



MEMORANDUM

TAB N

September 4, 2019

University of Utah – Non-State Funded Projects

Regent policy R702, *Non-State Funded Projects* 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 proceed with two non-state funded projects to remodel space in the Fieldhouse for a 400-seat theater for \$9,394,126 and to renovate and expand the Dumke Gymnastics building for \$3,379,666. Donations are the primary source of funding for both projects and no state funds will be used for either project or for future operations and maintenance.

The University of Utah Fieldhouse built in 1950 currently houses a few classrooms and a central chiller plant with the majority of the facility sitting vacant. In an effort to maximize space on campus and revitalize a historic building, the University proposes to remodel approximately 21,900 square feet of space to create a 400-seat theater for the Department of Theater and Pioneer Memorial Theater. A separate capital improvement project is currently upgrading the structure for seismic and safety codes.

The Dumke Gymnastics renovation and addition project will improve approximately 6,100 square feet of locker and training space for the University of Utah women’s gymnastics program and add 1,000 square feet of new space. The project will include a partial second story addition, a larger student-athlete locker room and gymnast lounge, an outdoor balcony, enhanced athletic training and rehabilitation areas, and coach locker rooms.

The University’s Board of Trustees will consider both projects in their September 10, 2019 meeting. Additional information about the two projects is provided in the attached letters and presentation materials from the University. 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 Recommendations

The Commissioner recommends the Board authorize the University of Utah to present the Dumke Gymnastics building expansion and Fieldhouse theater remodel projects to the Utah State Building Board for final approval.

Attachments

MEMORANDUM

Date: August 27, 2019
To: Commissioner Dave Woolstenhulme
From: Cathy Anderson, CFO
Re: Remodel of Fieldhouse to Create a 400 Seat Theatre

The University of Utah requests approval to remodel space in the Fieldhouse to create a theatre with approximately 400 seats. This theatre is critically needed to meet the academic needs of the Department of Theatre while also providing an intermediate sized theatre option for Pioneer Memorial Theatre. The theatre will include a thrust stage and an orchestra pit. The project includes new HVAC, upgrades to other building systems, furnishings, seating, and theatre equipment.

The proposed project will remodel 21,861 square feet of the building. The project is described in more detail in the attached.

The proposed total project budget is \$9,394,126 and will be funded by donations and other University funds. No state funds will be used for this project.

The project will be considered by the University's Board of Trustees in their meeting on September 10, 2019. We will withdraw this request if Trustees do not approve this project in their September meeting. We request that this be presented to the Board of Regents for approval during the September 12-13, 2019 meetings.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer

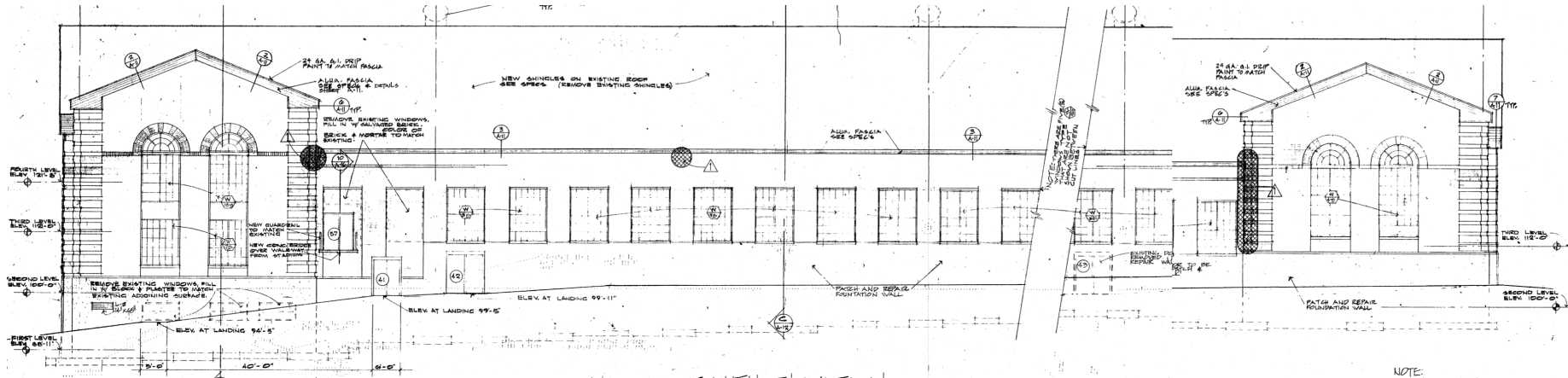


Theatre at Einar Nielsen Fieldhouse

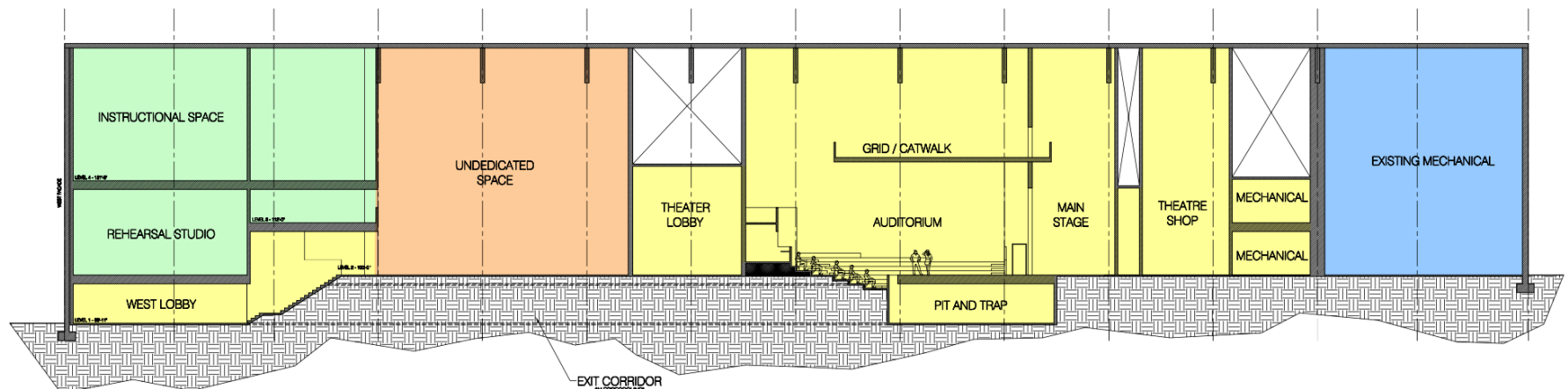
Theatre at Fieldhouse

Scope of Work:

- Remodel to Create a New Theatre with About 400 Seats

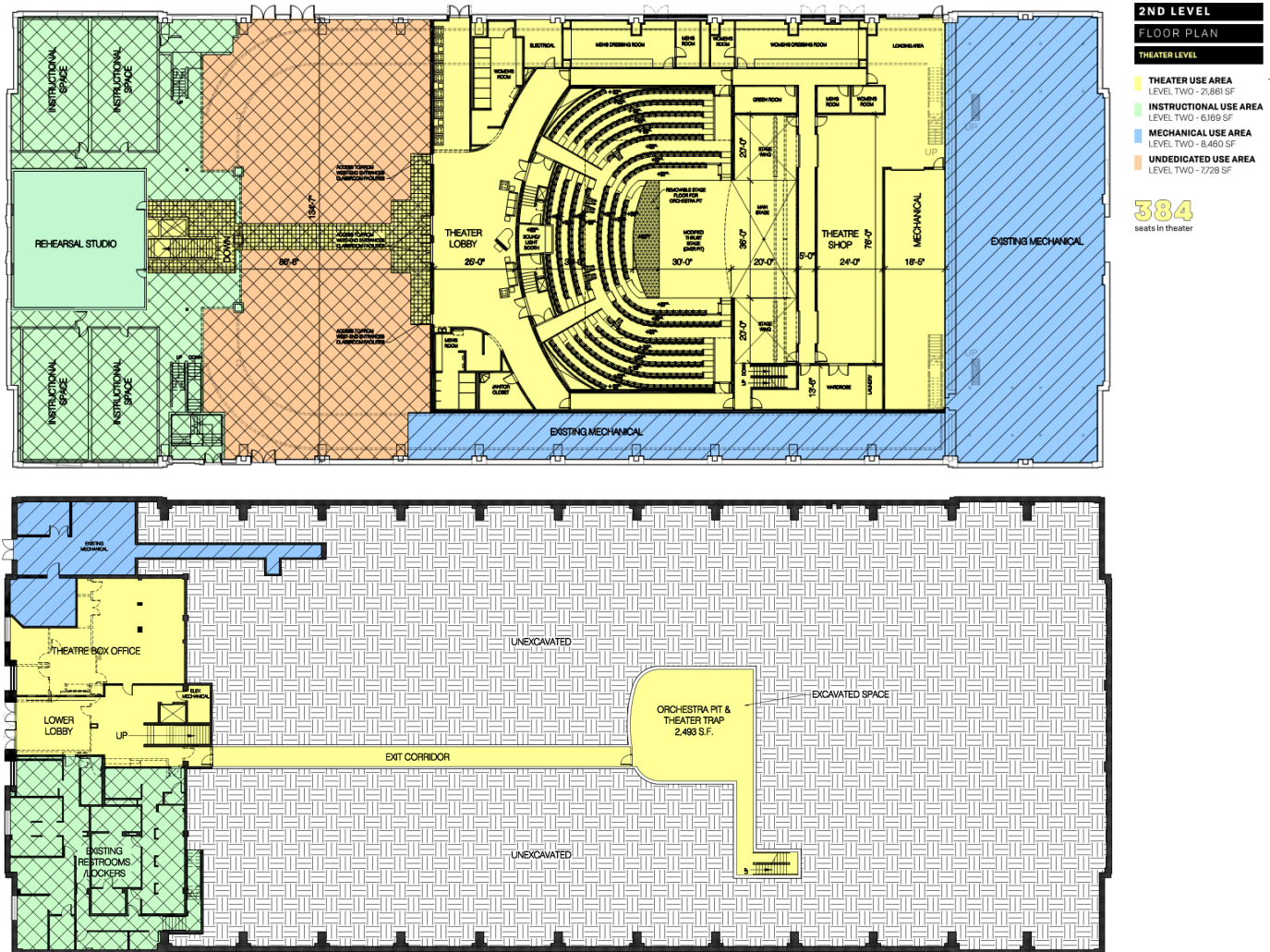


Existing South Elevation

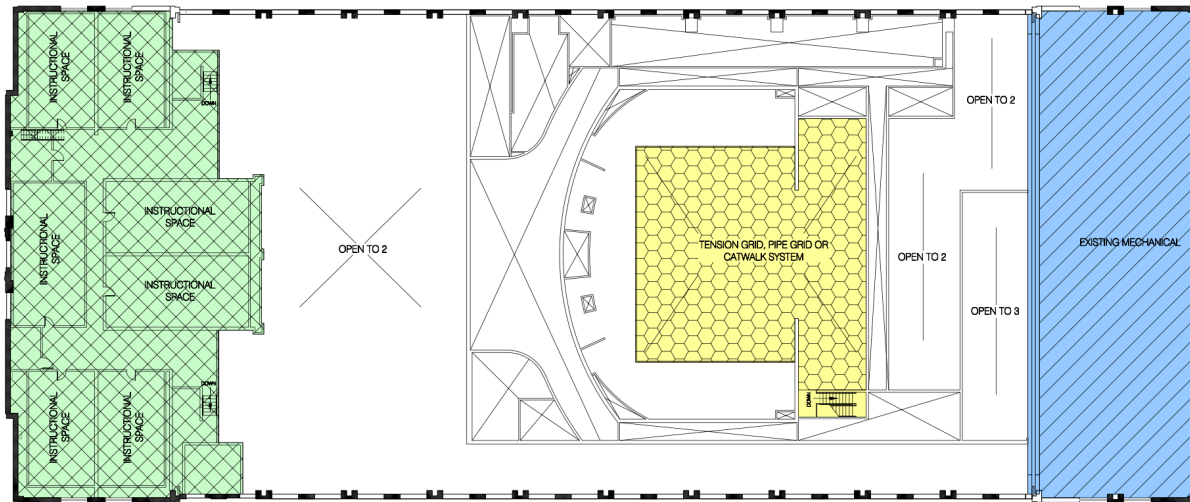


Proposed East - West Section

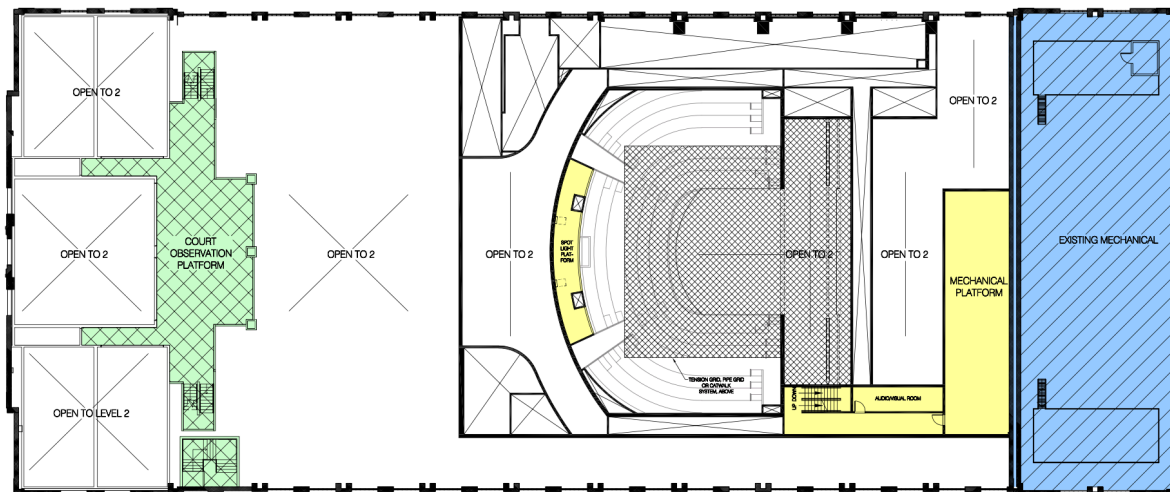
Theatre at Fieldhouse (1st & 2nd Levels)



Theatre at Fieldhouse (3rd & 4th Levels)



A1 EAST-END OPTION
4TH LEVEL FLOOR PLAN - ACCESSORY
SCALE: 1/16"=1'-0"



A1 EAST-END OPTION
3RD LEVEL FLOOR PLAN - ACCESSORY
SCALE: 1/16"=1'-0"

Theater at Fieldhouse

Budget:

Construction Cost	\$7,431,858 (\$340/SF)
Soft Costs	<u>\$1,962,268 (\$90/SF)</u>
Total Project Cost	<u>\$9,394,126 (\$430/SF)</u>

Proposed Schedule:

- Feasibility Study: Oct. 2018 – Feb 2019
- Board of Trustees: September 10, 2019
- Board of Regents: September 12-13, 2019
- Building Board: November 6, 2019
- Design: November 2019 – July 2020
- Construction: August 2020 – July 2021

MEMORANDUM

Date: August 27, 2019
To: Commissioner Dave Woolstenhulme
From: Cathy Anderson, CFO
Re: Renovation and Addition to Dumke Gymnastics Building

The University of Utah requests approval to construct an addition to and renovate existing space in the Dumke Gymnastics Building. This will bring the training center for this highly successful program up to current standards. The project will renovate 4,374 square feet for locker, training and support. It will raise the roof over the existing training area to expand the second floor by 1,717 square feet which will be shelled to preserve opportunities for growth in the future. The project also includes a 1,000 square foot addition to create a Legacy Hall entry that includes an elevator and stair. The project is described in more detail in the attached.

The proposed total project budget is \$3,379,666 and will be funded by donations. No state funds will be used for the project costs or for future O&M and improvements associated with the addition. The future costs will be funded entirely through Athletics revenues. This addition is consistent with the University's approved master plan.

The project will be considered by the University's Board of Trustees in their meeting on September 10, 2019. We will withdraw this request if Trustees do not approve this project in their September meeting. We request that this be presented to the Board of Regents for approval during the September 12-13, 2019 meetings.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer

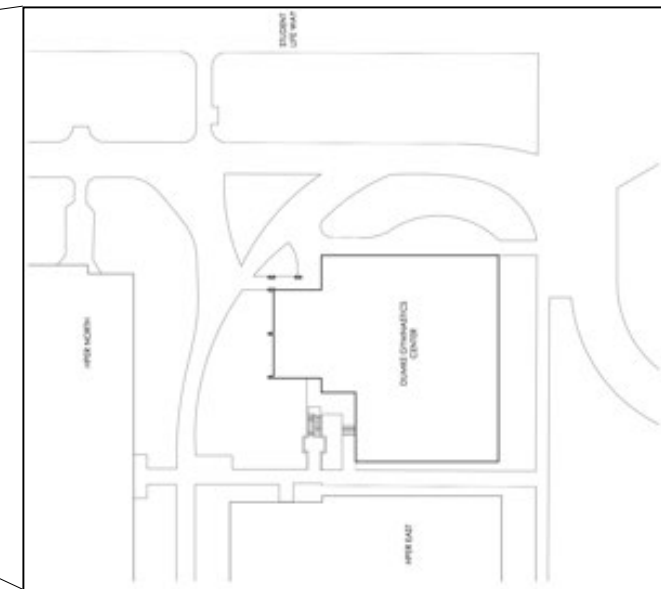
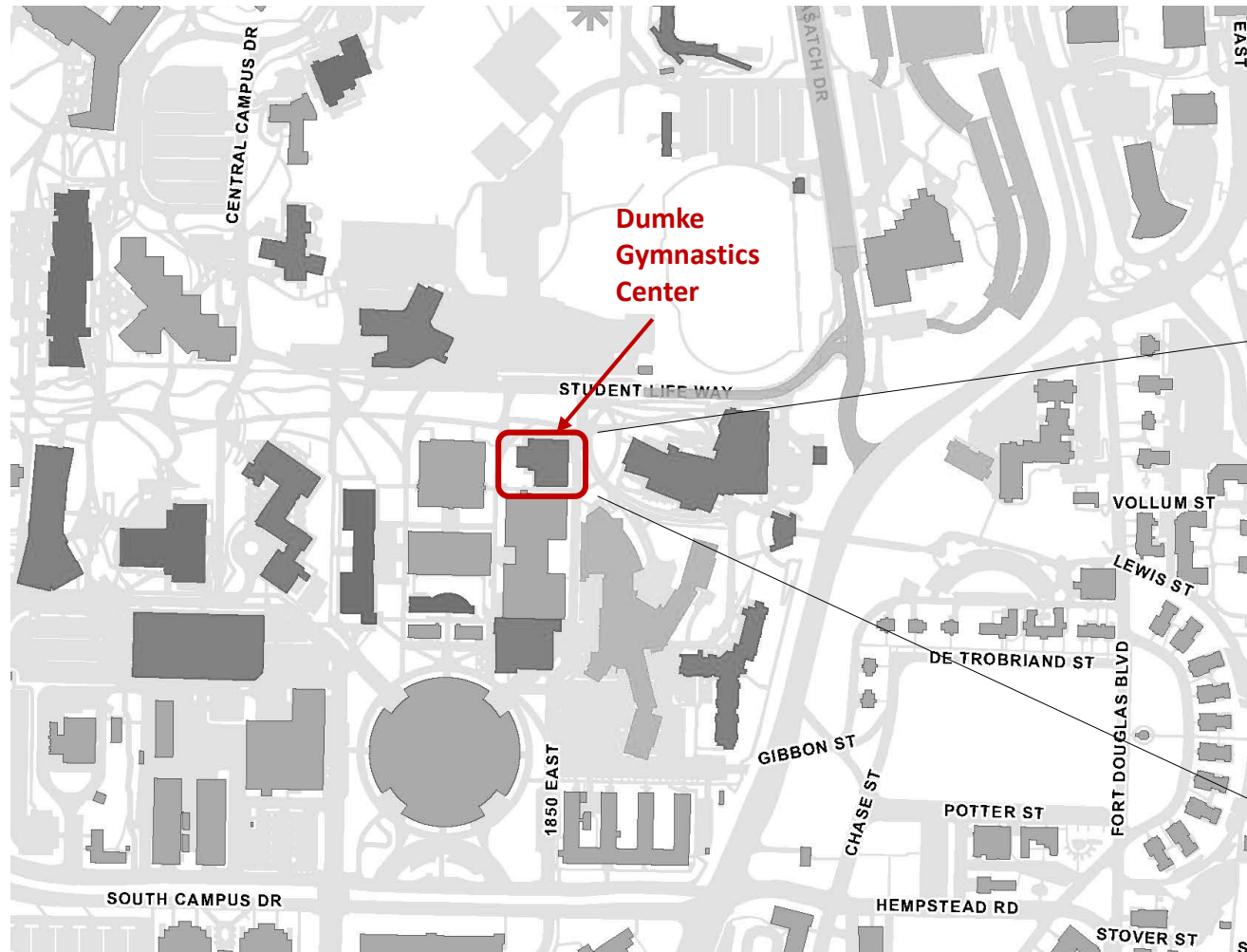
Dumke Gymnastics Center Renovation & Addition

BOARD OF REGENTS

SEPTEMBER 13, 2019

Dumke Gymnastics

Existing Site & Building



Enlarged Site Plan



Dumke Gymnastics Center

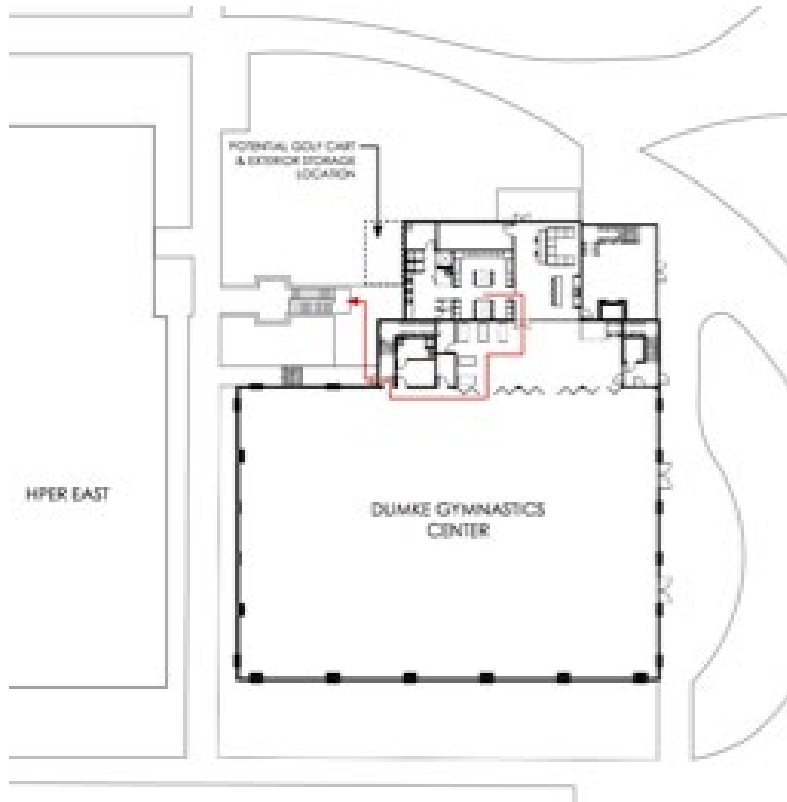
Project Scope

Renovation and addition to the Dumke Gymnastics Center.

- Renovates 4,374 sq. ft. for locker, training & support
- Raises the roof over the training area to expand second floor by 1,717 sq. ft. which will be shelled for future needs
- Legacy Hall Addition of 1000 sq. ft. (2 levels)
- Exterior upgrades & limited branding



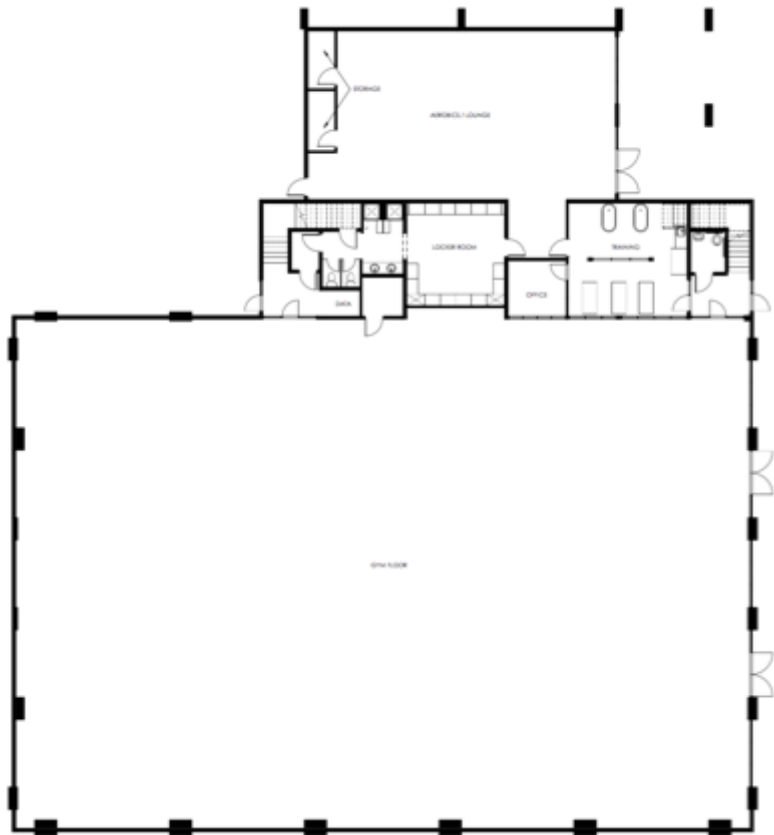
Dumke Gymnastics Center



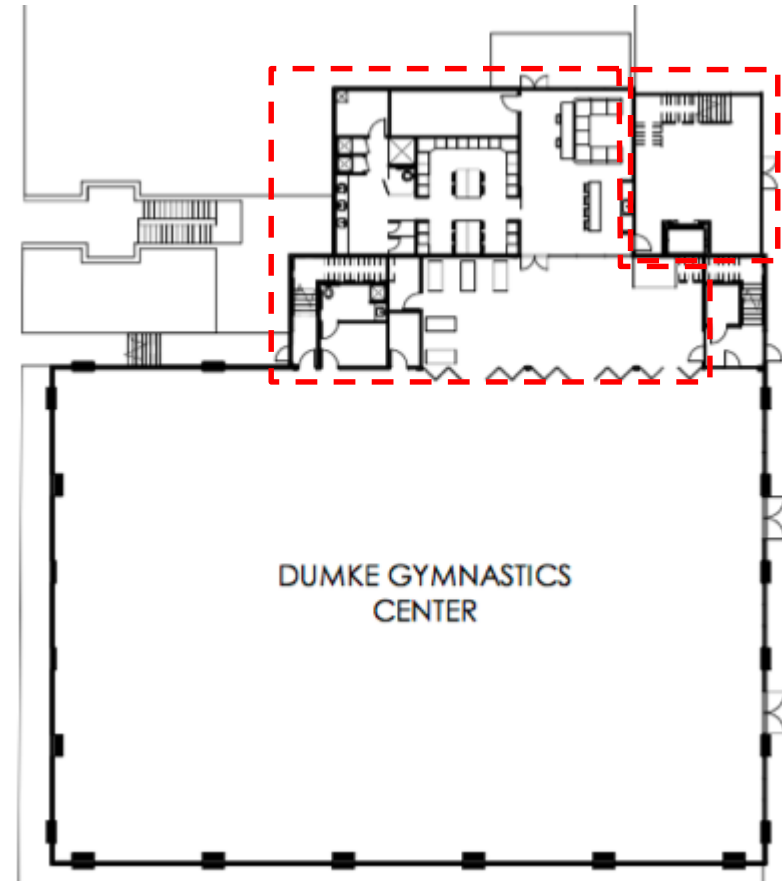
Proposed Site & Ground Floor Plan



Dumke Gymnastics Center



Existing Ground Floor Plan

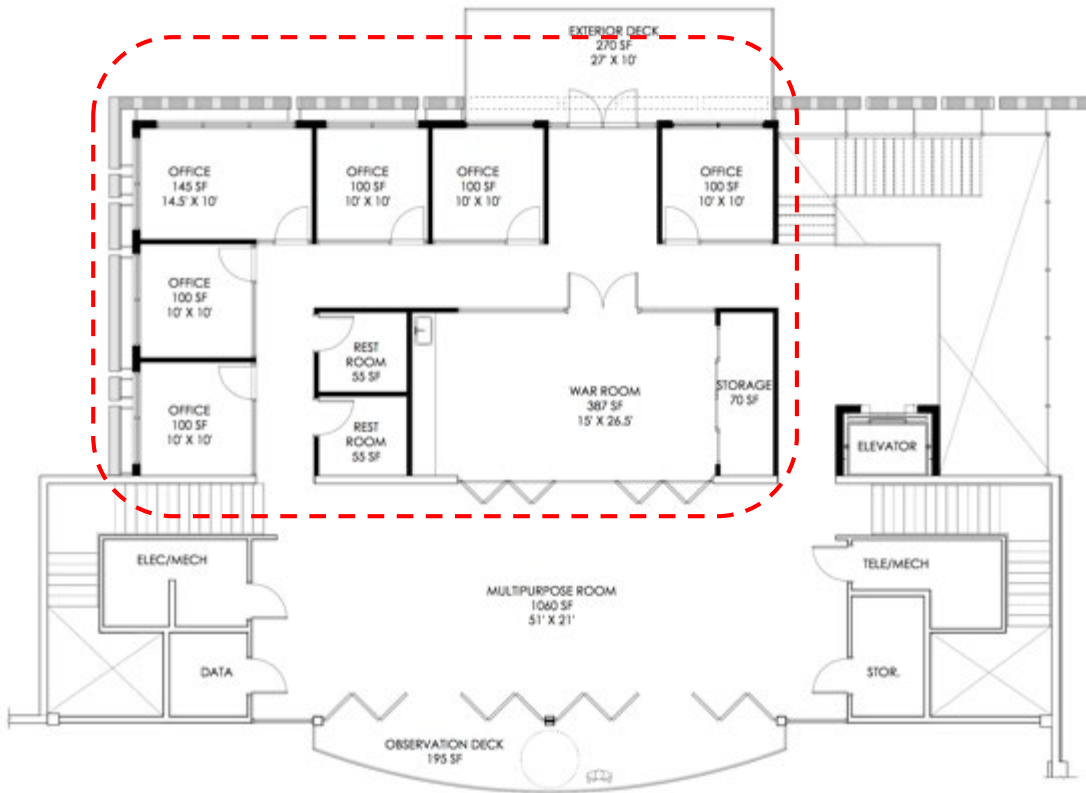


Proposed Ground Floor Plan



Dumke Gymnastics Center

Space to be "Shelled"



Proposed Second Floor Plan



WEST ELEVATION



Dumke Gymnastics Center

Schedule

September 10, 2019:	Board of Trustees
September 13, 2019:	Board of Regents
November 6, 2019:	Building Board
Nov. 2019 – May 2020	Design
July 1, 2020:	Construction
May 31, 2021:	Complete



Budget

Construction:	
1,000 SF Entry Addition*	\$ 589,466 (\$589/SF)
2 nd Floor Addition**	\$ 527,785 (\$302/SF)
Remodel 4,374 SF	\$1,344,514 (\$307/SF)
Reroof & Site Cost	\$ 178,598
Total Construction Cost	\$2,640,363 (\$372/SF)
Soft Costs	\$ 739,303 (\$104/SF)
Total:	\$3,379,666 (\$476/SF)

* Higher cost as this is a 2-story space consisting primarily of a new elevator and stair.

** This involves raising the roof of an existing 2-story space and constructing a shelled 2nd floor.

