

January 14, 2015

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Weber State University - Renovation of Davis Campus Northrup Grumman Building

Issue

Weber State University (WSU) has requested authorization to proceed with a project to renovate a building on the Davis Campus, acquired from Northrup Grumman, into a classroom building.

Background

WSU acquired this building with Board of Regent approval in May of 2013, and has been leasing it back to the previous owner (Northrup Grumman) since that time. The building is now available for use by the University. The proposed renovation will convert the facility into a classroom building that will be shared with NUAMES Charter School. Additional information about the scope of the project and its proposed use is provided in the attached letter from WSU.

The estimated cost of the project is \$3.5 million. Capital funding is to be provided by accumulated monies from the previous lease of the building and from Continuing Education reserves. Lease payments from NUAMES use of the renovated building will reimburse these capital costs and will provide needed funding for ongoing O&M support.

A Davis Campus map showing the location of this building (designated as D13) is attached for your information. WSU officials will be present at the meeting to provide additional information and respond to questions from the Regents.

Commissioner's Recommendation

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

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH  
Attachment



**WEBER STATE UNIVERSITY**  
Facilities Management

December 29, 2014

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

Dear Dr. Buhler:

Weber State University seeks authorization to renovate a recently acquired office building into a classroom building at the Davis Campus.

In May of 2013, WSU purchased 2.25 acres of land and a 27,000 square-foot office building adjacent to the Davis Campus (See attached site plan). WSU purchased the property for the strategic value of the land in that it connects two University owned properties together. Since the time of its acquisition, WSU has been leasing the property to its previous owner--Northrup Grumman.

WSU would now like to renovate the building in order to accommodate the need for additional classroom space for both WSU and NUAMES Early College Charter High School. The space would be used in a similar fashion to portions of our current academic buildings on the Davis Campus--NUAMES would lease space from WSU during the day and then WSU programs would occupy the classrooms during the evenings. The partnership between WSU and NUAMES has been extremely successful as evidenced by NUAMES's rapid growth. The school district has increased the enrollment cap for NUAMES by 250 students and this renovation would provide the necessary space for that growth.

The lease payments from NUAMES will pay-back all renovation costs and cover the O&M needs for the facility. The current anticipated cost for the renovation is \$3.5 million. The upfront funding for the renovation will come from accumulated lease revenue from the building and Continuing Education reserves.

The scope of this project includes: 15 new classrooms, 2 new class-labs, faculty offices, student study space, and required support spaces. The current design also upgrades as much of the construction materials as possible to current WSU standards.

Please place this item on the Regents January 23<sup>rd</sup> meeting.

Sincerely,

Mark Halverson

Deputy & Director of Facilities



