

EXECUTIVE SUMMARY – ACTION ITEM**ITEM 1.12: Arizona State University Requests Approval of its Annual Capital Plan, Including Waiver of ABOR Policy 7-102 Requiring Committee Review and ACP Projects to Appear on a Previous Capital Improvement Plan**

Requested Action: Arizona State University asks the board to approve its Annual Capital Plan (ACP), including waiver of ABOR Policy 7-102 requiring committee review and ACP projects to appear in a previous Capital Improvement Plan, as described in this executive summary and supporting documents. The ACP includes 11 new projects, one of which is a third-party project, and one resubmitted project. Excluding the third-party project, the ACP totals \$458 million.

Background

- Capital Improvement Plan FY 2027–2030 Approved September 2025
 - o Building and Infrastructure Enhancements and Modifications
 - o Center Complex (third-party project)
 - o Classroom and Academic Renovations
 - o Desert Financial Arena Renovations
 - o IT Infrastructure Improvements
 - o Packard Drive Practice Facility and Fan Zone
 - o Research Laboratory Renovations
 - o Utility Infrastructure Renewal(included as a three-year forecasted project)

Annual Capital Plan FY 2026 Approved September 2025

- Central Plant Transformer and Switchgear – resubmitted project

Waiver Requests

- Center Complex Academic, Office and Retail Space – no prior action (waiver requested)
- Engineering Center G-Wing Renovations – no prior action (waiver requested)

Prior Year Activity

- Four projects totaling \$189,165,000 were substantially completed within the last 12 months.
- Twelve projects totaling \$863 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 Arizona State University (ASU) Annual Capital Plan (ACP) includes 11 new projects, one of which is a third-party project, and one resubmitted project. Excluding the third-party project, the ACP totals \$458 million.

- ASU has developed the ACP to align with university's campus master plan, the system Enterprise and university strategic goals and objectives.
- The primary institutional priorities supported by the ACP include:
 - **Academic Success:** The proposed projects will contribute to advancing the university's twin pillars of academic success—leadership in academic excellence and accessibility and establishing national standing in academic quality. These projects will provide essential support for achieving these goals and metrics as follows:
 - o Enhance the university graduation rate to greater than 85 percent and more than 45,000 graduates
 - o Attain national standing in the learning and post-graduation outcomes for students in all colleges and schools
 - o Enhance our local impact and social embeddedness
 - **Research and Development:** The proposed projects will support the university's research goals, including the enhancement of its research competitiveness to more than \$1.5 billion in annual research expenditures by 2031. University research expenditures are used in part to advance the state of knowledge in various fields; purchase local goods and services; help create new companies and jobs; support the development of next-generation scientists and innovators; and attract top research talent to the faculty. Research and development expenditures also support the state's competitive advantage in the fields of science, technology and medicine.
 - **Student Support and Engagement:** The proposed projects will enhance student development and learning at national leadership levels. These projects will foster student engagement in programs; support events and activities that will enhance their learning and personal development by connecting them with their campus and community; build leadership skills; and prepare students for academic, personal and career success.
 - **Campus Operations and Infrastructure Priorities:** To advance the university's academic and research goals, its facilities and related infrastructure must be maintained in safe and reliable operational conditions. Buildings and utility systems also must be cost-effective to maximize the use of the university's operational funds over time.
 - **Life Safety and Code Compliance:** Life safety and code compliance issues must be resolved promptly and assume the highest priority in ensuring the safety and security of students, faculty, staff and visitors; and supporting the achievement of the university's academic and research goals.
 - **Community Service:** Serving Arizona communities is an integral aspect of the university's mission and its programs. Enhancing and expanding the university's

local impact and social embeddedness is vital to improving the quality of life and economic prosperity in Arizona.

Annual Capital Plan Projects

- The following lists the new projects proposed for ACP approval, including notations where board policy waivers are requested:
 - o Building and Infrastructure Enhancements and Modifications
 - o Classroom and Academic Renovations
 - o Research Laboratory Renovations
 - o IT Infrastructure Improvements
 - o Center Complex (third-party project)
 - o Desert Financial Arena Renovations
 - o Packard Drive Practice Facility and Fan Zone
 - o Utility Infrastructure Renewal
 - o Engineering Center G-Wing Renovations – waiver requested
 - o Center Complex Academic, Office and Retail Space – waiver requested
- The following lists the resubmitted project proposed for ACP approval:
 - o Central Plant Transformer and Switchgear
- Additional details 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

- The ASU ACP, if fully implemented, will cost a total of \$458 million excluding one third-party project.
- The total amount of \$458 million will be financed using debt.
- Debt Ratio Impact: The debt service associated with projects in the ACP will increase the debt ratio by 0.72 percent excluding SPEED projects, and 0.72 percent including SPEED projects. The current debt ratio prior to these projects is 4.5 percent.
- The tables in Exhibits 2 and 3 provide detailed project financing, funding sources and debt ratio impact.

Other Projects

- ASU anticipates one third-party project that received approval for a ground lease and related agreements for the development of Center Complex at the board meeting on June 11, 2026.

Supporting Documents

- Exhibit 1-4 and A-G

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.
- Pursuant to ABOR Policy 7-102.D, a university may request a waiver of ABOR Policy 7-102 as long as it is in the best interest of the university and it complies with applicable state laws.

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EXHIBIT 2

Arizona State University Annual Capital Plan									
Project	Board Approval Status	Est. Gross Square	Project Cost	Amount Financed	Funding Method	Annual Debt Service	Debt Ratio Impact	Gift Target	Current Gift Pledges
New Projects									
Building and Infrastructure Enhancements and Modifications	CIP Sept. 2025	N/A	\$45,000,000	\$45,000,000	System Revenue Bonds	\$3,488,000	0.07%	\$0	\$0
Classroom and Academic Renovations	CIP Sept. 2025	65,000	\$25,000,000	\$25,000,000	System Revenue Bonds	\$1,938,000	0.04%	\$0	\$0
Research Laboratory Renovations	CIP Sept. 2025	36,000	\$30,000,000	\$30,000,000	System Revenue Bonds	\$2,415,000	0.05%	\$0	\$0
IT Infrastructure Improvements	CIP Sept. 2025	N/A	\$65,000,000	\$65,000,000	System Revenue Bonds	\$5,038,000	0.10%	\$0	\$0
ASUT-Desert Financial Arena Renovations	CIP Sept. 2025	200,770	\$100,000,000	\$100,000,000	System Revenue Bonds	\$8,051,000	0.17%	\$25,000,000	\$562,500
ASUT-Packard Drive Practice Facility and Fan Zone	CIP Sept. 2025	125,500	\$60,000,000	\$60,000,000	System Revenue Bonds	\$4,100,000	0.09%	\$35,000,000	\$17,651,140
ASUT-Utility Infrastructure Renewal	CIP Sept. 2025	N/A	\$50,000,000	\$50,000,000	System Revenue Bonds	\$4,025,000	0.08%	\$0	\$0
ASUT-Center Complex Academic, Office, and Retail Space	None	51,000	\$45,000,000	\$45,000,000	System Revenue Bonds	\$2,884,000	0.06%	\$0	\$0
ASUT-Engineering Center G-Wing Renovations	None	46,228	\$23,000,000	\$23,000,000	System Revenue Bonds	\$1,783,000	0.04%	\$0	\$0
New Projects Subtotal		352,770	\$443,000,000	\$443,000,000		\$33,722,000	0.70%	\$60,000,000	\$18,213,640
Resubmitted Projects									
ASUT-Central Plant Transformer and Switchgear	ACP Sept. 2025	N/A	\$15,000,000	\$15,000,000	System Revenue Bonds	\$1,163,000	0.02%	\$0	\$0
Resubmitted Projects Subtotal		0	\$15,000,000	\$0		\$1,163,000	0.02%	\$0	\$0
Third Party Projects									
Center Complex	CIP Sept. 2025	729,000	\$370,000,000	\$0	Third-Party	\$0	0.00%	\$0	\$0
Third Party Projects Subtotal		729,000	\$370,000,000			\$0		\$0	
TOTAL ACP		1,081,770	\$828,000,000	\$443,000,000		\$34,885,000	0.72%	\$60,000,000	\$18,213,640

EXHIBIT 3

Annual Capital Plan—Annual Debt Service by Funding Source											
Project	Amount Financed	CIF	TUI	AUX	ICR	OLF	SLP	FGT	DFG	OTH	Total Annual Debt Service
New Projects											
Building and Infrastructure Enhancements and Modifications	\$45,000,000		\$3,488,000								\$3,488,000
Classroom and Academic Renovations	\$25,000,000		\$1,938,000								\$1,938,000
Research Laboratory Renovations	\$30,000,000		\$2,415,000								\$2,415,000
IT Infrastructure Improvements	\$65,000,000		\$5,038,000								\$5,038,000
ASUT-Desert Financial Arena Renovations	\$100,000,000					\$6,763,000			\$1,288,000		\$8,051,000
ASUT-Packard Drive Practice Facility and Fan Zone	\$60,000,000					\$2,788,000			\$1,312,000		\$4,100,000
ASUT-Utility Infrastructure Renewal	\$50,000,000		\$4,025,000								\$4,025,000
ASUT-Center Complex Academic, Office, and Retail Space	\$45,000,000		\$2,596,000	\$288,000							\$2,884,000
ASUT-Engineering Center G-Wing Renovations	\$23,000,000		\$1,783,000								\$1,783,000
New Projects Subtotal	\$443,000,000		\$21,283,000	\$288,000		\$9,551,000			\$2,600,000		\$33,722,000
Resubmitted Projects											
ASUT-Central Plant Transformer and Switchgear	\$15,000,000		\$1,163,000								\$1,163,000
Resubmitted Projects Subtotal	\$15,000,000		\$1,163,000								\$1,163,000
Total ACP	\$458,000,000										\$34,885,000

Funding Source Codes:

(CIF) Capital Infrastructure Fund
(TUI) Tuition
(AUX) Auxiliary

(ICR) Indirect Cost Recovery
(OLF) Other Local Funds
(SLP) State Lottery Proceeds

(FGT) Federal Grant
(DFG) Debt Financed by Gifts
(OTH) Other

Annual Capital Plan—Operation and Maintenance by Funding Source										
Project	CIF	TUI	AUX	ICR	OLF	GFA	FGT	DFG	OTH	Total Annual O&M
New Projects										
Building and Infrastructure Enhancements and Modifications										\$0
Classroom and Academic Renovations										\$0
Research Laboratory Renovations										\$0
IT Infrastructure Improvements										\$0
ASUT-Desert Financial Arena Renovations										\$0
ASUT-Packard Drive Practice Facility and Fan Zone			\$1,319,168							\$1,319,168
ASUT-Utility Infrastructure Renewal										\$0
ASUT-Center Complex Academic, Office, and Retail Space		\$559,603								\$559,603
ASUT-Engineering Center G-Wing Renovations										\$0
Subtotal	\$0	\$559,603	\$1,319,168	\$0	\$0	\$0	\$0	\$0	\$0	\$1,878,771
Resubmitted Projects										
ASUT-Central Plant Transformer and Switchgear										\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total ACP	\$0	\$559,603	\$1,319,168	\$0	\$0	\$0	\$0	\$0	\$0	\$1,878,771

Funding Source Codes:

(CIF) Capital Infrastructure Fund
(TUI) Tuition
(AUX) Auxiliary

(ICR) Indirect Cost Recovery
(OLF) Other Local Funds
(GFA) General Fund Appropriation

(FGT) Federal Grant
(DFG) Debt Financed by Gifts
(OTH) Other

EXHIBIT 4

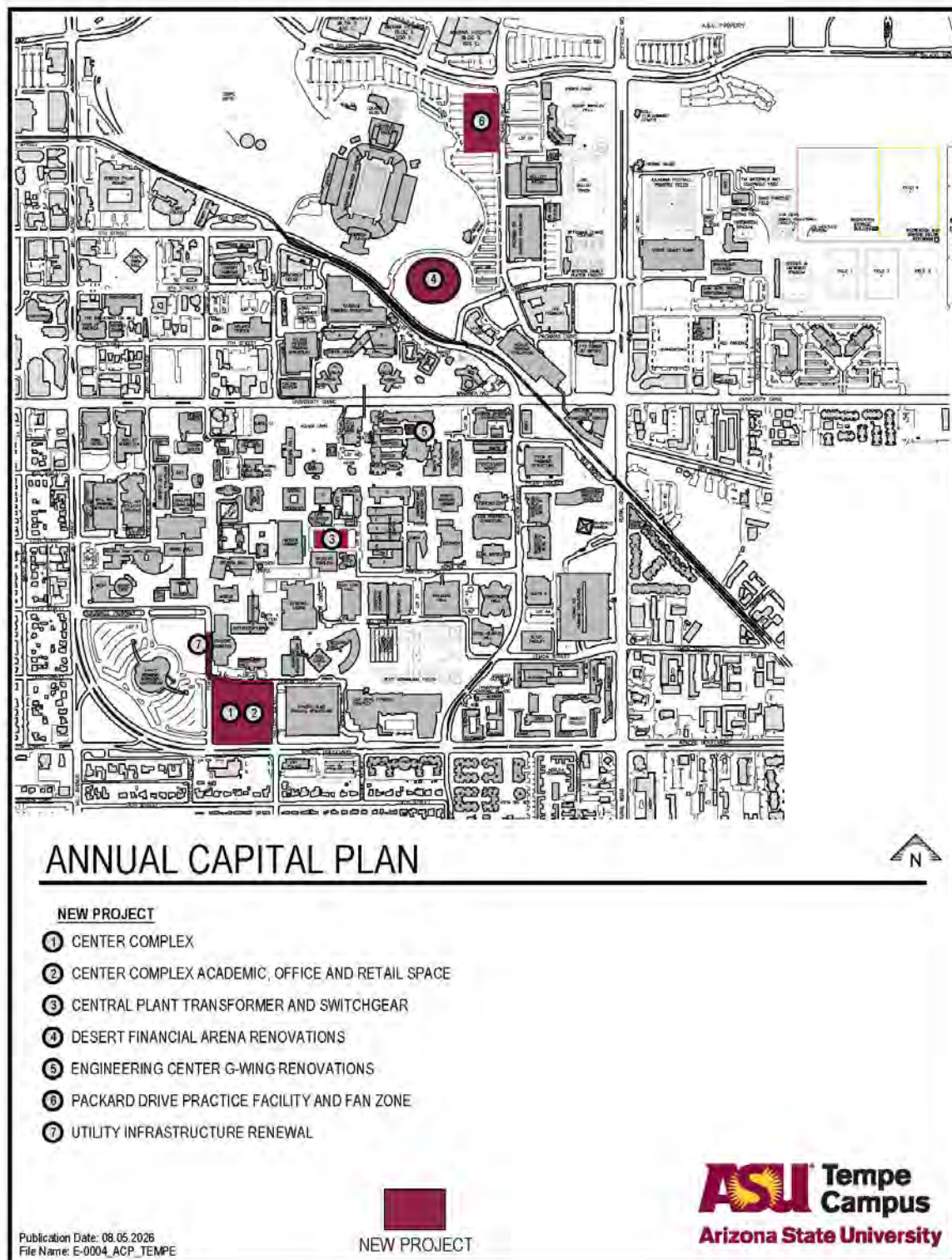


EXHIBIT 5 Debt Capacity Update

PURPOSE

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

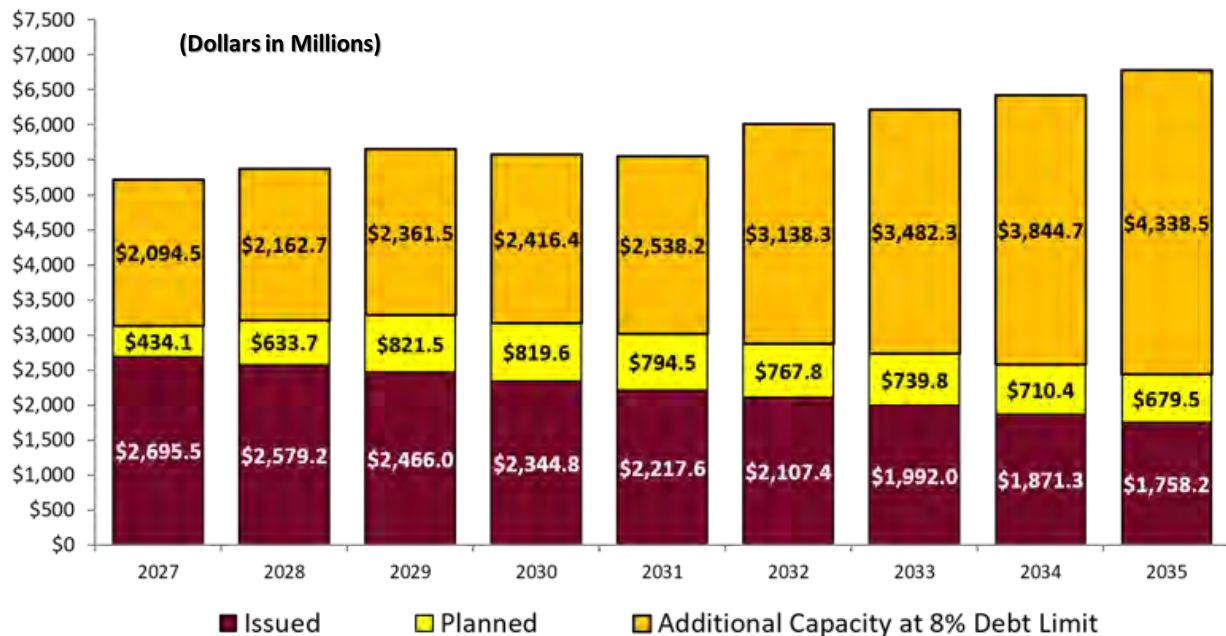
PROJECTED DEBT CAPACITY

*Maximum Projected Ratio of Debt
Service to Total Expenditures
Excluding/Including SPEED debt*

4.9%/5.4%

Based upon the projects included in this Annual Capital Plan and the first year of the Capital Improvement Plan, the maximum projected debt ratio is 4.9 percent in FY 2028. Outstanding debt in FY 2028 is projected to be \$3.2 billion, with a total annual debt service of \$232.3 million. The 4.9 percent is within an acceptable range for credit rating firms to confirm an institution's creditworthiness and is below the 8 percent statutory debt limit.

Currently outstanding (issued) debt declines from \$2.7 billion in FY 2027 to \$1.8 billion in FY 2035 as principal is retired. Planned debt includes future financing of projects included in the Annual Capital Plan and the first year of the 2028-2031 Capital Improvement Plan. Additional debt capacity represents additional debt that can be issued based on the statutory 8 percent debt ratio maximum.



FUTURE DEBT FINANCED PROJECTS

	Project Budget	Remaining Amount to be Financed
ASU Health Building	\$200,000,000	\$105,278,753
PSH Research Laboratory Complex Modernization	115,000,000	115,000,000
Desert Financial Arena Renovations	100,000,000	100,000,000
Building and Infrastructure Enhancements and Modifications	75,000,000	75,000,000
Polytechnic Student Union Expansion	66,000,000	66,000,000
IT Infrastructure Improvements	65,000,000	65,000,000
Packard Drive Practice Facility and Fan Zone	60,000,000	60,000,000
East Athletic Village Tennis and Track and Field Facilities	51,000,000	51,000,000
Utility Infrastructure Renewal	50,000,000	50,000,000
Center Complex Academic, Office, and Retail Space	45,000,000	45,000,000
MacroTechnology Works Renovations	40,000,000	40,000,000
Research Laboratory Renovations	30,000,000	30,000,000
Classroom and Academic Renovations	25,000,000	25,000,000
Engineering Center G-Wing Renovations	23,000,000	23,000,000
Matthews Hall Evans Program	20,000,000	20,000,000
Central Plant Transformer and Switchgear	15,000,000	15,000,000
Packard Drive Annex (Volleyball)	15,000,000	15,000,000
	\$995,000,000	\$900,278,753

Future debt-financed projects include those included in the Annual Capital Plan and in the first year of the FY 2028-31 Capital Improvement Plan. The Remaining Amount to be Financed column reflects the amount still to be financed as of June 30, 2026. These projects are included in future debt capacity assumptions.

CREDIT RATINGS

Positive rating factors cited by the credit rating agencies include ASU's excellent brand and strategic positioning that has translated into consistent positive operating margins, enrollment growth, rising net tuition revenue, growth in sponsored research and solid donor support; excellent financial policy; extremely strong risk profile, solid operating performance; and disciplined capital investment.

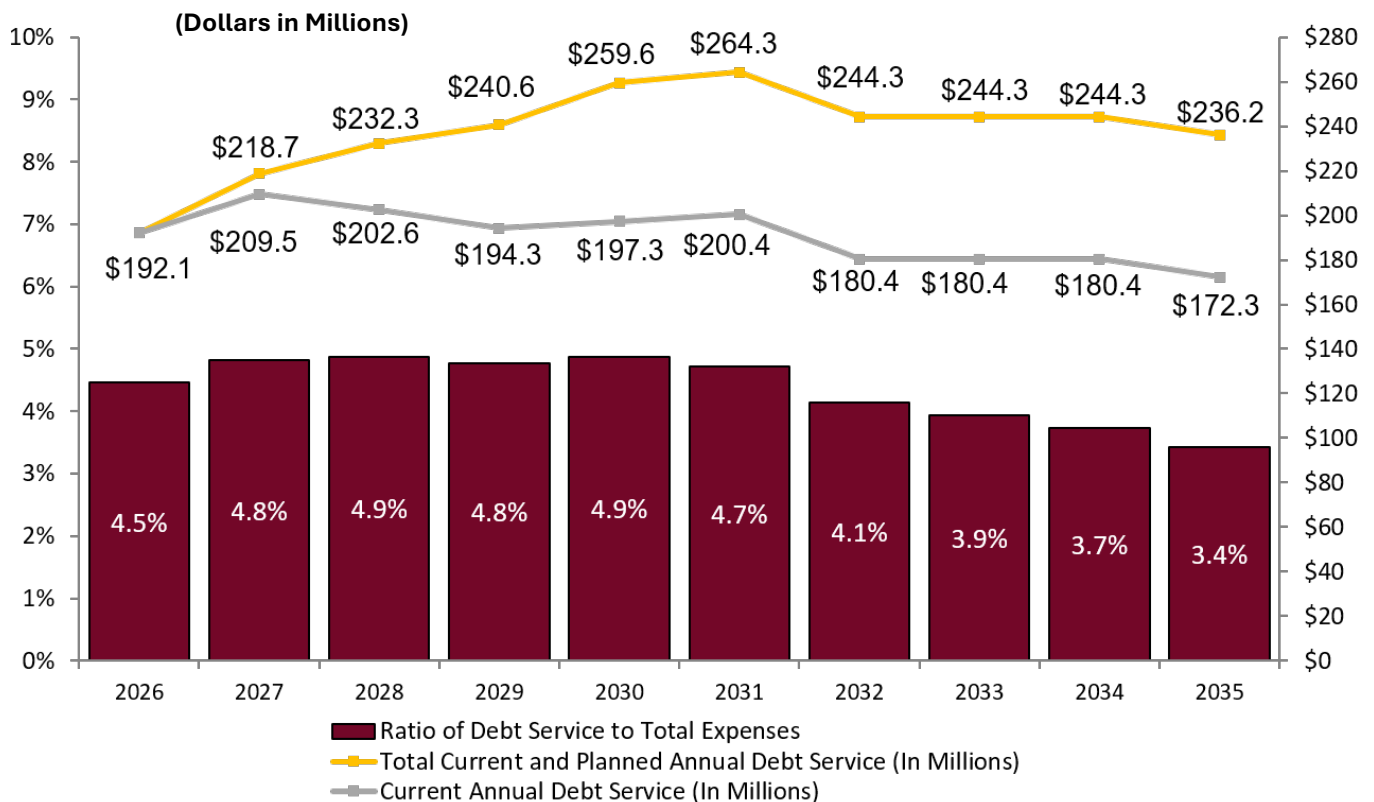
Offsetting factors identified by the agencies include elevated debt levels, ongoing capital needs, modest state support, exposure to the competitive online education market and high reliance on tuition and auxiliary revenue.

Fiscal Year	Moody's		Standard & Poor's (S&P)	
	Rating	Outlook	Rating	Outlook
2019	Aa2	Stable	AA	Stable
2020	Aa2	Stable	AA	Stable
2021	Aa2	Stable	AA	Stable
2022	Aa2	Stable	AA	Stable
2023	Aa2	Stable	AA	Stable
2024	Aa2	Stable	AA	Stable
2025	Aa2	Stable	AA	Stable
2026	Aa2	Stable	AA	Stable

RATIO OF DEBT SERVICE TO TOTAL EXPENSES

With the projects included in the Annual Capital Plan and the first year of the Capital Improvement Plan, annual debt service on system revenue bonds and certificates of participation (COPs) is projected to increase from \$192.1 million in FY 2026 to a maximum of \$264.3 million in FY 2031. The projected ratio of debt service to total expenses is expected to peak at 4.9 percent in FY 2028.

SPEED (Stimulus Plan for Economic and Educational Development) bonds are funded up to 80 percent by state lottery revenues, with the balance funded by the University. SPEED debt service is excluded from the statutory debt ratio, but if SPEED debt service is included, the highest projected debt ratio increases to 5.4 percent.



ASU
Annual Capital Plan – Project Justification Report
Building and Infrastructure Enhancements and Modifications

Background

- FY 2027–2030 Capital Improvement Plan
- Approved September 2025

Project Justification/Description/Scope

- These projects encompass enhancements and modifications to ASU buildings and infrastructure across all four campuses that will address the university's primary areas of concern, which include, but are not limited to, life safety deficiencies; aging mechanical, critical building and utility distribution systems; and timeworn and unreliable elevators and roofs.
- Many components of the ASU built environment have exceeded their useful life and some are incapable of effectively supporting the advancement of the university's mission of academic and research excellence. The planned projects will ensure the efficient, reliable and safe operation of all essential campus facilities, infrastructure and systems, including those that must continue without interruption to support the university's critical academic and research initiatives.
- These projects will enhance the quality of the campus infrastructure and systems, enable the university to maintain compliance with code requirements and address ABOR directives to reduce deferred maintenance. Projects essential for life safety, code compliance and the advancement of university strategic initiatives will be given top priority.

Project Delivery Method and Process

- Depending on the nature of the work, components of this project bundle may be delivered through the Design-Build (DB), Construction Manager at Risk (CMAR), or Job Order Contracting (JOC) methods.
- ASU has not yet selected a DB, CMAR, JOC, or Design Professional (DP) firm for any components of this project bundle. Contractors and DPs will be selected according to ABOR policy and Arizona law.

Project Status and Schedule

- DPs will be selected after project approval is in place. The project design will be completed approximately 6 to 9 months after the DP contract has been awarded for that component of work.

- General construction is scheduled to begin when the design is complete and after all approvals are in place. Construction on all project components is targeted for completion by December 2029.

Project Cost

- The total budget for this project bundle is \$45 million.
- Independent cost estimates will be provided by the DP, CMAR, or JOC contractor after these selections are complete. The total project cost will vary depending on the scope and scale of the building and infrastructure modifications included in this bundle.

Fiscal Impact and Financing Plan

- The \$45 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$3,488,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.07 percent excluding SPEED projects, and 0.07 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- These projects will not affect occupancy or programs but will renew building and campus infrastructure and support the advancement of the university's academic and research initiatives.

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 ACP, including new construction, renovation, infrastructure, information technology and third-party projects.

Capital Project Information Summary

University: Arizona State University

Project Name: Building and
Infrastructure Enhancements and
Modifications

Project Description and Location: These projects encompass enhancements and modifications to ASU buildings and infrastructure that will address the university's primary areas of concern at all campuses. These concerns include, but are not limited to, life safety deficiencies; the replacement of aging mechanical, critical building and utility distribution systems; and the repair and replacement of timeworn and unreliable elevators and roofs.

Project Schedule:

Planning	November	2024
Design Start	April	2025
Construction Start	November	2026
Construction Completion	December	2029

Project Budget:

Total Project Cost	\$	45,000,000
Total Project Construction Cost	\$	35,000,000
Total Project Cost per GSF	\$	N/A
Construction Cost per GSF	\$	N/A

Estimated Annual O&M Cost:

Utilities	\$	0
Personnel		0
All Other Operations		0
Subtotal	\$	0

Funding Sources:

A: System Revenue Bonds	\$	45,000,000
Debt Service Funding Sources:		Tuition

Operation/Maintenance	\$	0
Funding Sources:		Not Applicable

Capital Project Budget Summary

University: Arizona State University

Project: Building and Infrastructure Enhancements and Modifications

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$25,697,000
C. Special Fixed Equipment	\$900,000
D. Site Development (excl. 2.E.)	\$4,000,000
E. Parking and Landscaping	\$3,000
F. Utilities Extensions	\$3,900,000
G. Other* (Demolition/abatement)	\$500,000
Subtotal Construction Cost	<u>\$35,000,000</u>
3. Fees	
A. CMAR Pre-Construction	\$3,000,000
B. Architect/Engineer	\$4,014,000
C. Other	\$26,000
Subtotal Consultant Fees	<u>\$7,040,000</u>
4. FF&E Movable	\$0
5. Contingency, Design Phase	\$467,138
6. Contingency, Constr. Phase	\$467,138
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$44,600
Subtotal Items 4-8	<u>\$978,876</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$43,000
B. Move-in Costs	\$0
C. Printing Advertisement	\$19
D. Keying, signage, facilities support	\$1,105
E. Project Management Cost	\$1,784,000
F. State Risk Mgt. Ins. (.0034 **)	\$153,000
Subtotal Addl. Univ. Costs	<u>\$1,981,124</u>
Total Capital Cost	<u><u>\$45,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU
Annual Capital Plan – Project Justification Report
Classroom and Academic Renovations

Background

- FY 2027–2030 Capital Improvement Plan Approved September 2025

Project Justification/Description/Scope

- ASU plans to renovate existing classrooms, create new classrooms of various sizes and add smaller instructional spaces at all campuses. This project bundle will be comprised of the renovation of approximately 65,000 gross square feet of university classroom and academic space. The renovations may include heating, ventilation and air conditioning (HVAC); plumbing and electrical; flooring; ceiling; roof; elevator; window; door; internal wall; and partition components, as well as upgrades to address life safety and Americans with Disabilities Act deficiencies. These projects will comprise multiple components at each ASU campus.
- The ASU Strategic Enterprise Framework identifies several goals that will be supported by this project bundle, including improved retention and graduation performance, curricular reform and improved student outcomes. The resources needed to achieve these goals include a continued investment in faculty and space renovations that will support teaching innovations and improved student and faculty interactions. These projects will renovate worn areas that distract from teaching and learning effectiveness and create updated and growth spaces for academic programs to enable student learning and success.
- The components included in this project bundle will enhance the quality of the built environment, comply with code requirements for safety and reduce deferred maintenance. Project components essential for life safety and code compliance and those that support university strategic initiatives will be given top priority.

Project Delivery Method and Process

- Depending on the nature of the work, components of this project bundle may be delivered through either the CMAR or the JOC method.
- ASU has not yet selected a CMAR, JOC, or DP firm for any components of this project bundle. Contractors and DPs will be selected according to ABOR policy and Arizona law.

Project Status and Schedule

- DPs will be selected after project approval is in place. The project design will be completed approximately 6 to 9 months after the DP contract has been awarded for

that component of work.

- General construction is scheduled to begin when the design is complete and after all approvals are in place. Construction on all project components is targeted for completion by December 2029.

Project Cost

- The total budget for this project bundle is \$25 million. This budget represents an estimated construction cost of \$277 per gross square foot. The estimated total project cost is \$385 per gross square foot.
- No DP, CMAR, or JOC contractor teams have been selected for these projects. Independent cost estimates will be provided by the DP, CMAR, or JOC contractors after selections are complete.

Fiscal Impact and Financing Plan

- The \$25 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$1,938,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.04 percent excluding SPEED projects, and 0.04 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- These project components will reconfigure and renew spaces for classroom and academic areas. Existing programs occupying those spaces may be temporarily displaced as spaces are renovated and relocated to different areas on campus that will support programming needs.

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 ACP, including new construction, renovation, infrastructure, information technology and third-party projects.

Capital Project Information Summary

University: Arizona State University

Project Name: Classroom and
Academic Renovations

Project Description and Location: This project bundle encompasses the renovation of approximately 65,000 gross square feet of classroom and academic space, including faculty and student space at all campuses. The renovations will include HVAC, plumbing and electrical, flooring, ceiling, roof, elevator, window, door, internal wall and partition components, as well as upgrades to address life safety and Americans with Disabilities Act deficiencies.

Project Schedule:

Planning	November	2024
Design Start	April	2025
Construction Start	November	2026
Construction Completion	December	2029

Project Budget:

Total Project Cost	\$ 25,000,000
Total Project Construction Cost	\$ 18,000,000
Total Project Cost per GSF	\$ 385
Construction Cost per GSF	\$ 277

Estimated Annual O&M Cost:

Utilities	\$ 0
Personnel	0
All Other Operations	0
Subtotal	\$ 0

Funding Sources:

A: System Revenue Bonds	\$ 25,000,000
Debt Service Funding Sources:	Tuition

Operation/Maintenance	\$ 0
Funding Sources:	Not Applicable

Capital Project Budget Summary

University: Arizona State University
Project: Classroom and Academic Renovations

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$17,960,260
C. Special Fixed Equipment	\$0
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$39,740
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$18,000,000</u>
3. Fees	
A. CMAR Pre-Construction	\$0
B. Architect/Engineer	\$1,501,976
C. Other	\$0
Subtotal Consultant Fees	<u>\$1,501,976</u>
4. FF&E Movable	\$1,652,173
5. Contingency, Design Phase	\$500,658
6. Contingency, Constr. Phase	\$1,645,569
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$250,329
Subtotal Items 4-8	<u>\$4,048,729</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$50,066
B. Move-in Costs	\$25,033
C. Printing Advertisement	\$12,516
D. Keying, signage, facilities support	\$25,033
E. Project Management Cost	\$1,251,647
F. State Risk Mgt. Ins. (.0034 **)	\$85,000
Subtotal Addl. Univ. Costs	<u>\$1,449,295</u>
Total Capital Cost	<u><u>\$25,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU
Annual Capital Plan – Project Justification Report
Research Laboratory Renovations

Background

- FY 2027–2030 Capital Improvement Plan
- Approved September 2025

Project Justification/Description/Scope

- ASU plans to renovate approximately 36,000 GSF laboratories and associated spaces across all campuses to meet growing demand based on increased student enrollment, new programs, as well as updated research requirements. Many existing laboratories and building systems are inadequate due to age and the requirements of emerging technologies.
- Multiple wet and dry laboratory spaces will be upgraded to provide future flexibility and better space utilization through shared services. These planned renovations will ensure that existing facility systems meet the growing demands of the university's research initiatives and comply with code requirements.
- Many existing university laboratories and building systems are inadequate, due to age and the requirements of emerging technologies. The poor condition of these spaces and the age of the building systems constrain the development of these strategically important areas. These projects will convert inadequate research laboratories into state-of-the-art facilities that will meet the growing demands of the university's research initiatives and comply with code requirements.
- Increasing research activity and the resultant arrival of new faculty continue to make laboratory renovation projects a university imperative. Spaces must be updated and renovated to address the needs of incoming researchers and to support successful grant applications. These laboratories will provide the core infrastructure required to enable faculty and students to compete in the global marketplace of ideas, not only stimulating advances in science and human health, but also potentially advancing the regional economy.
- This project bundle will contribute to meeting this need and accomplishing the goal of establishing the university as a leading global center for interdisciplinary research, discovery and development by 2031.

Project Delivery Method and Process

- Depending on the nature of the work, components of this project bundle may be delivered through either the CMAR or the JOC method.

- ASU has not yet selected a CMAR, JOC, or DP firm for any components of this project bundle. Contractors and DPs will be selected according to ABOR policy and Arizona law.

Project Status and Schedule

- DPs will be selected after project approval is in place. The project design will be completed approximately 6 to 9 months after the DP contract has been awarded for that component of work.
- General construction is scheduled to begin when the design is complete and after all approvals are in place. Construction on all project components is targeted for completion by December 2029.

Project Cost

- The total budget for this project bundle is \$30 million. This budget represents an estimated construction cost of \$611 per gross square foot. The estimated total project cost is \$833 per gross square foot.
- No DP, CMAR, or JOC contractor teams have not yet been selected for these projects. Independent cost estimates will be provided by the DP, CMAR, or JOC contractors after selections are complete.

Fiscal Impact and Financing Plan

- The \$30 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$2,415,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.

- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.05 percent excluding SPEED projects, and 0.05 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- These project components will not affect occupancy or programs but will renew research spaces and support the advancement of the university's research initiatives.

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 ACP, including new construction, renovation, infrastructure, information technology and third-party projects.

Capital Project Information Summary

University: Arizona State University

Project Name: Research
Laboratory Renovations

Project Description and Location: This project bundle will encompass the renovation of approximately 36,000 gross square feet of existing research laboratory space to establish the university as a leading global center for interdisciplinary research, discovery and development. Multiple wet and dry lab spaces, as well as infrastructure and building systems, will be upgraded to maximize adaptable and flexible technologies.

Project Schedule:

Planning	November	2024
Design Start	April	2025
Construction Start	November	2026
Construction Completion	December	2029

Project Budget:

Total Project Cost	\$ 30,000,000
Total Project Construction Cost	\$ 22,000,000
Total Project Cost per GSF	\$ 833
Construction Cost per GSF	\$ 611

Estimated Annual O&M Cost:

Utilities	\$ 0
Personnel	0
All Other Operations	0
Subtotal	\$ 0

Funding Sources:

A: System Revenue Bonds	\$ 30,000,000
Debt Service Funding Sources:	Tuition

Operation/Maintenance	\$ 0
Funding Sources:	Not Applicable

Capital Project Budget Summary

University: Arizona State University
Project: Research Laboratory Renovations

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$21,791,027
C. Special Fixed Equipment	\$208,973
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$22,000,000</u>
3. Fees	
A. CMAR Pre-Construction	\$0
B. Architect/Engineer	\$2,686,798
C. Other	\$0
Subtotal Consultant Fees	<u>\$2,686,798</u>
4. FF&E Movable	\$537,360
5. Contingency, Design Phase	\$597,066
6. Contingency, Constr. Phase	\$2,250,054
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$238,826
Subtotal Items 4-8	<u>\$3,623,306</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$15,000
B. Move-in Costs	\$35,451
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$44,780
E. Project Management Cost	\$1,492,665
F. State Risk Mgt. Ins. (.0034 **)	\$102,000
Subtotal Addl. Univ. Costs	<u>\$1,689,896</u>
Total Capital Cost	<u><u>\$30,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU
Annual Capital Plan – Project Justification Report
IT Infrastructure Improvements

Background

- FY 2027–2030 Capital Improvement Plan
- Approved September 2025

Project Justification/Description/Scope

- Improvements to the existing information technology (IT) infrastructure are planned to enable the university to meet the growing demand for increased capacity, speed, reliability and resilience. Additionally, the improvements will provide the ability to manage distributed resources simultaneously; support current and future innovation and entrepreneurship; and maintain a secure, sustainable network environment. These improvements will enhance the student experience and that of the greater ASU community, strengthening the interactive network of teaching, learning and discovery resources.
- This project bundle includes the third and final phase of a multi-year infrastructure improvement upgrade strategy, providing improvements to all campuses and locations with a focus on three fundamental digital infrastructure elements: Network Transformation, Safety and Building Infrastructure.
- **Network Transformation:** To support the university's ambitious academic and research initiatives, this third phase completes the upgrades of its core technologies and implementation of the cloud-based decentralized network design. The planned uplift in network infrastructure and capacity provides increased high-speed connectivity and a more efficient network capacity to and within research-focused and student-centric university facilities, including the Bermuda Institute of Ocean Sciences and other new facilities. High-performance wireless and access technologies including an upgrade to WIFI 7 will be achieved addressing critical gaps in wireless access in ASU campus environments where they will have the greatest impact in terms of coverage, performance and outcomes. The Sparknet project will advance the metro network backbone to a Next-Gen Metro Ring, increasing network bandwidth from 100 gigabits per second (Gbps) to 400 Gbps per link, with an initial total per segment capacity of 1.6 Tbps. Sparknet will provide high resiliency, amazing flexibility and provide a massive capacity growth path.
- **Safety:** Redundant power systems will be installed in ASU network facilities to enable ubiquitous service resiliency and increased life safety support. The existing uninterruptible power systems will also be upgraded to address capacity deficiencies and to reduce maintenance costs. The upgrade to the power infrastructure will be completed and the fiber capacity increased to support the new hardware providing capacity for future needs. Campus blue light phones will

continue to be modernized, standardizing emergency communication across all ASU campuses by replacing outdated blue light emergency phone stanchions with new network-capable models. This initiative will enhance campus safety, increase system reliability and enable seamless integration with modern surveillance technologies and emergency response systems.

- **Building Infrastructure:** To complete the building refresh plan, outdated multi-mode fiber will continue to be replaced with modern single-mode fiber at the Tempe and West Valley campuses along with the continued deployment of a building control network and associated firewall(s) to improve system performance and allow for scalability. These improvements will enhance building security and, by extension, the health and safety of the university community, as well as enable real-time monitoring and maintenance of university building systems to increase energy efficiency and advance the university's sustainability goals.

Project Delivery Method and Process

- The CMAR, DB and JOC methods will be used to deliver these projects based upon the needs of the individual components.
- ASU has not yet selected a CMAR, JOC, or DP firm for any components of this project bundle. Contractors and DPs will be selected according to ABOR policy and Arizona law.

Project Status and Schedule

- The planned improvements will be scheduled to start after all project approvals are in place. Project completion is targeted for December 2029.

Project Cost

- The total budget for this project bundle is \$65 million, but the estimated cost in the September 2025 CIP was \$47 million.

The project costs are based upon current market pricing. A competitive procurement process, including at least three contracted vendors, will be used to complete these IT infrastructure improvements.

Fiscal Impact and Financing Plan

- The \$65 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$5,038,000 from tuition revenue is included in current budget planning.

- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.10 percent excluding SPEED projects, and 0.10 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- o The installation of the planned improvements will not impact occupancy or programs but will support the advancement of the university's academic and research initiatives.

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 ACP, including new construction, renovation, infrastructure, information technology and third-party projects.

Capital Project Information Summary

University: Arizona State University **Project Name:** IT Infrastructure Improvements

Project Description and Location: This project bundle will provide improvements to all campuses and locations, with a focus on three fundamental digital infrastructure elements: Network Transformation; Research and High-Performance Computing; and Safety and Infrastructure.

Project Schedule:

Planning	January	2025
Design Start	May	2025
Construction Start	January	2027
Construction Completion	December	2029

Project Budget:

Total Project Cost	\$ 65,000,000
Total Project Construction Cost	\$ 28,600,000
Total Project Cost per GSF	\$ N/A
Construction Cost per GSF	\$ N/A

Estimated Annual O&M Cost:

Utilities	\$ 0
Personnel	0
All Other Operations	0
Subtotal	\$ 0

Funding Sources:

A: System Revenue Bonds	\$ 65,000,000
Debt Service Funding Sources:	Tuition

Operation/Maintenance	\$ 0
Funding Sources:	Not Applicable

Capital Project Budget Summary

University: Arizona State University
Project: IT Infrastructure Improvements

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$6,500,000
C. Special Fixed Equipment	\$2,600,000
D. Site Development (excl. 2.E.)	\$9,750,000
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$9,750,000
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$28,600,000</u>
3. Fees	
A. CMAR Pre-Construction	\$0
B. Architect/Engineer	\$6,175,000
C. Other	\$30,000
Subtotal Consultant Fees	<u>\$6,205,000</u>
4. FF&E Movable	\$0
5. Contingency, Design Phase	\$1,300,000
6. Contingency, Constr. Phase	\$5,200,000
7. Parking Reserve	\$0
8. Telecommunications Equipment	<u>\$20,820,875</u>
Subtotal Items 4-8	<u>\$27,320,875</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$45,000
B. Move-in Costs	\$0
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$8,125
E. Project Management Cost	\$2,600,000
F. State Risk Mgt. Ins. (.0034 **)	<u>\$221,000</u>
Subtotal Addl. Univ. Costs	<u>\$2,874,125</u>
Total Capital Cost	<u><u>\$65,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU
Annual Capital Plan – Project Justification Report
Desert Financial Arena Renovations

Background

- FY 2027–2030 Capital Improvement Plan Approved September 2025

Project Justification/Description/Scope

- The project will renovate the concourses, building systems, security, spectator and athlete facilities at Desert Financial Arena (DFA), located at 600 E. Veterans Way on the Tempe campus, as depicted on the attached map as Exhibit A.
- The renovations aim to modernize the venue, elevate fan and athlete experiences and improve accessibility, safety and operational efficiency. The renovation will enhance the facility's functionality, align with market trends and maximize community engagement and revenue generation.
- This project includes the replacement of the storefront entrances; the replacement of the heating, ventilation and air conditioning systems, including the installation of new controls and relevant electrical systems and energy recovery ventilation components; installation of new normal and emergency power systems; replacement of all lighting to new LED fixtures; renovation of all the restrooms and new premium restrooms; and the installation of a code-compliant fire safety system.
- New finishes, acoustical improvements and interior repairs are also planned. This includes ADA and building system upgrades with elevator service to all three levels; a new entry plaza; exterior activation zones; LED video boards; new broadcast and sound systems; enhanced food hall, concessions, concourse zone and branding; premium seating, clubs, exclusive entry and parking; state-of-the-art athletic performance areas with locker rooms and training facilities; spectator improvements including new loge and theater seating, clubs and sport court flooring; and exterior upgrades for new entrances, broadcast truck areas and concrete resurfacing and overhead canopies at north and west entries with new exterior ADA ramp.
- Security system upgrades will include additional surveillance and access control systems.
- Plans include the construction of a new Sun Devil Walk and Statue Garden wrapping around the north and west exterior to the arena that will feature a stadium entry plaza, enhanced desert arboretum park and monument wall.

Project Delivery Method and Process

- The project will be delivered through the Design Build (DB) delivery method. This approach was selected to streamline project delivery and to alleviate potentially adversarial project environments and investigate the best way to incorporate the existing conditions into the new design.
- ASU selected Okland Construction and HOK as the DB Team for this project. The selection process included 10 submissions and five teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in January 2027. The project is scheduled for completion in December 2029.

Project Cost

- The budget for this approximately 200,770 GSF project is \$100 million. The budget represents an estimated construction cost of \$81.27 million, which is approximately \$405 per GSF. The estimated total project cost is \$498 per GSF.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
Sun Devil Stadium Renovation Phase 1	New student section and infrastructure modifications to support future construction phases	Tempe	100,000 GSF	\$657	2015
Multipurpose Arena	New stadium with 5,000 seats, 20 suites, premium club seating and a large club lounge.	Tempe	210,750 GSF	\$651	2022
Arizona Golf House & Course TI	New building with offices, conference rooms, storage area, lounge, patio and courtyard	Phoenix	14,100 GSF	\$567	2025
Average Comparable Total Project Cost				\$625	

Fiscal Impact and Financing Plan

- The \$100 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$8,051,000 from gift revenue and other local revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit

enhancer, provided such payments result in a benefit that exceeds the amount of such payments.

- (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
 - **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.17 percent excluding SPEED projects, and 0.17 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- The project's occupancy plan will minimize disruptions to athletics operations and arena users by strategically phasing construction to support continued campus activities while prioritizing the timely turnover of key spaces. The phased approach is focused on returning the arena and support spaces to service as quickly as possible, allowing athletic programs to resume normal operations at the earliest practical opportunity while maintaining safety and construction efficiency.

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 ACP, including new construction, renovation, infrastructure, information technology, or third-party projects.

Capital Project Information Summary

University: Arizona State University **Project Name:** Desert Financial Arena Renovations

Project Description and Location: The project will renovate the concourses, building systems, security, spectator and athlete facilities at Desert Financial Arena, located at 600 E. Veterans Way on the Tempe campus, as depicted on the attached map as Exhibit A. The renovations aim to modernize the venue, elevate fan and athlete experiences and improve accessibility, safety and operational efficiency. The renovation will enhance the facility's functionality, align with market trends and maximize community engagement and revenue generation.

Project Schedule:

Planning	October	2025
Design Start	January	2026
Construction Start	January	2027
Construction Completion	December	2029

Project Budget:

Total Project Cost	\$	100,000,000
Total Project Construction Cost	\$	81,270,000
Total Project Cost per GSF	\$	498
Construction Cost per GSF	\$	398

Estimated Annual O&M Cost:

Utilities	\$	0
Personnel	\$	0
All Other Operations	\$	0
Subtotal	\$	0

Funding Sources:

A. System Revenue Bonds	\$	100,000,000
Debt Service Funding Sources: Gift revenue, Other local revenue		
B. Operation/Maintenance	\$	0

Capital Project Budget Summary

University: Arizona State University

Project: Desert Financial Arena Renovations

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$900,000
B. Tenant Improvement	\$80,000,000
C. Special Fixed Equipment	\$70,000
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$300,000
F. Utilities Extensions	
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$81,270,000</u>
3. Fees	
A. CMAR Pre-Construction	\$2,500,000
B. Architect/Engineer	\$7,500,000
C. Other	\$110,000
Subtotal Consultant Fees	<u>\$10,110,000</u>
4. FF&E Movable	\$700,000
5. Contingency, Design Phase	\$590,000
6. Contingency, Constr. Phase	\$1,060,000
7. Parking Reserve	
8. Telecommunications Equipment	\$1,500,000
Subtotal Items 4-8	<u>\$3,850,000</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$500,000
B. Move-in Costs	\$75,000
C. Printing Advertisement	
D. Keying, signage, facilities support	\$55,000
E. Project Management Cost	\$3,800,000
F. State Risk Mgt. Ins. (.0034 **)	\$340,000
Subtotal Addl. Univ. Costs	<u>\$4,770,000</u>
Total Capital Cost	<u><u>\$100,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU Layered Map

"Go up view more parts of campus by clicking on the legend below or under View > Navigation Panel Layers."

*This map was last updated 10/20/2018 with Adobe Reader 6.0 Download at asu.edu

Map Legend

- ASU Building
- Parking Area
- Parking Area
- Flash Bus Stop
- Valley Metro Stop
- Inter-campus Shuttle
- Walk-Only Zones
- Bike Co-op
- Bike Fix-it Station
- Bike Valet
- Card Access
- Bike Parking
- Light Rail Station

Acacia Hall
Acacia Hall
Adelphi Commons
Agave Hall
Aquatic Complex
Armstrong Hall
Arroyo Hall
Art Building
Art Warehouse
ASU at Mirabella
Business Admin.
Business Admin. C Wing
Biosign. Inst. Bldg. A
Biosign. Inst. Bldg. B
Biosign. Inst. Bldg. C
Bookstore
Brickyard Artisan Ctryd.
Brickyard Engng.
Buildup Hall
Carson Student Ath. Cntr.
Centerpoint
Cereus Hall
Center for Fam. Studies
Central Plant
Central Plant South
Cholla Apartments
Charopora Hall
College Ave. Market
Camp'd Heat & Pwr. Fac.

ACAL 7E
ADLH 6F
AGVH 7F
AQUAT 3D
ARM 6E
ARWH 7E
ART 4B
ARWH 4B
MRBLA 4B
BA 6E
BAC 6D
BD 5F
BDB 5F
BDC 5F
BKSTR 6D
BYAC 3B
BYENG 3A
BDH 6E
CSAC 2D
CERTPT 3A
CERHAL 7F
CP 5C
CP 5C
CHOLA 5G
CHUPRA 7E
CAM 3C
CHPE 6F

Community Serv. Bldg.
Coor Hall
Cottonwood Hall
Colleen Fam. Rarcs.
Creativity Commons
Danforth Chapel
Desert Financial Arena
Design North
Design South
Discovery Hall
Gammage Hall
Goldwater Center
Harrison-Birchett House
Farrington Softball Stdm.
Fulton Center
Gammage Auditorium
Goldwater Center
Greek Ldrsp. Vlg. A-D
Greek Ldrsp. Vlg. CC
Grounds Maint. Facility
Harrison-Birchett House
Hayden Library
Health Service
Helms Center
Honors Hall
Interdisciplin. A/B

CSB 1F
COOR 5B
CONVAL 7F
COWDON 4C
CRVC 6D
CHAPL 5C
DFA 3E
CDN 4B
CD 4B
DISCOVERY 6C
GHALL 5C
ED 6B
ECA-G 5D
ENGRSG 5D
ED 6B
ALBER 2H
FULTIN 4C
GOMA 6B
GLVA-D 5G
GLVCC 5G
GMP 6G
HSH 3A
UB 5C
HSB 4D
HLMK 3C
HONHALL 7F
INTDSA/B 6C

Intdiscip. Sc. & Tech. 1
Intdiscip. Sc. & Tech. 2
Intdiscip. Sc. & Tech. 4
Intdiscip. Sc. & Tech. 5
Intdiscip. Sc. & Tech. 10
Jobaba Hall
Juniper Hall
Life Sciences Center
Life Sciences C-Wing
Life Sciences Tower
Lycum Theatre
Dutham Hall
Mathews Center
Material Srv. Bldg.
Mattwells Hall
McClintock Hall
McCord Hall
Memorial Union
Messquite Hall
Mil Ave. Student Housing
Moer Building
Mohave Hall
Mountain America Stadium
Mullett Arena
Murdoch Lecture Hall
Music Building
Neeb Hall
Nelson Fine Arts Center
Noel Sci. Library

ISTB1 5D
ISTB2 4E
ISTB4 6F
ISTB5 4E
LS 5D
JOBABA 7E
JNHALL 7F
LS 5D
LSC 5D
LYC 4C
MANZHA 4E
MCENT 5C
MSB 8G
MHALL 5C
MCL 5D
MCRD 6D
MU 6C
MSHAF 6F
MASH 5B
MOEUR 6E
MVHAL 7E
MAS 2D
MA 2F
MUR 5D
MUSIC 6B
NEEB 5B
FAC 5B
NOBLE 5E

Northern Chiller Plant
Off-Camp. Stndt. Srv.
Old Main
Orchidhouse (Brckly.)
Palo Verde East
Palo Verde West
Payne Hall
Perform. & Media Arts
Physical Sci. Wings
Police
Psychology Building
Rosewood Hall
Ross-Blakely Hall
Sage Hall
San Pablo Hall
Schwada Building
Sch. Ev. Soc. Chg.
Social Sciences
Sonorita Center
Stauter Comm.
Sun Devil Fil. Cmplx.
Student Athlete Office
Student Pavilion
Student Services Bldg.
Sun Angel Clubhouse
Sun Devil Hall
Sun Devil Sports Perf.

NCB 3D
OCCSS 5G
SOM 5D
BYOH 3B
PVE 3D
PWV 3D
EDB 3B
AFMA 3G
PSB-H 4D
PWH 4D
ASUPO 7C
PSY 5E
PSYN 4E
RWHAL 6F
RHBL 6E
SCAL 7F
PABLO 3D
SCOB 5E
SHESC 4D
SB 5C
SCD 8F
STAFF 5B
SDCTP 3E
SAC 1D
STPY 5D
SW 6C
SAC 1H
SDH 5D
SDSP 3H

Sun Angel Stadium
The Annex
Tooker House A-D
Tower Center
University Cntr. A-C
University Club
University Gateway Bldg.
University Services Bldg.
Urban Systems Engrg.
University Towers
Verbens Hall
Verde Dickey Dome
Vista del Sol Cmplx.
Villas @ Vista del Sol
Walton Cntr. for Plntry. Hlth.
Weather Center
West Hall
Wester Hall
Willow Hall
Wilson Hall
Women's Gymst. Trng.
Wrestling Training Fac.
Zoo Waste Office
777 Tower at Novus

TRACK 3
ANX 3
TKRIA 5D
TOWER 4
UCNTRA-C 3
UCLUB 4
UGB 8
USE 8
UNITE 2
VDM 4
VDS 5
WCHS 5
WCPD 5
WGS 5
WHALL 5
WLXR 4
WLCHA 5
WLSN 5
WGTF 2
WTF 2
ZWO 6
NVS1 3

Map not to scale
updated 10/20/2018

ASU
Annual Capital Plan - Project Justification Report
Central Plant Transformer and Switchgear

Background

- Annual Capital Plan Approved September 2025
- Capital Improvement Plan Approved September 2024
(included as a three-year forecasted project)

Project Justification/Description/Scope

- This project will remove and replace five 12,700-volt substation transformers, switchboards and motor control centers in the Central Plant, located at 452 E. Orange St. on the Tempe campus, as depicted in Exhibit B.
- The existing equipment is nearing the end of its use life and is obsolete compared to current standards. This will increase reliability, efficiency and operational capacity to better support existing facilities and future developments.
- The work will include but is not limited to replacing the substation transformer distribution boards with dry-type transformer and distribution boards; replacing the substation transformer and medium voltage disconnect switchgear with a pad mounted, oil-filled transformer and medium voltage switchgear; demolishing the existing electrical gear and conduit; removing all abandoned raceways and conduits; and installing new overhead electrical conduits, electrical wiring and controls.
- This project was previously approved as part of the ACP FY 2026 by the board on September 25, 2025. The construction start date was delayed to February 2027 due to delayed delivery times for long lead items and equipment.

Project Delivery Method and Process

- This project will be delivered through the Construction Manager at Risk (CMAR) delivery method. This approach was selected to facilitate a coordinated design with constant contractor input and guidance throughout the project development and costing phases.
- ASU has selected Willmeng Construction as the CMAR and Spectrum Engineers as the Design Professional for this project. The CMAR selection process included six submissions and four teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in February 2027. The project is scheduled for completion in February 2028.

Project Cost

- The budget for this project is \$15 million. The budget represents an estimated construction cost of \$12.39 million.
- By comparison, the existing Central Chiller Plant on the Tempe campus was upgraded in 2016 to replace obsolete mechanical equipment with an upgraded control system at a cost of \$10,319,120.
- No project comparisons for cost per GSF are applicable because this project replaces mechanical equipment and infrastructure and does not add to an existing building's footprint.

Fiscal Impact and Financing Plan

- The \$15 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$1,163,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.02 percent excluding SPEED projects, and 0.02 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- The project will investigate the plant's existing conditions and systems connected to the various distribution boards and motor control centers to maintain operation of the

chillers throughout the duration of the project. This includes various electrical shutdowns, and some equipment may require temporary refeed from other distribution boards and control centers to limit impacts during changeovers.

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 ACP, including new construction, renovation, infrastructure, information technology, or third-party projects.

Capital Project Information Summary

University: Arizona State University

Project Name: Central Plant
Transformer and Switchgear

Project Description and Location: This project will remove and replace five 12,700-volt substation transformers, switchboards and motor control centers in the Central Plant, located at 452 E. Orange St. on the Tempe campus, as depicted in Exhibit B. The existing equipment is nearing the end of its useful life and is obsolete compared to current standards. This will increase reliability, efficiency and operational capacity to better support existing facilities and future developments.

Project Schedule:

Planning	August	2023
Design Start	January	2025
Construction Start	February	2027
Construction Completion	February	2028

Project Budget:

Total Project Cost	\$	15,000,000
Total Project Construction Cost	\$	12,390,000
Total Project Cost per GSF	\$	N/A
Construction Cost per GSF	\$	N/A

Estimated Annual O&M Cost:

Utilities	\$	0
Personnel		0
All Other Operations		0
Subtotal	\$	0

Funding Sources:

A. System Revenue Bonds	\$	15,000,000
Debt Service Funding Sources:		Tuition
B. Operation/Maintenance	\$	0
Funding Sources:		Not Applicable

Capital Project Budget Summary

University: Arizona State University

Project: Central Plant Transformer and Switchgear

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$5,750,000
C. Special Fixed Equipment	\$6,550,000
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$90,000
Subtotal Construction Cost	<u>\$12,390,000</u>
3. Fees	
A. CMAR Pre-Construction	\$180,000
B. Architect/Engineer	\$400,000
C. Other	\$56,000
Subtotal Consultant Fees	<u>\$636,000</u>
4. FF&E Movable	\$0
5. Contingency, Design Phase	\$58,000
6. Contingency, Constr. Phase	\$1,149,000
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$0
Subtotal Items 4-8	<u>\$1,207,000</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat.	\$5,500
B. Move-in Costs	\$0
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$11,000
E. Project Management Cost	\$699,500
F. State Risk Mgt. Ins. (.0034 **)	\$51,000
Subtotal Addl. Univ. Costs	<u>\$767,000</u>
Total Capital Cost	<u><u>\$15,000,000</u></u>

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.



ASU
Annual Capital Plan – Project Justification Report
Center Complex – Public/Private Partnership

Background

- FY 2027–2030 Capital Improvement Plan Approved September 2025
- At its June 2026 meeting, the board authorized ASU to enter into a ground lease with Capstone Development Partners, LLC and Harrison Street Real Estate Capital, LLC for the purpose of redeveloping the Center Complex for a new third-party student housing facility.

Project Justification/Description/Scope

- This third-party phased project will construct a new eight story, 734,000 GSF student housing complex with three buildings that will provide approximately 2,200 beds at the northeast corner of Apache Boulevard and Forest Avenue on the Tempe campus, as depicted on the map attached as Exhibit C.
- The project will replace the existing locations for Irish, Best and Hayden Halls, which consisted of nine buildings totaling approximately 213,000 square feet and approximately 788 student housing beds. Originally constructed between 1940 and 1956, the existing facilities reached the end of their useful lives and were no longer suitable for current student housing needs.
- Phase 1 will construct an approximately 188,000 GSF building that will consist of approximately 125,000 GSF of residential space, 13,000 GSF of ASU office space and 2,000 GSF of vocational space.
- Phase 2 will construct an approximately 169,000 GSF second building that will include the approximately 20,000 GSF Sun Devil Campus Store along with 5,000 GSF of retail and a 377,000 GSF third building that will provide an additional 11,000 GSF of ASU spaces for academic and cultural programs.
- To advance ASU’s mission of demonstrating leadership in academic excellence and accessibility, it is necessary to replace obsolete housing stock with an enriching living and learning environment that will serve the Tempe Campus student residential community and enable student access. Student success and retention rates improve significantly when students reside on campus. Purposeful student programming and the relationship development that occurs when staff live on-site and interact directly with students has been proven to increase student satisfaction, engagement and retention.

Project Delivery Method and Process

- ASU will contract with Capstone as the developer and management of this third-party project.
- ASU has prior experience with Capstone as the developer and operator of ASU student housing projects, including Gordon Commons and Fusion on First on the Downtown Phoenix Campus and Lantana Hall on the Polytechnic Campus.
- The developer, in association with ASU, selected Core Construction as the contractor and Shepley Bulfinch as the architect.

Project Status and Schedule

- Phase 1 is scheduled to begin construction in October 2026. It is scheduled for completion in July 2028.
- The next phase for the construction of the second and third buildings is currently in design and programming discussions are underway. Construction schedules are yet to be determined.

Project Cost

- The budget for this approximately 734,000 GSF complex is \$370 million. The estimated total project cost is \$504 per GSF.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
Lantana Hall	New four-story residence hall with spaces for study rooms, gaming, offices, events and classrooms	Polytechnic	117,848 GSF	\$303	2020
Fusion on First	New 16-story building with 532 beds and spaces for maker labs, fashion studios, music rooms and a food-service area	Downtown Phoenix	283,000 GSF	\$410	2021
Mill Avenue Student Housing	New building with 828 beds, indoor-outdoor common areas and spaces for dining, classrooms and offices	Tempe	264,974 GSF	\$428	2025
Average Comparable Total Project Cost				\$380	

Fiscal Impact and Financing Plan

- Capstone will provide approximately \$370 million for construction of the new facility, not including the dedicated ASU spaces for academic, office, vocational programming, and retail, which ASU will finance.
 - o Capstone is responsible for the costs of maintaining the facility except for the academic, vocational and office spaces, which ASU will manage. Minimum standards of operation (both maintenance and staffing) will be comparable to similar ASU-owned and operated student housing.
 - o ASU has determined that, given its existing debt capacity, the priority of academic and research facility needs, and the existence of a private sector capability to develop student housing, it can best meet the housing needs of the Tempe campus through a public/private partnership.
 - o Approval of a long-term ground lease and related agreements for the development of Center Complex was received at the board meeting on June 11, 2026.

Occupancy Plan

- When Phase 1 opens in July 2028, the mixed-unit housing complex will provide approximately 760 beds to meet on campus student housing demands.
- Occupancy plans for Buildings 2 and 3 will be established as needed once construction schedules are finalized.

Statutory/Policy Requirements

- ABOR Policy 7-102(A)(3) requires approval of Major Capital Projects where the board and the university share with other entities (e.g., federal, state, local, development groups, public/private ventures, etc.) the control, financing or ownership (current or future) of the project and/or its delivery process and that are for university use and subject to review under ABOR Policy 7-207(A)(1).

Capital Project Information Summary

University: Arizona State University

Project Name: Center Complex

Project Description and Location: This third-party phased project will construct a new eight story, 734,000 GSF student housing complex with three buildings that will provide approximately 2,200 beds at the northeast corner of Apache Boulevard and Forest Avenue on the Tempe campus. Phase 1 will construct an approximately 188,000 GSF building that will consist of approximately 125,000 GSF of residential space, 13,000 GSF of ASU office space and 2,000 GSF of vocational space. The Phase 2 will construct an approximately 169,000 GSF second building that will include the Sun Devil Campus Store along with 5,000 GSF of retail space, and a 377,000 GSF third building that will provide an additional 11,000 GSF dedicated ASU spaces for academic and cultural programs. This is depicted on the map attached as Exhibit C.

Project Schedule:

Planning	August	2025
Design Start	January	2026
Construction Start (Phase 1)	October	2026
Construction Completion (Phase 1)	July	2028

Project Budget:

Total Project Cost	\$ 370,000,000
Total Project Cost per GSF	\$ 504

Estimated Annual O & M Cost:

Utilities	\$ 0
Personnel	\$ 0
All Other Operating	\$ 0
Subtotal	\$ 0

Funding Sources:

A. Third Party	\$370,000,000
B. Operations/Maintenance	\$0

Exhibit C
Center Complex
Site Location Map



ASU
Annual Capital Plan – Project Justification Report
Center Complex Academic, Office and Retail Space

Background

- At its June 2026 meeting, the board authorized ASU to enter into a ground lease with Capstone Development Partners, LLC and Harrison Street Real Estate Capital, LLC for the purpose of redeveloping the Center Complex for a new third-party student housing facility. At that time, ASU estimated that this project would cost \$28 million for 38,000 GSF.
- Requesting waiver

Project Justification/Description/Scope

- This project will construct approximately 51,000 GSF of dedicated ASU spaces for ASU Housing offices, academic programs and a relocated Sun Devil Campus Store within the three-building third-party Center Complex student housing project at the northeast corner of Apache Boulevard and Forest Avenue on the Tempe campus, as depicted on the map attached as Exhibit D. As noted above, the ground lease for the third-party Center Complex student housing project was approved by the board at its June 2026 meeting.
- Dedicated ASU spaces in Building 1 will include approximately 188,000 GSF that will consist of approximately 125,000 GSF of residential space, 13,000 GSF of ASU office space and 2,000 GSF of vocational space.
- Additional dedicated ASU spaces within Buildings 2 and 3 are still in design. It will include an approximately 20,000 GSF Sun Devil Campus Store along with 5,000 GSF of retail space and 11,000 GSF of ASU spaces for academic and cultural programs.
- Student success and retention rates improve significantly when students reside on campus. Purposeful student programming and the interaction that occurs when housing staff live on-site have been proven to increase student satisfaction, engagement and retention.
- ASU is requesting a waiver of the ABOR policy requiring CIP approval. The project was not originally included in the previous CIP, which was approved by ABOR on September 29, 2025.

Project Delivery Method and Process

- ASU will contract with Capstone as the developer and management of this third-party project. ASU has prior experience with Capstone as the developer and operator of ASU student housing projects, including Gordon Commons and Fusion on First on

the Downtown Phoenix Campus and Lantana Hall on the Polytechnic Campus.

- The developer, in association with ASU, selected Core Construction as the contractor and Shepley Bulfinch as the architect.

Project Status and Schedule

- Phase 1 construction for dedicated ASU spaces within Building 1 is scheduled to begin construction in October 2026. It is scheduled for completion in July 2028.
- The next phase for the construction of dedicated ASU spaces within Buildings 2 and 3 is currently in design and programming discussions are underway. Construction schedules are yet to be determined.

Project Cost

- The budget for this approximately 51,000 GSF project is \$45 million for offices, vocational, retail and academic spaces. The budget represents an estimated construction cost of \$35 million, which is approximately \$668 per GSF. The estimated total project cost is \$882 per GSF. The estimated cost in the September 2025 CIP was \$30 million.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GS	Year Completed
Fusion on First (academic portion)	Lowest three levels of a 16-story building. Music and fashion studios, classrooms and maker spaces	Downtown Phoenix	76,293	\$650	2021
Mill Avenue Student Housing Academic, Dining and Office Space	Academic, office and dining/kitchen spaces within the seven-story Mill Avenue Student Housing facility	Tempe	31,196	\$865	2025
Average Comparable Total Project Cost			\$758		

Fiscal Impact and Financing Plan

- The project will be debt-financed with system revenue bonds totaling approximately \$45 million and amortized over a thirty-year term. The annual debt service of \$2,884,000 will be funded by auxiliary revenue from the operation of the campus bookstore and tuition revenue, which is included in current budget planning.

- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- ASU will be responsible for operations and maintenance of the leased space and a portion of common facility expenses. Operations and maintenance costs are estimated at \$559,603 annually and will be funded by auxiliary revenue and tuition.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.06 percent excluding SPEED projects, and 0.06 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- When Building 1 opens in July 2028, the facility will provide academic and office spaces for the students living within the facility.
- Occupancy plans for Buildings 2 and 3 will be established as needed once construction schedules are finalized.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all Major Capital Projects with an estimated project cost of \$10 million or more to be included in the ACP, including new construction, renovation, infrastructure, information technology and third-party projects.
- Pursuant to ABOR Policy 7-102.B.2.a.(1), if a project has not appeared in a prior CIP, a waiver of this board policy can be requested in order for a project to appear on an ACP.

Capital Project Information Summary

University: Arizona State University

Project Name: Center Complex
Academic, Office and Retail Space

Project Description and Location: This project will construct approximately 51,000 GSF of dedicated ASU spaces for ASU Housing offices, academic programs and a relocated Sun Devil Campus Store within the three-building, third-party Center Complex student housing project at the northeast corner of Apache Boulevard and Forest Avenue on the Tempe campus, as depicted on the map attached as Exhibit D.

Project Schedule:

Planning	August	2025
Design Start	January	2026
Construction Start (Building 1)	October	2026
Construction Completion (Building 1)	July	2028

Project Budget:

Total Project Cost	\$ 45,000,000
Total Project Construction Cost	\$ 34,100,000
Total Project Cost per GSF	\$ 882
Construction Cost per GSF	\$ 668

Estimated Annual O & M Cost:

Utilities	\$ 164,288
Personnel	\$ 190,478
All Other Operating	\$ 204,837
Subtotal	\$ 559,603

Funding Sources:

A. System Revenue Bonds	\$ 45,000,000
Debt Service Funding Source:	Auxiliary revenue, tuition
B. Operations/Maintenance	\$ 559,603
Funding Sources:	Auxiliary revenue, tuition

Capital Project Budget Summary

University: Arizona State University

Project: Center Complex Academic, Office, and Retail Space

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$34,000,000
B. Tenant Improvement	\$0
C. Special Fixed Equipment	\$50,000
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$50,000
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$34,100,000</u>
3. Fees	
A. CMAR Pre-Construction	\$340,000
B. Architect/Engineer	\$3,400,000
C. Other	\$0
Subtotal Consultant Fees	<u>\$3,740,000</u>
4. FF&E Movable	\$600,000
5. Contingency, Design Phase	\$374,000
6. Contingency, Constr. Phase	\$2,897,000
7. Parking Reserve	\$0
8. Telecommunications Equipment	<u>\$1,055,231</u>
Subtotal Items 4-8	<u>\$4,926,231</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$0
B. Move-in Costs	\$50,000
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$300,000
E. Project Management Cost	\$1,730,769
F. State Risk Mgt. Ins. (.0034 **)	\$153,000
Subtotal Addl. Univ. Costs	<u>\$2,233,769</u>
Total Capital Cost	<u><u>\$45,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

Exhibit D
Center Complex Academic, Office and Retail Space
Site Location Map



ASU
Annual Capital Plan – Project Justification Report
Engineering Center G-Wing Renovation

Background

- No previous action
- Requesting waiver to prevent further damage caused by the windows' current water infiltration issues.

Project Justification/Description/Scope

- This project includes the phased renovation of the second and third floors and replacement of leaking exterior windows of Engineering Center G-Wing, located at 501 E. Tyler Mall on the Tempe campus, as depicted in Exhibit E.
- As a registered historic building, the aesthetic character of the existing window system will be preserved while providing a modern, durable, weather-tight solution that addresses current water infiltration issues.
- Scope includes a nearly complete renovation of the second and third floors of the building. This will include, but is not limited to, restroom upgrades, classroom renovations, wall modifications and finishes, ceiling systems, mechanical, plumbing, electrical, sprinkler and other associated improvements required to support the renovated spaces.
- After an October 2025 rain and wind event, several severe issues of water intrusion at windows and roofing assemblies were discovered. In addition, building occupants reported increased levels of mold and musty odors, which were confirmed during later investigations.
- These renovations will improve the building's reliability and operational efficiency directly supporting ASU's mission of advancing innovative research and providing high-quality, accessible education by creating state-of-the-art facilities classrooms that meet the evolving needs of faculty, students and research partners.
- ASU is requesting a waiver of the ABOR Policy requiring CIP approval. The project was not originally included in the previous CIP, which was approved by ABOR on September 29, 2025.

Project Delivery Method and Process

- The project will be constructed through the CMAR delivery method. This approach is construction-led and was selected as the contractor will coordinate the design throughout the project development and budgeting phases.

- ASU has not yet selected a CMAR, JOC or DP firm for this project bundle. Contractors and DPs will be selected according to ABOR policy and Arizona law.

Project Status and Schedule

- The project is scheduled to begin construction in May 2027. The project is scheduled for completion in December 2028.

Project Cost

- The budget for this project is \$23 million. The budget represents an estimated construction cost of \$16,744,228.
- No project comparisons for cost per GSF are applicable because this project adds mechanical equipment and infrastructure and does not add to an existing building's footprint.

Fiscal Impact and Financing Plan

- The \$23 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$1,783,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.04 percent excluding SPEED projects, and 0.04 percent including SPEED

projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- Work will be planned and executed in phases to minimize impacts to building operations and occupancy. Phasing has been developed so that no more than one floor is out of commission during any academic semester, unless otherwise approved by the owner. The phasing may lengthen a traditional construction schedule but is extremely important to minimize disruption to the learning environment.

Statutory/Policy Requirements

- ABOR Policy 7-102 requires all Major Capital Projects with an estimated project cost of \$10 million or more to be included in the ACP, including new construction, renovation, infrastructure, information technology and third-party projects.
- Pursuant to ABOR Policy 7-102.B.2.a.(1), if a project has not appeared in a prior CIP, a waiver of this board policy can be requested in order for a project to appear on an ACP.

Capital Project Information Summary

University: Arizona State University

Project Name: Engineering Center
G-Wing Renovations

Project Description and Location: This project will renovate classrooms and the building envelope at Engineering Center G on the Tempe campus, as depicted on the map attached as Exhibit E. It includes upgrades to aging infrastructure and building systems such as HVAC, fire sprinklers, AV and IT, as well as waterproofing the building by replacing windows, repairing the facade and roof and applying new sealant as needed. Renovations will support the growing demand for updated classroom and instruction spaces from increased enrollment.

Project Schedule:

Planning	October	2056
Design Start	July	2026
Construction Start	May	2027
Construction Completion	December	2028

Project Budget:

Total Project Cost	\$ 23,000,000
Total Project Construction Cost	\$ 16,744,228
Total Project Cost per GSF	\$ N/A
Construction Cost per GSF	\$ N/A

Estimated Annual O & M Cost:

Utilities	\$ 0
Personnel	\$ 0
All Other Operating	\$ 0
Subtotal	\$ 0

Funding Sources:

A. System Revenue Bonds	\$ 23,000,000
Debt Service Funding Source:	Tuition
B. Operations/Maintenance	\$ 0
Funding Sources:	Not Applicable

Capital Project Budget Summary

University: Arizona State University

Project: Engineering Center G-Wing Renovations

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	█ \$16,724,770
C. Special Fixed Equipment	\$16,458
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$3,000
Subtotal Construction Cost	<u>\$16,744,228</u>
3. Fees	
A. CMAR Pre-Construction	\$65,550
B. Architect/Engineer	\$1,053,313
C. Other	\$0
Subtotal Consultant Fees	<u>\$1,118,863</u>
4. FF&E Movable	\$512,000
5. Contingency, Design Phase	\$503,422
6. Contingency, Constr. Phase	█ \$1,425,388
7. Parking Reserve	\$0
8. Telecommunications Equipment	█ \$717,067
Subtotal Items 4-8	<u>\$3,157,877</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	█ \$526,500
B. Move-in Costs	\$2,000
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	█ \$14,477
E. Project Management Cost	\$1,266,055
F. State Risk Mgt. Ins. (.0034 **)	\$170,000
Subtotal Addl. Univ. Costs	<u>\$1,979,032</u>
Total Capital Cost	<u><u>\$23,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

Exhibit E
Engineering Center G-Wing Renovations
Site Location Map



ASU
Annual Capital Plan – Project Justification Report
Utility Infrastructure Renewal

Background

- FY 2027–2030 Capital Improvement Plan (included as a three-year forecasted project) Approved September 2025

Project Justification/Description/Scope

- This project will provide critical utility infrastructure improvements to support current and future development on the Tempe Campus. Improvements will begin at the intersection of Gammage Parkway and South Forest Ave, extend south on Forest Ave to East Lemon Street and east on Lemon Street to the Cady Mall intersection on the Tempe campus, as depicted on the map attached as Exhibit F.
- The project will include, but will not be limited to, the installation of underground direct-buried chilled water and hot water piping, as well as the extension of the ASU Technology-dedicated duct bank. New utility vaults will be constructed to facilitate connections to existing campus infrastructure and provide accessible points for utility distribution, maintenance and future system modifications. Valve stations will also be incorporated into the utility distribution system to support connections to existing campus buildings, improve system isolation and operational flexibility, and accommodate future utility extensions as campus development progresses.
- The utility distribution improvements will require coordination with existing campus infrastructure and may involve modifications, rehabilitation, or selective improvements to existing utility tunnels to facilitate connections and tie-ins to the existing systems. The project will require coordination of utility shutdowns, tie-ins, phasing and restoration activities to maintain continuity of campus services and support the safe and efficient completion of the work.
- The primary routing for the direct-buried utilities will be along Forest Avenue and Lemon Street. Construction within these corridors will require careful coordination of utility installation, excavation, traffic control, pedestrian access and campus operations. The work will also include restoration of roadway and asphalt surfaces impacted by construction activities, with repairs performed as necessary to return the affected areas to an appropriate condition following completion of the utility installation.
- The project will extend and enhance utility services to the new Center Complex, improve the reliability and operational efficiency of the campus chilled water system, advance ASU's decarbonization efforts through the transition from steam to hot water utility distribution and extend the ASU Technology dedicated duct bank infrastructure.

- This project was previously approved as part of the FY 2027-2031 Capital Improvement Plan's Three-Year Plan FY 2028-2030 by the Board of September 25, 2025. The construction start date was moved up to May 2027 to support utility service needs at the new Center Complex.

Project Delivery Method and Process

- The project will be constructed through the CMAR delivery method. This approach is construction-led and was selected because the contractor will coordinate the design throughout the project development and budgeting phases.
- ASU selected Vanderweil Engineers as the design professional via the design professionals ARFQ selection.
- The contractor will be selected according to ABOR policy and Arizona law. The selected teams will be determined and shared as part of the Individual Project and Financial Approval by ABOR before construction begins.

Project Status and Schedule

- The project is scheduled to begin construction in May 2027. The project is scheduled for completion in June 2028.

Project Cost

- The budget for this project is \$50 million. The budget represents an estimated construction cost of \$41.929 million.
- No project comparisons for cost per GSF are applicable because this project adds mechanical equipment and infrastructure and does not add to an existing building's footprint.

Fiscal Impact and Financing Plan

- The \$50 million project will be debt-financed with system revenue bonds and amortized over approximately a twenty-year term. Funding for annual debt service of \$4,025,000 from tuition revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and

- (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- There are no expected increases in operations and maintenance (O&M) costs associated with this project.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.08 percent excluding SPEED projects, and 0.08 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- This project will not affect occupancy or existing programs but will provide increased infrastructure to support continued physical expansion and new programs that support the advancement of the university's master plan.

Statutory/Policy Requirements

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

Capital Project Information Summary

University: Arizona State University

Project Name: Utility
Infrastructure Renewal

Project Description and Location: This project will provide critical utility infrastructure improvements to support current and future development on the Tempe Campus. Improvements will begin at the intersection of Gammage Parkway and South Forest Avenue, extend south on Forest Avenue to East Lemon Street and east on Lemon Street to Cady Mall intersection on the Tempe campus. The project will include, but will not be limited to, the installation of underground direct-buried chilled water and hot water piping, as well as the extension of the ASU Technology dedicated duct bank. New utility vaults will be constructed to facilitate connections to existing campus infrastructure and provide accessible points for utility distribution, maintenance and future system modifications. Valve stations will also be incorporated into the utility distribution system to support connections to existing campus buildings, improve system isolation and operational flexibility, and accommodate future utility extensions as campus development progresses. This is depicted on the map attached as Exhibit F.

Project Schedule:

Planning	March	2026
Design Start	May	2026
Construction Start	May	2027
Construction Completion	June	2028

Project Budget:

Total Project Cost	\$ 50,000,000
Total Project Construction Cost	\$ 41,929,000
Total Project Cost per GSF	\$ N/A
Construction Cost per GSF	\$ N/A

Estimated Annual O & M Cost:

Utilities	\$ 0
Personnel	\$ 0
All Other Operating	\$ 0
Subtotal	\$ 0

Funding Sources:

A. System Revenue Bonds	\$ 50,000,000
Debt Service Funding Source:	Tuition revenue
B. Operations/Maintenance	\$ 0
Funding Sources:	Not applicable

Capital Project Budget Summary

University: Arizona State University
Project: Utility Infrastructure Renewal

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$0
B. Tenant Improvement	\$23,470,000
C. Special Fixed Equipment	\$0
D. Site Development (excl. 2.E.)	\$9,459,000
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$9,000,000
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$41,929,000</u>
3. Fees	
A. CMAR Pre-Construction	\$65,550
B. Architect/Engineer	\$1,543,500
C. Other	\$0
Subtotal Consultant Fees	<u>\$1,609,050</u>
4. FF&E Movable	\$0
5. Contingency, Design Phase	\$650,396
6. Contingency, Constr. Phase	\$2,821,432
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$340,550
Subtotal Items 4-8	<u>\$3,812,378</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$546,500
B. Move-in Costs	\$0
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$10,000
E. Project Management Cost	\$1,923,072
F. State Risk Mgt. Ins. (.0034 **)	\$170,000
Subtotal Addl. Univ. Costs	<u>\$2,649,572</u>
Total Capital Cost	<u><u>\$50,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

Exhibit F
Utility Infrastructure Renewal
Site Location Map



ASU
Annual Capital Plan – Project Justification Report
Packard Drive Practice Facility and Fan Zone

Background

- FY 2027–2030 Capital Improvement Plan Approved September 2025

Project Justification/Description/Scope

- This project will construct a new approximately 125,500 GSF football practice facility and fan zone, located at 200 S. Packard Drive on the Tempe campus, as depicted in Exhibit G. This site is on the east side of Lot 59, between Packard Drive on the east, the Mountain America Stadium entry plaza on the west, Rio Salado Parkway to the north and the remaining portion of Lot 59 to the south.
- The new practice facility and fan zone will include one fully enclosed field, one outdoor field, exterior lights and support space.
- This state-of-the-art facility will transform how ASU student-athletes train, prepare and compete. This facility will ensure year-round conditioning, reduce injury risks and attract top recruits. With growing demand for elite programs and community engagement, this investment is vital for player development, competitive success and activating the valley.

Project Delivery Method and Process

- The project will be constructed through the design build delivery method. This approach was selected to streamline project delivery and to alleviate potentially adversarial project environments.
- ASU has selected Mortenson Company as the contractor and Gensler as the Design Professional for this project. The selection process included eight submissions and five teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in November 2026. The project is scheduled for completion in July 2028.

Project Cost

- The budget for this approximately 125,500 GSF project is \$60 million, but the estimated cost in the September 2025 CIP was \$35 million. The budget represents an estimated construction cost of \$50 million, which is approximately \$398 per GSF. The estimated total project cost is \$478 per GSF.
- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
Sun Devil Stadium Renovation Phase 1	New student section and infrastructure modifications to support future construction phases	Tempe	100,000 GSF	\$657	2015
Multipurpose Arena	New stadium with 5,000 seats, 20 suites, premium club seating and a large club lounge	Tempe	210,750 GSF	\$651	2022
Arizona Golf House & Course TI	New building with offices, conference rooms, storage area, lounge, patio and courtyard	Phoenix	14,100 GSF	\$567	2025
Average Comparable Total Project Cost				\$625	

Fiscal Impact and Financing Plan

- The \$60 million project will be debt-financed with system revenue bonds and amortized over approximately a thirty-year term. Funding for annual debt service of \$4,100,000 from gift revenue and other local revenue is included in current budget planning.
- ASU will:
 - (a) sell one or more series, at one or more times, of system revenue bonds to finance the project, costs of issuance and payments to a bond insurer or other credit enhancer, provided such payments result in a benefit that exceeds the amount of such payments.
 - (b) sell bonds at a price at, above, or below par, on a tax-exempt or taxable basis, in one or more series, at one or more times, at a fixed or variable rate of interest.
 - (c) enter into necessary agreements, including those related to bond insurance or other credit enhancement agreements, if any; and
 - (d) utilize a financial advisor, bond counsel, and bond trustee for the financing. The system revenue bonds will be marketed and sold either on a competitive or negotiated basis, in the open market, or to one or more investment banking firms currently in a pool of bond underwriters procured by the three state universities, or by the State of Arizona, or by a direct sale to a bank or banks or other financial institutions.
- Annual operations and maintenance (O&M) costs of \$1,319,168 associated with this project will be funded by auxiliary revenue.
- **Debt Ratio Impact:** The debt service associated with this project will increase the debt ratio by 0.09 percent excluding SPEED projects, and 0.09 percent including SPEED projects. The current debt ratio prior to this project is 4.5 percent.

Occupancy Plan

- This project will not affect occupancy or existing programs.

Statutory/Policy Requirements

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

Capital Project Information Summary

University: Arizona State University

Project Name: Packard Drive Practice Facility and Fan Zone

Project Description and Location: This project will construct a new approximately 125,500 GSF football practice facility and fan zone, located at 200 S. Packard Drive on the Tempe campus. This site is on the east side of Lot 59, between Packard Drive on the east, the Mountain America Stadium entry plaza on the west, Rio Salado Parkway to the north and the remaining portion of Lot 59 to the south. The new practice facility and fan zone will include one fully enclosed field, one outdoor field, exterior lights and support space. This is depicted on the map attached as Exhibit G.

Project Schedule:

Planning	September	2025
Design Start	March	2026
Construction Start	November	2026
Construction Completion	July	2028

Project Budget:

Total Project Cost	\$ 60,000,000
Total Project Construction Cost	\$ 50,000,000
Total Project Cost per GSF	\$ 478
Construction Cost per GSF	\$ 398

Estimated Annual O & M Cost:

Utilities	\$ 404,277
Personnel	\$ 443,335
All Other Operating	\$ 471,556
Subtotal	\$ 1,319,168

Funding Sources:

A. System Revenue Bonds	\$ 60,000,000
Debt Service Funding Source:	Gift revenue, Other local revenue
B. Operations/Maintenance	\$ 1,319,168
Funding Sources:	Auxiliary revenue

Capital Project Budget Summary

University: Arizona State University

Project: Packard Drive Practice Facility and Fan Zone

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	\$0
2. Construction Cost	
A. New Construction	\$50,000,000
B. Tenant Improvement	\$0
C. Special Fixed Equipment	\$0
D. Site Development (excl. 2.E.)	\$0
E. Parking and Landscaping	\$0
F. Utilities Extensions	\$0
G. Other* (Demolition/abatement)	\$0
Subtotal Construction Cost	<u>\$50,000,000</u>
3. Fees	
A. CMAR Pre-Construction	\$1,000,000
B. Architect/Engineer	\$1,000,000
C. Other	\$500,000
Subtotal Consultant Fees	<u>\$2,500,000</u>
4. FF&E Movable	\$0
5. Contingency, Design Phase	\$2,000,000
6. Contingency, Constr. Phase	\$2,896,000
7. Parking Reserve	\$0
8. Telecommunications Equipment	\$0
Subtotal Items 4-8	<u>\$4,896,000</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$0
B. Move-in Costs	\$0
C. Printing Advertisement	\$0
D. Keying, signage, facilities support	\$0
E. Project Management Cost	\$2,400,000
F. State Risk Mgt. Ins. (.0034 **)	\$204,000
Subtotal Addl. Univ. Costs	<u>\$2,604,000</u>
Total Capital Cost	<u><u>\$60,000,000</u></u>

* Universities shall identify items included in this category.

** State Risk Management Insurance factor is calculated on construction costs and consultant fees.

ASU Layered Map

You can view more parts of this map by clicking on the Layered Map icon in the top left corner.

View > Navigation Panel > Layers

*This map was last updated 10/20/2010 with ArcGIS 10.0

Downloaded at 10/20/2010

ASU Tempe Campus
Arizona State University

Map Legend

- ASU Building
- Parking Area
- Visitor Parking
- Flash Bus Stop
- Valley Metro Stop
- Inter-campus Shuttle
- Walk-Only Zones
- Bike Co-op
- Bike Fix-it Station
- Bike Valet
- Card Access
- Bike Parking
- Light Rail Station

Map not to scale
updated 10/20/2010

Acacia Hall	ACACI	7E	Community Serv. Bldg.	CSB 1F	Interdiscip. Sc. & Tech. 1	ISTB1 5D	Northwestern Chiller Plant	NCP 3D	Sun Angel Stadium	TRACK 22
Acourta Hall	ACHAL	6F	Cour Hall	COOR 5B	Interdiscip. Sc. & Tech. 2	ISTB2 4E	Off-Campus Sdnt. Srv.	OCS5 5E	The Annex	ANX 9C
Adelphi Complex	ADEL	7F	Cottonwood Hall	CVWHA 7F	Interdiscip. Sc. & Tech. 4	ISTB4 6F	Old Main	MAIN 4D	Tooker House A-C	TKRHA-D 3D
Agave Hall	AGVHA	7F	Cowden Farm. Rmcs.	CDOWN 4C	Interdiscip. Sc. & Tech. 5	ISTB5 4E	Old Chancery (Brcklyd.)	BYOH 3B	Tower Center	TOWER 4E
Aquatic Complex	AQUA	3D	Design South	DSO 4B	Interdiscip. Sc. & Tech. 10	ISTB10 5D	Pale Verde East	PVE 4E	University Clubhouse	UCB 4C
Armstrong Hall	ARM	6E	Danforth Chapel	CHAPL 5C	Jojoja Hall	JOBA 7E	Pale Verde West	PVW 3D	University Club	UCUB 4D
Arroyo Hall	ARHAL	7E	Desert Financial Arena	DFA 3E	Juniper Hall	JNHAL 7F	Payne Hall	EDB 5B	University Gateway Bldg.	UGB 5A
Art Building	ART	4B	Design North	CND 4B	Life Sciences Center	LS 5D	Perform. & Media Arts	APMA 3G	University Services Bldg.	USB 4E
Art Warehouse	AWH	4B	Design South	DSO 4B	Life Sciences C-Wing	LSCW 5D	Physical Therapy	PT 4E	University Systems Bldg.	USB 4C
ASU at Mirabella	MRBLA	4B	Discovery Hall	DISCVRY 6C	Life Sciences Tower	LSE 5D	Printer Writers House	PWH 4D	University Towers	UNVIT 20C
Business Admin.	BA	6C	Dixie Gammage Hall	GHALL 5C	Lycum Theatre	LVC 4C	Police	ASUPD 7C	Verbera Hall	VBLH 4B
Business Admin. C Wing	BAC	6D	Durham Hall	DH 4C	Manzanita Hall	MANZ 4E	Psychology Building	PSY 5E	Verde Dickey Dome	VDD 6H
Business, Int. Bldg. A	BIA	6D	Educational Lecture Hall	ELH 4C	Mathews Center	MTH 5C	Psychology North	PSYN 5C	Vista del Sol Complex	VSD 5C
Bldgns. Int. Bldg. B	BDB 5F	5F	Engineering Center	ECA-G 5D	Material Srv. Bldg.	MSB 8G	Rosewood Hall	RWHA 6F	Villas @ Vista del Sol	VVDS 8E
Bldg. Int. Bldg. C	BDC 6F	6F	Engin. Research Cntr.	ENRC 6D	Mathews Hall	MTHA 5C	Ross-Blackley Hall	RBLH 6E	Walton Cntr. for Plntry. Hlth.	WCPh 4F
Bookstore	BKSTR	6D	Farmer Education Bldg.	FED 6B	McClintock Hall	MCH 5C	Sage Hall	SGH 5C	Westharp Center	WHC 5C
Brickyard Artisan Cntryd.	BYEN 3A	3A	Farrington Art-Bldg. Sldm.	ALBER 4F	McCord Hall	MCRD 5D	San Pablo Hall	SPO 5D	Wheeler Hall	WHL 5C
Brickyard Center	BYEN 3A	3A	Fulton Center	FULTN 4C	Memorial Union	MU 6C	Schwada Building	SCB 5E	Wexler Hall	WXL 4D
Bulldog Hall	BODH 6E	6E	Gammage Auditorium	GMA 6B	Mesquite Hall	MSHA 6F	Soc. Hs. Ev. Soc. Crg.	SHESC 4C	Willow Hall	WLH 6A
Business Student Center	BSC	3E	Golden Gate Center	GLV 3E	Miller Student Housing	MLH 5C	Social Science Bldg.	SSB 5C	Wolfe Hall	WLF 5C
Centerpoint	CTRP 3A	3A	Greek Ldrsp. Vlg. A-D	GLVDC 5E	Moeur Building	MOEUR 6C	Sonora Center	SCD 8F	Womens Gymst. Tnm.	WGTF 2A
Cereus Hall	CERHAL 7F	7F	Greek Ldrsp. Vlg. C	GLVCC 5C	Mohave Hall	MVHAL 7E	Stauffer Center	STAUF 5B	Wrestling Training Fac.	WTF 2E
Center for Fm. Studies	CFS 4C	4C	Grounds Main. Facility	GMF 6E	Mountain America Stadium	MAS 2D	Sun Devil Flt. Cmplx.	SDFCF 8E	Zwo Waste Office	ZWO 6B
Central Plant	CPL 5C	5C	Harlow Birchett House	HBS 5C	Murphy Hall	MUR 5C	Student Athl. Facility	SAT 5A	777 Tower at Novus	NVSI 3F
Central Plant South	CPS 8F	8F	Hayden Library	LIB 5C	Murdoch Lecture Hall	MUR 5D	Student Pavilion	STPV 5D		
Cholla Apartments	CHOLA 5G	5G	Health Service	HSH 4D	Music Building	MUSIC 6B	Student Services Bldg.	SSW 6C		
Chuparosa Hall	CHUPA 7E	7E	Helmdick Center	HLMK 3C	Neel Hall	NEEB 5B	Sun Angel Clubhouse	SAC 1H		
College Area Market	CAM	6F	Honors Hall	HONH 4F	Nelson Fine Arts Center	NFAC 5C	Sun Devil Hall	SDH 5C		
Cm'd Heat & Pwr. Fac.	CHPF 6F	6F	Interdisciplin. A/B	INTDSAB 6C	Noble Sci. Library	NOBLE 5E	Sun Devil Sports Perf.	SDSP 3H		