State Street Redevelopment  WEST LAFAYETTE, IN

<table>
<thead>
<tr>
<th>Project Type:</th>
<th>Community/Downtown Development</th>
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<tbody>
<tr>
<td>Agency Owner Name:</td>
<td>Joint Board of the City of West Lafayette, IN and the Trustees of Purdue University</td>
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<td>Financial Close:</td>
<td>March 2016</td>
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<td>Delivery Structure and Term:</td>
<td>25 year Availability-Based Design Build Finance Operate Maintain</td>
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<tr>
<td>Cost to Design and Construct:</td>
<td>$73 million</td>
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**THE CHALLENGE:** Revitalize State Street and establish it as a destination for residents, Purdue University students and visitors, modifying traffic patterns to reduce the corridor’s historical use as a highway through-route. The project will fall under The State Street Master Plan - a much larger scale industrial, commercial and residential development.
CASE STUDY: STATE STREET REDEVELOPMENT

THE SOLUTION: Purdue University and the City of West Lafayette expect the project to be catalytic to the planned development of a large-scale live-work-play technology hub on the western end of the University.

It promotes multimodal travel features, including bike paths and pedestrian walkways, with the goal of enhancing safety for pedestrians, cyclists and drivers throughout Purdue and West Lafayette and in turn, improving community and campus resident cohesiveness.

THE OUTCOME:

| Design to construction completion timeline: | 32 months (March 2016 - November 2018) |
| How was the project financed/paid for? | Senior Secured Private Placement Debt |

PROJECT TEAM:

| Equity Provider: | Plenary Americas |
| Design-Build Contractor: | Rieth-Riley Construction Company Inc. |
| Lead Design Firm: | Janssen & Spaans Engineering |
| O&M Contractor: | N/A |
| Additional Key Team Member: | N/A |

POLITICAL CONTEXT:

| Recent Mayors: | John Dennis 2008-2024, Erin Easter 2024-present |
| Was there a city election prior to the project’s completion? | No |
| Was a new mayor elected prior to the project’s completion? | No |
| Does the state have P3 enabling statute? | Yes |
| Did the city have certified P3 procurement staff? | No |

WHAT MAKES THIS A P3?

- Risk Transfer
- Performance Based
- Long Term O&M
- Public Ground Ownership
- Private Financing
- Public Purpose