

Upfront Approval – Scope of Proposal Anticipated

1. Board of Trustees (and, if applicable, DSO Board) have endorsed the project pre-approval envelope and have endorsed the concept of the project. Board of Trustees (and, if applicable, DSO Board) approval will be obtained prior to entering binding agreements for the P3 Project.
2. Names and qualifications of legal and financial experts who will advise the University.
3. ITN meeting the requirements of BOG Guidelines will be issued.
4. How the Project will be consistent with the strategic priorities and mission of the university, with appropriate references to both the university strategic plan and mission statement.
5. Demand information (in light of current facilities).
6. Envelope Facility program: location, size and ownership [UFBOT or IITF] of site, use of Facility, maximum size/minimum key amenities and specifications (e.g., # of rooms and types of common areas for dorms, parking needs, etc.). Whether the Project is included in a campus master plan, or is not required to be included in a campus plan, with appropriate references and documentation. If on campus, the location of the Project shall be provided on a current campus map.
7. Maximum term of the lease and of the financing. Anticipated schedule for solicitation, negotiation/documentation, design and construction (with contingency cushion).
8. Whether the Facility will be owned by the University upon end of the term or whether there will be an option to require the private developer to remove the facility and options for addressing maintenance and repairs (with ability for developers to propose more favorable options).
9. Financial and qualification assumptions:
 - Why the Project will be a cost effective method for meeting university needs and purposes, taking into account the availability or unavailability of other funding sources and the financial pro forma parameters.

- What will be required of the Private Party to demonstrate ability to obtain financing and service the project.
- How experience of the Private Party and key personnel will be determined and experience required (specifying type of experience sought).
- Financing options and parameters (as applicable, minimum equity to be required, etc.).
- Anticipated sources of revenues necessary to fully fund the construction, operation and maintenance of the Project. If student fees/payments are involved, the cost of existing campus and market options and whether (and by what maximum percentage) cost is anticipated to exceed existing options and how this affects value to students (e.g., if the Project will provide amenities that aren't available in existing options).
- The minimum expected rate of return for a revenue-generating Project, and the anticipated uses of any revenues returned to the university or DSO.
- University involvement, methodology, limits, controls in approving initial and future fees if fees are a source of revenues. Some parameters (e.g., not more than X% above the cost of certain comparable existing facilities).
- Insurance required.

10. Summary of key terms of the proposed agreement with the Private Party, including the provisions that are designed to protect the university or the DSO generally and in the event of a material default by the Private Party (e.g., bonds, restrictive covenants, recognition and subordination agreements, recordation obligations, escrows).
11. Other information the University provides in support of the approval or which is requested by Board staff and/or the Division of Bond Finance.