

EXECUTIVE SUMMARY

ACTION ITEM:

Arizona State University Police Department (ASU PD) Facility and Barrett College and South Campus Academic Village Site Preparation, Project Implementation, Arizona State University Tempe campus

ISSUE:

ASU requests Project Implementation for: (i) the ASU PD Facility and (ii) the Barrett College and South Campus Academic Village Site Preparation.

PREVIOUS BOARD ACTION:

- Revised Capital Development Plan - January 2004
- Capital Development Plan – June 2005
- Revised Capital Development Plan - February 2006
- Capital Development Plan - June 2006

BACKGROUND:

ASU has been in negotiations with a third-party developer, American Campus Communities (ACC), to construct two large, new student residence developments, Barrett College and the South Campus Academic Village. The sites for these projects were included in the Master Development Plan that was approved by the Board in 2005. ASU has been acquiring property to complete these sites since 2004. The projects included in this action item are the remaining steps necessary to acquire, relocate, or demolish existing structures on the sites in order to begin construction of the residential developments. Approval of the ground lease to the developer is contained in a separate Board Action Item.

The ASU PD Facility Project last appeared before the Board in June 2006 as one of the critical components of the overall South Campus Academic Village. Current ASU PD facilities are located on the sites of the proposed Barrett College and the South Campus Academic Village. These buildings are outmoded, overcrowded, and at the end of their useful lives. A new ASU PD Facility must be constructed prior to demolition of the existing structures in order to provide continuous service to the University.

PROJECT DESCRIPTION:

The site for the new ASU PD Facility will be on Lot 17, on the southeast corner of Apache Boulevard and College Avenue.

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The ASU PD portion of this project will relocate the facilities in the current ASU PD compound into a single facility. The project will construct a 38,000 gross square foot building which will include spaces for administrative offices, conference rooms, central dispatching, centralized electronic security facilities, police training rooms, prisoner processing and detention, and evidence storage. The entire complex will be secured with appropriately designed fencing and electronic gates. Campus security and video surveillance is currently performed by multiple parties and this facility will provide the appropriate facilities to control these high liability areas centrally. The facility is estimated to cost \$12.5 million.

The several facilities to be demolished on the Barrett College and South Campus Academic Village sites are: Sahuaro Hall (east of McAllister Ave. and at the southern terminus of Adelphi Dr.), Mariposa Hall and associated buildings (on the southwest corner of Apache Blvd. and McAllister Ave.), the Timberwolf Restaurant (north of Apache Blvd.), and current ASU Police facilities (north of Apache Blvd.), and the acquisition and demolition of Phi Kappa Psi (a fraternity house east of Adelphi Dr. and north of Sahuaro Hall). The project must abate asbestos and other hazardous materials before the buildings are demolished.

At the Capital Committee meeting held on September 7, 2006, the Committee authorized ASU to proceed with this project subject to the limitation that site preparation work not include demolition of the Visitors Information Center (VIC) and with an understanding that there was to be further consultation with representatives of the historic preservation community regarding possible options for the VIC. Subsequent to the Capital Committee meeting ASU and ABOR representatives met with representatives of the historic preservation community and offered the option of disassembling the roof portion of the VIC for possible adaptive reuse on the ASU Tempe campus. Based upon the very positive response of those attending the meeting, this offer has also been formally communicated to the State Historic Preservation Office (SHPO). It is anticipated that a resolution of this issue will be presented for Board discussion at the September ABOR meeting, at which point ASU would ask that the Capital Committee's recommendation be revised to include authorization to move forward with all necessary elements of site preparation.

Estimated project costs for the Barrett College and South Campus Academic Village site preparation is \$6.0 million.

PROPOSED SCHEDULE:

- | | |
|----------------------------|-----------------------|
| • Capital Development Plan | June 2006 |
| • Project Implementation | September 2006 |
| • Project Approval | November 2006 |
| • Construction Start | December 2006 |
| • Occupancy | October 2007 (ASU PD) |

PROJECT JUSTIFICATION:

Arizona State University's Comprehensive Development Plan identified development of additional on-campus student housing as a high priority for ASU at the Tempe campus. The Plan addresses the dramatic increase in demand for on-campus housing and will eventually add as many as 5,500 beds to the university's residential capacity. Barrett College and South Campus Academic Village further the goal to increase student retention by providing a more supportive environment for undergraduate students.

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The Barrett College site, north of Apache Blvd. and east of McAllister Ave, is the only site available on campus that will adequately accommodate a fully integrated living/learning experience that is expected to become a hallmark of the Barrett Honors College. Before construction can begin on Barrett College, the existing ASU police facilities must be relocated. The relocation of ASU PD will create a more centralized, efficient ASU PD to better service our community of students and thus, the community as a whole.

Development of the South Campus Academic Village requires site preparation including demolition of several outdated residential facilities. These residence halls will be replaced with new facilities that increase the diversity of on-campus housing and are designed specifically to attract upper-class students who prefer apartment-style living.

FISCAL IMPACT AND FINANCING PLAN:

The ASU PD Facility project was included in the ASU 2007 Capital Development Plan, submitted in June 2006, which shows that ASU debt service on all outstanding debt would be 6.2% of ASU total projected expenditures (State Law basis, max 8%) and 7.7% of ASU projected unrestricted expenditures (ABOR Policy basis, max 10%). The addition of the Barrett College and South Campus Academic Village site preparation costs will not change the debt service percentages previously reported in the CDP. The debt service for this project is .09% (9/100th of 1%) of ASU total projected expenditures (State Law basis) and .11% (11/100th of 1%) of ASU projected unrestricted expenditures (ABOR Policy basis).

RECOMMENDATION:

That the Board grant Project Implementation to Arizona State University at the Tempe campus for (i) Arizona State University Police Department (ASU PD) Facility and (ii) approve the expenditure of those above referenced funds necessary to prepare clean sites for the Barrett College and South Campus Academic Village.

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Capital Project Information Summary

University: Arizona State University at the Tempe campus

Project Name: Arizona State University Police Department Facility

Project Description/Location:

The ASU PD Facility project will construct a 38,000 square foot, \$12,500,000 facility. The facility will be situated on Lot 17, south of Parking Structure 1 on Apache Boulevard at the Arizona State University at the Tempe campus (see attached site diagram).

Project Schedule (Beginning Month/Year):

Planning	November 2003
Design	August 2006
Construction	December 2006
Occupancy	October 2007

Project Budget:

Total Project Cost	\$ 12,500,000
Direct Construction Cost	\$ 8,732,900
Total Project cost per GSF	\$ 312
Construction Cost per GSF	\$ 218

Change in Annual Oper. /Main. Cost:

Utilities	\$ 96,000
Personnel	\$ 53,000
All Other Operating	\$ 139,000
Subtotal	\$ 288,000

Funding Sources:

Capital

A. System Revenue Bonds	\$ 12,500,000
(Funding Source for Debt Service: Tuition)	

Operation/Maintenance

A. General Fund Appropriation	\$ 288,000
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EXECUTIVE SUMMARY

Capital Project Information Summary

University: Arizona State University
at the Tempe campus

Project Name: ASU Police Department
Facility

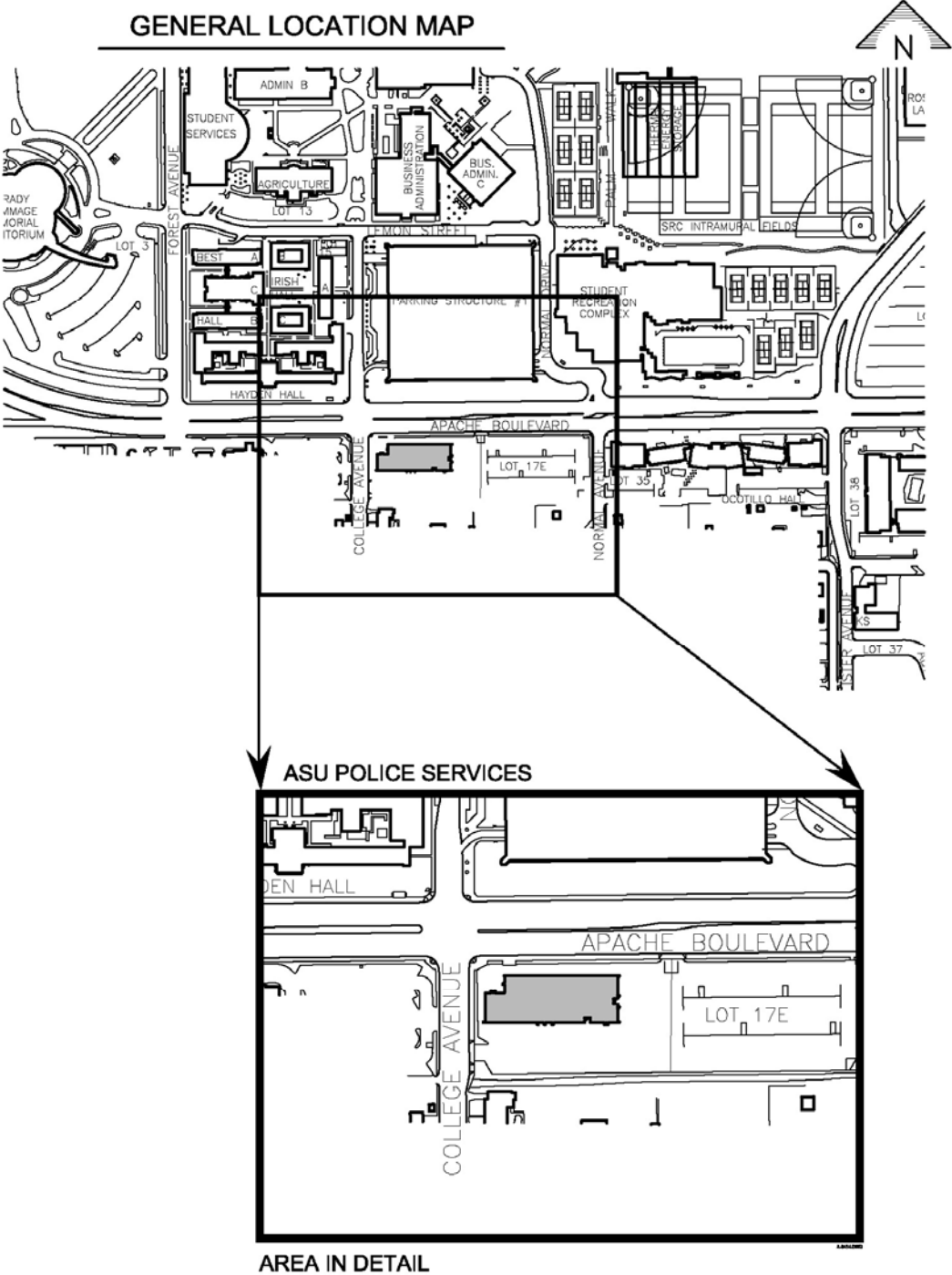
	<u>CDP Estimate</u>	<u>Project Implementation</u>	<u>Project Approval</u>
Capital Costs			
1. Land Acquisition			
2. Construction Cost			
A. New Construction Shell / Core	\$ 8,138,165	\$ 8,138,165	\$ -
B. New Construction Tenant Improvements	-	-	-
C. Special Fixed Equipment	-	-	-
D. Site Development (excl. 2.E.)	594,735	594,735	-
E. Parking and Landscaping	-	-	-
F. Utilities Extensions	-	-	-
G. Other* (Demolition, Haz Mat Abatement)	-	-	-
H. Inflation Adjustment Construction Midpoint)	-	-	-
Subtotal Construction Cost	<u>\$ 8,732,900</u>	<u>\$ 8,732,900</u>	<u>\$ -</u>
3. Fees (% of Construction Cost)			
A. Pre-construction Services	\$ 460,000	\$ 460,000	\$ -
B. Architect/Engineer	1,000,000	1,000,000	-
C. Other (Interior Design, Special Consultant)	125,000	125,000	-
Subtotal Consultant Fees	<u>\$ 1,585,000</u>	<u>\$ 1,585,000</u>	<u>\$ -</u>
4. FF&E	\$ 575,405	\$ 575,405	\$ -
5. Contingency, Design Phase	428,000	428,000	-
6. Contingency, Constr. Phase	428,000	428,000	-
7. Parking Replacement Reserve	-	-	-
8. Telecommunications Equipment	250,000	250,000	-
Subtotal Items 4-8	<u>\$ 1,681,405</u>	<u>\$ 1,681,405</u>	<u>\$ -</u>
9. Additional University Costs			
A. Surveys and Tests	\$ 59,070	\$ 59,070	\$ -
B. Move-in Costs	41,000	41,000	-
C. Printing Advertisement	20,000	20,000	-
D. Project Management Cost (2.07%)	258,750	258,750	-
E. Other (keylocks, key system)	40,000	40,000	-
F. Other (sign shop)	49,775	49,775	-
G. State Risk Mgt. Ins. (.0034)	32,100	32,100	-
Subtotal Addl. Univ. Costs	<u>\$ 500,695</u>	<u>\$ 500,695</u>	<u>\$ -</u>
TOTAL CAPITAL COST	<u>\$ 12,500,000</u>	<u>\$ 12,500,000</u>	<u>\$ -</u>

(1) Universities shall identify items included in this category: Line item 9F "Other" includes:

demolition, hazardous material assessment and abatement, signage, alarm and detection systems, Campus Entry).

(2) State Risk Management Insurance factor is calculated on construction contract and architect/engineer fees if applicable.

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Capital Project Information Summary

University: Arizona State University at the Tempe campus

Project Name: Barrett College and South Campus Academic Village Site Preparation

Project Description/Location:

Barrett College and South Campus Academic Village Site Preparation will include site preparation planning and design, hazardous materials abatement, demolition, and waste removal for the following buildings: Mariposa Hall and associated buildings (on the southeast corner of Apache Blvd. and McAllister Ave)., the Timberwolf Restaurant (north of Apache Blvd.), Sahuaro Hall (east of McAllister Ave. and at the southern terminus of Adelphi Dr.), and the acquisition and demolition of Phi Kappa Psi (a fraternity house east of Adelphi Dr. and north of Sahuaro Hall).

Project Schedule (Beginning Month/Year):

Planning	N/A
Design	N/A
Construction	N/A
Occupancy	N/A

Project Budget:

Total Project Cost	\$ 6,000,000
Direct Construction Cost	\$ 2,700,000
Total Project cost per GSF	\$ N/A
Demolition Cost per GSF	\$ N/A

Change in Annual Oper. /Main. Cost:

Utilities	\$ N/A
Personnel	\$ N/A
All Other Operating	\$ N/A
Subtotal	\$ N/A

Funding Sources:

Capital

A. System Revenue Bonds	\$ 6,000,000
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(Funding Source for Debt Service: Revenues Generated from Barrett College and South Campus Housing)

Operation/Maintenance

B. N/A	\$ N/A
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Capital Project Information Summary

University: Arizona State University
at the Tempe campus

Project Name: Barrett College and South Campus
Academic Village Site Preparation

	CDP Estimate	Project Implementation	Project Approval
Capital Costs			
1. Land Acquisition	\$ -	\$ 800,000	
2. Construction Cost	-	-	
A. New Construction Shell / Core	-	-	\$ -
B. New Construction Tenant Improvements	-	-	-
C. Special Fixed Equipment	-	-	-
D. Site Development (excl. 2.E.)	-	-	-
E. Parking and Landscaping	-	-	-
F. Utilities Extensions	-	-	-
G. Other (i) (Demolition)	-	2,680,000	-
H. Other (ii) (Haz Mat Abatement)	-	1,888,865	-
I. Inflation Adjustment Construction Midpoint)	-	-	-
Subtotal Construction Cost	<u>\$ -</u>	<u>\$ 5,368,865</u>	<u>\$ -</u>
3. Fees (% of Construction Cost)			
A. Pre-construction Services	\$ -		\$ -
B. Architect/Engineer	-		-
C. Other (Interior Design, Special Consultant)	-		-
Subtotal Consultant Fees	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
4. FF&E	\$ -		\$ -
5. Contingency, Design Phase	-		-
6. Contingency, Constr. Phase	-	520,000	-
7. Parking Replacement Reserve	-	-	-
8. Telecommunications Equipment	-	-	-
Subtotal Items 4-8	<u>\$ -</u>	<u>\$ 520,000</u>	<u>\$ -</u>
9. Additional University Costs			
A. Surveys and Tests	\$ -		\$ -
B. Move-in Costs	-		-
C. Printing Advertisement	-		-
D. Project Management Cost (2.07%)	-	111,135	-
E. Other (keylocks, key system)	-		-
F. Other (sign shop)	-		-
G. State Risk Mgt. Ins. (iii) (.0034)	-		-
Subtotal Addl. Univ. Costs	<u>\$ -</u>	<u>\$ 111,135</u>	<u>\$ -</u>
TOTAL CAPITAL COST	<u><u>\$ -</u></u>	<u><u>\$ 6,000,000</u></u>	<u><u>\$ -</u></u>

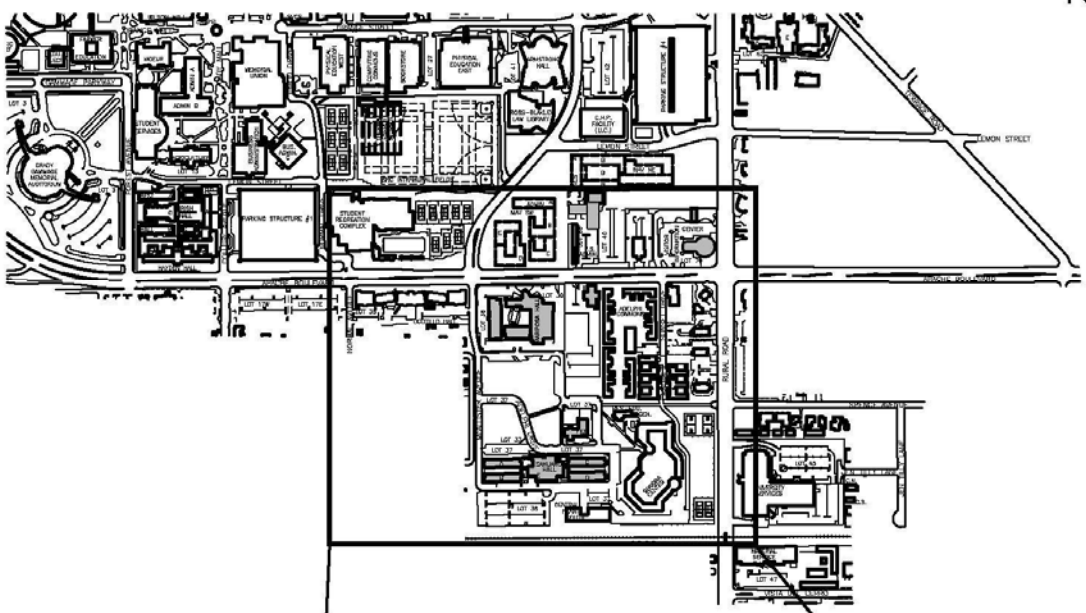
(i) Universities shall identify items included in this category: Line item 9G "Other" includes demolition

(ii) Line Item 9H includes signage, alarm and detection systems, Campus Entry.

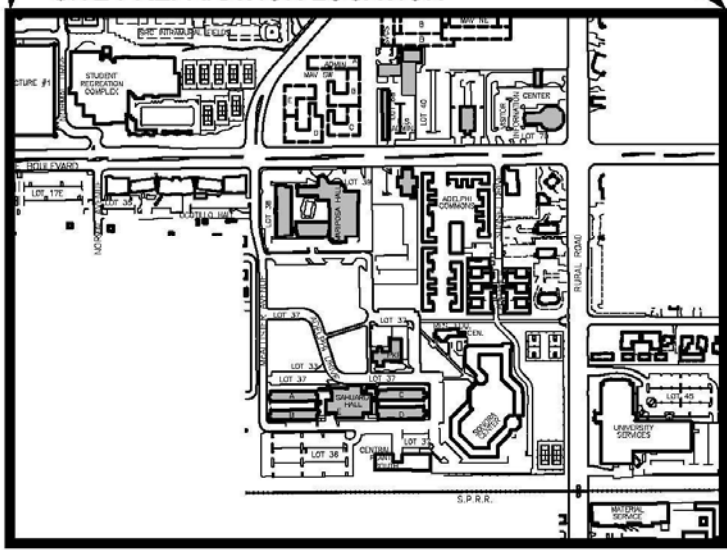
(iii) State Risk Management Insurance factor is calculated on construction contract and architect/engineer fees if applicable.

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GENERAL LOCATION MAP



**SOUTH CAMPUS ACADEMIC VILLAGE
SITE PREPARATION LOCATION**



AREA IN DETAIL