FY 2021 Revenue Bond Authorizations

November 15, 2019





102 Tower Bonding Authorization

Presented by:

Jonathon Bates Executive Director – Real Estate Administration

November 15, 2019



Recommendation

The University of Utah has a Purchase Option as a component of its Lease Agreement for the 102 Tower.

Recommend approval to proceed with bonding authorization to support exercising Purchase Option. Closing on the acquisition to be contingent on successful completion of due diligence.

- Purchase cost of \$52.5M
- Current market value estimated at \$69M+.











Occupant Summary

- University occupies 74% of the building
 - o Building is a total of 192,037 sf
- o TOTAL FTE's: 881
 - o University IT: 281
 - Hospital IT: 400
 - Medical Billing for SOM: 200



			ne	vvn	У			
Purchase Date:	1-Jul-12				-			
	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	FY26-27 (Partial)	TOTAL
Current Projected Expense:	\$ 3,384,108.62	\$ 3,487,182.55	\$ 3,597,805.43	\$ 3,717,457.11	\$ 3,847,912.06	\$ 3,991,298.22	\$ 2,729,801.36	\$ 24,755,565.35
Projected Debt Service & Reserve:	\$ 3,617,066.19	\$ 3,128,328.00	\$ 3,122,396.00	\$ 3,120,896.25	\$ 3,123,352.50	\$ 3,119,378.50	\$ 2,082,204.00	\$ 21,313,621.44
Projected Operating Expenses:	\$ 1,202,054.40	\$ 1,241,618.37	\$ 1,282,544.38	\$ 1,324,882.05	\$ 1,368,682.91	\$ 1,414,000.52	\$ 973,927.01	\$ 8,807,709.65
Projected Revenue:	\$ (2,352,793.55)	\$ (2,412,623.79)	\$ (2,474,805.49)	\$ (2,539,532.95)	\$ (2,610,682.78)	\$ (2,681,737.64)	\$ (1,837,446.53)	\$ (16,909,622.74)
Post Purchase Projected Expense:	\$ 2,466,327.04	\$ 1,957,322.58	\$ 1,930,134.89	\$ 1,906,245.35	\$ 1,881,352.63	\$ 1,851,641.38	\$ 1,218,684.48	\$ 13,211,708.35
Projected Savings:	\$ 917,781.58	\$ 1,529,859.97	\$ 1,667,670.54	\$ 1,811,211.76	\$ 1,966,559.43	\$ 2,139,656.84	\$ 1,511,116.88	\$ 11,543,857.00

- Purchase price of \$50M funded via bonds.
 - \$50M by bonds with debt service projected provided by Treasury Services.
- Repayment of unamortized abated rent of \$2.5M.
 - Paid for by cash from UIT/ITS reserves at closing; not a component of bonding.
 - Included in proforma.
- Proforma of remaining term of lease (6 yrs, 8 mths)
 - Average annual reduction in cost of \$1.67M.
 - Total savings over term of \$11.54M.



Purchase Approval Schedule

- Board of Trustees Campus Master Plan Committee
 - September 25, 2018
- Board of Trustees
 - October 9, 2018
- Board of Regents
 - November 15, 2019
- Bonding authorization will be sought during the 2020 session of the State of Utah Legislature.
- Approval to close to be contingent on completion of the following due diligence items:
 - Appraisal
 - Title review and ALTA survey
 - 3rd party review of mechanical, electrical, plumbing and structural systems.
 - Phase I Environmental survey



Recommendation

The University of Utah has a Purchase Option as a component of its Lease Agreement for the 102 Tower.

Recommend approval to proceed with bonding authorization to support exercising Purchase Option. Closing on the acquisition to be contingent on successful completion of due diligence.

- Purchase cost of \$52.5M
- Current market value estimated at \$69M+.



HEALTH SCIENCES CAMPUS OFFICE SPACE

BOARD OF REGENTS NOVEMBER 15, 2019

CONFIDENTIAL

SCHOOL OF MEDICINE

In addition to training tomorrow's physicians, SOM offers degree programs in medical laboratory science, public health, and cardiovascular perfusion.





#14* School of Medicine-Primary Care

#15* School of Medicine-Research

* Rankings among public institutions

2/3 of all Utah doctors trained at U

TRAINING UTAH STUDENTS



Utah colleges represented within the SOM

83% of our students are Utah residents or Utah high school or college graduates

Our SOM students represent **every major Utah college and university**



SOM applications **have doubled** since 2014, from 1500+ applications to **3850 applications** for 125 spots this year

Class of 2023

STRATEGY

The SVP's Work Space Task Force has assessed the 5 & 10 year growth needs for Health Sciences

- Historical growth has been 5% per year for the past 10 years
- It is projected to continue to grow at this rate, especially to meet clinical demand

This project is Phase 1 of a multi-year work space strategy

 The strategy assumes that future growth will be 30% on campus, and 70% in the Community (ideally at Clinics where Faculty practice)

It will address the 5-year *on campus* work space needs for faculty and staff in the School of Medicine

- Accommodates current and expected growth
- Includes space for many employees currently in Building 521, the old SOM

5-YEAR PROJECTIONS

<u>ON CAMPUS</u> (5' & 15' walk) 247,000 GSF **204K Bldg. 521 + 43K GSF Non-521**

OFF CAMPUS (15' & 30'+ drive) 223,000 GSF **109K Bldg. 521 + 113K GSF Non-521**

TOTAL 470,000 GSF

10-YEAR PROJECTIONS (cumulative)

<u>ON CAMPUS</u> (5' & 15' walk) 327,000 GSF **228K Bldg. 521 + 99K GSF Non-521**

OFF CAMPUS (15' & 30'+ drive) 433,000 GSF **167K Bldg. 521 + 266K GSF Non-521**

TOTAL 760,000 GSF

SCHOOL OF MEDICINE GROWTH: 10 YEAR AVERAGE

Faculty Growth Average

- 10-Year: 4.92%
- 5-Year: 6.85%

Staff Growth Average

- 10-Year: 2.10%
- 5-Year: 3.95%

Drivers for Personnel Growth

- Expansion (ACC, Rehab, SHHC, etc.)
- Strategy (Programmatic growth, opportunistic hires, etc.)

Growth Projection (2019-2029):

7% Faculty; 3% Staff

70% Off Campus; 30% On Campus





PROJECT SCOPE

New 5-story, 250,000 gsf office building with a bridge connection to the Hospital

Approx. 1,200 Faculty & Staff work spaces

- Clinical Providers
- Academic Faculty
- Research Faculty
- Medical Residents

				SF	PACES				NSF		
		5	21	NON	521						
	Occupant	5 min	15 min	5 min	15 min	Office	Wrkstn	Size	Office	Wrkstn	Total
FACULTY	517	14	5	1	2	22		67.2	34,740	0	34,740
Leadership	22	3	3	1	1	8		160.0	3,520		
Academic	8	293	75	25	26	419		80.0	640		
Clinical	419	10	16	12	24	62		60.0	25,140		
Research	62	4		1	1	6		80.0	4,960		
Admin	6							80.0	480		
STAFF	375	36	28	5	8	77		58.6	10,020	11,970	21,990
Managemen	t 77	4	8		1	13		120.0	9,240		
Academic	13	58	14	5	6		83	60.0	780		
Clinical	83	36	47	13	21		117	42.0		3,486	
Admin	117	20	43	7	15		85	42.0		4,914	
Research	85							42.0		3,570	
TRAINEE	401	245	150		6		401	3.6		1,444	1,444
Residents	401							3.6		1,444	1,444
HOSPITAL	90	30	60			90		60.0	5,400		5,400
Staff	90							60.0	5,400		5,400
TOTALS	1,383							46.0	50,160	13,414	63,574
GROSSING FACTO	RS										
Amenities								60%		38,144	
Department	al							33%		33,567	
Building		753	449	70	111	697	686	80%		108,228	
GRAND TOTAL	1,383							176.1			243,512



U of U HEALTH SCIENCES CAMPUS

Ponto Structure

Dumper

North Medical Dr

PRIMARY CHILDREN'S

Parking Structure HUNTSMAN CANCER INSTITUTE

UNIVERSITY HOSPITAL

(E) SOM

LONG-TERM PLANNING

Ponto Smelu

Duman

HUNTSMAN CANCER INSTITUTE

Proposed Office Building and Bridge

PRIMARY

North Medical Dr

Parking Structure

Offices Urs. 1.5

Offices/Clinical

CHILDREN'S

University Hospital

Offices Vrs. 6-10

MED

OUR CHALLENGES

Reduce Cost

- Benchmark against Developer Buildings in the Community, set cost reduction targets and establish target values for all scopes of work
- Design an efficient, regular structure emphasizing standardization and repetition of design elements

Maintain Quality

- Challenge Design Standards where appropriate
- Choose materials and products carefully to assure quality while achieving target values

Embrace Innovation in Approach to Project Delivery

- Prefabricate components off-site
 - expedites schedule and occupancy
 - increases quality
 - reduces waste stream
 - decreases trip generation/gridlock
 - helps overcome construction labor shortages



PROPOSED SITE & BUILDING









CONFIDENTIAL

CONFIDENTIAL

SECTION THROUGH BUILDING

HEALTH

UNIVERSITY OF UTAH

FLOOR PLAN OPTION INBOARD OFFICES





PLANNING OPTIONS

PROJECT SCHEDULE

TACK	ENID	2019				2020)				_		- 1	2	021									202	2									2023	3				
IASK	SIAKI	END	Oct Nov Dec	Jan Fel	b Mar A	pr May	Jun Ju	I Aug	Sep O	t Nov	Dec J	an Fe	Mar	Apr N	/lay Ju	n Jul	Aug S	ep O	ct Nov	Dec	lan Fel	b Ma	r Apr	May .	un J	ul Au	g Sep	Oct	Nov D)ec J	an Feb	Mar	Apr I	May J	lun Ju	I Au	g Sep	Oct I	Nov Dec
Approvals				<u>+</u> +	++-			++++		++			+			+			-++				+				+	+				+	┝╍┼	-			+	l	
Board of Trustees	10/8/19	10/8/19						11					\mathbf{T}					-				1					1					1					1		
Board of Regents	11/15/19	11/15/19			111			11		1			11		1	1	1				1	1	1				1					1	1	T		1	11	m	
Building Board	12/4/19	12/4/19																																		-			
Legislature	1/1/20	3/31/20																				1					1												
Programming & Design RFP				<u>+</u> +	++			+		++			÷			+		-	++++				1				+	+				+	┝╍┾				++	i	
RFP / Procurement Process	11/1/19	1/31/20	RFI	>																														-		-			
Award Contract for Design	5/1/200	5/30/20				Awa	rd									1						1					1					1							
Programming & Design				<u>+</u> ↓	+			+					+					-	+				+				+					+	┢╍╍┢				+	ŀ	
Programming	2/1/20	6/30/20		Pr	ogramn	ning 🗍		11					111			1						1					1					1					1	m	
Schematic Design	6/1/20	9/30/20			ΤΤ		Schem	atic De	s	1			11		1	1	1		11			1	1			1	1					1	1 1	1		1	1	(T)	
Design Development	10/1/20	1/30/21						TT	D	esign D	ev.											1																\square	
Construction Documents	12/1/20	12/31/21		ļ							Sitew	ork	Core	& Sh	ell	(ТІ)	Interio	or Im	provem	<mark>ent</mark> s		1					1												
Permit & Bid		†						1								-				····\			1				·····					+						l	
1. Sitework	3/1/21	4/30/21			11			11		11			Site			Ļ	1					1	1			1	1				-	1	1				11	ΠŤ	1
2. Core & Shell	7/1/21	9/30/21														C &	S				V																		
3. TI																					Т																		
Construction (3 Bid Packages)	24 m	i Ionths						+								-		-				·					·					+			-		+		
1. Sitework	5/1/21				111			11		1			11	S	itewo	ork					1	1	1				1					1	1	T		1	11	M	
2. Core & Shell		1															C	Core a	& Shell					Ţ												-			
3. TI		4/30/23																							Tl) In	terior	Impr	ovem	ents										
FF&E and IT Installation	4/1/23	6/30/23																									ļ						FF&	E					
Moves	7/1/23	8/31/23		+	+			+		+			+			+	┢╍╍┢╸	-	+++			+	+	-	-		+	┝╍╍┝				+	┢╍╋		Move-	in	+	lt-	
		1						11					1			1											1					1			-	-		ГŤ	



BUDGET: COMPARABLE U OF U PROJECTS(CONSTRUCTION IN 2019 DOLLARS)Carolyn & Kem Gardner
CommonsGarff Executive EducationS.J. Quinney College of Law

					220,000 sq ft		140,000 sq ft		155,000 sq ft	
			Statistics (\$/SF)		2019		2019		2017	
		High	Average	Low	COST	¢/SF	COST	\$/SF	COST	¢/SF
Total		\$339.92	\$298.02	\$268.07	\$58,976,235	\$268.07	\$40,049,519	\$286.07	\$52,688,203	\$339.92
00 00 00	Procurement and Contracting Requirements Total	\$21.26	\$16.70	\$13.81	\$4,677,169	\$21.26	\$1,932,926	\$13.81	\$2,331,079	\$15.04
01 00 00	General Requirements Total	\$9.28	\$9.28	\$9.28			\$1,299,838	\$9.28		
02 00 00	Existing Conditions Total	\$1.48	\$1.29	\$1.10	\$241,702	\$1.10	\$206,734	\$1.48		
03 00 00	Concrete Total	\$57.36	\$31.92	\$18.92	\$4,162,405	\$18.92	\$2,729,262	\$19.49	\$8,890,676	\$57.36
04 00 00	Masonry Total	\$3.06	\$2.90	\$2.76	\$606,838	\$2.76	\$428,786	\$3.06	\$447,197	\$2.89
05 00 00	Metals Total	\$27.98	\$19.13	\$3.12	\$5,787,086	\$26.30	\$3,916,743	\$27.98	\$483,035	\$3.12
06 00 00	Wood Plastics and Composites Total	\$9.63	\$8.13	\$6.94	\$1,718,888	\$7.81	\$971,511	\$6.94	\$1,491,936	\$9.63
07 00 00	Thermal and Moisture Protection Total	\$18.98	\$11.21	\$5.73	\$1,259,969	\$5.73	\$2,657,203	\$18.98	\$1,384,104	\$8.93
08 00 00	Openings Total	\$47.22	\$19.53	\$2.22	\$487,649	\$2.22	\$1,282,716	\$9.16	\$7,319,821	\$47.22
09 00 00	Finishes Total	\$45.28	\$36.63	\$28.00	\$6,160,607	\$28.00	\$6,339,101	\$45.28	\$5,673,243	\$36.60
10 00 00	Specialties Total	\$27.00	\$14.57	\$6.98	\$5,940,052	\$27.00	\$977,099	\$6.98	\$1,506,707	\$9.72
11 00 00	Equipment Total	\$2.54	\$1.28	\$0.02	\$558,901	\$2.54			\$2,743	\$0.02
12 00 00	Furnishings Total	\$3.87	\$3.04	\$1.40	\$307,968	\$1.40	\$541,777	\$3.87	\$598,436	\$3.86
13 00 00	Special Construction Total	\$4.82	\$4.82	\$4.82	\$1,059,909	\$4.82				
14 00 00	Conveying Equipment Total	\$4.19	\$1.65	\$0.09	\$145,113	\$0.66	\$586,964	\$4.19	\$13,500	\$0.09
21 00 00	Fire Suppression Total	\$4.52	\$3.66	\$3.09	\$994,615	\$4.52	\$472,831	\$3.38	\$479,264	\$3.09
22 00 00	Plumbing Total	\$12.49	\$6.74	\$0.39	\$86,832	\$0.39	\$1,748,558	\$12.49	\$1,135,267	\$7.32
23 00 00	Heating Ventilating and Air Conditioning (HVAC)	\$35.55	\$27.40	\$17.09	\$6,504,338	\$29.57	\$2,392,243	\$17.09	\$5,509,744	\$35.55
25 00 00	Integrated Automation Total	\$0.25	\$0.25	\$0.25	\$54,536	\$0.25				
26 00 00	Electrical Total	\$40.51	\$38.59	\$35.95	\$8,912,387	\$40.51	\$5,503,508	\$39.31	\$5,572,414	\$35.95
27 00 00	Communications Total	\$20.85	\$20.85	\$20.85			\$2,919,030	\$20.85		
28 00 00	Electronic Safety and Security Total	\$0.07	\$0.07	\$0.07			\$9,313	\$0.07		
31 00 00	Earthwork Total	\$21.91	\$11.73	\$1.57	\$4,820,141	\$21.91	\$1,641,533	\$11.73	\$242,973	\$1.57
32 00 00	Exterior Improvements Total	\$35.34	\$13.34	\$1.85	\$620,790	\$2.82	\$259,522	\$1.85	\$5,477,765	\$35.34
33 00 00	Utilities Total	\$0.89	\$0.36	\$0.01	\$2,249	\$0.01	\$26,308	\$0.19	\$137,215	\$0.89
51 00 00	Miscellaneous Construction Cost Total	\$25.75	\$17.31	\$8.61	\$3,866,092	\$17.57	\$1,206,012	\$8.61	\$3,991,084	\$25.75

PROJECT BUDGET

	Total Cost - Escalated	Cost /sf Today	Cost /sf Escalated	Notes
CONSTRUCTION				
Building:Core & ShellTenant ImprovementsSite Complexity	\$64,763,904 \$26,434,247 \$31,721,096 \$. 6,608,562	(\$245.00 /sf) (\$100.00 /sf) (\$120.00 /sf) (\$ 25.00 /sf)	(\$260.11 /sf) (<i>\$105.74 /sf</i>) (<i>\$126.88 /sf</i>) (<i>\$ 26.43 /sf</i>)	steep hill; no access 3 sides; adjacent TRAX
Utility Fees	\$ 264,432	(\$ 1.00 /sf)	(\$ 1.06 /sf)	
 Bridge to Hospital: Bridge Moving Walkway Connection to Moran Elevator/Stair Tower 	\$12,252,273 \$ 7,269,418 \$ 3,634,709 \$ 79,303 \$ 1,268,844	(\$21,068 /lf) (\$12,500 /lf) (\$ 6,250 /lf)	(\$22,277 /lf) (\$13,217 /lf) (\$. 6,609 /lf)	lump sum: \$ 75,000 today lump sum: \$1,200,000 today
Sub-total: Construction	\$78,439,731	(\$296.74 /sf)	(\$313.76 /sf)	
<u>SOFT COSTS</u>	\$26,622,999			
PROJECT TOTAL:	\$105,062,727			



REQUEST FOR APPROVAL

• Build a new 250,000 gsf Office Building for Health Sciences

 Issue a \$100,000,000 Revenue Bond, to be repaid from clinical revenues and other non-state U of U Health Sciences revenues

The remaining \$5,100,000 will be funded from Health Sciences clinical reserves





Health Sciences Garage & Roadway Improvements



BOARD OF REGENTS NOVEMBER 15, 2019

UNIVERSITY HOSPITALS & CLINICS

University of Utah Health is the Mountain West's only academic health care system, combining excellence in:

- Patient Care
- Medical Research
- Teaching

The system provides care for Utah, and residents of five surrounding states in a **referral area encompassing more than 10 percent of the continental United States**.

University of Utah Health offers the latest technology and advancements, including some **services available nowhere else in the region.**



University Hospitals and Clinics relies on more than 1,400 board-certified physicians and more than 5,000 health care professionals who staff five hospitals, twelve community clinics and several specialty centers.



GOALS & PROCESS

Goals

Improve the patient and visitor experience of arrival, parking and navigating the Health Sciences Campus

Provide additional Hospital & Clinic Parking which will allow us parking capacity to close and repair our Patient Parking Garage

Process

North Hospital Campus Parking Study

- Traffic Analysis & Transportation Survey
- Road Capacity Analysis
- Improvements Study







PARKING STUDY

Findings

- Parking at the North end of the campus is at capacity
- Intersections and roadways are not designed for current capacity of vehicles ٠
- Transit, ridesharing, carpool/vanpool, and related strategies should be encouraged ٠

PARKING BY THE NUMBERS





76% of staff parking is occupied during peak times. Many empty stalls are either reserved or located in distant or inconvient lots.

1.9 vs. 2.25

Compared to a national sample of hospitals, the U of U Health Science Campus uses about 15% fewer parking spots than average. The campus' easy access to TRAX and bus service, free transit passes, paid staff parking system, and other commuter programs all reduce the need for costly parking structures.



TRAFFIC BY THE NUMBERS



current delay for vehicles leaving the hospital during the PM peak hour

projected future delay during the PM peak if the minute patient parking supply is increased without needed network enhancements seconds



PROJECT SCOPE

Roadway Improvements

1. North Medical Drive

Parking and Access Improvements

- 2. New 1,400 stall Garage
- 3. Pedestrian Bridge from New Garage to University Hospital

Future Work

4. Hospital Terrace (Lot 50) Garage Upgrades





1. North Medical Drive Upgrades

Roadway, Tunnel & Round-Abouts

- Widen road by 1 lane in each direction _____
- New tunnel entry/exit to new garage
- Two new round-abouts





2. NEW PARKING GARAGE



INPATIENT FLOORS ABOVI SKYLIGHT SYSTEM VEHICLE ACCESS SHELLED ENHANCED ROOF SYSTEM EXTERIOR PEDESTR VOMEN'S CLINIC WALKWAY & CANOF WELLNESS/ENDOSCOP 5030' ELEV 5020' ELEV. 5010' ELEV 5000' ELE 4990' ELE 4980' ELEV -UTILITY COORIDOR 4970' ELEV 4956' ELEV 4946' ELEV JCC HCI PHASE V PARKING STRUCTURE **TYPE I CONSTRUCTION** OST-TENSIONED CONCRETE

1,400 Stalls

- Connects, at lower level, to tunnel in North Medical Drive
- Connects to Huntsman Cancer Hospital Phase V
- Future Phase 2: Potential to add 1 bay to the west (300+ stalls)





3. BRIDGE

Connects new Garage to University Hospital

- Includes moving sidewalks
- New Trauma-size elevator at south end of Lot 51 Garage





4. (Future) Hospital Terrace Garage Upgrades

Future Work (not part of this approval)

The new 1,400 car garage will allow us to take our current Patient Garage out of use for 12 months to complete:

- Structural Repairs (will increase the life expectancy of structure by up to 30 years)
- New traffic coating, lighting and drainage upgrades
- Aesthetic and Wayfinding upgrades



(E) Hospital Patient Terrace Garage (Lot 50)

Constructed in 1989 956 spaces 5 levels



PROJECT CHALLENGES

Reduce Cost

- Evaluate Structural Systems options
- Evaluate "unique" construction conditions and look for cost-effective ways to address them
 - Excavation & underground construction
 - Mechanical ventilation of Garage
 - Garage Rooftop Treatment
 - Exterior Façade Treatment

Anticipate Site Issues

Complete geotechnical survey work early / Identify underground utilities up front

Manage Disruption

 Simultaneous construction includes Huntsman Phase V Hospital, JCC new building, new Garage, Bridge, Roadwork and Underground Tunnel



PROJECT SCHEDULE

Reviews & Approvals		Planning, Design & C	onstruction
 University Hospital Board Campus Master Plan Committee U Board of Trustees State Board of Regents State Building Board State Legislature 	06/27/19 09/17/19 10/08/19 11/15/19 12/04/19 01 - 03/2020	Feasibility StudyDesign (phased)Construction	09/2019 – 03/2020 04/2020 - 01/2021 09/2020 – 06/2022

Activity	start	start finish				2	019							20	20								202	1								202	2			-
Activity	Start	IIIISII	J	FM	Α	м	I I I	A S	s o	ND	J	FN	MAN	J	J	A S	0	N D	J	FI	M	M	J	JA	S	0	ND	L	FI	MA	м	J.	A	S	DN	D
Huntsman Hospital Phase V			Des	sign				Site	work			B	Buildin	g Co	nstru	uctio	on																			1
1 North Medical Drive	6/27/19	5/30/21				Ap <mark>p</mark> i	r Stu	ıdy	4	Appr	roval		Des	gn		С	onstr	ucti	on																	1
2 1,400 Stall Garage	6/27/19	6/30/22				Ap <mark>p</mark> i	r Stu	ıdy	4	Appr	roval		Des	gn						Con	stru	ıctio	n											Π		1
3 Bridge from Garage to U Hospital	6/27/19	6/30/22				Ap <mark>p</mark> i	r Stu	ıdy		Appr	roval		Des	gn									(Cons	tru	ction								Π		



PROJECT BUDGET

Construction

 Roadwork & Tunnels 	\$14,555,000	
 Base Garage 	\$32,900,000	\$23,500 per stall
 Garage "Uniques" 	\$17,347,410	This will be a target area for cost reductions during design
•		
 Utility Connection Fees 	\$ 250,000	
Bridge Construction	\$ 8,200,000	
 Sub-total: Construction 	\$73,252,410	
Soft Costs	\$12,643,767	
Approved funding from HCI V Project	<u>(\$5,900,000)</u>	Note: this cost will be adjusted based on final determined
		cost per stan and number of stans owned by her

Total Project Cost

\$80,000,000



BUDGET: COMPARABLE U OF U PROJECTS

Comparative Costs

A typical Garage on the U of U Campus costs approximately \$23,500 per stall, due to:

- site conditions/terrain
- safety (railing enhancements)
- aesthetics
- durability (rooves over top deck)

Our garages also each have "unique" costs, depending upon program, site and location



	Proposed Health Sciences Garage	Northwest Parking Structure	Shoreline Ridge Parking Structure & Future Office Complex	Business Loop Parking Structure & Rooftop Play Field
# of Stalls	1,400	317	928	788
Total Square Ft	462,125	103,425	307,585	264,960
Square Ft per Stall ("optimal" = 325 / typical = 330 to 360)	330	326	331	336
Total Base Construction Cost	\$32.9M	\$8.73M	\$18.5M	\$14.4M
Base Cost Per Stall (escalated 5% per year)	\$23,500	\$27,525	\$22,500	\$21,050
Construction Start / Complete	5/1/20 6/1/22	8/25/14 6/2/15	5/8/15 6/6/17	5/1/14 1/18/16
"BASE" CONSTRUCTION COSTS				
Cast in Place Garage with roof over top deck				
2 x 2 wire mesh on all railings to prevent climbing and falls				
Total "Base" Construction Costs	32,200,000	22,448,000	22,448,000	17,966,400
"UNIQUE" CONSTRUCTION COSTS				
Additional site excavation in hard rock	427,025			
Shoring & additional concrete quantity	9,983,690			
Concrete Wall waterproofing	341,422			
Mechanical Ventilation	1,590,924			
Façade Upgrade (connects to Huntsman Cancer Hospital)	1,350,000			
Rooftop Solar Panels, lightwells & roofing	1,954,000			
Bridge Connection to Huntsman Hospital	1,428,349			
Security measures due to proximity to neighbors	272,000			
New Electric Shuttle road			604,602	
Structural enhancements for future office floors above			1,739,000	
Additional Construction Barriers			6,923	
Sound Insulation to address night work/adjacent student housing			9,364	
Major Chilller Line conflict/relocation			378,704	
Rooftop Soccer Field				264,600
Total "Unique" Construction Costs	17,347,410	0	2,738,593	264,600

REQUEST FOR APPROVAL

 Upgrade North Medical Drive, including the addition of traffic lanes and round-abouts, and build an underground Tunnel to Parking

 Build a new 1,400 Car Parking Structure and a Bridge connecting it to University Hospital

• Issue an \$80,000,000 Revenue Bond, to be repaid from clinical revenues



FY 2021 O&M budget requests

November 15, 2019





College of Engineering Rio Tinto Kennecott Mechanical Engineering Building Phase 3 Expansion



BOARD OF REGENTS NOVEMBER 15, 2019



COLLEGE OF ENGINEERING

Departments and Programs

Bioengineering

Civil and Environmental Engineering

Nuclear Engineering (MS, PhD)

Chemical Engineering

Petroleum Engineering (MS)

Mechanical Engineering

Materials Science and Engineering

Electrical and Computer Engineering

Computer Engineering

School of Computing

Entertainment Arts and Engineering

Utah SB 61: 2001 Utah Engineering Initiative

- Increase the number of engineering and computer science graduates to advance the "well being of the State and its citizens."
- Improve the quality of instructional programs
 - Faculty
 - Programs
 - Capital facilities
 - Equipment
- Matching On-Going Funds The U of U continually exceeds it's annual commitment for number of graduates





ENROLLMENT GROWTH

Engineering is among the fastest growing Colleges at the U of U

Enrollment has grown from 7% of the freshman class to 20% over 12 years

Current Enrollment:

- 5,530 Engineering Students
 - 4,231 Undergraduate
 - \circ 612 Masters
 - 664 Ph.D.
 - o 23 Post-Docs



Freshman Enrollment Growth in Engineering: 2005 - 2017



PROGRESS & ACCOMPLISHMENTS

Engineering degrees at the U have increased from 366 per year to 1,120 per year over the past 20 years

- 658 Bachelors of Science
- 359 Masters
- 103 Ph.D.







KENNECOTT BUILDING

- 1952: Constructed as a Research Facility for the Kennecott Copper Corporation
- 1955: Additions to the northeast
- 1967: Addition to the north
- 1990: U of U takes possession of the building
- 2002: Remodel
- 2004: Upgrades to electrical service, fire alarm system and fire sprinkler system
- 2008: Master Plan Prepared
- 2013: Phase 1 Renovation & Mechanical Upgrades
- 2015: Phase 2 Pedestrian Bridge



OF UTAH



PROJECT SCOPE

Space Need

- ME faculty hires funded by the Utah Engineering Initiative
- Faculty & Labs housed in other buildings (freeing up space for other growing programs)



Program

- 18,089 sq. ft. 3-story "Infill"
 - 15 Offices for 10 faculty & 25 students
 - 10 Undergraduate & Graduate Labs
 - Design spaces
 - Mechatronics teaching space
 - Thermal Fluid Energy Systems teaching facility





FLOOR PLANS







SCHEDULE

Approvals:09/2019 - 03/2020Design:04/2020 - 12/2020Construction:01/2021 - 12/2021

TASK	CTADT	FINIEL												202	20													2	2021							
IASK	START	FINISH	Sept	Oct	Nov	Dec	Jai	n l	Feb I	Mar	Apr	Ma	y Ju	une	July	Aug	Sep	t Oc	t N	ov	Dec	Jan	Fel	b N	lar i	Apr	May	Jun	e Ju	ıly i	Aug	Sept	Oct	No	v De	с
Approvals-Request State funding for O&M																																				
Board of Trustees CMP Review		9/12/19																																		
Board of Trustees Review/Approval		10/8/19																																		
Board of Regents		11/15/19																																		
State Building Board Review/Approval		12/4/19																																		
Legislature Review/Approval	1/15/20	3/15/20						,																												
Funding																																				
Project Start Up Funds																																				
80% funding required							1																													
100% Funding required to award Construction Contract																																				
Design & Construction																																				
AE Procurement	10/16/19	11/30/19		ł																																
Award Programming & Concept Update/Verification	12/1/19	12/15/19																																		
Predesign Work	12/16/19	3/15/20																																		
Predesign Package Review	3/16/20	3/31/20																																		
AE Modification to Award Design	4/1/20	4/15/20									•																									
Schematic Design & Review	4/16/20	5/30/20																																		
Design Development & Review	6/1/20	7/30/20																																		
Construction Documents & Review	8/1/20	9/30/20																																		
Code Review	10/1/20	11/15/20																																		
Bidding (Design/Bid/Build assumed for now)	11/16/20	12/31/20																																		
Permitting + Pre-Construction	1/1/21	1/15/21																																		
Construction - 10 months assumed - TBD	1/16/21	11/15/21																																		
Punch list/Occupancy/Move-in	11/16/21	12/15/21																																		
Open for Spring semester	12/16/21	12/31/21																																		



COMPARABLE PROJECTS

					Bldg 5 Crocker	Science	HEB Thatcher A	ddition	WSU - Tracy Hal Center	l Science				Bldg 5 Crocker	Science	HEB Thatcher A	Addition	WSU - Tracy Hall Center	Science
					123,500 sq	ft	43,494 sq	ft	189,544 sq	ft				123,500 sq	l ft	43,494 sq	ft	189,544 sq f	ft
			Statistics (\$/SF)		11/17/201	7	05/01/201	3	08/01/201	6		Statistics (\$/SF)		11/17/201	17	05/01/201	13	08/01/201€	6
		High	Average	Low	COST	\$/SF	COST	\$/SF	COST	\$/SF	High	Average	Low	COST	\$ /SE	COST	:*SE	COST	¢./SF
Total		\$413.57	\$370.55	\$318.10	\$46,927,987	\$379.98	\$17,987,729	\$413.57	\$60,293,806	\$318.10	\$565.35	\$482.94	\$419.89	\$57,252,144	\$463.58	\$24,589,226	\$565.35	\$79,587,824	\$419.89
00 00 00	Procurement and Contracting Requirements Total	\$42.24	\$23.62	\$13.55	\$5,217,243	\$42.24	\$655,124	\$15.06	\$2,568,044	\$13.55	\$51.54	\$30.00	\$17.88	\$6,365,037	÷51.54	\$895,554	₽20.59	\$3,389,818	\$17.68
01 00 00	General Requirements Total	\$26.17	\$15.72	\$0.63	\$77,204	\$0.63	\$1,138,324	\$26.17	\$3,860,626	\$20.37	\$35.78	\$21.14	\$0.76	\$94,188	\$0.76	\$1,556,089	\$35.78	\$5,096,026	\$26.89
02 00 00	Existing Conditions Total	\$5.16	\$3.57	\$0.89	\$574,044	\$4.65	\$38,780	\$0.89	\$977,274	\$5.16	\$6.81	\$4.57	\$1.22	\$700,333	\$5.67	\$53,012	\$1.22	\$1,290,002	\$6.81
03 00 00	Concrete Total	\$57.82	\$42.32	\$33.08	\$4,084,793	\$33.08	\$2,514,673	\$57.82	\$6,837,105	\$36.07	\$79.04	\$55.67	\$40.35	\$4,983,447	\$40.35	\$3,437,557	\$79.04	\$9,024,979	\$47.61
04 00 00	Masonry Total	\$7.51	\$4.80	\$2.19	\$927,806	\$7.51	\$95,265	\$2.19	\$887,838	\$4.68	\$9.17	\$6.11	\$2.99	\$1,131,923	\$9.17	\$130,227	\$2.99	\$1,171,946	\$6.18
05 00 00	Metals Total	\$15.27	\$12.61	\$11.21	\$1,401,308	\$11.35	\$664,238	\$15.27	\$2,124,227	\$11.21	\$20.88	\$16.50	\$13.84	\$1,709,596	\$13.84	\$908,013	\$20.88	\$2,803,980	\$14.79
06 00 00	Wood Plastics and Composites Total	\$6.15	\$4.00	\$2.11	\$759,781	\$6.15	\$91,576	\$2.11	\$710,473	\$3.75	\$7.51	\$5.11	\$2.88	\$926,933	\$7.51	\$125,185	\$2.88	\$937,824	\$4.95
07 00 00	Thermal and Moisture Protection Total	\$12.51	\$10.73	\$9.12	\$1,126,404	\$9.12	\$458,999	\$10.55	\$2,371,164	\$12.51	\$16.51	\$14.02	\$11.13	\$1,374,213	\$11.13	\$627,452	\$14.43	\$3,129,936	\$16.51
08 00 00	Openings Total	\$37.17	\$24.86	\$17.17	\$4,590,881	\$37.17	\$879,710	\$20.23	\$3,255,268	\$17.17	\$45.35	\$31.89	\$22.67	\$5,600,875	\$45.35	\$1,202,564	\$27.65	\$4,296,954	\$22.67
09 00 00	Finishes Total	\$34.46	\$28.09	\$22.88	\$3,326,703	\$26.94	\$995,275	\$22.88	\$6,530,883	\$34.46	\$45.48	\$36.54	\$31.28	\$4,058,578	\$32.86	\$1,360,541	\$31.28	\$8,620,766	\$45.48
10 00 00	Specialties Total	\$1.35	\$1.19	\$0.99	\$150,121	\$1.22	\$43,171	\$0.99	\$256,044	\$1.35	\$1.78	\$1.54	\$1.36	\$183,148	\$1.48	\$59,015	\$1.36	\$337,978	\$1.78
11 00 00	Equipment Total	\$34.30	\$29.42	\$24.53	\$4,236,439	\$34.30	\$1,066,871	\$24.53			\$41.85	\$37.69	\$33.53	\$5,168,455	\$41.85	\$1,458,413	\$33.53		
12 00 00	Furnishings Total	\$19.63	\$10.06	\$0.50			\$21,563	\$0.50	\$3,720,733	\$19.63	\$25.91	\$13.29	\$0.68			\$29,477	\$0.68	\$4,911,368	\$25.91
13 00 00	Special Construction Total	\$3.89	\$2.94	\$1.99	\$480,032	\$3.89			\$377,216	\$1.99	\$4.74	\$3.68	\$2.63	\$585,639	\$4.74			\$497,925	\$2.63
14 00 00	Conveying Equipment Total	\$3.92	\$2.40	\$0.24	\$374,555	\$3.03	\$10,614	\$0.24	\$743,632	\$3.92	\$5.18	\$3.07	\$0.33	\$456,957	\$3.70	\$14,509	\$0.33	\$981,594	\$5.18
21 00 00	Fire Suppression Total	\$4.47	\$3.37	\$2.37	\$403,530	\$3.27	\$194,508	\$4.47	\$448,710	\$2.37	\$6.11	\$4.41	\$3.12	\$492,307	\$3.99	\$265,892	\$6.11	\$592,297	\$3.12
22 00 00	Plumbing Total	\$33.74	\$29.51	\$25.28	\$4,166,805	\$33.74			\$4,792,446	\$25.28	\$41.16	\$37.27	\$33.37	\$5,083,502	\$41.16			\$6,326,029	\$33.37
23 00 00	Heating Ventilating and Air Conditioning (HVAC) Total	\$132.05	\$72.83	\$41.71	\$5,523,439	\$44.72	\$5,743,482	\$132.05	\$7,905,140	\$41.71	\$180.52	\$96.71	\$54.56	\$6,738,596	\$54.56	\$7,851,339	\$180.52	\$10,434,785	\$55.05
26 00 00	Electrical Total	\$53.76	\$45.60	\$32.36	\$6,639,046	\$53.76	\$2,204,888	\$50.69	\$6,134,188	\$32.36	\$69.30	\$59.20	\$42.72	\$8,099,636	\$65.58	\$3,014,082	\$69.30	\$8,097,128	\$42.72
31 00 00	Earthwork Total	\$23.75	\$16.95	\$8.57	\$2,288,359	\$18.53	\$1,033,168	\$23.75	\$1,625,214	\$8.57	\$32.47	\$22.13	\$11.32	\$2,791,799	\$22.61	\$1,412,341	\$32.47	\$2,145,282	\$11.32
32 00 00	Exterior Improvements Total	\$4.93	\$3.26	\$1.70	\$209,700	\$1.70	\$137,502	\$3.16	\$934,302	\$4.93	\$6.51	\$4.30	\$2.07	\$255,834	\$2.07	\$187,965	\$4.32	\$1,233,279	\$6.51
33 00 00	Utilities Total	\$3.93	\$3.93	\$3.93					\$745,841	\$3.93	\$5.19	\$5.19	\$5.19					\$984,510	\$5.19
51 00 00	Miscellaneous Construction Cost Total	\$13.12	\$8.06	\$2.99	\$369,794	\$2.99			\$2,487,438	\$13.12	\$17.32	\$10.49	\$3.65	\$451,149	\$3.65			\$3,283,418	\$17.32

Not Escalated Original Cost

Escalated to 2020

* Escalation is applied at mid-point of construction & at the following rates: 2013 - 4.1%; 2014 - 4.4%; 2015 - 4.5%; 2016 - 4.7%; 2017 - 5%; 2018 - 5.6%; 2019 - 5%; 2020 - 3%



BUDGET & FUNDING



Source of Funds

Donations and other Institutional Funds

State Funded O&M Increase: \$162,100

• 18,089 gsf x \$8.96 for classroom/office type space

Comparable Projects (combination of wet & dry labs)	
U OF U Crocker Science Center	\$463 per sq. ft
U of U Thatcher Chemistry	\$565 per sq. ft.
Weber Tracy Science Center	\$419 per sq. ft.





REQUEST FOR APPROVAL

State Funded O&M Increase:

- \$162,100
- 18,089 gsf x \$8.96 for classroom/office type space





FY2021 Non-State Funded Capital Development Project Request

Presented By: Vice President David T. Cowley

EXISTING CONDITIONS:

- Currently the Heavy Equipment and Trucking Maintenance program is housed offcampus in a sub-standard leased building
- Welding program developed in response to regional demand

THE PROJECT:

- Combine the Heavy Equipment and Trucking Maintenance program and new Welding program together under one roof
- Create efficiencies by building the facility closer to campus
 Classrooms, computer lab, and offices are located within a reasonable distance of the proposed facility



SPACE ALLOCATIONS:

 Project is a proposed metal structure organized into 3 main structural bays 2,250 GSF for the Heavy Equipment and Trucking Maintenance Program 1,250 GSF for the new Welding Program 535 GSF for mechanical, electrical, and shared spaces



PROJECT BUDGET:

PRELIMINARY COST ESTIMATE	\$1.6M
TOTAL PROJECT SPACE (GSF)	4,035
New space (GSF)	4,035
Remodeled space (GSF)	0
Leased space to be vacated (GSF)	4,085
INCREASE IN STATE FUNDED O&M	\$37,162
NON-STATE FUNDED REQUEST	\$1.6M

SLCC Westpointe Campus



0.0,04 0.09 0.18 km Sources: Est, HER, Gamin, USGS, itermap, NOREMENT P, NRCan, Est Japan, MET, Est China (Hong Kong), Est Korea, Est

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WESTPOINTE CENTER FIRST LEVEL FLOOR PLAN UPDATED: 23 AUGUST 2018





WESTPOINTE CENTER SECOND LEVEL FLOOR PLAN UPDATED: 23 AUGUST 2018



0 <u>8 %</u> 33



25 October 2019

Board of Regents c/o Interim Commissioner David R. Woolstenhulme Two Gateway 60 South 400 West Salt Lake City, UT 84101-1284

RE: O&M Funding for the Westpointe Campus Student Support Building

Commissioner:

In accordance with policy R702, *Non-State Funded Projects*; SLCC is requesting O&M funding for the recently-acquired <u>Student Support Building</u> on the Westpointe Campus, which should be placed on the action calendar agenda for the next Board of Regents meeting. The property is located at 2150 W. Dauntless Ave. in Salt Lake City, and is contiguous to SLCC's current Westpointe Workforce Training & Education Center facility.

The purchase of this property was approved by the SLCC Board of Trustees on April 10, 2019 and by the State Board of Regents on May 17, 2019. During that meeting, it was also acknowledged and approved that SLCC would seek ongoing O&M funds for the building in the upcoming Legislative Session. This is the first step in seeking that funding. As specified in Section 4 of the above-named policy, "the use of this building is primarily for approved academic and training purposes and associated support, and is consistent with [SLCC's] facilities master plan requirements."

Thank you for your consideration and support of this request. Let me know if there is anything else you need regarding this request.

Respectfully submitted,

Jeffrey J. West, MBA/CPA Vice President for Finance & Administration/CFO

cc: Bob Askerlund