
PLANNING FOR PHOENIX BIOMEDICAL CAMPUS (PBC)

Status Report on Activities Related to the
Health Sciences Education Building (HSEB), Arizona Biomedical
Collaborative II (ABC II), and the Phoenix Biomedical Campus
Comprehensive Development Plan

September 1, 2009

1. Project Status:

Planning for the Phoenix Biomedical Campus (PBC) projects has progressed considerably over the past year, with the guidance and participation of representatives from The University of Arizona, Arizona State University, Northern Arizona University, the Arizona Board of Regents, the City of Phoenix, and other stakeholders. Following is a summary of related events and accomplishments:

- In June 2008, the Arizona Legislature approved the Stimulus Plan for Economic and Education Development (SPEED) initiative that will provide \$470 million of funding for the PBC projects. This funding will allow both the HSEB and ABC II projects to move forward;
- CO Architects, in association with Ayers Saint Gross, the master planners for the site, were selected as the Design Consultants for the PBC project. They are working with the Executive Committee and user groups to refine the project space program that will form the basis of the project design;
- The selection process was completed for the Construction Manager at Risk (CMR) for the project and the team of Sundt/DPR was chosen.
- The University of Arizona (UA) will have primary responsibility for project administration with regard to project contracting and financial management. The UA will provide project management support as needed to David Harris, who will lead the overall on-site PBC project management team.
- The PBC projects were included in the June, 2008 Capital Development Plans of each of the three universities and were approved by the Board of Regents. The SPEED project funding was approved at the July 24th Board meeting.
- In January 2009 the legislature, in special session, passed SB 1006 reducing the total budget for the project to \$376 million necessitating substantial redesign and value engineering.

2. Proposed Schedule:

- Programming for the Phase 1 project was completed in Fall of 2008. Schematic design for Phase 1 is also complete. We will expedite the remainder of the design process to allow construction to begin as soon as possible. The construction documents may be prepared in as many as six separate bid packages to allow for the most effective fast-tracking process.
- We currently anticipate that construction could begin in early 2010, with required site preparation and utilities work. Considering the size and complexity of these projects, we anticipate that construction of the HSEB building will be completed for use in the fall of 2012, and that the completion of the ABC II building will follow.

3. Issues to be Resolved:

- Final results of the FY 2009/2010 Budget
- Funding, financing and cash flow strategies for the 20% portion of this SPEED funded project that the universities must provide.

4. Use of \$1.5 Million in ABOR Planning Funds:

ASU and UA were each allocated \$750,000 in TRIF planning funds by the Arizona Board of Regents. In FY 2007, \$344,300 was expended. In FY 2008, \$972,700 was spent on construction manager fees, consultant fees, and project management fees. We utilized the remaining \$183,000 of TRIF funding for the completion of programming of the HSEB and ABC II projects until the SPEED project funding becomes available.