

September 9, 2015

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: USHE – Institutional State-Funded Capital Development Projects for 2016-17

Background

As part of its statutory duty, the Board of Regents reviews capital development project requests each year for the purpose of assigning priorities based on the most pressing and critically needed requests. The projects included in the request for 2016-17 funding are as follows:

- University of Utah – Medical Education & Discovery (MED)/Rehabilitation Hospital
- Utah State University – Biological Sciences Building
- Weber State University – Social Sciences Building Renovation
- Southern Utah University – New and Repurposed Business Building
- Dixie State University – Human Performance/Student Wellness Center
- Utah Valley University – Performing Arts Building
- Salt Lake Community College – Career & Technical Education Center at Westpointe

Summaries of the requested projects are attached for your information. Following the institutional presentations of these projects to the Regents, the Capital Facilities Committee will meet to deliberate the merits of the projects, based on their site visits to each applicable campus and the project scoring done by OCHE in accordance with Board policy. They will then recommend assignment of "Priority Points" and Project rankings to the full Board. The Board will review the Committee recommendations, deliberate the merits of each project, and then formally establish the final USHE project rankings for submission to the Governor, the State Building Board, and the Legislature for funding consideration.

Enclosed are two charts that display the *square footage per FTE student* numbers for each of the USHE institutions. The charts provide a generalized picture - by category type - of facilities space at each of the institutions. The "USHE Total Square Feet" chart summarizes four space categories, including academic space, offices & conference rooms, research labs, and special/general use space. The "USHE Academic Square Feet" chart shows the detail of academic space, including classrooms, teaching and open labs, and library/study space.

Commissioner's Recommendation

The Commissioner recommends that the Regents become knowledgeable about the institutional project requests to prepare to discuss them based on the merits of each in the context of the highest and most pressing needs in USHE, and to assure judicious decisions are made when acting on the recommendations subsequently presented by the Regents' Capital Facilities Committee.

David L. Buhler
Commissioner of Higher Education

DLB/GLS/RPA

UNIVERSITY OF UTAH – MEDICAL EDUCATION & DISCOVERY(MED)/REHABILITATION HOSPITAL

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$50.0 M	\$237.0 M	\$287.0 M	\$470,600

Project Space - Gross Square Footage		
New	Renovated	Demolished
500,000	0	639,000

The University requests two buildings – a Medical Education and Discovery (MED) building and a Rehabilitation Hospital – to replace the existing School of Medicine and Medical Research Education buildings. These two buildings will adjoin a third, previously approved, non-state funded, Ambulatory Care Complex (ACC) to form a three building Medical Education and Discovery Complex.

This project supports the University’s mission to deliver quality healthcare education and healthcare in Utah by providing significant improvements in the level of clinical and rehabilitation care. It will integrate clinical care, population health and informatics, and education experiences for medical and other health professions students who will serve in the state’s health care workforce. Recent studies indicate that the existing buildings have reached the end of their useful life and must be demolished and replaced. The Inpatient Rehabilitation Unit requires more than double the existing space to meet State regulations.

The MED will consist of 190,000 gross square feet (GSF) for the teaching and training of health science professionals and 160,000 GSF for a Discovery Center and Global Health Institute to develop new technologies based on collaborative research and to provide global outreach. The 150,000 GSF Rehabilitation Hospital will contain inpatient facilities to accommodate 55 patients and shelled space for an additional 20 patients for future growth. It will also include therapy, clinic, administrative, and public space.

UTAH STATE UNIVERSITY – BIOLOGICAL SCIENCES BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$59.0 M	\$10.0 M	\$69.0 M	\$1,199,535

Project Space - Gross Square Footage		
New	Renovated	Demolished
113,000	76,000	0

This project will provide a new 103,000 GSF Biological Sciences Building containing state-of-the-art laboratory and classroom space in addition to a 86,000 GSF remodel and expansion of the existing facility. It will foster improved teaching, research, and collaboration among faculty, students, and administration in the biological sciences. The current facility, built in the 1950s, is ill equipped to meet modern laboratory needs, over-crowding from student demand, research opportunities for undergraduates, or research space for graduate students and faculty.

Beyond new teaching and research laboratories, the Biological Sciences Building will also 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. It will be located adjacent to the existing facility, which will be repurposed to support teaching functions that do not require the sophisticated research infrastructure that the new building will provide. A science library, research display space, and student study space are also included in the project.

Remodeling of the existing facility will also include replacement of mechanical systems, seismic bracing, upgrading the building envelope, upgrading of restrooms to meet ADA requirements, and new stair enclosures and elevators. The project also includes a 10,000 GSF addition that includes expansion of the restrooms, exit stair enclosures, new passenger elevator, student study space, and a new lobby.

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
\$32.968 M	\$0 M	\$32.968 M	\$396,163	13,000	106,322	0

The Social Sciences Building, completed in 1973, 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. Beyond improving the academic space for the College of Behavior and Social Science, the renovation will provide modern classroom space for the entire WSU campus.

The project will extensively renovate the interior of the facility, including all interior partitions, electrical, heating and air conditioning systems, and plumbing. It will strengthen basic structural elements to meet current seismic code requirements, address ADA deficiencies, and reconfigure the interior to more effectively meet current and projected academic requirements. Where appropriate and feasible, additional daylight will be incorporated into the design to make the facility more energy efficient and user-friendly.

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. The project will also include multi-media classrooms, study rooms, reconfigured faculty offices, faculty preparation rooms and workrooms, upgraded restrooms, and improved circulation.

SOUTHERN UTAH UNIVERSITY – NEW AND REPURPOSED BUSINESS BUILDING

Project Cost Estimates				Project Space - Gross Square Footage		
State Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Demolished
\$7.0 M	\$9.0 M	\$16.0 M	\$349,000	42,000	26,123	0

The needs of a modern business teaching facility have outpaced the ability to retrofit the current Dixie Leavitt Business Building constructed in the 1980s. The existing building, while structurally sound, has outdated classrooms, undersized faculty offices, energy inefficient mechanical infrastructure, and inadequate technology infrastructure. This project 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.

The School of Business has doubled in students and faculty since the 1980s and has added Masters Degrees in Business Administration and in Accountancy. To compensate for this increased student enrollment, the existing business building is heavily scheduled and utilized, with most graduate courses taught in the afternoons and evenings.

Upon completion of the new business building, the existing facility will undergo a remodel that will bring the facility up to date and mitigate its current shortcomings. The building will then be able to serve the campus community for many years as a location for a variety of student resource functions that are currently spread across campus and off-campus.

DIXIE STATE UNIVERSITY – HUMAN PERFORMANCE/STUDENT WELLNESS CENTER

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$39.5M	\$10.0M	\$49.5M	\$962,158

Project Space - Gross Square Footage		
New	Renovated	Demolished
150,000	0	0

This project will provide needed classroom and office space for health, human performance, and other academic programs. The new facility will support academic offerings in: exercise science, health promotion, community recreation and sports management, athletic training, and physical education teacher education. It will provide for future programs to meet Washington County workforce needs (hospitality and tourism, fitness and lifestyle management) and a partnership program with the UofU in Physical Therapy, Occupational Therapy, and Physician Assistant.

The facility will also include basketball courts, an Olympic sized swimming pool, an indoor track, a climbing wall, spectator areas, and a fitness center with locker rooms in addition to a Student Health and Mental Wellness Center. DSU students will support these portions of the facility with an existing student building fee that will contribute \$2.5 million and revenue to support an \$8 million bond.

The existing facilities at DSU are obsolete and inadequate to address new academic programs and health and wellness services needed to support its university status and continuing growth. The current Student Activities Center was completed in 1957 and consists of a single gymnasium floor, bleachers and locker rooms. The fitness center and small outdoor pool were completed in 1987 as part of an old convention center. The Wellness Center is an old residence built in the 1950s located several blocks from campus.

UTAH VALLEY UNIVERSITY – PERFORMING ARTS BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$30.0M	\$20.4 M	\$50.4M	\$1,168,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
140,000	0	7,977

This new facility will provide a home for the School of Arts departments (Dance, Theater, Music, Visual and Tactile Arts) and programs that are currently housed in one of the original 1979 UTC/UVCC buildings. The School of Arts currently serves more than 2,000 majors and provides course for an additional 17,500 students each year. A new facility is needed to showcase student artistic achievement and provide a community gathering place for the arts.

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 galleries, classrooms, practice facilities, an 800-seat concert hall, a 150-seat dance recital hall, and a 150-seat music recital hall. 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.

SALT LAKE COMMUNITY COLLEGE – CAREER & TECHNICAL EDUCATION CENTER AT WESTPOINTE

Project Cost Estimates					Project Space - Gross Square Footage		
Current State Funds Request	Prior State Funding	Other Funds	Total Project Cost*	O&M Funds	New	Renovated	Demolished
\$38.716 M	\$3.0 M	\$0.250 M	\$41.966 M	\$1,080,492	120,963	0	0

The Career and Technical Education Center at Westpointe will consolidate Career and Technical Education (CTE) programs into one location and provide sufficient space to expand business and industry partnerships in the areas of advanced manufacturing technology. The project will enhance programmatic efficiency and broaden access to programs by providing needed space for current and future enrollments.

The existing Meadowbrook Campus consists of three permanent buildings and two portables. The proposed facility will enable the College to develop and house new programs that cannot be initiated because of a lack of lab space (Industrial Robotics Technician, Mechatronics Technician, Meteorology). The project will contain additional classrooms, large-bay teaching labs, study space, and office and conference room space for faculty and staff support.

The existing facilities pose challenges for delivery of many current programs as the structures are inflexible and inefficient. Many walls have minimal energy retrofitting and the roofs were built in several phases using various weak structural systems that do not exist anymore. Without major replacement, the mechanical and electrical systems that serve the buildings cannot be expanded or modified, and are failing. This facility will be repurposed through a partnership with the Utah Department of Workforce Services, USU, and Salt Lake County to provide services and education for refugees.

Guideline Based Points

0-10 Points

<p>Critical Programmatic and Infrastructure Needs</p> <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, etc.) • Facilities needs to achieve 2020 Plan goals 	<p>10 Points</p>
<p>High Priority Issues</p> <ul style="list-style-type: none"> • Strategic planning & emerging time-sensitive opportunities Branch and satellite campus development Significant changes in role and mission Mergers and partnerships • 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 	<p>5-8 Points</p>
<p>Fulfills a Non-Critical Need</p> <ul style="list-style-type: none"> Core programmatic enhancement Strengthen program deficiencies 	<p>3 Points</p>
<p>Project Does Not Qualify for Regents' Priority Points</p>	<p>0 Points</p>

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*. Consideration will also be given, where deemed to be appropriate, to projects with prior approved Legislative planning funding.

Total Regents Discretionary Points

25 Points

