



MEMORANDUM

TAB E

March 19, 2020

University of Utah – Non-State Funded Project

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 design and construct a 23,735 square foot Public Safety Building as well as an adjoining storage building and secured parking.

The proposed project is the result of an extensive external review of University public safety and will provide enhanced services to the University. The proposed one-story building on 500 South (east of Guardsman Way) will replace the existing public safety building originally built in 1948. The estimated project cost is \$13,578,629, which will be funded by institutional reserves. No state funds will be used for construction or design, nor will additional state funds be requested for operation and maintenance beyond appropriations for the existing facility. The project was approved by the University of Utah Board of Trustees in the February 11, 2020 meeting. Additional information about the project is provided in the attached letter and presentation materials from the University.

Commissioner’s Recommendations

The Commissioner recommends the Board authorize the University of Utah to present the New Public Safety Building project to the Utah State Building Board for final approval.

Attachments

MEMORANDUM

Date: February 28, 2020

To: Commissioner David R. Woolstenhulme

From: Cathy Anderson, CFO

Subject: New Public Safety Building

The University of Utah requests approval to design and construct a new Public Safety Building. This fulfills a recommendation made by an independent review team that the University consider a new or renovated facility to house its Public Safety Department. A feasibility study completed in 2019 evaluated options and resulted in the conclusion that constructing a new facility is the most cost effective solution. This will best meet the long term programmatic needs in a facility designed to meet the stringent building code requirements for an "essential building" which is the appropriate classification of a public safety facility. This approach will also minimize the disruption to ongoing public safety operations while the project takes place.

The proposed site is on 500 South, east of Guardsman Way. The project includes a one-story Public Safety building consisting of 25,079 square feet, a 2,178 square foot storage building along with a sally port and secured parking. Additional information is provided in the attached.

The proposed total project budget is \$13,779,682 and will be funded by institutional reserves and donations to the extent they can be raised. No state funds will be used for this project. Increased state funding will not be required for operations & maintenance costs or for future improvements of the new Public Safety Building. These costs will be covered by a transfer of state O&M funds and capital improvement eligibility associated with the existing 7,085 square foot Public Safety Building and the 99,338 square foot Annex Building, a portion of which is assigned to Public Safety. Both of these buildings were constructed in 1948 as military barracks and are in poor condition. Other occupants of the Annex are being relocated to other facilities. If state law does not allow the new Public Safety Building to be eligible for state capital improvement funds, this cost will be covered by future institutional funds.

The project was approved by the University's Board of Trustees in their meeting on February 11, 2020. We request that this be presented to the Board of Regents for approval during their meetings on March 26-27, 2020.

Thanks, as always, for your consideration and support.

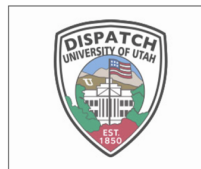
Sincerely,



Cathy Anderson
Chief Financial Officer



New Public Safety Building



Board of Regents

March 2020



New Public Safety Building

Background

The University Department of Public Safety currently occupies space in structures built in 1948, which no longer meet their operational or space needs.

In December of 2018, an independent review team identified **30 safety recommendations** for implementation by the U

- **Recommendation #28** focused on our public safety building, and recommended consideration of a new or renovated facility

During 2019, a **feasibility study** was completed which identified:

- Programmatic space needs
- Available campus sites and buildings
- Site and building options
 - Expansion and renovation of the current building
 - Renovation of another existing campus building
 - Construction of a new facility
- Project schedule & Budget estimate

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RECOMMENDATION

The university should conduct a space and work use study and consider a new location or a renovated facility.

ACTION ITEMS

Conduct a space and work use study as part of considering a new location or facility for the UUPS headquarters.

2019

Recommendation Status:
safeu.Utah.edu/recommendations/
December 13, 2019

New Public Safety Building

Recommendation

Based on the completed study, the project team determined that the best and most cost-effective solution is to build a new public safety building.

This will allow us to:

- Meet long-term programmatic needs
- Provide the code-mandated level of seismic safety for an “essential facility”
- Minimize disruption to operations
- Provide the quickest path to a new facility



New Public Safety Building

Program Summary

- New Public Safety Building
25,079 sq. ft.
- Ancillary/Storage Building
2,178 sq. ft.
- Site & Secure Parking
22,663 sq. ft.

A public safety building is classified as an “Essential Facility” under the Building Code, due to its requirement to remain functional after a natural or man-made disaster. This impacts seismic design, and project cost

ID	GROUP / SPACE	AREA NEEDED	
		TOTAL NSF	TOTAL GSF

A Departments

A100	Public	3,530	4,842
A200	Administration	1,620	2,287
A300	Emergency Management	378	549
A400	Records/Reception/Dispatch	1,591	2,450
A500	Patrol	2,159	3,065
A600	Investigations	1,032	1,539
A700	Evidence	939	1,340
A800	Campus Security	517	789
A900	Victim Advocacy	476	706
Total		12,242	17,566

B Common Spaces

B100	Building Common	3,934	5,737
B200	Building Support	1,286	1,775
Total		5,220	7,513

Required Building Area	17,462	25,079
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C Site Area

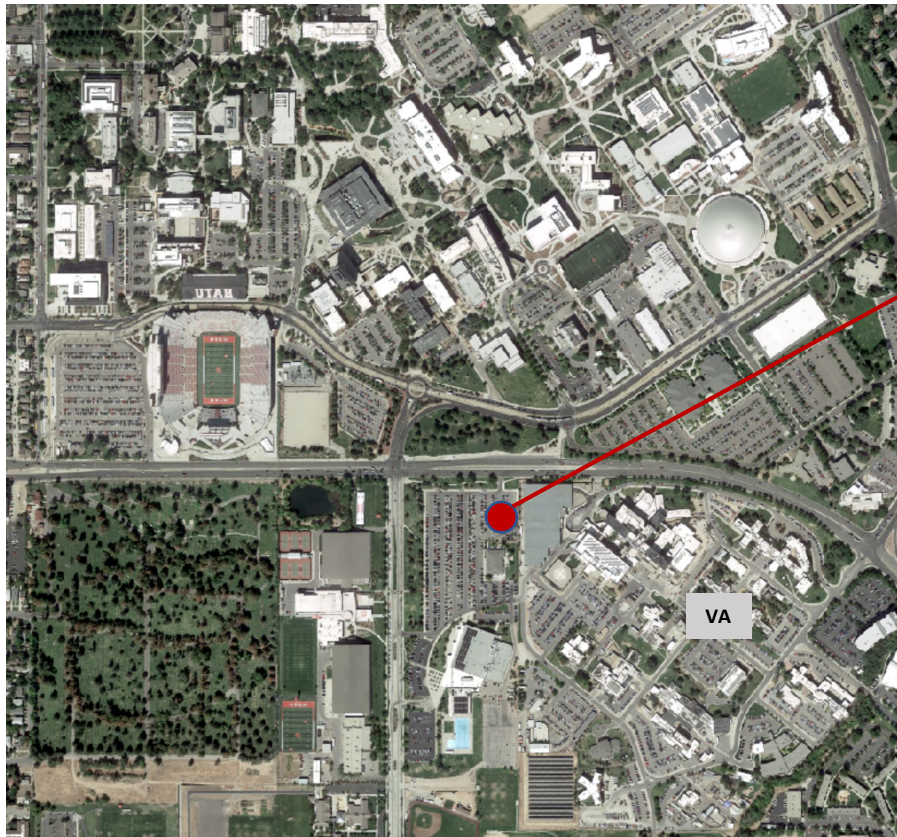
C100	Site Improvements	22,663
C200	Ancillary Building	2,178
	Building Footprint	25,079

Total Site Square Footage	49,920
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New Public Safety Building

Proposed Site

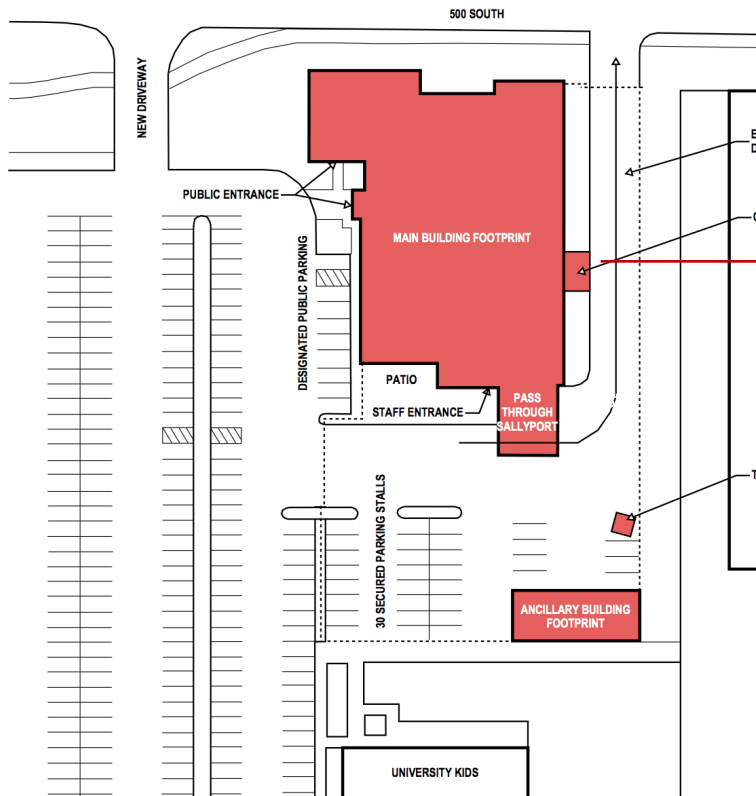
- 500 South, East of Guardsman Way
 - *good access to campus roadways*
 - *Requires relocation of approx. 125 parking stalls and tailgate spots*



New Public Safety Building

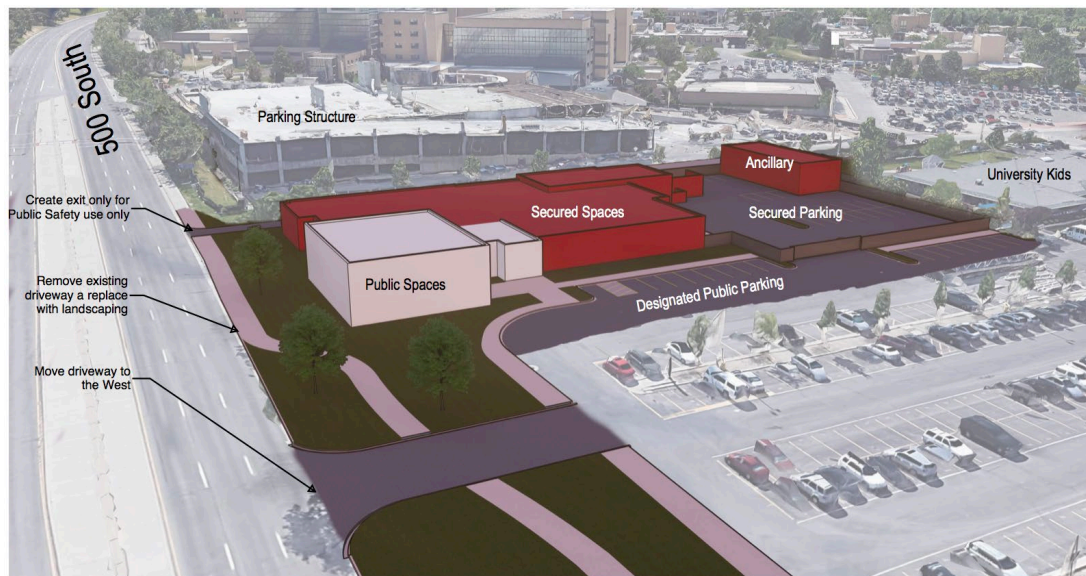
Design

- One-story building
- Secure Parking
- Storage



New Public Safety Building

Design



New Public Safety Building

Schedule

TASK	START	FINISH	2019						2020												2021											
			July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
APPROVALS																																
1 Board of Trustees	02/11/20																															
2 Board of Regents	03/27/20																															
3 Building Board	04/01/20																															
DESIGN/CONSTRUCTION																																
1 Feasibility Study	07/01/19	12/31/19																														
2 Programming	01/01/20	03/31/20																														
3 Schematic Design	04/01/20	05/31/20																														
4 Design Development	06/01/20	07/31/20																														
5 Construction Documents	08/01/20	11/30/20																														
6 Permit/Bid	12/01/20	10/31/21																														
7 Construction	11/01/21	10/31/21																														
8 Punchlist & Move-In	11/01/21	11/30/21																														
9 Open	12/01/21	12/31/21																														

Opens
December
2021

New Public Safety Building

Total Project Budget: \$13,779,682

<u>Budget Category</u>	<u>Cost</u>	<u>Cost per Sq. Ft.</u>
Construction		
Public Safety Building	\$9,279,230	\$370 per sq. ft.
Storage Building	\$ 392,040	\$180 per sq. ft.
Sitework	\$ 237,962	\$ 11 per sq. ft.
Sub-total	\$ 9,909,232	\$363.55 per sq. ft.
Soft Costs		
Fees, Testing & Inspection	\$2,042,524	
Furniture & Equipment	\$ 1,010,489	
Information Technology	\$ 367,952	
Contingency	\$ 449,485	
Sub-total	\$ 3,870,450	\$142 per sq. ft.

New Public Safety Building

Project Funding

The Project will be funded through Institutional Reserves

O & M

No new O & M funds are requested.

The Department of Public Safety currently occupies space in the 1948 Public Safety Building and in the 1948 Annex Building. After occupancy of the new Public Safety Building, both of these structures will be demolished, and corresponding O&M funds will be transferred to the new building.