

EXECUTIVE SUMMARY

Item Name: Annual Capital Plan, Including Waiver of ABOR Policy
Requiring ACP Projects to Appear on a Previous Capital
Improvement Plan for Arizona State University

☒ Action Item

Requested Action: Arizona State University (ASU) asks the board to approve its Annual Capital Plan (ACP), including waiver of ABOR Policy requiring ACP projects to appear in a previous Capital Improvement Plan (CIP). The ACP includes one new project and one resubmitted project, which totals \$39.3 million, as described in this executive summary.

Background/History of Previous Board Action

- Annual Capital Plan September 2022
 - Polytechnic Utilities Expansion (Polytechnic campus)
- Tempe Campus West Quadrant Utility Expansion (Tempe campus) - No prior action

Prior Year Activity

- Four projects totaling \$252,800,000 were substantially completed within the last 12 months.
- Fourteen projects totaling \$488,410,000 began or continued construction activity in the last 12 months, excluding two third-party projects.
- Details on completed and ongoing projects are listed in Exhibit 1.

Overview and Alignment with Enterprise and University Goals and Objectives

- The ASU ACP includes two projects totaling \$39.3 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:

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- **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 to achieving these goals and metrics:
 - Enhance the university graduation rate to greater than 85 percent and more than 40,000 graduates.
 - Attain national standing in the learning and post-graduation outcomes for students in all colleges and schools.
 - 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 billion in annual research expenditures by 2028. 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.
- **Campus Operations and Infrastructure Priorities:** To advance the university's academic and research goals, its facilities and related infrastructure must be maintained in a safe and reliable operational condition. 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, as well as supporting the achievement of the university's academic and research goals.

Annual Capital Plan Projects

- The following new project is proposed for ACP approval, including notations where board policy waivers are requested:
 - Tempe Campus West Quadrant Utility Expansion (Tempe campus) – Waiver requested
- The following resubmitted project also is proposed for ACP approval, which is the

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prior Thermal Energy Storage Installation project. It is being resubmitted due to scope and name changes. The new scope eliminates the thermal energy storage portion of the project:

- Polytechnic Utilities Expansion (Polytechnic campus)
- Additional detail on project costs, financing and scope can be found in the tables in Exhibits 2 and 3 and the individual Project Justification Reports attached at the end.

Fiscal Impact and Management

- The ASU ACP, if fully implemented, will cost a total of \$39.3 million.
- Of the total amount, \$39.3 million will be financed using debt.
- **Debt Ratio Impact:** The debt service associated with the non-SPEED (Stimulus Plan for Economic and Educational Development) projects in the ACP will increase the debt ratio by 0.07 percent. The current debt ratio prior to these projects is 4.5 percent excluding SPEED projects and 4.8 percent including SPEED projects.
- The tables in Exhibits 2 and 3 provide detailed project financing, funding sources and debt ratio impact.

Other Projects

- ASU does not anticipate any third-party projects, component unit projects, and commercial long-term leases that require board approval to be entered into in the next year.

Committee Review and Recommendation

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

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Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102.B.2, each university shall submit an ACP for the upcoming twelve-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.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. ASU seeks an exception to the policy for the Tempe Campus West Quadrant Utility Expansion as a result of increased demand for additional electrical capacity to power existing and future developments in the area.

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EXHIBIT 2

Arizona State University Annual Capital Plan							
Project	Board Approval Status	Est. Gross Square Footage	Project Cost	Amount Financed	Funding Method	Annual Debt Service	Debt Ratio
New Projects							
ASUT-Tempe Campus West Quadrant Utility Expansion	None	4,000	\$22,000,000	\$22,000,000	System Revenue Bonds	\$1,760,800	0.04%
New Projects Subtotal		4,000	\$22,000,000	\$22,000,000		\$1,760,800	0.04%
Resubmitted Projects							
ASUP-Polytechnic Utilities Expansion	ACP 2022	3,000	\$17,300,000	\$17,300,000	System Revenue Bonds	\$1,094,400	0.03%
Resubmitted Projects Subtotal		3,000	\$17,300,000	\$17,300,000		\$1,094,400	0.03%
Third Party Projects							
No Third-Party Projects							
Third Party Projects Subtotal		0					
TOTAL ACP		7,000	\$39,300,000	\$39,300,000	\$0	\$2,855,200	0.07%

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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											
ASUT-Tempe Campus West Quadrant Utility Expansion	\$22,000,000		\$1,760,800								\$1,760,800
New Projects Subtotal	\$22,000,000	\$0	\$1,760,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,760,800
Resubmitted Projects											
ASUP-Polytechnic Utilities Expansion	\$17,300,000		\$1,094,400								\$1,094,400
Resubmitted Projects Subtotal	\$17,300,000	\$0	\$1,094,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,094,400
Total ACP	\$39,300,000	\$0	\$2,855,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,855,200

Funding Source Codes:

(CIF) Capital Infrastructure Fund (ICR) Indirect Cost Recovery
(TUI) Tuition (OLF) Other Local Funds
(AUX) Auxiliary (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										
ASUT-Tempe Campus West Quadrant Utility Expansion		\$124,921								\$124,921
Subtotal	\$0	\$124,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,921
Resubmitted Projects										
ASUP-Polytechnic Utilities Expansion		\$118,642								\$118,642
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,642
Total ACP	\$0	\$243,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$243,563

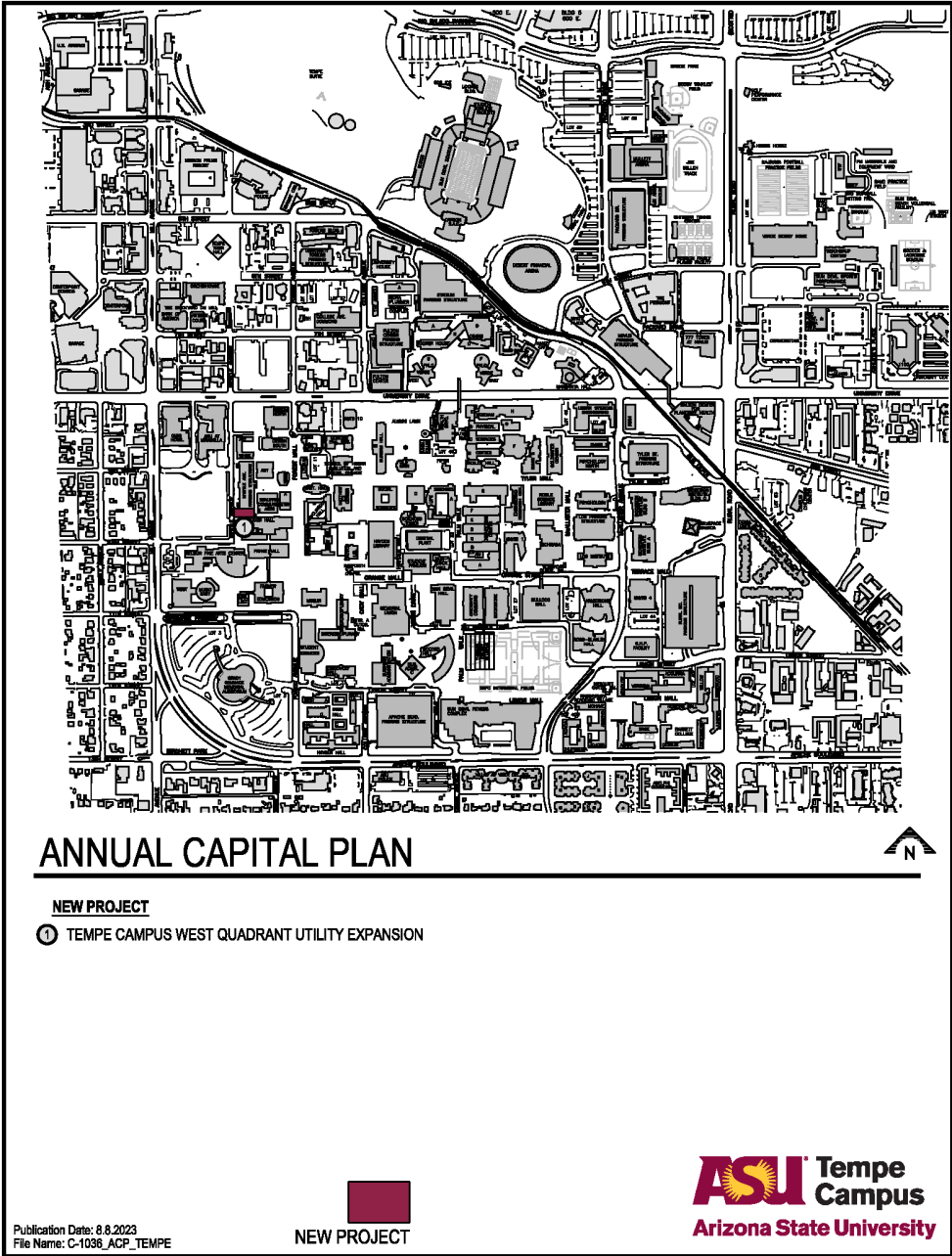
Funding Source Codes:

(CIF) Capital Infrastructure Fund (ICR) Indirect Cost Recovery
(TUI) Tuition (OLF) Other Local Funds
(AUX) Auxiliary (GFA) General Fund Appropriation

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

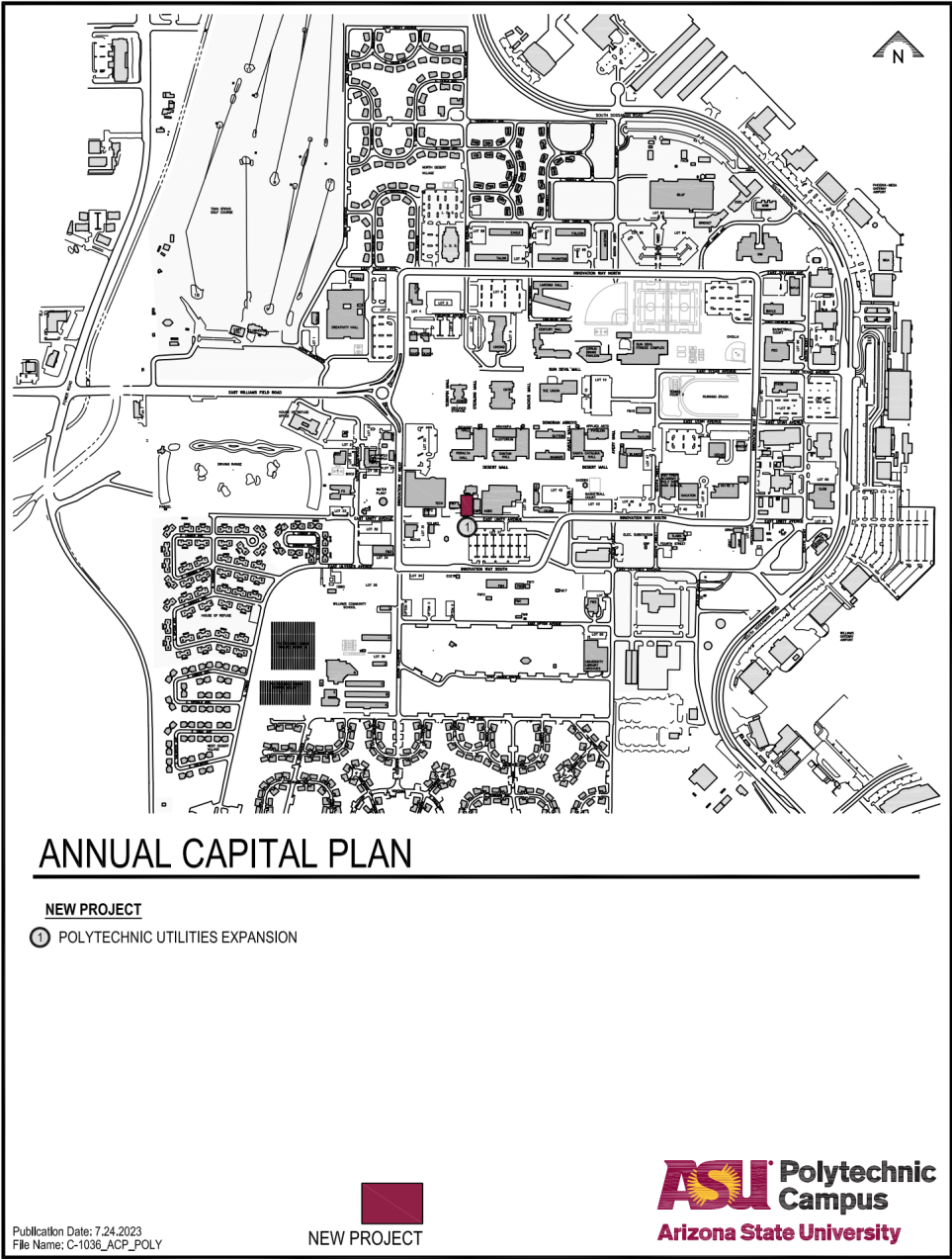
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EXHIBIT 4(a)
Arizona State University
Tempe Campus Site Location Map



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EXHIBIT 4(b)
Arizona State University
Polytechnic Campus Site Location Map



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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).

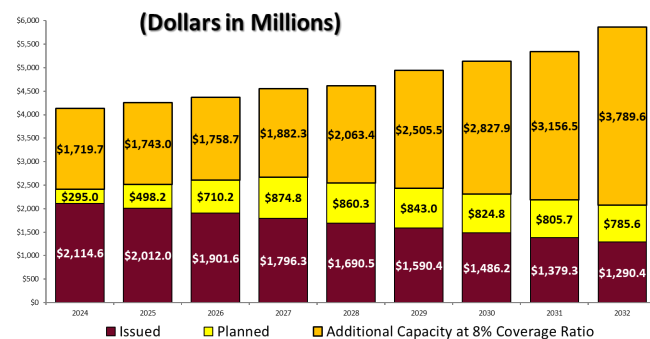
PROJECTED DEBT CAPACITY

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

5.1%/5.5%

Based upon the projects included in this ACP and the first year of the CIP, the maximum projected debt ratio is 5.1 percent in FY 2026. Outstanding debt in FY 2026 is projected to be \$2.61 billion at par, with total annual debt service of \$215.0 million. The 5.1 percent ratio is within the range used by credit rating firms to confirm an institution's creditworthiness and is below the 8 percent statutory maximum.

Currently outstanding (issued) debt declines from \$2.1 billion in FY 2024 to \$1.3 billion in FY 2032 as debt is retired. Planned debt includes future financings of projects included in the first year of the 2025-2028 CIP and projects that have received ACP approval. Additional debt capacity represents debt that can be issued in any given year based on the statutory 8 percent debt ratio maximum.



FUTURE PROJECTS

Future debt-financed projects include those included in the first year of the FY 2025-28 Capital Improvement Plan (CIP) and those projects that have received ACP or CDP approval. These projects are included in the future debt capacity assumptions.

	Project Budget	Remaining Amount to be Financed
Tempe Research Building ISTB 9	\$ 228,800,000	\$ 228,800,000
Polytechnic Research and Educational Building	187,000,000	156,000,000
Tempe Campus Classroom Office Building	113,100,000	57,100,000
Building and Infrastructure Enhancements and Modifications	90,000,000	90,000,000
Tempe Campus Classroom and Office Space	88,000,000	44,000,000
IT Infrastructure Improvements	63,000,000	63,000,000
Polytechnic Student Union Expansion	52,325,000	52,325,000
Tempe District Utility Plant	52,165,000	52,165,000
Research Laboratory Renovations	50,000,000	40,000,000
University Athletic Village Master Plan Tennis, Track & Field Facilities	49,000,000	49,000,000
West Campus Student Housing Academic and Office Space	33,500,000	33,500,000
Classroom and Academic Renovations	30,000,000	30,000,000
Mill Ave Student Housing Academic, Office, & Dining Space	27,000,000	27,000,000
Tempe Campus West Quadrant Utility Expansion	22,000,000	22,000,000
Polytechnic Utilities Expansion	17,300,000	17,300,000
	\$ 1,103,190,000	\$ 962,190,000

CREDIT RATINGS

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Positive rating factors cited by the credit rating agencies include ASU's strong brand recognition that has translated into solid donor support, growing enrollment, growing tuition revenue, and increased research diversity; excellent financial policy and risk management; consistently positive operating performance; and regular capital investment.

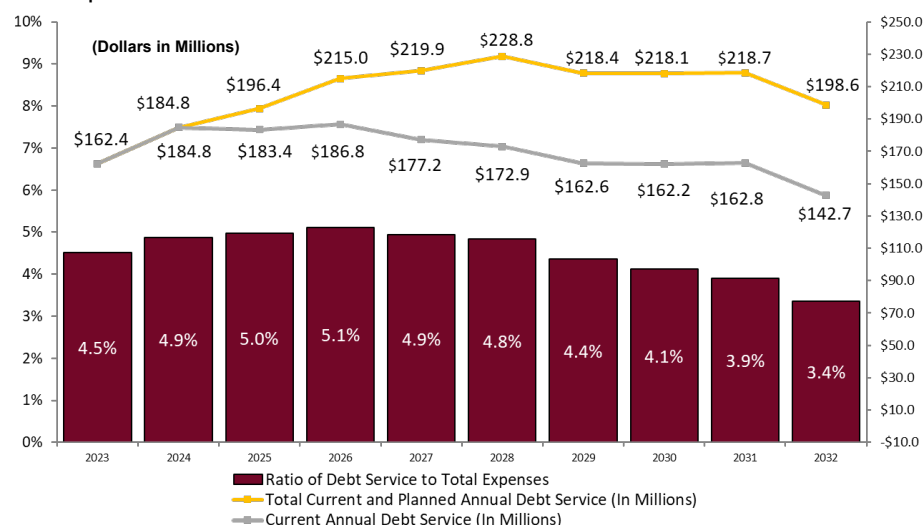
Offsetting factors identified by the agencies include high debt levels, ongoing capital needs, modest state support, exposure to online education component, and limited revenue diversity with high student dependence.

Fiscal Year	Moody's		Standard & Poor's (S&P)	
	Rating	Outlook	Rating	Outlook
2016	Aa3	Positive	AA	Stable
2017	Aa3	Positive	AA	Stable
2018	Aa2	Stable	AA	Stable
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

RATIO OF DEBT SERVICE TO TOTAL EXPENSES

Annual debt service on system revenue bonds and certificates of participation (COPs) is projected to increase from \$162.4 million in FY 2023 to a maximum of \$228.8 million in FY 2028. The projected ratio of debt service to total expenses is expected to reach its highest point in FY 2026, at 5.1 percent.

SPEED (Stimulus Plan for Economic and Educational Development) bonds are funded up to eighty 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 5.5 percent.



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ASU Annual Capital Plan – Project Justification Report Polytechnic Utilities Expansion

Background/History of Previous Board Action

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

Project Justification/Description/Scope

- This project constructs a new 3,000 gross-square-foot central plant to provide chilled and hot water, electrical distribution, chilled water loop improvements and emergency power to existing and future buildings across the growing Polytechnic campus. This includes core facilities already connected to the chilled water loop, such as research facilities, food services, the Sun Devil Fitness Center, and academic buildings as well as planned facilities including the multi-level Interdisciplinary Science and Technologies Building 12 for new manufacturing engineering programs. The plant will be located west of the existing Central Plant between East Unity Avenue and South Innovation Way, as depicted on the attached map as Exhibit A.
- The ability to continuously create and store chilled water reduces operating and utility costs through an overnight chilling process targeting off-peak hours. This approach places less demand on the utility grid and reduces the amount of energy required to cool the water to the needed temperatures before distributing it to the surrounding facilities for critical climate control functions.
- This project not only will enhance the quality of the Polytechnic campus infrastructure and systems, but also support increased enrollment and program offerings within the Ira A. Fulton Schools of Engineering, one of the largest and most comprehensive engineering education programs in the United States.

Project Delivery Method and Process

- The project will be constructed through the Design Build (DB) delivery method. This approach was selected to streamline project delivery and to alleviate potentially adversarial project environments.

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- ASU has selected Chasse Building Team as the contractor and Spectrum Engineers as the architect for this project. The selection process included six responses and three teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in February 2024. The project is scheduled for completion in October 2024.

Project Cost

- The budget for this approximately 3,000 gross-square-foot project is \$17.3 million. The budget represents an estimated construction cost of approximately \$4,600 per gross square foot. The estimated total project cost is \$5,767 per gross square foot.
- By comparison, the existing Central Chiller Plant on Tempe Campus was upgraded in 2016 to replace obsolete mechanical equipment and upgrade the control system at a cost of \$10,319,120. Unlike this renovation and upgrade, this utilities expansion project will be a completely new design build project.

- Comparable Projects:**

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
NCP Satellite Central Plant	New facility with 5,000 tons of chiller capability.	Tempe	4,500	\$1,644	2016
Infrastructure Phase VI	Renovations to existing Arizona Health Sciences Center Central Heating and Refrigeration Plant including two 5,000 ton chillers and three 30,000 LB/HR boilers	Tucson	36,221	\$511	2006
Average Comparable Total Project Cost				\$1,078	

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Fiscal Impact and Financing Plan

- The \$17.3 million project will be debt-financed with system revenue bonds and amortized over an approximately thirty-year term. The annual debt service will be funded by tuition and is included in current budget planning.
- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.03 percent.
- Operations and maintenance costs are estimated at \$118,642 annually and will be funded by tuition.

Occupancy Plan

- This project will not affect occupancy or existing programs but will provide increased infrastructure to support continued Poly campus physical expansion and new programs that 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 project cost of \$10 million or more to be included in the ACP, including new construction, renovation, infrastructure, information technology and third-party projects.

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Capital Project Information Summary

University: Arizona State University Project Name: Polytechnic Utilities Expansion

Project Description and Location: This project constructs a new 3,000 gross-square-foot central plant to provide chilled and hot water, electrical distribution, chilled water loop improvements, and emergency power to existing and future buildings across the growing Polytechnic campus. This includes core facilities already connected to the chilled water loop, such as research facilities, food services, the Sun Devil Fitness Center, and academic buildings as well as planned facilities including the multi-level Interdisciplinary Science and Technologies Building 12 for new manufacturing engineering programs. The plant will be located west of the existing Central Plant between East Unity Avenue and South Innovation Way, as depicted on the attached map as Exhibit A.

Project Schedule:

Planning	June	2019
Design Start	October	2023
Construction Start	February	2024
Construction Completion	October	2024

Project Budget:

Total Project Cost	\$ 17,300,000
Total Project Construction Cost	\$ 13,800,000
Total Project Cost per GSF	\$ 5,767
Construction Cost per GSF	\$ 4,600

Estimated Annual O&M Cost:

Utilities	\$ 8,928
Personnel	99,807
All Other Operations	9,907
Subtotal	\$ 118,642

Funding Sources:

A. System Revenue Bonds	\$ 17,300,000
Debt Service Funding Source:	Tuition
Operation/Maintenance	\$ 118,642
Funding Source:	Tuition

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Capital Project Budget Summary

University: Arizona State University

Project: Polytechnic Utilities Expansion

	<u>Annual Capital Plan</u>
Capital Costs	
1. Land Acquisition	
2. Construction Cost	
A. New Construction	\$ 11,100,000
B. Tenant Improvement	-
C. Special Fixed Equipment	-
D. Site Development (excl. 2.E.)	-
E. Parking and Landscaping	350,000
F. Utilities Extensions	2,300,000
G. Other* (Demolition/abatement)	50,000
Subtotal Construction Cost	<u>\$ 13,800,000</u>
3. Fees	
A. CMAR Pre-Construction	\$ 100,000
B. Architect/Engineer	1,100,000
C. Other	-
Subtotal Consultant Fees	<u>\$ 1,200,000</u>
4. FF&E Movable	\$ -
5. Contingency, Design Phase	150,000
6. Contingency, Constr. Phase	1,326,000
7. Parking Reserve	-
8. Telecommunications Equipment	20,000
Subtotal Items 4-8	<u>\$ 1,496,000</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$ 236,000
B. Move-in Costs	-
C. Printing Advertisement	-
D. Keying, signage, facilities support	35,000
E. Project Management Cost	490,000
F. State Risk Mgt. Ins. (.0034 **)	43,000
Subtotal Addl. Univ. Costs	<u>\$ 804,000</u>
Total Capital Cost	<u><u>\$ 17,300,000</u></u>

* Universities shall identify items included in this category.

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

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Exhibit A

Polytechnic Utilities Expansion

Site Location Map



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ASU Annual Capital Plan – Project Justification Report Tempe Campus West Quadrant Utility Expansion

Background/History of Previous Board Action

- No previous action
- Requesting waiver

Project Justification/Description/Scope

- This project creates a new 4,000 gross-square-foot power distribution center (PDC) to provide needed electrical capacity to the west quadrant of the Tempe campus and to accommodate planned growth and development of the area. The facility will be located at Lot 8 near South Myrtle Avenue and East 10th Street, as depicted on the map attached as Exhibit B, which is currently a small parking lot north of Lattie F. Coor Hall.
- The project will include 6,000 linear feet of trench and conduit, six five-inch conduit duct banks, and 9,300 linear feet of feeder cable underground from the APS Butte Substation, located north of University Drive and Dorsey Lane, to the new PDC at Lot 8, which will feed power to the Tempe District Utility Plant to power the chillers and future developments included as part of the current 10-year masterplan.
- Lot 8 improvements will include a fenced in utility yard to house the APS metering cabinets and the 15 kilovolt (kV) line up. The new 15kV PDC/Switchgear at Lot 8 will utilize both existing TP12 feeder and TP20 feeder capacity in parallel. The new APS Butte 17 feeder will be connected to the 15kV PDC/Switchgear and will also provide N+1 redundancy.
- The additional electrical capacity will support numerous existing facilities and programs, including Herberger Institute of Design and the Arts facilities such as Grady Gammage Memorial Auditorium, the Music Building, Nelson Fine Arts Center as well as Stauffer Community Arts and the Design School. It will also support the new Mill Avenue Student Housing project and Tempe Campus Academic and Office Space currently under construction along with future projects aligned with ASU's 10-year masterplan.
- The project will enhance the capabilities of the campus utility infrastructure and systems as well as enable the university to look ahead at additional development to

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enhance the Tempe campus with new academic, laboratory and student housing projects.

- ASU is requesting a waiver of the ABOR Policy requiring CIP approval. The project was not originally included on the previous CIP, which was approved by ABOR on September 28, 2022.

Project Delivery Method and Process

- The project will be constructed through the CMAR delivery method. This approach is construction-led and selected as the contractor will coordinate the design throughout the project development and budgeting phases.
- ASU selected GLHN Architects and Engineers as the architect via a bid waiver as it has developed academic plans for the project and was selected via the design professionals ARFQ selection.
- ASU will solicit invitations to bid via a CMAR ARFQ process in accordance with ABOR requirements for the construction of the project.

Project Status and Schedule

- The project is scheduled to begin construction in May 2024. The project is scheduled for completion in December 2024.

Project Cost

- The budget for this approximately 4,000 gross-square-foot project is \$22 million. The budget represents an estimated construction cost of approximately \$4,081 per gross square foot. The estimated total cost is \$5,500 per gross square foot.
- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
Central Plant Emergency Power System Upgrades	Replaced a 600 KW Central Plant Generator with a 1.75 MW generator and updated the parallel switchgear.	Tempe	2,000	\$3,185	2021

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NCP Satellite Central Plant	New facility with 5,000 tons of chiller capability.	Tempe	4,500	\$1,644	2016
Infrastructure Phase VI	Renovations to existing Arizona Health Sciences Center Central Heating and Refrigeration Plant including two 5,000 ton chillers and three 30,000 LB/HR boilers	Tucson	36,221	\$511	2006
Average Comparable Total Project Cost				\$1,780	

Fiscal Impact and Financing Plan

- The \$22.0 million project will be debt-financed with system revenue bonds and amortized over an approximate thirty-year term. The annual debt service will be funded by tuition and is included in current budget planning.
- Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.04 percent.
- Operations and maintenance costs are estimated at \$124,921 annually and will be funded by tuition.

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 academic and research initiatives.

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. ASU seeks an exception to the policy for the Tempe Campus West

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Quadrant Utility Expansion as a result of increased demand for additional electrical capacity to power existing and future developments in the area.

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Capital Project Information Summary

University: Arizona State University **Project Name:** Tempe Campus West Quadrant Utility Expansion

Project Description and Location: This project creates a new 4,000 gross-square-foot power distribution center (PDC) to provide additional electrical capacity to the west quadrant of Tempe campus and accommodate planned growth and development of the area. The facility will be located at Lot 8 near South Myrtle Avenue and East 10th Street, as depicted on the map attached as Exhibit B.

Project Schedule:

Planning	January	2023
Design Start	July	2023
Construction Start	May	2024
Construction Completion	December	2024

Project Budget:

Total Project Cost	\$ 22,000,000
Total Project Construction Cost	\$ 16,322,900
Total Project Cost per GSF	\$ 5,500
Construction Cost per GSF	\$ 4,081

Estimated Annual O & M Cost:

Utilities	\$ 11,904
Personnel	99,807
All Other Operating	13,210
Subtotal	\$ 124,921

Funding Sources:

A. System Revenue Bonds	\$ 22,000,000
Debt Service Funding Source:	Tuition
B. Operations/Maintenance	\$ 124,921
Funding Source:	Tuition

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Capital Project Budget Summary

University: Arizona State University

Project: Tempe Campus West Quadrant Utility Expansion

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	
2. Construction Cost	
A. New Construction	\$ -
B. Renovation	
C. Special Fixed Equipment (Ice Plant)	7,450,000
D. Site Development (excl. 2.E.)	1,466,950
E. Parking and Landscaping	400,950
F. Utilities Extensions	7,000,000
G. Other*	5,000
Subtotal Construction Cost	<u>\$ 16,322,900</u>
3. Fees	
A. Pre-Construction	\$ 500,000
B. Architect/Engineer	\$ 750,000
C. Other	
Subtotal Consultant Fees	<u>\$ 1,250,000</u>
4. FF&E Movable	\$ -
5. Contingency, Design Phase	225,000
6. Contingency, Constr. Phase	2,537,010
7. Parking Replacement	500,000
8. Telecommunications Equipment	60,000
Subtotal Items 4-8	<u>\$ 3,322,010</u>
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	\$ 250,000
B. Move-in Costs	-
C. Printing Advertising	-
D. Keying, signage, facilities support	30,000
E. Project Management Cost	635,262
F. State Risk Mgt. Ins. (.0034 **)	189,828
Subtotal Addl. Univ. Costs	<u>\$ 1,105,090</u>
Total Capital Cost	<u><u>\$ 22,000,000</u></u>

* Universities shall identify items included in this category

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

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Exhibit B
Tempe Campus West Quadrant Utility Expansion
Site Location Map



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APS Butte Substation Feeder Route to the Tempe Campus (Lot 8)

