

City Council
Study Session

February 15, 2018

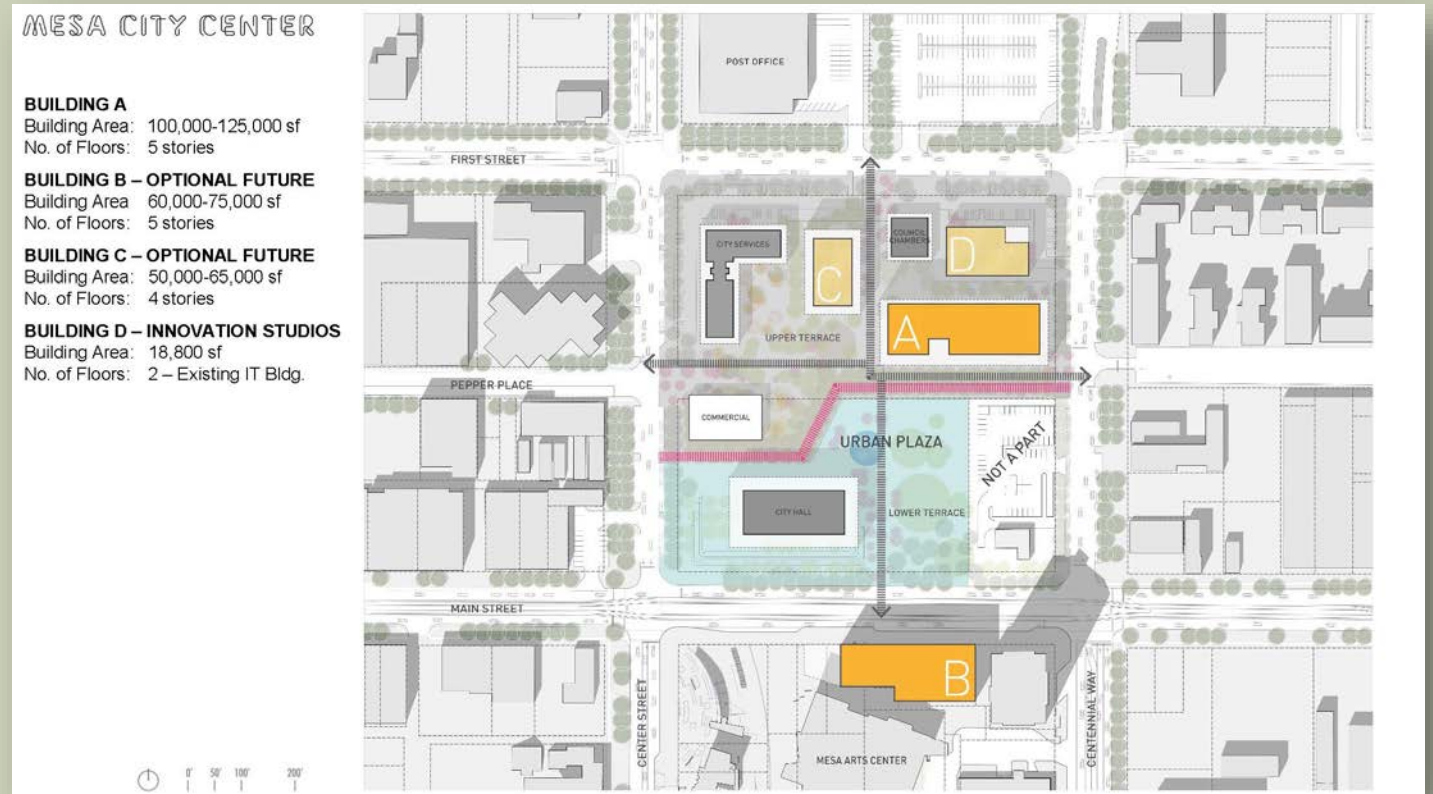
INTERGOVERNMENTAL AGREEMENT: ARIZONA STATE UNIVERSITY

Jeff McVay
Manager of Downtown
Transformation

PRIMARY BUSINESS POINTS

Phase I – City Commitments

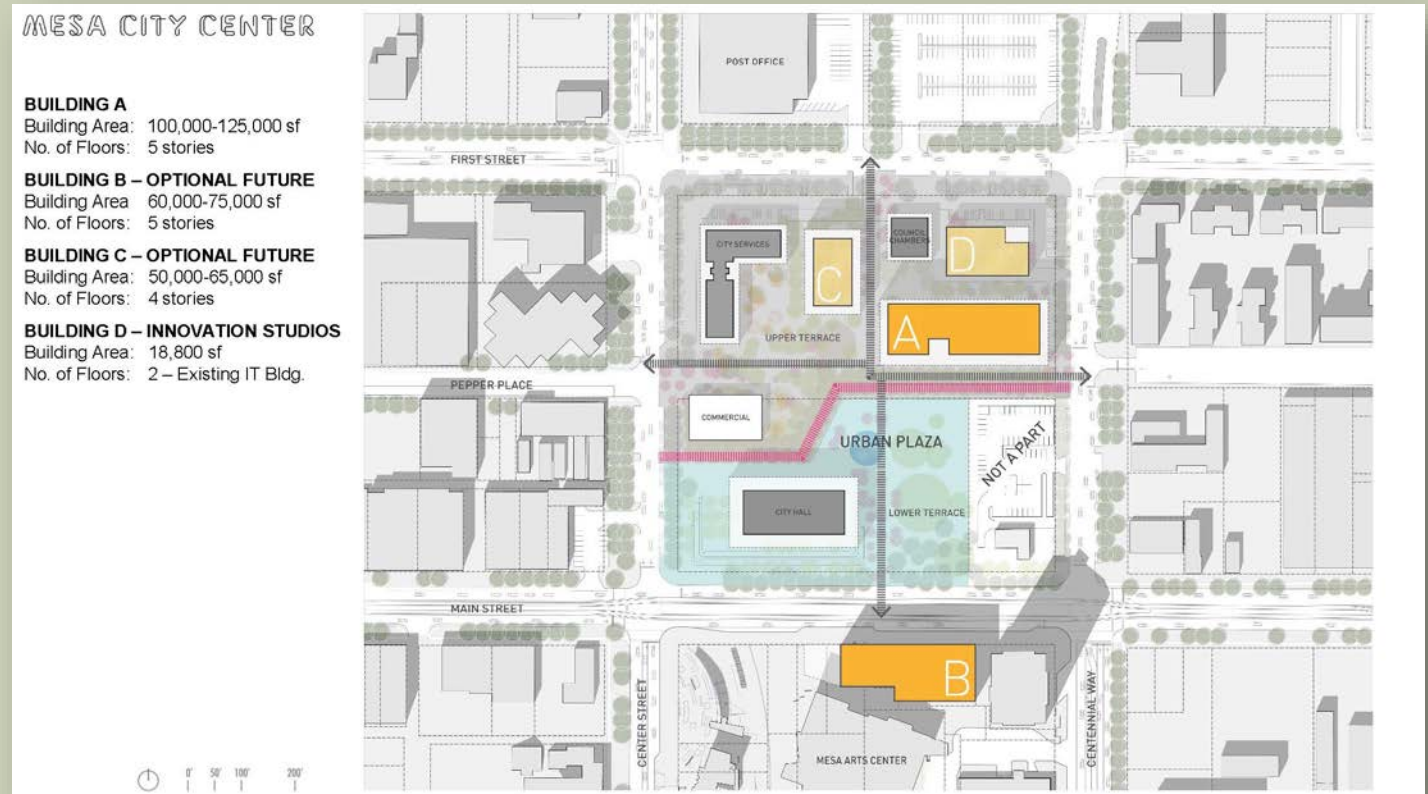
- Design and construction of Building A –100,000-125,000 s.f.
- Tenant Improvements, less FF&E
- Design and construction of infrastructure improvements
 - Approximately two acre public open space



PRIMARY BUSINESS POINTS

Phase I – ASU Commitments

- Minimum 750 students and 40 faculty and staff (within 5 years)
 - Film/Media/Gaming
 - Advanced Visualization/VR/Rapid Prototyping
 - Experience Design
- Est. \$10M FF&E
- Est. \$1.3M annual O&M
- Reserve and Replacement Fund
- Film/Innovation/Entrepreneurial events
- ASU staff member to serve on an innovation district committee



ACADEMIC PROGRAMS



FILM
+
MEDIA
+
GAMING

Feature development, short form media, documentary, music video, public screenings, mobile media, social impact gaming, visual FX, motion capture, and interactive systems.

ACADEMIC PROGRAMS

ADVANCED VISUALIZATION

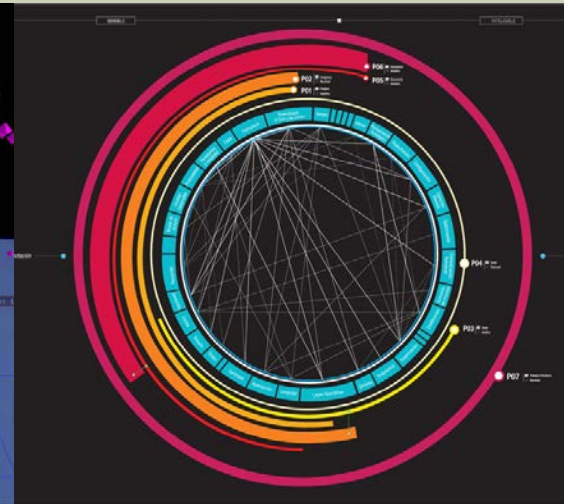
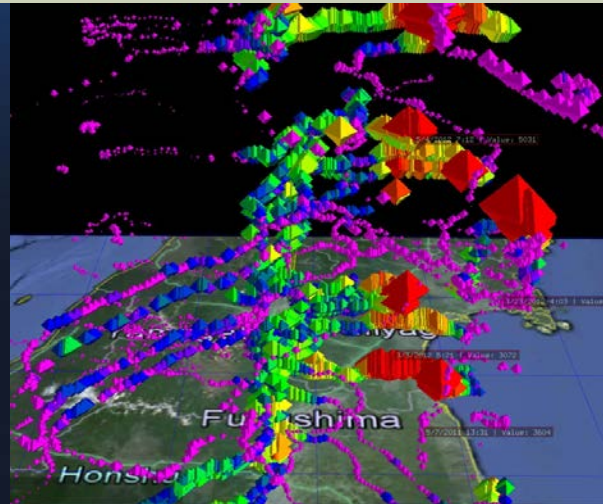
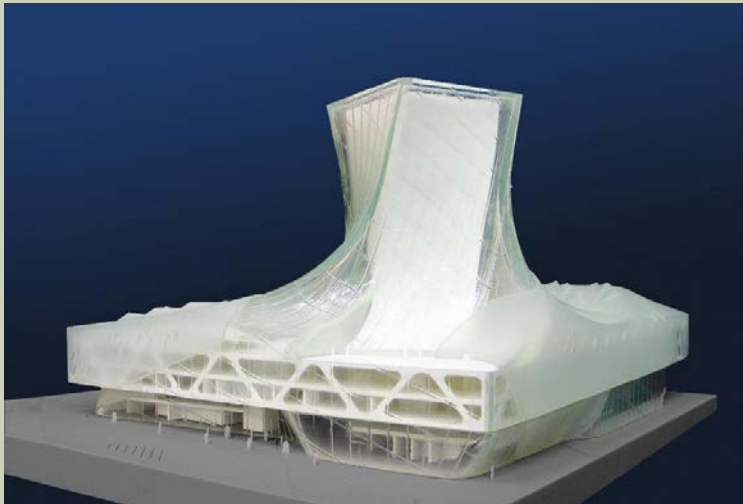
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VIRTUAL & BLENDED REALITIES

+

RAPID PROTOTYPING

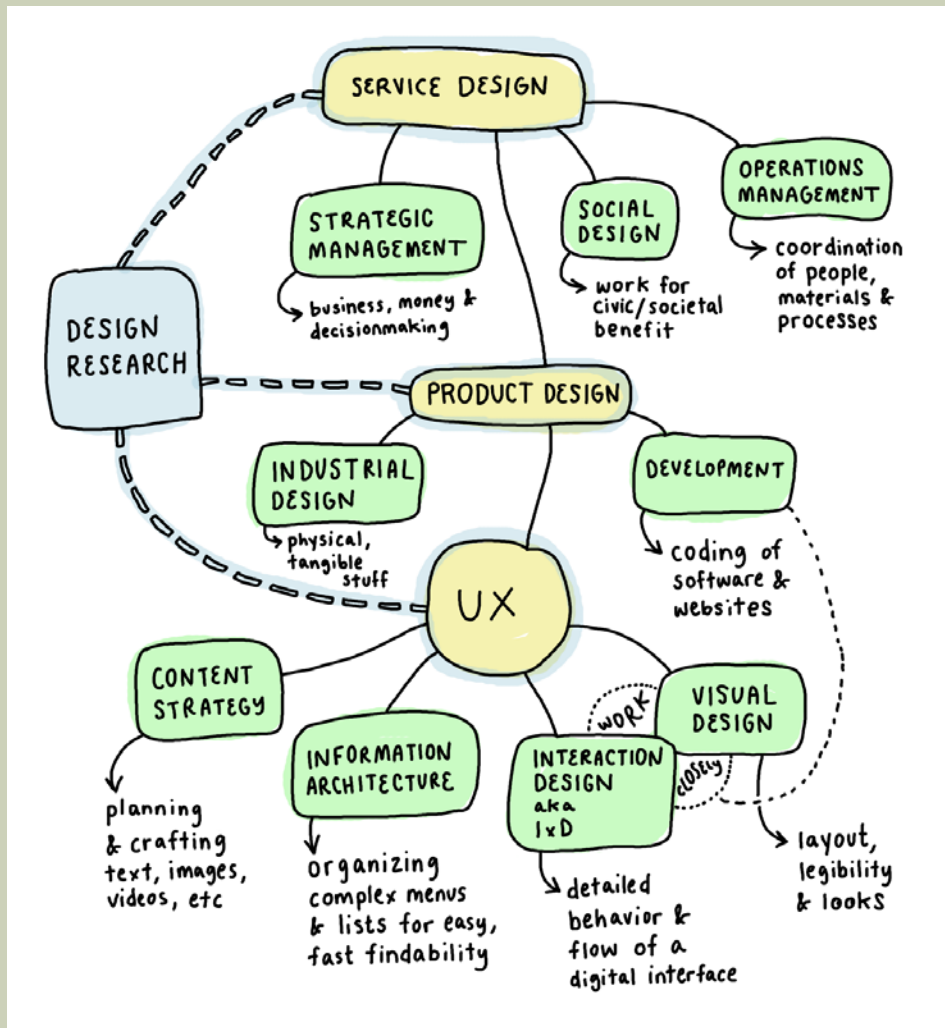
Augmented reality, decision systems engineering, data visualization, 3D animation, informatics, modeling of real world environments and problems.



ACADEMIC PROGRAMS

EXPERIENCE DESIGN + VERTICALLY INTEGRATED PROBLEM-SOLVING

Transdisciplinary, human centered, community engaged, social impact, integrated processes, and community prototyping.



ACADEMIC PROGRAMS

**WORLD CLASS CENTER FOR
CREATIVE TECHNOLOGIES
+
MISSION OF SOCIAL
EMBEDDEDNESS & USE-
INSPIRED RESEARCH
=
VITAL RESOURCE FOR
COMMUNITY, INDUSTRY &
CITY**



MAIN
STREET
PROTOTYPING
FESTIVAL



PRIMARY BUSINESS POINTS

Future Phases – City Commitments

- Development at City's discretion
 - Requires five new private downtown (re)developments following ASU opening
 - Requires identification of adequate funding source
- Design and construction of Building B (approx. 60,000-75,000 s.f.) and/or Building C (approx. 50,000-65,000 s.f.)
- Tenant Improvements, less FF&E
- Design and construction of infrastructure improvements

OR

- Allow ASU to fund design and construction of Building B and/or Building C consistent with master plan, within 5 years of Phase I/II

MESA CITY CENTER

BUILDING A

Building Area: 100,000-125,000 sf
No. of Floors: 5 stories

BUILDING B – OPTIONAL FUTURE

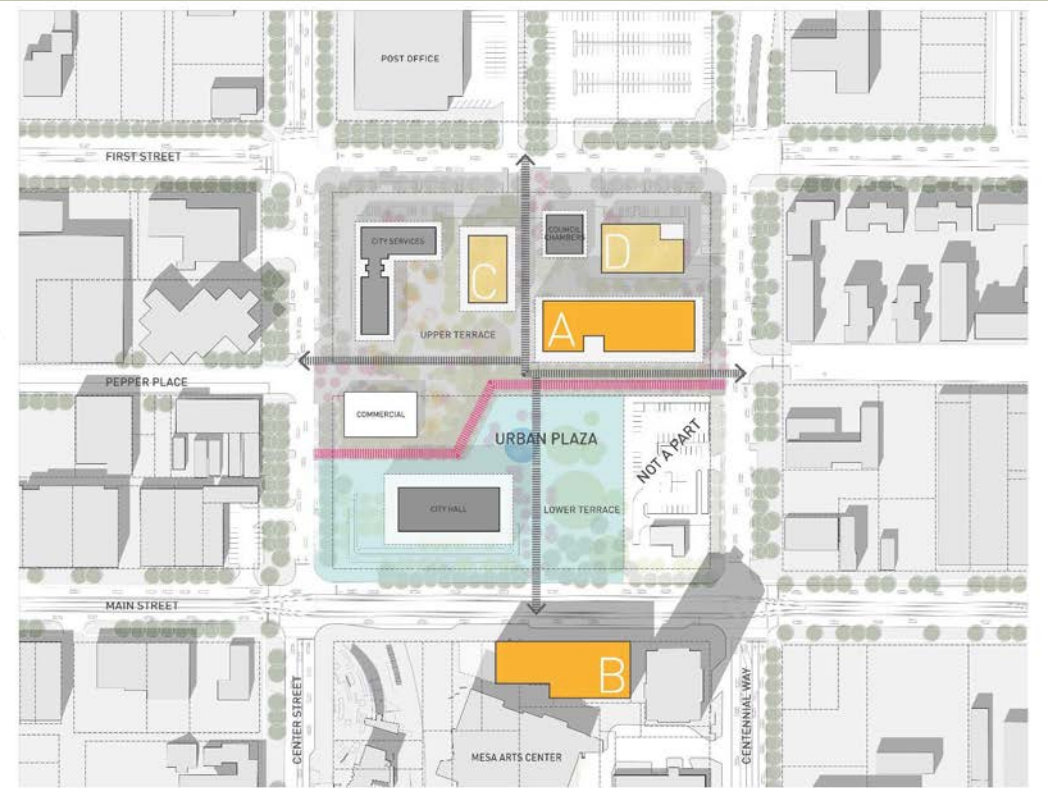
Building Area: 60,000-75,000 sf
No. of Floors: 5 stories

BUILDING C – OPTIONAL FUTURE

Building Area: 50,000-65,000 sf
No. of Floors: 4 stories

BUILDING D – INNOVATION STUDIOS

Building Area: 18,800 sf
No. of Floors: 2 – Existing IT Bldg.



PRIMARY BUSINESS POINTS

Future Phases – ASU Commitments

Building B

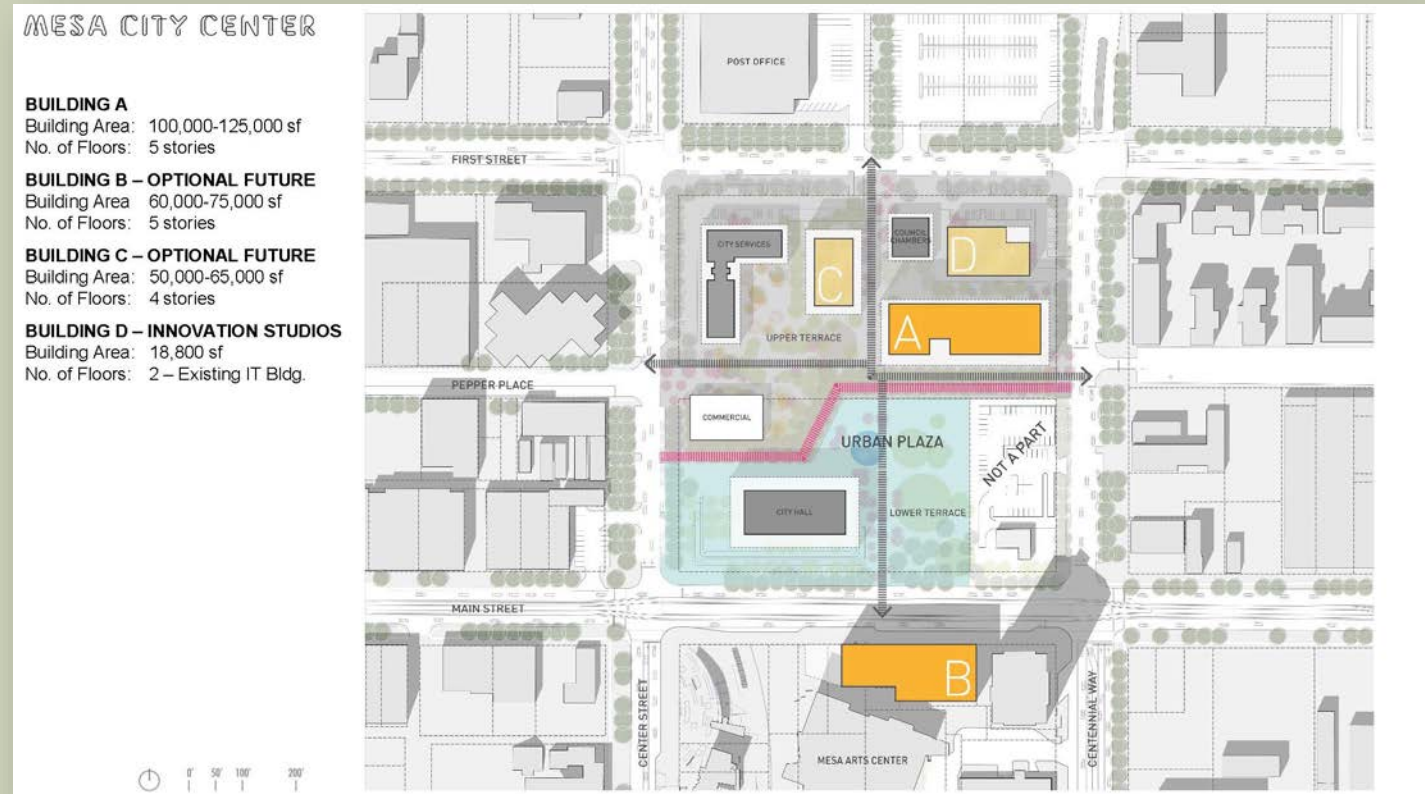
- Minimum 1,500 students and 150 faculty and staff, within 3 years of Building B
 - Expansion of existing academic programs or addition of new academic programs
- Est. \$3-4M FF&E (Building B)
- Est. \$1.7M annual O&M, (Buildings A&B)

Building C

- Minimum 2,000 students and 200 faculty and staff, within 3 years of Building C
 - Expansion of existing academic programs or addition of new academic programs

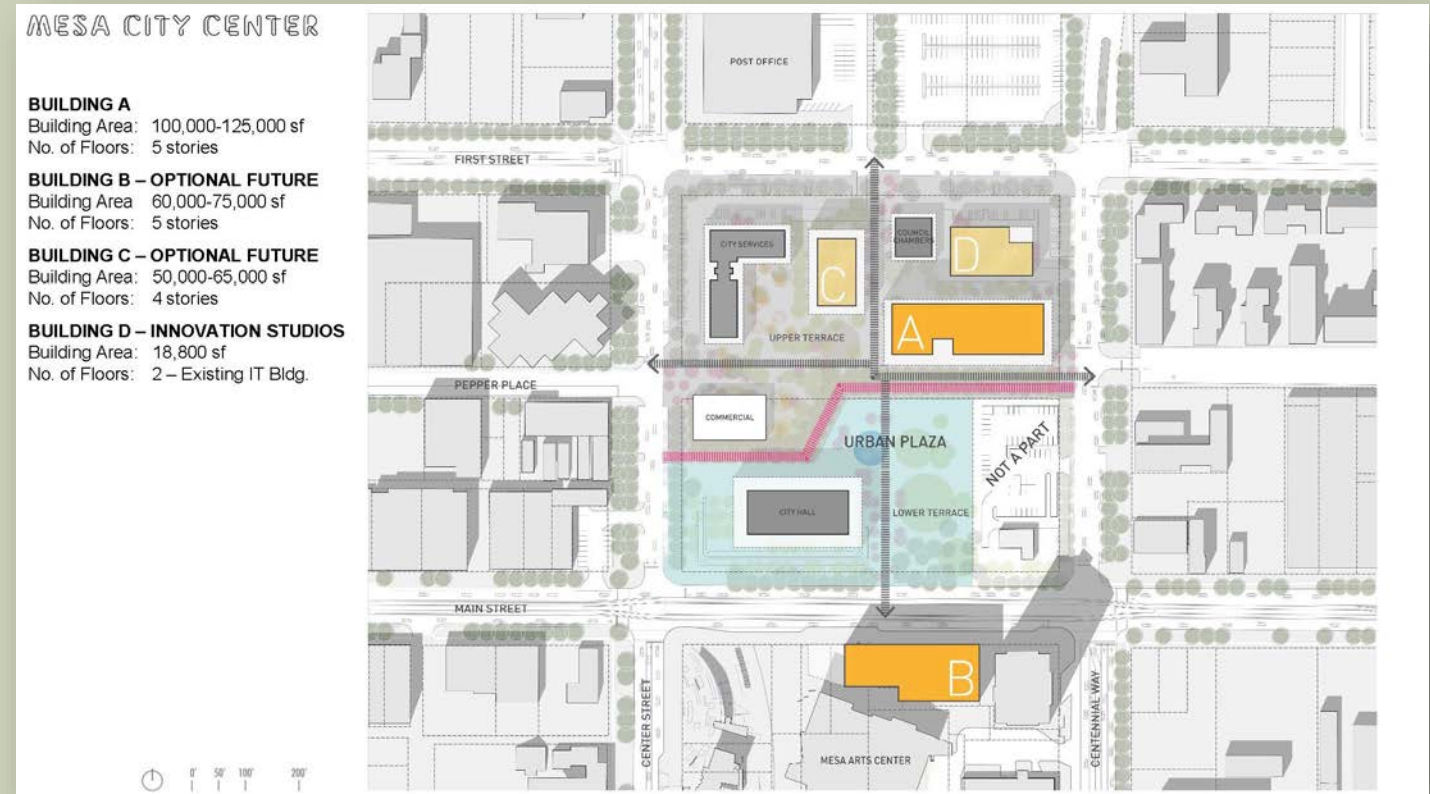
Phase II and III

- Reserve and Replacement Fund
- Film/Innovation/Entrepreneurial events
- ASU staff member to serve on committee on an innovation district



COOPERATIVE COMMITMENTS

- *Project budgets (building, infrastructure, and overall)*
- Design consultant(s) selection
- *Master plan and design guidelines (buildings and civic space)*
- Infrastructure plan (utilities and streets)
- Sub-leasing commercial space
- Fundraising



ADDITIONAL TERMS

Financing:

- Municipal bonds (amount and debt service at City's discretion)

Lease Term:

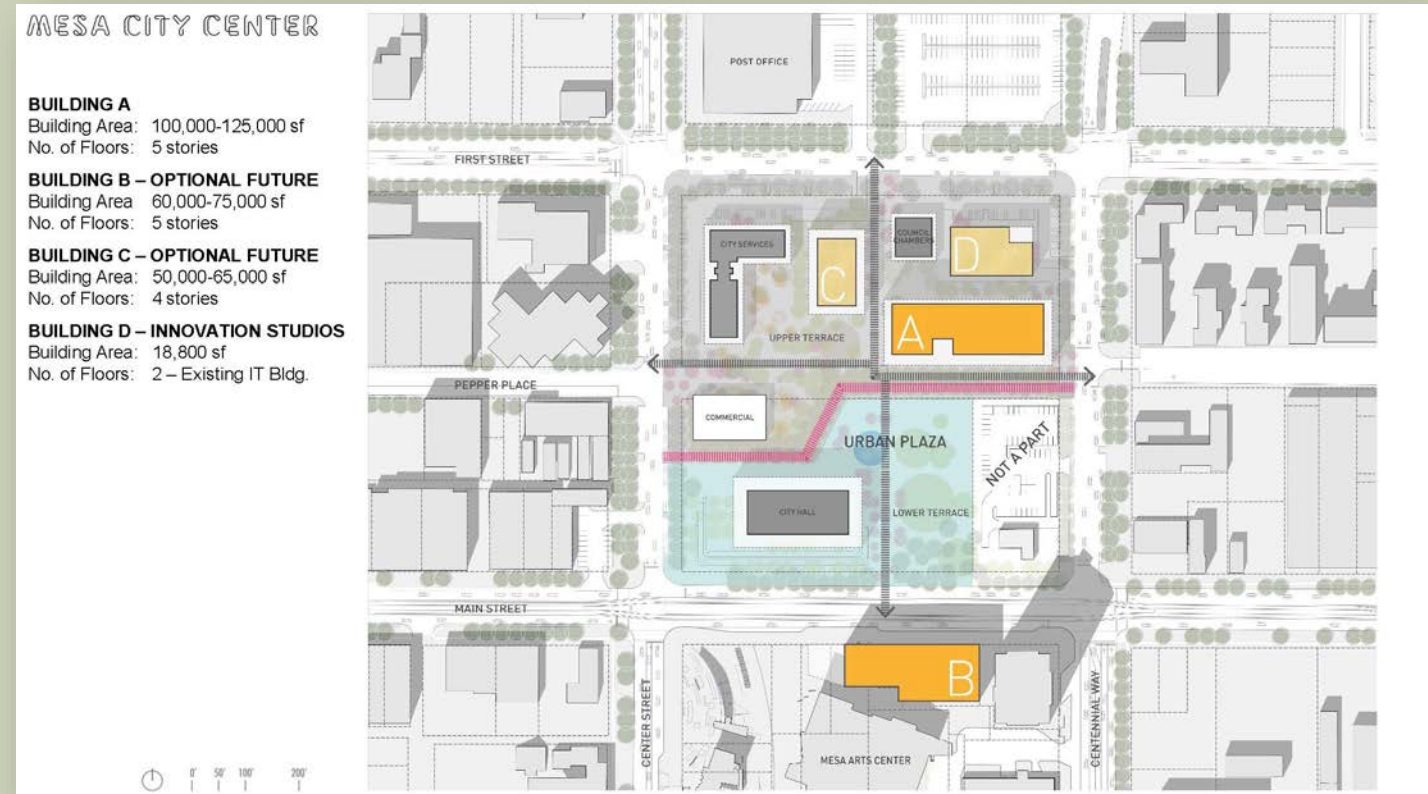
- 99 years
- Can be extended with certain ASU capital investments in facilities

ASU Rent:

- \$100,000/year
- Reimbursement for the salary of a City Facilities Manager

Additional Revenues:

- Commercial subleases
- Permitted parking
- Utilities



INTERGOVERNMENTAL AGREEMENT - ASU

DISCUSSION AND QUESTIONS