

1 BILL NO. R-15-08-18

2 BILL NO. R-____

3
4 A RESOLUTION APPROVING THE DISTRIBUTION OF
5 FUNDS FROM THE CITY OF FORT WAYNE COMMUNITY
6 LEGACY FUND.

7 **Whereas**, the City of Fort Wayne has created the City of Fort Wayne
8 Community Legacy Fund to invest in projects that will have a collective
9 impact that leads to transformational change within the community, and;

10 **Whereas**, the City of Fort Wayne through the Legacy process has
11 received unprecedented public input from across the community and has
12 worked with citizens, business leaders and elected officials to develop
13 implementation priorities, and;

14 **Whereas**, the City of Fort Wayne seeks to advance transformational
15 projects for our community with a focus on economic development,
16 downtown and riverfront development, and youth development/prep sports,
17 and;

18 **Whereas**, higher education opportunities in the downtown and core
19 urban neighborhoods support community goals by promoting development
20 and redevelopment of the downtown and stabilization of infill neighborhoods,
21 and;

22 **Whereas**, each Legacy project provides our community with an
23 opportunity to make our City stronger and better positioned for growth, and;

24 **Whereas**, by working together, we will leave a lasting Legacy for
25 future generations;
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SECTION 1. The City of Fort Wayne Common Council hereby authorizes the Board of Trustees of the City of Fort Wayne Community Legacy Trust Funds to distribute to the following project:

Funds in the amount of \$1,000,000 will be provided to Huntington University and Trine University through their partnership with Parkview Health Services, Inc., from the City of Fort Wayne Community Legacy Fund pursuant to the attached City of Fort Wayne Legacy Fund Agreement with Parkview Health Services Inc. The grant will promote educational opportunities and assist Parkview Health Services, Inc. in supporting Huntington University's and Trine University's Bachelors, Masters and Doctoral Programs through the development and construction of a Life Science Education and Research Center at 1819 Carew Street.

Council Member

Carol Helton, City Attorney

**CITY OF FORT WAYNE
LEGACY HIGHER EDUCATION OPPORTUNITY FUND
AGREEMENT
WITH PARKVIEW HOSPITAL, INC.**

This Agreement (the "Agreement") is entered as of the Effective Date (as hereinafter defined) by the City of Fort Wayne, Indiana (the "City") and Parkview Hospital, Inc. ("Recipient") (the City and Recipient being collectively referred to herein as the "Parties"). The Parties, in consideration of the mutual covenants, obligations and agreements set forth herein, agree as follows:

WHEREAS, Fort Wayne Common Council Resolution 12-12-15 (the "Resolution") provides for a Legacy Higher Education Opportunity Fund to provide funds to assist higher education institutions to purchase property, develop and construct new facilities, rehabilitate older buildings, and provide needed infrastructure in or near downtown Fort Wayne; and

WHEREAS, the Parties desire to enter into this Agreement to encourage: (a) the expansion of educational and employment opportunities in the community; (b) the availability of educational institutions' facilities for public use and enrichment; and (c) the location and expansion of institutions of higher education in urban Fort Wayne; and

WHEREAS, the Recipient will be investing in the development and construction of a joint higher education facility on Recipient's campus in the City's urban infill area as defined in the "Plan-It Allen Comprehensive Plan of Allen County-Fort Wayne";

NOW, THEREFORE, for and in consideration of the mutual considerations hereinafter set forth, the parties hereto agree as follows:

1. Purpose of the Agreement. The purpose of this Agreement is to promote educational, employment and cultural opportunities for the citizens of Fort Wayne Indiana, and to provide support for transformational projects in the community. In furtherance thereof, the City has agreed to award to the Recipient, subject to the terms and conditions hereof, certain financial assistance herein to facilitate the development and construction of a Life Science Education and Research Center at 1819 Carew Street on Recipient's Randallia Avenue Campus in Fort Wayne, Indiana, the creation of a minimum of thirty six (36) new faculty and staff jobs at the Recipient's Randallia Avenue Campus, and the providing of multiple specific opportunities for community engagement and participation designed to strengthen and enrich the infill neighborhoods bordering downtown Fort Wayne.

2. Definitions.

a. The "Application" means the Legacy Fort Wayne – Higher Education Opportunity Fund Application, dated October 27, 2014, a copy of which is attached hereto as Exhibit 1 and incorporated hereby by reference, as amended by letter from Recipient, dated July 27, 2015, a copy of which is attached hereto as Exhibit 1(a) and incorporated hereby by reference.

b. "Project" means the redevelopment and repurposing by Recipient of a medical office building at 1819 Carew Street, on Recipient's Fort Wayne Randallia Avenue Campus as a Life Science Education and Research Center as described in the Application "as amended".

c. "Facility" means the Recipient's completed, fully operational and occupied Life Science Education and Research Center.

d. "Grant" means the amount of funds described in Section 6, hereof which the City may award to the Recipient to pay for a portion of the costs to construct those components of the Project described in attached Exhibit 2, amended by Exhibit 2(a) dated 7/13/15, a copy of which is attached hereto and incorporated hereby by reference, and subject to Recipient's performance in all respects of the terms and conditions of this Agreement.

e. "Fund" means the Legacy Fort Wayne – Higher Education Opportunity Fund, as provided by the Resolution.

f. "Effective Date" means the date on which the second of the Parties executes the Agreement.

3. **Term of the Agreement.** This Agreement shall commence on the Effective Date and shall continue until the twentieth (20th) anniversary of the date on which the Facility is issued a Certificate of Occupancy by the Allen County Building Department (the "Term"). The Recipient shall use its best efforts during the Term to maintain normal and customary operations at the Facility and to continue the community engagement programs described in Part III – Economic /Community Impact of the Application "as amended".

4. **Investment in the Project.** Recipient will invest the sum of Six Million Four Hundred Ninety Nine Thousand Five Hundred Sixty Six Dollars (\$6,499,566) in developing and constructing and completing the Project.

5. **Timing of the Grant.** Recipient may request payment of the Grant under this Agreement provided that a minimum of Four Million Dollars (\$4,000,000) in expenses directly related to the construction of the Project have been incurred and paid. Recipient shall provide City with satisfactory documentation of such incurred expenses and payment thereof concurrent with requesting payment of the Grant by City.

6. **The Grant.** The Grant shall not, in any event, exceed the maximum sum of One Million Dollars (\$1,000,000) and will be paid, subject to Recipient's performance of the terms and conditions of this Agreement, in a single payment upon Recipient's written request therefor.

7. **Responsibilities of Recipient.** Recipient has made certain representations and covenants to the City in Part III of the Application "as amended" regarding the Project, including the amount of private sector investment, the number of jobs to be created, the community based programs and community engagement activities to be created and administered and the economic and community impact to be generated by the Project during the Term. Recipient represents and covenants that it will use its best efforts during the Term to continuously maintain and update in all material respects and expand the community based programs and community engagement activities described in Part III of the Application "as amended", through the investment to be made, the facilities to be constructed and the community-based programs to be created and operated by the Recipient. Recipient's representations and covenants are a material inducement to City agreeing to award the Grant to Recipient. In the event Recipient breaches any of the representations or covenants contained in the Application "as amended" or this Agreement, or otherwise defaults in the performance of any other provision of this Agreement, as determined by City in its sole discretion, the Grant shall be repaid by Recipient in pursuant to Section 9 hereof. Without limiting the foregoing, examples of Recipient's default which shall require a repayment

of the Grant to City shall include:

- a. Employment at the Facility falls below sixty-seven percent (67%) of thirty-six (36) employees in any twelve (12) month period during the Term.

	2015	2016	2017	2018	2019
Total	22.5	26.5	32.5	35.5	36

- b. The Facilities cease to be used predominantly for educating students in the undergraduate and graduate educational programs described in paragraph 1 of Part III of the Application "as amended", or similar undergraduate and/or graduate educational programs serving substantially equal numbers of undergraduate and graduate students in a substantially similar academic environment.

- c. The Recipient's community outreach programs and activities described in Part III of the Application "as amended" are eliminated or materially reduced or modified during the Term.

The terms and provisions of this Section 7 notwithstanding, Recipient may from time to time during the Term request the City to permit a material change in Recipient's community based programs and/or community engagement activities. Any such request shall be in writing and shall provide a detailed description of the reason for such request and the program and/or activity that will result from such requested change. Each such request shall be considered in good faith by the City which shall take into consideration the reason for Recipient's request and the impact on the community of such change to the program and/or activity. The City may grant or deny any such request by the Recipient in the City's absolute discretion and the City's decision in each instance shall be binding upon the Recipient. Recipient agrees that a request which contemplates the elimination of the Life View Clinic or the Parkview Center for Aging and Health is granted Recipient will replace such eliminated program with a substantially similar community-centered program acceptable to the City.

8. Reporting Obligations of Recipient.

- a. The Recipient shall submit to the City documentation of disbursement to Grant distributees within ninety (90) days of receipt of the Grant. Such documentation shall be acceptable to the City and shall include copies of checks to the Grant distributees as shown in Exhibit 2 under Distribution of Legacy Funds.

- b. The Recipient shall submit to the City during the Term, no later than September 30th immediately following each June 30 of Recipient's fiscal year the information listed below, in a format as prescribed by the City:

1. The number of full time jobs at the Facility for each month during the immediately preceding fiscal year.
2. A description of the educational uses of the Facilities during the immediately

preceding fiscal year. The report shall include a listing of course offerings at the Facilities and the number of students participating in the listed courses.

3. A comprehensive description and evaluation of the community impact of the Project to include the following specific areas:

i. A report describing the operations of the Life View Clinic during the immediately preceding fiscal year. The report shall include pertinent data regarding clients served, student demographics, partnerships and, to the extent possible, trending assessment data to evaluate impact on student participants.

ii. A report describing the operations of the Parkview Center for Aging and Health during the immediately following fiscal year. The report shall include information regarding clients served, student involvement in operations and educational outcomes achieved.

4. Such supplemental and/or clarifying information and data which the City may request in writing after reviewing the information submitted by Recipient pursuant to sub paragraph 1. 2. and 3. of this Section 8, within fifteen (15) days following City's request.

5. Such other data and information regarding matters relating to Application "as amended", the Grant, the Project and the Facilities as City may reasonably request in writing within thirty (30) days following City's request.

Recipient shall certify under oath the accuracy of all information submitted to the City under this Section 8.

9. **Non-Compliance:** If the City determines in its sole discretion that the Recipient is not in compliance with the requirements of this Agreement in any material respect, the City may, following thirty (30) days written notice to Recipient which shall provide the Recipient an opportunity to explain the reasons for the noncompliance and the opportunity to cure, take any action the City deems appropriate, including the termination of this Agreement. In the event of such termination, prior to the award of the Grant, the Recipient shall waive and relinquish the right hereunder to request the Grant and the City in its sole discretion shall have no obligation to award the Grant to the Recipient. If the Grant has been paid to the Recipient prior to termination of the Agreement under this Section 9, the Recipient shall repay the Grant to City within one hundred eighty (180) days of City's written request for repayment. The amount to be repaid to the City by the Recipient shall be:

- (a) the Grant received by the Recipient, if the date of the non-compliance occurs during the first ten (10) years of the Term; or
- (b) a pro-rated share of the Grant received by the Recipient, based upon the non-compliance date relative to the second ten (10) years of the Term.

Recipient hereby forever releases the City, it's officers, employees, agents, representatives, departments and divisions, from any and all claims, demands, liabilities or causes of action of every kind and nature, whether now existing or hereafter arising, both known and unknown, which Recipient has or may have

against the City which is in any manner related to (a) the termination of this Agreement by the City or the Recipient for any reason or (b) the less of the Grant or the requirement to repay the Grant in any portion thereof to the City.

10. **Notice to Parties.** Any notice, statement or other communications sent to the City or the Recipient shall be sent to the following addresses, unless otherwise specifically advised.

To the City of Fort Wayne:

Carol Helton
City Attorney – City of Fort Wayne
200 East Berry St., Suite 430
Fort Wayne, IN 46802
PH: (260) 427-1395
e-mail: Carol.Helton@cityoffortwayne.org

To Parkview Health Services, Inc.:

Sue Ehinger
Chief Experience Officer
Parkview Health Services, Inc.
10501 Corporate Drive
Fort Wayne, IN 46845
PH: (260) 260-1020
e-mail: sue.ehinger@parkview.com

11. **Authority to Bind.** Notwithstanding anything in this Agreement to the contrary, the signatory for the Recipient represents that he/she has been duly authorized by the Recipient to execute this Agreement and to bind the Recipient to each of the representations, covenants, and obligations of Recipient contained herein.

12. **Amendment of this Agreement.** This Agreement or any portion hereof may only be amended by a writing executed by the Parties.

13. **Assignability.** The Recipient shall not assign this Agreement or any portion thereof without the prior written consent of the City, which consent may be withheld at the City's discretion.

14. **Remedies not Impaired.** No delay or omission of any party in exercising any right or remedy available under this Agreement shall impair any such right or remedy, or constitute a waiver of any default or acquiescence thereto.

15. **Compliance with Laws.** The Recipient agrees to comply with all applicable federal, state and local laws, rules, regulations and ordinances and all provisions required thereby, whether now existing or hereafter enacted, which are included and incorporated by reference herein, in the design, development and construction of the Project, in the management and operation of the Facility, in the

community outreach programs and activities, and in Recipient's performance under this Agreement.

Pursuant to I.C. '22-9-1-10 and the Civil Rights Act of 1964, Recipient shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to the hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of such person's race, color, religion, sex, disability, national origin, handicap or ancestry. Breach of this covenant may be regarded as a material breach of this Agreement.

The Recipient affirms under the penalties of perjury that the Recipient does not knowingly employ an unauthorized alien. The Recipient affirms under the penalties of perjury that the Recipient has enrolled and is participating in the E-Verify program as defined in IC 22-5-1.7-3. The Recipient agrees to provide documentation to the State of Indiana that the Recipient has enrolled and is participating in the E-Verify program. Additionally, the Recipient is not required to participate if the Recipient is self-employed and does not employ any employees. The City may terminate for default if the Recipient fails to cure a breach of this provision no later than thirty (30) days after being notified by the City.

16. Governing Laws. This Agreement shall be construed in accordance with and governed by the laws of the State of Indiana, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules. Suit, if any, shall be brought in a court of applicable jurisdiction situated in Allen County, Indiana.

17. Entire Agreement. This Agreement, entered into of even date herewith, and any attachments hereto, contain the entire understanding of the Parties and this Agreement supersedes all prior agreements and understandings, oral or written, with respect to the subject matter enclosed herein and contemplated hereby.

18. Indemnification and Release. The Recipient shall indemnify, defend and hold harmless the City and its divisions, department, officers, employees, representatives and agents (collectively, the "Indemnitees") from and against all claims, demands, charges, lawsuits, costs and expenses (including legal costs and attorney's fees) caused by or associated with any act or omission of the Recipient and/or any of its contractors, subcontractors, vendors, suppliers, employees, representatives, licensees, invitees and/or authorized agents in connection with (a) the design, development, construction, operation, management and control of the Facility and (b) any and all activities of every kind and nature which occur in, on or about the Facility. The City shall not provide any indemnification hereunder to the Recipient. The Recipient hereby forever releases Indemnitees and each of them from any and all claims, demands and charges, of every kind and nature, both known and unknown, whether now existing or hereafter arising, that Recipient has or may at any time in the future have against Indemnitees, or any of them, under this Agreement. In no event shall the City be liable for any direct, indirect, special, incidental, consequential or punitive damages, costs or expenses arising from any act or omission to act by any party relating in any manner to this Agreement, the Application "as amended" or the activities described herein or therein or contemplated hereby or thereby. The covenants contained in this Section 18 shall survive the expiration or termination of the Agreement for any reason.

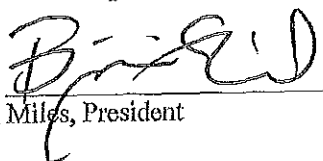
19. Severability. The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses, or provisions of this Agreement.

IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement on the dates entered below.

The City of Fort Wayne

By: _____ Date: _____, 2015
Thomas C. Henry, Mayor

Parkview Hospital, Inc.

By:  _____ Date: 08/19, 2015
Ben Miles, President

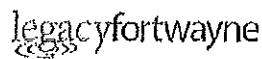


Exhibit 1

**Community Legacy Fund
Application**

October 27, 2014

PART I: APPLICANT INFORMATION

1. **Project name:** Life Science Education and Research Center
2. **Physical address of Project:** 1819 Carew Street Fort Wayne, IN 46805
3. **Project Owner:** Parkview Hospital Inc., 2200 Randallia Drive Fort Wayne, IN 46805
4. **Describe the proposed project, including the educational uses upon completion of the project.**

A partnership of Parkview Health, Trine University and Huntington University, the Life Science Education and Research Center is the adaptive reuse of a medical office building into a joint-use higher education facility focused on healthcare and life sciences. The creation of a Life Science Education and Research Center builds on Parkview's strategy to position Randallia as a national center of excellence in senior care, rehabilitation and behavioral health, while building on the historic and recent capital investment and infrastructure at Randallia.

The reuse plan includes Trine University creating classrooms and offices for select bachelors, masters and doctoral programs, most of which are new to Fort Wayne and will be offered exclusively at Randallia. Huntington University will relocate select existing bachelors, masters and doctoral programs from its main campus in Huntington as well as develop new programs exclusively offered at the Randallia campus.

Current and planned programs to be offered on the Randallia campus include:

Trine University Degree Programs:

- Healthcare Management (BBA)
- Emergency Management (BS)
- Biomedical Engineering (BE)
- Engineering Technology (BS)
- Leadership in Biomedical Regulatory Affairs (MS)
- Leadership in Nonprofit Management (MS)
- Leadership in Healthcare Systems Studies (MS)
- Speech-Language Pathology (MS)
- Physician Assistant (MS)
- Physical Therapy (DPT)

Huntington University Degree Programs:

- Human Resource Management (BS)
- Not-for-Profit Leadership (BS)
- Nursing (RN-BSN, BS)
- Counseling (MA)
- Education (MA)
- Occupational Therapy (OTD)



Research Programs:

- Trine University Center on Biomechanics/Movement Science
- Parkview Center on Aging and Health
- LifeView Clinic

Trine University and Huntington University will have unparalleled opportunities to collaborate with Parkview Health on research initiatives. Established in 1993, working with research centers from all over the world, Parkview Research Center conducts clinical research in collaboration with more than 500 area physicians with expertise in more than 40 medical specialties in cardiology, neurology, radiation, oncology, emergency medicine, and critical care. Opening in 2015, the Mirro Family Research and Innovation Center on the campus of Parkview Regional Medical Center will focus on translational research, device and pharmaceutical clinical trials, patient care delivery models and technology as well as education programs for medical professionals and their patients.

To extend the impact of this unique collaboration, Parkview Health and Fort Wayne Community Schools (FWCS) are discussing how to relocate the FWCS allied health programs from Anthis Career Center to Carew Medical Park on the Randallia campus. As envisioned, FWCS would locate Career and Technical Education (CTE) healthcare programs and high school (dual credit) courses including Introduction to Medical Careers, Certified Nursing Assistant, and Medical Assisting. This would add capacity for FWCS to expand other CTE programs at Anthis, while providing over 100 high school students an active learning environment shared with undergraduate and graduate students and a fully functioning hospital and rehabilitation center. This is believed to improve the rate of high school completion and pursuance of postsecondary education.

Statement of Need

To meet significant program demand as well as critical program accreditation timelines, Parkview Health, Huntington University and Trine University have already invested nearly \$4 million to meet the capital cost requirements for the Life Science Education and Research Center. With programs in physical therapy and occupational therapy now operating at Randallia, new students and faculty are already contributing to the Fort Wayne economy.

A \$1 million investment from the Community Legacy Fund will fund a gap in the required capital costs to renovate and create laboratory and clinic space during the critical period when new academic and research programs are being developed and launched. This will include the Trine Biomechanics/Movement Science Center. The investment in the Life Science Education and Research Center can be quickly deployed to demonstrate the impact of the Community Legacy Fund. Further, a joint financial commitment from the City of Fort Wayne, Parkview Health, Trine University, and Huntington University, is a statement of confidence in the private / public partnership, which is important in ongoing fundraising efforts for the Center and its programs.

Life Science Education and Research Center.

FF&E Purchased/Planned by Huntington University for Randallia-based Programs

Submitted by Huntington University

As of 05/18/2015

FF&E Spent to Date

Offices

Office furniture	3,138.50
Office furniture	2,974.20
Faculty office furniture	3,119.20
Common space furnishings	27,439.24

Network/Technology

Faculty & student computers	7,320.70
Network Setup	28,239.65
Ipads, speaker system	1,015.93

Classroom Furnishings

Skeletons & models for labs/classrooms	8,449.00
Steelcase furniture	110,343.95

Lab furnishings

Therapy tables & mats	24,847.00
6'x8' Mat platform & fixtures	4,014.10
Dissecting table & equipment	4,346.53

Total FF&E Spent to Date 225,248.00

Anticipated FF&E to be Spent

Offices

Additnl faculty office furniture	4,500.00
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Network/Technology

Smart boards/projectors/setup	24,500.00
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Classroom Furnishings

Furniture new rooms/common	24,130.00
Keypads	4,000.00

Lab F&E

Bungee Walker and Ergo	10,880.00
Assisted movement devices	25,000.00
Low vision assisted	21,190.00
Balance and Smart Fit	35,500.00
Sensory deprivation tools/therapy	30,250.00
Job simulation tools/equipment	32,450.00
Driving simulator/vehicle/equip	108,500.00
Assessment Center of Evidence	107,500.00

Total Anticipated FF&E 428,400.00

Life Science Education and Research Center

FF&E Purchased/Planned by Trine University for Randallia-based Programs

Submitted by Trine University

As of 05/18/2015

FF&E Spent to Date

Offices	
Faculty office furniture	21,112.00
Network/Technology	
Faculty & student computers/specialized labs	96,994.00
Network Infrastructure	77,740.00
Classroom Furnishings	
Skeletons & models for labs/classrooms	14,284.00
Steelcase furniture	157,000.00
Lab furnishings	
Treatment tables	27,900.00
Mobility equipment	5,927.00
Modality equipment	17,410.00
Anatomy equipment/supplies	23,480.00
Examination equipment	3,966.00
Exercise equipment	5,278.00
Total FF&E Spent to Date	451,091.00

Anticipated FF&E to be Spent

Offices	
Additional faculty office furniture	26,390.00
Library collection	25,000.00
Network/Technology	
Infrastructure, hardware, software	224,500.00
Classroom Furnishings	
Furniture new rooms/common	33,608.00
Lab F&E	
Tables/equipment	66,944.00
Exercise Physiology equipment	48,185.00
Total gym	46,037.00
Motion analysis equipment	255,605.00
Sim equipment	75,000.00
Prototyping lab equipment/software, hardware, scanner	448,731.00
Total Anticipated FF&E	1,250,000.00

PART II: PROJECT INFORMATION

I. Provide project details, including:

- a. Total project cost: \$4,756,429
 - Total square footage of project: 62,125 sq. ft.
 - i. Total square footage directly attributable to education: 41,320 sq. ft.
 - ii. Total square footage of allocated common area: 18,225 sq. ft.
 - iii. Total square footage for mechanical: 2,580 sq. ft.

Built in 1993 as part of the Carew Medical Park complex, the 1819 Carew Street facility has a reinforced concrete foundation, reinforced concrete structural frame and metal studs (partition walls), brick exterior walls with concrete details and tinted thermopane windows in aluminum sash. Black rubber membrane (flat roof) and standing seam metal roofing (pitched roof). Floor-to-floor heights are 14' for the ground, second and third floors and 16' for the first floor. The facility is served by 176 surface parking spaces.

Since this building was designed as a medical office building, with a significant number of small examination rooms, renovations have involved converting these clinical spaces into classrooms, specialized laboratories, and staff offices. The adaptive reuse plan includes Trine University launching a new Biomechanics/ Movement Science Center, as well as classrooms and offices for select new and existing bachelors, masters and doctoral programs. Huntington University will relocate select existing bachelors, masters and doctoral programs from its main campus in Huntington as well as develop new programs exclusively offered at the Randallia campus. Parkview Health will also conduct continuing education and incumbent worker training programs in the facility.

Total area of 1819 Carew Street is 62,125 square feet. The space plan by tenant, with allocation of common areas in proportion to tenant's leasable area, is as follows:

- i. Trine University: 20,150 sq. ft.
- ii. Huntington University: 13,921 sq. ft.
- iii. Parkview Health (continuing education): 13,311 sq. ft.
- iv. Unassigned/Expansion Space: 12,163 sq. ft.
- v. Mechanical: 2,580 sq. ft.

Although the facility will be phased and space will be utilized by Parkview Health, Trine University and Huntington University based on program demand, 100 percent of the facility is planned as an education and research center.

b. Project Timetable including proposed start-date:

- | | |
|---|------|
| • Announcement of Life Science Education and Research Consortium | 2011 |
| • Parkview submits Legacy Fort Wayne application | 2012 |
| • Trine University and Huntington announce Randallia program strategy | 2012 |
| • Trine and Huntington start programs in Parkview Hospital | 2012 |
| • Parkview submits Higher Education Opportunity Fund application | 2013 |
| • Trine and Huntington receive program accreditation | 2013 |
| • 1819 Carew Street phase I renovation start | 2013 |
| • 1819 Carew Street phase I renovation complete | 2014 |
| • Huntington OTD and Trine DPT programs enroll first classes at Randallia | 2014 |

legacyfortwayne

- Parkview submits Community Legacy Fund application 2014
- 1819 Carew Street phase II renovation start 2014
- 1819 Carew Street phase II renovation complete 2015

2. Describe capital need:

a. Financing requirements / sources of capital

Financing	Amount	% of Total
Project Partner Investments	3,756,429	78.9
Community Legacy Fund	1,000,000	21.1
TOTAL	\$4,756,429	100

b. Provide:

i. Sources/uses statement:

Sources	Amount	% of Total
Project Partners	3,756,429	78.9
Community Legacy Fund	1,000,000	21.1
TOTAL	\$4,756,429	100

Uses	Amount	% of Total
Facility Renovation	3,158,198	66.4
Furniture, Fixtures, Equipment	1,598,231	33.6
TOTAL	\$4,756,429	100

- ii. Financing status: Project is self-funded, and 78.9% of the funds have been released
- iii. Anticipated financing closing date: NA
- iv. Strategic plan for long-term sustainability

High-quality graduate health programs are costly to launch and to grow and implementation timelines are important to meet for accreditation. Trine University and Huntington University are self-funding the launch and operation of their respective programs by support received from private donors, foundations, endowments, collaboration with Parkview Health and Lutheran Health Network, and through the expansion of current and new programs that includes funding from tuition revenue. The unique setting for the programs, strong demand, limited supply of educational outlets, and a growing job market for graduates will enable the programs to be self-sustaining. Trine University estimates the DPT program to be self-sustaining by 2015-2016 and Huntington University estimates the OTD program to be self-sustaining by 2016-2017.

c. Note any additional grants, and/or federal, state, county, city incentives benefiting the project

A privately-led initiative, the Life Science Education and Research Center will attract philanthropic support. Parkview Health, Trine University, and Huntington University are individually and collectively pursuing multiple sources for additional public, private and philanthropic support for programs. For example, Trine University has received a \$350,000 grant from the English, Bonter, Mitchell Foundation to help fund the development of its doctorate in physical therapy degree program. The grant, payable over five years, will be used for program development and lab equipment.



3. Project Team

- a. Project Sponsor: Parkview Health
 - i. Project Executive: Dr. Sue Ehinger, sue.ehinger@parkview.com, 260-373-9020
 - ii. Finance Manager: Darrell Gerig, darrell.gerig@parkview.com, 260-373-8404
- b. Financial Partner: Trine University
 - i. Michael Bock, hockm@trine.edu, 260-665-4102
- c. Financial Partner: Huntington University
 - i. Dr. Ann McPherron, amcpherron@huntington.edu, 260-359-4225

4. Additional information as appropriate:

- a. Site control and zoning approval: Parkview Hospital, Inc. has owned and operated the property as a medical office facility for Parkview Physicians Group since 1993. An educational institution is a permitted use under the current zoning of CM-1.
- b. Construction contract & schedule:
 - i. Construction Manager: Michael Kinder & Sons, Fort Wayne, IN
 - ii. Architect: Moake Park Group, Inc., Fort Wayne, IN
- c. Visuals (maps, floor plans): Attached as Appendix A

5. Any additional information that would assist in evaluating the project

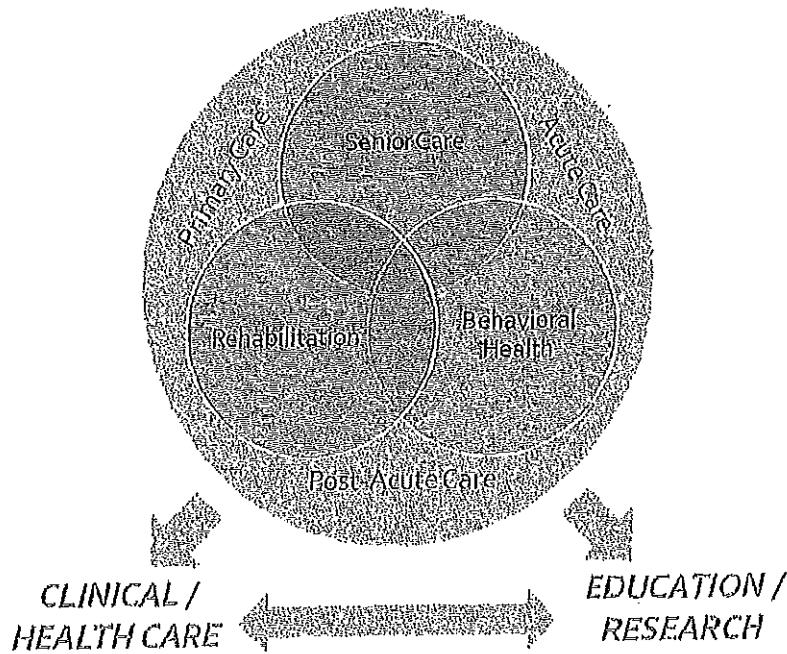
Parkview has operated its flagship hospital at this location since 1953, in addition to campus neighbors and non-profit healthcare providers such as Crossroad, Park Center, Saint Anne's Home and Retirement Community, and the VA Northern Indiana Regional Medical Center. In total, the area is approximately 150-acres, employing thousands of healthcare and life science workers.

In 2012, Parkview opened a new Regional Medical Center on the north side of Fort Wayne to serve a larger and growing geographic market. Some service lines were shifted from Parkview Hospital to Parkview Regional Medical Center and Parkview has consolidated remaining services on the Randallia campus within its hospital complex. This has created reuse and redevelopment opportunities at Randallia.

Parkview will continue to operate at least a 200-bed main hospital facility with a mix of inpatient acute care, post-acute care and rehabilitation services, including skilled nursing facilities, full emergency room services, family birthing services, outpatient services, physician practices, and surgery suites. Parkview Behavioral Health will continue to operate a 107-bed inpatient and outpatient behavioral health hospital, one of the few remaining in Indiana.

While continuing to provide vital community-centric primary, acute, and post-acute care, Parkview is repositioning and investing in the Randallia campus as part of a Future Uses Plan process. Nearly \$20 million of capital and new program investment has been completed by Parkview at Randallia since 2012. Based on the clinical expertise, research and care provided by Parkview and the surrounding campus neighbors, a strategic focus on senior care, behavioral health and rehabilitation will result in a 'center of excellence' at Randallia that explores the intersection of these growing and increasingly complex healthcare segments.

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This strategy is driving Parkview's outreach and recruitment of mission-aligned partners to join this evolving life science and healthcare employment cluster, which is and will continue to be one of the densest in Northeast Indiana. The Life Science Education and Research Center is one of the catalyst projects of this Future Uses Plan.

The 1819 Carew Street facility has been well-maintained by Parkview Health since its completion in 1993. Interior spaces feature high quality materials, such as marble floors and wood trim in common areas and good quality commercial grade carpeting in halls and suites. Exterior brick and pre-cast concrete facades are clean and in very good condition. Campus grounds and perimeter landscaping are mature and well-maintained.

The greatest practical efficiencies will result from the partner's sharing services and space. The universities will share maintenance and facility expenses related to buildings, grounds and parking facilities. General classroom space will be shared and cooperatively scheduled to provide for efficient day, evening and year-round use of facilities. The universities will partner to provide student support services in educational technology, research and library resources. The universities will participate in joint marketing activities to help prospective students understand the full array of options available on the campus. Project partners have agreed to share common services for admissions, financial aid, career counseling, and several broader administrative services.

PART III: ECONOMIC / COMMUNITY IMPACT

Upon completion, the project should have a significant permanent positive economic impact of the City of Fort Wayne. Describe the project impacts in the areas described below: (quantify your answers)

1. **Transformative outcome.** *Describe how the proposal will substantively improve the landscape of Fort Wayne either figuratively or literally.*

Almost fifty percent of Indiana's recent college graduates leave the state annually, as do over 90 percent of graduates with hometowns in other states, according to a 2012 Indiana University study. In addition, only a third of adult Hoosiers have a college degree, yet 60 percent of Indiana's workforce will have to hold college degrees by 2025, according to the Lumina Foundation. In addition to "brain drain," Indiana's per capita personal income lags the nation and the gap continues to widen.

Healthcare and life sciences are employment sectors that are growing in Indiana while paying wages well above the state and regional median. However, there is a growing gap between the needs of Indiana's healthcare and life science employers, like Parkview Health and Lutheran Health Network, and the skills of Indiana's workforce.

The Life Science Education and Research Center will help address the growing skills gap and support the strategy of positioning the Randallia campus as a national center of excellence in senior care, rehabilitation and behavioral health. The model is a consortium of the region's largest employer and two private, four-year universities with specific bachelors, master and doctoral degrees and research programs that support this strategy.

The employment prospects within Indiana are exceptionally strong for the graduates of these programs, at salaries well above the median in Indiana. For example, Parkview Health has hired 25 physical therapists and 12 occupational therapists in the last two years alone. In 2015, Parkview is planning to hire an additional 27 professionals. Other local healthcare employers like Lutheran Health Network and Turnstone will also hire the graduates of these Randallia-based programs.

To extend the impact of this unique collaboration, Parkview Health and Fort Wayne Community Schools (FWCS) are discussing how to relocate the FWCS allied health programs from Anthis Career Center to Carew Medical Park on the Randallia campus. FWCS would locate Career and Technical Education (CTE) healthcare programs and high school (dual credit) courses including Introduction to Medical Careers, Certified Nursing Assistant, and Medical Assisting. This would add capacity for FWCS to expand other CTE programs at Anthis, while providing over 100 high school students an active learning environment shared with undergraduate and graduate students and a fully functioning hospital and rehabilitation center. This is believed to improve the rate of high school completion and pursuance of postsecondary education.

While there are other joint-use education facilities in Indiana (e.g., Columbus Learning Center) and around the country, there are very few if any that involve a major employer, focus on a specific industry sector and economic development strategy, like life sciences and healthcare, and include high school through doctoral students. For those reasons, the Life Science Education and Research Center is unique and will be transformative.

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2. **Amount of investment leverage.** *How will the project maximize leverage opportunities? What are the sources of funding beyond the Legacy funds? Are funds in place or committed? Describe project budget and financing gap.*

To meet program demand, Parkview Health, Trine University and Huntington University have together placed nearly \$4 million of capital commitments to the project, which comes from a combination of cash reserves, operating revenues, and generous donors, who believe in the Center and its programs. The remaining gap of \$1 million would be fulfilled from Legacy Funds and would be placed immediately. The gap funding is needed to complete the renovation and build-out of specialized laboratory space for occupational therapy and physical therapy, which will be used for both education and research.

Once the project is fully operational, the unique nature of the private / public partnership model, coupled with the focus on growing and increasingly important healthcare issues, will attract skilled professionals and create opportunities for other external research funding, such as the National Institutes of Health.

3. **Serve as a catalyst for additional development.** *How will the proposal attract development or other improvements in the immediate vicinity?*

The project is within the Randallia healthcare campus, one of the densest employment clusters in the region. By 2015-2016, 2,600 people will come to Randallia to work and learn, in addition to thousands that come to get well. Of the 150-acres that comprise the Randallia campus, approximately 39 acres of vacant land could be repositioned for new development in life sciences and healthcare, which are promising sectors for growth for the region and the state. At build-out, over 7,000 people could come to Randallia to work and learn in the future, which could spur additional investment in support services, amenities, and retail space on and around the campus.



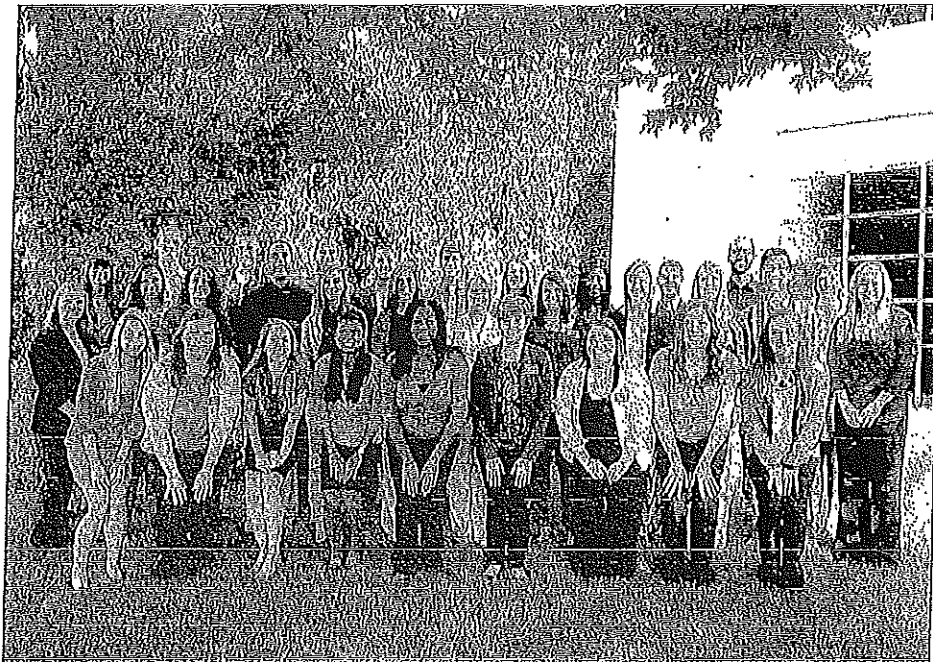
Randallia Campus Life Science and Healthcare Employment

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4. Local Focus. Describe in detail how the Legacy Fund will remain within Fort Wayne. Be as specific as possible.

The Life Science Education and Research Center is not just about serving Fort Wayne, but attracting more people to Fort Wayne. The project has been and will continue to be implemented by Fort Wayne architecture and construction management firms, Moake Park Group, Inc., and a Michael Kinder and Sons, Inc. respectively. Local firms are given preference in the subcontracting process to maximize the impact of the Community Legacy Funds on the local economy. Thirty-six subcontractors have been involved in the project to date, and all 36 firms are based in Fort Wayne or have an office in Fort Wayne.

Further, the initiative is creating new permanent high-skilled, high-wage jobs in Fort Wayne to train new students who will fill demand for high-skilled, high-wage jobs in Fort Wayne and around the state. For example, Huntington University attracted 120 national and international applicants for 32 available program slots. Twenty students of the inaugural class of 32 are relocating to Fort Wayne from outside of Indiana, coming from as far away as New Jersey, Texas and California. Trine University enrolled 32 students in 2014 at the Randallia campus, with six from Allen County and 26 relocating to Fort Wayne from elsewhere in Indiana, Illinois, Iowa, Kansas, Michigan, Ohio, Utah, and Texas. An even more significant incremental lift to the local economy will result from these new students and faculty living and spending in Fort Wayne.



Inaugural Huntington University Occupational Therapy Class at Randallia

5. Considers and aligns with adopted community plans. Will the project be sensitive to Plan-It Allen and subsequent area and special purpose plans, including Bike Fort Wayne, Walk Fort Wayne, Front Door Fort Wayne?

The Life Science Education and Research Center is sensitive to good community planning principles and, moreover, helps to fulfill important goals of Plan-It Allen:

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- **Land Use** – Efficient use of land resources through coordinated and quality revitalization and redevelopment leads to improved community well-being. Development contiguous to urban areas should be encouraged and organized as commercial centers and neighborhoods integrated with the existing pattern. Infill development and revitalization initiatives should be encouraged.
- **Economic Development** – Existing business growth and new business attraction is supported in a manner that produces secure, well-paying jobs; provides infrastructure improvements needed for economic development; and fosters operational efficiencies.
- **Neighborhoods** – Mature neighborhoods should be stabilized, maintained and enhanced to link residents to a variety of land uses which meet the needs of the community. Civic, institutional, and commercial activity should be integrated into the neighborhood fabric. Ensure coordination between major civic and institutional organizations and local planning departments.
- **Community Facilities** – Quality facilities ensure public health and safety, provide educational opportunities, and collectively build a thriving, accessible and welcoming community for all ages and backgrounds.

6. **Long-term sustainability. Is the proposal well developed and provides a solid business model? Provide details.**

The most sustainable development is redevelopment or one use giving way to another. Adaptive reuse of an existing medical office complex adjacent to three hospitals will allow the universities unparalleled access to healthcare employers, a competitive advantage in student recruitment, retention and placement. Capital costs for adaptive reuse are very favorable to new construction, while shared facilities and services will result in lower long-term operating costs.

The project partners exemplify "long-term sustainability," with a combined 383 years of history, experience, and commitment to the Northeast Indiana region. Parkview Health traces its roots back to 1878 as Fort Wayne City Hospital. The introduction of Trine University (founded 1884) and Huntington University (founded 1897) to Fort Wayne will ensure the Randallia campus continues to evolve as an anchor for the neighborhood, city and region. Confidence in the location at Randallia and the market demand for the planned programs led to approval and endorsement of the project by the respective Boards of Parkview Hospital, Trine University, and Huntington University.

7. **Alignment with identified community priorities. Is the impact of the concept / proposal aligned with community priorities?**

Implementation of the Life Science Education and Research Center helps to fulfill important goals of Vision 2020 as well as the State of Indiana's economic development priorities to grow the life science cluster:

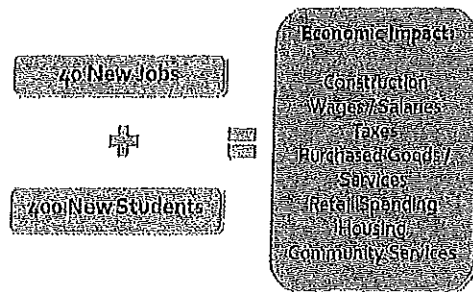
- **21st Century Talent** – An education and research campus at Randallia will help ensure access to higher education and promote awareness about educational opportunities, specifically in the area of workforce training/re-training in healthcare and life sciences.
- **Economic Development** – Reuse of quality, existing facilities, such as those at Parkview's Randallia Campus, will provide cost-effective vessels for jobs and ideas.

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- **Entrepreneurship** – Led by the region's largest employer, a private / public partnership brings a broad base of resources to increase entrepreneurial businesses, foster innovation and creativity, and position the region as a hub for new ideas in healthcare and life sciences.
 - **Infrastructure** – Building on Parkview's historical capital investment as an anchor institution, and 75+ acres of other healthcare institutions will be leveraged into an incubator for ideas and training related to healthcare and life sciences.
8. **Improve the local economy.** How will the proposal attract new jobs, provide an expanded tax base, and/or stabilize distressed or threatened neighborhoods.

In terms of short-term construction jobs, approximately 100 jobs from direct, indirect and induced activities are associated with the construction. All 36 subcontractors participating in the project to date are based in Fort Wayne or have a Fort Wayne office.

In terms of permanent jobs, Trine University and Huntington University are projected to employ approximately 40 faculty and staff at the Randallia campus, which are new Fort Wayne jobs that are already impacting the Fort Wayne economy. For example, because there is a shortage of qualified occupational therapy faculty prospects, Huntington University has recruited its first three full-time faculty members from outside Indiana. Relocating from Nashville, Chattanooga, and New Mexico, all three faculty members have purchased homes in Fort Wayne within the last month. Similarly, Trine University has recruited its physical therapy faculty from outside Indiana.



The location of the Life Science Education and Research Center on the Randallia campus will benefit the neighborhood, as it benefits the academic and research programs. There is an inextricable link between the health of a downtown and its adjacent urban neighborhoods. The neighborhoods around Randallia are historically and culturally significant, while they are also neighborhoods that have suffered significant decline. The Randallia campus now lies within a 'Severely Distressed' census tract, where 22 percent of the population is in poverty, unemployment exceeds 12 percent and the median income is only 66 percent of the area median household income of \$60,235. These trends must be reversed.

The Life Science Education and Research Center is a critical part of the revitalization strategy of the Randallia campus and surrounding neighborhood. It will help attract new households and families to live and work in and around the area, which can spur demand for support services, amenities and retail. For its part, Parkview Health continues to invest in the future of the Randallia campus. Joining Parkview Health, Trine University and Huntington University, a Community Legacy Fund investment in Randallia now will help to stabilize the surrounding urban neighborhoods for the future.



9. **Three overarching areas of focus.** How will the proposal address one or more of the listed focus areas? Is the proposal bold? Will it be recognized as having moved the community forward? Be specific.

- **Economic Development** – The Life Science Education and Research Center aligns the local, regional, and state economic development strategies, as life sciences and its subsectors are a core industry sector strategy of Greater Fort Wayne, Inc., Northeast Indiana Regional Partnership, and the Indiana Economic Development. This model of integrating “eds and meds” is unique in Indiana and in the United States.
- **Business Attraction and Retention** – Attracting two private, non-profit higher education institutions with new programs exclusively offered at Randallia boosts the post-secondary education presence of Fort Wayne. Increasing the amount of credentialed, qualified healthcare professionals will benefit major employers like Parkview Health, Lutheran Health Network, and other healthcare providers throughout the region and state. The Life Science Education and Research Center will produce graduates to fill many of the highest earning and in-demand jobs in Indiana.
- **Strategic Infrastructure** – The Life Science Education and Research Center leverages and contributes to the assets of the Randallia campus. Parkview Health and other healthcare providers together have created one of the densest employment clusters in the region in an urban, transit-served neighborhood, adjacent to downtown Fort Wayne.

Due Diligence

- a. Market/feasibility studies:

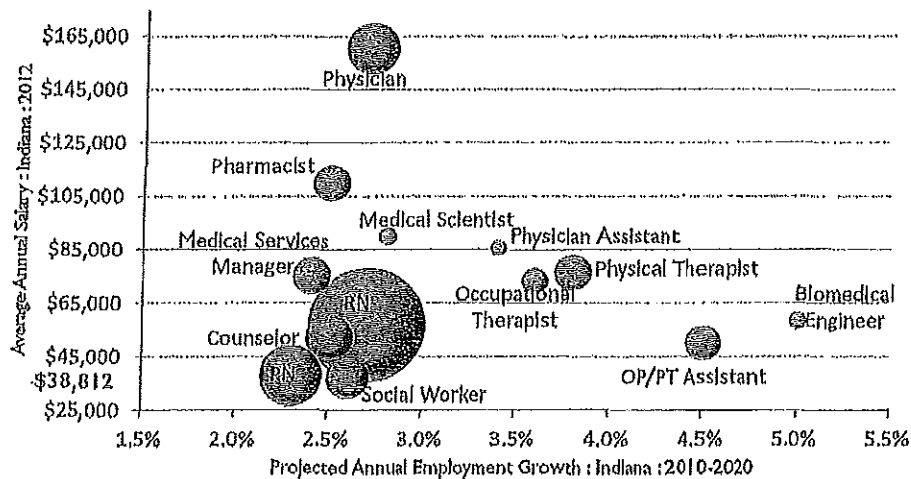
Among the educational programs to be delivered on the Randallia campus include training for some of Indiana's “hot jobs,” in terms of annual employment growth through 2020. Further, the jobs pay above the region per capita personal income of \$38,812.

Randallia-based Education and Workforce Development Programs

Annual Average Salary 2012 and Annual Job Growth 2010-2020

Indiana

Source: Indiana Department of Workforce Development



Three of the most significant programs are detailed below.

- Physical Therapy** – The Occupational Outlook Handbook verifies the growth in physical therapy professions. Employment is expected to grow 36 percent (much faster than average) from 2012-22, with median pay of \$79,860 per year. Of the existing graduate educational opportunities available throughout the United States, only 24 percent of doctoral level programs (DPT, DScPT, PhD) and 19 percent of master level programs (MS, MHS, MTC) are located in the Midwest, and only two are located in Indiana.
- Occupational Therapy** – The Occupational Outlook Handbook verifies the growth in occupational therapy professions, which are expected to grow 29 percent (much faster than average) from 2012-22, with median pay of \$75,400 per year. The occupational therapy profession is moving toward requiring that entry-level Occupational Therapists hold an OTD degree by 2025. As Huntington University's program is one of only 14 OTD programs in the United States, this new entry-level requirement will benefit Huntington's program and help sustain strong enrollment.
- Counseling** – The Occupational Outlook Handbook predicts the need for mental health counselors across the country to grow at a much faster rate than average (29 percent) from 2012-2022, with median pay of \$41,500 per year. As verified by a recent Lutheran Foundation survey, mental health needs are also significant in Northeast Indiana. The Foundation's needs assessment showed nearly two-thirds of respondents felt feelings associated with mental or behavioral issues, while only a small percentage sought professional help. Huntington has a strong reputation in the helping professions and initiated an MA in Counseling to prepare students for licensure as Mental Health Counselors.

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years ago. Since moving to Randallia campus, the Counseling program experienced a 20 percent increase in enrollment this fall, with additional growth anticipated.

b. Economic impact studies:

The local economic impact of the Trine University and Huntington University programs is estimated to be in excess of \$5.6 million in the 2014-2015 academic year alone, growing to over \$7.2 million in the 2016-2017 academic year. Analysis of economic impact considers direct, indirect, and induced spending, as illustrated in the table below.

Direct spending consists of institutional expenditures on faculty and staff salaries, supplies, equipment, and construction. In addition to direct spending, impact is generated indirectly as well. Indirect spending accounts for spending by businesses that have received income from doing business with the universities. These businesses spend dollars earned at other local enterprises, on payroll, goods and services. This indirect spending is sometimes referred to as the "multiplier effect." Induced spending is also considerable. Induced spending is comprised of student, faculty and staff off-campus spending on housing, rent, utilities, food, transportation, charitable giving, entertainment, etc. Since the universities do not provide student housing, all of the off-campus expenditures by students directly benefit local housing providers and businesses.

Using the standard industry formula developed by the Minnesota IMPLAN group, economic impact is derived by multiplying total expenses by a computed multiplier (the average multiplier for Indiana: 1.84), meaning that the spending of each dollar at Randallia results in the contribution or attraction of an additional \$0.84 in spending to the Fort Wayne economy. Using the predictive 1.84 multiplier for institutional expenditures and student off-campus (non-tuition) expenditures, the following table shows the estimated economic impact of the Randallia-based Trine University and Huntington University programs from 2014-2017. This does not include the direct, indirect or induced economic impact from Parkview Hospital operations at Randallia.

Life Science Education and Research Center

Summary of Estimated Direct, Indirect and Induced Economic Impact on Fort Wayne, 2014-2017

Operating Expenditures

Source: Huntington University; Trine University

Academic Year	Direct	Indirect	Induced	Total
2014-2015	2,588,634	2,174,453	896,000	5,659,087
2015-2016	2,721,202	2,285,810	1,750,000	6,757,012
2016-2017	2,565,473	2,154,997	2,576,000	7,296,470
TOTAL	\$7,875,309	\$6,615,260	\$5,222,000	\$19,712,569

c. Financial model:

Financing	Amount	% of Total
Project Partner Investments	3,756,429	78.9
Community Legacy Fund	1,000,000	21.1
TOTAL	\$4,756,429	100

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d. Steps to Implementation:

The 1819 Carew Street first phase renovations were necessary to allow Huntington's OTD program and Trine's DPT program to launch at Randallia in accordance with program accreditation requirements. The next step is to secure the \$1 million in necessary gap funding from the Community Legacy Fund. A \$1 million investment from the Community Legacy Fund will fund a gap in the required capital costs for the second phase, which will renovate and create laboratory and clinic space during the critical period when new academic and research programs are being developed and launched. This will include the Trine Biomechanics/Movement Science Center. The investment in the Life Science Education and Research Center can be quickly deployed in late 2014 and early 2015 to demonstrate the impact of the Community Legacy Fund.

e. Implementation timeline:

• Announcement of Life Science Education and Research Consortium	2011
• Parkview submits Legacy Fort Wayne application	2012
• Trine University and Huntington announce Randallia program strategy	2012
• Trine and Huntington start programs in Parkview Hospital	2012
• Parkview submits Higher Education Opportunity fund application	2013
• Trine and Huntington receive program accreditation	2013
• 1819 Carew Street phase I renovation start	2013
• 1819 Carew Street phase I renovation complete	2014
• Huntington starts OTD program, Trine starts DPT program at Randallia	2014
• Parkview submits Community Legacy Fund application	2014
• 1819 Carew Street phase II renovation start	2014
• 1819 Carew Street phase II renovation complete	2015

Parkview Health, Trine University, and Huntington University have been in discussions with City staff since 2011 as the Legacy application and selection process has evolved. As years have passed, the partners moved forward with implementation, due in large part to the universities needing to launch their programs to meet accreditation timelines and enroll students to meet demand. However, some integral elements of the Life Science Education and Research Center remain uncompleted, or were accommodated in temporary facilities. There remains a vital need for support from the Community Legacy Fund.

A Long-Term Commitment

As non-profit anchor institutions, Parkview Health, Huntington University, and Trine University all share a service mission. An integral component of the Parkview Health mission is its commitment to "improve the health and well-being of [the] communities" it serves. Since the hospital first announced plans for Randallia in 2006, Parkview has sought input from the community, forming Parkview Select, an advisory group of area residents and community leaders, up to and beyond the opening of Parkview Regional Medical Center. Through this engagement, the community and Parkview Health are working together to ensure that a vibrant Randallia campus will continue to be of service to the neighborhood, Fort Wayne and the Northeast Indiana region, for generations to come.

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The Life Science Education and Research Center will continue the commitment to the city and the neighborhoods around Randallia, through two primary initiatives to serve people and share knowledge by merging higher education and clinical practice.

LifeView Clinic

Students attending the Life Science Education and Research Center in counseling programs will participate in the LifeView Clinic. The clinic is designed to meet the mental health needs of the underserved people in Fort Wayne as well as develop compassionate and community service minded students and professionals.

Huntington University will provide trained and supervised graduate therapy students to deliver mental health counseling services to clinic patients at no or very low cost. Parkview Health will support the clinic by providing space, furnishings and serve as a referral source and partner in program development and research.

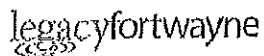
Parkview Center for Aging and Health (PCH)

In developing the Center on Aging and Health, Parkview improves the health of the community by taking an innovative approach to geriatric care. The Center will initially focus upon fall prevention since falls are the most common cause of injuries among senior citizens and the top reason for a hospital admission for trauma. Fall prevention impacts the community through fewer needs for acute medical care and hospital visits, while consequently reducing the morbidity that can oftentimes accompany a fall. PCH and its multidisciplinary structure allows for the subsequent incorporation of other research that would directly benefit the needs in the growing geriatric community. Such research includes, but is not limited to, diabetes, neurodegenerative diseases and disorders, and hypertension.

The Parkview Center on Aging and Health will also serve as an educational platform for the OTD and DPT programs. Integration of these academic programs into the Fort Wayne community will be a distinction of the programs and provide valuable service to PT and OT patients at no or very low cost.

With each of the diverse services that will be provided lies the opportunity to educate and allow students the chance to shadow faculty. Building on Parkview's relationships with other educational institutions, efforts between each program and their respective students (i.e. pharmacy students at Manchester University, physical therapy students at Trine University, occupational therapy students at Huntington University, and medical students at IPFW) would help develop student understanding of the multidisciplinary efforts needed when evaluating care options.

The integration of students as providers in assessing the patients, while immediately educational, will subsequently aid in fostering the innovative development of future community service employees, allowing the community to take pride in not only the excellence of services they provide, but also the excellence in their care takers.



**Community Legacy Fund
Proposal Application
Certifications, Acknowledgements and Release**

We hereby certify that all of the information in this Proposal Application is true, accurate, correct and complete and that if there are any changes in the accuracy or completeness of the information presented herein, such new information will be disclosed to the City of Fort Wayne in writing within 5 business days.

We understand that the project described in this Proposal Application may not receive funding. We will not rely and have not relied on the receipt of or anticipation of the receipt of a Legacy funding.

We hereby release and discharge the City of Fort Wayne, together with their respective subsidiaries, affiliates, employees, agents, directors and other related parties, from any and all rights and obligations, duties, claims, debts, actions, causes of action or liabilities arising out of, or relating to, the seeking or receipt of Community Legacy Funding support pursuant to this Proposal Application and related documents.

Proposal Owner

Project Manager

Signature:

Sue Ehinger

Signature:

Sue Ehinger

Printed Name: Sue Ehinger PhD

Printed Name: Sue Ehinger PhD

Title: Chief Experience Officer, Parkview Health

Title: Chief Experience Officer, Parkview Health

Date: October 27, 2014

Date: October 27, 2014

We ask that you include this page with the submittal of your Proposal Application. Your Proposal Application is not considered complete until the Project Application and the Certifications, Acknowledgements and Release pages are received.

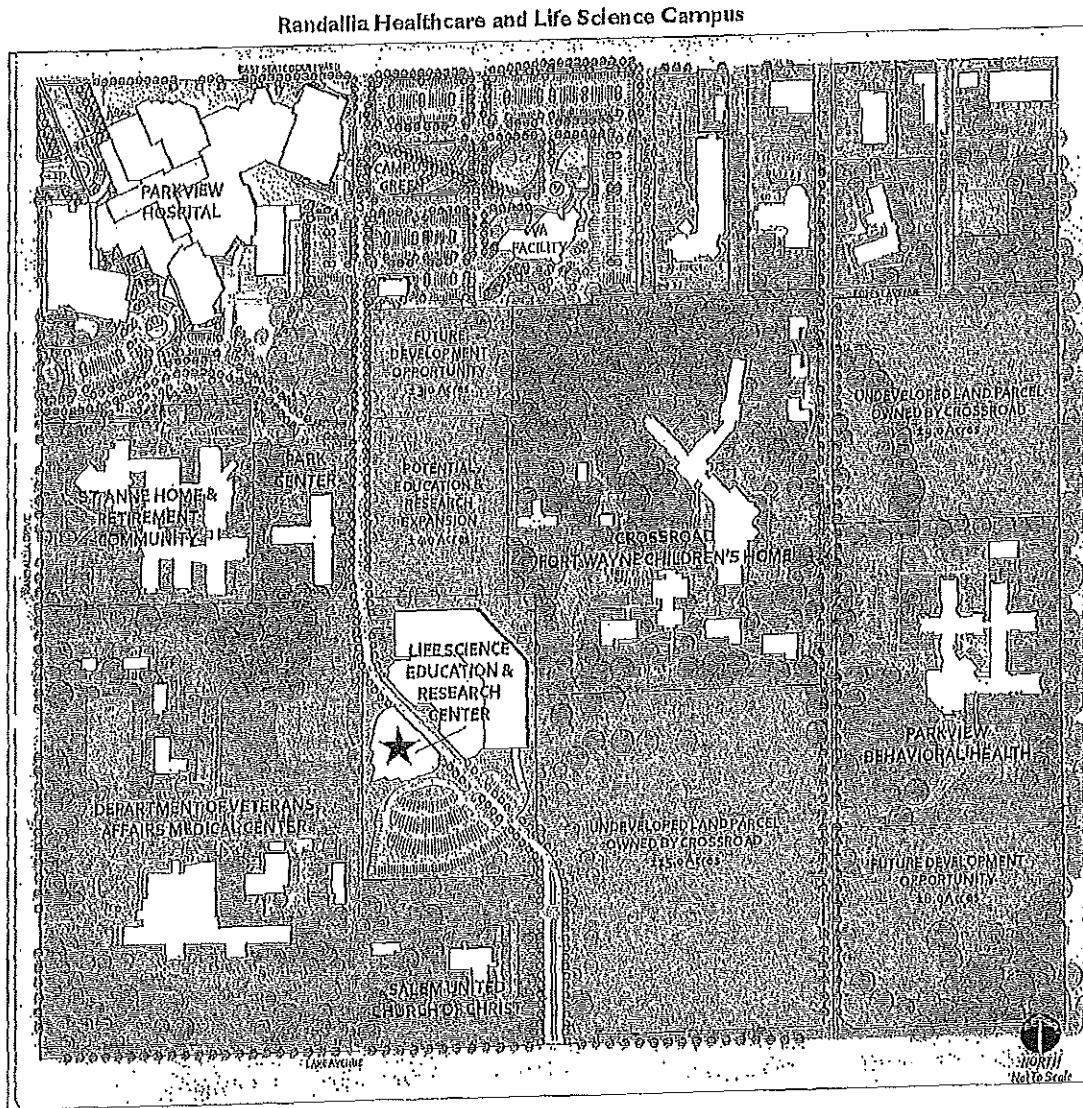


**PARKVIEW
HEALTH**



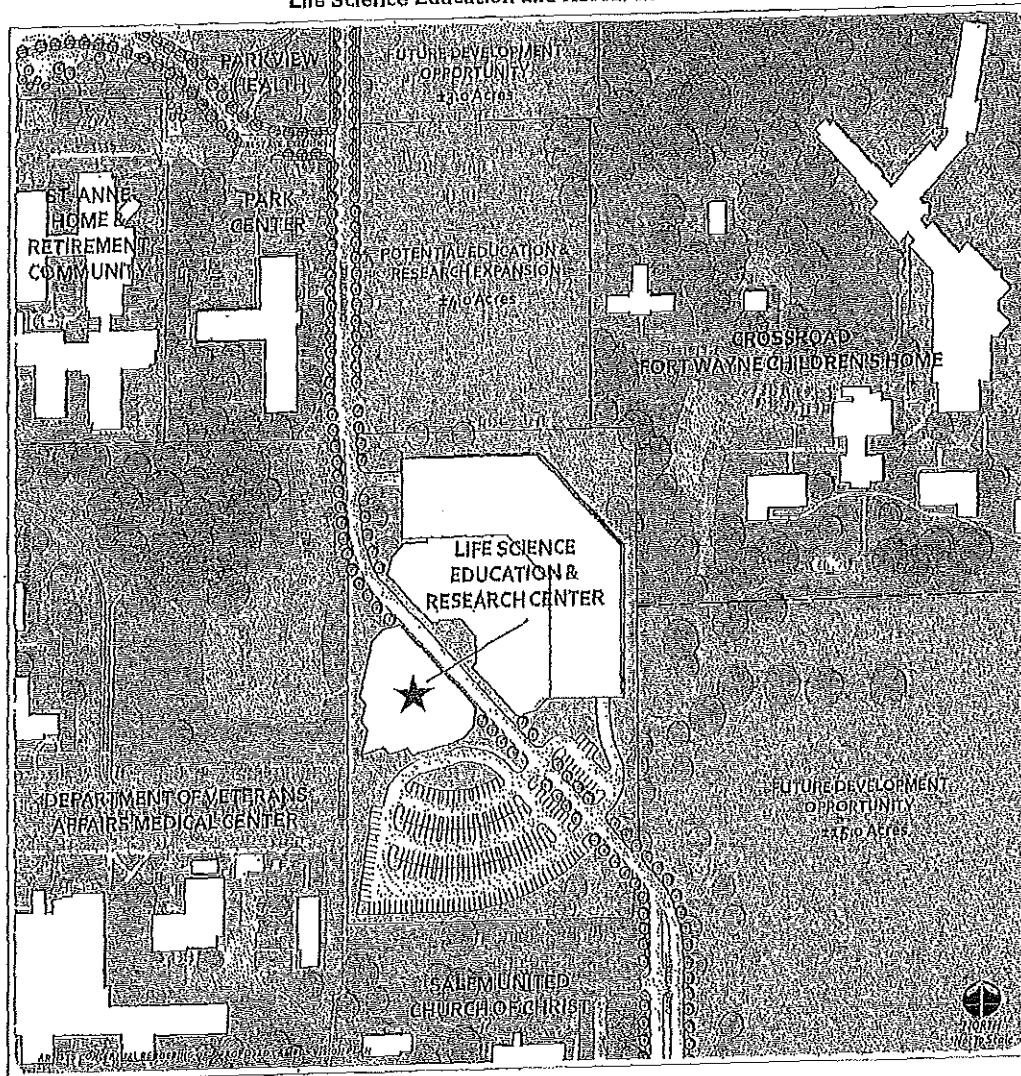
**TRINE
UNIVERSITY**

APPENDIX A



Source: Parkview Health. Prepared by EDEN Collaborative : Greenstreet Ltd.

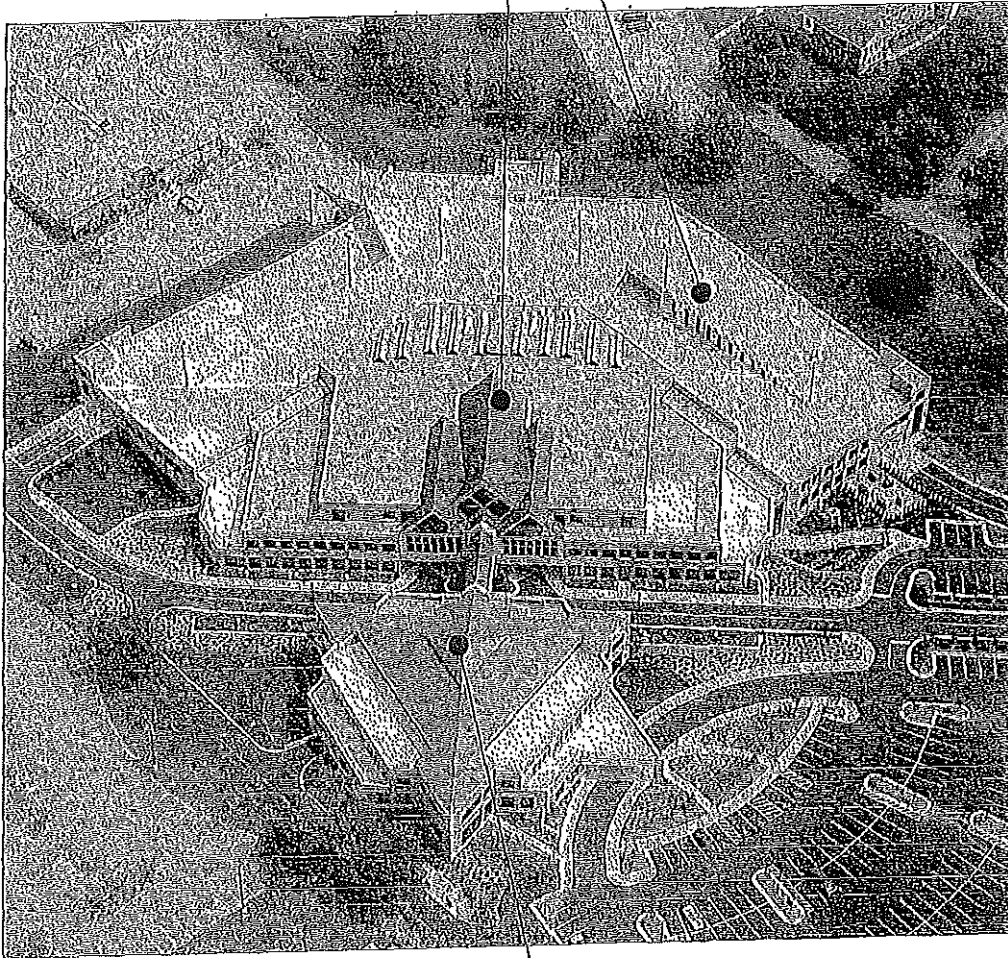
Life Science Education and Research Center



Source: Parkview Health. Prepared by EDEN Collaborative ; Greenstreet Ltd.

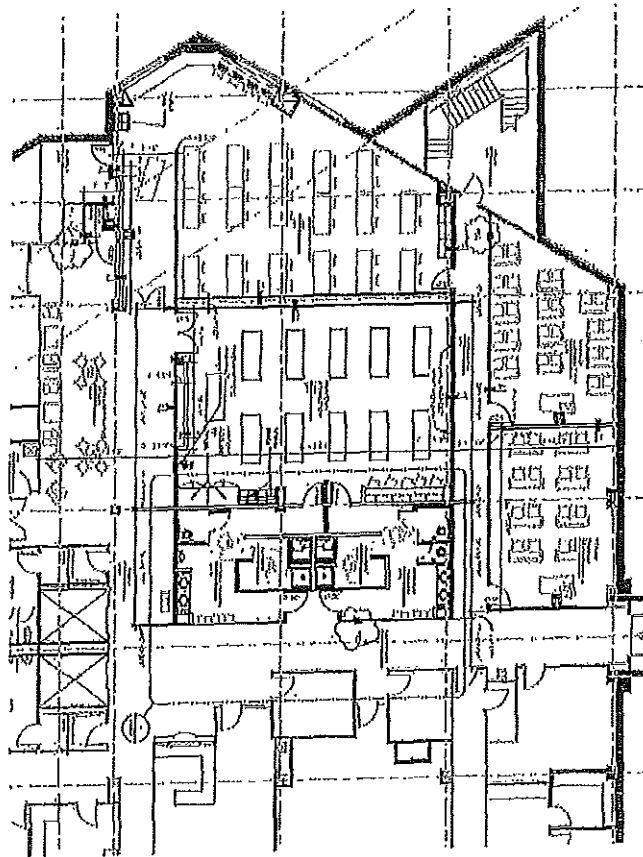
1818 Carew Street - Building 1
138,625 sq. ft.

Parking Facilities
645-space structured parking
facility; 188-space surface
parking.



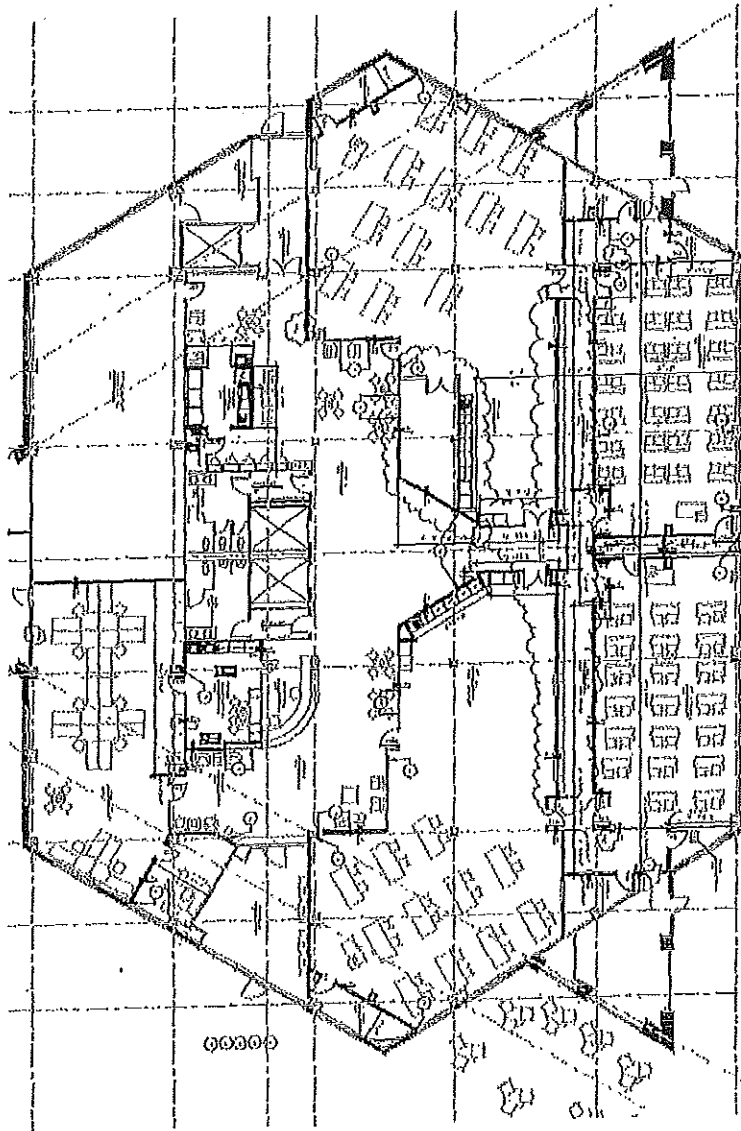
1819 Carew Street - Building 2
62,125 sq. ft.

1819 Carew Street
Basement Level

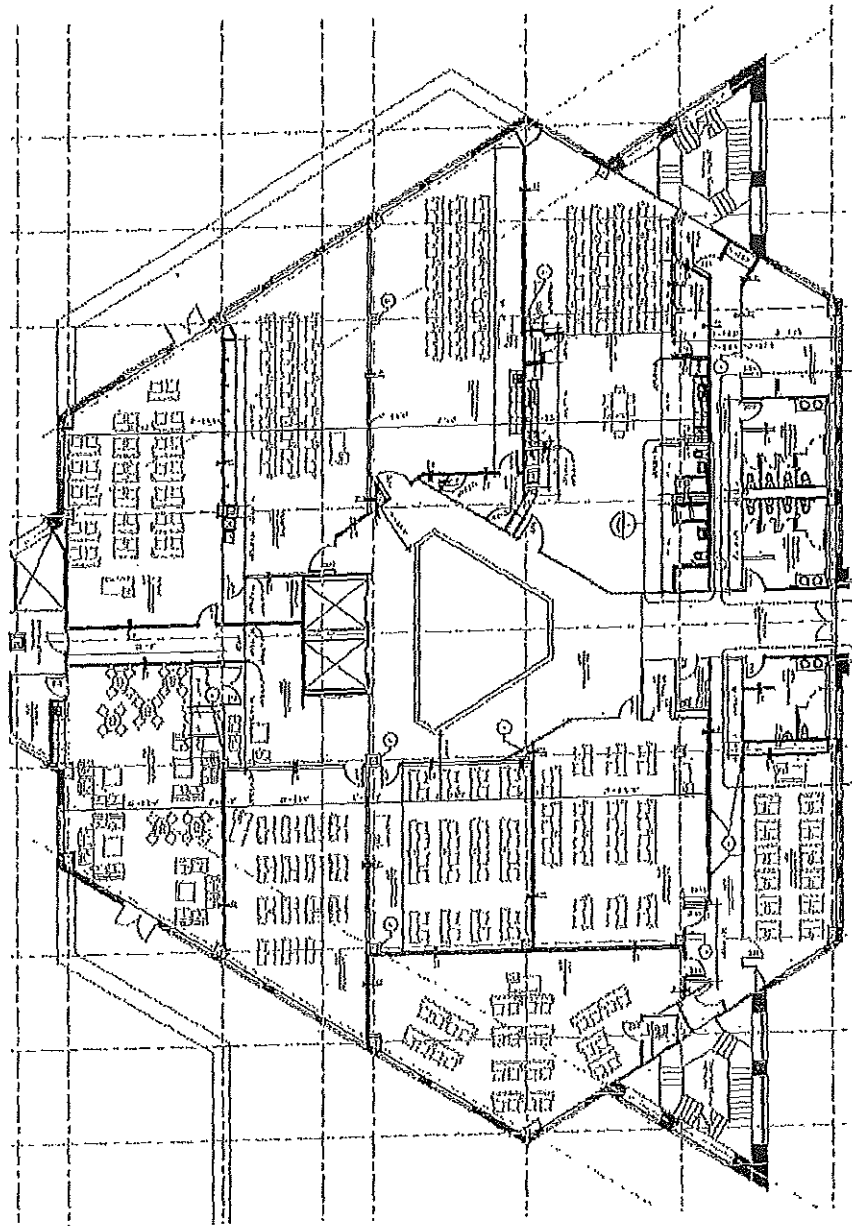


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1819 Carew Street
First Level



1819 Carew Street
Second Level





PARKVIEW HEALTH

Exhibit 1(a)

July 27, 2015

Sharon Peasel
Administrator - Development Finance of
City of Fort Wayne-Community Development
Director of Fort Wayne New Markets
Revitalization Fund, LLC
200 East Berry Street - Suite 320
Fort Wayne, Indiana 46802

Re: Life Science Education and Research Center Project

Dear Sharon:

In follow up to our recent meeting, I am presenting to you and the Legacy Fund Committee certain facts that modify specific and, I believe, relatively minor aspects of Parkview Hospital Inc.'s grant application dated October 27, 2014. As the attached explanation states, Trine University would like to replace the proposed Biomedical/Movement Sciences (BMS) program with a Master of Science and Physician Assistant Studies (PAS) program. The primary reason for this change is that Trine has determined that the need for and economic impact of the PAS program exceed that of the BMS program, including having a greater number of faculty and students for the PAS program than was projected for the BMS program.

The money being invested in capital projects for the PAS program will equate to that proposed to be invested for the BMS program; however, Trine believes that the increased number of students projected for the PAS program and the community's need for its graduates will result in the greater economic impact.

In addition to the above programming change, we would request that the Legacy Fund Agreement now incorporate employment statistics that more accurately reflect faculty and related employment that will result from the programs held within the Life Science Education and Research Center.

	2015	2016	2017	2018	2019
Total	22.5	26.5	32.5	35.5	36

To the extent that these modifications differ from our original application, we would request that the Legacy Fund Agreement now make reference to an Amended

Application, which accurately reflects this new programming and employment information.

If you have any questions, please do not hesitate to contact me. Thank you for your continued consideration of this project, which we believe will have long-lasting positive effects on our community.

Very truly yours,

PARKVIEW HEALTH SYSTEM, INC.


Sue Ehinger, PhD
Chief Experience Officer

22L7186

Trine University Master of Science in Physician Assistant Studies Program

Trine University respectfully requests approval to revise our original plan for the School of Health Sciences Carew Street location, replacing the Center on Biomedical/Movement Sciences (BMS) with the Master of Science in Physician Assistant Studies Program (PA). It has been determined that the need and economic impact of the PA Program is far greater than the need and economic impact for the BMS Program.

The Bureau of Labor and Statistics projects a 38% job growth rate for physician assistants (PAs) between 2012 and 2022. This remarkable growth translates to 33,000 new jobs. The expansion of health care coverage to millions more Americans is expected to exacerbate the increasing physician shortage. Consequently, the demand for PAs to help meet the medical care needs of our communities is increasing. This trend is expected to continue for the foreseeable future, and Trine University will prepare PA graduates who will meet the demand. This venture presents our region with substantial economic opportunities for new and sustainable growth.

Trine University's PA program will markedly impact the economics of the Fort Wayne Area during its start-up phase and throughout its full enrollment and staffing levels. The program will admit its first class of 30 students in January 2017. Enrollment is expected to reach 40 students in by 2022. At that point, the program will have a total of 8 direct employees with a payroll of approximately \$700,000 annually. In our local economy, the operational dollars of this program will have an estimated annual impact of \$1.2 million. Each student is estimated to spend \$20,000.00 annually in the local economy, accounting for \$800,000 in housing and retail sales by 2022. This consumer spending level will generate an additional economic growth, job creation, and state and local tax revenue. The median pay scale for PAs in 2012 was \$90,930. Graduates of the program who stay, work and raise families in the greater Fort Wayne area will provide quality health care while contributing to local economic growth.

The PA Program, along with our current Doctoral Program in Physical Therapy (DPT), will be co-located within the Carew Street Campus.

Trine Students

32 students in each year's class (per program)

128 for DPT Program by 2018-2019 academic year

PA 1st cohort in January of 2017 and 96 students by 2018-2019 academic year

Total students projected once fully accredited: 320

Life Science Education and Research Center

FF&E Purchased/Planned by Trine University for Randallia-based Programs

Submitted by Trine University

As of 07/13/2015

FF&E Spent to Date

Offices	
Faculty office furniture	21,112.00
Network/Technology	
Faculty & student computers/specialized labs	96,994.00
Network Infrastructure	77,740.00
Classroom Furnishings	
Skeletons & models for labs/classrooms	14,284.00
Steelcase furniture	157,000.00
Lab furnishings	
Treatment tables	27,900.00
Mobility equipment	5,927.00
Modality equipment	17,410.00
Anatomy equipment/supplies	23,480.00
Examination equipment	3,966.00
Exercise equipment	5,278.00
<i>Total FF&E Spent to Date</i>	451,091.00

Anticipated FF&E to be Spent

Offices	
Additional faculty office furniture	25,000.00
Library collection	40,000.00
Network/Technology	
Infrastructure, hardware, software	300,000.00
Classroom Furnishings	
Furniture new rooms/common	584,000.00
Lab F&E	
Small equipment	200,000.00
Clinical skills teaching equipment	250,000.00
<i>Total Anticipated FF&E</i>	1,399,000.00

Exhibit 2

Life Science Education and Research Center
 1819 Carew Street | Project Summary and Renovation Budget
 Submitted by Parkview Health
 As of 05/18/2015

Space Allocation	Square Footage	% of Total Building Area (62,125 sf)	% of Gross Leasable Area (47,382 sf)
Trine University	20,150	32.4%	42.5%
Huntington University	13,921	22.4%	29.4%
Parkview Health	13,311	21.4%	28.1%
Mechanical	2,580	4.2%	0
Unassigned/Expansion	12,163	19.6%	0
<i>Subtotal</i>	<i>62,125</i>	<i>100%</i>	<i>100%</i>

Sources of Funds	Phase I-Spent to Date	Phase II-To be Spent	Total
Trine University	1,855,398	1,241,434	3,096,832
Huntington University	1,225,248	140,241	1,365,489
Parkview Health	285,520	156,000	441,520
Legacy Fort Wayne	-	1,000,000	1,000,000
<i>Subtotal</i>	<i>3,366,166</i>	<i>2,537,675</i>	<i>5,903,841</i>

Uses of Funds	Phase I-Spent to Date	Phase II-To be Spent	Total
Trine University-Construction	1,404,307	553,275	1,957,582
Trine University-FF&E	451,091	1,250,000	1,701,091
Huntington University-Construction	1,000,000	100,000	1,100,000
Huntington University-FF&E	225,248	428,400	653,648
Parkview Health-Construction	285,520	206,000	491,520
<i>Subtotal</i>	<i>3,366,166</i>	<i>2,537,675</i>	<i>5,903,841</i>

Project Budget	Phase I-Spent to Date	Phase II-To be Spent	Total
Indirect Project Costs	402,967	-	402,967
Direct Construction Costs	2,286,860	859,275	3,146,135
Furniture, Fixtures & Equipment	676,339	1,678,400	2,354,739
<i>Subtotal</i>	<i>3,366,166</i>	<i>2,537,675</i>	<i>5,903,841</i>

Distribution of Legacy Funds	Cash Distribution	Distribution by % of	
		Net Leasable Area (34,071 sf)	Distribution by % of Total Legacy Funds
Trine University	561,841	59.1%	56.2%
Huntington University	388,159	40.9%	38.8%
Parkview Health	50,000	0.0%	5.0%
	<i>1,000,000</i>	<i>100%</i>	<i>100%</i>

Legacy funds will be distributed by Parkview Health as lump sum cash payments to Trine University and Huntington University.



Michael Kinder & Sons, Inc.
SINCE 1992

GENERAL CONTRACTORS • REMODELING
10027 14th Avenue SW • Seattle, WA 98148
(206) 835-7777 • Fax (206) 835-1887
www.michaelkinder.com

Trine PT (1819 Carew)

Phase 2

QUOTE # _____ MKS 12/1/14

PROJECT COST INFORMATION:

Remodeled SF:

7,660

Total SF:

7,660

COST OF PROJECT: \$

553,275

COST/SF: \$

73.18

SPECIFICATION SUMMARY		Trine PT (1819 Carew)				
spec	GENERAL CONDITIONS	Supervision, mobilization, final clean-up, floor protection, etc.	-	30,600	\$ 4.00	6.96%
spec	Precon/Design/State submission		-	23,666	\$ 3.12	4.26%
spec	Demolition	wells, floors, casework, ceilings	-	99,444	\$ 6.22	7.13%
spec	Rough/Finish Carpentry	Includes new casework	-	21,101	\$ 2.78	3.01%
spec	Doors, Frame and Hardware		-	17,444	\$ 2.81	3.15%
spec	Drywall & Bulk Insulation	5/8" gypsum & 3 1/2" bulk insulation	-	24,000	\$ 3.17	4.34%
spec	Finish & Paint Drywall	Finish and paint existing/new drywall	-	27,660	\$ 3.66	5.00%
spec	Acoustical Ceiling Tile and Grid	2x2 USG Radar, 15/16 grid	-	23,700	\$ 3.13	4.28%
spec	Flooring	VOT w/ pattern and cove base trim	-	37,100	\$ 4.01	6.71%
spec	Fire Protection	Retrofite sprinkler heads if necessary	-	25,396	\$ 3.08	4.23%
spec	Mechanical	HVAC	-	144,000	\$ 19.05	20.63%
spec	Security	door access control	-	7,600	\$ 0.99	1.30%
spec	Electrical	Electrical	-	71,000	\$ 9.50	12.08%
spec	Contingency	Allowance	-	27,600	\$ 3.64	4.97%
M-L-S SUMMARY				SUBTOTAL	526,690	\$ 69.67 95.20%
				ADD ONS		
				Liability Ins	\$ -	0.00%
				Buider Risk	\$ -	0.00%
				OCP, Min 1000	\$ -	0.00%
				Sales Tax	\$ -	0.00%
				Ind Gross Tax	\$ -	0.00%
				Other	\$ -	0.00%
				SUBTOTAL	526,690	\$ 69.67 95.20%
				OR&P 5.0%	26,335	\$ 3.48 4.76%
				SUBTOTAL	553,025	\$ 73.15 99.95%
				APRBR % ADD ONS		
				Perf Bond	\$ -	0.00%
				Blag Permit	250	\$ 0.03 0.05%
				Other	\$ -	0.00%
				M&E permits	\$ -	0.00%
				GRAND TOTAL	553,275	\$ 73.18 100.00%
				NTE	\$ 553,275	\$ - 100.00%

NOTES:

Trine PT (1819 Carew)

SPNO	UNIT	DESCRIPTION	BIDDERS	Q	QUOTE	S/V/O LME	JOB COST	SUMM COST	COST/SF	COST %
		Huntington OT (1819 Carew) Phase 2 QUOTE # <u>MKS 12/15/14</u>								
PROJECT COST INFORMATION: Remodeled SF: <u>1,200</u> Total SF: <u>1,200</u> COST OF PROJECT: \$ <u>100,000</u> COST/SF: \$ <u>83.33</u>										
SPECIFICATION SUMMARY										
Huntington OT (1819 Carew)										
spec		GENERAL CONDITIONS	Supervision, mobilization, final clean-up, floor protection, etc.	-		5,000	\$ 4.17	5.00%		
spec		Prep/Design/Bldg submission		-		4,600	\$ 3.76	4.60%		
spec		Demolition	walls, floors, casework, ceilings	-		4,600	\$ 3.76	4.60%		
spec		Rough/Finish Carpentry	includes new casework	-		8,500	\$ 7.08	8.60%		
spec		Doors, Frame and Hardware		-		4,100	\$ 3.42	4.10%		
spec		Drywall & Bolt Installation	6/6" gypsum & 1/2" bolt installation	-		6,900	\$ 5.75	6.90%		
spec		Finish & Paint Drywall	Flash and paint existing/new drywall	-		4,600	\$ 3.76	4.60%		
spec		Acoustical Ceiling Tile and Grid	2x2 USG Radar, 16/16 grid	-		3,800	\$ 3.17	3.80%		
spec		Flooring	VCT w/ pattern and cove base trim	-		6,100	\$ 5.08	6.10%		
spec		Fire Protection	Raisecore sprinkler heads if necessary	-		3,600	\$ 3.00	3.60%		
spec		Mechanical	HVAC	-		27,500	\$ 22.92	27.50%		
spec		Security	door access control	-		0	\$ -	0.00%		
spec		Electrical	Electrical	-		12,000	\$ 10.00	12.00%		
spec		Contingency	Allowance	-		5,200	\$ 4.33	5.20%		
M-L-S SUMMARY						SUBTOTAL	96,100	\$ 79.33	82.19%	
						ADD ONS				
						Liability Ins	\$ -	0.00%		
						Builders Risk	\$ -	0.00%		
						OCP, Min 1000	\$ -	0.00%		
						Sales Tax	\$ -	0.00%		
						Ind Gross Tax	\$ -	0.00%		
						other	\$ -	0.00%		
						SUBTOTAL	96,100	\$ 79.33	82.19%	
						OH&P 5.0%	4,700	\$ 3.92	4.76%	
						SUBTOTAL	99,960	\$ 83.29	86.95%	
						AFTER % ADD ONS				
						Perf Bond	\$ -	0.00%		
						Bldg Permit	50	\$ 0.04	0.05%	
						Other	\$ -	0.00%		
						All other permits	\$ -	0.00%		
						GRAND TOTAL	100,000	\$ 83.33	100.00%	
						NTE	\$ 100,000	\$ -	100.00%	
NOTES:										
Huntington OT (1819 Carew)										

SPEC	UNIT	DESCRIPTION	HIDDERS	C	QUOTE	S.V.O L.M.E	JOB COST	SUMM COST	COST %
		Parkview Phase 2 QUOTE # <u> MKS 12/9/14 </u>							
PROJECT COST INFORMATION: Remodeled SF: <u> 1 </u> Total SF: <u> 1 </u> COST OF PROJECT: \$ <u> 206,000 </u> COST/SF: \$ <u> 206,000.00 </u>									
SPECIFICATION SUMMARY Parkview									
spec		GENERAL CONDITIONS/Consultants	-					21,066	10.00%
spec		Facade repairs	-					31,580	15.20%
spec		Exterior Patio	-					32,786	15.00%
spec		Heat Pump replacement	-					53,033	26.10%
spec		Elevator upgrades	-					15,000	7.20%
spec		Fire Alarm upgrades	-					7,500	3.64%
spec		TO upgrades	-					23,500	11.41%
spec		Contingency	-					10,000	4.85%
M-L-S SUMMARY							SUBTOTAL	199,143	95.21%
							ADD ONS		
							Liability Ins	-	0.00%
							Builders Risk	-	0.00%
							OCP, Min 1000	-	0.00%
							Sales Tax	-	0.00%
							Ind Gross Tax	-	0.00%
							Other	-	0.00%
							SUBTOTAL	106,143	95.21%
							OH&P 5.0%	5,807	4.76%
							SUBTOTAL	206,950	99.98%
							AFTER % ADD ONS		
							Perf Bond	-	0.00%
							Edg Permit	50	0.02%
							Other	-	0.00%
							M&E permits	-	0.00%
							GRAND TOTAL	206,000	100.00%
							NTE	\$ 206,000	100.00%
NOTES: Parkview									



To:
Accounts Payable Parkview
PO Box 5000
Fort Wayne, IN 46805-5000

Invoice #:
14-100-3

Job #:
14-100

Attn:
Accounts Payable

Invoice Date:
12/11/2014

DESCRIPTION	SCHEDULED VALUE	PREVIOUS BILLING	THIS BILLING
PO# 00526007			
Roof replacement	\$208,485.00	\$104,000.00	\$104,485.00
New Heat Pumps	\$49,713.00	\$49,713.00	\$0.00
Fire Alarm Panel Replacement	\$3,450.00	\$3,450.00	\$0.00
Temperature Control Panel Upgrade	\$14,500.00	\$14,500.00	\$0.00
CHANGES TO ROOF PROJECT			
DELETE 1 LAYER OF 1.5" INSULATION	(\$8,740.00)		(\$8,740.00)
RE-WORK DRAIN FLASHINGS	\$4,200.00		\$4,200.00
LIQUID FLASHING TO ENTIRE ROOF DUE TO DECK BEING FLAT	\$13,912.00		\$13,912.00
JOB IS COMPLETE THANK YOU!			
SUB-TOTALS	\$285,820.00	\$171,663.00	\$113,857.00
TOTAL INVOICE AMOUNT			\$113,857.00

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side)

Page 2 of 2 Pages

AIA Document G703, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 3

Contractor's signed Certification is attached.

APPLICATION DATE: October 2, 2014

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: October 2, 2014

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN ORDER)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	I BALANCE TO FINISH (C-G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	ARCHITECTURAL FEES	\$47,000.00	\$47,000.00			\$47,000.00	100%	\$0.00	\$0.00
2	PRE-CONSTRUCTION FEE	\$18,000.00	\$18,000.00			\$18,000.00	100%	\$0.00	\$0.00
3	CONSTRUCTION FEE	\$47,000.00	\$47,000.00			\$47,000.00	100%	\$0.00	\$0.00
4	GENERAL CONDITIONS	\$64,000.00	\$64,000.00			\$64,000.00	100%	\$0.00	\$0.00
5	SELECTIVE DEMOLITION - LABOR	\$72,000.00	\$72,000.00			\$72,000.00	100%	\$0.00	\$0.00
6	SELECTIVE DEMOLITION - MATERIAL / EQUIP	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$0.00
7	MISC. STEEL - LABOR	\$7,000.00	\$7,000.00			\$7,000.00	100%	\$0.00	\$0.00
8	MISC. STEEL - MATERIAL	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$0.00
9	ROUGH CARPENTRY - LABOR	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$0.00
10	ROUGH CARPENTRY - MATERIAL	\$500.00	\$500.00			\$500.00	100%	\$0.00	\$0.00
11	CASEWORK - LABOR	\$16,000.00	\$16,000.00			\$16,000.00	100%	\$0.00	\$0.00
12	CASEWORK - MATERIAL	\$21,000.00	\$21,000.00			\$21,000.00	100%	\$0.00	\$0.00
13	BOOK CASES ALLOWANCE	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$0.00
14	SEALANTS	\$3,527.00	\$3,527.00			\$3,527.00	100%	\$0.00	\$0.00
15	BATT INSULATION	\$4,224.00	\$4,224.00			\$4,224.00	100%	\$0.00	\$0.00
16	DOORS & HARDWARE - LABOR	\$16,500.00	\$16,500.00			\$16,500.00	100%	\$0.00	\$0.00
17	DOORS & HARDWARE - MATERIAL	\$14,000.00	\$14,000.00			\$14,000.00	100%	\$0.00	\$0.00
18	STUDS & DRYWALL - LABOR	\$58,000.00	\$58,000.00			\$58,000.00	100%	\$0.00	\$0.00
19	STUDS & DRYWALL - MATERIAL	\$18,000.00	\$18,000.00			\$18,000.00	100%	\$0.00	\$0.00
20	DRYWALL FINISH & PAINT	\$31,000.00	\$31,000.00			\$31,000.00	100%	\$0.00	\$0.00
21	ACOUSTIC CEILINGS	\$49,600.00	\$49,600.00			\$49,600.00	100%	\$0.00	\$0.00
22	FLOORING	\$65,000.00	\$65,000.00			\$65,000.00	100%	\$0.00	\$0.00
23	TOILET PARTITIONS & ACC. - LABOR	\$5,000.00	\$5,000.00			\$5,000.00	100%	\$0.00	\$0.00
24	TOILET PARTITIONS & ACC. - MATERIAL	\$7,400.00	\$7,400.00			\$7,400.00	100%	\$0.00	\$0.00
25	WALL PROTECTION - LABOR	\$3,500.00	\$3,500.00			\$3,500.00	100%	\$0.00	\$0.00
26	WALL PROTECTION - MATERIAL	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$0.00
27	FIRE PROTECTION	\$12,594.00	\$12,594.00			\$12,594.00	100%	\$0.00	\$0.00
28	MECHANICAL	\$227,845.00	\$227,845.00			\$227,845.00	100%	\$0.00	\$0.00
29	ELECTRICAL	\$93,270.00	\$93,270.00			\$93,270.00	100%	\$0.00	\$0.00
30	APPLIANCE ALLOWANCE	\$5,740.00	\$5,740.00			\$5,740.00	100%	\$0.00	\$0.00
31	AV ALLOWANCE	\$35,000.00	\$35,000.00			\$35,000.00	100%	\$0.00	\$0.00
32	CONTINGENCY ALLOWANCE	\$30,000.00	\$8,593.00	\$21,407.00		\$30,000.00	100%	\$0.00	\$0.00
		\$1,000,000.00	\$978,593.00	\$21,407.00	\$0.00	\$1,000,000.00	100%	\$0.00	\$0.00

CONTINUATION SHEET

AIA DOCUMENT G703

(Instructions on reverse side)

Page 2 of 2 Pages

AIA Document G703, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER:

4

APPLICATION DATE:

October 2, 2014

PERIOD TO:

September 30, 2014

MKS PROJECT NO:

13-037

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	ARCHITECTURAL FEE	\$70,000.00	\$70,000.00			\$70,000.00	100%	\$0.00	\$0.00
2	PRE-CONSTRUCTION FEE	\$25,000.00	\$25,000.00			\$25,000.00	100%	\$0.00	\$0.00
3	CONSTRUCTION FEE	\$66,667.00	\$66,667.00			\$66,667.00	100%	\$0.00	\$0.00
4	GENERAL CONDITIONS	\$65,300.00	\$65,300.00			\$65,300.00	100%	\$0.00	\$0.00
5	SELECTIVE DEMOLITION - LABOR	\$128,000.00	\$128,000.00			\$128,000.00	100%	\$0.00	\$0.00
6	SELECTIVE DEMOLITION - MATERIAL / EQUIP	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$0.00
7	CONCRETE CUT & PATCH - LABOR	\$12,000.00	\$12,000.00			\$12,000.00	100%	\$0.00	\$0.00
8	CONCRETE CUT & PATCH - MATERIAL	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$0.00
9	MISC. STEEL - LABOR	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$0.00
10	ROUGH CARPENTRY - LABOR	\$8,000.00	\$8,000.00			\$8,000.00	100%	\$0.00	\$0.00
11	ROUGH CARPENTRY - MATERIAL	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$0.00
12	CASEWORK - LABOR	\$25,000.00	\$25,000.00			\$25,000.00	100%	\$0.00	\$0.00
13	CASEWORK - MATERIAL	\$12,000.00	\$12,000.00			\$12,000.00	100%	\$0.00	\$0.00
14	SEALANTS	\$8,143.00	\$8,143.00			\$8,143.00	100%	\$0.00	\$0.00
15	DOORS & HARDWARE - LABOR	\$25,000.00	\$25,000.00			\$25,000.00	100%	\$0.00	\$0.00
16	DOORS & HARDWARE - MATERIAL	\$25,239.00	\$25,239.00			\$25,239.00	100%	\$0.00	\$0.00
17	STUDS / DRY WALL - LABOR	\$84,000.00	\$84,000.00			\$84,000.00	100%	\$0.00	\$0.00
18	STUDS / DRY WALL - MATERIAL	\$21,500.00	\$21,500.00			\$21,500.00	100%	\$0.00	\$0.00
19	DRY WALL FINISH & PAINT	\$44,941.00	\$44,941.00			\$44,941.00	100%	\$0.00	\$0.00
20	ACOUSTIC CEILINGS	\$57,000.00	\$57,000.00			\$57,000.00	100%	\$0.00	\$0.00
21	FLOORING	\$71,380.00	\$71,380.00			\$71,380.00	100%	\$0.00	\$0.00
22	TOILET PARTITIONS & ACC. - LABOR	\$6,000.00	\$6,000.00			\$6,000.00	100%	\$0.00	\$0.00
23	TOILET PARTITIONS & ACC. - MATERIAL	\$5,865.00	\$5,865.00			\$5,865.00	100%	\$0.00	\$0.00
24	VISUAL DISPLAY BOARDS - LABOR	\$2,000.00	\$2,000.00			\$2,000.00	100%	\$0.00	\$0.00
25	VISUAL DISPLAY BOARDS - MATERIAL	\$3,000.00	\$3,000.00			\$3,000.00	100%	\$0.00	\$0.00
26	LOCKERS	\$15,195.00	\$15,195.00			\$15,195.00	100%	\$0.00	\$0.00
27	WALL PROTECTION - LABOR	\$4,500.00	\$4,500.00			\$4,500.00	100%	\$0.00	\$0.00
28	WALL PROTECTION - MATERIAL	\$1,500.00	\$1,500.00			\$1,500.00	100%	\$0.00	\$0.00
29	CUBICLE CURTAIN TRACK	\$3,500.00	\$3,500.00			\$3,500.00	100%	\$0.00	\$0.00
30	FIRE PROTECTION	\$15,558.00	\$15,558.00			\$15,558.00	100%	\$0.00	\$0.00
31	MECHANICAL	\$260,576.00	\$260,576.00			\$260,576.00	100%	\$0.00	\$0.00
32	ELECTRICAL	\$197,636.00	\$197,636.00			\$197,636.00	100%	\$0.00	\$0.00
33	ANATOMY LIGHTS ALLOWANCE	\$40,000.00	\$40,000.00			\$40,000.00	100%	\$0.00	\$0.00
34	FURNISHINGS ALLOWANCE	\$80,000.00	\$80,000.00			\$80,000.00	100%	\$0.00	\$0.00
35	CHANGE ORDER #1	\$4,307.00		\$4,307.00		\$4,307.00	100%	\$0.00	\$0.00
		\$1,404,307.00	\$1,400,000.00	\$4,307.00	\$0.00	\$1,404,307.00	100%	\$0.00	\$0.00

Exhibit 2(a)

Life Science Education and Research Center

1819 Carew Street | Project Summary and Renovation Budget

Submitted by Parkview Health

As of 07/13/2015

Space Allocation	Square Footage	% of Total Building Area (62,125 sf)	% of Gross Leasable Area (47,382 sf)
Trine University	20,150	32.4%	42.5%
Huntington University	13,921	22.4%	29.4%
Parkview Health	13,311	21.4%	28.1%
Mechanical	2,580	4.2%	0
Unassigned/Expansion	12,163	19.6%	0
<i>Subtotal</i>	<i>62,125</i>	<i>100%</i>	<i>100%</i>

Sources of Funds	Phase I-Spent to Date	Phase II-To be Spent	Total
Trine University	1,855,398	1,837,159	3,692,557
Huntington University	1,225,248	140,241	1,365,489
Parkview Health	285,520	156,000	441,520
Legacy Fort Wayne	-	1,000,000	1,000,000
<i>Subtotal</i>	<i>3,366,166</i>	<i>3,133,400</i>	<i>6,499,566</i>

Uses of Funds	Phase I-Spent to Date	Phase II-To be Spent	Total
Trine University-Construction	1,404,307	1,000,000	2,404,307
Trine University-FF&E	451,091	1,399,000	1,850,091
Huntington University-Construction	1,000,000	100,000	1,100,000
Huntington University-FF&E	225,248	428,400	653,648
Parkview Health-Construction	285,520	206,000	491,520
<i>Subtotal</i>	<i>3,366,166</i>	<i>3,133,400</i>	<i>6,499,566</i>

Project Budget	Phase I-Spent to Date	Phase II-To be Spent	Total
Indirect Project Costs	402,967	-	402,967
Direct Construction Costs	2,286,860	1,306,000	3,592,860
Furniture, Fixtures & Equipment	676,339	1,827,400	2,503,739
<i>Subtotal</i>	<i>3,366,166</i>	<i>3,133,400</i>	<i>6,499,566</i>

Distribution of Legacy Funds	Cash Distribution	Distribution by % of	
		Net Leasable Area (34,071 sf)	Distribution by % of Total Legacy Funds
Trine University	561,841	59.1%	56.2%
Huntington University	388,159	40.9%	38.8%
Parkview Health	50,000	0.0%	5.0%
	<i>1,000,000</i>	<i>100%</i>	<i>100%</i>

Legacy funds will be distributed by Parkview Health as lump sum cash payments to Trine University and Huntington University.



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COMMUNITY DEVELOPMENT

Thomas C. Henry, Mayor

MEMO

To: Common Council Members

From: Sharon Feasel – Administrator-Development Finance, Community Development Division

Date: August 19, 2015

Re: Legacy Fund Grant for Parkview Hospital - Huntington & Trine Universities

Higher Education was a key part of the Legacy recommendations presented to Common Council in 2012, establishing that Legacy funds should be used to support capital projects sponsored by higher education institutions seeking to expand or establish a presence in our downtown or urban core neighborhoods. Consortiums were encouraged. A partnership of Parkview Hospital, Trine University and Huntington University is bringing new higher education opportunities, including terminal degree programs, to the urban core through the redevelopment of a vacant office building on the Parkview Hospital Randallia campus. Together, these entities will leverage Legacy funding with over \$5 million of private investment to establish the Life Science Research Center.

Today we will be submitting a resolution to Common Council asking that \$1,000,000 of Legacy funds be pledged to the project.

Thank you for your consideration and if you have any questions please contact me at 427-2107.

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