

EXECUTIVE SUMMARY

Item Name: Amended Capital Development Plan (ASU)



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- o Student Support and Engagement : The proposed projects will support the advancement of the university's mission to enhance student development and learning to national leadership levels. These projects will foster student engagement in programs, events and activities that will enhance their learning and personal development by connecting them with their campus and community, building leadership skills, fostering involvement in experiential learning opportunities and preparing them for academic, personal and career success.

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by a direct sale to a bank or banks or other financial institutions.

x Debt Ratio Impact:

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Exhibit 1

Project Name	Gross Square Feet	Total Budget	Direct Construction Budget	Percent Work Completed	Percent to Gift Target	Date Last Board Approval	Original/ Revised Occupancy Date
ASU at Mesa City Center	110,000	\$10,000,000	\$10,000,000	0	N/A	11/7/2019	2/1/2022
Biomedical Research Laboratory Building	113,600	\$40,000,000	\$28,459,200	21	N/A	2/8/2018	1/15/2021
Improvements Building & Infrastructure Enhancements and Modifications	N/A	\$32,000,000	\$17,600,000	37	N/A	11/15/2018	12/31/2021
Building & Infrastructure Enhancements and Modifications	N/A	\$20,000,000	\$14,000,000	0	N/A	2/13/2020	2/28/2023
Classroom and Academic Renovations	50,000	\$10,000,000	\$7,500,000	47	N/A	11/15/2018	5/31/2021
Classroom and Academic Renovations	50,000	\$15,000,000	\$11,250,000	0	N/A	2/13/2020	2/28/2023
Durham Language and Literature Building Renovation	137,067	\$65,000,000	\$48,600,000	41	N/A	2/8/2018	12/31/2021
Health Futures Center	150,000	\$80,000,000	\$56,694,000	64	N/A	2/8/2018	11/20/2020
Information Technology (IT) Infrastructure Improvements	N/A	\$32,000,000	\$32,000,000	33	N/A	9/28/2018	3/31/2022
Interdisciplinary Science and Technology Building (ISTB) 7	281,378	\$192,000,000	\$149,126,103	28	N/A	9/19/2019	1/23/2022
Novus Place Parking Structure	400,000	\$36,000,000	\$28,660,000	91	N/A	6/14/2018	5/1/2020
Novus Place Parking							

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Exhibit 2

Arizona State University Amended Capital Development Plan							
Project	Board Approval Status	Est. Square Footage	Project Cost	Amount Financed	Funding Method	Annual Debt Service	Debt Ratio
New Academic/Support Project							
ASU–Herald Examiner Building Tenant Improvements	CIP Sept. 2019	74,030 NSF	\$40,000,000	N/A	Internally Financed	N/A	N/A
New Academic/Support Project Total		74,030	\$40,000,000	N/A		N/A	N/A
New Auxiliary Project							
ASUT–University Drive Pedestrian Bridge and Plaza	CIP Sept. 2019	N/A	\$13,600,000	\$13,600,000	System Rev 476.2 Bonds	\$955,200	0.03%
New Auxiliary Project Total		N/A	\$13,600,000	\$13,600,000		\$955,200	0.03%
Total Amended CDP		74,030	\$53,600,000	\$13,600,000		\$955,200	0.03%

Exhibit 3

Amended Capital Development Plan—Annual Debt Service by Funding Source											
Project	Amount Financed	CIF	TUI	AUX	ICR	OLF	SLP	FGT	DFG	OTH	Total Annual Debt Service
New Auxiliary Project											
ASUT—University Drive Pedestrian Bridge and Plaza	\$13,600,000		\$955,200								\$955,200
New Auxiliary Project Total	\$13,600,000	\$0	\$955,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$955,200
Total Amended CDP	\$13,600,000	\$0	\$955,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$955,200

Funding Source Codes:

(CIF) Capital Infrastructure Fund

(TUI) Tuition

(AUX) Auxiliary

(ICR) Indirect Cost Recovery

(OLF) Other Local Funds

(GFA) General Fund Appropriation

(FGT) Federal Grant

(DFG) Debt Financed by Gifts

(OTH) Other

Amended Capital Development Plan—Operation and Maintenance by Funding Source										
Project	CIF	TUI	AUX	ICR	OLF	GFA	FGT	DFG	OTH	Total Annual O & M
New Academic/Support Project										
ASU—Herald Examiner Building Tenant Improvements		\$603,668								\$603,668
New Academic/Support Project Total	\$0	\$603,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603,668
New Auxiliary Project										
ASUT—University Drive Pedestrian Bridge and Plaza		\$40,316								\$40,316
New Auxiliary Project Total	\$0	\$40,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,316
Total Amended CDP	\$0	\$643,984	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643,984

Funding Source Codes:

(CIF) Capital Infrastructure Fund

(TUI) Tuition

(AUX) Auxiliary

(ICR) Indirect Cost Recovery

(OLF) Other Local Funds

(GFA) General Fund Appropriation

(FGT) Federal Grant

(DFG) Debt Financed by Gifts

(OTH) Other

Exhibit A
Arizona State University
Tempe Campus Site Location Map

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Arizona Board of Regents
Arizona State University
Amended Capital Development Plan—Project Justification Report
Herald Examiner Building Tenant Improvements

Previous Board Action

x FY 2021 Capital Improvement Plan

September 2019

Project Justification/Description/Scope

- x This project will provide tenant improvements to 74,030 net square feet of space in the historic Herald Examiner Building. This five-story architectural icon was designed for William Randolph Hearst and constructed in 1914. The project location in downtown Los Angeles, California is depicted on the attached map as Exhibit C.
- x The Herald Examiner Building will serve as a satellite center for ASU's Walter Cronkite School of Journalism and Mass Communication, Herberger Institute for Design and the Arts, Thunderbird School of Global Management, Watts College of Public Service and Community Solutions and other local programs. The building spaces will be designed to accommodate academic and public programs that will leverage ASU's global vision for the New American University in the Los Angeles context.
- x This showcase facility for ASU will be modernized to support all learners. Spaces will be multifunctional, flexible, and designed to foster an interdisciplinary approach

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x Debt Ratio Impact :

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Capital Project Information Summary

University: Arizona State University

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	Amended Capital Development Plan
Capital Costs	
1. Land Acquisition	
2. Construction Cost	
A. New Construction	
B. Tenant Improvements	\$ 27,558,414
C. Special Fixed Equipment	85,000
D. Site Development (excl. 2.E.)	
E. Parking and Landscaping	
F. Utilities Extensions	
G. Other* (Permits)	500,000
Subtotal Construction Cost	\$ 28,143,414
3. Fees	
A. CMAR Pre-Construction	\$ 352,948
B. Architect/Engineer	3,384,392
C. Other	200,000
Subtotal Consultant Fees	\$ 3,937,340
4. FF&E Movable	\$ 2,000,000
5. Contingency, Design Phase	814,346
6. Contingency, Constr. Phase	1,000,000
7. Parking Reserve	
8. Telecommunications Equipment	1,620,000
Subtotal Items 4-8	\$ 5,434,346
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$ 40,000
B. Move-in Costs	100,000
C. Printing Advertisement	40,000
D. Keying, signage, facilities support	1,140,000
E. Project Management Cost	1,032,900

EXHIBIT C

Arizona Board of Regents
Arizona State University
Amended Capital Development Plan—Project Justification Report
University Drive Pedestrian Bridge and Plaza

Previous Board Action

- x FY 2021 Capital Improvement Plan September 2019

Project Justification/Description/Scope

- x This project will construct a pedestrian bridge to span University Drive near the Rural Road intersection, as well as an adjacent urban plaza. The project will increase pedestrian safety and foster connectivity among a major mass transit hub, campus facilities and the university's research corridor, including the Interdisciplinary Science and Technology Building (ISTB) 7, on the south side of University Drive, and the facilities in the Novus Innovation Corridor on the north side. The project site location is depicted on the attached map as Exhibit D.
- x The pedestrian bridge will connect to the elevators at the Novus Place parking structure and ISTB 7 to provide student, faculty and community users with Americans with Disabilities Act-compliant access to a safe transition across University Drive. The bridge will include low-level lighting along the pedestrian path, along with planters and glass-lined guardrails to enhance its security. A steel fin shading structure will cool the walkway to enhance the year-round experience of pedestrians, as well as provide night lighting to increase visibility and safety. Lighted signage also will be included in the project to enable the bridge to serve as a gateway to the ASU Tempe campus from the east valley.
- x The proximity of the bridge to a major mass transit hub will provide the high volume of student and community users with a safe, comfortable, ADA-accessible method of crossing University Drive. During peak university academic periods, this light rail station ranks as the third-highest in overall passenger boardings among the forty-three stations in the Phoenix metropolitan area. With the development and occupancy of the facilities in the Novus Innovation Corridor, the bridge will provide support for sustainable transportation and safe connectivity between the university and Novus facilities.
- x The bridge also will provide a much-needed method to connect telecommunication hubs across University Drive to extend the university's capability for current and future

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development. High-quality, durable materials will be used to construct the bridge to minimize its operational, repair and replacement costs and ensure an anticipated useful life of at least fifty years. These materials will include the application of a high-performance coating to the bridge shading structure to sustain its finish for

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Project Cost

- x The budget for this project is \$13.6 million.
- x The CMAR will be at risk to provide the completed project within the agreed-upon Guaranteed Maximum Price (GMP).

Fiscal Impact and Financing Plan

- x The \$13.6 million project budget will be funded with system revenue bonds. Debt service will be funded by tuition.
- x Annual operations and maintenance costs for this project are estimated at \$40,316 and will be funded by tuition.
- x Debt Ratio Impact : The projected incremental debt ratio impact for this project is 0.03 percent.

Occupancy Plan

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Capital Project Information Summary

University: Arizona State University Project Name: University Drive Pedestrian Bridge and Plaza

Project Description and Location: This project will construct a pedestrian bridge to span University Drive near the Rural Road intersection, as well as an adjacent urban plaza. The project will increase pedestrian safety and facilitate connectivity between the university's research corridor and the facilities in the Novus Innovation Corridor.

Project Schedule:

Planning	January	2020
Design Start	February	2020
Construction Start	October	2020
Construction Completion	December	2021

Project Budget:

Total Project Cost	\$	13,600,000	
Total Project Construction Cost	\$	11,433	43uctio8aTd [(43)-10(uc)Td ()Tj 3 0 Td .n or

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	<u>Amended Capital Development Plan</u>
Capital Costs	
1. Land Acquisition	
2. Construction Cost	
A. New Construction	\$ 10,808,381
B. Renovation	
C. Special Fixed Equipment	
D. Site Development (excl. 2.E.)	50,000
E. Parking and Landscaping	
F. Utilities Extensions	225,000
G. Other*	350,000
Subtotal Construction Cost	\$ 11,433,381
3. Fees	
A. Pre-Construction	\$ 257,995
B. Architect/Engineer	719,880
C. Other	75,000
Subtotal Consultant Fees	\$ 977,875
4. FF&E Movable	\$ 75,000
5. Contingency, Design Phase	100,000
6. Contingency, Constr. Phase	400,000
7. Parking Replacement	
8. Telecommunications Equipment	
Subtotal Items 4-8	\$ 575,000
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$ 65,667
B. Move-in Costs	
C. Printing Advertisement	5,000
D. Keying, signage, facilities support	20,000
E. Project Management Cost	476,837
F. State Risk Mgt. Ins. (.0034 **)	46,240
Subtotal Addl. Univ. Costs	613(os)-8 (T.94A)2.3 (ddi)3.1 (t)-1.a2r

Exhibit D
University Pedestrian Bridge and Plaza
Site Location Map

