

September 7, 2016

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: USHE – Institutional State-Funded Capital Development Projects for 2017-18

Issue

Regent Policy R741, *Capital Development Prioritization*, requires the Board of Regents to annually review state-funded capital development project requests to identify and rank capital facility priorities based on the most pressing and critical needs in the system.

Background

At the May Board meeting, the Regents approved the Capital Development Guidelines which highlighted the priorities of Regents for evaluating an institutional request for a new capital development project. The following projects were submitted for Regent consideration and prioritization for the 2017 General Session:

- University of Utah – Medical Education & Discovery (MED)/ Rehabilitation Hospital
- Utah State University – Biology and Natural Resources Renovation
- Weber State University – Lindquist Hall Renovation (Social Sciences Building)
- Dixie State University – Human Performance Center
- Utah Valley University – New Business School Building
- Salt Lake Community College – Herriman Campus General Education Building

Attachment 1 provides a brief summary of each project and institutions will be asked to share short presentation with the Board on September 15 highlighting critical details of its request.

Immediately following the institutional presentations, the Board of Regents Capital Facilities Subcommittee will meet to deliberate the merits of each project using the following information:

- Site visits conducted in July and August
- The project scoring (Attachment 2) completed by the Commissioner's Office in accordance with Board policy (R741).

The Committee will develop a recommendation of the assignment of "Priority Points" (Attachment 3) and project rankings to be presented to the full Board. The Board will review the Committee recommendations,

deliberate, and then formally establish the final USHE project rankings for submission to the Governor, the State Building Board, and the Legislature for funding consideration.

Commissioner's Recommendation

The Commissioner recommends that the Regents:

- 1) become knowledgeable about the institutional project requests;
- 2) discuss projects requests based on the merits of each in the context of the highest and most pressing needs in USHE; and,
- 3) take final action after considering the recommendations presented by the Regents' Capital Facilities Subcommittee by establishing a priority ranking for the capital development projects for submission to the Governor, State Building Board and 2017 Legislature.

David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA
Attachments

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

Project Cost Estimates				Project Space - Gross Square Footage		
State Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Demolished
\$50,000,000	\$242,000,000	\$292,000,000	\$473,400	500,000	0	639,174

The Medical Education and Discovery (MED) and rehabilitation hospital complex will replace three medical education and clinical facilities built in the 1950s and 1960s with a state-of-the-art facility combining medical education, clinical experience, and innovative research. Updated facilities will alleviate life safety concerns in the existing buildings and the improved allocation of space will reduce approximately 20 percent of the square feet. Recent studies indicate that the existing buildings have reached the end of their useful life and should be demolished and replaced. As authorized by the 2016 Legislature, the University used institutional and non-appropriated funds to complete a program for this project and recently began architectural design.

The MED and rehabilitation hospital supports the University's mission to deliver quality healthcare education and healthcare in Utah. The MED component of the project will integrate a multi-disciplinary medical innovation program, population health sciences (using "big data"), and a global health institute with academic and administrative space for the School of Medicine. The shared space will foster increased collaboration, innovation, and use of technology in research and healthcare education. In addition, the rehabilitation hospital component (approximately 150,000 square feet and \$95 million) will provide clinical education and research opportunities as well as accommodate the demand for bed space with 75 beds. 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.

UTAH STATE UNIVERSITY – BIOLOGY AND NATURAL RESOURCES RENOVATION

Project Cost Estimates				Project Space - Gross Square Footage		
State Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Demolished
\$22,000,000	\$3,000,000	\$25,000,000	\$182,400	10,000	50,000	0

In conjunction with the recently funded Life Sciences building, the renovation of the Biology and Natural Resources Building will optimize classroom and laboratory space to improve teaching, research, and collaboration among faculty and students. The current facility, built in the 1950s, is unable to provide modern laboratory needs, research opportunities for undergraduates, or research space for graduate students and faculty. The Biology Department is one of the largest academic units at USU and the renovation of this facility will allow the Department to meet current and future research and educational demands and alleviate over-crowding that is currently occurring.

The building is structurally sound and, except for seismic deficiencies which will be remedied, is conducive to renovation with a flexible floor plan and reasonable space between floors. The renovation will add 10,000 square feet of new space for a new west entrance lobby and student study space as well as a new circulation tower needed to upgrade restrooms, stairs, and elevators to meet current standards. The remodel will include seismic modifications and the addition of a modern high-performance exterior skin estimated to improve energy efficiency by at least 20 percent. Research laboratories will be optimized to encourage collaboration and provide a more efficient and flexible footprint for undergraduate research as well as for faculty and graduate students. Teaching laboratories will be reconfigured for modern pedagogy and will be updated to meet current life safety standards.

WEBER STATE UNIVERSITY – LINDQUIST HALL RENOVATION (SOCIAL SCIENCES BUILDING)

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$29,940,000	\$5,000,000	\$34,940,000	\$432,200

Project Space - Gross Square Footage		
New	Renovated	Demolished
13,000	106,322	0

The Social Sciences Building, completed in 1973, is one of the most heavily used academic instruction buildings on the Ogden campus. It currently houses the College of Behavior and Social Science which includes the Departments of History, Anthropology, Criminal Justice, Geography, Political Science and Philosophy, Psychology, Social Work, and Sociology. Beyond improving the academic space for these programs, the renovation will also provide modern classroom space for other academic departments that utilize the building's classrooms. As authorized by the 2016 Legislature, the University used institutional and non-appropriated funds to complete a program for this project and recently began architectural design.

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. The project will also convert the 13,000 square foot "porch" area that currently surrounds the perimeter of the first floor into office, classroom, study and lab space. The project will include multi-media classrooms, study rooms, reconfigured faculty offices, faculty preparation rooms and workrooms, upgraded restrooms, and improved circulation.

DIXIE STATE UNIVERSITY – HUMAN PERFORMANCE CENTER

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
\$25,000,000	\$25,000,000	\$50,000,000	\$595,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
142,000	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 University of Utah in Physical Therapy, Occupational Therapy, and Physician Assistant. Additionally, the new facility will include basketball courts, an Olympic sized swimming pool, an indoor track, locker rooms, and other fitness facilities that will be shared between academic and student use. A new health and mental wellness center will accommodate increasing student medical and mental health demands. DSU students will support these portions of the facility with an existing student building fee that will contribute \$4 million of cash and revenue to support a \$16 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 that will be sold as part of a pending real estate purchase contract.

UTAH VALLEY UNIVERSITY – NEW BUSINESS SCHOOL BUILDING

Project Cost Estimates				Project Space - Gross Square Footage		
State Funds	Other Funds	Total Project Cost	O&M Funds	New	Renovated	Demolished
\$69,000,000	\$1,000,000	\$70,000,000	\$1,467,000	175,000	5,000	0

The Woodbury School of Business offers some of the fastest growing coursework at UVU including business management, accounting, and finance. Students and faculty have gained national recognition from programs in sales, entrepreneurship, and finance. The School has out-grown its current home in one of the four original Utah Technical College buildings constructed in 1979. While the 78,000 square foot facility has been well-maintained over the years, it cannot accommodate the renovations desired to train future business leaders. The masonry building has a post-tensioned cable floor system that cannot be penetrated to run cables or make infrastructure upgrades.

A new 180,000 square foot facility will provide expanded classroom labs, office space, and specialty space for a Money Management Resource Center, an Innovations Center, a Smart Lab, a Digital Buzz Lab, a Bloomberg Lab, as well as graduate program space. Labs, classrooms, and shared teaching space will be used to further educate students and Utah County residents on topics such as budgeting, taxation, investments, and savings. As the existing facility is in good condition and is suitable to provide general academic classroom space, it will be retained to support other academic classrooms and offices.

SALT LAKE COMMUNITY COLLEGE – HERRIMAN CAMPUS GENERAL EDUCATION BUILDING

Project Cost Estimates				Project Space - Gross Square Footage		
Current State Funds Request	Other Funds	Total Project Cost*	O&M Funds	New	Renovated	Demolished
\$47,200,000	\$0	\$47,200,000	\$848,200	80,000	0	0

In the 2011 General Session the Utah Legislature appropriated \$3 million to purchase 90 acres in Herriman for a future SLCC campus. The first facility built on this property will be an 80,000 square foot general education building that will serve approximately 650 FTE students. Herriman and the surrounding southwest quadrant of Salt Lake County are the fastest growing areas in the County. A physical campus in Herriman will allow SLCC to prepare students with the knowledge and skills necessary to transfer to four-year institutions and gain employment and improved economic conditions. SLCC is currently working with both the University of Utah and Utah State University to offer non-competing bachelor degree programs in the Herriman facility. Such offerings will provide seamless transitions between two-year and four-year degrees and make the goal of baccalaureate degree attainment even more accessible. Targeted undergraduate degree completion programs at the SLCC Herriman site include: Nursing, Business Administration, Social Work, Economics, Psychology, and Communication.

The general education building will be the cornerstone of the Herriman campus development. Future development will accommodate increasing student population growth over the next several decades and will allow for up to 5,200 FTE students in the next half century. This property represents some of the last buildable acreage in Salt Lake County and is one of the last places that higher education institutions may build in the County.

CAPITAL DEVELOPMENT PRIORITIZATION: SUMMARY OF SCORING POINTS FOR 2017-2018

Institution	Project Name	Scoring Points					
		Analysis Points	Other Funds	Facility Condition	Institutional Priority	Function Points	Total Score
U of U	Medical Education and Discovery	44	8	11	25	0	88
USU	Biology and Natural Resources	42	2	7	25	0	76
WSU	Lindquist Hall (Social Science)	46	3	7	25	0	81
DSU	Human Performance Center	50	6	0	25	0	81
UVU	Business School	48	0	0	25	0	73
SLCC	Herriman Campus General Ed.	40	0	0	25	0	65

REGENT PRIORITY POINTS

Guideline 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 	10 Points
<p>High Priority Issues</p> <ul style="list-style-type: none"> • Strategic planning & emerging time-sensitive opportunities <ul style="list-style-type: none"> Branch and satellite campus development Significant changes in role and mission Mergers and partnerships • Operational and programmatic efficiency <ul style="list-style-type: none"> 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
<p>Fulfills a Non-Critical Need</p> <ul style="list-style-type: none"> Core programmatic enhancement Strengthen program deficiencies 	3 Points
<p>Project Does Not Qualify for Regents' Priority Points</p>	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*. Consideration will also be given, where deemed to be appropriate, to projects with prior approved Legislative planning funding.

Total Regents Priority Points *25 Points*