

January 16, 2019

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: University of Utah – Golf Training Facility Non-State Funded Project

Issue

As required by Regent Policy R702, *Non-State Funded Projects* the University of Utah requests Board authorization to proceed with a non-state funded project to construct a new golf training facility south of campus on Guardsman Way for \$2,497,923.

Background

Regent policy R702 requires the Board to review capital projects requiring State Building Board or Legislative approval. State statute (63A-5-104) defines capital projects with more than \$500,000 of new space as "capital developments" and allows the State Building Board to approve those projects without legislative approval if the project does not use state funding sources for the design, construction, operation, or maintenance of the facility.

The University of Utah requests Regent approval to construct a 6,000 square foot indoor golf training facility for the Men's Golf program. The project will centralize golf program operations and be located in the vicinity of other University athletic training facilities on Guardsman Way. The facility will include indoor putting and chipping areas, a golf simulator, other programmatic space, and a student athlete locker and lounge area. The project is estimated to cost \$2,497,923 funded from donations and institutional funds. No state funds will be used in the design, construction, operation, maintenance or improvement of the project. The University's Board of Trustees approved this project in their December 11, 2018 meeting. Additional information about the project is provided in the attached letter from the University and presentation materials. Representatives from the University of Utah will be present at the meeting to provide additional information and respond to questions from the Board.

Commissioner's Recommendation

The Commissioner recommends that the Board authorize the University of Utah to present the Golf Training Facility project to the Utah State Building Board for final approval.

David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA
Attachment

MEMORANDUM

Date: January 7, 2019
To: Utah State Board of Regents
From: Cathy Anderson, CFO 
Re: Golf Training Facility

The University of Utah requests approval to construct a new Golf Training Facility located on Guardsman Way north of other training facilities for Athletics for football and tennis. The new stadium and field will be located west of the existing Dumke Family Softball Stadium.

The requested project will construct a 6,000 sq. ft. centralized team space for year-round golf training, similar to other golf programs throughout the PAC 12 conference. Additional information is contained in the attached.

The proposed total project budget is \$2,497,923 and will be funded by donations and other University funds. No state funds will be used for this project, future O&M or future improvements. These are funded entirely through donations and other operational revenues of the University other than state funds. This addition is consistent with the University's approved master plan.

The project was approved by the University's Board of Trustees in their meeting on December 11, 2018. We request that this be presented to the Board of Regents for approval during the January 25, 2019 meeting.

Thanks, as always, for your consideration and support.



New Golf Team Building

University of Utah Athletics

Board of Regents
January 25, 2019

Purpose

- Provide a new, indoor golf training facility that can be used year-round
- Centralize Golf Program Operations
- Create Team Space including lockers and meeting rooms
- Improve recruitment

Program

- 6,000gsf including:
 - Putting/chipping area
 - Trackman Simulator area
 - Player locker/lounge area
 - Program Operations work area
 - Hall of Honor

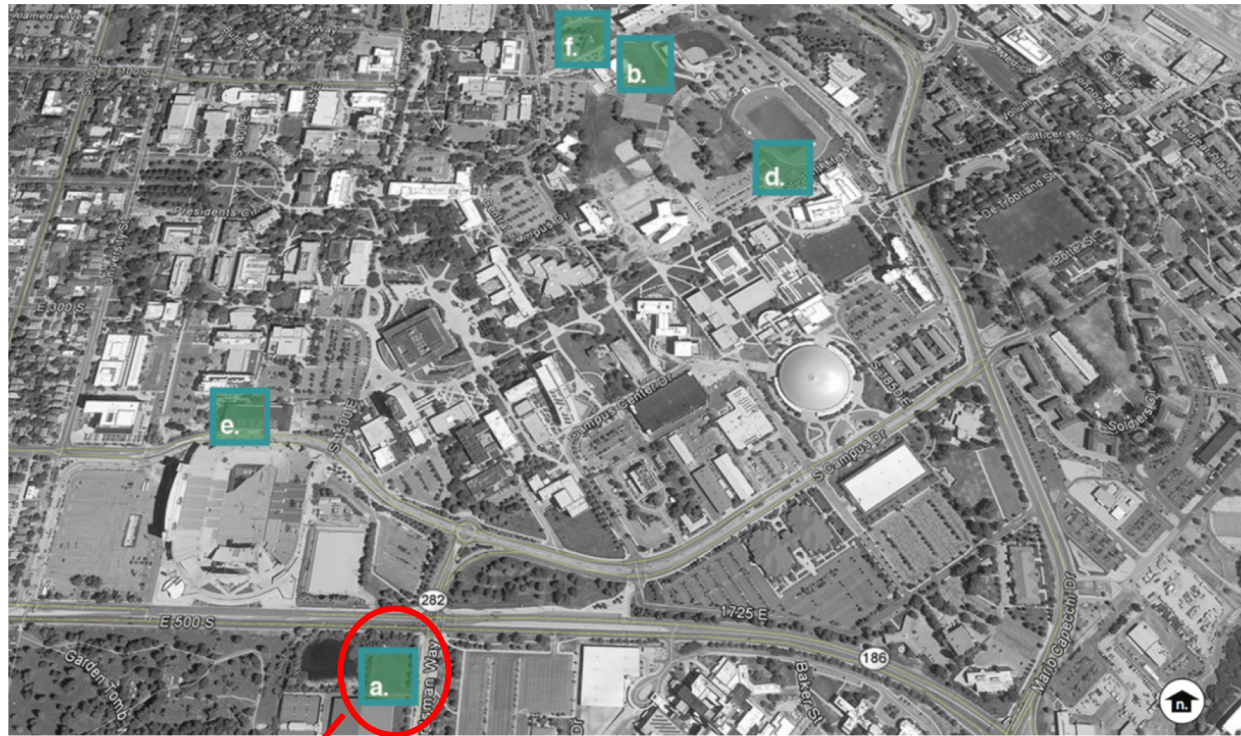


Site Selection

Five sites were evaluated based on:

- Campus Master Plan
- Land availability
- Athletics facilities proximity & compatibility
- Ability to share adjacent facility resources
- Site/vehicular access
- Public Visibility
- Potential for future expansion

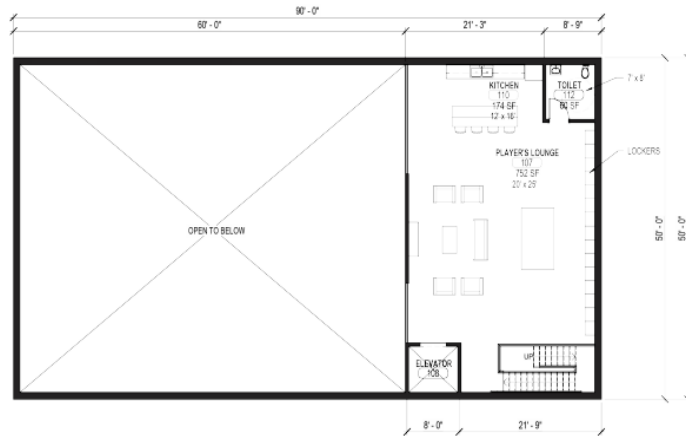
The Guardsman Way site was highest ranked as most able to meet evaluation criteria



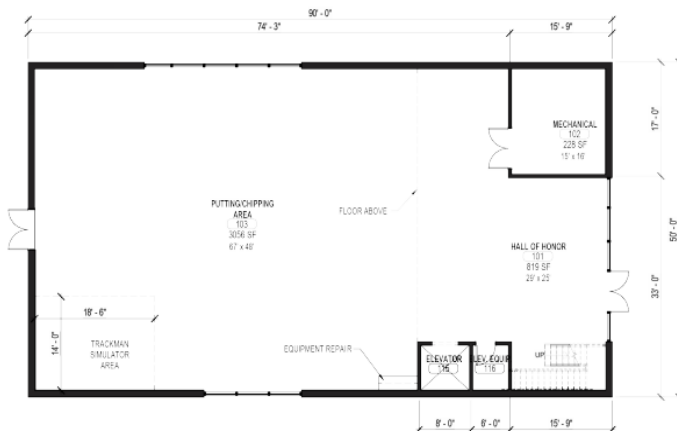
FIVE SITES FOR MATRIX CONSIDERATION

- A** Site A. Guardsman Way North of George S. Eccles Tennis Center
- B** Site B. West on the Dumke Family Softball Stadium
- D** Site D. Infrastructure Manhole Building Site (South-west corner of the McCarthy Family Track & Field Complex)
- E** Site E. Build-out space in the Einar Nielsen Fieldhouse
- F** Site F. The exist clubhouse that remained from the University's old golf course

Proposed Building



INDOOR GOLF TRAINING FACILITY - UPPER LEVEL / LOFT PLAN CONCEPT



INDOOR GOLF TRAINING FACILITY - LOWER LEVEL PLAN CONCEPT



IMAGE 3-21, Guardsman Way - Site Plan

Budget & Schedule

Budget

Construction:	\$1,880,330 (\$313.39 /sf)
<u>Soft Costs</u>	<u>\$ 617,593 (\$102.93 /sf)</u>
Total Project	\$2,497,923 (\$416.32 /sf)

Schedule

CMP	October 4, 2018
Board of Trustees:	December 11, 2018
Board of Regents:	January 25, 2019
Building Board:	February 6, 2019
Bridging Documents:	February 2019– April 2019
Procure D/B Team:	May 2019 – June 2019
Design & Construction:	June 2019 – April 2020