

City Council
Study Session

May 31, 2018

ASU @ CITY CENTER

LEASE, MASTER PLAN, AND BUDGET UPDATE

Jeff McVay
Manager of Downtown
Transformation

LEASE UPDATE

Lease Agreement

- Primary lease terms reflect Inter-governmental Agreement approved February 26, 2018
 - 99 Year term
 - \$100,000/year rent
 - City responsibility for design and construction of approx. 118,000 SF ASU building, approx. two acre park, Innovation Studios (IT Building)
 - ASU responsibility for FF&E (est. \$10M)
 - ASU responsibility for all O&M (est. \$1.3M/year)
 - ASU student, staff, programming, and scholarship commitments (750 students, 40 faculty and staff)
 - ASU provision of 25 annual scholarships to Mesa residents, with focus on programs offered in Mesa
 - Commercial sub-lease(s) net revenues
- Final lease agreement for Council consideration on June 4, 2018



MASTER PLAN UPDATE



06/07/2018

orcutt | winslow

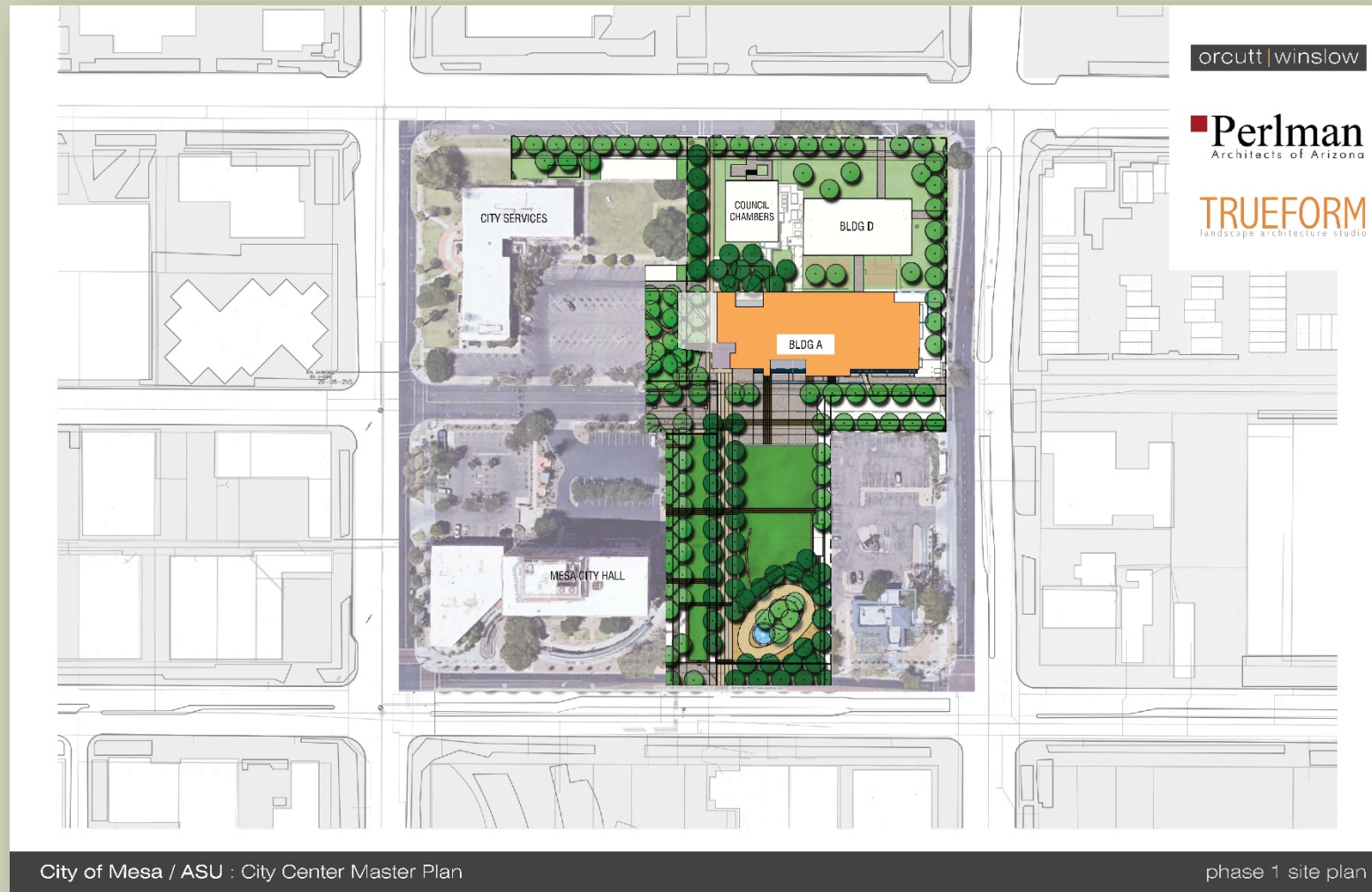
Perlman
Architects of Arizona

TRUEFORM
landscape architecture studio


mesa·az

ASU Arizona State
University

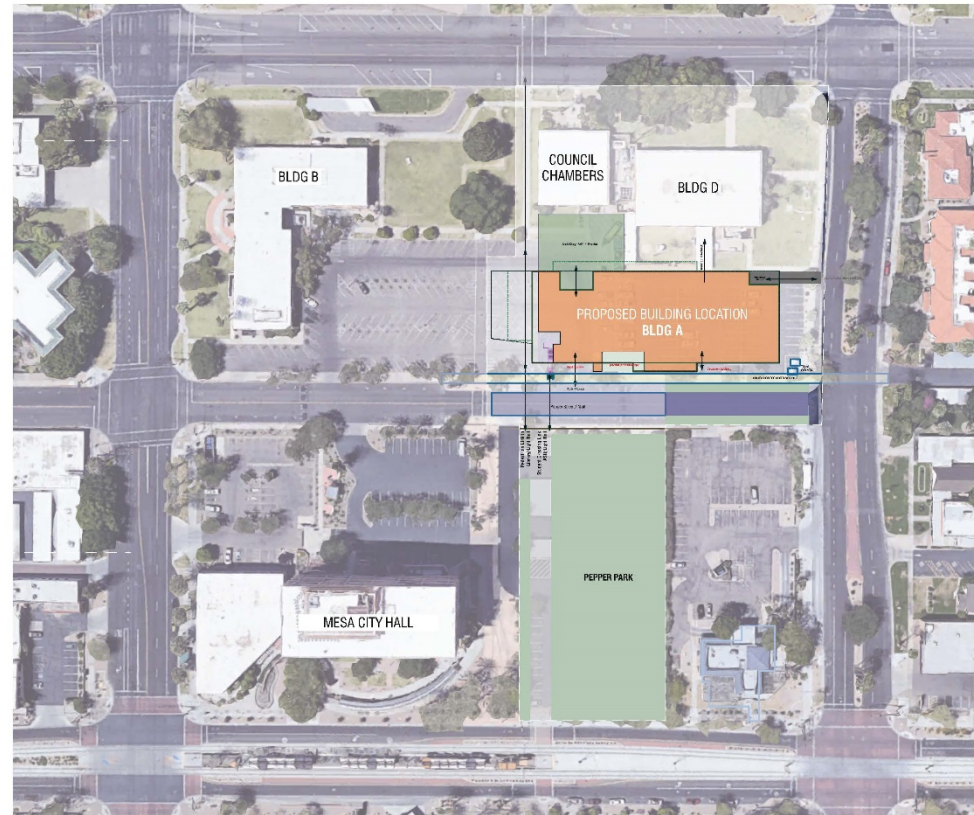
MASTER PLAN UPDATE



MASTER PLAN UPDATE



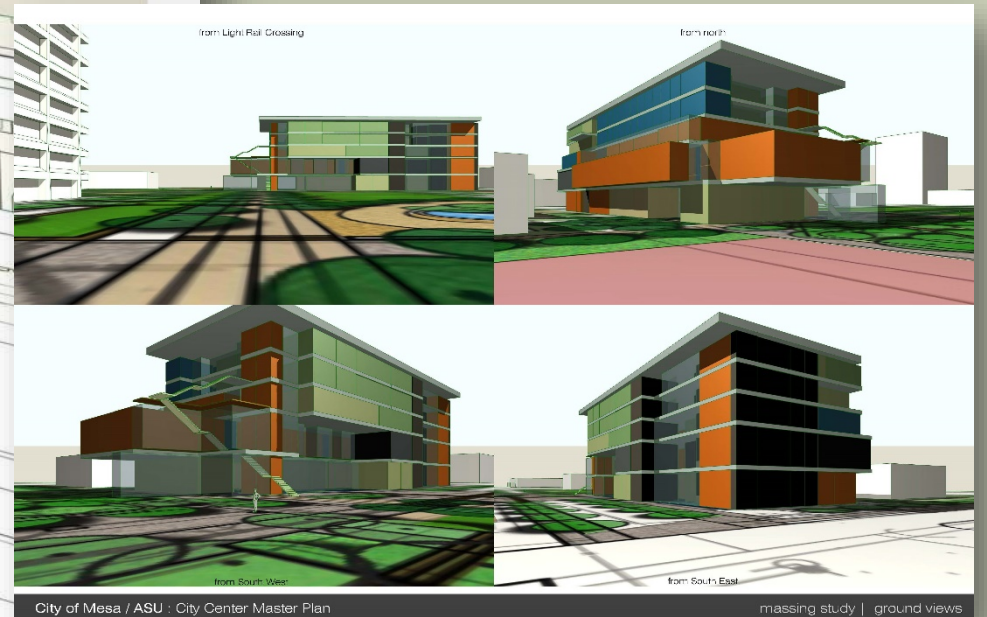
MASTER PLAN UPDATE



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Perlman
Architects of Arizona

MASTER PLAN UPDATE



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Perlman
Architects of Arizona

City of Mesa / ASU : City Center Master Plan

massing study | aerial view w/blocking

[illegible]

Perlman
Architects of Arizona

ASU PROJECT BUDGET

ASU Project Budget*

ASU Building: \$63.5M

*Includes all soft costs, 8% design contingency, 5% construction contingency, and 7% construction escalation



CITY CENTER PROJECT ELEMENTS

- **City Center Open Space**
(Approx. 2-3 acres)
- **Innovation Studios**
(IT Building Renovation)
- **Infrastructure**
(Sewer, Water, Electric, Fiber, and Parking)

Design and programming of the City Center project elements are currently being evaluated to develop cost estimates.



QUESTIONS AND DISCUSSION