

March 8, 2016

Joint Committee on State Building Construction

Eric King, Director of Facilities

Madam Chair and Members of the Committee:

Thank you for the opportunity to appear before you today. Wichita State University is requesting authority to amend its FY 2016 Capital Improvement requests to construct a new parking garage south of the Rhatigan Student Center, and to issue bonds for this construction.

The planning and construction of this garage responds to faculty, staff, student, and visitor complaints concerning the lack of adequate parking near the central part of campus. The Rhatigan Student Center alone hosted nearly 54,000 participants in 546 large events and conferences in 2015. The project is also consistent with the 2014 Master Plan, previously approved by the Board of Regents.

The final number of spaces in the multi-level garage will be determined by construction and financing costs identified early in the planning process, but a minimum of 400 spaces is anticipated. The structure will be complete with stairs, elevator(s), informational and directional signage, parking equipment, etc. as required for a fully functional and maintenance-free (as practical) facility. The estimated total cost of the project is \$7.2 million and will be financed from bonds generated through revenues by the campus parking enterprise. The bonds would be issued through the Kansas Development Finance Authority. Planning and construction are expected to take about 18 months following approval.

The Board of Regents approved this request at their February 17, 2016 meeting. A program statement was previously sent to legislative staff as well as a capital improvement budget form (DA418B).

I would be pleased to stand for questions.

ARCHITECTURAL PROGRAM

PARKING GARAGE 1

January 2016

FY 2016 Capital Project Request

Wichita State University

Office of Facilities Planning



PARKING GARAGE 1 ARCHITECTURAL PROGRAM

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INTRODUCTION

Wichita State University (WSU) has been proactive studying the needs, opportunities, and potential growth of the university and establishing a planned approach to manage future campus development. In 2014 two well-respected planning firms were engaged to assist in this effort. Sasaki Associates was retained to produce a long-range master plan which was subsequently approved by the Kansas Board of Regents. Also in 2014, the university hired Walker Parking Consultants to conduct a parking supply/demand and alternatives analysis for the campus.

Surveys, meetings and correspondence with students have consistently shown parking as one of their sources of greatest dissatisfaction.

WSU's main campus supports an enrollment of over 15,000 students and employs over 2,500 faculty/staff and other full-time employees. On-campus parking totals 6,387 spaces. Off-campus parking totals 1,580 spaces. This off-campus parking includes spaces at the Metroplex campus at 29th & Oliver (about a mile from the main campus), and leased parking at 21st & Oliver. A shuttle bus service is employed to transport students from these and other lots at pre-determined intervals. Currently only 8% of WSU's students reside on campus, so commuting is prevalent.

The main campus is bounded by 21st St. to the north, Oliver St. to the east, 17th St. to the south and Hillside St. to the west. The potential to expand these limits is uncertain.

As headcount enrollment increases from 15,000 to a stated goal of 22,000, the parking demand will grow at the same rate. The master plan meets this projected need and values parking as an essential campus resource.

The 2014 master plan proposes three parking garages: the North Garage, East Garage and South Garage. Each garage is strategically placed on campus, serving populations coming to campus for daily academic functions as well as major and minor events at nearby campus venues. Subsequent updates to the master plan suggest additional garages in concert with the development of the WSU Innovation Campus.

The site proposed for the Parking Garage 1 (South Garage) is directly south of the Rhatigan Student Center (RSC). This location is central in terms of density and is needed to support the many activities that occur in the RSC. The RSC offers a variety of meeting and dining facilities to meet the needs of WSU students, faculty, staff and community members by hosting special events, dances, meetings, receptions, conferences and private functions. RSC's plans to expand these offerings have been hampered by a shortage of available parking.

The planned Parking Garage 1 will accommodate a minimum of 400 spaces on multiple levels. A final determination of spaces is budget dependent and will be ascertained as planning progresses.

With the Strategic Master Plan and recent and planned campus growth validating need for a new parking structure Wichita State University requests approval to construct a multi-level parking facility.

PROJECT SCOPE

This facility is planned to be sited south of the Rhatigan Student Center and north of the Perimeter Drive. The facility will accommodate a minimum of 400 spaces serving university faculty, staff and students as well as visitors to campus. The total project budget is \$18,000 per space. Each level will be planned for elevator and stair access with primary street access from the Perimeter Road.

The design and construction of the facility will produce an open, permanent concrete structure. The design process will consider alternative concrete construction methods, competitive in the south central Kansas area that will maximize the number of parking spaces that can be built with the funds available.

The structure will be complete, with the appropriate pedestrian stairs, elevators, parking and egress for the disabled, guardrails, drainage systems, striping and markings, informational and directional graphics and signage, waterproofing, deck sealant, exterior treatment, lighting, power and mechanical systems, and landscaping to provide a complete, functional, relatively maintenance-free and aesthetically pleasing facility.

The consultant shall review details of traffic flow into and around entries and exits to allow for pedestrian and vehicular safety, and allowance for stacking of vehicles entering and exiting the facility, including incorporation of turn-lanes as required.

The consultant shall investigate the possibility of a covered or enclosed bridge connection to the RSC and the probable costs of such a connection.

The design of the garage and the selection of materials shall be compatible with the WSU campus architecture.

SPECIAL REQUIREMENTS

The consultant shall utilize specialized expertise of the engineering/consulting firm's layout, design, traffic flow, structural design, as well as the knowledge and experience in the selection of the most cost-effective details such as deck sealants, parking control systems, security monitors, materials, and construction methods. The facility shall be designed and constructed to be as maintenance free as possible within the funds available.

It should be emphasized that the accuracy of construction estimates is critical to the successful completion of this project. The University expects that the project bid documents must have assurance of the ability to award a construction contract to provide the minimum requirements listed in the project description above. The documents shall further be structured to include bid alternates that will permit award of a construction contract.

PROJECT FUNDING

This project will be funded with revenues from parking fees and bond proceeds. The debt service on the bonds will be financed from revenues from the campus parking enterprise.

PROJECT SCHEDULE

Completion of the facility at the earliest possible date is essential. Timing of the bond sale must be carefully integrated with the receipt of the construction bids. Therefore, the project consultants must meet all target dates and deadlines agreed upon with the University and defined at the initiation of design services. A projected schedule is included within this document.

COST OF SERVICING BUILDING

The cost of servicing the building will be provided through parking fees charged to faculty, staff, students and visitors.

BUDGET ESTIMATE

January 2016

CONSTRUCTION

Sitework and Utilities	300,000	
Building/structure (140,000 sf at 40/sf)	5,600,000	
		5,900,000

OTHER COSTS

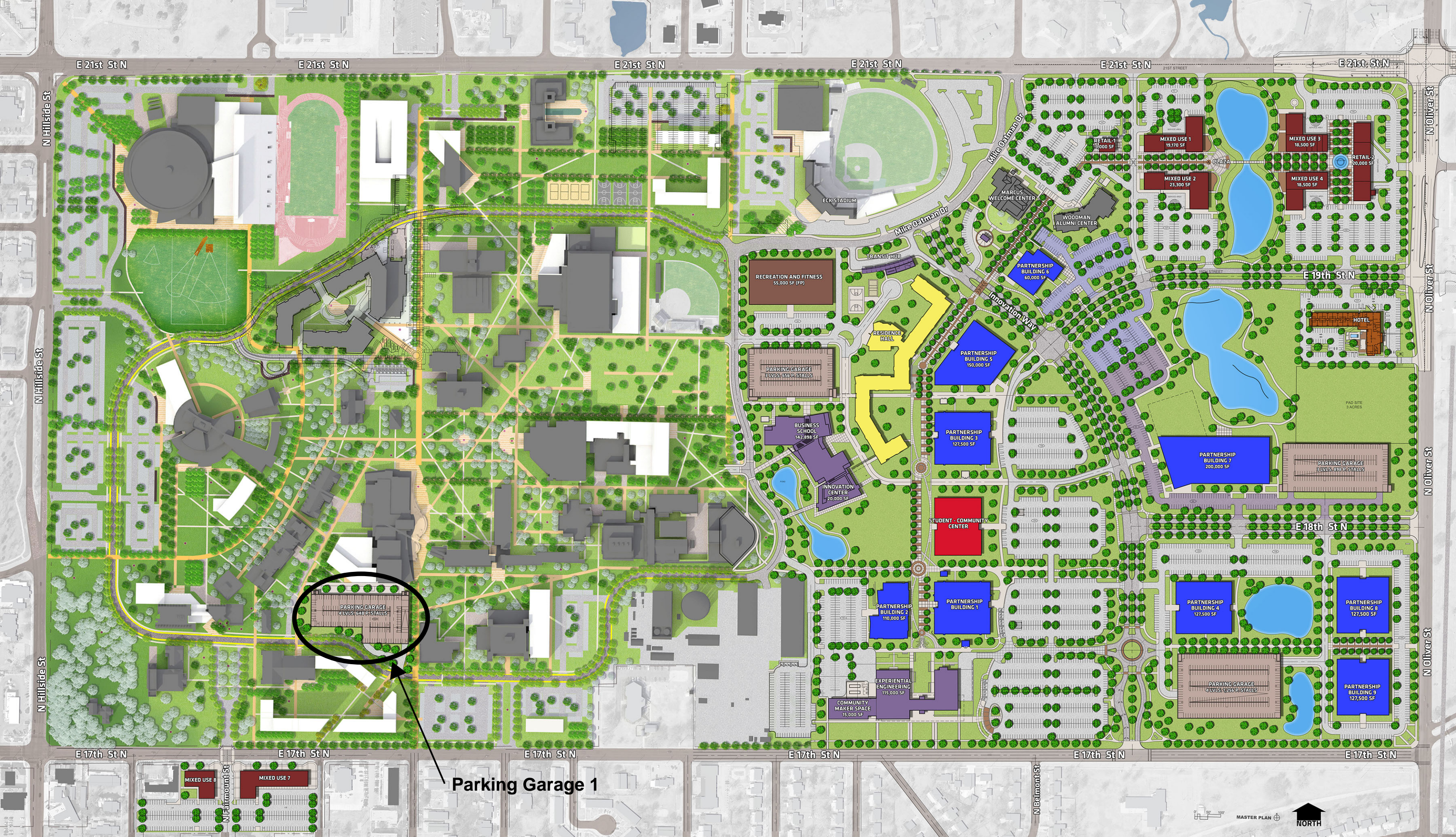
Architectural/Consultant Fees	472,000	
DOA Permitting Fee	30,000	
Survey and Site Testing	50,000	
Parking Equipment	250,000	
Security	25,000	
Telecommunications	30,000	
Signage	70,000	
Landscaping	50,000	
Printing and Miscellaneous Expense	28,000	
Contingency	295,000	
		1,300,000

TOTAL PROJECT BUDGET

7,200,000

Parking Garage 1
PROJECTED SCHEDULE

ID	Task Name	2016												2017												2018							
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	
1	Select Architect																																
2	Design Development																																
3	Construction Documents																																
4	Bidding																																
5	Bond Sale & Contract Award																																
6	Construction																																



Parking Garage 1

Parking Garage - \$18,000 per stall

Parking	Bond		Annual	
<u>Stalls</u>	<u>Amount*</u>	<u>Term</u>	<u>Rate</u>	<u>Payment</u>
800	\$ 15,350,000	30 yr	5.00%	\$ 998,600
700	\$ 13,430,000	30 yr	5.00%	\$ 873,700
600	\$ 11,515,000	30 yr	5.00%	\$ 749,100
500	\$ 9,595,000	30 yr	5.00%	\$ 624,200
400	\$ 7,675,000	30 yr	5.00%	\$ 499,300
300	\$ 5,755,000	30 yr	5.00%	\$ 374,400

* Bond amount includes issuance costs and one year of capitalized interest

Parking Garage - \$17,000 per stall

Parking	Bond		Annual	
<u>Stalls</u>	<u>Amount*</u>	<u>Term</u>	<u>Rate</u>	<u>Payment</u>
800	\$ 14,495,000	30 yr	5.00%	\$ 943,300
700	\$ 12,685,000	30 yr	5.00%	\$ 825,200
600	\$ 10,875,000	30 yr	5.00%	\$ 707,500
500	\$ 9,065,000	30 yr	5.00%	\$ 589,700
400	\$ 7,255,000	30 yr	5.00%	\$ 472,000
300	\$ 5,440,000	30 yr	5.00%	\$ 353,900

* Bond amount includes issuance costs and one year of capitalized interest

Parking Garage - \$16,000 per stall

Parking	Bond		Annual	
<u>Stalls</u>	<u>Amount*</u>	<u>Term</u>	<u>Rate</u>	<u>Payment</u>
800	\$ 13,645,000	30 yr	5.00%	\$ 887,700
700	\$ 11,940,000	30 yr	5.00%	\$ 776,800
600	\$ 10,345,000	30 yr	5.00%	\$ 665,800
500	\$ 8,530,000	30 yr	5.00%	\$ 554,900
400	\$ 6,825,000	30 yr	5.00%	\$ 444,000
300	\$ 5,120,000	30 yr	5.00%	\$ 333,100

* Bond amount includes issuance costs and one year of capitalized interest

Parking Garage - \$15,000 per stall

Parking	Bond		Annual	
<u>Stalls</u>	<u>Amount*</u>	<u>Term</u>	<u>Rate</u>	<u>Payment</u>
800	\$ 12,790,000	30 yr	5.00%	\$ 832,100
700	\$ 11,195,000	30 yr	5.00%	\$ 728,300
600	\$ 9,595,000	30 yr	5.00%	\$ 624,200
500	\$ 8,000,000	30 yr	5.00%	\$ 520,500
400	\$ 6,395,000	30 yr	5.00%	\$ 416,000
300	\$ 4,800,000	30 yr	5.00%	\$ 312,300

* Bond amount includes issuance costs and one year of capitalized interest