

EXECUTIVE SUMMARY

Item Name: FY 2011–2013 Capital Improvement Plan (UA)

Action Item Discussion Item Information Item

Issue: The University of Arizona requests ABOR approval of the FY 2011-2013 Capital Improvement Plan (CIP)

Statutory/Policy Requirements:

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

Project Costs:

- ▶ The CIP is a Three-Year Capital Plan which identifies those projects the University intends to initiate during the corresponding fiscal year. It also includes a \$47 million Building Renewal Request for Fiscal Year 2011.
- ▶ The first year of the Three-Year Capital Plan contains three projects shown in the table below. The total cost of these projects is \$124.9 million which includes: Intercollegiate Athletics Master Plan-Phase I, Modern Streetcar and Associated Infrastructure Improvements and the Replacement/Relocation of the University Purchasing Warehouse.
- ▶ Funding for these projects is through a combination of sources that includes state appropriations and debt financing.

Project Name	Fund Method	Estimated Total Cost
Intercollegiate Athletics Master Plan-Phase I	System Revenue Bonds	\$82,000,000
Modern Streetcar and Associated Infrastructure Improvements	Other	\$34,916,000
Replacement/Relocation of the University Purchasing Warehouse	Other	\$8,000,000
Total		\$124,916,000

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Fiscal Impact and Financing Plan:

Debt Ratio Impact:

- ▶ The annual assessment of debt capacity contained in the CIP provides a summary report of the University's ability to finance additional capital projects through the issuance of debt. Based upon the UA's proposed funding sources for the projects listed in the FY 2010 Capital Development Plan, the One-Year Capital Plan, and the projects that have received ABOR Project Approval, the projected debt ratio is 5.8%. This ratio excludes debt services from the Stimulus Plan for Economic and Educational Development (SPEED) projects authorized by HB2211. The projected highest debt ratio including debt services on SPEED projects is 6.1%. The maximum debt ratio allowed by ABOR policy and state statute is 8%. The debt ratio is the total annual debt service on bonds and certificates of participations to total university expenses.

Recommendation:

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

FISCAL YEAR 2011 PROJECT DESCRIPTIONS

PROJECT NAME: Intercollegiate Athletics (ICA) Facilities Improvements, Phase I (Arizona Stadium North End Zone Expansion)

DESCRIPTION

This project entails the initial phase of improvements to The University of Arizona Intercollegiate Athletics facilities, as envisioned in the preliminary ICA Facilities Master Plan. The project includes the enclosure of the north end of Arizona Stadium which will replace existing aluminum bleachers with 5,000 upgraded seats, new concessions and restrooms, as well as new facilities for the football program. A new scoreboard will be added to improve visibility and generate new sponsorship opportunities. This project also plans to address improvements to, and the expansion of, the nearby Jimenez Practice Field.

JUSTIFICATION

The ICA Facilities Master Plan documents the critical need to proceed with improvements to both Arizona Stadium and McKale Memorial Center in order to maintain donor support, athlete recruitment and retention, and a positive fan experience competitive with other peer institutions. Phase I will be the first step in improving the function of these two major athletic venues. By completing the north end of Arizona Stadium and consolidating the various components of the football program, the project will provide a modern venue for fans, enhance revenue generation and open up much needed back-fill space for other athletic programs in McKale Memorial Center.

The new scoreboard will replace the currently obsolete and undersized scoreboard installed in 1999, providing high resolution video and enhanced advertising display comparable to other peer institutions. The Jimenez Practice Field component of the project will replace the existing undersized and uneven field with a regulation one hundred yard field, along with enhanced lighting and drainage capacity.

The capital cost estimate of \$82 million for Phase I is based on the ICA Facilities Master Plan for the 2009 present value.

FISCAL YEAR 2011 PROJECT DESCRIPTIONS

PROJECT NAME: Modern Streetcar and Associated Infrastructure Improvements

DESCRIPTION

This project entails the construction of a 1.1-mile segment of the Modern Streetcar system extending through the University from Helen Street and Campbell Avenue continuing through the Warren Avenue underpass along Second Street to Park Avenue. System elements include installation of requisite tracks and lines, utility relocation, station construction and storm water mitigation. The City of Tucson will provide funding obtained through the Federal Transit Administration and the Regional Transportation Authority for the entire 3.9-mile system.

JUSTIFICATION

The Modern Streetcar project is intended to provide a significant alternate mode of transportation linking the Tucson downtown and Rio Nuevo areas to The University of Arizona. It will create new opportunities to increase University presence downtown, and for economic development in several areas along the streetcar route. The project will also be an attractive urban amenity which may be augmented in the future by complementary streetscape improvements along the university segment which will improve connections with pedestrian circulation. The City of Tucson is securing approximately \$150 million for the construction of the entire system, including an estimated \$34,916,000 to build the 1.1-mile segment running through the University. The consultant firm of HDR/S.R. Beard & Associates has provided the cost estimate for the overall project design.

FISCAL YEAR 2011 PROJECT DESCRIPTIONS

PROJECT NAME: University Purchasing Warehouse Relocation

DESCRIPTION

This project is necessitated by the City of Tucson widening project of 22nd Street which entails the relocation of the existing university purchasing warehouse located at 22nd Street and Kino Boulevard. The City will purchase property and provide all relocation costs. A replacement site has not yet been selected.

JUSTIFICATION

The City of Tucson is undertaking this widening project primarily to provide enhanced east-west traffic flow between the east side of Tucson and Interstate 10 (I-10). While a final construction schedule has not been prepared, the preliminary schedule calls for construction to commence in early 2011. The City of Tucson has contracted with a real estate consultant to begin acquisition/relocation activities. No university funding is required or being requested at this time.

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FY 2011-2013 PROJECT DESCRIPTIONS

The Two-Year Capital Plan Forecast (FY 2012-2013) retains several needed projects from last year and proposes a new facility for the Arizona Center for Integrative Medicine, which will be gift funded. The South Campus Parking Structure (formerly Warren Avenue) has also been moved from the One-Year Plan to the Two-Year Forecast.

PROJECT NAME	PROJECT DESCRIPTION
Academic/Office Building Social & Behavioral Sciences	Approximately 46,000 gross square feet of academic office space on four levels of the Phase II site adjacent to McClelland Park (John and Doris Norton School of Family and Consumer Sciences) would be built for programs associated with the College of Social and Behavioral Sciences (SBS).
North Campus Library	This facility will provide a technology rich information commons and group study spaces to support students along with selected print collections. It will serve students and faculty in the northwest campus area and is conceived as a place where learning, experimentation and original vision is promoted and technologically enabled.
KUAT & Arizona Public Media Relocation	Arizona Public Media (APM) is Arizona's largest producer of television, radio and online content and is currently operating in two undersized and poorly functioning facilities. This project would relocate APM to accommodate their continuing growth and to meet major changes occurring in the production and delivery of media services.
South Campus Parking Structure (formerly Warren Avenue)	This project will include the construction of a new parking garage to accommodate 1,000 to 1,500 vehicles. The location of the structure has yet to be determined. It will be sited to best serve current and projected parking demand in the south portion of campus and provide parking for employees, students and visitors. The incorporation of possible support spaces including retail, auxiliary, and service will be explored.
Arizona Center for Integrative Medicine	This project will consolidate the Center's clinical, research, educational and administrative functions into a single location. The building will embody the philosophy of integrative medicine and provide services to the local community as well as national and international fellows, students and visitors.
Engineering Research Building	This project will improve the quality and quantity of facilities for the College of Engineering. It would expand the capacity of the Engineering Research Building and allow for the consolidation of related engineering programs.

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PROJECT NAME	PROJECT DESCRIPTION
Renovation of Bear Down Gym	Bear Down Gym is a contributing structure to the West Campus National Historic District and requires significant repairs and upgrades. This project includes expansion to the south side of Bear Down which would provide space for multi-disciplinary health and wellness programs and services for the campus. The addition would encompass space for the major partners of the Well University (Well U) Partnership, i.e. Life and Work Connections, Campus Recreation, Center for Physical Activity and Nutrition (CPAN), Campus Health, Exercise Physiology, Nursing, etc. The expansion would include research labs and classroom space.
Land Acquisition	This project would fund land assembly activities within the designated university planning area.
Public Safety Facilities	Due to increasing requirements related to campus security and safety, The University of Arizona Police Department (UAPD) is outgrowing its current facilities related to housing of personnel, and operation and administrative components. The campus has identified the need for a secure state of the art emergency operations center from which to manage, coordinate and direct critical incidents/events. Expansion of the police facility, to include an emergency operations center, will address police space issues, provide a secure location to manage incidents and provide needed training and conference space for the UAPD and campus community.
Mathematics Building	This project entails the construction of a new mathematics building in order to both quantitatively and qualitatively enhance the environment in which math education is conducted at The University of Arizona. An examination of the current facility concluded that significant upgrades would not be cost effective. The current building is obsolete and should be considered for demolition.
Sports Field and Renovated Tennis Courts	This project would develop field space for campus recreation located in the parking area adjacent to the current expansion of the Student Recreation Center. Also included in this project would be renovations to the existing tennis courts located north of McKale Memorial Center. These courts are managed by the Department of Campus Recreation.
Chemistry Building Renovation	The major renovation is fundamental to meeting the space deficiencies of the Department of Chemistry while extending the useful life of an historic building. An examination of the facility concluded that all essential building systems require significant upgrades.
University Art Museum	This project provides new facilities for the Museum of Art. Currently, the concept being pursued would entail acquisition of the Arizona Historical Society (AHS) property and refurbishment to accommodate museum functions. This project is predicated on AHS moving to a new location in the Downtown/Rio Nuevo area.

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PROJECT NAME	PROJECT DESCRIPTION
Intercollegiate Athletics (ICA) Related Venues	In addition to Phase I improvements in the One-Year Capital Plan, the ICA Master Plan emphasizes the need for upgrades to the existing stadium. Also listed as a priority in the ICA Master Plan is the refurbishment and expansion of McKale Memorial Center. This includes an enlarged enclosed concourse, larger team locker suites, improved fan amenities and services, a new academic center, and expanded office suites. The connected addition along Cherry Avenue Garage provides access to the garage, a sports store and ticket booths at plaza level and administrative offices above. This project would address these issues.
Infrastructure	The Comprehensive Campus Plan proposes improving surface infrastructure (e.g., sidewalks, bike paths) and improving utility distribution and circulation systems. Potential projects could include: storm water drainage and improvements for the Main Mall (East entry at Campbell Avenue) and streetscape/utility improvements to complement the Modern Street Car.