STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

PROJECT DESCRIPTION

Developer: KUD International, NY (Parent: Kajima Corp, Japan)
  • Among top 10 contractors in the world – annual sales of $15 billion
  • All types of structures: dams, bridges, commercial office, resorts
  • 42 hotels in 16 countries over 25 years

Project Components:
  • Luxury Business Hotel – 300 to 400 rooms
  • Conference and Event Center – 20,000 sqft
  • CAMLS Facility – 42,000 sqft
  • Fitness and Wellness Center, Spa – 40,000 sqft
  • Medical Arts Building – 30,000 to 70,000 sqft (Phase II)
  • Surface Parking (Structured Parking - Phase II)

Located on 10 acre parcel on Fowler Avenue near MOSI
  • Land Transfer Agreement between MOSI and Hillsborough County
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

AGREEMENT STRUCTURE

USF Health Professions Conferencing Corporation (HPCC) (USF DSO) will be Party to Agreements with Developer

- **CAMLs Lease and Use Agreement**
  - 10 year lease term - two 10-year extensions – triple net
  - Commitment for surgical skills labs, simulation OR, conference rooms, etc.

- **Hotel Scheduling Agreement**
  - Conventional booking arrangements – 33,000 rooms / yr 1

- **Events Management Agreement**
  - Developer-paid fees / room upcharges = $600 thousand / yr

USF Does Not Guaranty HPCC Lease Agreement
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

DEVELOPER COMMITMENTS

• USF approves project design, plans and specs
• Provide MOSI commitment to proceed Sept 08
  • Project funding complete - Nov 08
  • Land transfer – County to MOSI - Jan 09;
  • Design complete – Mar 09
  • Zoning and permits – Jun 09
  • Construction complete – Jun 10
• Develop full service hotel with appropriate amenities with a minimum 300 guest rooms
• Protect USF Intellectual Property
• USF will have no investment, expense, risk or liability for the Project
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

CASH FLOWS

HPCC Office Space Lease
- Office space for HPCC and Prototype Development Lab
- Rent offset by existing HPCC rent

Medical Conference Center Sublease
- Rent offset by USF CPD conference participants

Hotel Rooms
- Annual event scheduling process
- Both HPCC CPD and strategic vendor events
- Expect to need 33,000 rooms for events in year 1
- Hotel revenues provided by CPD participants
- HPCC will commit to customary arrangements for hotel events
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

USF BENEFITS

• Unique world-class education and research center
• National prominence for USF
• New revenue sources to support USF Health research and education
• Expanded scope for continuing education programs