



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

TAB D

October 30, 2020

USHE – 2021-22 Non-State Funded Legislative Requests

In accordance with Board Policy [R702, Non-State Funded Project](#), the Board reviews and authorizes institutional requests for non-state funded capital development projects that require legislative or Building Board approval. The following non-state funded projects are submitted for consideration because they require legislative authorization for bonding, but are not requesting state-appropriations for design, construction, or operation and maintenance (O&M):

- University of Utah: West Village Student Housing (\$125,766,783)
- University of Utah: Impact – Epicenter Building (\$85,688,304)
- Weber State University: Noorda bond authorization (\$8,500,000)

In addition, two non-state funded requests do not require legislative authorization because they will cover all costs for design, construction, and O&M without state appropriations. These projects require Board approval and may be subsequently approved by the Utah State Building Board:

- Utah State University: Equine and Human Science Center Arena (\$2,000,000)
- Weber State University: Stadium project (\$6,000,000)

Additional information about the non-state funded projects may be found in the following attachment. Institutions will present additional information about these projects to the Finance & Facilities Committee in the October meeting. Projects requiring bond authorization that are approved by the Board will be included in the System request to the legislature for authorization in the 2021 General Session.

Commissioner's Recommendation

The Commissioner recommends the Board review these projects carefully and approve them for legislative action.

Attachment:

USHE 2021-22 Non-State Funded Projects

University of Utah: West Village Student Housing – Phase 1

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State Funded O&M	Sources Bond Repayment
\$0	\$125,766,783	\$125,766,783	441,770	\$0	Auxiliary System Revenue

The University of Utah Student Apartments (USA) provides housing for families and graduate students at the university. The USA consists of buildings that are fifty to sixty years old with infrastructure and conditions that are beyond the end of their useful life and do not meet modern building codes. The university plans to replace USA housing in phases over the next decade, with the first phase to demolish buildings in the West Village section and replace them with Graduate Housing and Family Housing buildings. The Graduate Housing building will serve approximately 245 student residents with a projected occupancy of 96% in 146,590 square feet. The Family Housing buildings will serve approximately 400 students, 172 spouses and partners, and approximately 150 children in 295,180 square feet. The cost to construct these facilities is approximately \$125.8 million.

The demand for family and graduate housing at the University of Utah is significant, with residents ranking the proximity to campus, community living, and affordable price as the primary factors for choosing to live there. Increasing housing prices in the Salt Lake market makes affordable housing for University students even more critical. The average occupancy for all properties over the last five years is 96.3%, and there is a consistent waiting list for each unit type each fall. USA houses nearly 3,000 individuals (including 1,200 students) each year, providing a safe and affordable community experience.

University of Utah: Impact – Epicenter Building

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State Funded O&M	Sources Bond Repayment
\$0	\$85,688,304	\$85,688,304	254,882	\$0	Housing Revenue, Donation

The University of Utah’s Impact – Epicenter Building is a multi-use facility that will include housing and two university centers — the existing Sorenson Impact Center and a new Business Health and Prosperity Center. The proposed facility will include 575 on-campus beds, primarily single occupancy, in a living learning model that the Lassonde Studios pioneered that has been an overwhelming success (currently there are 1,500 applications for 400 vacancies). The facility presents a unique opportunity to create

conditions for collaboration between student living and the two centers, which are further able to leverage each other’s capabilities, resources, and partnerships. By locating the Sorenson Impact Center in the new facility, the Center will consolidate into one location and increase visibility on campus to generate awareness and interest in the student-led venture fund for social impact investing.

The new Center for Business, Health, and Prosperity proposes to support student coursework in partnership with academic programs and serve as a primary institutional link to the university’s West Africa extension. The Center will support coursework offered through Eccles Global and projects that engage students contributing and advancing prosperity domestically and globally. The Center will also sponsor workshops, conferences, and meetings, providing opportunities for students to present and engage with global experts.

Utah State University: Equine and Human Science Center Arena

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State Funded O&M	Sources Bond Repayment
\$0	\$2,000,000	\$2,000,000	21,000	\$0	Private Donations and Institutional Funds

Utah State University requests a new facility on the USU South Farm Campus for the Equine Assisted Activities and Therapies (EAAT) academic program. The 21,000 square foot facility will educate students, facilitate research, and impact the community through clinical services, extension outreach, and equine-assisted activities. The building will include a horse arena, lobby, viewing area, and a mounting lift.

Horses have innate qualities that make them unique therapeutic partners and EAAT utilizes these characteristics to benefit individuals who face special challenges in life. The new indoor arena will provide dedicated space to facilitate hands-on learning for coursework in equine-assisted activities and therapies. USU students work directly with horses and a wide variety of individuals with differing abilities. The new facility will also accommodate continuing education courses for professionals and the community through cooperative extension and clinical services.

Weber State University: Stewart Stadium East-side Bleachers

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State Funded O&M	Source of Funds
\$4,000,000	\$2,000,000	\$6,000,000		\$0	Student-fee Bond and Institutional Funds

Weber State University requests authorization to issue \$4 million of student fee revenue bonds and use \$2 million of institutional funds to replace the east-side bleachers at Stewart Stadium, which are the oldest structure remaining on the Ogden Campus (built in 1955). Over the decades, much of the fill under the bleachers has washed out from under the structure and onto the track and field portion of Stewart Stadium. The project will replace existing seating capacity and add necessary restroom capacity. General student fees will not be increased to support the revenue bond. There is no debt on Stewart Stadium and current student-fee bonding capacity is sufficient to service the revenue bond.

Weber State University: Noorda Engineering and Applied Science Building Bond

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State Funded O&M	Source of Funds
\$8,500,000	\$0	\$8,500,000		\$0	Revenue Bond

Weber State University requests authorization to issue \$8.5 million in revenue bonds to complete the Noorda Engineering and Applied Science Building that was funded by the legislature in FY 2018. In addition to supporting engineering and computer science programs at WSU, the new facility will also house the NUAMES charter school that is expanding operations at the Ogden Campus to target under-represented populations and provide a pathway from high school to college. NUAMES has committed to contribute \$8.5 million to the building financed through a revenue bond supported by NUAMES lease payments.