EXECUTIVE SUMMARY

Item Name: **FY 2026 – 2029 Capital Improvement Plan for the University of Arizona**

☒ Action Item

Strategic Alignment with the University's Institutional Priorities

- The priorities of our CIP remain focused on shaping the future, improving productivity, inspiring learning, and urging exploration. We plan and build with a purpose for both growth and renewal. We design a campus that connects people, places, and communities. We prioritize safe, dynamic, and inclusive spaces that inspire living, learning, growing, and dreaming.

- This CIP directly reflects the U of A's priorities. Our first-year plan has three (3) proposed projects. Our three-year capital plan forecast remains committed to our core values and strategic objectives of

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Project Delivery Method and Process

- The delivery method for each project in the CIP is selected on a project-by-project basis depending on which method provides the most efficient and effective delivery. When projects are submitted in the Annual Capital Plan (ACP), the anticipated delivery method will be identified.

Project Status and Schedule

- Projects progress through the various capital project phases based on multiple factors, including priority and need for the project and programs, availability of funding and financing, and consistency with strategic plans. When required, project schedules are aligned to the academic calendar so that construction activity can occur during the summer break or when campus activity is limited. In addition, project schedules are developed to be completed and functional in time for the beginning of a new semester. Anticipated schedules for each project are submitted in the Project Justification Report included for each project in the ACP.

Fiscal Impact and Financing Plan

- The Annual Assessment of Debt Capacity report in the FY 2026 – 2029 CIP summarizes the U of A's outstanding debt and debt ratios. The projected debt ratio in relation to ABOR policy and state statute is the total annual debt service on bonds and certificates of participation to total university expenses. The report

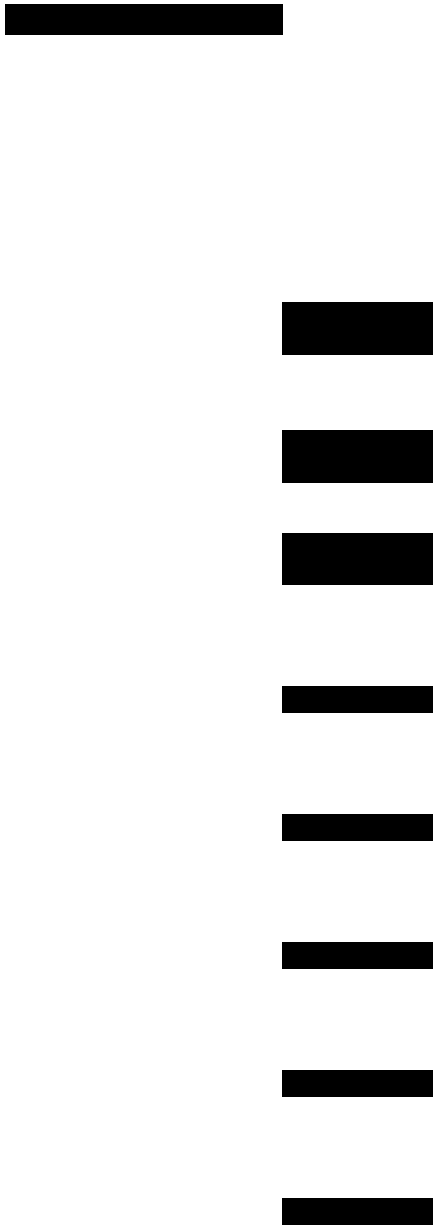
THE UNIVERSITY OF ARIZONA
CAPITAL IMPROVEMENT PLAN
FY 2026 - 2029

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2026-2029

Submitted to the
ARIZONA BOARD OF REGENTS
September 2024

Category	Academic/Support Facilities	Auxiliary Facilities (1)	Total 2024
Number of Facilities (2)	604	86	690
GSF	12,132,877	7,155,651	19,288,528
Estimated Replacement Value (3	$7,468,646,071	$2,186,210,084	$9,654,856,155
FY 2024 Building Renewal Reque	$137,152,070	Not Applicable	$137,152,070

FY 2026-2029 CAPITAL IMPROVEMENT PLAN



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2026-2029 CAPITAL IMP

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$353,733

[redacted]

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$32,077

$6,786

$289,156

$71,536

$58,371

2026-2029 CAPITAL IMP

2026-2029 CAPITAL IMP

2026-2029 CAPITAL IMP

2026-2029 CAPITAL IMP

$1

N/A

$263,281

$17,573

$136,204

$320,846

$42,830

2026-2029 CAPITAL IMP

49	Arizona Department of Public Safety #5-1051	C	Tumamoc Hill Tucson, AZ	2,720 N/A $500		07/01/22- 06/30/25	N	Designated	Ground
50	CARBA, Inc. #5-1195	C	Tumamoc Hill Tucson, AZ	640 N/A $6,495		07/01/20- 06/30/25	N	Designated	Ground
51	Scripps Media, Inc. - KGUN #5-1026	C	Tumamoc Hill Tucson, AZ	625 N/A $44,223		07/01/21- 06/30/24	N	Designated	Ground
52	SFPP, Limited Partnership #5-1042	C	Tumamoc Hill Tucson, AZ	1.92 N/A $3,809	AC	07/01/19- 06/30/24	N	Designated	Ground
53	Southwest Gas Corporation #5-1043	C	Tumamoc Hill Tucson, AZ	0.35 N/A $2,200	AC	07/01/19- 06/30/24	N	Designated	Ground

Arizona State Museum Artifact Storage Building	New off-campus, climatically controlled warehouse facility for the archive storage functions of the Arizona State Museum
Campus Housing	Additional housing facilities on campus such as first year housing, Greek housing, Graduate housing, and other specialty housing offerings
Campus Infrastructure Improvements	Core campus infrastructure improvements to support increased utility loads from new and planned facilities, increase efficiencies and ensure reliability – coupled with surface infrastructure

7 K U H H-Year Capital Plan Forecast
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College of Architecture, Planning and Landscape Architecture (CAPLA)	Reconfiguration and expansion of CAPLA's current space to improve space utilization and provide facilities that will enhance learning and meet enrollment growth needs
Deferred Maintenance Lab Modernizations	Deferred maintenance to highest priority buildings and building systems across campus. Renovations to multiple older research buildings to increased utilization, efficiency, and the bandwidth of types of existing research lab space
Engineering Design Center	New building to increase recruitment and student success by including hands-on Makerspace and support spaces for the Engineering students.
Fine Arts Master Plan Implementation	Incremental Investments in existing physical assets and development of new facilities to meet the strategic goal of establishing the University as an arts destination and integrating arts throughout the university experience and beyond.
Intercollegiate Athletics Upgrades to Venues	Incremental upgrades to various athletics venues.

7 K U H H-Year Capital Plan Forecast
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Land Acquisition	Real Estate within the designated University planning area is limited and rapidly increasing in cost. The University will seek to acquire strategic properties as they become available to accommodate critical planned growth.
Parking Garage Expansion	Provide additional campus parking as need to replace surface lots which are removed due to building projects (potentially Highland Garage and others)
Phoenix Biomedical Camus / Maricopa County Collaboration	Provide a new collaboration center to serve the Phoenix area.
UAHS Renovations	Renovations to improve utilization of research, academic, and Banner vacated space

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Annual Report on Commercial Long-Term Leases
FY2026 -2029 Capital Improvement Plan

Prepared for the Arizona Board of Regents
University Governance and Operations Committee
September 12, 2024

Pursuant to ABOR Policy 7-207(B)(3), the universities shall at least annually report on the status of all executed long-term leases that are commercial in nature. Public private partnerships do not need to be included.

DATE SUBMITTED TO BOARD OFFICE August 27, 2024

SENIOR UNIVERSITY OFFICIAL RESPONSIBLE FOR OVERSIGHT

Name and Title	John Arnold, Senior Vice President, Chief Operating Officer and Chief Financial Officer

1. Commercial Long-Term Lease Lessee Name: Campus Research Corporation-UA
Tech Park at The Bridges

DESCRIPTION

Lease Stage (check oo Tc 10 (e) 0 [illegible]

2. Commercial Long-Term Lease Lessee Name: Campus Research Corporation – UA Tech Park at Rita Road

DESCRIPTION

Lease Stage (check one):	• New Continue • Renew • Terminate
Property Name:	UA Tech Park at Rita Road

3. Commercial Long-Term Lease Lessee Name: Campus Research Corporation – UA Tech Park at Rita Road

DESCRIPTION

Lease Stage (check one):	• New Continue • Renew • Terminate
Property Name:	UA Tech Park at Rita Road
Property Address:	Rita Road & I-10, Tucson
Total Annual Lease Payment & Date of Last Payment (or Lessee Default):	$1.00 as consideration
Leasable Square Feet & Cost/Square Feet:	296.12 acres; N/A
Term Commencement & Expiration:	08/05/1994 - 07/31/2113
Board Approval Date:	August 1994
Stipulations at End of Term:	N/A
Type of Lease[1/]:	GL
Use of Space:	Ground lease
Owner of Improvements:	If CRC builds the improvements, it is titled to ABOR If not CRC,

Item Name: Amended Individual Project and Financing for Arizona Public Media Building for the U niversity of Arizona

Action Item

Back ground/History of Previous Board Action

x Capital Improvement Plan FY 2023-202 September 2022

x Annual Capital Plan September 2022

x Individual Project and Financing June 2023

x The Arizona Public Media (AZPM) building will be funded entirely through gifts, although a portion of the gifts will not be received until after construction of the building is complete. To preserve cash, the U of A now plans to use the $43 million in gift funds it has received and to finance the remaining $20 million of project costs using System Revenue Bonds (SRBs). Gift funds received by AZPM in the future will be used to pay the debt service. Given the change from institutional funding to bond funding with respect to the $20 million, the U of A is asking for an amended individual project and financing approval for the AZPM building.

Project Justification /Description /Scope

x AZPM is an editorially independent, viewer and listener supported, not-for-profit public media organization provided as an educational and informational community service of the U of A. AZPM operates two full power television stations in Tucson and a television translator based in Duncan, AZ. AZPM also operates one AM and three FM radio stations, and six FM radio translators strategically located throughout Southern Arizona.

x AZPM exemplifies the goals and objectives of public media and furthers the land-grant mission of the U of A, servicing all or parts of eleven Arizona counties with three public television program services and four radio program services:

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World Service on 89.1 HD3. The organization also provides a growing number of online programs and services, including PBS Passport streaming services and original productions at azpm.org.

- AZPM produces 13 local newscasts each weekday in addition to four in-depth reports each week and original podcasts on topics ranging from the arts and politics to water issues and sports. AZPM staff and productions are routinely recognized with more nominations and awards than any other public media organization in the region.

- AZPM is currently located in the basement and sub-basement of a classroom building on the main campus of the university, in a facility that was built in the early 1960s. This space is less than ideal to support contemporary television program production.

- It is cost-prohibitive and impractical to update the current facility to meet the needs of new and emerging technologies that AZPM requires to provide value and service to the community and the university. A new, modern facility will better serve the needs and interests of the community, support the education and training of students, greatly improve AZPM’s visibility and community access, and model the transparency aspect of journalism.

- The new facility for AZPM will be located at the UA T will better]TJ 0 .9 K<rCa(ni)60 Td 02 Tw [hp T

Occupancy Plan

x This facility will provide new space for AZPM. Some existing space will be released to be used for the educational mission. No existing facilities will 4 (t)2G dex(i)6 (ol)5o (t)2 ((e e)10d

University of Arizona
Capital Project Information
Summary Arizona Public Media
Building

Project Description / Location:
This project will provide a new facility for Arizona Public Media and will be located at U of A's Bridges at the Tech Park.

	Individual Project Financing Report June 2023	Resubmitted Individual Project Financing Report Sept 2024
Project Schedule (Beginning Month/Year):		
Design	February 2022	February 2022
Construction	July 2023	July 2023
Occupancy	December 2025	December 2025
Project Budget:		
Total Project Cost	$63,000,000	$63,000,000
Total Project Cost per GSF	$1,024	$1,024
Direct Construction Cost - New Construction Cost	$49,700,000	$49,700,000

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University of Arizona
Capital Project Information Summary
Center for Advanced Molecular Immunotherapies (CAMI)

Project Description / Location:
This project will be a new research facility for the Center for Advanced Molecular and Immunological Therapies and will include clinical research and core facilities to support the Center along with the other research missions on the Phoenix campus. The project will be located at the Phoenix Bioscience Core in downtown Phoenix.

	FY 2025 Annual Capital Plan September 2024	Individual Project Financing Report September 2024
Project Schedule (Beginning Month/Year):		
Planning	August 2023	August 2023
Design	January 2024	January 2024
Construction	November 2024	November 2024
Occupancy	June 2027	June 2027
Project Budget:		
Total Project Cost	$ 290,000,000	$ 290,000,000
Total Project Cost per GSF	$ 1,415	$ 1,415
Direct Construction Cost - New	$ 232,000,000	$ 232,000,000
Construction Cost per GSF - New	$ 1,132	$ 1,132
Direct Construction Cost - Renovation	$ N/A	$ N/A
Construction Cost per GSF - Renovation	$ N/A	$ N/A
Change in Annual Oper./Maint. Cost		
Utilities		

University of Arizona
Project Site Location Map

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Item Name: Individual Project and Financing for Micro/Nano Fabrication Center Project for the University of Arizona

☒ Action Item

Requested Action: The University of Arizona (U of A) asks the board for individual project and financing approval of its Micro/Nano Fabrication Center Project, as described in this executive summary. The 15,500 square foot, $25.0 million major capital project will be financed with an Arizona Commerce Authority grant.

Background/History of Previous Board Action

x No prior board action has been taken.

x This project is included in U of A's Annual Capital Plan (ACP) submittal at this meeting. As part of its ACP submittal, U of A is requesting a waiver of ABOR Policy 7-102.B.2.a.(1) requiring prior Capital Improvement Plan (CIP) approval.

Project Justification /Description /Scope

x This project is funded 100% by the Arizona Commerce Authority. The scope of the project is to modernize the Micro/Nano Fabrication Center clean room in the U of A Electrical Engineering Building on the Tucson campus. This modernization will facilitate expanded R&D and workforce development in support of the semiconductor industry in alignment with the CHIPS Act and the growth of semiconductor manufacturing within the state of Arizona. The Micro/Nano Fabrication Core Facility (MNFC) is operated as a Core Facility under RII and generates revenues from small and medium companies which utilize the equipment facility.

x This project will continue the U of A's pursuit to remain a preeminent research institution. This project is consistent with regional and national goals to develop a knowledgeable, skilled workforce capable of semiconductor design and manufacturing within the US, thus bolstering our national position in a competitive global market.

x It is critical that this project move forward immediately as 100% of the funding has been received by the Arizona Commerce Authority.

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Proj ect Delivery Method and Process

- This project is being delivered through the Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.

- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreed allous2 -(t)2 (he)10 (pr)7 (o,)2 Ta ( )]TJ

Comparable Similar Previously Approved Projects					
Project	University	Total Project Budget	Project GSF	Total $/GSF	Constr. $/GSF
Bldg. 173 1st Flr, TV Chamber Fit Out	U of A	$6,570,000	4,000	$1,642.50	$1,150.00
UAHS Bldg. 201 1st Flr. Medical Imaging Office Renovation	U of A	$10,000,000	16,500	$606	$433
HSIB PT Education Renovation	U of A	$9,550,000	12,650	$754.94	$579.05
UAHS Bldg. 201 Renovations	U of A	$25,710,000	30,014	$856.60	$493.10

University of Arizona
Capital Project Information Summary
Micro/Nano Fabrication Center Renovation Project

Project Description / Location:
This project will renovate the Micro/Nano Fabrication Center and will be located in the ECE Building.

FY 2025

University of Arizona
Capital Project Budget Summary
Micro/Nano Fabrication Center Renovation Project

FY 2025 Annual Capital Plan	Individual Project Financing Report

University of Arizona
Project Site Location Map
Micro/Nano Fabrication Center Renovation Project

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Statutory/Policy Requirements

ABOR Policy 2-223 “Academic Locations, Degree Programs, and Organizational Units”

Request to Establish New Academic Organizational Unit

University: University of Arizona

Name of Organizational Unit: Arizona Transportation Institute (AzTI)
Academic Department: UA College of Engineering
Geographic Site: U of A Main Campus in Tucson
Proposed Inception Term : Fall 2024
Brief Description: The state's three public universities (U of A, ASU, and NAU) have coordinated through a Letter of Understanding to participate in a transportation research consortium known as the Arizona Transportation Institute (AzTI) to serve as a collaborative platform to manage and oversee the allocation and utilization of federal research funds provided through ADOT. AzTI is charged with the responsibility of carrying out transportation research processes that will support transportation research needs for ADOT and for the State of Arizona to produce useful information and recommendations that can address transportation concerns for ADOT, local jurisdictions, other states, and researchers, and to support the development and operations of an integrated, multimodal transportation system that facilitates the efficient, economic movement of people and goods; and supports community development and social goals.

Reason for Establishing the Organizational Unit :

- x Serve as a one-stop research, training, and capacity-building resource for state governments (primarily Arizona), regional governments, educational institutions, Federal government, and private sector industries in all aspects of transportation to shape the future state, regional, and national transportation research and training agenda.

- x Develop and implement cutting-

Resources

- ADOT has committed $11.5M for FY2024-FY2027.
- The U of A will commit additional funds over FY2024-FY2026 as follows:
  - $200k/yr in TRIF dollars.
  - $25k/yr from the College of Engineering.
  - $25k/yr from Research, Impact & Innovation.

Item Name: Amended Individual Project and Financing for University of Arizona Health Sciences' Building 201 Remodel – 1st Floor Relocation/Expansion Medical Imaging Administration and Faculty Offices Renovation Project for the U niversity of Arizona

Action ItemfortTc 0.001 Tw [(H)0.001 12 072 52 Medicines 8.24 663 Tm (st)Tj 0 Tc 0 T-31Tm (-18.57

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Project Delivery Method and Process

- This project is being delivered through the Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.

- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder y agre8E.004 T7 (uc)4 (t)2 (i)6 (o)10 (n)]TJ -0.002 Tw -3ontrc f

x Comparable previously approved projects:

Comparable Similar Previously Approved Projects

- Individual project and financing plans are reviewed by the University Governance and Operations Committee and approved by the board.

- Approval of the individual project and financing plan authorizes the university to proceed with financing and execution of construction contracts for the project.

University of Arizona
Capital Project Information Summary
UAHS Building 201 Remodel – 1st Floor Relocation/Expansion Medical Imaging Administration and Faculty Offices Renovation Project

Project Description / Location:

- This project will renovate approximately 16,500 square feet of existing space within Building 201 at University Arizona Health Sciences complex in Tucson that was vacated by Banner Health and will provide administrative and faculty offices for the Department of Medical Imaging that will incorporate the latest thinking/design concepts regarding this type of space.

	Individual Project Financing Report November 2023	Resubmitted Individual Project Financing Report September 2024
Project Schedule (Beginning Month/Year):		
Planning	Fall 2022	Spring 2023
Design	Spring 2023	Spring 2024
Construction	Winter 2023/24	Summer 2024/25
Occupancy	Winter 2024/25	Winter 2025

Project

University of Arizona
Capital Project

University of Arizona
Project Site Location Map

UAHS Building