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# University of Kansas Alternative Financing Options P3 / Central District

Lawrence City Commission Presentation  
October 27, 2015



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# Recapping the Process

Strategic Planning – Launched fall of 2010

Bold Aspirations/Changing for Excellence 2012 – Current

Science & Campus Master Planning – 2012 to 2014

P3 – Working Groups: 2014 to Current

- Stakeholder / Legal

- Finance

- Programming / Site Planning

- Housing

- Parking & Infrastructure

Steering Committee / Executive Committee

KBOR / KS Legislature 2014 to Current

RFQ – 14 Proposals, Spring 2015

RFP – 3 Proposals, Summer 2015

# Project Review & Approval Process

- KU Executive Committee – Initial approval to explore – Spring 2014; Approval to issue RFQ/RFP-Fall 2014; Final approval to select P3 Partner June 2015
- Board of Regents Fiscal Affairs & Audit – May 2014, May 2015
- Joint Committee State Building Construction – September 2014; February 2015
- Final KBOR Approval of lease and proposed bond financing – *November 2015*

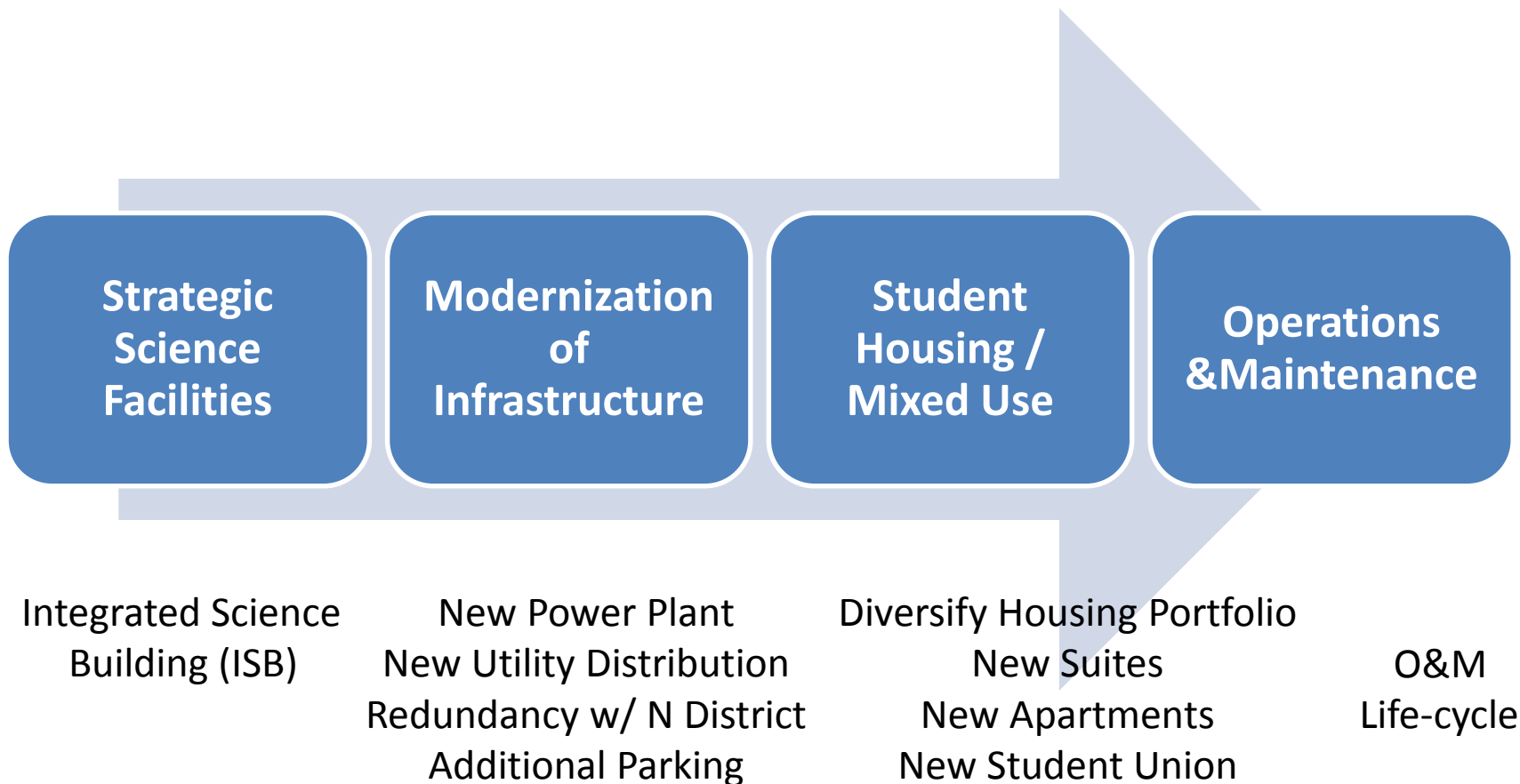
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# KU Strategic Facilities Master Plan for the Sciences- Summary

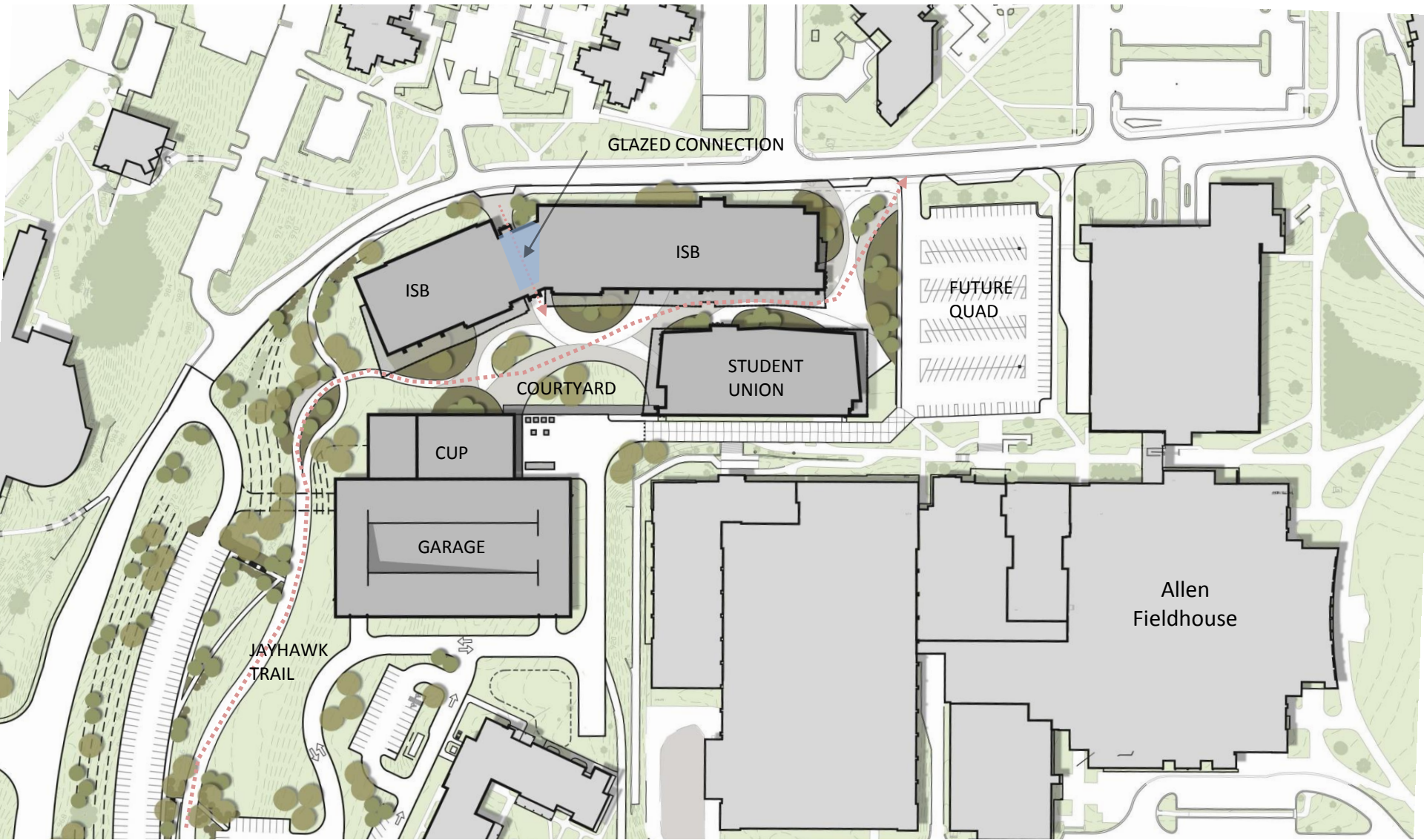
Plan highlights include:

- Integrated Science Facilities that connect the natural, physical, and life sciences with engineering and pharmacy
- Mixed-Use Gateway that combines housing, student parking, student union / retail
- Related Infrastructure improvements that will allow the campus to expand both academic and research programs, and student focused amenities

# Project Goals / Project Scope

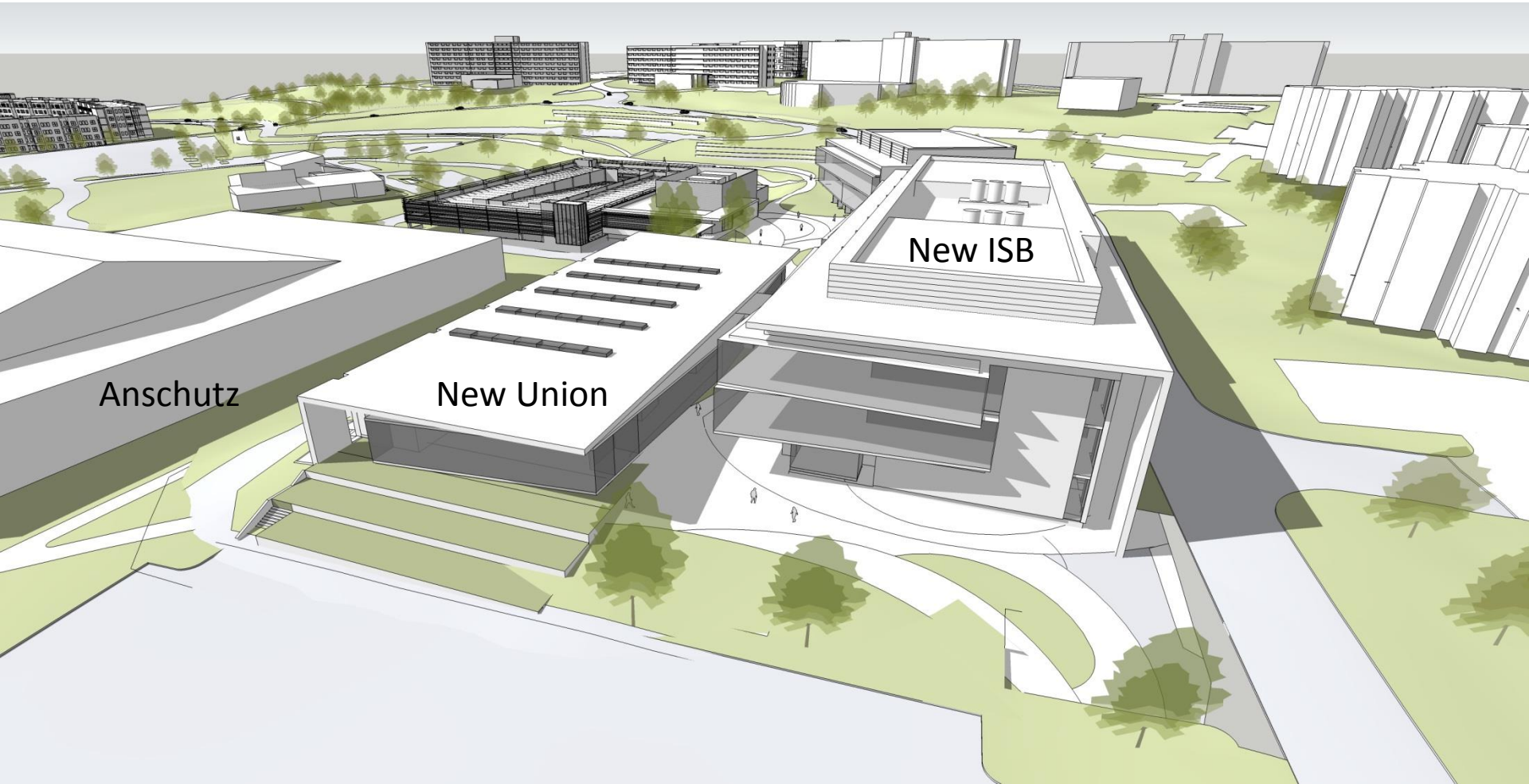


# SITE PLAN



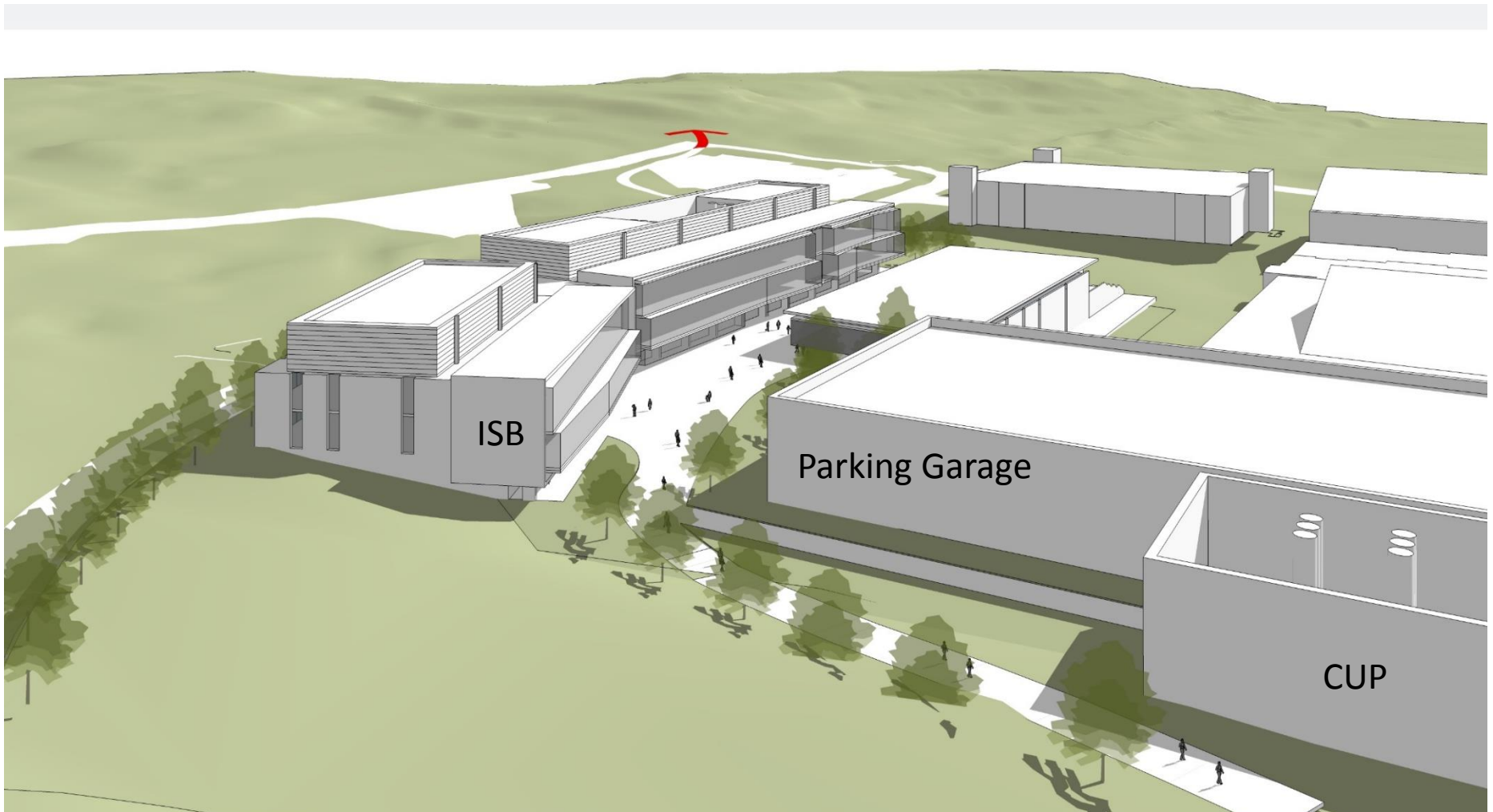


# MASSING CONCEPT



AERIAL VIEW FROM NORTHEAST

# Massing Concept (cont.)





# Student Housing Area Site Plan



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# Legal Structure

- Three way Development Agreement between KU, Edgemoor and Nonprofit Corporation covering the construction, operation, maintenance and life cycle costs and responsibilities.
- The University leases property to the Nonprofit Corporation for a term of 32 to 40 years.
- The Nonprofit Corporation leases the completed facility back to the University under a long term lease in an amount sufficient to cover the debt service on the bonds as well as the O&M/Life Cycle costs.
- The University maintains ownership of the ground, building, and all building improvements throughout the term of the lease.
- The University may receive compensation from the private entity for the term of the ground lease.

# Projected Schedule

Item	Date
RFP Submittals	May 15, 2015
Investment Partner / Developer Selected	June 2015
Engagement Agreement, Initial Design, Begin Negotiations	June 2015
Final Agreements, Final Design, Financial Close	Winter 2015/2016
Begin Construction	Winter 2015/2016
Housing Phase 1	July 2017
ISB Science Building, Burge Union Completion Infrastructure, Housing Phase 2 Completion	July 2018*
* 12 – 18 Months Ahead of 'Business as Usual'	