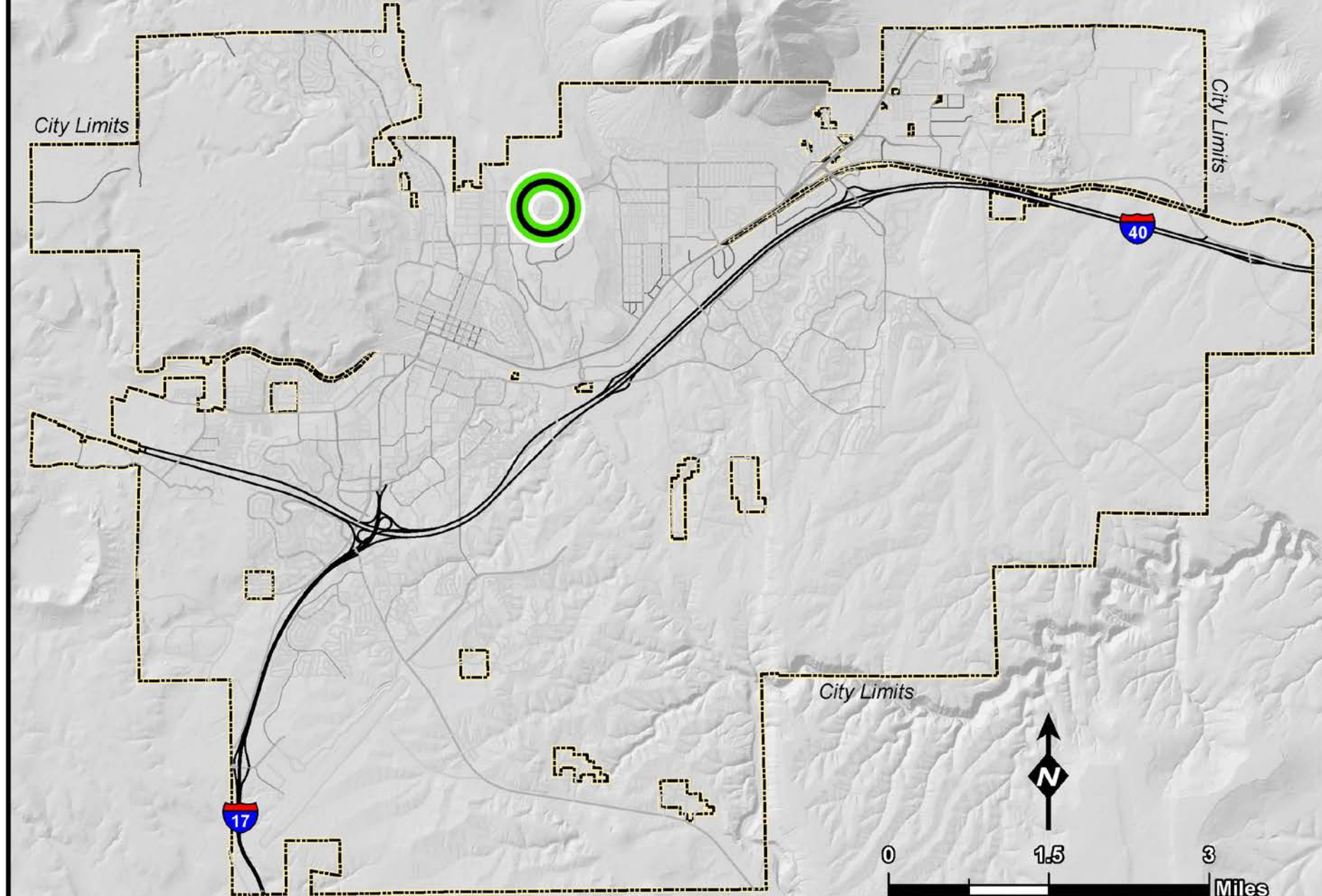




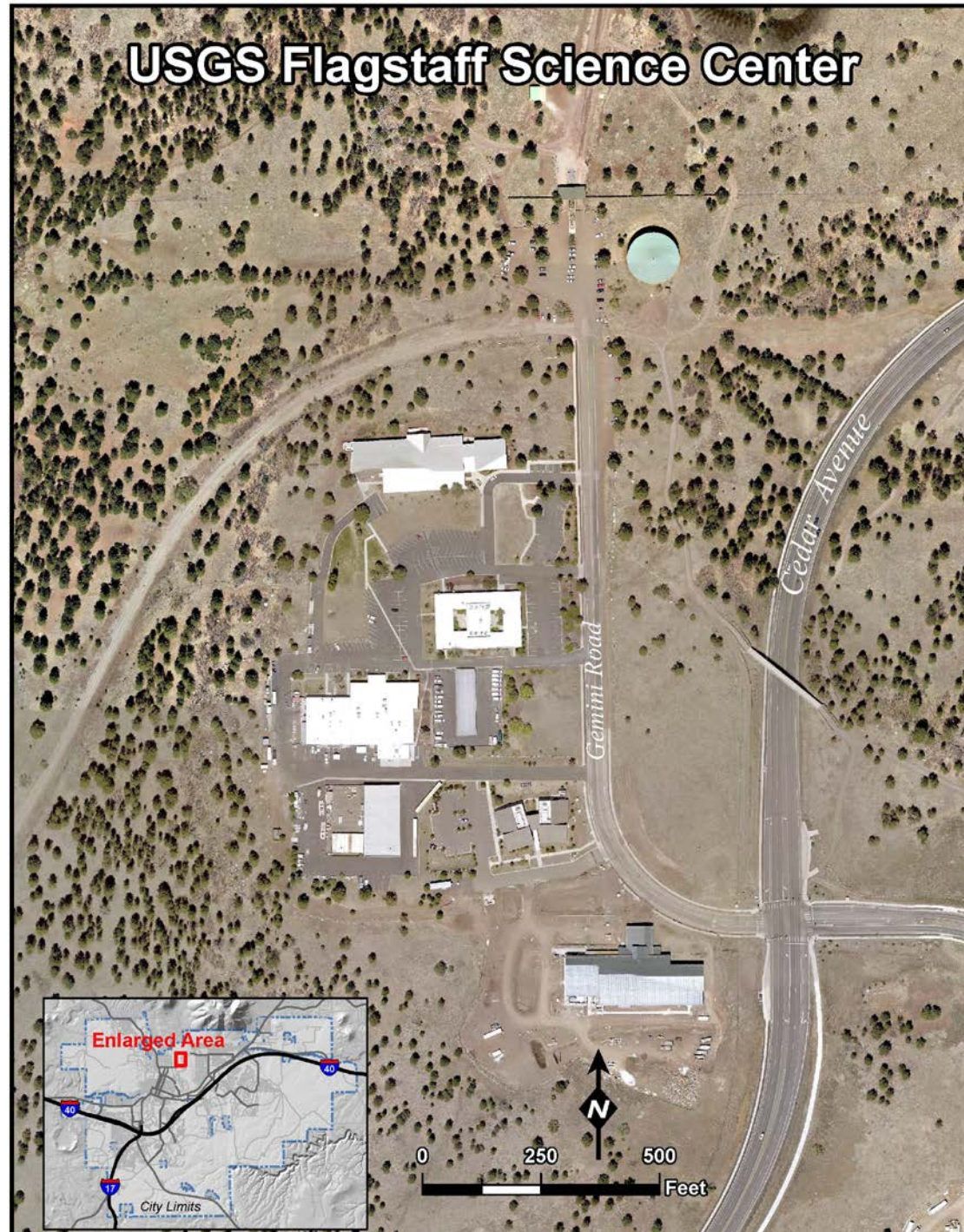
# USGS Campus Build to Suit



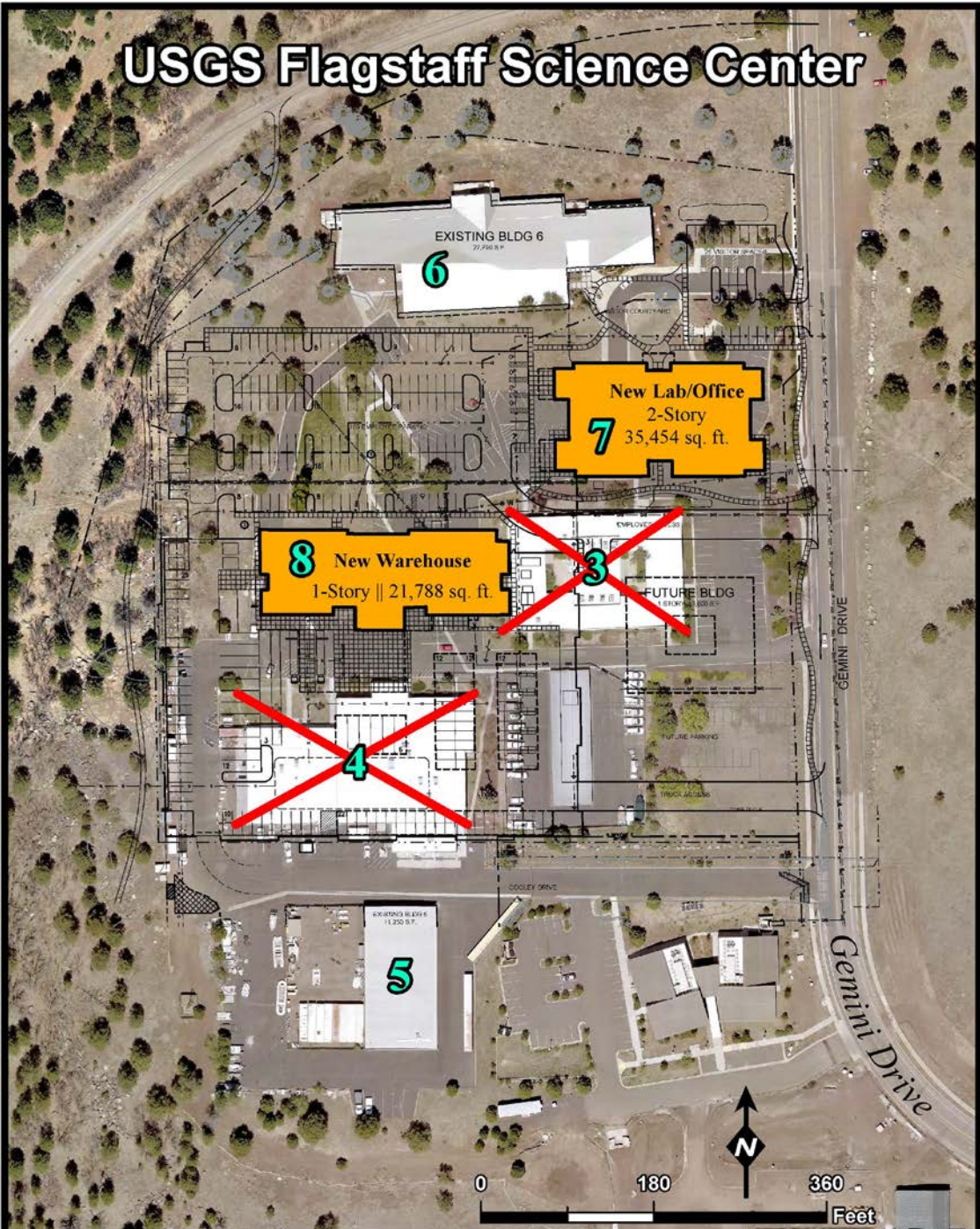
# USGS Campus Build to Suit



# USGS Flagstaff Science Center



# USGS Flagstaff Science Center





# USGS Campus – Build to Suit



## Project Details

- Demolition of two existing buildings
- Construction of two new buildings
  - *New Lab/Office (7)*
  - *New Warehouse (8)*
- **USGS Flagstaff Science Campus**
  - *Will consist of four buildings (5, 6, 7,8)*





# USGS Campus – Build to Suit



## SPECIAL THANKS TO...

- **Rick Tadder**, *Management Services Director*
- **Stacey Brechler-Knaggs**, *Grants and Contracts Manager*
- **Bryce Doty**, *Real Estate Manager*
- **Christine Cameron**, *Project Manager*
- **Charity Lee**, *Former Real Estate Manager*
- **Erin Winschel**, *US General Services Administration (GSA)*



# USGS Campus – Build to Suit

## Financial Details

- **Proposition 101 approved in May 2004**
- **Authorized amount was for \$61.2M**
- **City has bonded for \$3.37M, leaving a \$57.83M balance**
- **To provide for the construction and/or renovation of facilities to be leased to the General Services Administration (USGS) and others, and to pledge State shared or other revenues**
- **Debt can be no more than 25 years with maximum interest rate of 10%**





# USGS Campus – Build to Suit

## Financial Details

- **City has negotiated with GSA since May 2016**
- **City to contribute \$3M from USGS reserve account**
- **Financing \$24,815,873 with approximate 3.5% interest**
- **Estimated 22 to 24-year loan with a lease term of 20 years**
  - **10 years firm**
- **Initial annual lease payment is \$1,894,137.78**
  - **Paid by the USGS**
  - **Will cover the debt service payment and \$80K annually for insurance and maintenance of the facility**



# USGS Campus – Build to Suit

## Financial Details

- **FY2020-21 budget includes \$10M for the design and construction**
- **Remaining costs will be budgeted in FY 2021-22**
- **Staff will bring forward debt financing ordinance next Summer or Fall**