

THE UNIVERSITY OF KANSAS CENTRAL DISTRICT DEVELOPMENT PROJECT (Updated January 2016)

OVERVIEW

The University of Kansas has several immediate needs related to science facilities, student space, student housing, parking, utilities, and associated infrastructure. To address these needs, we are embarking on a \$350 million redevelopment of our Central District. The project utilizes a public-private partnership (P3) model that allows us to undertake a large amount of construction at one time in a cost-effective way, and without any additional state funding. Moreover, the funding model insulates the state and taxpayers from any financial obligation.

IMMEDIATE NEEDS

The Central District project will address the following immediate needs at KU:

- Malott and Haworth Halls are obsolete and, frankly, unsafe. They cannot house modern science activities. With enrollment increases in our schools of Pharmacy and Engineering, there is increased demand for science classes and class labs. Current facilities cannot meet these needs in a safe manner.
- A planned increase in undergraduate enrollment and strong market demand to house more upperclassmen on campus will result in a student housing shortage starting in fall 2017.
- KU's sole utility plant lacks system-wide redundancy and is unable to meet the needs of an expanding campus.

The Central District project addresses these needs, and does so more cost-effectively than if these individual components were built piecemeal over a decade. A coordinated, multi-facility project addresses the concern that inflation – estimated at \$1 million to \$1.25 million per month for facilities like this – would increase KU's project costs or require us to reduce the project scope to fit a budget. Further, the scale of construction will result in leveraging the purchasing power for common construction materials like casework, structural steel, concrete, sheetrock, electrical wiring and fixtures, plumbing piping and fixtures. This coordinated process will allow the university to take advantage of market forces that benefit large-scale construction projects.

BACKGROUND

In November 2014, KU issued a Request for Qualifications for the project, and in February 2015 issued a Request for Proposals to three selected firms. After an extensive evaluation of responses to the RFP, the university entered into an engagement agreement with Edgemoor Infrastructure & Real Estate LLC. KU and Edgemoor entered into an exclusive negotiation period, during which the parties negotiated documents needed for the development, construction, operations, and maintenance of the Central District property, including a lease and sublease between KU and the KU Campus Development Corporation, a KU-controlled affiliated corporation.¹

KBOR and the Kansas Legislature have been updated on this project numerous times as it has evolved. KBOR and the Joint Committee on State Building Construction were given briefings beginning in September 2014 and throughout 2015. KBOR's Fiscal Affairs & Audit Committee has been given several presentations as well. KU's budget briefing to the full Board of Regents in July 2015 outlined the need for the science building component of the project.

¹As a controlled affiliated corporation, its records will be subject to the Kansas Open Records Act and will be audited annually by an independent CPA, which will be furnished to the Board and filed with the State. (Board of Regents Policy Manual, Ch. II (D)(11)(iii)).

THE PROJECT

The project includes several components. Individual project component budgets were established using KBOR cost-per-square foot guidelines, consultant studies and/or national estimating guidelines. The components can be broken down as follows:

- **An Integrated Science Building**, which will supplement Malott Hall and Haworth Hall, will contain 280,000 gross square feet of academic and research science space, including laboratories, classrooms, offices and meeting space.
- **A 500-bed residence hall and dining facility** that will house primarily students in their freshman year will be located on a site adjacent to existing Oliver Hall near the intersection of Naismith Drive and 19th Street.
- **Apartment-style student housing** at the corner of Iowa Street and 19th Street will contain 700 beds and will serve upper-class undergraduate students and graduate students.
- **A new student union facility** will contain 30,000 gross square feet and will support the needs of students, faculty and staff. It will include a conference space to expand KU's capability to host conferences and events on campus, student service offices, and study space.
- **A new parking garage** will be required to support the additional parking demand in the Central District.
- **A new Central Utility Plant (CUP)** will be required to support these new facilities. This portion of the project also includes repair and renovation of the North District Utility Plant.

Each component above will contribute to site development costs, utility costs, soft costs, and fees.

STRUCTURE

KUCDC entered into a ground lease with KUCDC for the land upon which the facilities will be constructed. This lease provides KUCDC the ability to obtain bonds to finance the project, with the sublease serving as the bond guarantee.²

KUCDC entered into a loan agreement with the Public Finance Authority, which was the issuer of the bonds. KUCDC borrowed from the Public Finance Authority. KUCDC borrowed \$326.9 million from the Public Finance Authority. The effective interest cost (i.e. the TIC) on the bonds is 3.76%. KUCDC will use the bond proceeds of \$326.9 million and the original issue premiums of \$56 million to pay for project development and construction (\$350 million), the cost of interest during construction (\$30.8 million) and costs of issuance (\$2.1 million).

Upon completion of construction, KUCDC will sublease the new facilities back to KU, and KU will pay an annual sublease payment of about \$21.85 million to KUCDC. This annual sublease payment will be wholly funded by non-state funds as described above.³ KUCDC will use the sublease payment to cover the bond principal and interest payments and miscellaneous issuer and trustee fees. Throughout the term of the lease and sublease, ownership of the land and the facilities will remain with the state and KU.

² The general revenue of the university will not be pledged to fund the project. Rather, the annual sublease payment from the university to KUCDC is the sole source of guaranteed funding.

³ Pursuant to K.S.A. 76-7,127, state educational institutions may initiate and complete construction projects on state-owned property of the institution from any non-state moneys granted, given to or otherwise received by the institution. For purposes of this statute, non-state moneys means any funds received by a state educational institution from any source other than the State of Kansas or any agency thereof.