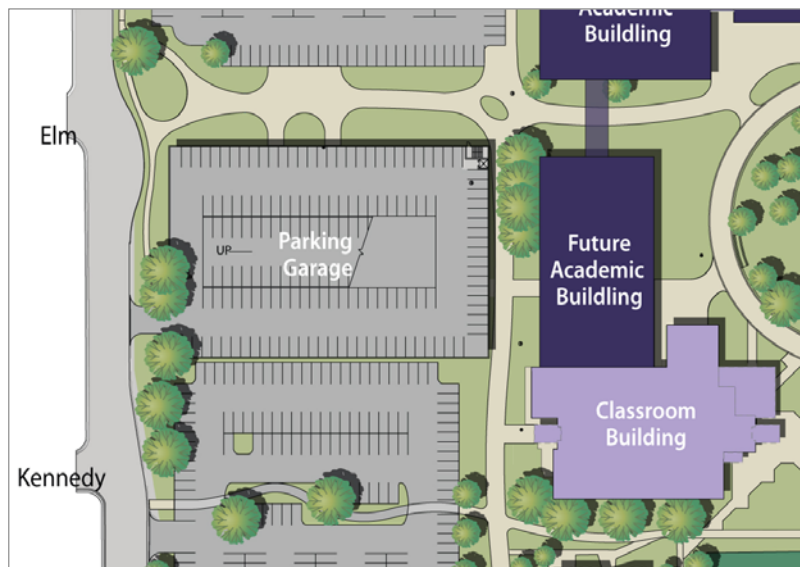




Program Plan for Student Access Parking Structure

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Prepared by

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SUMMARY

This project will provide 836 parking spaces, exclusively for enrolled students, in a structure planned to be located on the western edge of campus in the immediate proximity to the college's primary academic zone.

Inadequate parking has increasingly become a barrier to students persisting towards graduation. Many students, particularly first generation college students, can become overwhelmed by the multiple challenges they face at college. These can include academic, financial, social, time management, study skills, mastering technology, and simply maneuvering through the sometimes bureaucratic but often necessary steps that the advising, registrar and financial aid offices require. Not surprising, the simple experience of not being able to find a place to park can be the difference between success and failure i.e. I am already late for class so why even bother going....

Mesa State College is requesting funding to help remove this barrier. If the college were to incur the full cost of the proposed structure, the parking barrier would be replaced by a financial barrier i.e. the project costs would have to be passed on to students through very high user fees - on top of any operating and maintenance costs.

The estimated cost of this project is \$21,567,222. This amount includes land acquisition and pre-construction site preparation/demolition costs which collectively equal \$1,591,115 (\$1,412,788 for land acquisition and \$178,327 for site preparation/demolition) The college has already incurred these costs and they are reflected on the CC-C form as the college's cost share.

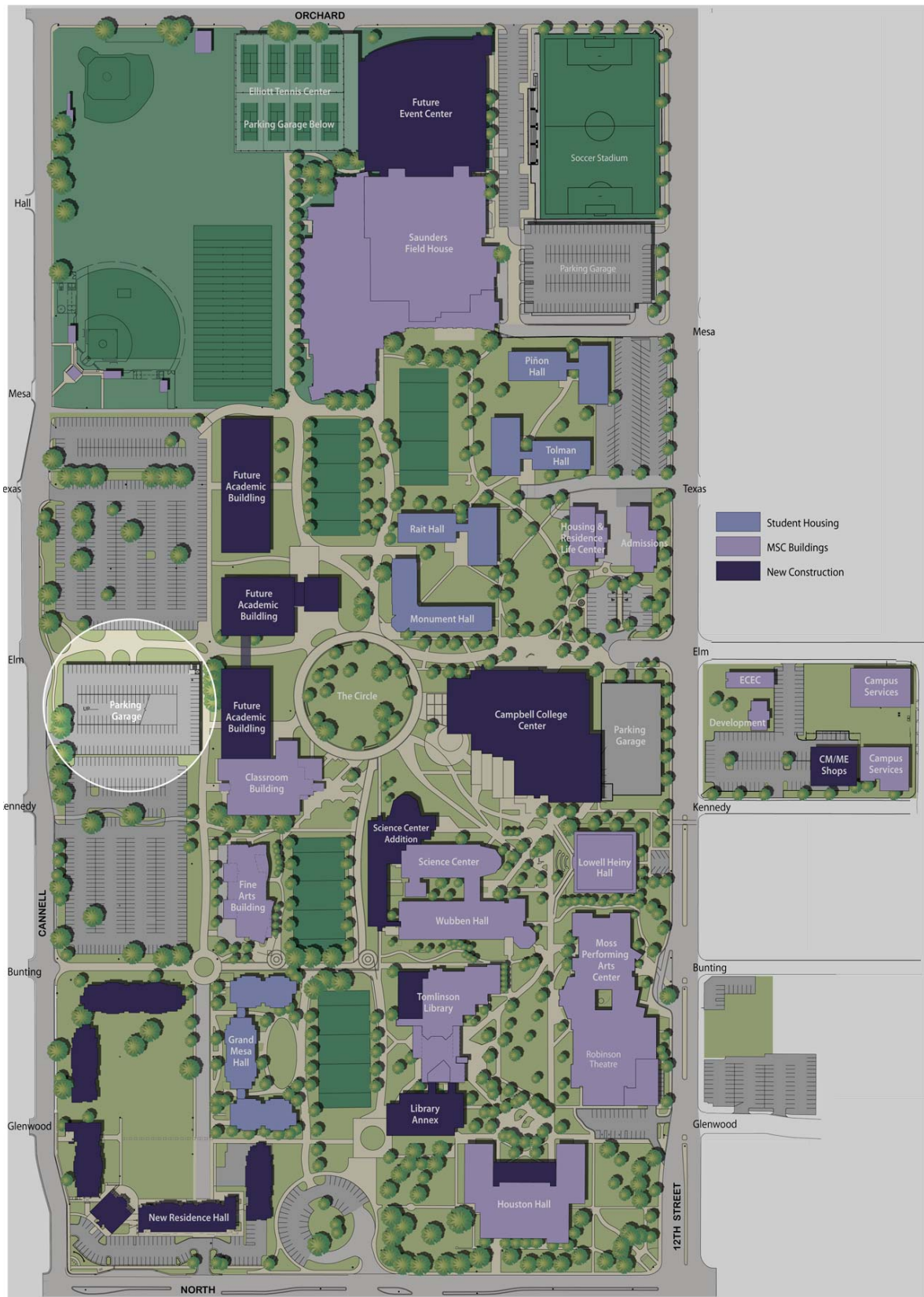
Construction is anticipated to start when funding is approved and will require approximately 12 months to complete. If funded in January 2009, the project would be completed in December 2009 in time for the Spring semester.

GOALS OF THE PROJECT

The key objective is to provide convenient and easily accessible parking for enrolled students.

The college has insufficient parking for the number of enrolled students. Insufficient parking is becoming a barrier to some who want to achieve their educational goals. This barrier can be removed by building the proposed 836 space parking structure. If the college were to pay for the project the parking barrier would be removed, however, the cost incurred by the college would require assessing students with a very high user fees that would result in creating a financial barrier for many.

RELATION TO FACILITIES MASTER PLAN



BUILDING CONCEPT

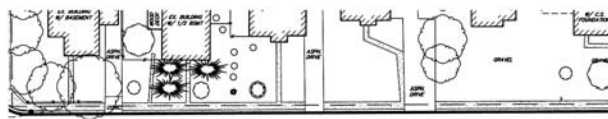
The solution presented here is to construct a five story parking structure that will provide 836 parking spaces that will be available exclusively to enrolled students.

The college engaged Carl Walker Inc., a nationally recognized expert in all aspects of parking including feasibility studies through complex design, to conduct a parking study/analysis of campus parking needs. Their study revealed that the campus has a commuter parking shortage of 1,050 spaces. They reached their findings by applying an “effective parking supply factor” of .3 to the commuter student population. For FY 2009 the college is forecasting 5,324 commuter students which require 1,597 commuter parking spaces to provide adequate parking capacity – the college has only 547 commuter parking space .i.e. a shortfall of 1,050 spaces.

The project budget is based on cost estimates of Shaw Construction Inc. Shaw has recently completed two similar parking structures in Grand Junction, Colorado. The cost estimates were corroborated by Carl Walker Inc. as being a realistic estimate based on their recent experience.

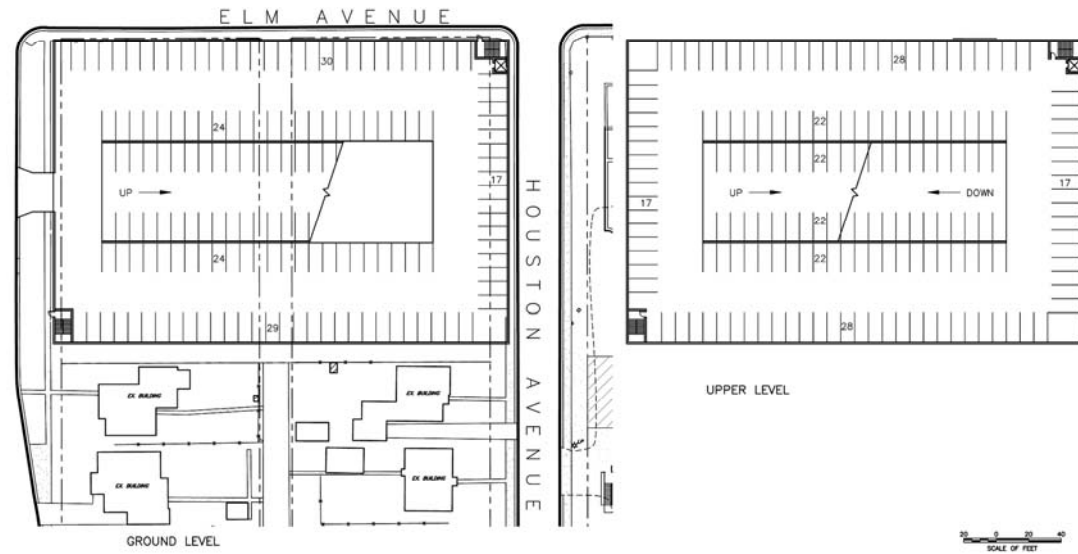
The only other alternative is for the college to fund the full cost of the project. If the college were to incur the full cost of the proposed structure, all of the costs, unfortunately, would have to be passed on to students, creating an additional financial barrier to achieving their educational goals and most likely limiting access to some.

SITE PLAN AND ELEVATIONS



PARKING STRUCTURE - OPTION 1

FIRST FLOOR TOTAL: 124
EACH ADDITIONAL FLOOR: 178



3 FIVE STORY PARKING STRUCTURE (836 SPACES)
A201 SCALE A

SCALE (A) 20 0 20 40
SCALE OF FEET

PROJECT COST ESTIMATE AND SCHEDULE

Student Access Parking Structure	Cost
A. Professional Services	
(1) Program Planning	\$25,000
(2) Architecture & Engineering (Bldg.)	\$978,120
(4) Surveys and Site Inspection	\$35,000
(5) Code Review and Inspection	\$117,000
(6) Construction Management	\$815,100
Total Professional Services	\$1,970,220
B. Land Acquisition	\$1,412,788
C. Construction	
(1) Building New (271,700 @ \$60/sf)	\$16,302,000
(2) Site Work	\$310,327
(3) Utilities	\$247,000
(5) Percent for Artwork – 1% of Sum C(1)-C(4)	\$166,810
(6) Contingency	\$834,050
Total Construction Costs	\$17,860,187
D. Moveable Equipment	
(1) New Equipment	\$98,000
(2) Communications	\$37,000
Total Equipment Costs	\$135,000
Total Project Cost	\$21,378,195