

EXECUTIVE SUMMARY

ITEM NAME: FY 2011-2013 Capital Improvement Plan (ASU)

Action Item Discussion Item Information Item

Issue: Arizona State University requests approval of the ASU FY 2011-2013 Capital Improvement Plan.

Project Justification/Strategic Implications:

- ▶ ASU continues to make meaningful progress in its evolution as a model for 21st century higher education, dedicated to access, excellence and impact. In keeping with the ambitious trajectory reflected in the ASU vision and goals, ten-year strategic plan, and comprehensive development plan, the projects proposed in the 2011-2013 CIP focus strongly on addressing Arizona's projected rapid and extensive growth and the resulting enhanced demand for higher education.
- ▶ For this cycle, ASU has set as its priority the significant repair and renovation of existing university infrastructure. The proposed plan allocates funding for a series of ongoing revitalization projects intended to provide faculty, staff and students with high quality facilities. These critically important facilities constitute the core institutional framework that will enable ASU to prepare for the dramatic population increase forecasted for our state and to advance its mandate to facilitate access to higher education for all qualified students. To that end, ASU's upcoming efforts also will concentrate on improving the overall student experience by renovating infrastructure, renewing academic facilities, and enhancing facilities/space dedicated to student support and activities.
- ▶ The thoughtful and proactive renovation of the university's existing infrastructure is vital to the success of our current and future students. The 2011-2013 CIP, as well as the active projects being advanced through our comprehensive development plan, accurately demonstrate the physical aspect of ASU's realization of the New American University and its steadfast commitment to serve the people of Arizona.

Statutory/Policy Requirements:

- ▶ Board Policy 7-106 requires Capital Committee review and Board approval of the annual Capital Improvement Plan.

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Project Costs:

- ▶ The first year of the Three-Year Capital Plan contains five projects, shown in the table below. The projects total \$75,000,000 in estimated costs.
- ▶ The CIP also presents a \$29,891,945 Building Renewal Request for fiscal year 2011. The request is computed using a Joint Committee on Capital Review approved formula along with directions from the Central Office.
- ▶ The table lists the ASU priorities for FY 2011:

Priority Number	Campus	Project Name	Funding Method	Estimated Total Costs
1	All	Infrastructure and Campus Site Improvements Phase 1	Revenue Bonds (RB)	\$ 5,000,000
2	Tempe	New Bookstore Facility	RB/Auxiliary	\$ 30,000,000
3	Tempe	School of Human Evolution and Social Change Program Expansion	RB	\$ 15,000,000
4	Tempe	Sun Devil Stadium Upgrades Phase 2	RB	\$ 20,000,000
5	Tempe	Traffic Calming and Safety Improvements	RB	\$ 5,000,000
State Appropriation (SAP)				
General Fund, Debt Service (GFA)				
Revenue Bonds (RB)				\$ 75,000,000
Certificates of Participation (COPS)				
Federal Funds (FEDF)				
Gifts (GIFT)				
Other (OTHR)				
TOTAL COST: FY 2011				\$ 75,000,000

- ▶ Additional information on these projects is located in the Project Description section.

Fiscal Impact and Financing Plan:

- ▶ The Annual Assessment of Debt Capacity demonstrates the University's ability to finance additional capital investment through debt instruments. Projected debt service as a percent of total projected University expenditures is a maximum of 8%. The projected debt ratio is 5.2 percent based on projects included in the fiscal 2010 Capital Development Plan (CDP), the One-Year Capital Plan and projects that have received project approval but are no longer on the CDP. Per the SPEED legislation (Laws 2008, Chapter 287, Section 67), the debt service on SPEED projects is excluded from the debt ratio. If the debt service for SPEED projects were included in the debt ratio, the estimated ratio would be 5.9 percent

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Committee Review and Recommendation:

- ▶ The Capital Committee reviewed the plan at its meeting on September 9, 2009, and recommended Board approval.

Recommendation:

That the Board grant approval of the Arizona State University FY 2011-2013 Capital Improvement Plan.

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FY 2011 PROJECT DESCRIPTIONS

PROJECT NAME: Infrastructure and Campus Site Improvements Phase 1

PRIORITY: 1

DESCRIPTION:

This project will include infrastructure upgrades/replacements to improve and expand utility and IT services for current and future development on all four campuses. This project will upgrade or replace systems such as electrical, steam, chilled water, metering, control, pumping, and the infrastructure supporting these utilities. This project also is planned to address site improvements such as mall upgrades, lighting replacements, parking and streetscape improvements, and site retention.

JUSTIFICATION:

Infrastructure and Campus Site Improvements Phase 1 projects are planned to upgrade current utilities, repair deterioration of existing facilities and to support new building projects currently in design or in planning. Many of these infrastructure projects will enhance utility distribution efficiencies that will assist in meeting the energy reduction goals established by the university, as well as meeting Environmental Protection Agency mandates. The projects will also repair or upgrade outdoor and pedestrian sites on campus that are worn and dated and in need of repair. These site improvements will be highly visible to the public and will update the image of the campus, supporting and enhancing ASU as a New American University.

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FY 2011 PROJECT DESCRIPTIONS

PROJECT NAME: New Bookstore Facility

PRIORITY: 2

DESCRIPTION:

The project will construct a bookstore of approximately 75,000 gross square feet, comprised of retail and applicable office and support space. Major retail components will include merchandise, book sales and service functions. Examples of functions include course, general, children's, professional and academic books; ASU apparel, computer, technical supplies and gifts; a coffee/food concept; buyback; author signings; and graduation services. The facility will require a loading dock for shipping and receiving of merchandise as well as open, flexible sales and office space. The total project cost is estimated at \$30,000,000.

JUSTIFICATION:

The present bookstore was constructed over 25 years ago, providing the university with multiple services, retail goods and academic support materials. Since the time of its construction, the university academic and research demands have grown dramatically, but the size of the bookstore has not. The ASU Bookstore has the least amount of square feet in the Pac 10 yet serves one of the largest student enrollments in the United States. Additionally, the Tempe Campus Bookstore serves as the hub store for all ASU campuses, and supports the other ASU Bookstore branch locations. The present space no longer meets university needs. In order to remain successful and competitive, the additional space and program is essential.

This project promotes the mission of the university and the strategic plan by enhancing and improving the facility to operate more effectively and efficiently. This project provides the facilities necessary to accommodate current and incoming students, faculty, and staff. Auxiliary funds will be used to support this project.

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FY 2011 PROJECT DESCRIPTIONS

PROJECT NAME: School of Human Evolution and Social Change (SHESC) Program Expansion

PRIORITY: 3

DESCRIPTION:

This project is proposed to improve, consolidate and expand program space for the School of Human Evolution and Social Change. The project will affect approximately 140,000 gross square feet, and will involve renovations and also resolve lingering deferred maintenance issues in Matthews Center and Matthews Hall at the Tempe campus. SHESC currently inhabits six buildings on the Tempe campus; this project would consolidate the school into three buildings. These buildings will be programmed with space for a conference/seminar room, dry lab space, anatomy research lab, maceration lab, office and archive space. This project will improve the layout of school spaces. Other improvements include life safety, upgrades to HVAC/ventilation systems, plumbing, electrical systems and roofing.

JUSTIFICATION:

Currently, the space configuration of buildings used by SHESC does not support the school's collaborative research. Research groups are separated and limited by the layout of the facilities. The renovation would organize the school into functional work groups with office space adjacent to lab space, with access to shared laboratories. This project will provide additional renovated space to meet obligations made in faculty offer letters for lab facilities.

The project would also provide a more high-profile presence on campus for one of the fastest growing disciplines at ASU, the Institute of Human Origins (IHO). SHESC seeks to create a more distinct identity for IHO, which would better position the group for grant funding and donations.

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FY 2011 PROJECT DESCRIPTIONS

PROJECT NAME: Sun Devil Stadium Upgrades Phase 2

PRIORITY: 4

DESCRIPTION:

Phase 1 of this project resolved critical structural repairs in Sun Devil Stadium. Phase 2 will involve the repair of steel support beams; the addition of new guardrail systems to meet current life/safety code requirements; ADA upgrades; addition of new drains to remove standing water; and installation of water barrier systems to reduce moisture infiltration and protect the structure. Completion of this project will repair damage caused by years of water penetration.

Sun Devil Stadium Upgrades Phase 2 is the second of multiple planned phases. Subsequent phases will be developed under separate architectural studies, and will be identified for implementation over the next several years through the ABOR capital planning process. Later phases of this project may include upgrading electrical and mechanical systems and infrastructure; updating and renovating restrooms facilities; upgrading and renovating food and concessions areas; installing new seating systems; and improving pedestrian and service vehicle access and circulation.

JUSTIFICATION:

Sun Devil Stadium Upgrades Phase 2 is a crucial project that focuses on the correction of safety and code issues. Due to aging and other factors, the stadium is in need of repairs and renovations. Ineffective drainage and lack of adequate waterproofing have caused corrosion on steel support beams, the several stairways leading to the vomitories, the concrete hollow core plank floor system, and other areas. Inadequate waterproofing contributed to the general deterioration of the structure. Guardrail heights do not meet current code requirements. Accomplishment of these repairs ensures that Sun Devil Stadium will continue to operate at the optimal level of functionality and safety essential for this venue.

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FY 2011 PROJECT DESCRIPTIONS

PROJECT NAME: Traffic Calming and Safety Improvements

PRIORITY: 5

DESCRIPTION:

This project will add pedestrian safety and traffic calming features to streets, pedestrian crossings and pedestrian malls at the Tempe campus. The project will add speed bumps, designated pedestrian crossings, medians and landscape barriers. It may narrow some roads to one lane in each direction, and will enhance bicycle routes. The project will close off selected vehicle access points and will physically limit pedestrian crossings to designated crossing zones. The project will also transform selected streets into pedestrian-friendly malls, while still allowing vehicle access to parking garages. The total estimated project cost is \$5,000,000.

JUSTIFICATION:

Recent construction of student residential facilities on the south side of the Tempe campus has increased pedestrian traffic. These increases will continue as additional student housing and Light Rail (LRT) facilities are completed and become operational. This project has been planned with the goal of keeping pedestrians and motorists safe, especially as pedestrian traffic escalates. The project will accomplish these safety goals by limiting vehicular access to campus; slowing vehicles, especially in crossing areas; and by limiting areas in which pedestrian road crossings can be made. Improvements made to medians and other areas will not only enhance safety but will also be attractive additions to the Tempe campus. This project is aligned with university goals of providing students, faculty and staff with safe and hospitable facilities in which to study, teach, research and work.

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FY 2012-2013 PROJECT DESCRIPTIONS

Priority	Campus	Project Name	Project Description
1	Downtown	Faculty Office and Classroom Building	This project will construct a faculty office and classroom building as a continuation of the development of the Downtown Phoenix campus. It is anticipated that this project will be funded by a similar funding mechanism as previous Downtown Phoenix campus projects. The building will include mediated classrooms, faculty offices, computer labs, faculty research space, staff office space, and additional student support areas.
2	Tempe	Tempe Campus Utility Plant and CHP Upgrades	The project would construct a utility plant in the northwest quarter of campus to allow for future growth, and may also install an additional turbine in the existing Combined Heat and Power facility. The new utility plant is planned to provide electrical power, steam, chilled water, and backup power. It will also provide some power redundancy for the Tempe campus Central Plant.
3	All	Infrastructure and Campus Site Improvements Phase 2	This project is planned to include infrastructure upgrades to improve and expand utility and IT services for current and future development on all campuses. The project will extend or rehabilitate utility systems including: electrical, steam, and chilled water; it will also include the infrastructure supporting these utilities, such as metering, controls, pumps, and associated systems. Additionally, this project is planned to address site improvements, including mall upgrades, lighting replacement and improvements, parking and streetscape improvements, and site drainage and retention.
4	All	Academic, Operations and Deferred Maintenance Phases 4 and 5	This project may be required in order to supplement renovation and deferred maintenance work done in SPEED projects. The project is planned to renovate approximately 30,000 square feet of academic space, and would address some operations and deferred maintenance needs. Improvements needed include: heating and cooling systems, plumbing, electrical systems, flooring, interior and exterior paint, roofs, windows, doors, internal walls and partitions, elevators, and fire prevention equipment.
5	All	Classroom and Laboratory Renovations Phases 4 and 5	This project may be required in order to supplement renovation and deferred maintenance work done in SPEED projects. The project is planned to include the renovation of approximately 17,500 square feet of various classrooms and laboratories in several buildings. The project will upgrade classrooms, laboratories and building

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			systems to maximize adaptable and flexible technologies, and will provide the University state-of-the-art classroom and research facilities.
6	Polytechnic	Chilled and Hot Water/Emergency Power	This project will support future utility needs at the growing Polytechnic campus. The project will construct a facility that provides chilled water, hot water and/or steam, and emergency power.
7	Tempe	Student Housing and Dining	This project is envisioned as a third-party project facilitated by a private developer that will be realized dependent on demand. The project will provide student residential space of up to 600 units and may include student dining areas.
8	Downtown	Student Housing and Dining	The Student Housing and Dining project will support the current rapid expansion of the Downtown campus by creating up to 600 beds of additional student housing and complimentary student dining areas. This project is envisioned as a third party project facilitated by a private developer, contingent on demand for student housing.
9	Downtown	Renovate Post Office	This project is planned to renovate the Downtown Post Office to create a more accessible and open environment so that it may be used by the public and the university community.
10	Polytechnic	Recreation and Health Services Expansion	This new building will be a multi-purpose recreational and student services facility built to serve current and incoming students. The center will feature a student health clinic, aerobics areas, weight room, basketball courts, jogging track, classrooms, child care, an outdoor heated swimming pool, and associated amenities. Delivery of this project by a third party is under consideration.
11	West	Recreation and Health Services Expansion	This project will include a student health clinic, aerobics, weight room, basketball courts, jogging track, classrooms, child care, and associated amenities. Delivery of this project by a third-party is under consideration. This building will be built to serve up to 15,000 students.
12	West	Student Union	This project would provide an addition to the existing student union space and/or a new building. Current student union functions are in several locations on campus; this project would consolidate those functions in one location. New space will create areas for additional student services such as registration, financial assistance, career and personal counseling, and other student support services.

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13	Polytechnic	Student Union Expansion	This project involves construction of highly adaptable space that will be an addition to the existing student union building, and/or a new building located in close proximity to the current union building. The project will provide additional student union space, and areas for student services such as registration, financial assistance, career and personal counseling, and other student support services.
14	Tempe	Biodesign Institute at Arizona State University Building C	This facility is the third phase of the Biodesign Institute Complex. It is a 250,000 gross square foot building which will include flexible high-tech laboratory and office space. The building will be located adjacent to Biodesign Institute Building B.
15	West	Faculty Office and Classroom Building	This project is in response to a dramatic increase in projected enrollment across the Arizona State University System. The West campus is projected to increase its overall enrollment to 15,000 students by fall 2015. The building will be a 150,000 gross square foot facility, and will encompass mediated classrooms, faculty offices, science and computer labs, faculty research space, staff office space, and other student support areas.