

August 14, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Capital Development Prioritization (CDP) of State-funded Projects

Issue

In preparation for the August 19, 2014 meeting for Regents prioritization of capital development projects I have attached a packet of materials for your review and study to enable you to be prepared with an understanding of the institutional projects in order to weigh in on this important decision. The resulting prioritized list will then be sent to the State Building Board and the Governor for their evaluation prior to their recommendations to the 2015 State Legislature for funding consideration.

The following materials are attached:

- A summary of the **USHE 2015-16 Capital Development Projects**. This is an updated version of the summary you received as part of the July Regents meeting agenda packet.
- **USHE CDP Project Evaluation Guidelines** This document provides a brief description of the process involved in applying Regents' "Guideline Based Points" and Regents' "Discretionary Points."
- The Basic Scoring Matrix, entitled **Summary of Scoring Points for 2015-16**, which displays the scoring point totals through application of the CDP Analytical Points only (*Regents Priority Points yet to be added*).

As part of Tuesday's meeting, the Regents Capital Facilities Committee will present their recommendations and prioritizations for the coming year relative to application of Regents' points. *This process will likely result in some change to the order of projects listed in the Scoring Matrix attachment.* After the Regents' Capital Facilities Committee has finalized its recommendations, a separate sheet containing the relevant information will be sent to you just prior to the August 19, 2014 meeting to enable you to participate in the final deliberations before voting on the resulting decision.

David L. Buhler
Commissioner of Higher Education

DLB/GLS/WRH
Attachments

USHE 2015-16 CAPITAL DEVELOPMENT PROJECTS
AUGUST 13, 2014
UNIVERSITY OF UTAH – CROCKER SCIENCE CENTER (GEORGE THOMAS BUILDING RENOVATION, ADDITION, AND SEISMIC UPGRADE)

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$34.0 M	\$21.0 M	\$55.0 M	\$682,700

Project Space - Gross Square Footage		
New	Renovated	Demolished
52,500	71,000	13,200

This project will renovate and expand the George Thomas Building to house the new math and science teaching initiative, a new educational process designed to better integrate math and science within the undergraduate curriculum and merge teaching and research. It will require unique facilities including:

- Modern interdisciplinary teaching laboratories and classrooms for the Center for Science and Math Education.
- An incubator for science-based translational research, in which university faculty will collaborate with industry partners on pilot projects with direct benefits for the community.
- The Center for Cell and Genome Science, an innovative and interdisciplinary research center bringing together world-renowned physicists, biologists, and other scientists.

This project will revitalize a building located on Presidents Circle that is listed on the National Historic Register. The building most recently housed the Utah Museum of Natural History.

The project will eliminate serious seismic and structural deficiencies in the building through a seismic retrofit. The south portion of the building that was constructed as a library stacks area will be demolished. Several areas may require asbestos abatement. Plumbing, mechanical, and electrical systems will need to be replaced. The building shell will be made more energy efficient with historically appropriate windows.

The University will provide \$21 million of funding from donations and other institutional funds as partial funding for this project.

UTAH STATE UNIVERSITY – BIOLOGICAL SCIENCES BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$55.0 M	\$10.0 M	\$65.0 M	\$1,008,720

Project Space - Gross Square Footage		
New	Renovated	Demolished
115,000	77,000	0

This project includes a \$50 million new building on the site of the demolished old Ag Sciences Building and \$15 million for remodeling of the existing Biology and Natural Resources (BNR) building.

The new building will provide critical replacement, expansion, and consolidation space for the Biology Department, focusing on new state-of-the-art teaching and research laboratories. It will be located adjacent to the existing BNR building, where existing spaces will continue to serve the department but will be

repurposed primarily to support essential functions that do not require the sophisticated research infrastructure that the new building will provide.

This building will provide new centrally scheduled classroom space, available to all academic units on campus, including three new lecture halls, three standard mid-sized classrooms, and several seminar teaching rooms. New teaching and research laboratories will be a large part of the program, with related faculty and graduate student offices. A science library, research display space, and student study space are also included in the project.

The Department of Biology has not received significant new space since the BNR was built in the 1950s. Since then enrollments at the university have quadrupled with the result being that the current teaching facilities are crowded and unable to meet student demand. This problem is especially acute in teaching laboratories. In addition to the graduate (MS and PhD) program the Biology Department is committed to provide more research opportunities for undergraduates to prepare them for careers or postgraduate education. Most faculty research labs are inadequate to allow growth in this critical component of the USU mission.

The various departments within the College of Science are dispersed among different buildings across campus. Bringing together the faculty of the Department of Biology, the largest in the College, will increase efficiency of operation and space usage and will stimulate connection and collaboration between units. subsequent project is anticipated to renovate and remodel the existing BNR building and connect it to the new building with a bridge that will provide a strong connection between the new building and those resources remaining in BNR.

Remodeling of the BNR building will be comprised of replacement of mechanical systems, seismic bracing, upgrading of restrooms to meet ADA requirements, and new stair enclosures and elevators. It will also include remodeling of existing research labs that are inadequate for the extensive research activities of the department, for repurposing into teaching laboratories for which the need is acute. The research being done in the vacated research labs will be housed in the research labs of the new building.

\$10 million of donated funds will be provided for this project. It will require \$1,008,720 of additional O&M funding for its ongoing operation.

UTAH STATE UNIVERSITY – CLINICAL SERVICES BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$10.0 M	\$20.0 M	\$30.0 M	\$630,530

Project Space - Gross Square Footage		
New	Renovated	Demolished
100,000		36,560

The new Clinical Services Building for USU’s College of Education and Human Services (CEHS) will provide 100,000 square feet of state-of-the-art clinical, research, and office space to enable the College to provide a variety of clinical services for adults, adolescents, and families, all within one building. This will include integrated service delivery, vocational and graduate student training activities, clinical research, and community outreach within six different clinics including:

- Autism and Other Developmental Disabilities
- Family and Human Development
- Aging and Memory
- Health and Exercise Science
- Speech, Language, and Hearing Sciences
- Center for Persons with Disabilities

Many of the clinical departments within the Emma Eccles Jones College of Education and Human Services are spread out in different buildings across campus and need to be united in one facility. Bringing departments together under one roof will increase efficiency of operation and space usage, encourage connection and collaboration between units, and facilitate access by the public. The new facility will bring together diverse clinical programs in an interdisciplinary environment, creating an optimal setting for training graduate students and engaging faculty across human service professions. It will facilitate new, cutting edge clinical research and optimize recruitment of faculty and students. It will create synergies of space utilization and efficiency. The new clinic will provide better and more diverse treatment and counseling services to individuals, couples, and families.

The proposed site is the existing Center for Persons with Disabilities (CPD) building that is an aging and inefficient one-story brick building that is not equipped to handle modern clinical and laboratory needs. It has many problems, including an inefficient layout, life safety deficiencies, poor energy efficiency, and a confusing floor plan. Temporary facilities will be required for the CPD Department while this new building is under construction.

Private donations of \$20 million have been committed to help fund this project. It will require \$630,530 of additional O&M funding for its ongoing operation.

WEBER STATE UNIVERSITY – SOCIAL SCIENCES BUILDING RENOVATION

Project Cost Estimates				Project Space - Gross Square Footage		
State Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Demolished
\$30.1 M	\$0 M	\$30.1 M	\$427,209	13,000	106,322	

The Social Sciences Building was designed in 1969 and finished construction in 1973. It currently houses the Departments of History, Anthropology, Criminal Justice, Geography, Political Science and Philosophy, Psychology, Social Work and Sociology and continues to be one of the most heavily used academic instruction buildings on the campus.

The project will consist of essentially gutting the interior, including all interior partitions, electrical, heating and air conditioning systems and plumbing systems. Basic structural elements will be strengthened to meet current seismic code requirements; modifications will be made to make the building ADA compliant; outdated and inefficient HVAC, plumbing, and electrical systems will be replaced; and the interior will be reconfigured and rebuilt to accommodate the most effective and efficient use of space and systems to meet the current and projected academic requirements.

Multi-media classrooms of sufficient size and configuration will be provided. Faculty offices will be reconfigured and interior circulation and restrooms will be upgraded. Appropriate study rooms, faculty preparation rooms and work rooms will be incorporated. Interior finishes will be upgraded or improved, to include lighting, floor coverings, wall coverings, and ceilings. Exterior wall panels will be cleaned, and mounting systems for these panels will be upgraded to meet seismic requirements. Where appropriate and feasible, additional daylight will be incorporated into the design to make the facility less energy intensive and more user-friendly. Additionally, approximately 13,000 square feet of “porch” area around the perimeter of the first floor will be incorporated into office, classroom, study and lab spaces.

State-appropriated O&M support is used for the existing building, which was constructed with state appropriated capital funding. WSU is requesting \$427,209 of additional state funding for O&M needs to accommodate the ongoing costs for the increased space and updated HVAC and electrical needs of the facility.

SOUTHERN UTAH UNIVERSITY – NEW BUSINESS BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$9.0 M	\$5.0 M	\$14.0 M	\$349,440

Project Space - Gross Square Footage		
New	Renovated	Demolished
42,000	26,123	

The requested project is a new building designed to meet the space and pedagogical needs of the School of Business. Since 1980, when the current business building was constructed, the School of Business has doubled in students and faculty and has added Masters Degrees in Business Administration and in Accountancy. To compensate for this increased student enrollment, the building is heavily scheduled and utilized. Most graduate courses are taught in the afternoons and evenings.

The lack of seminar style classrooms, student breakout rooms, and service learning space in the existing building is not conducive to the curriculum of the undergraduate and graduate degree programs. The new building will provide classrooms, seminar rooms, advanced-business computing labs, graduate assistant work-study areas, break-out/study rooms, an academic advising suite, and additional faculty offices.

\$2 million of the project funds will be used to repurpose the existing Dixie Leavitt Business Building to enable its use as academic and academic support space for programs and units that are currently spread across campus. Some of these programs are currently housed in the Multipurpose Center Building, which was constructed in 1965, and has significant code compliance, mechanical, seismic, and HVAC system deficiencies. Replacement of this building, which also houses dance and other fine arts programs, is a subsequent SUU high-priority need.

SUU has commitments of \$5 million of non-state capital funding to help fund the project, and \$349,440 of new funding will be needed for ongoing O&M support.

SNOW COLLEGE – NEW SCIENCE BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$18.37M	\$0	\$18.37M	\$153,234

Project Space - Gross Square Footage		
New	Renovated	Demolished
52,600	0	35,000

This project request is for construction of a new science building. The current building was constructed in 1972 and has many safety (including asbestos) and code compliance issues. The Anatomy, Biology, Chemistry, and Physics Labs no longer meet the standards for science classrooms in a higher education setting. In addition, the lab benches and floor tiles were manufactured with asbestos and cannot be modified to meet current needs. Glass lined chemical drain lines have broken and cannot be repaired due to their location within concrete walls. The single elevator in the building is too small to accommodate new larger wheelchairs and, therefore is not ADA code compliant. There are numerous other ADA code compliance and international building and trade code compliance issues that need to be addressed as well.

This building is vital to the College to enable it to provide critically needed STEM (Science, Technology, Engineering and Math) curriculum in order to assure continuation of the College’s historically strong science and pre-engineering programs, which are key to the success of so many of Utah’s current and future students.

Recent requests for this project request entailed remodeling and refurbishing the existing building and expanding it to provide modern and up-to-date science labs. DFCM estimates that the cost difference between remodeling the existing facility and building a new one is approximately \$1.5 to \$2 million. As a result, DFCM is recommending demolishing the existing building and constructing a new and more efficient facility.

DIXIE STATE UNIVERSITY – PHYSICAL EDUCATION/STUDENT WELLNESS CENTER

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$19.0M	\$10.0M	\$29.0M	\$385,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
100,000	0	0

This project is a multiple story, 100,000 sq. ft. facility that will provide needed classroom, office, gymnasium, and health and wellness space for the University’s current enrollment (over 8,000 students) and for future growth. The new facility will enable DSU to accommodate new baccalaureate degrees in Health Promotion and Human Performance fields. It will house:

- Bachelor of Arts/Sciences degree program in Health and Human Performance (Teacher Education, Kinesiology/Exercise Science, and Health Promotion & Wellness tracks)
- Integrated Studies Emphasis Areas (Exercise Science, Health Promotion & Wellness, and Recreation Management)
- Minors (Health Promotion & Wellness, Exercise Science, Recreation Management, and Physical Education Teacher Education)

Although DSU previously has not offered a Physical Education degree, many of the existing classes will become part of the curriculum for these new programs. The current physical education facility consists of a Gymnasium that was constructed in 1956 that houses the DSU Volleyball Team and is used for some intramural programs. With growing enrollments and other limitations, it does not meet the academic and wellness needs of the institution and its new role and mission.

DSU students have been committed to this program for many years as is evidenced by their backing of an existing student building fee to support a wellness facility. By the end of FY2015, \$2.2 million will be in hand from this fee, the continuation of which will support an \$8 million revenue bond for the student wellness portion of the facility. In addition, DSU is actively pursuing donations from organizations currently requesting physical education health and wellness programs. The ongoing O&M costs for the state-funded portion are \$385,000. O&M support for the student wellness space will be paid from non-state funding sources.

UTAH VALLEY UNIVERSITY – PERFORMING ARTS BUILDING I

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$34.0M	\$2 M	\$36.0M	\$840,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
120,000	0	0

This new facility will provide for the dance and music programs that are now housed in the Faculty Annex, the Gunther Technology building, the Physical Education area, the Student Center, and some off-campus facilities. Existing facilities permit sound transfer throughout, which hampers effective teaching and learning. Individual students’ practice rooms are severely limited, offices and studios do not meet faculty or student needs, and public performances or exhibits of any kind are difficult and often impossible to present.

The new building will include music and dance instruction studios and rehearsal halls, classrooms, technology-enhanced learning labs, student recital facilities, recording and media production technologies, and a 700-seat concert hall and a 700-seat dance theatre. A commons area/foyer with a box office and events marketing suite will serve the public performance facilities. Instrument storage and repair facilities, equipment lockers, dressing rooms, physical training and conditioning facilities, off-stage green rooms, and music practice rooms will also serve student needs. The outside of the building will mirror traditional campus design and connect with adjacent buildings through a covered walkway.

\$2 million of donated funds have been committed for the project. The estimated new O&M funding required for this building is \$840,000.

SALT LAKE COMMUNITY COLLEGE – CAREER & TECHNICAL EDUCATION (CTE) CLASSROOM AND LEARNING RESOURCE BUILDING – WESTPOINTE CENTER

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$48.0 M	\$0	\$48.0 M	\$738,713

Project Space - Gross Square Footage		
New	Renovated	To be Sold
130,963	0	80,286

This CTE Classroom and Learning Resource Space project to be built on newly-acquired property at the Westpointe Center consists of a new 130,963 square foot facility that will contain additional classrooms, large-bay teaching labs, study space, and office and conference room space for faculty and staff support. In addition to providing needed space for current and future enrollments it will accomplish two important purposes:

- Consolidation of the Career and Technical Education programs into one location, which will enhance programmatic efficiency and broaden access to the programs.
- Provide sufficient space to continue and expand business and industry partnerships in the areas of advanced manufacturing technology.

The existing Meadowbrook Campus consists of 3 permanent buildings and 2 portables. The intent is to sell these buildings with the proceeds used to offset part of the cost of the new building. The programs that are now housed in the existing buildings and that will be moved to the new facility or other appropriate sites are:

- Composite Materials
- Plastics
- Heating Ventilation and Air Conditioning
- Diesel Systems
- Truck Driving
- Heavy Diesel Systems
- General Education

In addition, SLCC intends to move the Welding and Machining-Manufacturing Technology program to the new facility.

The existing facilities are marginal for delivery of many of the programs. They were originally constructed of concrete block, tilt up concrete panels and wood framing. This structure had minimal energy retrofitting done to the walls and roofing. The roofs were built in several phases using various structural systems, some of which are questionable and don't exist anymore. The mechanical units are exteriorly located with inefficient duct work and are prone to extensive leaking. Also, without major replacement, the mechanical and electrical systems that serve the buildings cannot be expanded or modified, and are failing.

The new facilities will accommodate current needs and provide for expansion into the future with state-of-the-art space that is designed for these increasingly complex programs. It will resolve existing cost inefficiencies and improve the sharing of space and equipment resources by faculty, staff and students.

The \$48 million project amount includes funding to purchase an additional 10 acres of property adjacent to the project site for which a parallel land bank request has also been submitted. SLCC is requesting \$738,713 of increased O&M funding for the ongoing support of this facility.

USHE CDP PROJECT EVALUATION GUIDELINES FOR FY 2016 FUNDING CONSIDERATION
Application of Regents Priority Points

Step 3 - Analysis and Scoring of Needs - The “Analysis and Scoring of Needs” component of the CDP process using space standards and driven primarily by growth in enrollment and staffing remains in force as do consideration for serious facility condition and functional obsolescence needs, donated and/or other non-state provided funds, and/or critical infrastructure defects.

Step 4 – Prioritization of Projects for Funding Consideration - After these issues have been dealt with in the scoring process, the Regents have a category of **Regents Priority Points** that they may use on a discretionary basis to address what are determined to be the most pressing and critical USHE needs. The proposed guidelines for prioritization of projects for FY 2016 funding consideration are as follows:

Guideline Based Points **0-10 Points**

Critical Programmatic and Infrastructure Needs	10 Points
<ul style="list-style-type: none"> • Imminent threats to daily operations and program delivery • Extraordinary economic development/competitive opportunities • Enhancement of critical programs (science, engineering, technology, etc.) • Facilities needs to achieve 2020 Plan goals 	
High Priority Issues	
<ul style="list-style-type: none"> • Strategic Planning & Time-sensitive Issues Branch and satellite campus development Significant changes in role and mission Mergers and Partnerships Emerging time-sensitive opportunities • Operational and Programmatic Efficiency Sustainability (energy conservation and efficiency) Operational Efficiency (optimization of O&M costs) Innovative and cost effective delivery of academic programs Improved space utilization Eliminate functional obsolescence of equipment and space 	} 5-8 Points
Fulfills a Non-Critical Need	3 Points
<ul style="list-style-type: none"> Core programmatic enhancement Strengthen program deficiencies 	
Project Does Not Qualify for Regents’ Priority Points	0 Points

Discretionary Points **0-15 Points**

These points are designed to position institutions to further develop and enhance their assigned missions and roles (see R741.3.4.1). It also is the intent of the Regents to give appropriate consideration to projects that respond straightforwardly in helping to achieve the goals and recommendations of the *HigherEdUtah 2020 Plan*. Appropriate consideration will also be given to projects with prior approved Legislative planning funding.

Total Regents Discretionary Points **25 Points**

Summary of Scoring Points for 2015-16

Project	Scoring Points						Regents Priority Points		Total Points	
	Analysis Points ⁽¹⁾	Other Funds Points ⁽²⁾	Facility Condition Points ⁽³⁾	Institution Priority Points ⁽⁴⁾	Function Points ⁽⁵⁾	Total Scoring Points	Guideline Points (10 Max.)	Discretionary Points (15 Max.)	Points	Prioritized Rank
UU George Thomas Building Remodel & Expansion	36	7	8	25	0	76			76	
USU Biological Sciences Building	40	3	4	25	0	72			72	
USU Clinical Services Building	34	12	3	22	0	71			71	
WSU Social Science Building	44	0	7	25	0	76			76	
SUU New Business Building	38	1	2	25	0	66			66	
Snow New Science Building (STEM)	42	0	6	25	0	73			73	
DSU - Physical Education/Health & Wellness	48	0	0	25	0	73			73	
UVU - Performing Arts Building	46	1	0	25	0	72			72	
SLCC - Career & Technical Education	50	0	5	25	0	80			80	

- (1) **Analysis Points:** These reflect (a) How much space (by space type) the institution has in its inventory, (b) how much space it needs based on projected enrollments, space standards, and (c) how well the space needs gap between (a) and (b) are met by the proposed project. The project that fills the highest relative need receives 50 points, with the remaining projects receiving 2 or 3 fewer points depending on the scoring value difference (R741.4).
- (2) **Other Fund Points:** These points are awarded to projects that are funded partly by documented non-state funds. Between 0 and 15 points are available depending on the proportion of non-state funding in the project. A project receives 1 point for the first 5% of non-state funds and an additional point for each additional 5%, 4%, or 3% (depending on the type of institution) that is non-state funded, up to the maximum of 15 points (R741.5.3.2).
- (3) **Facility Condition Points:** These points are awarded to renovation projects with "very significant legal and/or health/life safety risks." Between 0 and 15 points are available. The awarding of points is based on a formal evaluation of the facility, utilizing external engineering and/or architectural reports and DFCM personnel (R741.5.3.4). Points are discounted based on the ratio of remodeled and deleted space to new space.
- (4) **Institutional Priority Points:** Institutional priority points are assigned by the institutions to their various projects being submitted. An institution's top priority receives 25 priority points, second receives (for research universities only) 22 points.
- (5) **Function Points:** Function points are awarded to major infrastructure projects based on the urgency for such projects. Up to 40 points are available (60 if project is institution's highest priority) (R741.5.3.5).

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