

EXECUTIVE SUMMARY

Item Name: Annual Capital Plan for the University of Arizona

☒ Action Item

Requested Action: The University of Arizona (UArizona) asks the board to approve its Annual Capital Plan (ACP), as described in this executive summary. The ACP includes no new projects and five resubmitted projects. The ACP totals \$127.9 million.

Background/History of Previous Board Action

- Capital Improvement Plan FY 2024 – FY 2027 September 2022
- Annual Capital Plan September 2022

Prior Year Activity

- Three (3) projects totaling \$167 million were substantially completed within the last 12 months.
- Nine (9) projects totaling \$331.4 million began or continued construction activity in the last 12 months.
- Details on completed and ongoing projects are listed in Exhibit 1.

Overview and Alignment with Enterprise and University Goals and Objectives

- The University of Arizona has developed the ACP to align with the university's campus master plan, system enterprise, and university strategic goals and objectives.
- The primary institutional priorities supported by the ACP include:
 - **Academic & Research Needs:** The educational and research programs contribute significantly to our state's quality of life and economic vitality. However, it must continue to increase operational efficiencies and the number of degrees awarded while improving student success, retention, and graduation rates.
 - **Student Support Requirements:** New facilities and student success programs must be provided to ensure successful student recruitment, housing, socialization, retention, and graduation.

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- **Campus Operations & Infrastructure Priorities:** Facilities must be kept safe, operational, and maintainable. Campus buildings and utility systems must be efficient and cost-effective to maximize the use of operating funds over time. Infrastructure improvements should be made in district-wide increments to maximize economies of scale and potential cost savings when possible. Critical maintenance and renovations must not fall behind, even when state building renewal funds are not received.
- **Life Safety & Code Compliance:** Life safety and code compliance issues must take the highest priority to assure the safety of students, staff, and visitors. Safety and code compliance issues must be resolved promptly.
- **Community Service Opportunities:** Community service is a vital aspect of the university's mission and is integral to most of the University's programs. The Land Grant status additionally increases the breadth of the community service.
- **Construction Market Conditions:** While there is some recent calming, construction pricing escalation, supply chain interruptions, and labor shortages continue to increase construction costs. During this time, it is advisable to expedite design and construction processes to the extent reasonably possible to lock in prices and minimize cost impacts on the University and its students.
- **Funding Sources & Financing Options:** Project funding and financing should be carefully considered for every project to take advantage of windows of opportunity, maximize available resources with minimal impacts on tuition rates, and responsibly manage the University's assets. Gift and State Appropriations should be optimized, and alternative funding approaches should be considered when appropriate. Impacts on tuition should be avoided when possible. Financial resources must be judiciously utilized to meet the highest institutional priorities, and the University's financial strength and standing must be preserved.

Annual Capital Plan Projects

- The University of Arizona ACP includes five (5) resubmitted projects, totaling \$127.9 million.
 - Arizona State Museum Renovation
 - Food Product & Safety Laboratory Renovation
 - Mining & Mineral Natural Resources Museum Renovation
 - Shantz Building Remodel – Research Renovation Project
 - UA Health Sciences Building 201 Remodel
- There is no change in scope or budgets to any of these projects.

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- All five (5) projects were approved by the Board in UArizona's 2022 ACP, and while work has progressed on design, none have undergone their Individual Project and Financing Approval step. Therefore, as required by ABOR 7-102 B.2.a.(2), the projects are resubmitted for approval.
 - Arizona State Museum Renovation
 - With ACP approval in 2022, UArizona conducted extensive design review of the historic ASM building to allow for more-informed decision making. These efforts revealed new information that required prioritization of the most feasible options to pursue while remaining within the proposed budget.
 - To ensure operational continuity during the renovation, UArizona is planning construction phases carefully.
 - There are also material and equipment shortages causing extended lead times. UArizona is assessing equipment size and phasing to order essential items (such as air handlers and electric switch gear) ahead for timely installation.
 - Depending on how these challenges are resolved, this project is targeted to begin construction in late fall/early winter 2024. It will, therefore, likely appear on one (1) additional ACP, if Individual Project and Financing Approval is not ready before September 2024.
 - Food Product & Safety Laboratory Renovation
 - With ACP approval in 2022, UArizona conducted extensive design review of the Food Product & Safety Laboratory. Careful design and programming with the faculty and staff user groups required a few additional months more than originally anticipated.
 - Taking this additional time will ensure the maximum use of the State Appropriations that will fund this work.
 - Construction is targeted to begin winter 2023/2024.
 - Mining & Mineral Natural Resources Museum Renovation
 - With ACP approval in 2022, UArizona conducted extensive design review of the Mining & Mineral Natural Resources Museum. These efforts revealed new information that required prioritization of the most feasible options to pursue while remaining within the proposed budget.

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- Taking this additional time will ensure the maximum use of the State Appropriations that will fund this work.
- Construction is targeted to begin late summer 2024.
- The Shantz Building Remodel
 - This project is progressing according to its 2022 ACP-approved plan, with construction targeted to begin winter 2024/2025. This project will, therefore, likely appear on one (1) additional ACP, if Individual Project and Financing Approval is not ready before September 2024.
- UA Health Sciences Building 201 Remodel
 - This project is progressing according to its 2022 ACP-approved plan, with construction targeted to begin winter 2023/2024.
 - Note: this project will no longer need to be funded through bonds, as originally approved. Instead, it will be funded with institutional funds.
- In addition, the timing bond issuance for both the Shantz and the Arizona State Museum projects has been reevaluated and postponed to the Fall of FY25, in concert with the updated timing for both projects. This pause will reduce interest expenses.
- Additional detail on project costs, financing, and scope can be found in the tables in Exhibits 2 and 3, and the individual project justification reports attached at the end.

Fiscal Impact and Management

- There is no change in impact, compared to the Board-approved 2022 ACP for UArizona
- The UArizona ACP, if renewed for implementation, will require an investment of \$127.9 million.
- Of the total amount, \$95 million will be financed using debt.

Debt Ratio Impact

- The projected highest debt ratio in FY 2024 is 5.0 percent excluding SPEED revenue bonds and 6.0 percent if including SPEED revenue bonds.

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Other Projects

- The University of Arizona anticipates no additional third-party projects, component unit projects, and commercial long-term leases that require board approval to be entered into in the next year.

Committee Review and Recommendation

The University Governance and Operations Committee reviewed this item at its September 14, 2023, meeting and recommended forwarding the item to the full board for approval.

Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102.B.2, each university shall submit an annual ACP for the upcoming 12-month period in accordance with the calendar and form approved by the executive director of the board.
- ACPs are reviewed by the University Governance and Operations Committee and approved by the board.
- Approval of the ACP authorizes the university to seek legislative review for debt-funded or third-party projects, if applicable. A university cannot proceed with financing or execute construction contracts for a project until the committee has reviewed and the board has approved the Individual Project and Financing phase.

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EXHIBIT 1

UARIZONA CAPITAL PROJECT STATUS REPORT							
Project Name	Gross Square Feet	Total Budget	Direct Construction Budget	Percent Construction Completed	Percent to Gift Target	Date Last Board Approval	Original /Revised Occupancy Date
Grand Challenges Research Building	107,877	\$99,000,000	\$78,800,000	86%	NA	Nov 19	Feb 24
Andrew Weil Center for Integrative Medicine	29,400	\$23,000,000	\$19,300,000	67%	100%	Nov 19	Nov 23
Arizona Public Media New Facility	61,504	\$63,000,000	\$48,900,000	7%	32%	Jun 23	Feb 25
BSPB, 2 nd Floor Finish Shell Space	21,500	\$18,500,000	\$15,000,000	37%	NA	Feb 23	Dec 23
Shantz Building Renovation	86,980	\$65,000,000	\$46,500,000	0%	NA	Sep 22	Jun 26 Oct 26
UAHS Building 201	16,500	\$10,000,000	\$7,150,000	0%	NA	Sep 22	Dec 24
Phoenix Mining and Mineral Natural Resources Museum Renovation	30,315	\$12,000,000	\$9,150,000	0%	NA	Sep 22	Feb 25 Feb 26
CALS Food Product and Safety Lab	16,800	\$10,900,000	\$6,300,000	0%	NA	Sep 22	Sept 24
Arizona State Museum Renovations	122,191	\$30,000,000	\$25,800,000	0%	NA	Sep 22	Jul 24 Jul 26
Ongoing Project Totals		\$331,400,000	\$256,900,000				
Completed Projects							
Applied Research Building / Campus Infrastructure	89,000	\$85,000,000 / \$16,000,000	\$63,000,000 / \$13,200,000	91% / 96%	NA	Nov 19	Mar 23 / Jan 23
Chemistry Building Renovations	78,600	\$42,000,000	\$33,200,000	99%	NA	Nov 19	Feb 23
Facilities Management Relocation and Consolidation Facility	70,000	\$24,000,000	\$18,770,000	100%	NA	Nov 19	Aug 22
Completed Project Totals		\$167,000,000	\$128,170,000				

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EXHIBIT 2

UARIZONA FY2024 ANNUAL CAPITAL PLAN								
PROJECT NAME	BOARD APPROVAL STATUS	GROSS SQUARE FOOTAGE	PROJECT COST	AMOUNT FINANCED	FUNDING METHOD	ANNUAL DEBT SERVICE	FINAL MATURITY	DEBT RATIO
NEW CAPITAL PROJECTS								
Arizona State Museum Renovation Project	CIP 2021 ACP 2022	122,191	\$30,000,000	\$30,000,000	Bonds	\$2,700,000		.02
Food Product & Safety Lab Renovation	CIP 2021 ACP 2022	16,800	\$10,900,000		State			
Mining and Mineral Natural Resources Museum Renovation	ACP 2022	30,315	\$12,000,000		State			
Shantz Building Remodel – Research Renovation Project	CIP 2021 ACP 2022	86,980	\$65,000,000	\$65,000,000	Bonds	\$5,900,000		.05
UAHS Building 201 Remodel	CIP 2021 ACP 2022	16,500	\$10,000,000		Institutional			
Resubmitted Capital Projects Total			\$127,900,000	\$95,000,000		\$8,600,000		

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EXHIBIT 3

ARIZONA ANNUAL DEBT SERVICE BY FUNDING SOURCE									
PROJECT	AMOUNT FINANCED	TUITION	STUDENT FEES	INDIRECT COST RECOVERY	OTHER LOCAL FUNDS	STATE CAPITAL INFRASTRUCTURE	STATE LOTTERY	OTHER	TOTAL ANNUAL DEBT SERVICE
NEW CAPITAL PROJECT									
Shantz Building Remodel – Research Renovation Project	\$65,000,000	\$2,950,000				\$2,950,000			\$5,900,000
Arizona State Museum Renovation Project	\$30,000,000	\$1,350,000				\$1,350,000			\$2,700,000
UAHS Building 201 Remodel									
Food Product & Safety Lab Renovation									
Mining and Mineral Natural Resources Museum Renovation									
Annual Debt Service Total	\$95,000,000	\$4,300,000				\$4,300,000			\$8,600,000

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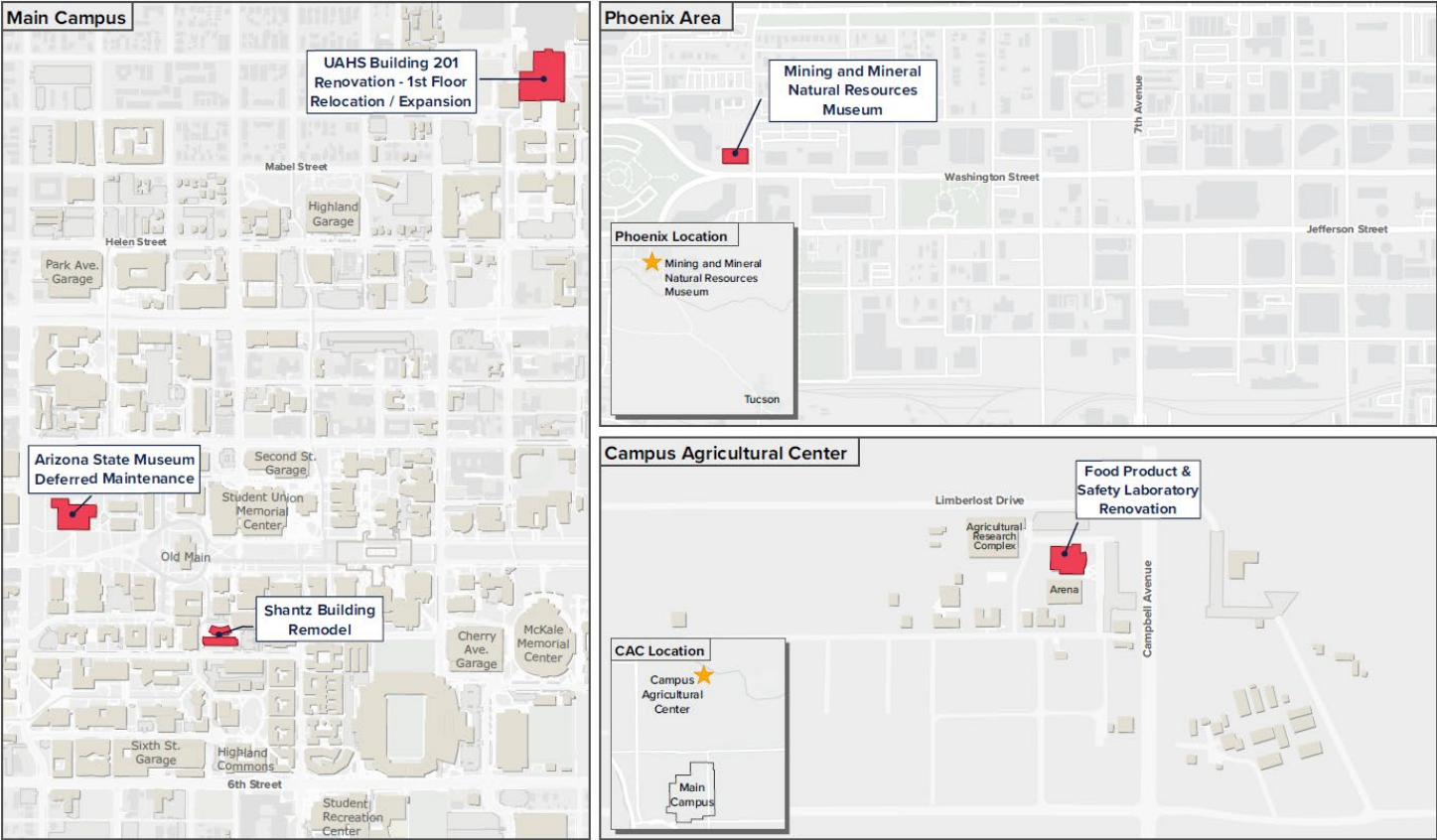
EXHIBIT 3 (continued)

ANNUAL OPERATION AND MAINTENANCE BY FUNDING SOURCE									
PROJECT	TOTAL ANNUAL O&M	TUI	SFE	ICR	OLF	GFA	FGT	DFG	OTH
NEW CAPITAL PROJECT									
UAHS Building 201 Remodel	\$136,900								\$136,900 F&A
Mining and Mineral Natural Resources Museum Renovation	\$251,370					\$251,370			
Annual O&M Totals	\$388,270					\$251,370			\$136,900
TUI = Tuition SFE = Student Fees ICR = Indirect Cost Recovery OLF = Other Local Funds					GFA = General Fund Appropriation FGT = Federal Grant DFG = Debt Financed by Gifts OTH = Other				

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EXHIBIT 4

Project Site Map



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EXHIBIT 5



2023 DEBT CAPACITY

PURPOSE

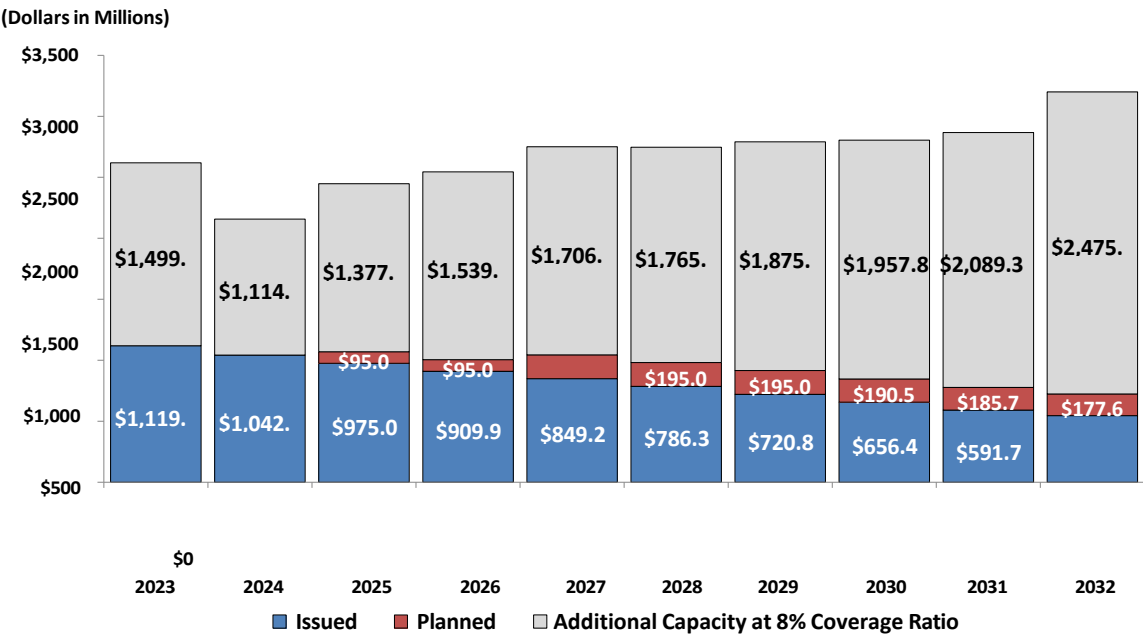
To demonstrate The University of Arizona’s ability to finance additional capital investment through debt instruments and to fund the related debt service (principal and interest).

PROJECTED DEBT CAPACITY

The debt capacity report includes two projects from the Annual Capital Plan (ACP): Shantz Building Deferred Maintenance and Research Renovation and Arizona State Museum Deferred Maintenance, and two projects from the Capital Improvement Plan (CIP): The Center for Advanced Molecular and Immunological Therapies (CAMI) and the Art Museum project. With the financing of the projects listed, the projected highest debt ratio is 5.0 percent in FY 2024, relative to the ABOR policy and statutory debt limit of 8 percent. The University's outstanding debt in that year is projected to be \$1.52 billion. The year with the highest debt service will be FY 2024 at \$122.2 million. The 5.0 percent ratio is within the range the bond rating firms use to judge an institution’s creditworthiness to service debt.

<i>Maximum Projected Debt Service to Total Expenditures Excluding/ Including SPEED debt</i>
5.0% / 6.0%

The University of Arizona projects outstanding debt (issued) to decline from \$1.2 billion in FY 2022 to \$591.7 million in FY 2031 as debt is retired. The planned debt includes financing of the projects listed in the paragraph above. Additional debt capacity represents debt that can be issued in any given year based on the statutory 8 percent debt ratio limit.



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FUTURE PROJECTS

Projects listed are included in the Debt Capacity assumptions and are taken from previously-approved Annual Capital Plan and current Capital Improvement Plan.

	Project Budget	Amount Financed
Center for Advanced Molecular and Immunological Therapies	\$ 325,000,000	\$75,000,000
Shantz Building - DM/Research Reno*	65,000,000	65,000,000
Art Museum project	60,000,000	25,000,000
Arizona State Museum DM*	30,000,000	30,000,000
Total	\$480,000,000	\$195,000,000

* Includes funding from State Capital Appropriation HB2547

CREDIT RATINGS

The University of Arizona's current credit rating is Aa2 (Moody's) and AA- (S&P).

Positive rating factors include the

University as the flagship and land-grant institution and its essential role in

providing medical education for the State

of Arizona. The university has diverse

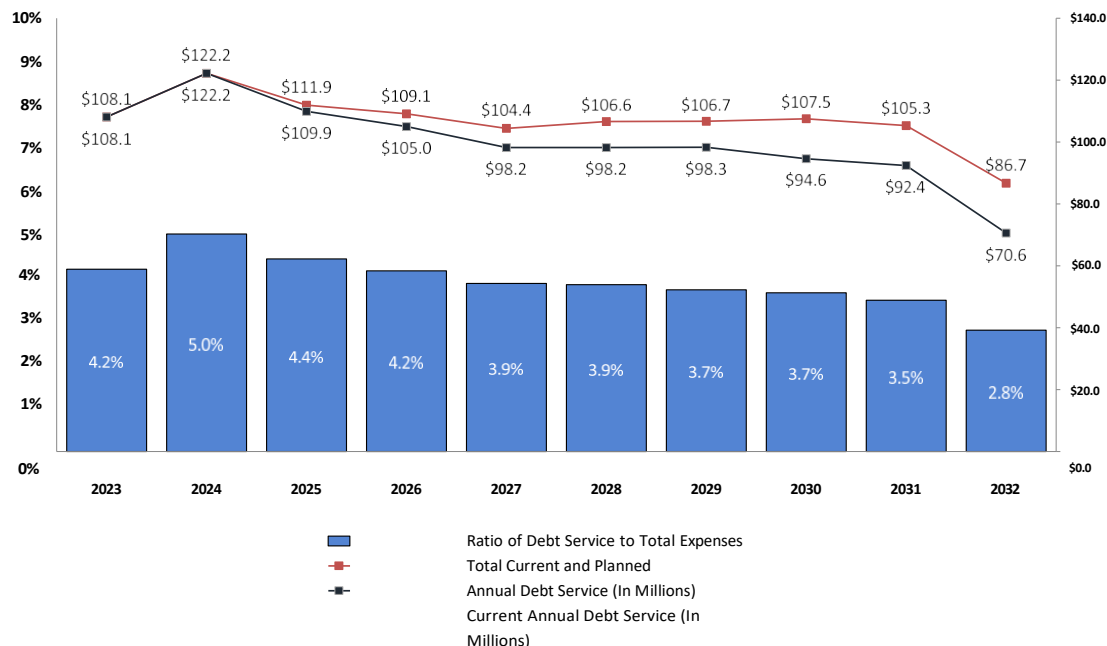
research programs and sizable sponsored

research funding from various sources. Offsetting factors include weakened operating performance, thinning but adequate debt service coverage, and high leverage compared to Moody's median peers.

Fiscal Year	Moody's Rating	Outlook	Standard & Poor's (S&P) Rating	Rating
2018	Aa2	Stable	AA-	Stable
2019	Aa2	Stable	AA-	Stable
2020	Aa2	Stable	AA-	Stable
2021	Aa2	Negative	AA-	Stable
2022	Aa2	Negative	AA-	Stable
2023	Aa2	Stable	AA-	Stable

RATIO OF DEBT SERVICE TO TOTAL EXPENSES

Annual debt service on System Revenue Bonds (SRBs) and Certificates of Participation (COPs) is projected to reach a maximum of \$122.2 million in FY 2024. The ratio of debt service to total expenses is projected to peak in FY 2024 at 5.0 percent relative to the 8 percent statutory limit. The peak planned debt ratio includes debt service for the projects listed on the previous page. The Stimulus Plan for Economic and Educational Development (SPEED) bonds are funded up to 80 percent by state lottery revenues, with the balance financed by the University. SPEED debt service is excluded from the statutory debt ratio. If SPEED debt were included, the debt ratio is projected to peak in FY 2024 at 6.0 percent. The maximum projected annual debt service, including SPEED, is \$147.9 million in FY 2024.



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UArizona
Annual Capital Plan - Project Justification Report
Arizona State Museum Deferred Maintenance/Renovation Project

Previous Board Action

- Capital Improvement Plan FY 2023-2025 September 2021
- Annual Capital Plan September 2022

Project Justification, Description, and Scope

- **Project Description and Justification**

Arizona State Museum (ASM) is a unit under the Office for Research, Innovation, and Impact. ASM's collections, which grow by 1,000 cubic feet per year, are housed in two buildings, ASM South (Building 30) and ASM North (Building 26). This deferred maintenance renovation project proposal is specifically for Building 26, which was constructed originally to house the UA Library in 1927 and has been occupied by ASM since 1977. The objective of this renovation project is to address deferred maintenance and long overdue upgrades to the electrical, fire protection, mechanical/HVAC, plumbing, civil, structural, and architectural building systems of ASM North that are required to ensure the safety, security, and preservation of ASM's collections.

ASM curates millions of objects and associated records for the State of Arizona in compliance with ARS §15-1631, ARS § 41-844 et seq., and Chapter 8 of the ABOR Policy Manual; and for the federal government in compliance with 36 CFR 79. Non-compliance with state and federal curation standards will prevent ASM from meeting its mission under state law and can negatively affect the institution's eligibility for future federal funding. Infrastructure upgrades are urgently needed for ASM to meet twenty-first century best practices for museum collections care, exhibitions, and public outreach; state and federal requirements for collections care and preservation; and university teaching, research, and service goals.

- **Project Scope**

A detailed Facilities Condition Assessment was completed to prioritize all level 1, 2 and 3 Deferred Maintenance upgrades to the life and safety systems, Mechanical, Electrical and Plumbing systems and ADA upgrades.

This project encompasses 122,191 Gross Square Feet (GSF), which includes 84,703 Net Assignable Square Feet (NASF).

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Project Delivery Method and Process

- This project is being delivered through a Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.
- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder uses a qualification-based selection process prescribed by the ABOR Procurement Code to allow major subcontractors a design-assist role during the design phase. All remaining subcontractor work is awarded on the basis of the lowest responsive and responsible subcontractor bids. For this work, a minimum of three subcontractor bids will be required, except for specialty items or instances where proprietary systems are required, such as for energy management systems and door locks. A final report on project control procedures will be provided at project completion.
- The Design-Build Team will be selected through the capital project selection committee process prescribed by the ABOR Procurement Code. A licensed contractor will be included on the selection committee as required by ABOR Policy.

Project Status and Schedule

- Design phase commenced summer 2023.
- Project construction is scheduled to commence during winter 2024/2025 and with a targeted completion of summer 2026.

Project Cost

- The project encompasses 122,191 gross square feet (gsf), including 84,703 net assignable square feet (nasf).
- The construction cost of this project is \$25.8 million (\$211 per gross square foot) and the total project cost is \$30 million (\$245 per gross square foot).

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- Comparable similar previously approved projects:

Comparable Similar Previously Approved Projects					
Project	University	Total Project Budget	Project GSF	Total \$/GSF	Constr. \$/GSF
Animal and Comparative Biomedical Sciences	University of Arizona	\$18,152,398	62,265	\$291.53	\$122.99
Steward Observatory	University of Arizona	\$11,092,247	129,107	\$85.92	\$69.30
Facilities Management Building	University of Arizona	\$24,000,000	70,000	\$342.86	\$267.00

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Fiscal Impact and Financing Plan

- The University plans to issue \$30 million of SRBs to finance the project. The annual debt service on the SRBs is estimated to be \$2.7 million based on a conservative budget of 4.25 percent interest rate for a 20-year maturity. The University plans to use state appropriations tied to the Capital Infrastructure Fund established in ARS 15-1671 to pay for half of the debt service and retained tuition matching funds to pay the other half. In FY 2024, the University's budget for Tuition is \$766.1 million and Capital Infrastructure Fund appropriation is \$11.5 million. These sources fund debt service on other capital projects and have existing capacity to cover this project.
- When the bond is issued for the project, the University's estimated outstanding debt at the end of the fiscal year will be \$1.53 billion. At the same time, the University would have retired \$80.1 million in debt principal.
- The Operations and Maintenance (O&M) cost for the project is already included in the University's current budget.

Debt Ratio Impact:

- The estimated annual debt service of \$2.7 million on this project's SRBs would increase the UA debt ratio by .02 percent.

Occupancy Plan

- Based on the number of staff working remotely, the project would commence with minimal traffic in the building. Outside public may be restricted during construction and care will need to be taken in addressing collections throughout the building and relocating throughout the building or Arizona State Museum South if needed.
- This facility will provide new space for new faculty. It is not anticipated that any existing space will be released, or that any existing facilities will be demolished.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all major capital projects with an estimated total project cost of \$10 million or more to be included in the Annual Capital Plan, including new construction, renovation, infrastructure, information technology, and third-party projects.

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UArizona
Annual Capital Plan - Capital Project Information
Summary Arizona State Museum
Deferred Maintenance/Renovation Project

Project Description / Location:

This project will address outstanding Deferred Maintenance needs and will be located at 1013 E. University.

FY 2024 Annual
Capital Plan

Project Schedule (Beginning Month/Year):

Planning	Summer 2022
Design	Summer 2023
Construction	Winter 2024/2025
Occupancy	Summer 2026

Project Budget:

Total Project Cost	\$ 30,000,000
Total Project Cost per GSF	\$ 245.52
Direct Construction Cost - Renovation	\$ 25,803,171
Construction Cost per GSF - Renovation	\$ 211.17
Change in Annual Oper./Maint. Cost	
Utilities	\$ N/A
Personnel	\$ N/A
Other	\$ N/A

Funding Sources:

Capital:	
• System Revenue Bonds	\$ 30,000,000
Operation/Maintenance:	
• Already in current budget	\$0

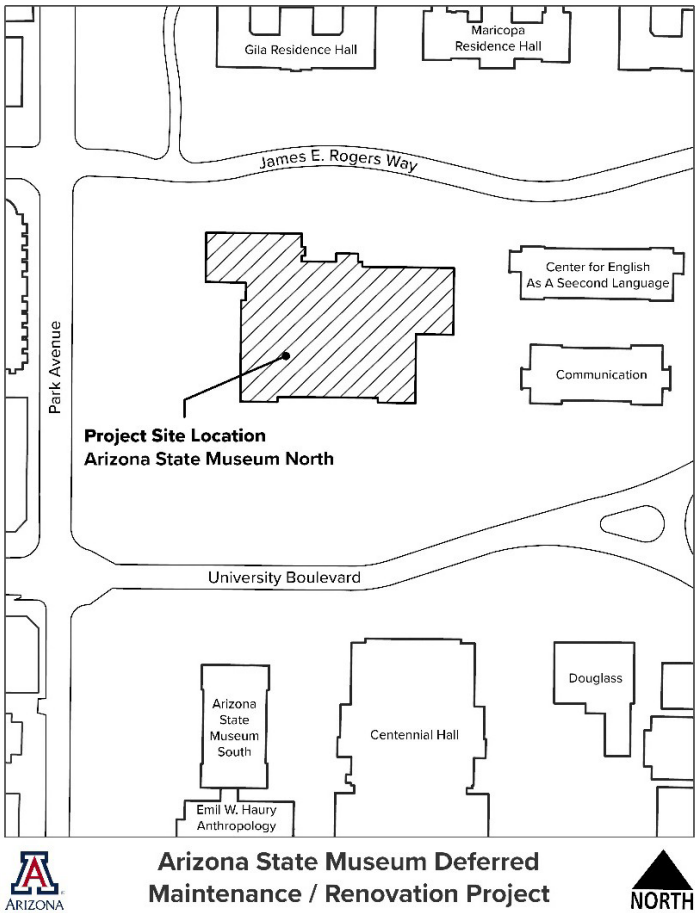
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**UArizona
Annual Capital Plan – Capital Project Budget Summary
Arizona State Museum Renovation Project**

<u>Date of Budget Estimate</u>	<u>FY 2024 Annual Capital Plan July 2022</u>
1. Land	\$ 0
2. Construction Cost	
A. New Construction	\$ 0
B. Renovation	\$ 24,859,000
C. Fixed Equipment	\$ 0
D. Site Development (exclude 2.E.)	\$ 0
E. Parking & Landscaping	\$ 0
F. Utilities Extensions	\$ 0
G. Other (asbestos only)	\$ <u>833,000</u>
Subtotal Construction Cost	\$ 25,692,000
3. Consultant Fees	
A. Construction Manager	\$ 100,000
B. Architect/Engineering Fees	\$ 1,898,000
C. Other (Programming, Special Const.)	\$ <u>0</u>
Subtotal Consultant Fees	\$ 1,998,000
4. Furniture Fixtures and Equipment	\$ 0
5. Contingency, Design Phase	\$ 941,000
6. Contingency, Construction Phase	\$ 1,159,000
7. Parking Reserve	\$ 0
8. Telecommunications Equipment	\$ <u>0</u>
Subtotal Items 4-8	\$ 2,100,000
9. Additional University Costs	
A. Surveys and Tests	\$ 0
B. Move-in Costs	\$ 0
C. Public Art	\$ 0
D. Printing/Advertisement	\$ 0
E. Univ. Facilities & Project Management	\$ 100,000
F. State Risk Mgt. Ins	\$ <u>110,000</u>
Subtotal Additional University Costs	\$ 210,000
TOTAL CAPITAL COST	\$ 30,000,000

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Annual Capital Plan - Project Site Map
Arizona State Museum Renovation Project



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UArizona Annual Capital Plan - Project Justification Report Food Product and Safety Lab Renovation (FPSL)

Background/History of Previous Board Action

- Capital Improvement Plan FY 2023 – 2025 September 2021
- Annual Capital Plan September 2022

Project Justification/Description/Scope

- The existing Food Product and Safety Lab has been in use since the 1970's and is in need of upgrading/renovating to meet current standards and fulfill the University's teaching, research and extension missions. The existing cooling equipment is 33 years old and is very energy inefficient. FPSL's research mission could be compromised if the equipment fails while running a trial. The thermal processing equipment dates to the 1970s and is out of date for today's teaching and research standards. The animal handling equipment/infrastructure needs to be upgraded to meet today's standards for animal welfare. A security/alarm system is needed to monitor and deter potential security threats. Truck handling will be improved to increase the facility's access efficiency.

Project Delivery Method and Process

- This project is being delivered through a Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.
- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder uses a qualification-based selection process prescribed by the ABOR Procurement Code to allow major subcontractors a design-assist role during the design phase. All remaining subcontractor work is awarded on the basis of the lowest responsive and responsible subcontractor bids. For this work, a minimum of three subcontractor bids will be required, except for specialty items or instances where proprietary systems are required, such as for energy

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management systems and door locks. A final report on project control procedures will be provided at project completion.

- The Design-Build Team will be selected through the capital project selection committee process prescribed by the ABOR Procurement Code. A licensed contractor will be included on the selection committee as required by ABOR Policy.

Project Status and Schedule

- Design is currently underway.
- Project construction is targeted to commence during winter 2023/2024, and will be completed during early fall 2024.

Project Cost

- This project encompasses 16,800 gross square feet (gsf), including 11,000 net assignable square feet (nasf)
- The construction cost for this project is \$6.3 million (\$374 per gross square foot), and the total project cost is \$10.9 million (\$648 per gross square foot).
- Comparable similar previously approved projects

Comparable Similar Previously Approved Projects					
Project	University	Total Project Budget	Project GSF	Total \$/GSF	Constr. \$/GSF
N/A*					

*No similar projects previously approved.

Fiscal Impact and Financing Plan

- The University plans to use \$10.9 million in state funding from the New Economy Initiative to finance the project. This is a one-time capital outlay appropriation for this project.
- The Operations and Maintenance (O&M) cost for the project is already included in the University’s current budget.
- **Debt Ratio Impact:** The project will have no impact on the University’s debt ratios because no debt will be issued to finance the project.

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Occupancy Plan

- It is not anticipated that any existing space will be released, or that any existing facilities will be demolished.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all major capital projects with an estimated total project cost of \$10 million or more to be included in the Annual Capital Plan, including new construction, renovation, infrastructure, information technology, and third-party projects.

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**UArizona
Annual Capital Plan - Capital Project Information Summary
Food Product and Safety Lab Renovation (FPSL)**

Project Description / Location:

This project will re-envision and renovate the existing FPSL to meet current animal welfare standards and fulfill the University's teaching, research and extension missions. It will be located at the UArizona Campus Agricultural Center in Tucson.

**FY 2024 Annual
Capital Plan**

Project Schedule (Beginning Month/Year):

Planning	Fall 2022
Design	Spring 2023
Construction	Winter 2023/24
Occupancy	Fall 2024

Project Budget:

Total Project Cost	\$ 10,900,000
Total Project Cost per GSF	\$ 648
Direct Construction Cost - New	\$ 6,300,000
Construction Cost per GSF - New	\$ 374
Direct Construction Cost - Renovation	\$ 0
Construction Cost per GSF - Renovation	\$ 0
Change in Annual Oper./Maint. Cost	
Utilities	\$ N/A
Personnel	\$N/A
Other	\$N/A

Funding Sources:

Capital:

- State Funding \$ 10,900,000

Operation/Maintenance:

- Already in current budget \$ 0

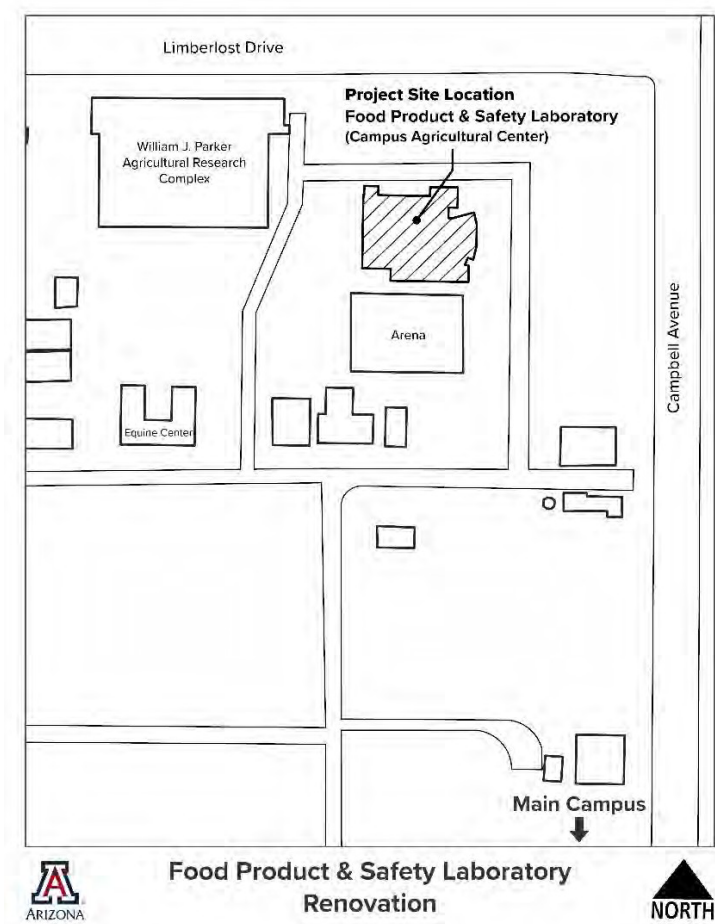
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**UArizona
Annual Capital Plan - Capital Project Budget Summary
Food Product and Safety Lab Renovation (FPSL)**

		<u>FY2024</u>
		<u>Annual Capital</u>
		<u>Plan</u>
<u>Date of Budget Estimate</u>		<u>Sept 2023</u>
1. Land	\$	0
2. Construction Cost		
A. New Construction	\$	0
B. Renovation	\$	6,300,000
C. Fixed Equipment	\$	1,500,000
D. Site Development (exclude 2.E.)	\$	500,000
E. Parking & Landscaping	\$	0
F. Utilities Extensions	\$	500,000
G. Other (asbestos only)	\$ ____	0
Subtotal Construction Cost	\$	8,800,000
3. Consultant Fees		
A. Design Builder	\$	100,000
B. Architect/Engineering Fees	\$	730,000
C. Other (Programming, Special Consult.)	\$ ____	0
Subtotal Consultant Fees	\$	830,000
4. Furniture Fixtures and Equipment	\$	
5. Contingency, Design Phase	\$	350,000
6. Contingency, Construction Phase	\$	350,000
7. Parking Reserve	\$	0
8. Telecommunications Equipment	\$ ____	100,000
Subtotal Items 4-8	\$	800,000
9. Additional University Costs		
A. Surveys and Tests	\$	9,000
B. Move-in Costs	\$	0
C. Public Art	\$	0
D. Printing/Advertisement	\$	1,000
E. Univ. Facilities & Project Management	\$	400,000
F. State Risk Mgt. Ins	\$ ____	60,000
Subtotal Additional University Costs	\$	471,000
TOTAL CAPITAL COST	\$	10,900,000

EXECUTIVE SUMMARY

UArizona
Annual Capital Plan - Project Site Location Map
Food Product and Safety Lab Renovation (FPSL)



EXECUTIVE SUMMARY

UArizona Annual Capital Plan - Project Justification Report Mining and Mineral Natural Resources Museum Renovation

Background/History of Previous Board Action

- Annual Capital Plan September 2022

Project Justification/Description/Scope

- In the FY 2023 Arizona State Budget, funds in the amount of \$12M were appropriated to provide capital improvements to the Mining Mineral and Natural Resources Museum (MMNRE) in Phoenix. These improvements would allow the UArizona to begin the process of planning and developing a re-envisioned museum at the site to help promote the university's activities as they pertain in the areas of mining mineral and natural resources. The title for the property will be conveyed to UArizona this fiscal year.
- SB 1731 states that "The University of Arizona shall operate, manage and maintain the mining, mineral and natural resources educational museum at the location consistent with title 27, chapter 1, article 1, Arizona Revised Statutes." The broad scope of the MMNRE museum provides opportunities to explore exhibits and outreach in the areas of mining, sustainable natural resources including water and energy, agriculture, rangelands, deserts, and forests. Since the building is in close proximity to the State capitol, many opportunities exist to showcase the University of Arizona's innovation and impact in these areas. The new museum will help to expose potential students and other visitors to the opportunities available at the UArizona.

Project Delivery Method and Process

- This project is being delivered through a Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.
- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder

EXECUTIVE SUMMARY

is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder uses a qualification-based selection process prescribed by the ABOR Procurement Code to allow major subcontractors a design-assist role during the design phase. All remaining subcontractor work is awarded on the basis of the lowest responsive and responsible subcontractor bids. For this work, a minimum of three subcontractor bids will be required, except for specialty items or instances where proprietary systems are required, such as for energy management systems and door locks. A final report on project control procedures will be provided at project completion.

- The Design-Build Team will be selected through the capital project selection committee process prescribed by the ABOR Procurement Code. A licensed contractor will be included on the selection committee as required by ABOR Policy.

Project Status and Schedule

- Design phase is currently underway.
- Project construction is scheduled to commence during summer 2024, and will be completed during spring 2026.

Project Cost

- This project encompasses 30,315 gross square feet (gsf), including 13,500 net assignable square feet (nasf) of exhibit space, and 7,000nasf of office and support spaces.
- The construction cost for this project is \$9,150,000 (\$302 per gross square foot), and the total project cost is \$12,000,000 (\$396 per gross square foot).

Comparable Similar Previously Approved Projects					
Project	University	Total Project Budget	Project GSF	Total \$/GSF	Constr. \$/GSF
N/A*					

*No similar projects previously approved

EXECUTIVE SUMMARY

Fiscal Impact and Financing Plan

- The University plans to use \$12 million in state general appropriation funds for MMNRE. In FY 2023, the budget for the state general fund appropriation is \$316.1 million. This funding source included capacity for this project.
- The estimated Operations and Maintenance (O&M) cost for the project is \$251,370. The University plans to fund the O&M with state general fund appropriations.
- **Debt Ratio Impact:** The project will have no impact on the University's debt ratios because no debt will be issued to finance this project.

Occupancy Plan

- This facility will provide new space for the university. It is not anticipated that any existing space will be released, or that any existing facilities will be demolished.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all major capital projects with an estimated total project cost of \$10 million or more to be included in the Annual Capital Plan, including new construction, renovation, infrastructure, information technology, and third-party projects.

EXECUTIVE SUMMARY

UArizona
Annual Capital Plan - Capital Project Information Summary

Project Description / Location:
This project will provide capital improvements to the Mining Mineral and Natural Resources Museum (MMNRE) in Phoenix.

FY2024 Annual
Capital Plan

Planning	Fall 2022
Design	Summer 2023
Construction	Summer 2024
Occupancy	Spring 2026

Project Budget:	
Total Project Cost	\$12,000,000
Total Project Cost per GSF	\$396
Direct Construction Cost - Renovation	\$9,150,000
Construction Cost per GSF - Renovation	\$302
Change in Annual Oper./Maint. Cost	
Utilities	\$100,170
Personnel	\$101,200
Other	\$50,000

Funding Sources:

Capital:	
• State Appropriations	\$12,000,000
Operation/Maintenance:	
• State General Fund Appropriation	\$251,307

EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Capital Project Budget Summary
Mining and Mineral Natural Resources Museum Renovation**

<u>Date of Budget Estimate</u>	<u>FY 2024 Annual Capital Plan</u>	<u>September 2022</u>
1. Land	\$	0
2. Construction Cost		
A. New Construction	\$	0
B. Renovation	\$	9,150,000
C. Fixed Equipment	\$	265,000
D. Site Development (exclude 2.E.)	\$	0
E. Parking & Landscaping	\$	0
F. Utilities Extensions	\$	0
G. Other (asbestos only)	\$	<u>\$100,000</u>
Subtotal Construction Cost	\$	\$9,515,000
3. Consultant Fees		
A. Construction Manager	\$	950,000
B. Architect/Engineering Fees	\$	0
C. Other (Programming, Special Consult.)	\$	0
Subtotal Consultant Fees	\$	\$950,000
4. Furniture Fixtures and Equipment	\$	550,000
5. Contingency, Design Phase	\$	285,000
6. Contingency, Construction Phase	\$	285,000
7. Parking Reserve	\$	0
8. Telecommunications Equipment	\$	<u>165,000</u>
Subtotal Items 4-8	\$	1,285,000
9. Additional University Costs		
A. Surveys and Tests	\$	20,000
B. Move-in Costs	\$	10,000
C. Public Art	\$	0
D. Printing/Advertisement	\$	5,000
E. Univ. Facilities & Project Management	\$	175,000
F. State Risk Mgt. Ins	\$	<u>40,000</u>
Subtotal Additional University Costs	\$	250,000
TOTAL CAPITAL COST	\$	12,000,000

EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Project Site Location Map
Mining and Mineral Natural Resources Museum Renovation**



EXECUTIVE SUMMARY

UArizona
Annual Capital Plan – Project Justification Report
Shantz Building Remodel - Research Renovation Project

Background/History of Previous Board Action

- Capital Improvement Plan FY 2023-2025 September 2021
- Annual Capital Plan September 2022

Project Justification/Description/Scope

- **Project Description and Justification**

The proposed renovation of the Shantz Building has been identified on the deferred maintenance priority list. The strategic decision evaluated several aspects of the facility identifying **deferred** maintenance work in conjunction with the current building utilization, ability to use the renovated building as swing space for future building renovations, ranking on the deferred maintenance list, good basic building structure to support research, and the capacity to create a variety of spaces, including modernized research laboratories.

Modernization of the building will address strategic research needs along with the retention, attraction, and recruitment of high-level researchers to the University.

- **Project Scope**

Renovations of the six-story Shantz Building #38 to update all major mechanical, plumbing, and electrical systems and infrastructure; and to repurpose building programming to meet the University's strategic research initiatives.

Shantz currently supports approximately 30,000 GSF of wet laboratory space, which will be reimagined and transformed into a mix of wet, damp, and dry laboratories; support spaces, collaboration spaces, and offices to meet the needs of a 21st century university research institution.

This project encompasses 86,980 Gross Square Feet (GSF), which includes 57,955 Net Assignable Square Feet (NASF).

EXECUTIVE SUMMARY

Project Delivery Method and Process

- This project is being delivered through a Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.
- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder uses a qualification-based selection process prescribed by the ABOR Procurement Code to allow major subcontractors a design-assist role during the design phase. All remaining subcontractor work is awarded on the basis of the lowest responsive and responsible subcontractor bids. For this work, a minimum of three subcontractor bids will be required, except for specialty items or instances where proprietary systems are required, such as for energy management systems and door locks. A final report on project control procedures will be provided at project completion.
- The Design-Build Team will be selected through the capital project selection committee process prescribed by the ABOR Procurement Code. A licensed contractor will be included on the selection committee as required by ABOR Policy.

Project Status and Schedule

- Project Programming is currently underway, and the Design Phase commenced in Spring 2023.
- Project construction is targeted to commence during late 2024 and will be completed during Fall 2026.

Project Cost

- This project encompasses 86,980 gross square feet (gsf), including 57,955 net assignable square feet (nasf).
- The construction cost for this project is \$46.5 million (\$534 per gross square foot), and the total project cost is \$65 million (\$747 per gross square foot).

EXECUTIVE SUMMARY

- Comparable similar previously approved projects:

Comparable Similar Previously Approved Projects					
Project	University	**Total Project Budget	Project GSF	**Total \$/GSF	**Const. \$/GSF
Bateman Physical Science Center Improvements (2021)	ASU	\$75,500,000 (\$60,000,000)	90,400	\$836 (\$664)	\$669 (\$531)
Biomedical Research Laboratory Building Improvements (2018)	ASU	\$60,000,000 (\$40,000,000)	112,000	\$535 (\$357)	\$381 (\$254)
Chemistry Building Renovation (2019)	UA	\$60,000,000 (\$42,000,000)	76,000	\$786 (\$550)	\$529 (\$370)
Thunderbird School of Global Management classroom & office (2019)	ASU	\$96,000,000 (\$67,000,000)	111,000	\$863 (\$604)	\$757 (\$530)

**** Note: Estimate of cost escalation to align to midpoint of construction.**

EXECUTIVE SUMMARY

Fiscal Impact and Financing Plan

- UA Arizona plans to issue \$65 million of SRBs to finance the project. The annual debt service on the SRBs is estimated to be \$5.9 million based on a conservative budget of 4.25 percent interest rate for a 20-year maturity. The University plans to use state appropriations tied to the Capital Infrastructure Fund established in ARS 15-1671 to pay for half of the debt service and retained tuition matching funds to pay the other half. In FY 2024, the University's budget for Tuition is \$766.1 million and Capital Infrastructure Fund appropriation is \$11.5 million. These sources fund debt service on other capital projects and have existing capacity to cover this project.
- When the bond is issued for the project, the University's estimated outstanding debt at the end of the fiscal year will be \$1.53 billion. At the same time, the University would have retired \$80.1 million in debt principal.
- The Operations and Maintenance (O&M) cost for the project is already included in the University's current budget.
- **Debt Ratio Impact:** The estimated annual debt service of \$5.9 million on this project's SRBs would increase the UA debt ratio by .05 percent.

Occupancy Plan

- Research spaces will be updated to be more efficient and provide greater utilization per square foot area utilizing denser phenotypes of laboratory spaces. Underutilized portions of the building will be reprogrammed for appropriate space allocation based upon the strategic research strategy.
- Current occupants will be vacated, either temporarily or permanently, to other facilities on campus and redistributed or reinstated back into the facility as determined by the programming and research needs.
- This facility may provide new space for new faculty. It is not anticipated that any existing space will be released, or that any existing facilities will be demolished.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all major capital projects with an estimated total project cost of \$10 million or more to be included in the Annual Capital Plan, including new construction, renovation, infrastructure, information technology, and third-party projects.

EXECUTIVE SUMMARY

UArizona
Annual Capital Plan - Capital Project Information Summary
Shantz Building Remodel – Research Renovation Project

Project Description / Location:

This project will renovate the six-story Shantz Building located at 1177 E. 4th Street.

FY 2024 Annual
Capital Plan

Project Schedule (Beginning Month/Year)

Planning	Late 2022
Design	Early 2023
Construction	Late 2024
Occupancy	Fall 2026

Project Budget:

Total Project Cost	\$ 65,000,000
Total Project Cost per GSF	\$ 747
Direct Construction Cost - Renovation	\$ 46,500,000
Construction Cost per GSF - Renovation	\$ 534
Change in Annual Oper./Maint. Cost	
Utilities	\$ N/A
Personnel	\$ N/A
Other	\$ N/A

FUNDING SOURCES:

Capital:	
• System Revenue Bonds	\$ 65,000,000

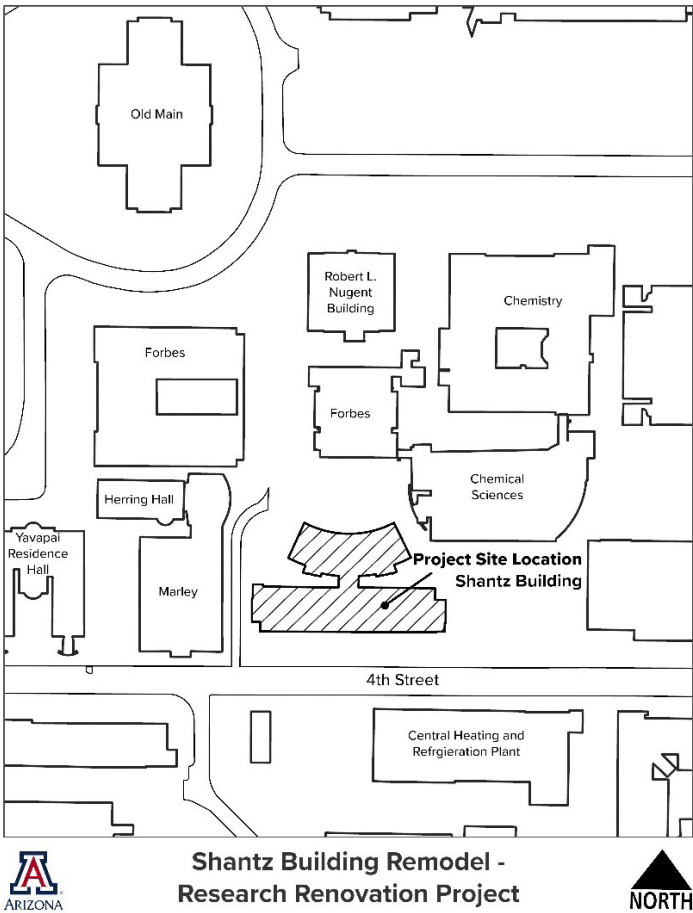
EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Capital Project Budget Summary
Shantz Building Remodel – Research Renovation Project**

<u>Date of Budget Estimate</u>	<u>FY 2024 Annual Capital Plan September 2022</u>
1. Land	\$ 0
2. Construction Cost	
A. New Construction	\$ 0
B. Renovation	\$ 46,500,000
C. Fixed Equipment	\$ 1,000,000
D. Site Development (exclude 2.E.)	\$ 0
E. Parking & Landscaping	\$ 0
F. Utilities Extensions	\$ 0
G. Other (asbestos only)	\$ <u>1,000,000</u>
Subtotal Construction Cost	\$ 48,500,000
3. Consultant Fees	
A. Construction Manager	\$ 1,000,000
B. Architect/Engineering Fees	\$ 5,500,000
C. Other (Programming, Special Const.)	\$ <u>250,000</u>
Subtotal Consultant Fees	\$ 6,750,000
4. Furniture Fixtures and Equipment	\$ 2,000,000
5. Contingency, Design Phase	\$ 2,400,000
6. Contingency, Construction Phase	\$ 2,400,000
7. Parking Reserve	\$ 0
8. Telecommunications Equipment	\$ <u>1,000,000</u>
Subtotal Items 4-8	\$ 7,800,000
9. Additional University Costs	
A. Surveys and Tests	\$ 120,000
B. Move-in Costs	\$ 50,000
C. Public Art	\$ 0
D. Printing/Advertisement	\$ 50,000
E. Univ. Facilities & Project Management	\$ 1,500,000
F. State Risk Mgt. Ins	\$ <u>230,000</u>
Subtotal Additional University Costs	\$ 1,950,000
TOTAL CAPITAL COST	\$ 65,000,000

EXECUTIVE SUMMARY

UArizona
Annual Capital Plan – Project Site Location Map
Shantz Building Remodel – Research Renovation Project



EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Project Justification Report
UAHS Building 201 Remodel – 1st Floor Relocation/Expansion
Medical Imaging Administration and Faculty Offices Renovation Project**

Background/History of Previous Board Action

- Capital Improvement Plan FY 2023 – 2025 September 2021
- Annual Capital Plan September 2022

Project Justification/Description/Scope

- This project is a continuation of the University's ongoing plan to renovate existing space within Building 201 at University Arizona Health Sciences complex that has vacated by Banner Health.
- This project will renovate approximately 16,500 square feet of existing space on the 1st Floor of Building 201 recently vacated by Banner Health to provide administrative and faculty offices for the Department of Medical Imaging that will incorporate the latest thinking/design concepts regarding this type of space.

Project Delivery Method and Process

- This project is being delivered through a Design-Build (D-B) delivery method. This approach was selected for this project because it can provide early cost control, save time through fast-track project scheduling while still providing contractor design input and coordination throughout the project, improving potentially adversarial project environments and still allowing for the selection of the most qualified architect-contractor team for this project. Through peer review of the D-B's cost estimate at each phase, and low-bid subcontractor work for the actual construction work, this method also provides a high level of cost and quality control.
- The Design-Builder provides a Guaranteed Maximum Price (GMP) based upon the amount previously agreed upon in the Design-Build agreement. The Design-Builder is at risk to provide the completed project within that price. In the selection of major subcontractors, the Design-Builder uses a qualification-based selection process prescribed by the ABOR Procurement Code to allow major subcontractors a design-assist role during the design phase. All remaining subcontractor work is awarded on the basis of the lowest responsive and responsible subcontractor bids. For this work, a minimum of three subcontractor bids will be required, except for specialty items or instances where proprietary systems are required, such as for energy management systems and door locks. A final report on project control procedures will be provided at project completion.

EXECUTIVE SUMMARY

- The Design-Build Team will be selected through the capital project selection committee process prescribed by the ABOR Procurement Code. A licensed contractor will be included on the selection committee as required by ABOR Policy.

Project Status and Schedule

- Design and planning is currently underway.
- Project construction is scheduled to commence during winter 2023/2024 and will be completed during winter 2024/2025.

Project Cost

- This project encompasses 16,500 gross square feet (gsf), including 11,500 net assignable square feet (nasf).
- The construction cost for this project is \$7.2 million (\$433 per gross square foot), and the total project cost is \$10 million (\$606 per gross square foot).
- Comparable similar previously approved projects:

Comparable Similar Previously Approved Projects					
Project	University	Total Project Budget	Project GSF	Total \$/GSF	Constr. \$/GSF
UAHS Bldg 201 Renovations	UA	\$23,000,000	39,700	\$580/GSF	\$389/GSF
UA Administration Bldg Renovation	UA	\$2,200,000	3,800	\$579/GSF	\$382/GSF

Fiscal Impact and Financing Plan –

- The University plans to use \$10 million in institutional funding to finance the project.
- The estimated Operations and Maintenance (O&M) cost for the project is \$136,900. The University plans to fund the O&M with Facility & Administrative rate funds.

EXECUTIVE SUMMARY

- **Debt Ratio Impact:** The project will have no impact on the University's debt ratios because no debt will be issued to finance the project.

Occupancy Plan

- It is anticipated that approximately 13,000 gsf of space will be released for use by UAHS Physical Therapy Program.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all major capital projects with an estimated total project cost of \$10 million or more to be included in the Annual Capital Plan, including new construction, renovation, infrastructure, information technology, and third-party projects.

EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Capital Project Information Summary
UAHS Building 201 Remodel – 1st Floor Relocation/Expansion
Medical Imaging Administration and Faculty Offices Renovation Project**

Project Description / Location:

- This project will renovate approximately 16,500 square feet of existing space within Building 201 at University Arizona Health Sciences complex in Tucson that was vacated by Banner Health and will provide administrative and faculty offices for the Department of Medical Imaging that will incorporate the latest thinking/design concepts regarding this type of space.

**FY 2024 Annual
Capital Plan**

Project Schedule (Beginning Month/Year):

Planning	Fall 2022
Design	Spring 2023
Construction	Winter 2023/24
Occupancy	Winter 2024/25

Project Budget:

Total Project Cost	\$ 10,000,000
Total Project Cost per GSF	\$ 606
Direct Construction Cost - New	\$ 7,150,000
Construction Cost per GSF - New	\$ 433
Direct Construction Cost - Renovation	\$ 0
Construction Cost per GSF - Renovation	\$ 0
Change in Annual Oper./Maint. Cost	
Utilities	\$ 54,600
Personnel	\$ 55,100
Other	\$ 27,200

Funding Sources:

Capital:

- Institutional Funding \$ 10,000,000

Operation/Maintenance:

- F&A \$ 136,900

EXECUTIVE SUMMARY

**UArizona
Annual Capital Plan - Capital Project Budget Summary
UAHS Building 201 Remodel – 1st Floor Relocation/Expansion
Medical Imaging Administration and Faculty Offices Renovation Project**

		<u>FY 2024</u>
		<u>Annual Capital</u>
		<u>Plan</u>
<u>Date of Budget Estimate</u>		<u>Sept 2023</u>
1. Land	\$	0
2. Construction Cost		
A. New Construction	\$	0
B. Renovation	\$	7,15,0000
C. Fixed Equipment	\$	0
D. Site Development (exclude 2.E.)	\$	
E. Parking & Landscaping	\$	0
F. Utilities Extensions	\$	0
G. Other (asbestos only)	\$ ____	<u>100,000</u>
Subtotal Construction Cost	\$	7,250,000
3. Consultant Fees		
A. Design Builder	\$	108,000
B. Architect/Engineering Fees	\$	795,000
C. Other (Programming, Special Consult.)	\$ ____	0
Subtotal Consultant Fees	\$	903,000
4. Furniture Fixtures and Equipment	\$	715,000
5. Contingency, Design Phase	\$	216,000
6. Contingency, Construction Phase	\$	362,000
7. Parking Reserve	\$	0
8. Telecommunications Equipment	\$ ____	<u>190,000</u>
Subtotal Items 4-8	\$	1,483,000
9. Additional University Costs		
A. Surveys and Tests	\$	10,000
B. Move-in Costs	\$	20,000
C. Public Art	\$	0
D. Printing/Advertisement	\$	5,000
E. Univ. Facilities & Project Management	\$	277,000
F. State Risk Mgt. Ins	\$ ____	<u>52,000</u>
Subtotal Additional University Costs	\$	364,000
TOTAL CAPITAL COST	\$	10,000,000

EXECUTIVE SUMMARY

UArizona
Annual Capital Plan - Project Site Location Map
UAHS Building 201 Remodel – 1st Floor Relocation/Expansion
Medical Imaging Administration and Faculty Offices Renovation Project

