ITEM 7.6: Request to Approve the Annual Capital Plan, Including Waiver of ABOR Policy Requiring ACP Projects to Appear on a Previous Capital Improvement Plan, for Arizona State University

Requested Action: Arizona State University (ASU) asks the board to approve its Annual Capital Plan (ACP), including a waiver of ABOR Policy requiring ACP projects to appear in a previous Capital Improvement Plan (CIP). The ACP includes seven new projects, which total $676 million, as described in this executive summary and supporting document/s.

Committee Review and Recommendation
The University Governance and Operations committee reviewed this item at its September 11, 2025, meeting and recommended forwarding the item to the board for approval with no changes.

Background/History of Previous Board Action
- Capital Improvement Plan FY 2026–2029 September 2024
  - PSH Research Laboratory Complex Modernization (included as a three-year forecasted project)
  - Poly Student Union Expansion
  - Central Plant Transformer and Switchgear (included as a three-year forecasted project)
  - McCain Center
  - ASU Health Building
  - East Athletic Village Tennis and Track and Field Facilities

- MTW Partnership Renovations (ASU Research Park) – no prior action

Prior Year Activity
- Ten projects totaling $480,310,000 were substantially completed within the last 12 months, including one third-party project.

- Eleven projects totaling $432,165,000 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 ASU ACP includes seven projects totaling $676 million.

- ASU has developed the ACP to align with the university's Campus Master Plan, strategic goals and objectives.

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- 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:
    - 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, and
    - 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 2030. 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 to 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 seven projects are proposed for ACP approval, including notations where board policy waivers are requested:
  - PSH Research Laboratory Complex Modernization
  - Poly Student Union Expansion
  - Central Plant Transformer and Switchgear
  - McCain Center
  - ASU Health Building
  - MTW Partnership Renovations – waiver requested
  - East Athletic Village Tennis and Track and Field Facilities

- 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, would cost a total of $676 million.

- $489 million of the cost would be financed with debt. Of this amount, $342.75 million would be from System Revenue Bonds and the remaining $146.25 million from SPEED Revenue Bonds. This assumes that 45% of the recent $325 million increase in SPEED bond authority would be allocated to ASU.

- Debt Ratio Impact: The debt service associated with the non-SPEED projects in the ACP will increase the debt ratio by 0.52 percent. The current debt ratio prior to these projects is 4.7 percent excluding SPEED projects and 5.2 percent including SPEED projects.

- Projected debt ratios increase only slightly from current ratios because of:
  - principal payments to be made on existing debt, and
  - assumed annual increases in the base of University expenses.

- 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.

Supporting Document/s

Exhibits 1-5 and A-G

Statutory/Policy Requirements

- Pursuant to ABOR Policy 7-102, 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.

- Pursuant to ABOR Policy 7-102.B.2.b., ACPs are reviewed by the University Governance and Operations Committee and approved by the board.

- Pursuant to ABOR Policy 7-102.B.2.g., ACP approval authorizes the universities to seek Legislative review for debt-funded or Third-Party Projects, if applicable.

- Pursuant to ABOR Policy 7-102.B.2.a.(i), 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 MTW Partnerships and Renovations at MacroTechnology Works (MTW) within the ASU Research Park for renovations at the existing world-class shared research, development and prototyping facility because a large third-party capital investment and partnership spurred the need for this project so the new tenant can best position themselves to market for any successful research and development and/or pilot production.

EXHIBIT 1

Arizona State University
Capital Project Status Report

Project Name	Est. Gross Square Footage	Total Budget	Direct Construction Budget	Percent Work Completed	Percent to Gift Target	Date Last Board Approval	Original/ Revised Occupancy Date
Ongoing Projects							
Building and Infrastructure Enhancements/Modifications	N/A	$20,000,000	$16,000,000	76	N/A	9/30/2021	12/1/2026
Building and Infrastructure Enhancements and Modifications	N/A	$35,000,000	$35,000,000	64	N/A	11/17/2022	2/1/2027
Building and Infrastructure Enhancements and Modifications	N/A	$45,000,000	$34,500,000	27	N/A	9/26/2024	12/31/2027
Classroom/Academic Renovations	39,170	$15,000,000	$10,500,000	65	N/A	11/17/2022	2/1/2027
Classroom/Academic Renovations	64,274	$25,000,000	$17,500,000	27	N/A	9/26/2024	12/31/2027
IT Infrastructure Improvements	N/A	$63,000,000	$63,000,000	38	N/A	4/4/2024	12/1/2027
MacroTechnology Works Area 2 Renovation	10,000	$80,000,000	$61,000,000	76	N/A	6/15/2023	3/1/2026
Research Laboratory Renovations	28,400	$30,000,000	$30,000,000	65	N/A	11/17/2022	2/1/2027
Research Laboratory Renovations	35,885	$30,000,000	$21,000,000	27	N/A	9/26/2024	12/31/2027
Tempe Campus West Quadrant Utility Expansion	4,000	$22,000,000	$16,322,900	67	N/A	4/4/2024	3/31/2026
Tempe District Utility Plant	27,200	$67,165,000	$56,134,810	90	N/A	6/20/2024	11/28/2025
Ongoing Projects Total		**$432,165,000**					
Ongoing Third-Party Projects							
No Ongoing Third-Party Projects							
Substantially Completed Projects							
Building and Infrastructure Enhancements/Modifications	N/A	$20,000,000	$14,000,000	100	N/A	2/13/2020	12/1/2024
Classroom/Academic Renovations	44,643	$15,000,000	$10,500,000	100	N/A	9/30/2021	12/31/2024
ISTB12	180,000	$187,000,000	$148,840,140	100	N/A	6/15/2023	7/18/2025
IT Infrastructure Improvements	N/A	$36,810,000	$36,810,000	100	N/A	9/30/2021	12/31/2024
Mill Avenue Student Housing Academic and Office Space	28,247	$27,000,000	$25,000,000	100	N/A	6/15/2023	6/13/2025
Poly Chilled Water Expansion	N/A	$10,200,000	$7,615,000	100	N/A	4/11/2025	8/15/2025
Polytechnic Utilities Expansion	3,000	$17,300,000	$13,800,000	100	N/A	11/16/2023	5/30/2025
Research Laboratory Renovations	32,000	$20,000,000	$14,000,000	100	N/A	9/30/2021	12/1/2024
West Campus Student Housing Academic and Office Space	52,315	$33,500,000	$25,717,200	100	N/A	12/13/2022	2/6/2025
Substantially Completed Third-Party Projects							
Mill Avenue Student Housing	175,000	$113,500,000	$113,500,000	100	N/A	6/15/2023	6/30/2025
Completed Projects Total		**$480,310,000**					

This report reflects the status of Arizona State University capital projects effective September 11,2025.

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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	Statutory Debt Ratio Impact
New Projects							
ASUT-PSH Research Laboratory Complex Modernization	CIP Sept. 2024	131,710	$115,000,000	$115,000,000	System Revenue Bonds	$8,047,000	0.17%
ASUP-Polytechnic Student Union Expansion	CIP Sept. 2024	100,649	$66,000,000	$66,000,000	System Revenue Bonds	$4,640,000	0.10%
ASUT-Central Plant Transformer and Switchgear	CIP Sept. 2024	21,989	$15,000,000	$15,000,000	System Revenue Bonds	$1,031,000	0.02%
ASUT-McCain Center	CIP Sept. 2024	68,000	$187,000,000	$0	Federal Grant, University Funds	$0	0.00%
ASUDT-ASU Health Building	CIP Sept. 2024	200,000	$200,000,000	$200,000,000	SPEED Bonds/ System Revenue Bonds	$13,761,000	0.08%
ASURP-MTW Partnership Renovations	None	261,188	$42,000,000	$42,000,000	System Revenue Bonds	$3,157,000	0.07%
ASUT-East Athletic Village Tennis and Track and Field Facilities	CIP Sept. 2024	70,000	$51,000,000	$51,000,000	System Revenue Bonds	$3,600,000	0.08%
New Projects Subtotal		**853,536**	**$676,000,000**	**$489,000,000**		**$34,236,000**	**0.52%**
Resubmitted Projects							
No Resubmitted Projects							
Resubmitted Projects Subtotal		**0**	**$0**	**$0**		**$0**	**0.00%**
Third Party Projects							
No Third-Party Projects							
Third Party Projects Subtotal		**0**					
TOTAL ACP		**853,536**	**$676,000,000**	**$489,000,000**	**$0**	**$34,236,000**	**0.52%**

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-PSH Research Laboratory Complex Modernization	$115,000,000		$8,047,000								$8,047,000
ASUP-Polytechnic Student Union Expansion	$66,000,000		$1,206,000	$3,434,000							$4,640,000
ASUT-Central Plant Transformer and Switchgear	$15,000,000		$1,031,000								$1,031,000
ASUT-McCain Center	$0										$0
ASUDT-ASU Health Building	$200,000,000		$4,142,000				$7,941,000			$1,678,000	$13,761,000
ASURP-MTW Partnership Renovations	$42,000,000		$3,157,000								$3,157,000
ASUT-East Athletic Village Tennis and Track and Field Facilities	$51,000,000					$3,600,000					$3,600,000
New Projects Subtotal	**$489,000,000**	**$0**	**$17,583,000**	**$3,434,000**	**$0**	**$3,600,000**	**$7,941,000**	**$0**	**$0**	**$1,678,000**	**$34,236,000**
Resubmitted Projects											
No Resubmitted Projects											$0
Resubmitted Projects Subtotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total ACP	**$489,000,000**	**$0**	**$17,583,000**	**$3,434,000**	**$0**	**$3,600,000**	**$7,941,000**	**$0**	**$0**	**$1,678,000**	**$34,236,000**

Funding Source Codes:
(CIF) Capital Infrastructure Func (ICR) Indirect Cost Recovery (FGT) Federal Grant
(TUI) Tuition (OLF) Other Local Funds (DFG) Debt Financed by Gifts
(AUX) Auxiliary (SLP) State Lottery Proceeds (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-PSH Research Laboratory Complex Modernization										$0
ASUP-Polytechnic Student Union Expansion		$257,580	$733,111							$990,691
ASUT-Central Plant Transformer and Switchgear										$0
ASUT-McCain Center		$300,000							$346,121	$646,121
ASUDT-ASU Health Building		$3,459,008								$3,459,008
ASURP-MTW Partnership Renovations										$0
ASUT-East Athletic Village Tennis and Track and Field Facilities										$0
Subtotal	**$0**	**$4,016,588**	**$733,111**	**$0**	**$0**	**$0**	**$0**	**$0**	**$346,121**	**$5,095,820**
Resubmitted Projects										
No Resubmitted Projects										$0
Subtotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total ACP	**$0**	**$4,016,588**	**$733,111**	**$0**	**$0**	**$0**	**$0**	**$0**	**$346,121**	**$5,095,820**

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

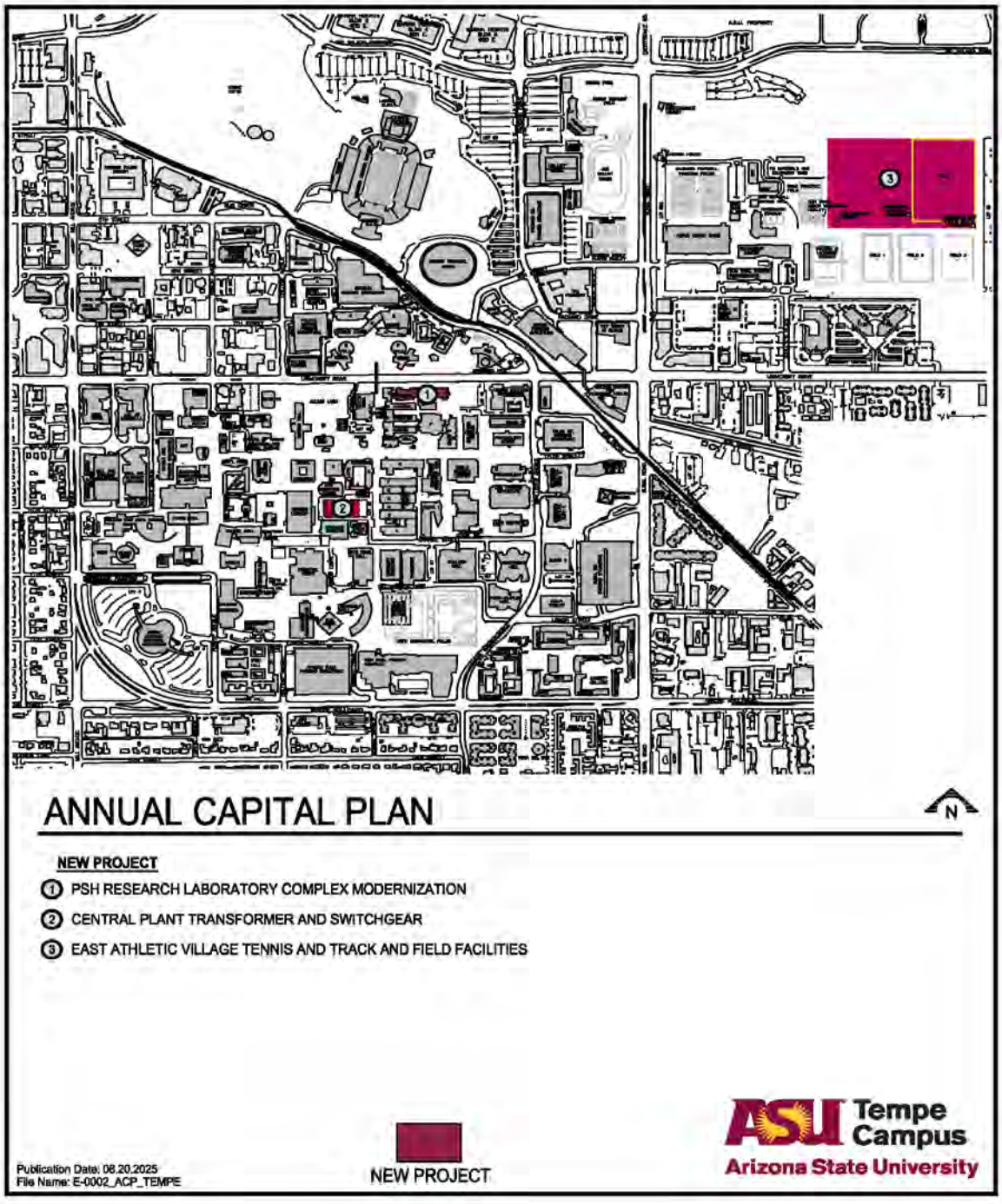


EXHIBIT 4(b)
Arizona State University
Polytechnic Campus Site Location Map

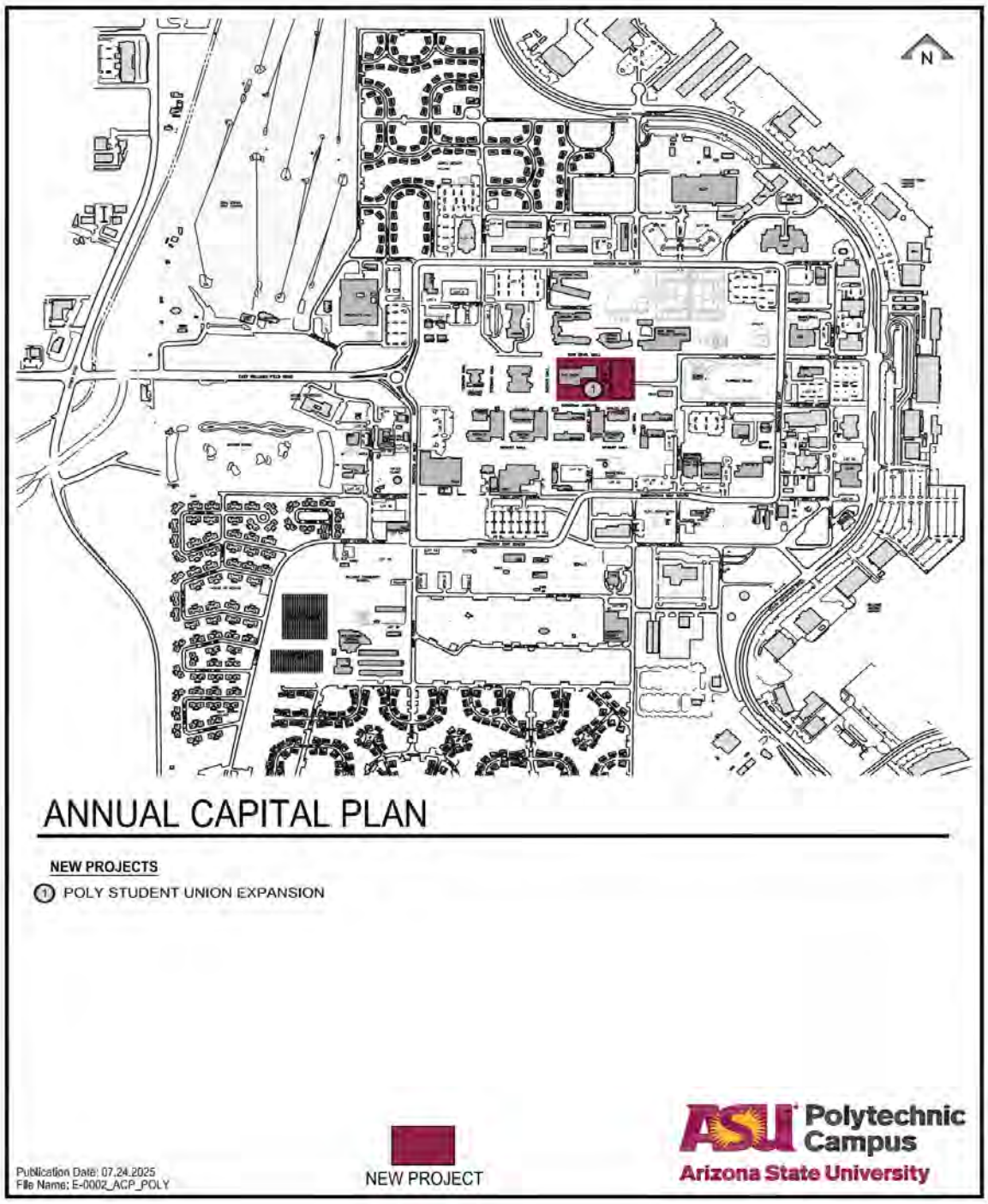


EXHIBIT 4(c)
Arizona State University
Downtown Phoenix Campus Site Location Map

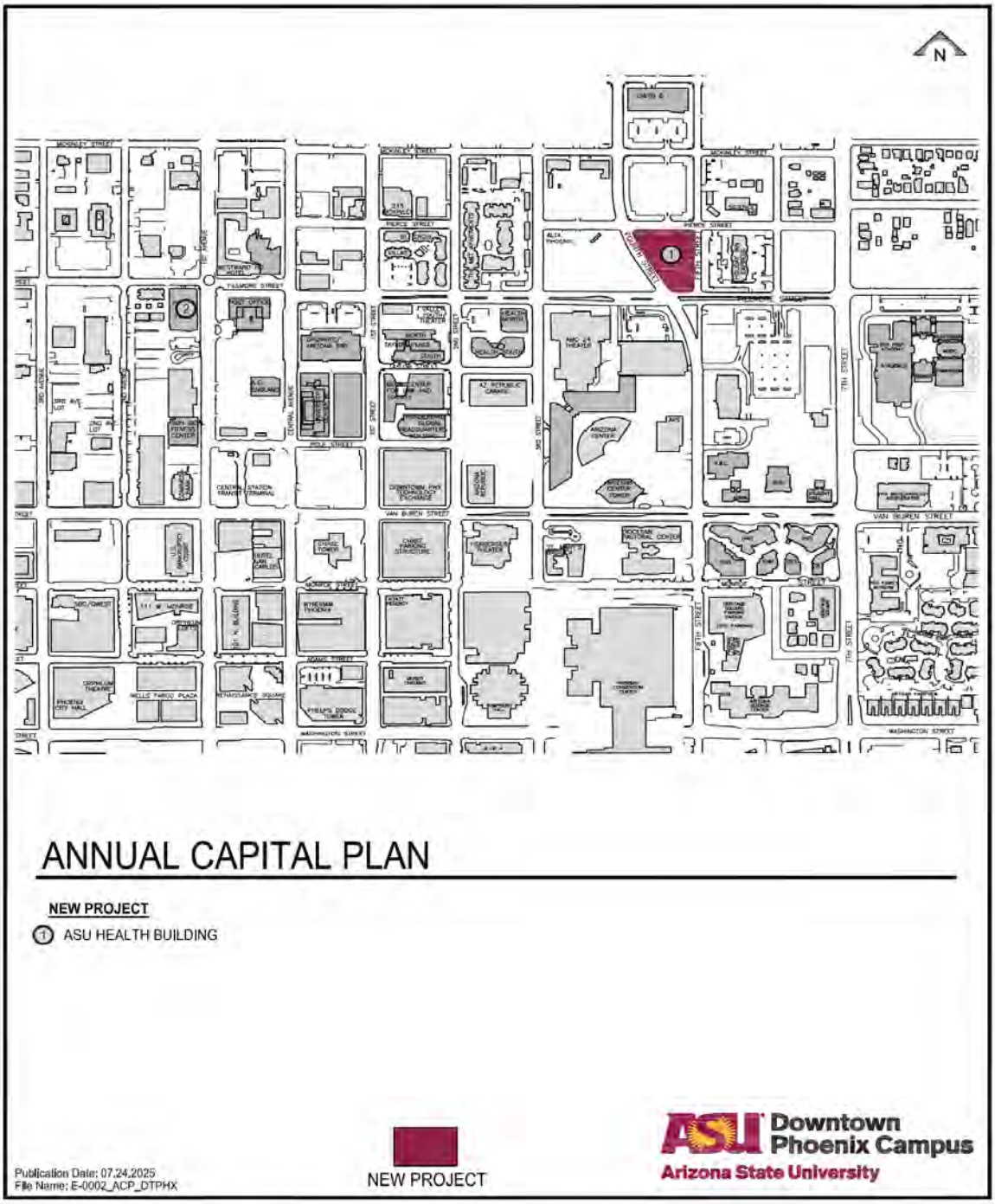


EXHIBIT 4(d)
Arizona State University
Research Park Campus Site Location Map

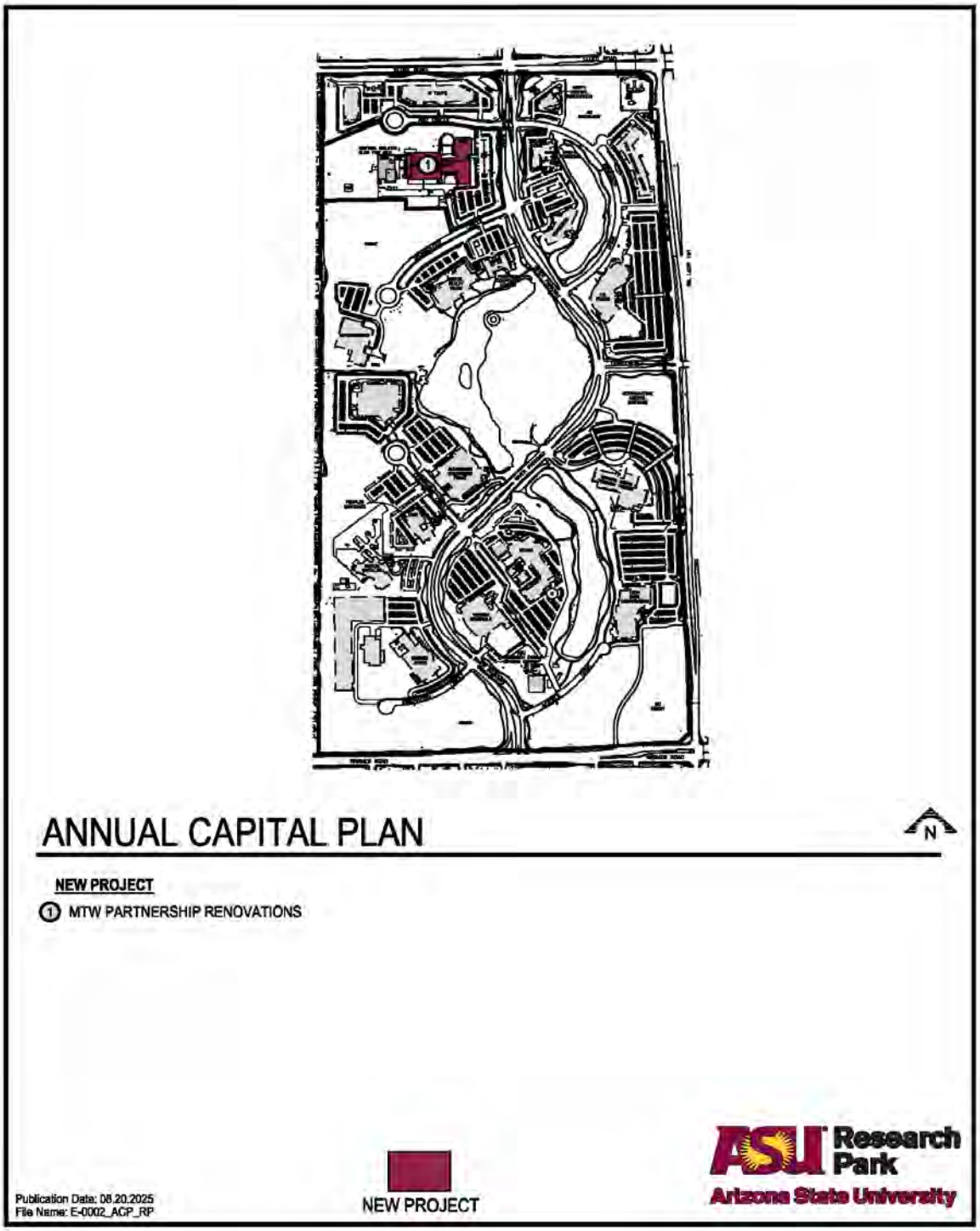


EXHIBIT 4(e)
Arizona State University
Other Campus Site Location Map

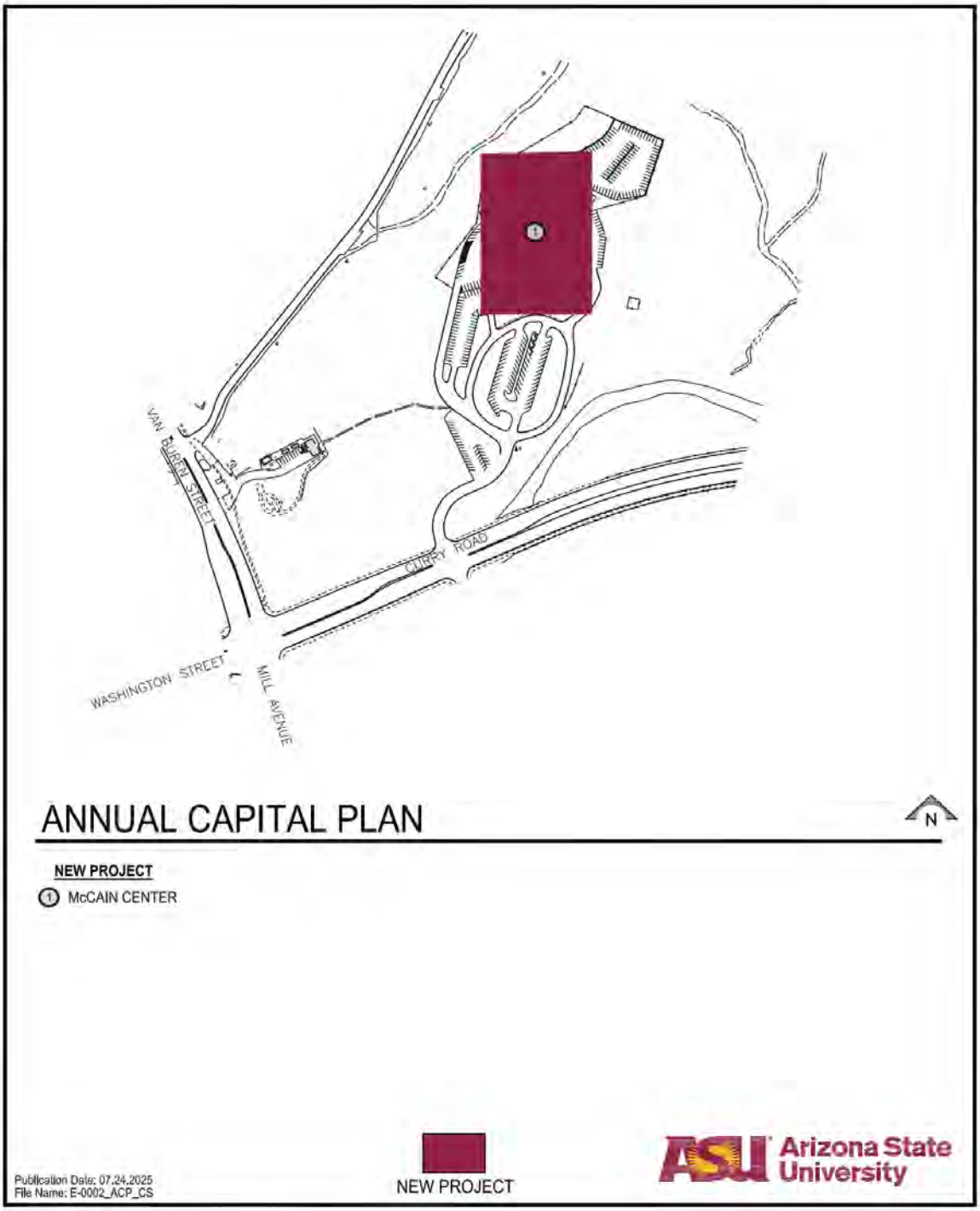


EXHIBIT 5
Debt Capacity Update

PURPOSE

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

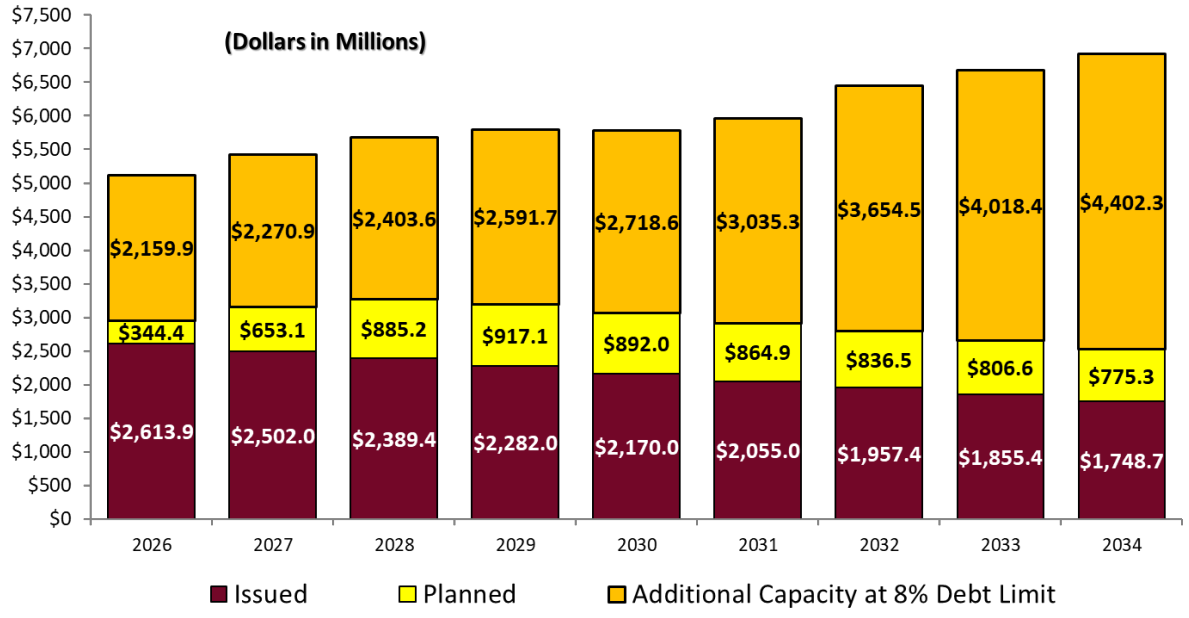
PROJECTED DEBT CAPACITY

Maximum Projected Ratio of Debt Service to Total Expenditures Excluding/Including SPEED debt
4.7%/5.3%

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 4.7 percent in FY 2028. Outstanding debt in FY 2028 is projected to be $3.3 billion, with total annual debt service of $237.8 million. 4.7 percent is within the range used by credit rating firms to confirm an institution's creditworthiness and is below the 8 percent statutory maximum.

Projected debt ratios increase only slightly from current ratios because of principal payments to be made on existing debt and assumed annual increases in the base of University expenses.

Currently outstanding (issued) debt declines from $2.6 billion in FY 2026 to $1.7 billion in FY 2034 as debt is retired. Planned debt includes future financings of projects included in the Annual Capital Plan and the first year of the 2027-2030 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

Future debt-financed projects include projects approved previously and still to be financed in 2025, as well as the projects in the Annual Capital Plan and first year of the FY 2027-30 Capital Improvement Plan. These projects are included in the future debt capacity assumptions.

	Project Budget	Remaining Amount to be Financed
ASU Health Building	$200,000,000	$200,000,000
New School of Manufacturing Systems and Networks Bldg/ISTB12	$187,000,000	$8,561,215
Building and Infrastructure Enhancements and Modifications	$125,000,000	$101,477,174
PSH Research Laboratory Complex Modernization	$115,000,000	$115,000,000
IT Infrastructure Improvements	$110,000,000	$70,715,972
Desert Financial Arena Renovations	$100,000,000	$100,000,000
Research Laboratory Renovations	$80,000,000	$66,556,964
Polytechnic Student Union Expansion	$66,000,000	$66,000,000
Classroom and Academic Renovations	$65,000,000	$54,920,211
Tempe District Utility Plant	$52,165,000	$2,293,445
East Athletic Village Tennis and Track and Field Facilities	$51,000,000	$51,000,000
MTW AMAT Partnership Renovations	$42,000,000	$42,000,000
Football Practice Facility	$35,000,000	$35,000,000
Center Complex	$30,000,000	$30,000,000
Tempe Campus West Quadrant Utility Expansion	$22,000,000	$8,800,000
Polytechnic Utilities Expansion	$17,300,000	$3,095,000
Central Plant Transformer and Switchgear	$15,000,000	$15,000,000
Polytechnic Chilled Water Expansion	$10,200,000	$10,200,000
	$1,322,665,000	$980,619,981

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; strong risk profile, solid operating performance; and disciplined capital investment.

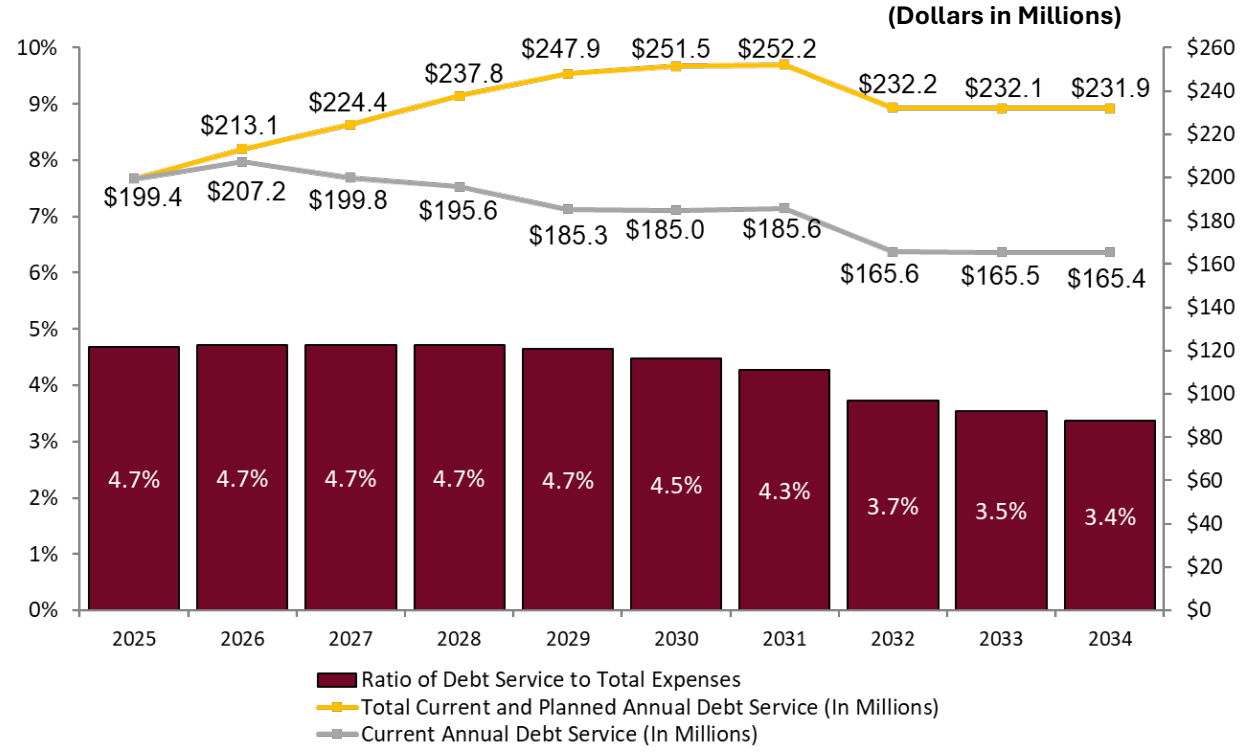
Offsetting factors identified by the agencies include elevated debt levels, ongoing capital needs, modest state support, exposure to the competitive online education market, and limited revenue diversity with high student dependence.

	Moody's		Standard & Poor's (S&P)	
Fiscal Year	Rating	Outlook	Rating	Outlook
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
2024	Aa2	Stable	AA	Stable
2025	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 $199.4 million in FY 2025 to a maximum of $252.2 million in FY 2031. The projected ratio of debt service to total expenses is expected to reach its highest point in FY 2028 at 4.7 percent.

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 5.3 percent.



Arizona State University
Annual Capital Plan – Project Justification Report
PSH Research Laboratory Complex Modernization

Background/History of Previous Board Action

- FY 2026–2029 Capital Improvement Plan September 2024
  (included as a three-year forecasted project)

Project Justification/Description/Scope

- This project will renovate Bateman Physical Sciences Center H (PSH) to meet the current and future demands of the university's academic and research programs. The project scope includes the comprehensive renovation of the existing laboratories, offices and classrooms while maintaining the same general space types within PSH, located at 525 E. University Drive on the Tempe campus. This is depicted on the map attached as Exhibit A.

- The project will renovate 17 wet labs, 15 dry labs and 24 office spaces. This work is essential to increase the facility's research capabilities, extend the building's useful life and create a more efficient and flexible learning and research environment.

- Commonly referred to as the Bateman Complex, the 131,710 gross-square-feet (GSF) H-Wing was constructed in 1991 and primarily houses wet and dry instructional laboratories, wet research laboratories, classrooms and office spaces.

- The renovation will address significant building infrastructure needs including the demolition and improvement of interior spaces, upgrades and/or full replacement of mechanical, electrical, and plumbing (MEP) systems, exterior envelope improvements and enhancements to accessibility and life safety systems. These critical upgrades will significantly improve the reliability and capacity of building utilities, enabling the support of research initiatives that are not currently possible within the existing building constraints.

- These renovations will directly support ASU's mission of advancing innovative research and providing high-quality, accessible education by creating state-of-the-art wet and dry instructional laboratories, wet research laboratories, classrooms and office spaces that meet the evolving needs of faculty, students and research partners.

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.

- The project delivery plan maximizes value through creating efficiencies in both the design phase and construction phase as a team, while ensuring complete alignment with ASU standards.

- ASU has selected Mortenson Company as the CMAR and BWS Architects as the Design Professional (DP) for this project. The CMAR selection process included nine submissions and four teams were interviewed. The DP selection process included 18 submissions and three teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in December 2025. The project is scheduled for completion in July 2028.

Project Cost

- The budget for this approximately 131,710 GSF project is $115 million. The budget represents an estimated construction cost of $80.6 million, which is approximately $611 per GSF. The estimated total project cost is $873 per GSF.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
ISTB7	New five-story, high-performance research facility	Tempe	281,378	$682	2022
ISTB12	New three-story, state-of-the-art research facility	Polytechnic	173,194	$1,080	2025
Bateman Physical Sciences Center D and E Wing	Renovations included infrastructure, classroom and research lab upgrades.	Tempe	87,866	$683	2023
Average Comparable Total Project Cost				**$815**	

Fiscal Impact and Financing Plan

- The $115 million project will be debt-financed with system revenue bonds and amortized over approximately a thirty-year term. Funding for annual debt service of $8,047,000 from tuition revenue is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.17 percent.

- There are no expected increases in O&M costs associated with this project.

Occupancy Plan

- Some project components will reconfigure research labs, classrooms and office spaces. Current occupants will be temporarily displaced as needed for renovations. Occupants will reoccupy the spaces upon completion.

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:** PSH Research Laboratory Complex Modernization

Project Description and Location: This project will renovate PSH to meet the current and future demands of the university's academic and research programs, extend the building's useful life and create a more efficient and flexible learning and research environment. The project will renovate 17 wet labs, 15 dry labs and 24 office spaces while maintaining the same general types of spaces within PSH, located at 525 E. University Drive on the Tempe campus, as depicted on the map attached as Exhibit A.

Project Schedule:

Planning	April	2024
Design Start	January	2025
Construction Start	December	2025
Construction Completion	July	2028

Project Budget:

Total Project Cost	$ 115,000,000
Total Project Construction Cost	$ 80,600,000
Total Project Cost per GSF	$ 873
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	$ 115,000,000
Debt Service Funding Source:	Tuition
B. Operation/Maintenance	$ 0
Funding Source:	Not Applicable

Capital Project Budget Summary

University: Arizona State University
Project: PSH Research Laboratory Complex Modernization

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	$0
2. Construction Cost	
A. New Construction	$0
B. Tenant Improvement	$80,500,000
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)	$100,000
Subtotal Construction Cost	$80,600,000
3. Fees	
A. CMAR Pre-Construction	$1,500,000
B. Architect/Engineer	$9,000,000
C. Other	$2,400,000
Subtotal Consultant Fees	$12,900,000
4. FF&E Movable	$2,013,649
5. Contingency, Design Phase	$840,000
6. Contingency, Constr. Phase	$10,500,000
7. Parking Reserve	$0
8. Telecommunications Equipment	$3,000,000
Subtotal Items 4-8	$16,353,649
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	$100,000
B. Move-in Costs	$500,000
C. Printing Advertisement	$0
D. Keying, signage, facilities support	$110,000
E. Project Management Cost	$4,060,389
F. State Risk Mgt. Ins. (.0034 **)	$375,962
Subtotal Addl. Univ. Costs	$5,146,351
Total Capital Cost	$115,000,000

* Universities shall identify items included in this category.

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

Exhibit A
PSH Research Laboratory Complex Modernization
Site Location Map

Acacia Hall	ACACI 7E	**Cmb'd Heat & Pwr. Fac.**	CHPF 6F	**Helmick Center**	HLMK 3C	**Music Building**	MUSIC 6B	**Student Services Bldg.**	SSV 6C
Acourtia Hall	ACHAL 6F	**Community Serv. Bldg.**	CSB 1F	**Honors Hall**	HONHAL 7F	**Neeb Hall**	NEEB 5B	**Sun Angel Clubhouse**	SAC 1H
Adelphi Commons	ADEL 7F	**Coor Hall**	COOR 5B	**Interdisciplin. A/B**	INTDSA/B 6C	**Nelson Fine Arts Center**	FAC 5B	**Sun Devil Hall**	SDH 6D
Agave Hall	AGVHAL 7F	**Cottonwood Hall**	CWHAL 7F	**Intrdiscip. Sc. & Tech. 1**	ISTB1 5D	**Noble Sci. Library**	NOBLE 5E	**Sun Devil Sports Perf.**	SDSP 3H
Aquatic Complex	AQUAT 3D	**Cowden Fam. Rsrcs.**	COWDN 4C	**Intrdiscip. Sc. & Tech. 2**	ISTB2 4E	**Northern Chiller Plant**	NCP 3D	**Sun Angel Stadium**	TRACK 2F
Armstrong Hall	ARM 6E	**Creativity Commons**	CRTVC 6D	**Intrdiscip. Sc. & Tech. 4**	ISTB4 6F	**Off-Camp. Stdnt. Srv.**	OCSS 5G	**The Annex**	ANX 3C
Arroyo Hall	ARHAL 7E	**Danforth Chapel**	CHAPL 6C	**Intrdiscip. Sc. & Tech. 5**	ISTB5 4E	**Old Main**	MAIN 4D	**Tooker House A-D**	TKRHA-D 3D
Art Building	ART 4B	**Desert Financial Arena**	DFA 3E	**Intrdiscip. Sc. & Tech. 10**	ISTBX 4C	**Orchidhouse (Brckyd.)**	BYOH 3B	**Tower Center**	TOWER 4B
Art Warehouse	ARWH 4B	**Design Annex**	DSGNX 3C	**Irish Hall**	IRISH 7C	**Palo Verde East**	PVE 3D	**University Cntr. A-C**	UCNTRA-C 3H
ASU at Mirabella	MRBLA 4B	**Design North**	CDN 4B	**Jojoba Hall**	JOBA 7E	**Palo Verde West**	PVW 3D	**University Club**	UCLUB 4D
Best Hall	MB 7C	**Design South**	CDS 4B	**Juniper Hall**	JNHAL 7F	**Payne Hall**	EDB 5B	**University Gateway Bldg.**	UGB 5A
Business Admin.	BA 6C	**Discovery Hall**	DISCVRY 6C	**Life Sciences Center**	LS 5D	**Perform. & Media Arts**	APMA 3G	**University Services Bldg.**	USB 8G
Business Admin. C Wing	BAC 6D	**Dixie Gammage Hall**	GHALL 5C	**Life Sciences C-wing**	LSC 5D	**Physical Sci. Wings**	PSB-H 4D	**Urban Systems Engin.**	USE 4E
Biodsgn. Inst. Bldg. A	BDA 5F	**Durham Hall**	DH 4C	**Life Sciences Tower**	LSE 5D	**Piper Writers House**	PWH 4D	**University Towers**	UNIVT 2C
Biodsgn. Inst. Bldg. B	BDB 5F	**Education Lecture Hall**	EDC 6B	**Lyceum Theatre**	LYC 4C	**Police**	ASUPD 7C	**Verbena Hall**	VBHAL 6F
Biodsgn. Inst. Bldg. C	BDC 5F	**Engineering Center**	ECA-G 5D	**Manzanita Hall**	MANZH 4E	**Psychology Building**	PSY 5E	**Verde Dickey Dome**	VDDM 6F
Bookstore	BKSTR 6D	**Engin. Research Cntr.**	ENGRC 5D	**Matthews Center**	MCENT 5C	**Psychology North**	PSYN 4E	**Vista del Sol Cmplx.**	VDS 8E
Brickyard Artisan Crtyrd.	BYAC 3B	**Farmer Education Bldg.**	ED 6B	**Material Srv. Bldg.**	MSB 8G	**Rosewood Hall**	RWHAL 6F	**Villas @ Vista del Sol**	VDS 8E
Brickyard Engnr.	BYENG 3A	**Farrington Softball Stdm.**	ALBER 2H	**Matthews Hall**	MHALL 5C	**Ross-Blakley Hall**	RBHL 6E	**Walton Cntr. for Plntry. Hlth.**	WCPH 4F
Bulldog Hall	BDH 6E	**Fulton Center**	FULTN 4C	**McClintock Hall**	MCL 5C	**Sage Hall**	SGHAL 7F	**Weatherup Center**	WUC 3H
Carson Stdnt Ath Cntr.	CSAC 2D	**Gammage Auditorium**	GGMA 6B	**McCord Hall**	MCRD 6D	**San Pablo Hall**	PABLO 3D	**West Hall**	WHALL 5C
Centerpoint	CTRPT 3Az	**Goldwater Center**	GWC 4E	**Memorial Union**	MU 6C	**Schwada Building**	SCOB 5E	**Wexler Hall**	WXLR 4D
Cereus Hall	CERHAL 7F	**Greek Ldrsp. Vlg. A-D**	GLVA-D 5G	**Mesquite Hall**	MSHAL 6F	**Sch. Hu. Ev. Soc. Chg.**	SHESC 4C	**Willow Hall**	WILOHAL 6F
Center for Fam. Studies	CFS 4C	**Greek Ldrsp. Vlg. CC.**	GLVCC 5G	**Mill Ave. Student Housing**	MASH 5B	**Social Sciences**	SS 5C	**Wilson Hall**	WLSN 5C
Central Plant	CP 5D	**Grounds Maint. Facility**	GMF 8G	**Moeur Building**	MOEUR 6C	**Sonora Center**	SCD 8F	**Womens Gymst. Trng.**	WGTF 2H
Central Plant South	CPS 8F	**Harrington-Birchett House**	HBH 3C	**Mohave Hall**	MVHAL 7E	**Stauffer Comm.**	STAUF 5B	**Wrestling Training Fac.**	WTF 2H
Cholla Apartments	CHOLA 5G	**Hayden Hall**	HAYDN 7C	**Mountain America Stadium**	MAS 2D	**Sun Devil Fit. Cmplx.**	SDFCT 8E	**Zero Waste Office**	ZWO 8G
Chuparosa Hall	CHUPA 7E	**Hayden Library**	LIB 5C	**Mullett Arena**	MA 2F	**Student Athlete Facility**	SAF 1D	**777 Tower at Novus**	NVS1 3F
College Ave. Market	CAM 3C	**Health Service**	HSB 4D	**Murdock Lecture Hall**	MUR 5D	**Student Pavilion**	STPV 5D		

ASU
Annual Capital Plan – Project Justification Report
Polytechnic Student Union Expansion

Background/History of Previous Board Action

- FY 2026–2029 Capital Improvement Plan September 2024

Project Justification/Description/Scope

- The project will include a renovation of the existing 32,649 GSF Student Union and an approximately 68,000 GSF expansion on Lot 10 to the east of the existing building on the Polytechnic campus, located at 5999 S. Backus Mall, as depicted on the attached map as Exhibit B.

- The renovation and expansion of the Student Union will include demolition and improvement of interior spaces in the existing Student Union, updates and/or total replacement of existing mechanical, electrical and plumbing systems, exterior envelope improvements, accessibility enhancements and life safety system improvements.

- The new expansion building will include the design and construction of all building systems that coordinate with the existing Student Union as well as existing campus site infrastructure and utilities including the existing chilled and heated water system.

- This renovation and expansion will improve student community and interaction on campus by enhancing a popular gathering place on campus for studying, dining, entertainment, leisure and meetings. It will expand food service and dining facilities, provide additional office, lounge, meeting and storage spaces for student organizations and clubs, update the campus store, provide exterior event and seating space as well as add classrooms and office space for departments that provide student support and new programs at the Polytechnic campus.

- This project will renovate the ground floor of the existing building to accommodate the demand for more student services and additional common areas. It will include lounges, meeting spaces, event space, dining options and open seating as well as spaces for student services and outdoor amenity spaces, which will be expanded to enhance the student experience.

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.

- The project delivery work plan maximizes value through creating efficiencies in both the design phase and construction phase as a team, while ensuring complete alignment with ASU standards.

- ASU has selected Kitchell Contractors as the CMAR and Weddle Gilmore Architects as the Design Professional for this project. The CMAR selection process included 10 submissions and four teams were interviewed. The DP selection process included 20 submissions and three teams were interviewed.

Project Status and Schedule

- The project is scheduled to begin construction in May 2026. The project is scheduled for completion in August 2027.

Project Cost

- The budget for this approximately 100,649 GSF project is $66 million. The budget represents an estimated construction cost of $46.9 million, which is approximately $457 per GSF. The estimated total project cost is $656 per GSF.

- This project does not have any applicable comparable projects due to the unique scope. This effort combines both a large-scale renovation of an existing building and construction of a new building.

Fiscal Impact and Financing Plan

- The $66 million project will be debt-financed with system revenue bonds and amortized over approximately a thirty-year term. Funding for annual debt service of $4,640,000 from tuition revenue and auxiliary revenue is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.10 percent.

- The estimated operations and maintenance cost for this project is approximately $990,691.

Occupancy Plan

- This project will reconfigure and renew spaces to improve student community and interaction, food services, dining and other programs. The renovations of the existing building will be completed during the summer months and in coordination with

Educational Outreach and Student Services and Aramark to avoid impact on regular operations during the fall and spring semesters. Construction of the new building on Lot 10 will impact existing parking, which will be relocated in coordination with Parking and Transit Services.

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:** Poly Student Union Expansion

Project Description and Location: The project will include a renovation of the existing 32,649 GSF Student Union and an approximately 68,000 GSF expansion on Lot 10 to the east of the existing building on the Polytechnic campus, located at 5999 S. Backus Mall, as depicted on the attached map as Exhibit B. The renovation and expansion will include the demolition and improvement of interior spaces in the existing Student Union, updates and/or total replacement of existing mechanical, electrical and plumbing systems, exterior envelope improvements, accessibility enhancements and life safety system improvements.

Project Schedule:

Planning	August 2023
Design Start	March 2025
Construction Start	May 2026
Construction Completion	August2027

Project Budget:

Total Project Cost	$ 66,000,000
Total Project Construction Cost	$ 46,900,000
Total Project Cost per GSF	$ 656
Construction Cost per GSF	$ 457

Estimated Annual O&M Cost:

Utilities	$ 317,867
Personnel	$ 299,734
All Other Operations	$ 373,090
Subtotal	$ 990,691

Funding Sources:

A. System Revenue Bonds $ 66,000,000
Debt Service Funding Sources: Student fee revenue, Tuition, Auxiliary revenue

B. Operation/Maintenance $ 990,691
Funding Sources: Student fee revenue, Tuition, Auxiliary revenue

Capital Project Budget Summary

University: Arizona State University
Project: Poly Student Union Expansion

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	$0
2. Construction Cost	
A. New Construction	$46,000,000
B. Tenant Improvement	$0
C. Special Fixed Equipment	$600,000
D. Site Development (excl. 2.E.)	$0
E. Parking and Landscaping	$300,000
F. Utilities Extensions	$0
G. Other* (Demolition/abatement)	$0
Subtotal Construction Cost	$46,900,000
3. Fees	
A. CMAR Pre-Construction	$494,891
B. Architect/Engineer	$4,344,789
C. Other	$200,000
Subtotal Consultant Fees	$5,039,680
4. FF&E Movable	$2,000,000
5. Contingency, Design Phase	$483,968
6. Contingency, Constr. Phase	$5,844,486
7. Parking Reserve	$0
8. Telecommunications Equipment	$2,718,000
Subtotal Items 4-8	$11,046,454
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	$140,286
B. Move-in Costs	$150,000
C. Printing Advertisement	$25,000
D. Keying, signage, facilities support	$152,500
E. Project Management Cost	$2,330,311
F. State Risk Mgt. Ins. (.0034 **)	$215,769
Subtotal Addl. Univ. Costs	$3,013,866
Total Capital Cost	$66,000,000

* Universities shall identify items included in this category.

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

Exhibit B
Poly Student Union Expansion
Site Location Map

Academic Center	CNTR 5D	**Dean Hall**	DEAN 6E	**Sacaton Hall**	SACTN 6F	Chandler-Gilbert Comm. College	
Administration	ADMIN 5D	**ECET Research**	ECET 7D	**Santa Catalina Hall**	SANCA 6E	**Baylor Hall**	BAYL 4H
Agribusiness Center	AGBC 6D	**Engineering Studio**	ENGR 6D	**Santan Hall**	SANTN 6D	**Bluford Hall**	BLUF 3G
Altitude Chamber	ALTCH 4C	**Facilities Services**	FS 6C	**Simulator Building**	SIM 3G	**Bridget Hall**	BRID 3G
Applied Arts Pavilion	AAPAV 5F	**Greenhouse**	GRNHS 7G	**Student Health**	SDFCP 4F	**Eagle Residence Hall**	EAGLE 3D
Aravaipa Auditorium	ARAVA 6D	**Inter. Sc. & Tech. III**	ISTB3 6G	**Student Union**	UNION 5E	**Engle Hall**	EGEL 3G
Bell Residence Hall	BELL 6E	**Inter. Sc.& Tech. 12**	ISTB12 7D	**Sun Devil Fitness Comp.**	SDFCP 4F	**Falcon Residence Hall**	FALCO 3E
Cedar Hall	CDRHL 6G	**Ironwood Building**	IRNWD 6C	**Sutton Hall**	SUTON 5E	**Mortuary Science Bldg.**	MSB 3G
Central Receiving	RECVG 8C	**Lantana Hall**	LNTAHL 4E	**Taylor Hall**	TAYLO 5F	**Mustang Res. Hall**	MUSTA 3E
Century Hall	CNTRY 4E	**Palo Blanco**	PALOB 6F	**Technology Center**	TECH 6C	**Phantom Res. Hall**	PHANT 5D
Citrus Dining Pavilion	CITRS 5F	**Peralta Hall**	PRLTA 6D	**Tech. Innovation Labs**	TLABS 7F	**Physical Ed. Center**	PEC 4G
Classroom Building	CLRB 6H	**Picacho Hall**	PICHO 5D	**Union Anx. & Housing**	UNION2 4D	**Talon Residence Hall**	TALON 3D
Communications	COMUN 6C	**Polytechnic Police Dept.**	POLYPD 6C	**Wanner Hall**	WANER 6E	**Thomas Hall**	THOM 5H
Creativity Hall	CRHL 4C	**Prep. Poly. STEM High School**	PPAHS 6F				
Creativity Hall Admin.	CRHLA 4B	**Quads**	QUADS 4C				
Creativity Hall Srvs.	CRHLS 4C	**Rincon Building**	RINCN 6G				

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

Previous Board Action

- FY 2026–2029 Capital Improvement Plan (included as a three-year forecasted project) — September 2024

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 C.

- 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.

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.

- The project delivery plan maximizes value through creating efficiencies in both the design phase and construction phase as a team, while ensuring complete alignment with ASU standards.

- 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 May 2026. The project is scheduled for completion in December 2029.

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 the 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 $1,031,000 from tuition revenue is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.02 percent.

- There are no expected increases in O&M costs associated with this project.

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 distributions 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 C. 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.

Project Schedule:

Planning	August	2023
Design Start	January	2025
Construction Start	May	2026
Construction Completion	December	2029

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	$12,390,000
3. Fees	
A. CMAR Pre-Construction	$180,000
B. Architect/Engineer	$400,000
C. Other	$56,000
Subtotal Consultant Fees	$636,000
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	$1,207,000
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	$767,000
Total Capital Cost	$15,000,000

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

Exhibit C
Central Plant Transformer and Switchgear
Site Location Map

Acacia Hall	ACACI 7E	**Cmb'd Heat & Pwr. Fac.**	CHPF 6F	**Helmick Center**	HLMK 3C	**Music Building**	MUSIC 6B	**Student Services Bldg.**	SSV 6C
Acourtia Hall	ACHAL 6F	**Community Serv. Bldg.**	CSB 1F	**Honors Hall**	HONHAL 7F	**Neeb Hall**	NEEB 5B	**Sun Angel Clubhouse**	SAC 1H
Adelphi Commons	ADEL 7F	**Coor Hall**	COOR 5B	**Interdisciplin. A/B**	INTDSA/B 6C	**Noble Sci. Library**	NOBLE 5E	**Sun Devil Hall**	SDH 6D
Agave Hall	AGVHAL 7F	**Cottonwood Hall**	CWHAL 7F	**Intrdisclp. Sc. & Tech. 1**	ISTB1 5D	**Northern Chiller Plant**	NCP 3D	**Sun Devil Sports Perf.**	SDSP 3H
Aquatic Complex	AQUAT 3D	**Cowden Fam. Rsrcs.**	COWDN 4C	**Intrdiscip. Sc. & Tech. 2**	ISTB2 4E	**Off-Camp. Stdnt. Srv.**	OCSS 5G	**Sun Angel Stadium**	TRACK 2F
Armstrong Hall	ARM 6E	**Creativity Commons**	CRTVC 6D	**Intrdiscip. Sc. & Tech. 4**	ISTB4 6F	**Old Main**	MAIN 4D	**The Annex**	ANX 3C
Arroyo Hall	ARHAL 7E	**Danforth Chapel**	CHAPL 5C	**Intrdiscip. Sc. & Tech. 5**	ISTB5 4E	**Orchidhouse (Brckyd.)**	BYOH 3B	**Tooker House A-D**	TKRHA-D 3D
Art Building	ART 4B	**Desert Financial Arena**	DFA 3E	**Intrdiscip. Sc. & Tech. 10**	ISTBX 4C	**Palo Verde East**	PVE 3D	**Tower Center**	TOWER 4B
Art Warehouse	ARWH 4B	**Design Annex**	DSGNX 3C	**Irish Hall**	IRISH 7C	**Palo Verde West**	PVW 3D	**University Cntr. A-C**	UCNTRA-C 3H
ASU at Mirabella	MRBLA 4B	**Design North**	CDN 4B	**Jojoba Hall**	JOBA 7E	**Payne Hall**	EDB 5B	**University Club**	UCLUB 4D
Best Hall	MB 7C	**Design South**	CDS 4B	**Juniper Hall**	JNHAL 7F	**Perform. & Media Arts**	APMA 3G	**University Gateway Bldg.**	UGB 5A
Business Admin.	BA 6C	**Discovery Hall**	DISCVRY 6C	**Life Sciences Center**	LS 5D	**Physical Sci. Wings**	PSB-H 4D	**University Services Bldg.**	USB 6G
Business Admin. C Wing	BAC 6D	**Dixie Gammage Hall**	GHALL 5C	**Life Sciences C-wing**	LSC 5D	**Piper Writers House**	PWH 4D	**Urban Systems Engin.**	USE 4E
Biodsgn. Inst. Bldg. A	BDA 5F	**Durham Hall**	DH 4C	**Life Sciences Tower**	LSE 5D	**Police**	ASUPD 7C	**University Towers**	UNIVT 2C
Biodsgn. Inst. Bldg. B	BDB 5F	**Education Lecture Hall**	EDC 6B	**Lyceum Theatre**	LYC 4C	**Psychology Building**	PSY 5E	**Verbena Hall**	VBHAL 6F
Biodsgn. Inst. Bldg. C	BDC 5F	**Engineering Center**	ECA-G 5D	**Manzanita Hall**	MANZH 4E	**Psychology North**	PSYN 4E	**Verde Dickey Dome**	VDDM 6F
Bookstore	BKSTR 6D	**Engin. Research Cntr.**	ENGRC 5D	**Matthews Center**	MCENT 5C	**Rosewood Hall**	RWHAL 6F	**Vista del Sol Cmplx.**	VDS 8E
Brickyard Artisan Crtyrd.	BYAC 3B	**Farmer Education Bldg.**	ED 6B	**Material Srv. Bldg.**	MSB 8G	**Ross-Blakley Hall**	RBHL 6E	**Villas @ Vista del Sol**	VVDS 8E
Brickyard Engnr.	BYENG 3A	**Farrington Softball Stdm.**	ALBER 2H	**Matthews Hall**	MHALL 5C	**Sage Hall**	SGHAL 7F	**Walton Cntr. for Pntry. Hlth.**	WCPH 4F
Bulldog Hall	BDH 6E	**Fulton Center**	FULTN 4C	**McClintock Hall**	MCL 5C	**San Pablo Hall**	PABLO 3D	**Weatherup Center**	WUC 3H
Carson Stdnt Ath Cntr.	CSAC 2D	**Gammage Auditorium**	GGMA 6B	**McCord Hall**	MCRD 6D	**Schwada Building**	SCOB 5E	**West Hall**	WHALL 5C
Centerpoint	CTRPT 3Az	**Goldwater Center**	GWC 4E	**Memorial Union**	MU 6C	**Sch. Hu. Ev. Soc. Chg.**	SHESC 4C	**Wexler Hall**	WXLR 4D
Cereus Hall	CERHAL 7F	**Greek Ldrsp. Vlg. A-D**	GLVA-D 5G	**Mesquite Hall**	MSHAL 6F	**Social Sciences**	SS 5C	**Willow Hall**	WILOHAL 6F
Center for Fam. Studies	CFS 4C	**Greek Ldrsp. Vlg. CC.**	GLVCC 5G	**Mill Ave. Student Housing**	MASH 5B	**Sonora Center**	SCD 8F	**Wilson Hall**	WLSN 5C
Central Plant	CP 5D	**Grounds Maint. Facility**	GMF 8G	**Moeur Building**	MOEUR 5C	**Stauffer Comm.**	STAUF 5B	**Womens Gymst. Trng.**	WGTF 2H
Central Plant South	CPS 8F	**Harrington-Birchett House**	HBH 3C	**Mohave Hall**	MVHAL 7E	**Sun Devil Fit. Cmplx.**	SDFCT 8E	**Wrestling Training Fac.**	WTF 2H
Cholla Apartments	CHOLA 5G	**Hayden Hall**	HAYDN 7C	**Mountain America Stadium**	MAS 2D	**Student Athlete Facility**	SAF 1D	**Zero Waste Office**	ZWO 8G
Chuparosa Hall	CHUPA 7E	**Hayden Library**	LIB 5C	**Mullett Arena**	MA 2F	**Student Pavilion**	STPV 5D	**777 Tower at Novus**	NVS1 3F
College Ave. Market	CAM 3C	**Health Service**	HSB 4D	**Murdock Lecture Hall**	MUR 5D				

ASU
Annual Capital Plan – Project Justification Report
McCain Center

Background/History of Previous Board Action

- FY 2026–2029 Capital Improvement Plan September 2024

Project Justification/Description/Scope

- This project constructs a 68,000 GSF building that will feature a museum, library, cafe, 200-occupant lecture hall, separate event spaces and spaces for academic and administrative programs. The facility will be located adjacent to Papago Park, at the site previously occupied by the Community Services Building at 200 E. Curry Road, as depicted on the map attached as Exhibit D.

- The facility will provide Arizonans and visitors a place to learn, work and gain important access to health monitoring. The McCain Center will offer inclusive programs to underserved communities as well as increase community access to safe and secure broadband connectivity. The community anchor institution is essential to successfully mitigate and combat the negative impacts of the COVID-19 pandemic.

- The building will include approximately 9,100 GSF for academic programs; 6,700 GSF for the lecture hall; 4,400 GSF for the library and archives; 19,400 GSF for the museum; and 28,400 GSF for other common areas, café, administrative and event spaces.

- The museum will include state-of-the-art virtual technology and audio/visual experiences that will educate visitors on Senator John McCain's life, legacy and achievements.

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.

- The project delivery plan maximizes value through creating efficiencies in both the design phase and construction phase as a team, while ensuring complete alignment with ASU standards.

- ASU has selected Clark | Chasse – Joint Venture as the CMAR and SHoP Architects as the Design Professional for this project. The CMAR selection process included eight submissions and four teams were interviewed. The DP selection process included 19 submissions and six teams were interviewed.

Project Status and Schedule

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

- ASU will identify complementary programs, uses and partners that can be integrated into the site to honor Senator McCain's extraordinary life and legacy; that will serve the principles he devoted his life and career to; and carry his legacy forward for future generations to learn from.

Project Cost

- The budget for this approximately 68,000 GSF project is $187 million. The budget represents an estimated construction cost of $120.2 million, which is approximately $1,768 per GSF. The estimated total project cost is $2,750 per GSF.

- This project does not have any applicable comparable projects because of its unique and specialized scope. The facility will feature multiple distinct functions including a museum, library, café, large lecture hall, and a variety of exhibit spaces within a single integrated project.

Fiscal Impact and Financing Plan

- Funding the $187 million project from a federal grant and university funds is included in current budget planning.

- **Debt Ratio Impact:** None

- The estimated operations and maintenance cost for this project is approximately $646,121.

Occupancy Plan

- This project will not affect occupancy or existing programs as the existing community services building is currently vacant and all existing programs and personnel have already moved to new locations.

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:** McCain Center

Project Description and Location: This project constructs a 68,000 GSF building that will feature a museum, library, cafe, 200-occupant lecture hall, and separate event spaces and spaces for academic and administrative programs. The facility will be located adjacent to Papago Park, at the site previously occupied by the Community Services Building at 200 E. Curry Road. This is depicted on the map attached as Exhibit D.

Project Schedule:

Planning	November	2023
Design Start	November	2024
Construction Start	July	2026
Construction Completion	January	2028

Project Budget:

Total Project Cost	$ 187,000,000
Total Project Construction Cost	$ 120,200,000
Total Project Cost per GSF	$ 2,750
Construction Cost per GSF	$ 1,768

Estimated Annual O & M Cost:

Utilities	$ 214,756
Personnel	$ 176,093
All Other Operating	$ 255,272
Subtotal	$ 646,121

Funding Sources:

A. System Revenue Bonds $ 187,000,000
Debt Service Funding Source: Federal grant, University funds

B. Operations/Maintenance $ 646,121
Funding Sources: Tuition, University funds

Capital Project Budget Summary

University: Arizona State University
Project: McCain Center

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	$0
2. Construction Cost	
A. New Construction	$137,200,000
B. Tenant Improvement	$0
C. Special Fixed Equipment	$250,000
D. Site Development (excl. 2.E.)	$175,000
E. Parking and Landscaping	$800,000
F. Utilities Extensions	$175,000
G. Other* (Demolition/abatement)	$4,500,000
Subtotal Construction Cost	$143,100,000
3. Fees	
A. CMAR Pre-Construction	$1,900,000
B. Architect/Engineer	$14,658,000
C. Other	$7,325,000
Subtotal Consultant Fees	$23,883,000
4. FF&E Movable	$1,750,000
5. Contingency, Design Phase	$350,000
6. Contingency, Constr. Phase	$5,227,171
7. Parking Reserve	$0
8. Telecommunications Equipment	$4,400,000
Subtotal Items 4-8	$11,727,171
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	$885,000
B. Move-in Costs	$150,000
C. Printing Advertisement	$30,000
D. Keying, signage, facilities support	$5,000
E. Project Management Cost	$6,602,547
F. State Risk Mgt. Ins. (.0034 **)	$617,282
Subtotal Addl. Univ. Costs	$8,289,829
Total Capital Cost	$187,000,000

* Universities shall identify items included in this category.

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

Exhibit D
McCain Center
Site Location Map

ASU
Annual Capital Plan – Project Justification Report
ASU Health Building

Background/History of Previous Board Action

- FY 2026–2029 Capital Improvement Plan September 2024

Project Justification/Description/Scope

- This project constructs a 200,000 GSF, multi-level facility that will serve as headquarters for ASU Health, which will include the School of Medicine and Advanced Medical Engineering and the School of Technology for Public Health. The facility will be located within the downtown Phoenix Bioscience Core between Fillmore and Pierce Streets to the north and south, and Fourth and Fifth Streets to the east and west, as depicted on the map attached as Exhibit E.

- The program will consist of faculty and administrative offices, traditional and virtual reality classrooms and healthcare simulation and skills labs. The building amenities will include, but may not be limited to: learning communities, lounges, breakrooms, library, conference rooms, interview rooms, wellness rooms, storage and spaces for additional program growth.

- ASU Health includes new and existing schools with a focus on advancing health care, research, discovery and treatment. ASU Health is aligned with the Arizona Board of Regents' AZ Healthy Tomorrow initiative, a plan to grow Arizona's health care workforce.

- The headquarters location was selected to be in the heart of the Phoenix Bioscience Core innovation zone, a cluster of industry leaders spearheading research on the world's most important health science discoveries.

- ASU Health will be integral to solving workforce shortages and improving the quality of health for Arizona residents. Within 10 years, it is estimated to create nearly 200,000 jobs and add $19 billion to the state's gross domestic product.

- The headquarters will house the School of Medicine and Advanced Medical Engineering, a new kind of medical school that will produce physicians who blend medicine, engineering, technology and humanities. Graduates will leverage new tools such as artificial intelligence and data science to connect with more patients, seek innovative practices and improve health outcomes.

- It will also house the School of Technology for Public Health, which aims to create a new and rapidly evolving space for the integration of digital technology, data-driven decision-making and a significant focus on local impact within public health.

- Clinical partners like HonorHealth, which also contribute financially to ASU Health, will be co-located in the headquarters. HonorHealth is the primary clinical affiliate for the new School of Medicine and Advanced Medical Engineering.

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.

- The project delivery plan maximizes value through creating efficiencies in both the design phase and construction phase as a team, while ensuring complete alignment with ASU standards.

- ASU has selected McCarthy Building Companies as the CMAR and DFDG Architecture as the Design Professional for this project. The CMAR selection process included nine submissions and three teams were interviewed. The DP selection process included 16 submissions and three teams were interviewed.

Project Status and Schedule

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

- ASU will identify industry leaders, researchers and clinical partners that can be integrated into the headquarters to advance healthcare, research, discovery and treatment.

Project Cost

- The budget for this approximately 200,000 GSF project is $200 million. The budget represents an estimated construction cost of $152,295,500, which is approximately $626 per GSF. The estimated total project cost is $1,000 per GSF.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GS	Year Completed
ISTB12	State-of-the-art, multi-level research and education building	Polytechnic	173,194	$1,080	2025
Media and Immersive eXperience (MIX) Center	Multi-level education building with a theatre, studios, sound stages, control rooms, classrooms and offices	Mesa	117,795	$794	2022
Average Comparable Total Project Cost			**$937**		

Fiscal Impact and Financing Plan

- The $200 million project will be debt-financed with SPEED bonds and system revenue bonds and amortized over approximately a thirty-year term. This assumes that 45% ($146.25 million) of the recent $325 million increase in SPEED bond authority would be allocated to ASU. Funding annual debt service of $13,761,000 from lottery revenues, tuition revenue, and other revenue is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.08 percent without SPEED debt service and 0.30 percent with SPEED debt service.

- The estimated operations and maintenance cost for this project is approximately $3,459,008.

Occupancy Plan

- Once construction is completed, selected programs, personnel and departments will begin moving into the facility for regular operations.

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:** ASU Health Building

Project Description and Location: This project constructs 200,000 GSF, multi-level facility that will serve as headquarters for ASU Health, which will include the School of Medicine and Advanced Medical Engineering and the School of Technology for Public Health. The facility will be located within the downtown Phoenix Bioscience Core between Fillmore and Pierce Streets to the north and south, and Fourth and Fifth Streets to the east and west, as depicted on the map attached as Exhibit E.

Project Schedule:

Planning	September	2024
Design Start	June	2025
Construction Start	July	2026
Construction Completion	June	2028

Project Budget:

Total Project Cost	$ 200,000,000
Total Project Construction Cost	$ 152,295,500
Total Project Cost per GSF	$ 1,000
Construction Cost per GSF	$ 626

Estimated Annual O & M Cost:

Utilities	$ 1,861,209
Personnel	$ 630,091
All Other Operating	$ 967,708
Subtotal	$ 3,459,008

Funding Sources:

A. System Revenue Bonds	$ 200,000,000
Debt Service Funding Source:	Lottery revenue, Tuition, University funds
B. Operations/Maintenance	$ 3,459,008
Funding Sources:	Tuition

Capital Project Budget Summary

University: Arizona State University
Project: ASU Health Building

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	$0
2. Construction Cost	
A. New Construction	$142,637,500
B. Tenant Improvement	$0
C. Special Fixed Equipment	$395,000
D. Site Development (excl. 2.E.)	$3,993,000
E. Parking and Landscaping	$1,200,000
F. Utilities Extensions	$4,000,000
G. Other* (Demolition/abatement)	$70,000
Subtotal Construction Cost	$152,295,500
3. Fees	
A. CMAR Pre-Construction	$2,800,000
B. Architect/Engineer	$17,657,160
C. Other	$840,428
Subtotal Consultant Fees	$21,297,588
4. FF&E Movable	$3,060,173
5. Contingency, Design Phase	$800,000
6. Contingency, Constr. Phase	$6,064,011
7. Parking Reserve	$150,000
8. Telecommunications Equipment	$7,531,834
Subtotal Items 4-8	$17,606,018
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	$725,000
B. Move-in Costs	$300,000
C. Printing Advertisement	$28,000
D. Keying, signage, facilities support	$32,500
E. Project Management Cost	$7,061,548
F. State Risk Mgt. Ins. (.0034 **)	$653,846
Subtotal Addl. Univ. Costs	$8,800,894
Total Capital Cost	$200,000,000

* Universities shall identify items included in this category.

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

Exhibit E
ASU Health Building
Site Location Map

A.E. England Building 424 N. Central Ave.	AEEB 3C	**Fusion on First** 380 N. 1st Ave.	FOF 2B	**Mercado** E. Monroe St.	MERCA-F 4G
Arizona Biomedical Collaborative 425 N. 5th St.	ABC1 3F	**Gard. Off. Spc. - Arizona Center** 455 N. 3rd St.	AZCNTR 3E	**Post Office** 522 N. Central Ave.	POST 2C
Arizona Center Tower 400 E. Van Buren St.	AZCT 3F	**Gordon Commons** 120 E. Taylor Pl.	GRDNC 2D	**Sun Devil Fitness Complex** 330 N. 1st Ave.	SDFCD 2D
ASU Prep Academy 735 E. Fillmore St.	PHXPADM 2H	**Grant Street Studio** 605 E. Grant St.	GSS 7G	**Thunderbird Global Headquarters Building** 401 N. 1st St.	TGHB 3D
Beus Center for Law and Society 111 E. Taylor St.	BCLS 3D	**Health North** 550 N. 3rd St.	HLTHN 2E	**University Center** 411 N. Central Ave.	UCENT 3C
Collaboratory on Central 618 N. Central Ave.	CLBC 1C	**Health South** 500 N. 3rd St.	HLTHS 2E		
Cronkite/Arizona PBS 555 N. Central Ave.	CRONK 2C	**Intrdiscip. Science and Techology Bldg. 8** 850 N. 5th St.	ISTB8 1F		

Annual Capital Plan – Project Justification Report
MTW Partnership Renovations

Background/History of Previous Board Action

- No previous action

- Requesting waiver

Project Justification/Description/Scope

- This project will renovate infrastructure, equipment and research lab spaces including deferred maintenance, operational systems and new tool installations at MacroTechnology Works (MTW) within the ASU Research Park, located at 7700 S. River Parkway, as depicted on the map attached as Exhibit F.

- $17M will be used to renovate infrastructure and research lab spaces in partnership with Applied Materials Inc. (AMAT).

- $25M will be used to provide improved infrastructure and space utilization capacity to expand the research, development and prototyping facility. The renovated research spaces will allow for additional industry partners to work with ASU to develop collaborative spaces and shared equipment areas within the existing 261,188 GSF building.

- These projects will renovate the existing research laboratories into the latest state-of-the-art facilities that will meet the growing demands of the university's research initiatives and comply with code requirements.

- The MTW building accelerates semiconductor, advanced materials and energy device research as a unique national resource that combines the equipment, expertise and training necessary to develop new technology from proof of concept to pilot scale.

- 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.

- The building will support ASU's mission to become a leading global center for interdisciplinary research, discovery, innovation, entrepreneurship and development. The facility will strengthen regional economic competitiveness for jobs in the microelectronics and semiconductors industries through research, discovery and

value-added programs. The education and innovations gained will serve the growing demand for engineering talent at companies like Intel and Taiwan Semiconductor Manufacturing Company, which have made large investments into Arizona semiconductor manufacturing operations.

- 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 28, 2024. A large third-party capital investment and partnership spurred the need for this project so the new tenant can best position themselves to market for any successful research and development and/or pilot production.

Project Delivery Method and Process

- Depending on the nature of the work, the components of this project may be delivered either through the Construction Manager at Risk (CMAR) or Job Order Contracting (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

- The designs for each project that is part of this bundle will be completed within approximately 6-9 months after the DP contract is awarded.

- General construction for these projects is scheduled to begin when the designs are completed and after all approvals are in place. Construction on all project components is targeted for completion by December 2028.

Project Cost

- The budget for this project is $42 million. The budget represents an estimated construction cost of $35.7 million.

- No preliminary external cost estimates have been provided by third-party consultants. DP and 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 after these selections are complete.

- For projects selected to use the CMAR delivery method, the construction manager will be at risk to provide the completed project within the agreed-upon GMP.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GSF	Year Completed
MTW Area 2 Renovations	Infrastructure upgrades at existing building for semiconductor processing cleanroom space and tool installations	Tempe	10,000	$7,000	2026
Bateman Physical Sciences Center D & E Wings	Infrastructure, classroom and research lab upgrades at existing building	Tempe	87,866	$683	2023
MTW Area 5 Rolston Lab Renovation	Infrastructure and lab upgrades at existing building	Tempe	860	$1,274	2022
MTW Area 3 & 5 Lab TI	Infrastructure and lab upgrades at existing building	Tempe	4,306	$1,254	2022
Average Comparable Total Project Cost			**$2,553**		

Fiscal Impact and Financing Plan

- The $42 million project will be debt-financed with system revenue bonds and amortized over approximately a thirty-year term. Funding annual debt service of $3,157,000 from tuition revenue is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.07 percent.

- There are no expected increases in O&M costs associated with this project.

Occupancy Plan

- Some project components will reconfigure and renew research labs. Current occupants will be temporarily displaced as needed for renovations. Occupants will reoccupy the spaces upon completion.

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:** MTW Partnership Renovations

Project Description and Location: This project will renovate infrastructure, equipment and research lab spaces including deferred maintenance, operational systems and new tool installations at MacroTechnology Works (MTW) within the ASU Research Park. In total, $17 million will be used to renovate infrastructure and research lab spaces in partnership with Applied Materials Inc. (AMAT) and $25 million will be used to provide improved infrastructure and space utilization capacity to expand the research, development and prototyping facility. The renovated research spaces will allow for additional industry partners to work with ASU to develop collaborative spaces and shared equipment areas within the existing 261,188 GSF building, located at 7700 S. River Parkway, as depicted on the map attached as Exhibit F.

Project Schedule:

Planning	July	2025
Design Start	July	2025
Construction Start	June	2026
Construction Completion	December	2028

Project Budget:

Total Project Cost	$	42,000,000
Total Project Construction Cost	$	35,700,000
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	$	42,000,000
Debt Service Funding Source:		Tuition
B. Operations/Maintenance	$	0
Funding Sources:		Not Applicable

Exhibit F
MTW Partnership Renovations
Site Location Map

Macrotechnology Works	MTW	2B
Central Utilities Building For MTW	CUB	2B

ASU
Annual Capital Plan – Project Justification Report
East Athletic Village Tennis and Track and Field Facilities

Background/History of Previous Board Action
- FY 2026–2029 Capital Improvement Plan September 2024

Project Justification/Description/Scope
- This project will include new venues for tennis and track and field to accommodate the relocation of the existing Whiteman Tennis Facility, to the East Athletic Village, which will be located east of Rural Road, west of Dorsey Lane and south of the new Third Street. This is depicted on the map attached as Exhibit G.

- This project will consist of site improvements including retention basins, fencing, landscaping, signage and a new street for vehicle and pedestrian access. Construction will include parking, drop-off access, six tennis courts, shared restroom facilities, sports lighting, Wi-Fi, scoreboards, concession stands, athletic first aid and training areas.

- A 5,000 GSF building will be constructed under the grandstand bleachers for concessions, restrooms and first aid areas.

- This relocation will permit new developments anticipated within the Novus® Innovation Corridor, a 10-million-square-foot mixed-use project being developed through a public/private partnership between ASU and Catellus Development Corporation, that drives ASU's commitment to advancing research and discovery.

Project Delivery Method and Process
- The project delivery method has not been determined for this project yet.

- The contractor and DP 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 June 2026. The project is scheduled for completion in June 2027.

Project Cost
- The budget for this approximately 70,000 GSF project is $51 million. The budget represents an estimated construction cost of $45,850,650, which is approximately $655 per GSF. The estimated total project cost is $729 per GSF.

- Comparable Projects:

Project	Description	Location	Project Size GSF	Total Project Cost/GS	Year Complete
Mullet Arena	5,000 seat multipurpose arena with suites, concessions and locker and training rooms.	Tempe	210,750	$651	2022
Weatherup Center	Basketball practice facility with courts, locker rooms, offices, training areas and locker rooms.	Tempe	51,290	$429	2009
Average Comparable Total Project Cost			**$540**		

Fiscal Impact and Financing Plan

- The $51 million project will be debt-financed with system revenue bonds and amortized over approximately a thirty-year term. Funding annual debt service of $3,600,000 from University funds is included in current budget planning.

- **Debt Ratio Impact:** The projected incremental debt ratio impact for this project bundle is 0.08 percent.

- There are no expected increases in O&M costs associated with this project.

Occupancy Plan

- Once construction is completed, ASU's tennis, track and field programs will move into their respective spaces for designated uses.

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:** East Athletic Village Tennis and Track and Field Facilities

Project Description and Location: This project will relocate the University Athletics Tennis, Track and Field programs to the new ASU Athletic Village, joining other recently expanded programs for lacrosse, soccer and beach volleyball. The new facilities will include locker rooms, nutrition stations, offices and training areas, temporary parking, drop-off access, six tennis courts, shared restroom facilities, sports lighting, Wi-Fi, scoreboards, retention basins, fencing, landscaping and signage. It will be located east of Rural Road, west of Dorsey Lane and south of the new Third Street as depicted on the map attached as Exhibit G.

Project Schedule:

Planning	April	2022
Design Start	December	2025
Construction Start	June	2026
Construction Completion	June	2027

Project Budget:

Total Project Cost	$ 51,000,000
Total Project Construction Cost	$ 45,850,650
Total Project Cost per GSF	$ 729
Construction Cost per GSF	$ 655

Estimated Annual O & M Cost:

Utilities	$ 216,737
Personnel	$ 170,964
All Other Operating	$ 124,943
Subtotal	$ 512,644

Funding Sources:

A. System Revenue Bonds $ 51,000,000
Debt Service Funding Source: Tuition, Other Revenue

B. Operations/Maintenance $ 0
Funding Sources: Not Applicable

Capital Project Budget Summary

University: Arizona State University
Project: East Athletic Village Tennis and Track and Field Facilities

	Annual Capital Plan
Capital Costs	
1. Land Acquisition	$0
2. Construction Cost	
A. New Construction	$43,692,650
B. Tenant Improvement	$1,230,000
C. Special Fixed Equipment	$60,000
D. Site Development (excl. 2.E.)	$868,000
E. Parking and Landscaping	$0
F. Utilities Extensions	$0
G. Other* (Demolition/abatement)	$0
Subtotal Construction Cost	$45,850,650
3. Fees	
A. CMAR Pre-Construction	$100,000
B. Architect/Engineer	$2,300,000
C. Other	$90,500
Subtotal Consultant Fees	$2,490,500
4. FF&E Movable	$45,000
5. Contingency, Design Phase	$50,000
6. Contingency, Constr. Phase	$150,000
7. Parking Reserve	$0
8. Telecommunications Equipment	$225,000
Subtotal Items 4-8	$470,000
9. Additional University Costs	
A. Surveys, Tests, Haz. Mat. Abatement	$25,000
B. Move-in Costs	$0
C. Printing Advertisement	$0
D. Keying, signage, facilities support	$50,450
E. Project Management Cost	$1,940,000
F. State Risk Mgt. Ins. (.0034 **)	$173,400
Subtotal Addl. Univ. Costs	$2,188,850
Total Capital Cost	$51,000,000

* Universities shall identify items included in this category.

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

Exhibit G
East Athletic Village Tennis and Track and Field Facilities
Site Location Map

Acacia Hall	ACACI 7E	**Cmb'd Heat & Pwr. Fac.**	CHPF 6F	**Helmick Center**	HLMK 3C	**Music Building**	MUSIC 6B	**Student Services Bldg.**	SSV 6C
Acourtia Hall	ACHAL 6F	**Community Serv. Bldg.**	CSB 1F	**Honors Hall**	HONHAL 7F	**Neeb Hall**	NEEB 5B	**Sun Angel Clubhouse**	SAC 1H
Adelphi Commons	ADEL 7F	**Coor Hall**	COOR 5B	**Interdisciplin. A/B**	INTDSA/B 6C	**Nelson Fine Arts Center**	FAC 5B	**Sun Devil Hall**	SDH 6D
Agave Hall	AGVHAL 7F	**Cottonwood Hall**	CWHAL 7F	**Intrdiscip. Sc. & Tech. 1**	ISTB1 5D	**Noble Sci. Library**	NOBLE 5E	**Sun Devil Sports Perf.**	SDSP 3H
Aquatic Complex	AQUAT 3D	**Cowden Fam. Rsrcs.**	COWDN 4C	**Intrdiscip. Sc. & Tech. 2**	ISTB2 4E	**Northern Chiller Plant**	NCP 3D	**Sun Angel Stadium**	TRACK 2F
Armstrong Hall	ARM 6E	**Creativity Commons**	CRTVC 6D	**Intrdiscip. Sc. & Tech. 4**	ISTB4 6F	**Off-Camp. Stdnt. Srv.**	OCSS 5G	**The Annex**	ANX 3C
Arroyo Hall	ARHAL 7E	**Danforth Chapel**	CHAPL 5C	**Intrdiscip. Sc. & Tech. 5**	ISTB5 4E	**Old Main**	MAIN 4D	**Tooker House A-D**	TKRHA-D 3D
Art Building	ART 4B	**Desert Financial Arena**	DFA 3E	**Intrdiscip. Sc. & Tech. 10**	ISTBX 4C	**Orchidhouse (Brckyd.)**	BYOH 3B	**Tower Center**	TOWER 4B
Art Warehouse	ARWH 4B	**Design Annex**	DSGNX 3C	**Irish Hall**	IRISH 2C	**Palo Verde East**	PVE 3D	**University Cntr. A-C**	UCNTRA-C 3H
ASU at Mirabella	MRBLA 4B	**Design North**	CDN 4B	**Jojoba Hall**	JOBA 7E	**Palo Verde West**	PVW 3D	**University Club**	UCLUB 4D
Best Hall	MB 7C	**Design South**	CDS 4B	**Juniper Hall**	JNHAL 7F	**Payne Hall**	EDB 5B	**University Gateway Bldg.**	UGB 5A
Business Admin.	BA 6C	**Discovery Hall**	DISCVRY 6C	**Life Sciences Center**	LS 5D	**Perform. & Media Arts**	APMA 3G	**University Services Bldg.**	USB 8G
Business Admin. C Wing	BAC 6D	**Dixie Gammage Hall**	GHALL 5C	**Life Sciences C-wing**	LSC 5D	**Physical Sci. Wings**	PSB-H 4D	**Urban Systems Engin.**	USE 4E
Blodsgn. Inst. Bldg. A	BDA 5F	**Durham Hall**	DH 4C	**Life Sciences Tower**	LSE 5D	**Piper Writers House**	PWH 4D	**University Towers**	UNIVT 2C
Blodsgn. Inst. Bldg. B	BDB 5F	**Education Lecture Hall**	EDC 6B	**Lyceum Theatre**	LYC 4C	**Police**	ASUPD 7C	**Verbena Hall**	VBHAL 6F
Blodsgn. Inst. Bldg. C	BDC 5F	**Engineering Center**	ECA G 5D	**Manzanita Hall**	MANZH 4E	**Psychology Building**	PSY 5E	**Verde Dickey Dome**	VDDM 6F
Bookstore	BKSTR 6D	**Engin. Research Cntr.**	ENGRC 5D	**Matthews Center**	MCENT 5C	**Psychology North**	PSYN 4E	**Vista del Sol Cmplx.**	VDS 8E
Brickyard Artisan Crtyrd.	BYAC 3B	**Farmer Education Bldg.**	ED 6B	**Material Srv. Bldg.**	MSB 8G	**Rosewood Hall**	RWHAL 6F	**Villas @ Vista del Sol**	VVDS 8E
Brickyard Engnr.	BYENG 3A	**Farrington Softball Stdm.**	ALBER 2H	**Matthews Hall**	MHALL 5C	**Ross-Blakley Hall**	RBHL 6E	**Walton Cntr. for Pintry. Hlth.**	WCPH 4F
Bulldog Hall	BDH 6E	**Fulton Center**	FULTN 4C	**McClintock Hall**	MCL 5C	**Sage Hall**	SGHAL 7F	**Weatherup Center**	WUC 3H
Carson Stdnt Ath Cntr.	CSAC 2D	**Gammage Auditorium**	GGMA 6B	**McCord Hall**	MCRD 6D	**San Pablo Hall**	PABLO 3D	**West Hall**	WHALL 5C
Centerpoint	CTRPT 3Az	**Goldwater Center**	GWC 4E	**Memorial Union**	MU 6C	**Schwada Building**	SCOB 5E	**Wexler Hall**	WXLR 4D
Cereus Hall	CERHAL 7F	**Greek Ldrsp. Vlg. A-D**	GLVA-D 5G	**Mesquite Hall**	MSHAL 6F	**Sch. Hu. Ev. Soc. Chg.**	SHESC 4C	**Willow Hall**	WILOHAL 6F
Center for Fam. Studies	CFS 4C	**Greek Ldrsp. Vlg. CC.**	GLVCC 5G	**Mill Ave. Student Housing**	MASH 5B	**Social Sciences**	SS 5C	**Wilson Hall**	WLSN 5C
Central Plant	CP 5D	**Grounds Maint. Facility**	GMF 8G	**Moeur Building**	MOEUR 6C	**Sonora Center**	SCD 6F	**Womens Gymst. Trng.**	WGTF 2H
Central Plant South	CPS 8F	**Harrington-Birchett House**	HBH 3C	**Mohave Hall**	MVHAL 7E	**Stauffer Comm.**	STAUF 5B	**Wrestling Training Fac.**	WTF 2H
Cholla Apartments	CHOLA 5G	**Hayden Hall**	HAYDN 7C	**Mountain America Stadium**	MAS 2D	**Sun Devil Fit. Cmplx.**	SDFCT 8E	**Zero Waste Office**	ZWO 8G
Chuparosa Hall	CHUPA 7E	**Hayden Library**	LIB 5C	**Mullett Arena**	MA 2F	**Student Athlete Facility**	SAF 1D	**777 Tower at Novus**	NVS1 3F
College Ave. Market	CAM 3C	**Health Service**	HSB 4D	**Murdock Lecture Hall**	MUR 5D	**Student Pavilion**	STPV 5D		