District
Core



Main
Street



Greenspace



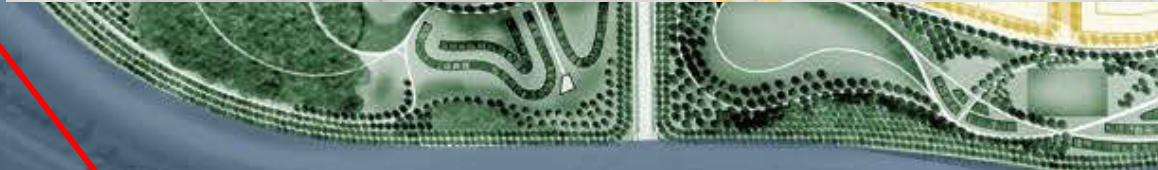
Commons



Residential
Village

- Rolls Royce/PTCA – 60,000 sf, \$12M, completed in 2016
- SEL – 100,000 sf, \$24M, complete in April 2020
- SAAB – 105,000 sf, \$13.5M, complete in September 2020



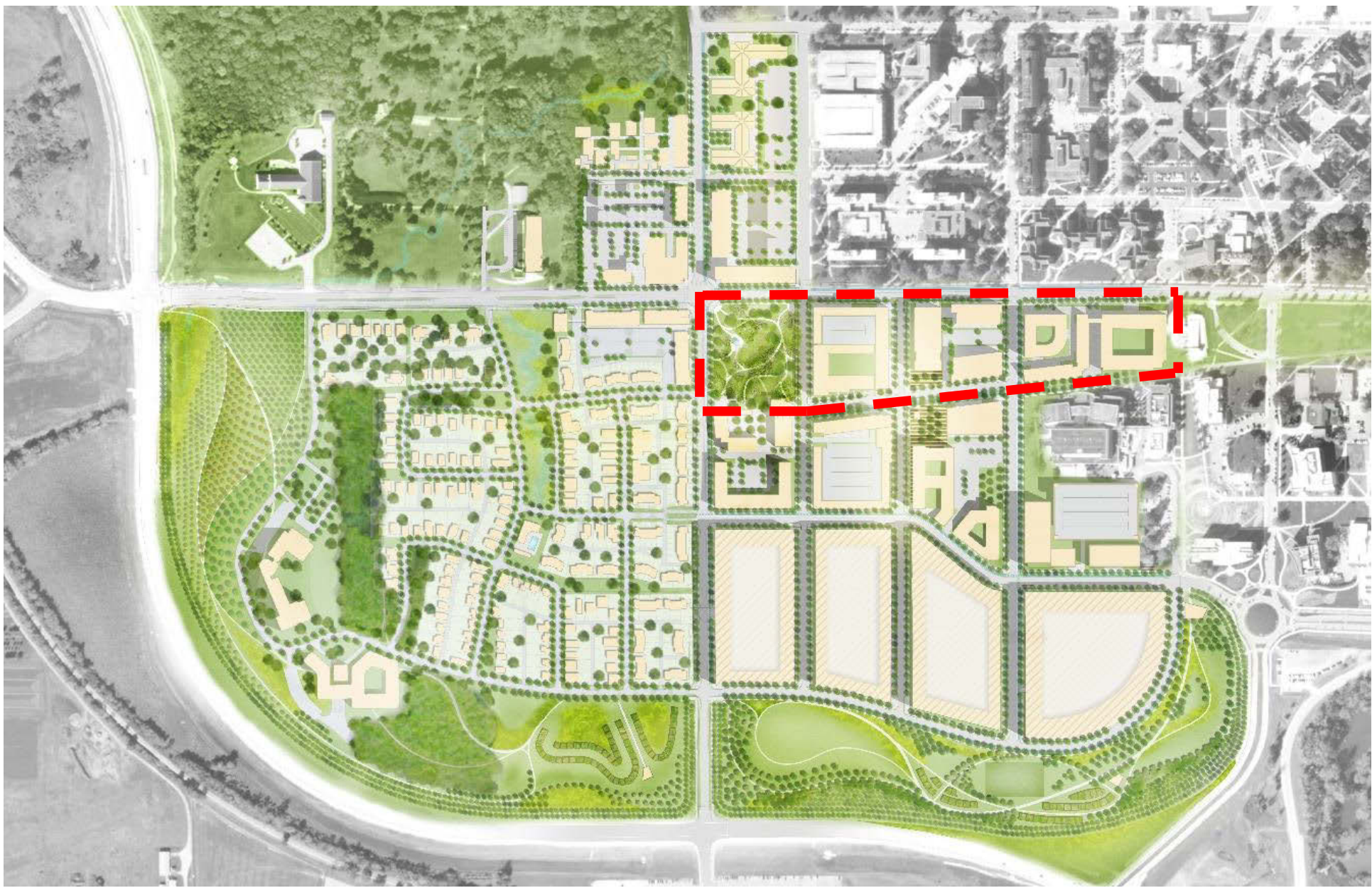


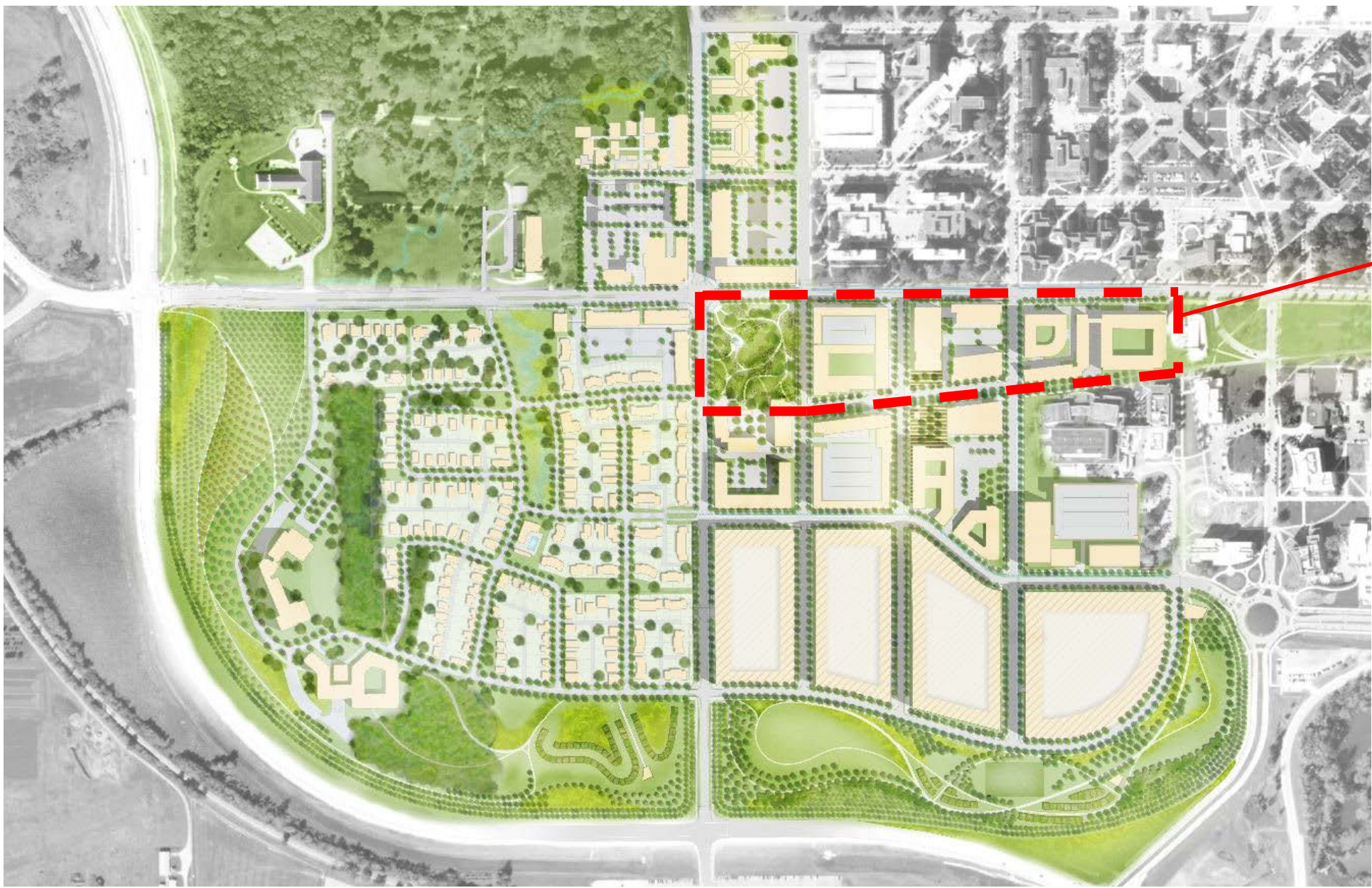
Newman Road Underpass

- >100 year old stone railroad bridge which constricts traffic to one lane
- \$12.5M project partnership between INDOT (\$10M), PRF (\$2.5M), PU & City
- Fall 2020 completion

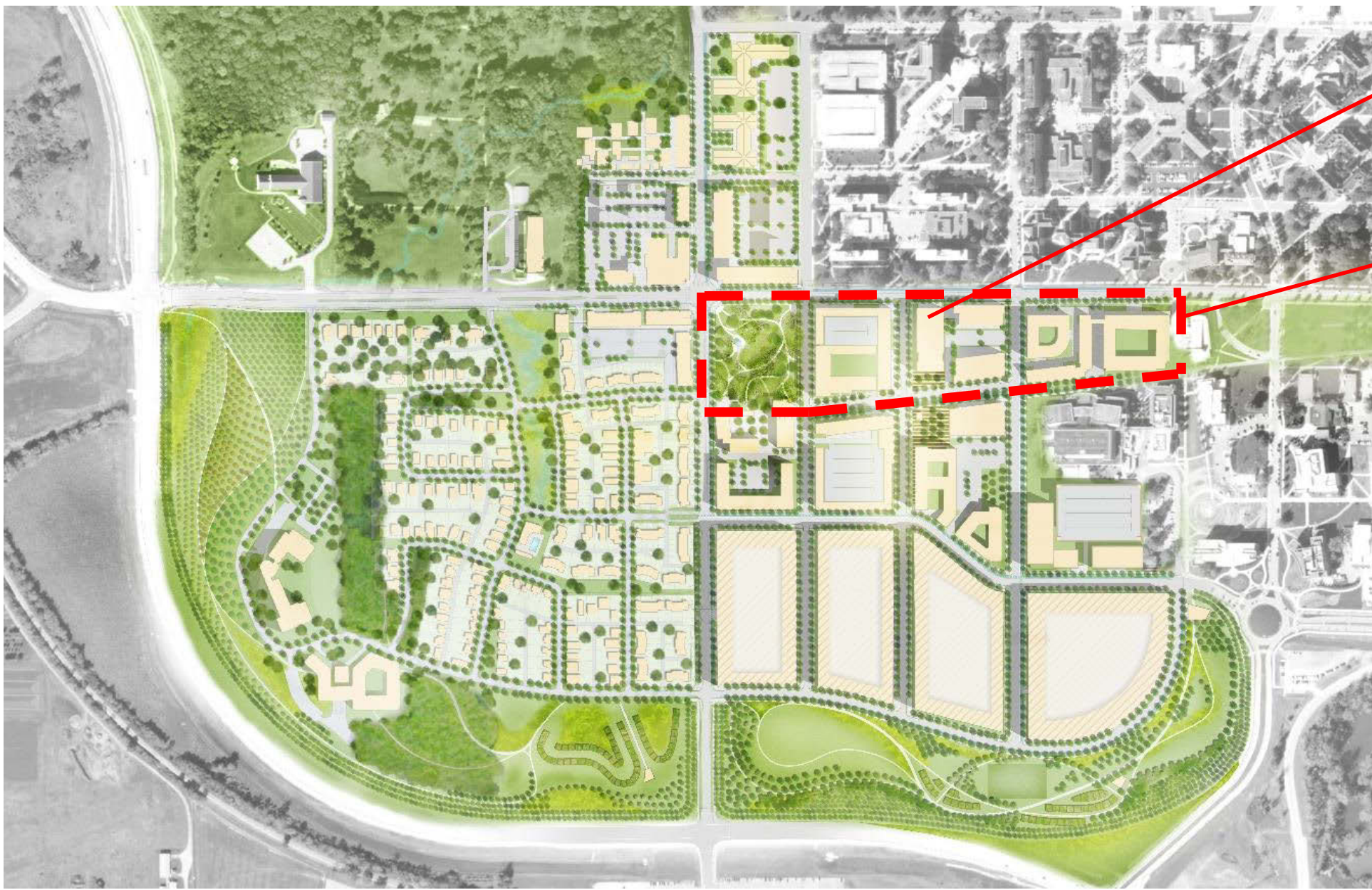
Discovery Park District





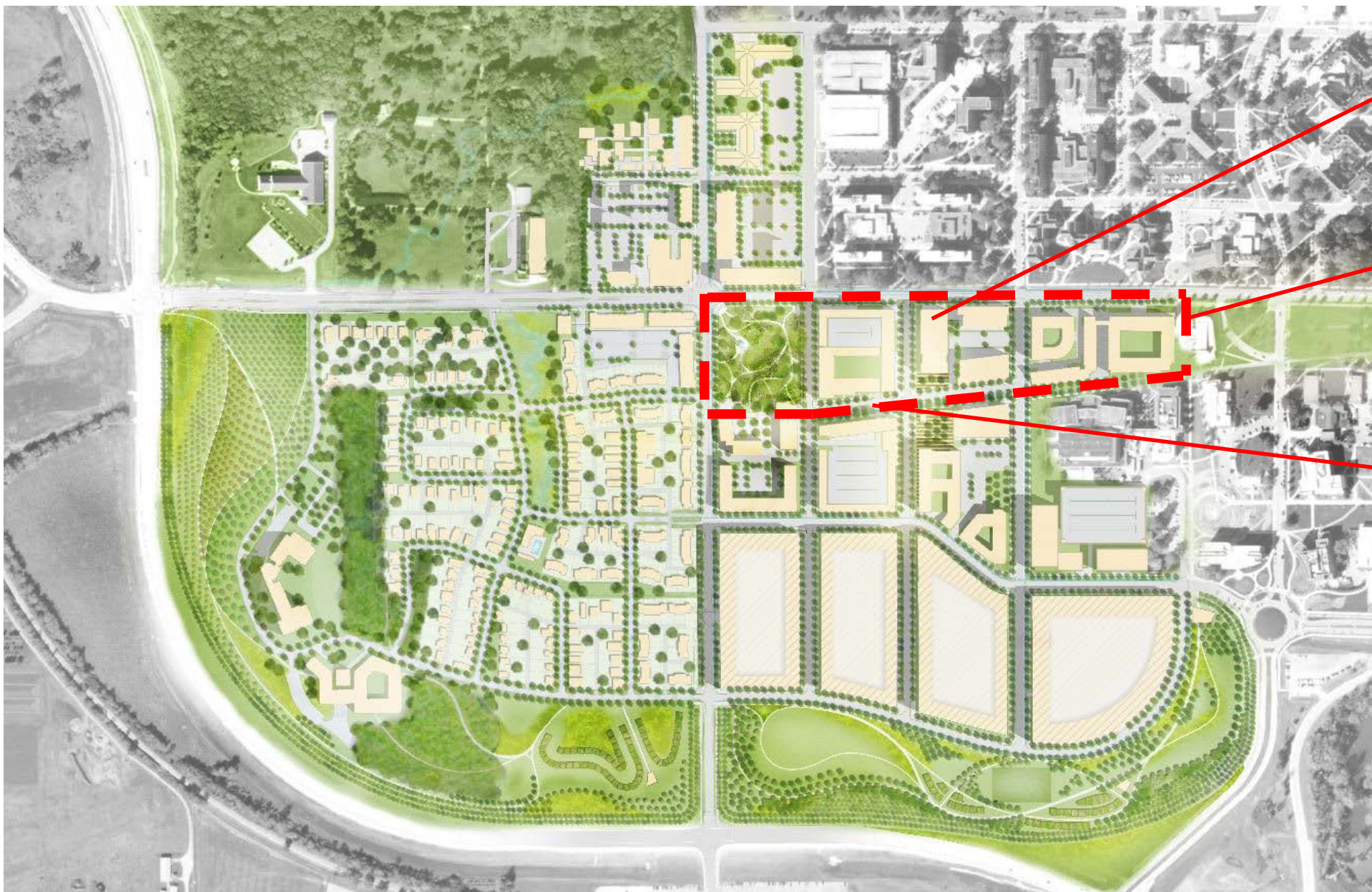


**Aspire
835 bed student
housing facility**



Convergence
150,000 sf
commercial
office building

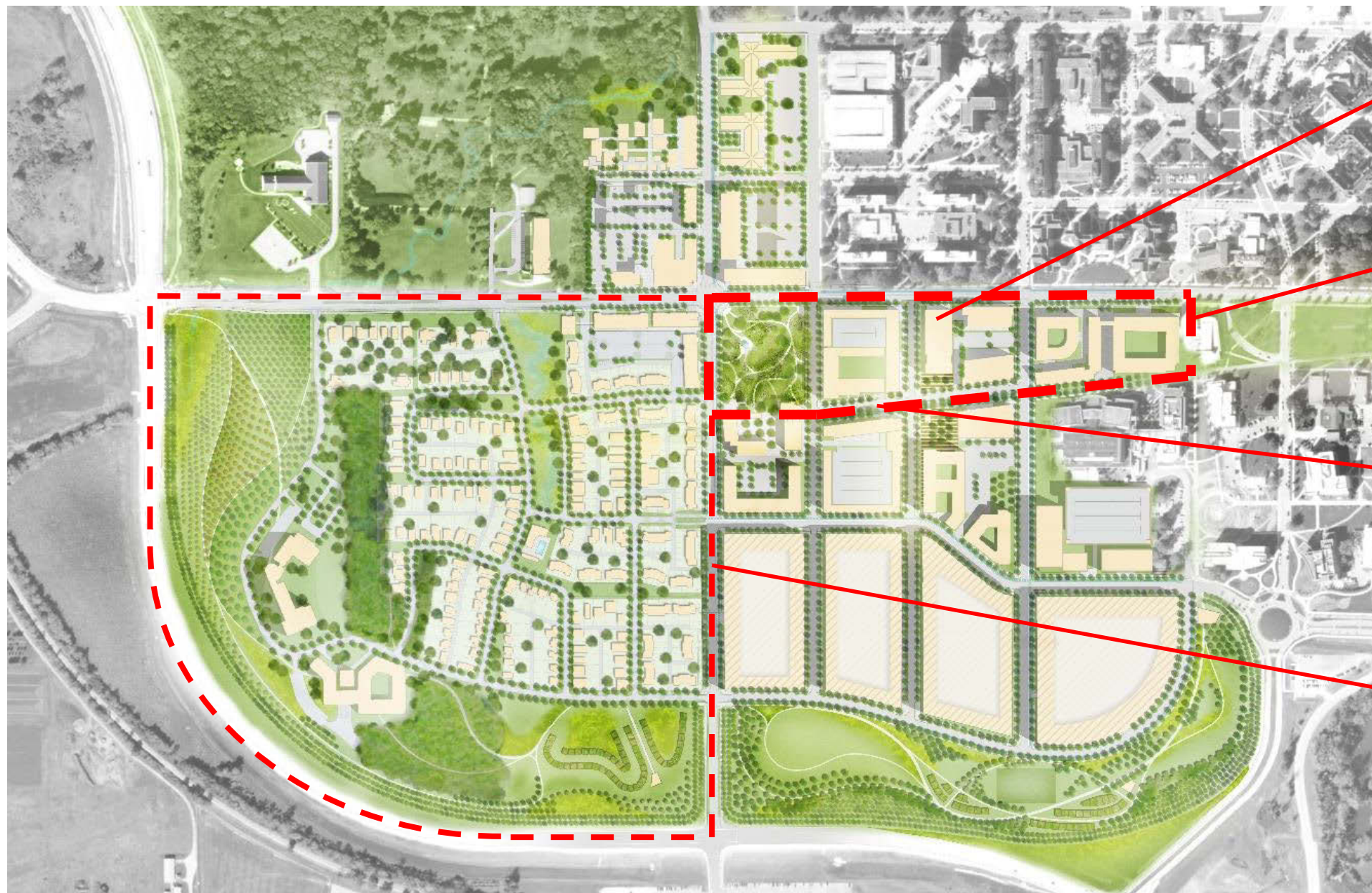
Aspire
835 bed student
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Convergence
150,000 sf
commercial
office bldg

Aspire
835 bed student
housing facility

Continuum
250 unit luxury
apartments
(non-student)



Convergence
150,000 sf
commercial
office bldg

Aspire
835 bed student
housing facility

Continuum
250 unit luxury
apartments
(non-student)

Provenance
500+ unit
residential village
(non-student)



Partnership with Balfour Beatty & Walsh
Construction
\$85M total project cost
Ground lease deal
98% occupancy as of August 2019

- 373 Total Apartments (835 beds total)
- 1 bedroom 1 bath units – 149
 - 2 bedroom 1 bath units – 44
 - 2 bedroom 2 bath units – 61
 - 4 bedroom 2 bath units – 84
 - 4 bedroom 4 bath units – 35

8,000 sf. Retail (Food Hall)
8,000 sf. Community Center (fitness room, living and game room, maker/thinker space)
Construction Start – December 2017
Construction Complete – Fall 2019





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Partnership with Browning & JC Hart
 \$45M total project cost
 Ground lease deal

246 Total Dwelling Units (1 and 2 bedroom apartments)

- 15k Ground Floor Retail (activated)
- Construction Starting Late 2019
- Opening Late 2021

- 145,000 SF class-A office development with ground level retail
- Flexible space options to meet organizational needs
- High speed internet and teleconference infrastructure
- Large lobby and plaza spaces for engagement and activity
- Opening January 2020

Provenance Residential Village at Discovery Park District

OLD TOWN
DESIGN GROUP

Master Developer

Carmel-based custom/production builder
Residential master developer experience
New urbanist/TND experience



prov·e·nance

noun

1. The beginning of something's existence.



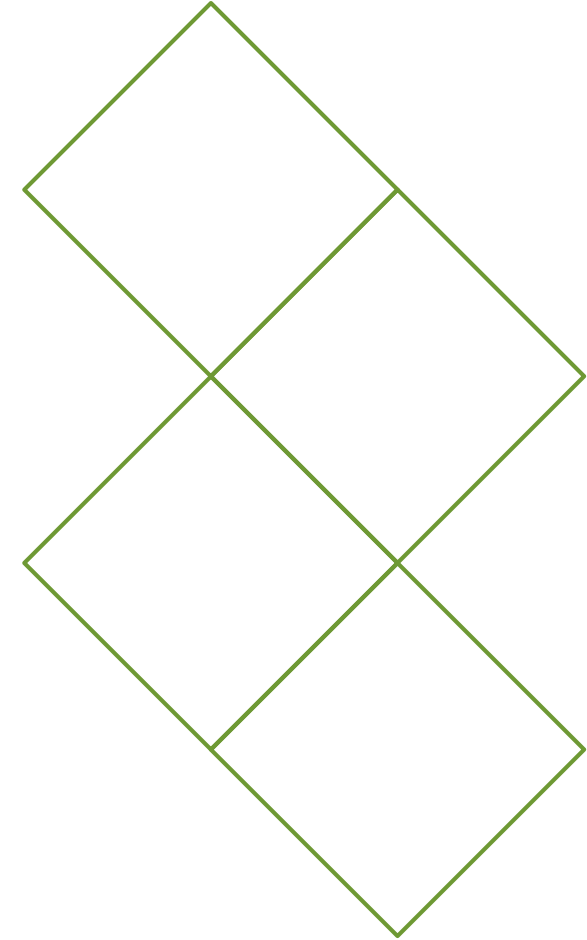
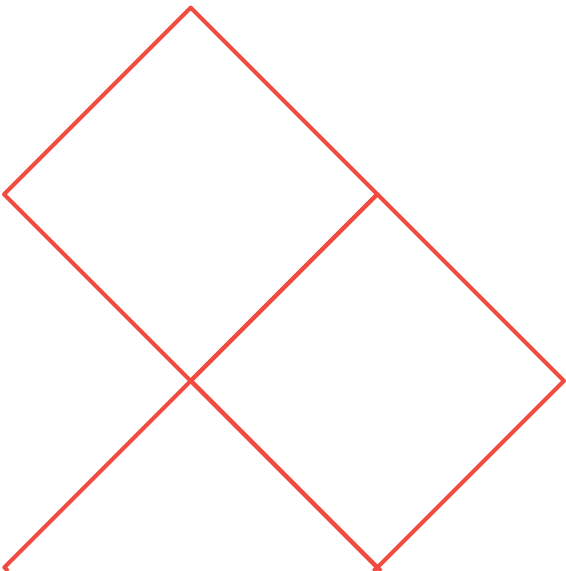
Provenance Residential Village at Discovery Park District



- ❑ Residential Program – 506 Total DU
 - ❑ Apartments – 250 DU
 - ❑ Condos – 45 DU
 - ❑ Townhouse – 53 DU
 - ❑ Townhouse (park under) – 21 DU
 - ❑ Single-Family – 137 DU
 - ❑ Senior Living (future) – TBD
- ❑ Non-Residential Program – 30k sf
- ❑ \$165M total investment
- ❑ Begin land development late 2019
- ❑ Begin vertical construction early 2020
- ❑ First Residential DU complete late 2020
- ❑ 8-10 year estimated total absorption

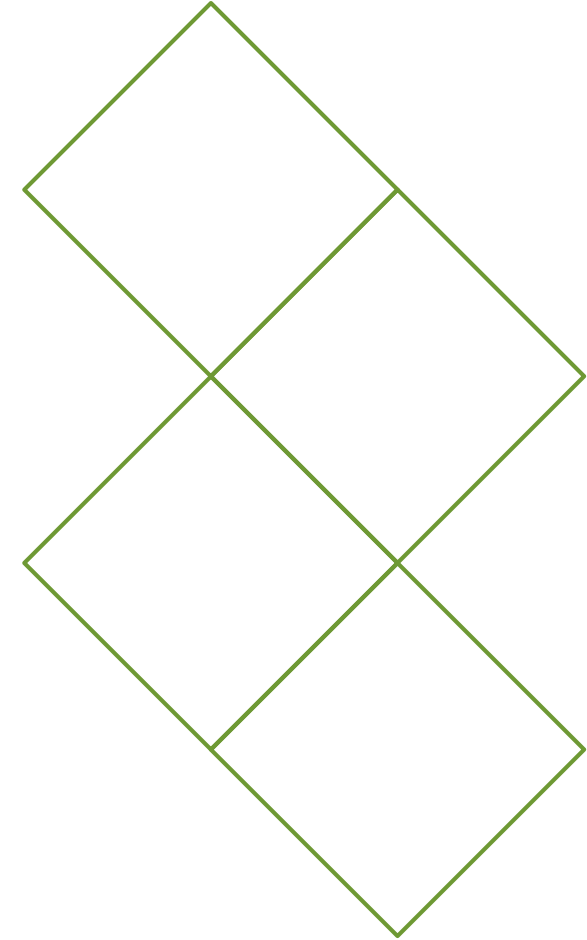
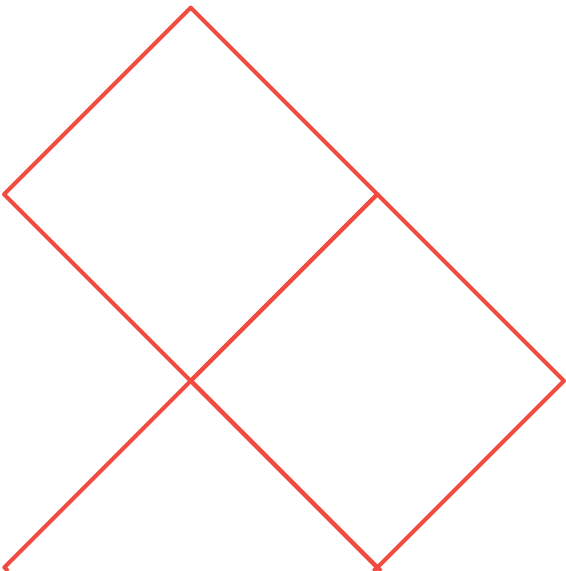
Lessons learned

- Buy-in from key stakeholders is critical to success



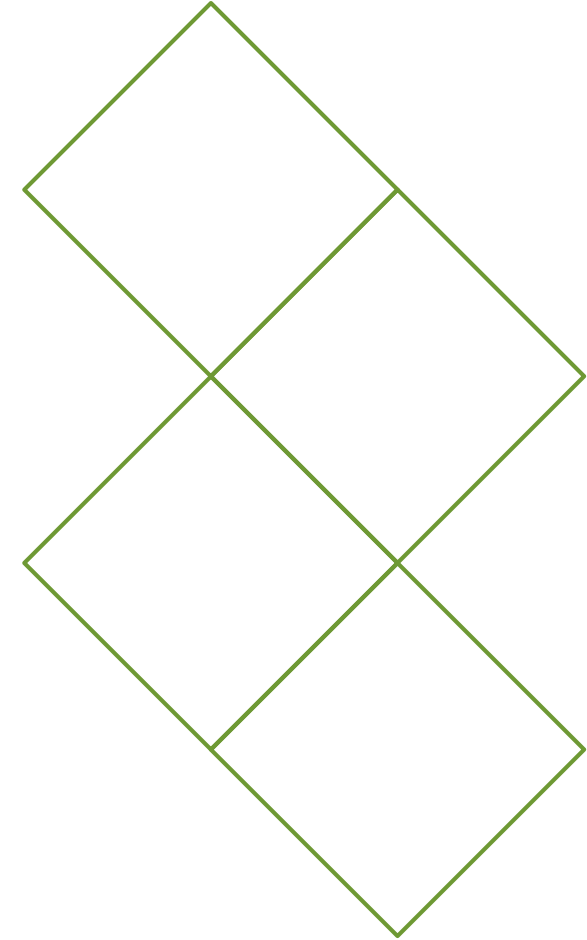
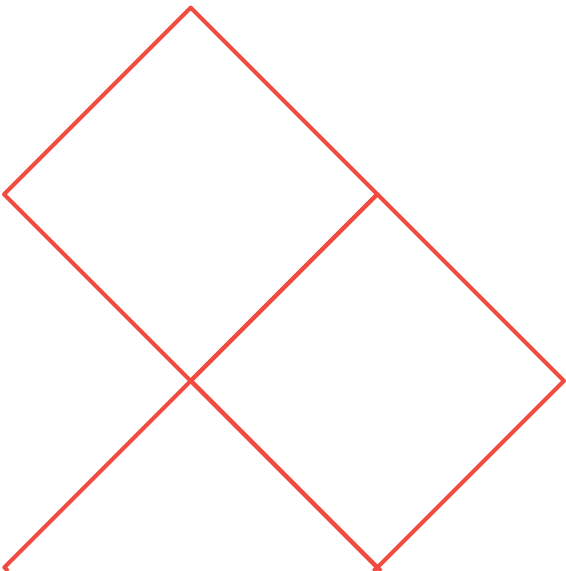
Lessons learned

- Buy-in from key stakeholders is critical to success
- Find partners that are familiar with higher-ed



Lessons learned

- Buy-in from key stakeholders is critical to success
- Find partners that are familiar with higher-ed
- Consider selecting a development partner first in lieu of an entire team



Thank you!

Questions?

