



March 19, 2020

General Consent Calendar

The Commissioner recommends approval of the following items on the Regents' General Consent Calendar:

A. MINUTES

1. Minutes of the Board Meeting February 14, 2020, Utah State Capitol, Salt Lake City, Utah (Attachment)

B. ACADEMIC AND STUDENT AFFAIRS ITEMS

Action:

3 Year Review

- Dixie State University – BS in Applied Sociology
- Dixie State University – BS Population Health

7 Year Review

- University of Utah – School of Architecture
- University of Utah – Department of Materials Science and Engineering
- University of Utah – Department of Oncological Sciences

Information:

- Dixie State University – Bachelor of Science in Computer Engineering
- Dixie State University – Bachelor of Science in Information Technology
- Dixie State University – AS in Environmental Sciences
- Dixie State University – BS in Earth and Environmental Sciences
- Dixie State University – BS in Respiratory Therapy

Notification:

New Program

- University of Utah – Emphasis in Community Health within the Master of Public Health
- University of Utah – Emphasis in Global Health within the Master of Public Health
- University of Utah – Post-baccalaureate Certificate in Water, Sanitation and Health
- University of Utah – Post-master's Certificate in Psychiatric Mental Health Nurse Practitioner
- Utah State University – Emphasis in Hotel Management within the BA/BS in Management
- Utah State University – Emphasis in Wealth Management within the BA/BS in Management
- Utah State University – Emphasis in Quantitative Economic History within the BA/BS in Economics
- Utah State University – Minor in Arabic Studies
- Utah State University – Minor in Disability Studies
- Utah State University – Post-Baccalaureate Certificate in Anticipatory Intelligence
- Weber State University – Minor in Facility Management

- Utah Valley University – Emphasis in Human Resources within the BA/BS in Integrated Studies
- Dixie State University – Certificate in Proficiency in Modeling and Simulation
- Dixie State University – Emphasis in Pre-Athletic Training within the BS in Exercise Science
- Southern Utah University – Emphasis in LPN to BSN within the BS in Nursing

Name Change of Existing Program

- University of Utah – Computational Science to Computational and Data Science within the Master of Science and Technology
- University of Utah – emphasis in Climate & Energy within the BA/BS in Environmental and Sustainability Studies to Emphasis in Sustainability Initiatives (Online) within the BA/BS in Environmental and Sustainability Studies
- University of Utah – Emphasis in Ecological Literacy & Social Change within the BA/BS in Environmental and Sustainability Studies
- University of Utah – Emphasis in Food System & Community Resilience within the BA/BS in Environmental and Sustainability Studies to Emphasis in Food Systems and Community within the BA/BS in Environmental Sustainability Studies
- University of Utah – Emphasis in Land Management, Conservation & Place within the BA/BS in Environmental and Sustainability Studies to Emphasis in Conservation and Land Management within the BA/BS in Environmental and Sustainability Studies
- University of Utah – Graduate Certificate in Big Data to Post-Baccalaureate Certificate in Data Science
- Utah State University – Bachelor of Interior Design to Bachelor of Interior Architecture & Design
- Utah State University – BS in Human Movement Science to BS in Kinesiology
- Utah State University – Minor in Mechanical and Aerospace Engineering to Minor in Mechanical Engineering
- Utah State University – MS in Health and Human Movement to MS in Kinesiology
- Weber State University – Minor in Building Design & Construction to Minor in Building Design, Construction and Architectural Design

Name Change of Existing Unit

- Utah State University – Department of Management Information Systems to Department of Data Analytics and Information Systems
- Utah State University – Department of Nursing and Health Professions to Department of Nursing
- Utah State University – Department of Special Education and Rehabilitation to Department of Special Education and Rehabilitation Counseling

Name Change of Existing Program and Program Transfer

- Utah State University of Utah – Minor in Hospitality and Tourism Management to Minor in Hotel Management

Name Change of Existing Program and Program Restructure

- Utah State University – Emphasis in Piano Performance to Emphasis in Piano Performance & Pedagogy within the Bachelor of Music

New Center

- Dixie State University – Analytics and Modeling Center (AMC)

Discontinuation

- University of Utah – Doctor of Education in Parks, Recreation and Tourism
- Utah State University – Emphasis in Piano Pedagogy within the Bachelor of Music

- Utah State University – Engineering Education Post-Baccalaureate Certificate
- Utah Valley University – Certificate of Proficiency in Aviation Fire Officer within the AAS in Emergency Services
- Utah Valley University – Emphasis in Aviation Fire Officer within the AAS in Emergency Services
- Dixie State University – AAS in Respiratory Therapy
- Dixie State University - BS in Biology without emphasis
- Dixie State University – Emphasis in Information Technology within the BS in Computer Information Technology.

C. Finance and Facilities Items:

Weber State University–Property Disposal Action (attachment)

University of Utah–Non-State Funded Project (attachment)

Salt Lake Community College – Non-Traditional Arrangments (attachment)

USHE–Minor Revision to Policy R550: Regent Policy R550, Auxiliary Enterprises Operation and Accountability contains a list of auxiliary enterprises designated by each institution. Auxiliary enterprises are business or support activities that provide services to students, faculty, staff, or institutional guests and include such activities as housing, food services, campus stores, etc. In a recent internal audit of institutional operations, the University of Utah found that the Lassonde Studios currently operates as an auxiliary enterprise, but is not designated in Policy R550 as an auxiliary enterprise by the University of Utah. It is therefore proposed to add “Lassonde Studios” as a designated auxiliary enterprise under the University of Utah in R550-5 subsection 5.2.

Commissioner’s Recommendations: The Commissioner recommends that the Board adopt the revision to Policy R550 as proposed.

D. GRANT PROPOSALS

1. University of Utah – National Science Foundation; “MTM 2: Lung Microbiome”; \$2,999,411. Principal Investigator, Swomitra Kumar Mohanty.
2. University of Utah – National Science Foundation; “Navigating the Artic”; \$2,913,401. Principal Investigator, Ramesh Goel.
3. University of Utah – DHHS national Institutes of Health; “Evolution of Injury”; \$2,852,366. Principal Investigator, Kenneth L Monson.
4. University of Utah – NIH Natl Inst Biomedicl Imaging & Bioeng; “Lumpectomy Implant”; \$2,528,412. Principal Investigator, Huanan Zhang.
5. University of Utah – University of Colorado at Boulder; “NSF AI Institute”; \$1,999,595. Principal Investigator, Ashley Spear.
6. University of Utah – University of Notre Dame; “AIIMS”; \$1,999,373. Principal Investigator, Ellen M Riloff.
7. University of Utah – National Science Foundation; “NSF CO2 Capture Proposal”; \$1,674,430. Principal Investigator, Michael Nigra.
8. University of Utah – US Environmental Protection Agency; “PFAS Removal from Water”; \$1,610,752. Principal Investigator, P. K. Andy Hong.

9. University of Utah – national Science Foundation; “Deeplight”; \$1,463,284. Principal Investigator, Cunxi Yu.
10. University of Utah – National Science Foundation; “Brian Organoid Bio Computer”; \$1,188,787. Massood Tabib-Azar.
11. University of Utah – NIH Natl Inst Allergy & Infectious Dis; “Winter NIAID R01 Feb2020”; \$3,408,552. Principal Investigator, Jaclyn M Winter.
12. University of Utah – NIH National Cancer Institute; “Coiled Coils for CML”; \$1,906,250. Principal Investigator, Carol Lim.
13. University of Utah – National Science Foundation; “Amazonian Networks”; \$2,193,615. Principal Investigator, Phyllis D Coley.
14. University of Utah – NIH National Inst of General Medical Sci; “Asymmetric Electrosynthesis”; \$1,077,699. Principal Investigator, Shelley D Minteer.
15. University of Utah – National Science Foundation; “Air Quality & School Absences”; \$3,160,816. Principal Investigator, Daniel Mendoza.
16. University of Utah – National Science Foundation; “HNDS-I: Unlocking”; \$1,072,513. Principal Investigator, Brian Frank Coddington.
17. University of Utah – NIH National Cancer Institute; “Estrogen/Genomic Alterations”; \$2,548,245. Principal Investigator, Jason Gertz.
18. University of Utah – NIH National Cancer Institute; “Ayer_NIH_R01_Resub_01.15.20”; \$2,453,365. Principal Investigator, Donald E Ayer.
19. University of Utah – NIH National Institute on Drug Abuse; “Nicotine and Methamphetamine”; \$1,906,250. Principal Investigator, Annette Fleckenstien.
20. University of Utah – NIH National Heart Lung & Blood Inst; “Warren M R01 Feb 2020”; \$1,906,250. Principal Investigator, Mark D Warren.
21. University of Utah – DHHS National Institutes of Health; “Holmen_R01_renewal_03.05.20”; \$1,525,000. Principal Investigator, Sheri I Holmen.
22. University of Utah – NIH National Cancer institute; “Born After Cancer Diagnosis”; \$1,400,707. Principal Investigator, Mia Hashibe.
23. University of Utah – Thomas Jefferson University; “Sub2 TJU R01-Mega/Plate Again”; \$1,212,558. Principal Investigator, Matthew Thomas Rondina.
24. University of Utah – DHHS National Institutes of Health; “U54 OKUYEMI”; \$5,896,865. Principal Investigator, Kolawole S Okuyemi.
25. University of Utah – NIH National Cancer Institute; “TCR Affinity”; \$3,038,770. Principal Investigator, Matthew A Williams.
26. University of Utah – NIH National Cancer Institute; “P16 Mechanisms in Melanoma”; \$2,077,950. Principal Investigator, Douglas Grossman.

27. University of Utah – NIH national Cancer Institute; “High-Risk Medulloblastoma”; \$1,906,250. Principal Investigator, Xiaoyang Zhang.
28. University of Utah – NIH National Cancer institute; “Thiocarbamate/Metal Complexes”; \$1,906,250. Principal Investigator, Paul J Shami.
29. University of Utah – NIH Natl Inst Neurgolog disorders Stroke; “MRI and GD”; \$3,910,862. Principal Investigator, Kathryn Morton.
30. University of Utah – DHHS National Institutes of Health; “Marth R01 Feb 2019”; \$3,803,522. Principal Investigator, Gabor T Marth.
31. University of Utah – DHHS National Institutes of Health; “Par-18-559 Elissa Ozanne”; \$3,793,650. Principal Investigator, Elissa Ozanne.
32. University of Utah – DHHS National Institutes of Health; “Receptor Targeted Peptides”; \$3,792,465. Principal Investigator, J Michael McIntosh.
33. University of Utah – NIH National heart Lung & Blood Inst; “Pinto R01 Feb 2020”; \$3,716,726. Principal Investigator, Nelangi M Pinto.
34. University of Utah – DHHS National institutes of Health; “Pastuszak R01 Feb2020”; \$3,642,166. Principal Investigator, Alexander Wojciech Pastuszak.
35. University of Utah – DHHS National Institutes of Health; “Grunwald R01 Feb 2020”; \$3,334,575. Principal Investigator, David Grunwalk.
36. University of Utah – CDC Natl Center for Inj Prev & Control”; Mind Healthcare”; \$3,250,000. Matthew H Samore.
37. University of Utah – DHHS National Institutes of Health; “NLRP3 Inflammasome in Pain”l \$3,129,313. Principal Investigator, Norman Earl Taylor.
38. University of Utah – DHHS National Institutes of Health; “Jeong MS R01”; \$3,107,965. Principal Investigator, Eun-Kee Jeong.
39. University of Utah – Alex’s Lemonade Stand Foundation; “Crazy 8 Subcontract 12.30.19”; \$2,834,152. Principal Investigator, Minna Roh.
40. University of Utah – NIH National Institute on Drug Abuse; “Adolescent Vaping” \$2,768,875. Principal Investigator, Sunday Thomas Azagba.
41. University of Utah – DHHS National Institutes of Health; ‘R01 Keke Fairfax 10.7.19”; \$2,545,247. Principal Investigator, Keke Fairfax.
42. University of Utah – DHHS National Institutes of Health; “Microbial path T32 Grant”; \$2,383,280. Principal Investigator, Matthew A Mulvey.
43. University of Utah – DHHS National Institutes of Health; “Rieke Neck Pan U18”; \$2,381,551. Principal Investigator, Viola Rieke.
44. University of Utah – DHHS National Institutes of Health; “Pa-1-056 Diane Ward”; \$2,040.914. Principal Investigator, Diane Ward.

45. University of Utah – DHHS National Institutes of Health; “Park MCMV R01 June2019”; \$2,040,914. Principal Investigator, Albert H Park.
46. University of Utah – DHHS National Institutes of Health; “Stanfield R35 01 2020”; \$1,943,250. Principal Investigator, Gillian Maire Stanfield.
47. University of Utah – DHHS National Inst of General Medical Sci; “R01 Insulin Receptor Ligands”; \$1,906,250. Principal Investigator, Christopher Peter Hill.
48. University of Utah – NIH National Institute on Aging; “A new Mechanism of METF”; \$1,906,250. Principal Investigator, Gang Liu.
49. University of Utah – NIH National Heart Lung & Blood Inst; “Adluru MRI & CAD” \$1,858,784. Principal Investigator, Ganeshsharma Adluru Benkata Raja.
50. University of Utah – NIH National Heart Lung & Blood Inst; “Pulmonary T32”; \$1,642,028. Principal Investigator, Robert Paine III.
51. University of Utah – DHHS National Institutes of Health; “ASTON R01 Jan2020”; \$1,541,544. Principal Investigator, Kenneth Ivan Aston.
52. University of Utah – New York Stem Cell Foundation; “NYSCF-Robertson Neuroscience; “\$1,499,050. Principal Investigator, Moriel Zelikowsky.
53. University of Utah – University of Pittsburgh; “RERC on Rehab Strategies, Etc”; \$1,499,050. Principal Investigator, Jeffrey Paul Rosenbluth.
54. University of Utah – University of Georgia; “Metabolomics of ALA Synthesis”; \$1,362,025. Principal Investigator, John Dearborn Phillips.
55. University of Utah – NIH National Heart Lung & Blood Inst; “Jay Kitt:K99”; \$1,061,496. Principal Investigator, Julio Cesar Facelli.
56. University of Utah – DHHS National Institutes of Health; “NINDS-RUTGERS”; \$1,006,270. Principal Investigator, David Tate.
57. University of Utah – Cedars Sinai Medical Center; “Dr. Beatrice Knudsen CS SUB”; \$1,000,005. Principal Investigator, Beatrice S Knudsen.
58. University of Utah – University of Florida; “Tend Study”; \$1,099,520. Principal Investigator, Christopher R Butson.
59. Utah State University – US Dept of Def. US Navy; “Production and assembly of synthetic slim for maritime vessel stopping occlusion technologies”; \$4,459,225. Principal Investigator, Justin A Jones.
60. Utah State University – University of Central Florida; “Ovarian derived vesicular miRNA as a juvenile protective factors”; \$1,023,774. Principal Investigator, Jeffrey Mason.
61. Utah State University – National Institutes of Health; “Response Inhibition in Reactive Balance Control”; \$2,464,818. Principal Investigator, David Andres Ernest Bolton.
62. Utah State University – National Institutes of Health; “Determining the role of ovarian somatic tissues in ovarian aging”; \$1,835,394. Principal Investigator, Jeffrey Mason.

63. Utah State University – National Institutes of Health; “NAD Metabolism in Male Reproductive Aging”; \$1,860,660. Principal Investigator, Mirella L Meyer-Ficca.
64. Utah State University – University of South Carolina; “A monogamous genetic model of widowhood to study bi-directional relationship between behavior and cancer”; \$1,084,714. Principal Investigator, Zhongde Wang.
65. Utah State University – National Institute of Food and Agriculture; “Influence of breed on measures of economic and environmental sustainability of organic, pasture-based dairy heifer development programs”; \$1,000,000. Principal Investigator, Stephen Clay Isom.
66. Utah State University – National Institutes of Health; “Vestibular Intervention for Fall Risk Reduction”; \$1,661,577. Principal Investigator, Christopher James Dakin.
67. Utah State University – Air Force Research Laboratory; “Broadhead”; \$2,462,710. Principal Investigator, Amy Secrist.
68. Utah State University – Missile Defense Agency; “Digital Comm Matric-Phase3”; \$1,912,937. Principal Investigator, Shawn Nielson.
69. Utah State University – University of Utah; “NRT: Navigating Rapid Change in U.S. River Basins”; \$1,062,155. Principal Investigator, John C Schmidt.
70. Utah State University – National Institute of Health; “Engineering of Human Brain Organoid on a Chip for High Consistency, Throughput, and Traceability”; \$1,418,191. Principal Investigator, Yu Huang.
71. Utah State University – National Institutes of Health; “A38 Establishment of Small Animal Models for Screening MCMs for the 2019 Novel Coronavirus”; \$2,509,850. Principal Investigator, Ernest B Tarbet.
72. Utah State University – NASA Jet Propulsion Laboratory; “Mapping imaging Spectrometer for Europa Radiator Cryocooler Mount Assembly”; \$1,824,286. Principal Investigator, Curtis Bingham.
73. Utah State University – Georgia Institute of Technology; “Live Mission Operations Center Software Integration Lab Subject Matter Expert Support”; \$1,569,198. Principal Investigators, Rex Nethercott, Kenny Reese.
74. Utah State University – NASA Goddard Space Flight Center; “IRIS Radios for Honeywell”; \$2,374,563. Principal Investigator, Tim Neilsen.
75. Utah State University – Lockheed Martin Space Systems; “Iris Radio for Lockheed Martin Internal Research and Development”; \$1,860,500. Principal Investigator, Tim Neilsen.
76. Utah State University – Lockheed Martin Space Systems; “Iris Radio for Lockheed Martin Internal Research and Development”; \$1,545,300. Principal Investigator, Tim Neilsen.
77. Utah State University – Tyvak Nano-Satellite Systems; “Iris Radio for Tyvak”; \$2,062,500. Principal Investigator, Tim Neilsen.
78. Utah State University – BAE systems Space and Electronic Systems; “Iron Lotus”; \$2,451,875. Principal Investigator, Chris Cannon.
79. Utah State University – NASA – General; “WFIRST – Coronagraph Instrument-Cryogenic Thermal Subsystem”; \$3,432,414. Principal Investigator, Gabe Lotus.
80. Utah State University – Air Force Research Laboratory; “AMSS TO4 – Atomic Long-range Systems”; \$3,833,076. Principal Investigator, Mike Wojcik.

81. Utah State University – Missile Defense Agency; “Dugway Lidar Support”; \$2,229,978. Principal Investigator, Kori Moore.

E. AWARDS

1. University of Utah –US Department of Energy; “Solarstarts”; \$2,730,321. Principal Investigator, Masood Parvania.
2. University of Utah – Tulane University; “DECAAF-II”; \$2,765,673. Principal Investigator, James Chen Tson Fang MD.
3. University of Utah – NIH National Inst Child Hlth & Human Dev; “Dean U01 CPCCRN Renewal 2014”; \$2,422,835. Principal Investigator, J Michael Dean.
4. Utah State University – Harris Corporation, Government Communications Systems Div; “Voyager”; \$1,777,109. Principal Investigator, Matt Cupal.
5. Utah State University – Air Force; “Solo”; \$2,682,000. Principal Investigators, Don Thompson, Matt Dayley, Amy Secrist.
6. Utah State University – Marine Corps; “Marines Corps Indefinite-delivery Indefinite-quantity”; \$2,136,102. Principal Investigator, John Kratz.
7. Utah State University – Ball Aerospace and Tech; “Wide Field Infra-Red Survey Telescope”; \$8,170,941. Principal Investigator, Jeff Coleman.
8. Utah State University – NASA Goddard Space Flight Center; “Ocean Color Instrument Short Wave Infra-Red Aft Optics Box”; \$3,965,042. Principal Investigator, Gabe Loftus.
9. Utah State University – Air Force; “Extensible Web Enabled operations Center Mission Operations”; \$1,436,848. Principal Investigator, Jack Felici.
10. Utah State University – Air Force; “Solo”; \$2,700,000. Principal Investigators, Matt Dayle, Don Thompson, Amy Secrist.
11. Utah State University – Lockheed Martin Space Systems; “Diamond”; \$1,000,000. Principal Investigator, Amy Secrist.
12. Utah State University – Lockheed Martin Space Systems; “Diamondback”; \$1,500,000. Principal Investigator, Amy Secrist.
13. Utah State University – Air Force Materiel Command; “Virtual Imagery Processing Capability Ordering Period 3”; \$5,384,434. Principal Investigator, Glen Wada.

BOARD OF REGENTS
UTAH STATE CAPITOL, SALT LAKE CITY, UTAH
FRIDAY, FEBRUARY 14, 2020

COMMITTEE OF THE WHOLE
MINUTES

Regents Present

Harris Simmons, Chair
Nina R. Barnes, Vice Chair
Jessellie B. Anderson
Alan E. Hall
Marlin K. Jensen
Ron Jibson (arrived after action items)
Patricia Jones
Sheva Mozafari
Robert W. Prince (via phone)
Thomas E. Wright

Regents Absent

Lisa-Michele Church
Wilford W. Clyde
Sanchiata Datta
Steven Lund
Crystal Maggelet
Cristina Ortega
Mark Stoddard

Office of the Commissioner

Dave R. Woolstenhulme, Interim Commissioner of Higher Education
Rich Amon, Associate Commissioner for Planning, Finance and Facilities
Geoffrey Landward, Assistant Commissioner and Board Secretary

Institutional Presidents Present

Ruth V. Watkins, University of Utah
Noelle Cockett, Utah State University
Astrid S. Tuminez, Utah Valley University
Richard B. Williams, Dixie State University
Deneece G. Huftalin, Salt Lake Community College
Brad L. Mortensen, Weber State University
Brad J. Cook, Snow College

Chair Simmons called the meeting to order at 12:17 p.m.

Committee of the Whole

University of Utah – Lease Extension (TAB A)

Regent Hall made a motion to approve as outlined in TAB A; the motion was seconded by Regent Barnes and the motion passed.

Dixie State University – Property Acquisition (TAB B)

Regent Hall made a motion to approve as outlined in TAB B; the motion was seconded by Regent Jensen and the motion passed.

Dixie State University – Non-State Funded Project (TAB C)

Regent Barnes made a motion to approve as outlined in TAB C; the motion was seconded by Regent Hall and the motion passed.

Legislative Request for Appropriations (TAB D)

Legislators were present to provide an overview of their requests.

General Consent Calendar (TAB E)

On a motion by Regent Jones and seconded by Regent Mozafari the following items were approved on the Regents' General Consent Calendar

- Minutes – Minutes of the Board meeting January 24, 2020, University of Utah, Salt Lake City, Utah.
- Finance and Facilities Items
- Grant Proposals
- Awards

On a motion from Regent Mozafari and seconded by Regent Wright, the Regents met in executive session for the sole purpose of discussing the character, professional competence, or physical or mental health of individuals and pending or reasonably imminent litigation. On a motion by Regent Mozafari and seconded by Regent Wright, the executive session was closed at 12:42 p.m..

On a motion by Regent Jibson and seconded by Regent Anderson, the meeting was closed

The meeting adjourned at 2:01 p.m.

Geoffrey Landward, Secretary

Date Approved: March 27, 2020



MEMORANDUM

TAB D

March 19, 2020

Weber State University – Property Disposal Action

Regent Policy R704, *Disposal of Real Property* requires the Board of Regents to approve the sale of institutional property valued at more than \$500,000. Weber State University (WSU) requests Board approval to dispose of 2.3 acres of property on the west side of the Dee Events Center in Ogden for the purpose of developing a hotel to serve the university and surrounding community.

The property consists of 2.99 acres with 0.6 acres owned by the United States government for a canal easement. The WSU owned property appraised for \$1,486,668 and the institution negotiated a \$1,488,000 selling price. The sale of this property will facilitate the development of a hotel near the WSU Ogden campus to serve university patrons, athletic teams, and the surrounding community with approximately 100-120 beds. The Weber State University Board of Trustees approved this item in their March 18, 2020 meeting. The attached letter from the university, map, and property appraisal summary provide additional details about this request.

Commissioner's Recommendations

The Commissioner recommends the Board authorize Weber State University to sell property located at approximately 4420 Harrison Boulevard in Ogden Utah as proposed.

Attachments



WEBER STATE UNIVERSITY

March 2, 2020

Commissioner David Woolstenhulme
Utah State Board of Regents
Board of Regents Building, The Gateway
60 South 400 West
Salt Lake City, UT 84101-1284

Dear Commissioner Woolstenhulme:

Weber State University (WSU) seeks authorization to sell 2.3 acres of property on its Ogden campus for the purpose of developing a hotel to serve the university and surrounding community.

As background, for many years WSU has sought to facilitate the development of a hotel near campus. Presently, the closest hotel to serve university patrons, athletic teams and other visitors is over 4 miles away from the Ogden campus. Over the past 15 months, based on deliberations with numerous WSU stakeholders and justified by a public procurement process, it has been determined that the most advantageous way to proceed is to sell 2.3 acres of university property to the Pillar Investment Group. Under the purchase agreement, Pillar will be required to develop a high-quality hotel on the site that serves the university's needs within a 2-year period of time.

The location of the parcel, just west of the Dee Event Center, is ideal for commercial development (see attached map). Proceeds from the sale (\$1,488,000) will be earmarked for acquiring parcels of land adjacent to the Ogden campus that are more suitable for university development.

The property was appraised by the University in September of 2019, and is being sold at its appraised value. Once constructed, the hotel will be operated by Providence Hospitality Partners out of Denver, Colorado. It is expected that the hotel will have between 100-120 beds.

Please place this item on the Board of Regents March 2020 agenda for consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norm Tarbox'.

Norm Tarbox
Vice President for Administrative Services

attach

Aerial Map





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.

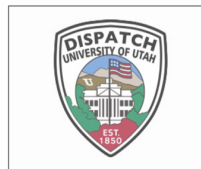
Sincerely,



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

28

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

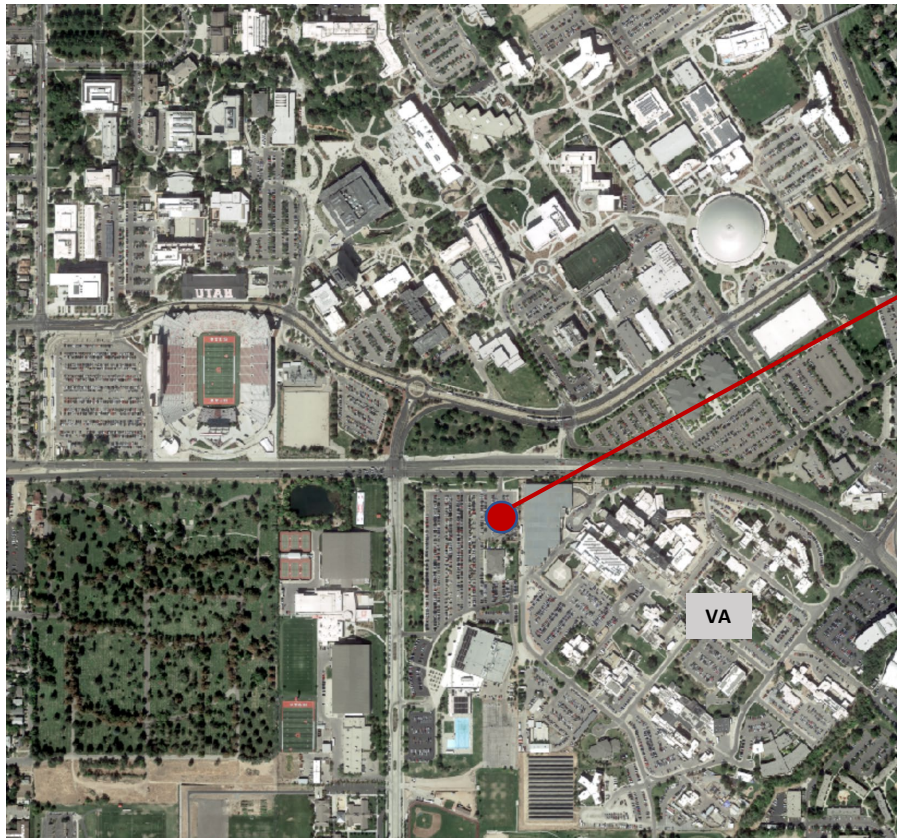
C100	Site Improvements	22,663
C200	Ancillary Building	2,178
	Building Footprint	25,079

Total Site Square Footage	49,920
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New Public Safety Building

Proposed Site

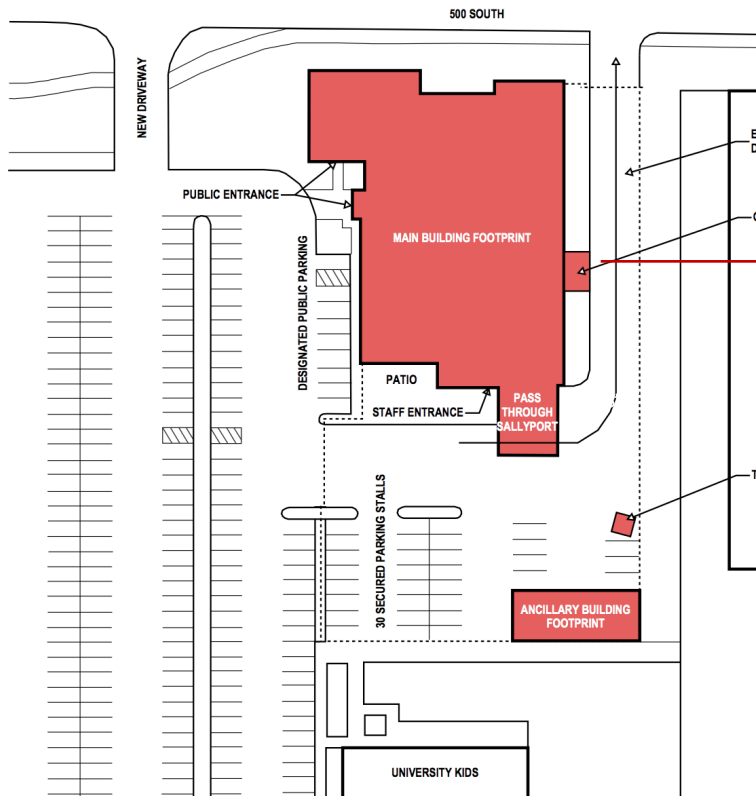
- 500 South, East of Guardsman Way
 - *good access to campus roadways*
 - *Requires relocation of approx. 125 parking stalls and tailgate spots*



New Public Safety Building

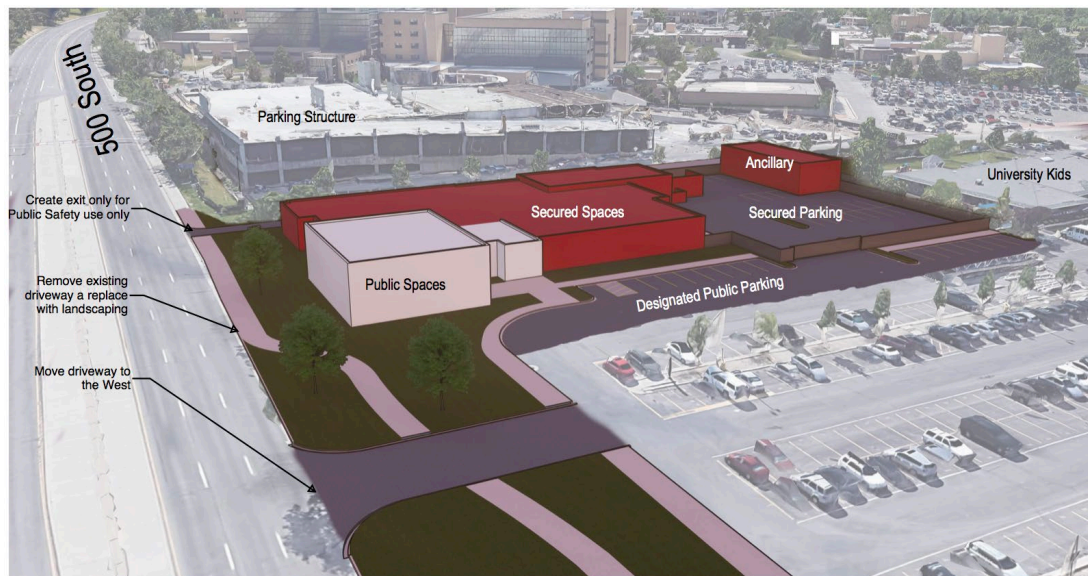
Design

- 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.



MEMORANDUM

TAB F

March 19, 2020

Salt Lake Community College – Non-Traditional Arrangements

Regent Policy R712, *Non-Traditional Arrangements for Development of Facilities on Campuses* requires the Board to approve development projects by outside entities on institutional land. Salt Lake Community College (SLCC) requests authorization to contract with a private developer to develop the property currently known as the Meadowbrook Campus, located at approximately 218 West 3900 South in Salt Lake City, UT.

The Meadowbrook campus provided academic and technical training programs in the southern Salt Lake City area, but has largely transitioned those programs to the new Westpointe campus. Rather than sell the property, SLCC proposes to enter into a long-term land lease with a developer to create an office or commercial campus. The developer would pay the College an annual lease, which the College anticipates to accumulate to more than the appraised value of the land after twelve years. The length of the contract would be up to forty years and would provide the College an ongoing revenue stream to support its academic mission. The University's Board of Trustees approved this project in the March 4, 2020 meeting. Additional information about the project is provided in the attached letter from the College, tentative proposal from the developer, master plan of the current site, and description of the property.

Commissioner's Recommendations

The Commissioner recommends the Board authorize Salt Lake Community College to partner with a selected private developer to enter into a land lease and development of the Meadowbrook Campus contingent on continued communication and review by the Attorney General's Office.

Attachments



06 March 2020

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

RE: Development of property located on the Meadowbrook Campus

Commissioner:

In accordance with the Regents Rule 712, "Nontraditional Arrangements for Development of Facilities on Campuses", Salt Lake Community College is requesting the Meadowbrook property development be placed on the action calendar agenda for the March 27, 2020 Board of Regents meeting.

SLCC seeks to be a leader in providing quality and impactful higher education services to the communities it serves. The College also seeks to partner with those communities in the transformative, public good of educating students. SLCC believes that there can be benefits in the private and public sectors working together in partnership, both to create new financial benefits for public entities and communities and to put in place the policies and programs designed to help those communities grow in a positive way. Realizing this vision over the long-term requires the College to look strategically at how to secure institutional sustainability and capacity over time, including the need to grow alternative revenue sources.

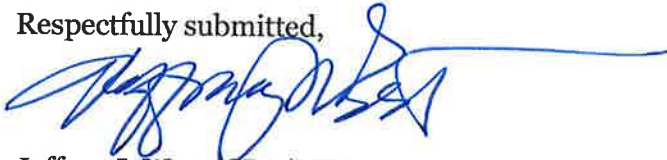
The academic and training programs originally established at Meadowbrook have now migrated to Westpointe and other college campuses. The college feels it's in its best interests to consolidate programs and campuses and is ready to discontinue all educational service offerings at Meadowbrook. However, the college feels there is also great value in retaining the land asset as a continual source of revenue to diversify its future revenue mix. The proposed development by Boyer Company has been selected because it appears the construction of an office or commercial campus there would be the highest and best use of the property, and would serve as a broad public benefit for redevelopment and job generation in that part of South Salt Lake City.

The proposed development by Boyer Company was objectively evaluated against other viable alternative plans, and the recommending committee chose this plan as the one with the most merits. The development will not be branded with the SLCC logo or signage, but the college (as landowner) will have significant say in ensuring the image and environment of the institution is preserved. The arrangement with the Boyer Company will reflect the college's fee-simple interest in the property, with no other considerations given by the institution. The arrangement is low-risk and low-maintenance, and predicated on the terms of the contract which will ensure advising and monitoring to maintain the long-term interests of the college. SLCC considers the compensation in the form of land lease revenue to be adequate and justifiable based on current

market conditions, and that such will provide a reliable long-term revenue stream to the college. Based on the proposed land lease arrangement, SLCC will achieve break-even status in the 12th year of the lease. Or, in other words, it will take 12 years for the cumulative cash inflows to equate to the amount received up front should a simple sale of the property had occurred, instead of a land lease.

The concept and development of this property was approved by the SLCC Board of Trustees on March 4, 2020. Thank you for your continued support of the College as it seeks to address the educational needs of the communities it serves. Let me know if there is anything else you need regarding this request.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jeffrey J. West', with a long horizontal flourish extending to the right.

Jeffrey J. West, CPA/MBA

iii. PROJECT VISION AND APPROACH



Summary of Salient Facts

Property Identification

Property Name	Meadowbrook School
Property Address	218 West 3900 South
	South Salt Lake, Salt Lake County, Utah 84107
Latitude & Longitude	40.686819, -111.897317
Tax Parcel Number	15-36-402-034
Property Owner	Salt Lake Community College

Site

	Light Industrial and Transit Oriented Development Overlay (LI and TOD Overlay)
Zoning	
FEMA Flood Map No.	49035C0292C
Flood Zone	X or C Zone
Primary Land Area	9.920 acres

Existing Improvements

Property Use	School, University-Classroom Building
Investment Class	C
Occupancy Type	Owner occupied
Gross Building Area (GBA)	67,427 sf
Net Rentable Area (NRA)	67,427 sf
Number of Units	3
Number of Buildings	3
Number of Stories	2
Year Built	1964, 1975, 1977
Condition	Average
Construction Class	C
Construction Quality	Average
Percent Office	50.3%
Clear Height	14.0'
Surface Parking	317 spaces

Valuation Opinions

Highest & Best Use - As Vacant	Industrial
Highest & Best Use - As Improved	Continuation of existing
Reasonable Exposure Time	9 to 12 months
Reasonable Marketing Time	9 to 12 months
