

UNIVERSITY OF ILLINOIS – URBANA-CHAMPAIGN CAMPUS

CAPITAL PROJECT REQUEST FOR  
FEASIBILITY STUDY

Proposed Project Title: Parking Structure Lifecycle Review and Study

Date Submitted: May 4, 2009

The purpose of the Capital Project Feasibility Study is to appropriately inform, request administrative authorization, and assess the feasibility of a proposed project prior to committing funds or seeking external support. The Chancellor's Capital Review Committee (CCRC) will review the feasibility study and determine whether or not modifications to the proposed project are necessary.

**Brief Project Description:**

The Department of Campus Parking requests permission to employ an Architectural and Engineering Firm to perform a Lifecycle Study of five parking deck structures on the Urbana Champaign campus. The five decks represent approximately 1.22 million square feet of parking deck space. The objectives of the study are to provide, 1) a current assessment of the condition of each structure, 2) an statement of estimated life expectancy of each structure, 3) a lifecycle cost and maintenance schedule for scheduled repairs, 4) an assessment of potential structural deficiencies affecting facility operations, and 5) an estimate of fund reserves required to address potential un-scheduled structural deficiencies and events. The study would include only visual and non-destructive, non-invasive testing and inspection methods. X-ray testing will not be required.

Past maintenance studies, assessments and repairs have been done on an as-required basis. This proposed study will provide the Department with a current assessment of all parking structures and a planning and budgeting tool for maintenance and repairs. Condition and repair history of the five decks varies. Two decks have been constructed within the past 10 years and two decks have received repair work in the past 5-6 years.

Unit proposed budget for this feasibility study is \$125,000 and it will be fully funded by Department of Campus Parking Funds. Professional Service Consultant shall be per QBS selection process. Completion of the Study is anticipated in the Spring of 2010. Planning will verify scope, schedule, and budget upon approval by this committee.

**Project Information:**

Requesting Individual: Thomas Skaggs, Coordinator Dept: F&S Parking Department  
 Department Head (signature required): Michelle Winters, Director Date: 5/5/2009  
 Business Manager/Dean (signature required): Pamela Voitik, Director, Campus Services  
 Feasibility Cost Estimate (See Feasibility Rate Scale per GSF): N/A  
 Project Cost Estimate (See Total Project Budget/GSF Rate Scale): \$125,000  
 Operations/Maintenance Annual Estimate (See New Area Funds-O&M/GSF Rate Scale): N/A  
 Utilities Annual Estimate (See Utility/GSF Rate Scale): N/A

Project Type:  New Building  Remodeling  Site Work  
 Utilities Improvement  Building Addition  Other Construction

Minimum LEED Level Certification: N/A

Proposed Schedule (month, year):	<u>Start</u>	<u>Finish</u>
Project Initiation	<u>05/11/2009</u>	<u>05/27/2009</u>
Project Approval	<u>05/28/2009</u>	<u>07/22/2009</u>
PSC Approval	<u>11/12/2009</u>	<u>11/12/2009</u>

Design ( Feasibility Study / Report) \_\_\_\_\_  
 Construction \_\_\_\_\_

**05/12/2010** \_\_\_\_\_  
**N/A** \_\_\_\_\_

Proposed Source of Funds (select all that apply):

- Dept. Funds Parking Department Funds** \_\_\_\_\_  
 R & R \_\_\_\_\_  
 Federal \_\_\_\_\_
- State Capital Request \_\_\_\_\_  
 Gift/Grant Funds \_\_\_\_\_  
 Other (please specify) \_\_\_\_\_

**Required Attachments:**

- a.  Academic Program Statement
- b.  Relationship to Mission and Long Range Planning (relevance to Campus Strategic Plan)
- c.  Need and Expected Contribution to Educational Services
- d.  Alternatives Considered
- e.  Existing and projected: (1) Personnel; (2) Student Enrollment; (3) Student Contact Hours; (4) Research Funding
- f.  Summary of Existing Space Inventory
- g.  Donor Feasibility (Assoc Chancellor for Development)

**One copy of this completed form and required attachments must be submitted to the Director of Planning, Facilities & Services at least four weeks prior to the CCRC meeting at which approval will be requested to conduct a Feasibility Study.**

\*\*\*\*\*

**CCRC - Authorization to Proceed with Feasibility Study:**

Provost: \_\_\_\_\_

Date: \_\_\_\_\_

Form Approved by the Office of the Provost 13 March 2009

Feasibility Rate Scale (FY09)	Low	High	Average
<i>[These rates will be used for budgeting purposes only.]</i>			
Feasibility Studies/GSF	\$1.50	\$3.00	\$2.25

Utility/GSF Rate Scale (FY09)	Low	High	Average	Escalation Rate per year
<i>[These rates will be used for budgeting purposes only.]</i>				
Offices/Classrooms	\$1.33	\$6.24	\$3.49	not available yet
Research Labs	\$4.27	\$11.31	\$6.56	not available yet
Libraries/Museums	\$1.91	\$5.90	\$3.39	not available yet

New Area Funds - O&M/GSF Rate Scale (FY09)	Average	Escalation Rate per year
<i>[These rates will be used for budgeting purposes only.]</i>		
Offices/Classrooms	\$5.61	3.00%
Research Labs	\$11.77	3.00%
Libraries/Museums	\$7.97	3.00%

<b>Total Project Budget/GSF Rate Scale (FY09)</b>	<b>Low</b>	<b>High</b>	<b>Average</b>	<b>Escalation Rate per year</b>
<i>[These rates will be used for budgeting purposes only.]</i>				
<b>Offices/Classrooms</b>				
new space	\$300	\$440	\$390	5.25%
remodeled space	Varies	\$400	\$250	5.25%
<b>Research Labs</b>				
new space	\$500	\$850	\$700	5.25%
remodeled space	\$350	\$700	\$500	5.25%
<b>Libraries/Museums</b>				
new space	\$300	\$600	\$450	5.25%
remodeled space	\$200	\$500	\$350	5.25%