

September 17, 2014

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Weber State University - Stewart Library Infrastructure Systems Renovation

Issue

Weber State University (WSU) is requesting authorization to proceed with a project to renovate the original infrastructure systems--electrical, HVAC, and plumbing--of the Stewart Library.

Background

The ongoing functionality of the Stewart Library is at risk due to the deterioration of the building's infrastructure systems. The critical need to undertake this project and the consequences of delaying or phasing the work into the future are described in the attached letter from WSU.

The cost estimate of the infrastructure systems renovation is about \$7 million, making the total cost of the project, including about \$3 million for needed remodeling, to be about \$10 million to be funded as follows:

- \$1.5 million of WSU's FY 2015 Capital Improvement allocation
- \$1.0 million additional Capital Improvement allocation committed by DFCM
- \$1.0 million from anticipated energy savings resulting from the project
- Up to \$6.5 million of operating budget funds designated for capital outlay

WSU is seeking approval of this project now to enable them to begin the required planning and design work for construction to be done in FY 2016.

Commissioner's Recommendation

The Commissioner recommends Board authorization of this important project for submission to the State Building Board for design and construction approval.

David L. Buhler
Commissioner of Higher Education

DLB/GLS/WRH
Attachment



August 26, 2014

Mr. Dave Buhler, Commissioner
Utah System of Higher Education
Board of Regents Building
60 South 400 West
Salt Lake City, UT 84101-1284

Dear Commissioner Buhler,

Weber State University seeks authorization to complete a systems renovation for the Stewart Library on the Ogden Campus.

As background, the Stewart Library has been a fixture on the Ogden Campus since the mid 1960's. Built in phases, the library has a total of 159,000 square feet of academic space. The primary systems servicing the build--electrical, HVAC and plumbing--are all original and well beyond their useful lives. Consequently, the learning environment is far less than ideal in the Stewart Library. At this point, the basic functionality of the library is at risk.

For several years, WSU has sought a way to renovate the critical systems of the Stewart Library in the most economical and least disruptive way possible. Recently, the State Division of Facilities Construction and Management has committed to provide up to \$2.5 million in state Capital Improvement funding for this purpose. A portion of this funding (\$1.5 million) was allocated to WSU in May 2014. Although vital to the project, this amount of funding will not be sufficient to complete the systems renovation--likely to be near \$7 million.

The choice WSU has is to either wait for additional installments of State Capital Improvements funding and complete this renovation in phases--greatly increasing the disruption to the library--or augment the State allocation to complete the project in a single phase. WSU seeks to do the latter.

Additional energy funding (\$1 million) and University capital budget funding (between \$3.5-6.5 million) will be used to complete this project. A modest amount of remodeling is expected to be needed with this project. It is expected that design work will commence in 2015, with construction occurring in 2016.

Please place this item on the Regents September 2014 agenda.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norm Tarbox'.

Dr. Norm Tarbox
Vice President for Administrative Services