Transportation Infrastructure Charge Policy
(2% and replacement parking)
(Revised: 3/15/2004)

Because of the major impact on the transportation system from new capital construction, a project charge of 2% on new construction, additions and major renovations has been adopted. This 2% charge ensures that construction projects will finance their fair share of needed improvements. The charge will apply and be implemented as follows:

1. All endowed and statutory new buildings and addition/major renovation projects will be charged 2% of all project costs¹, including the total costs of all phases referenced in the final PAR, to fund general parking, circulation and roadway improvements. Such charges will be included in construction budgets prior to assessing the 2% fee. (The 2% fee will not be applied on the 2% fee line in the project budget.) The 2% fee applies to all new construction projects, regardless of their cost.

¹The 2% fee is based on the total project cost, including contingency, as identified in the construction PAR, and will be assessed whether the contingency is expended or not. There is no final reconciliation at the end of the project nor a subsequent adjustment of the 2% fee.

2. Project specific improvements for service area parking and connecting roadways will be part of the budget for the new construction and additions. Such needs are not funded from, and are in addition to, the general 2% charge.

3. Major renovation projects are defined as those whose total budget exceeds $2,000,000. In a project that has both maintenance and construction components, the fee will be applied as though the entire project is a construction project if the percentage of construction exceeds 50% of the total project cost. If the percentage of construction is less than 50% of the total project cost, the fee will be applied only to the construction component. Maintenance only projects are not subject to the 2% fee.

4. CF&PC (the Capital Funding and Priorities Committee) is responsible for ensuring the 2% tax, and funds for replacing parking lost as a result of construction, are included in appropriate PARs. In special circumstances, CF&PC may elect to waive the 2% fee or the cost of replacing parking, or some portion thereof. This would normally apply only to state or federally-funded projects where the granting agency will not include these infrastructure costs in their project budgets. In cases where new buildings or addition/major renovation projects are funded in part by Cornell University or its contract colleges, the 2% fee and cost of replacing parking may be charged, pro-rata, on the university/college share of all project costs.

Funds for replacing parking lost as a result of construction will also be part of the construction budget at current replacement costs, ($7,800/space as of the date of this document). This amount is adjusted periodically by Transportation Services, as needed, to reflect actual experience.