



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB D

## General Consent Calendar

### A. MINUTES

1. Minutes of the Board Meeting—December 18, 2020, Board of Higher Education Office, Salt Lake City, Utah (Attachment)

### B. FINANCE AND FACILITIES

1. USHE Capital Policy Revisions (delegated authority to Trustees)
2. SLCC Non-Traditional Arrangement
3. University of Utah – Non-State Funded Project
4. Utah State University – Non-State Funded Project

### C. ACADEMIC EDUCATION PROGRAM NOTIFICATIONS

#### ACTION ITEMS

##### 7-year Reviews

##### Utah State University

1. Undergraduate and graduate programs within the S.J. and Jessie E. Quinney College of Natural Resources
2. Master of Music in Performance (Voice) within the Caine College of the Arts
3. Practical Nursing and Associate Applied Science in Nursing within the Emma Eccles Jones College of Education and Human Services
4. Bachelor of Science in Nursing within the Emma Eccles Jones College of Education and Human Services
5. Teacher Education Program within the Emma Eccles Jones College of Education and Human Services
6. Instructional Leadership Program within the Emma Eccles Jones College of Education and Human Services
7. School Counselor Program within the Emma Eccles Jones College of Education and Human Services

#### INFORMATION ITEMS

1. Weber State University – Master of Physician Assistant Studies
2. Weber State University – Master of Social Work (MSW)
3. Dixie State University – Bachelor of Science in Electrical Engineering

4. Dixie State University – Bachelor of Science in Software Engineering
5. Salt Lake Community College – Associate of Pre-Science in Biology

#### **D. GRANT PROPOSALS**

1. University of Utah – North Carolina State University; “CREAS3”, \$4,575,000. Principal Investigator, Glenn Eric Sjoden.
2. University of Utah – National Science Foundation; “LEAP HI MFDA”; \$1,999,944. Principal Investigator, Bruce K Gale.
3. University of Utah – DHHS National Institutes of Health; “RABITT Ro1 – Cochlear”; \$1,906,250. Principal Investigator, Richard D Rabbitt.
4. University of Utah – NIH Natl Inst Arthrit Muscoskel Skin Dis; “YU-Ro1 Antibody Fragments”; \$1,906,250. Principal Investigator, Michael Seunghu Yu.
5. University of Utah – NIH Natl Inst Deaf & Other Comm Disorder; “Holman Ro1 VESTIB NEUROEPITHE”; \$1,906,250. Principal Investigator, Holly A Holman.
6. University of Utah – NIH Natl Inst Biomedical Imaging & Bioeng; “Injectable Antenna”; \$1,525,000. Principal Investigator, Huanan Zhang.
7. University of Utah – Army Medical Research Acquisition Activity; “CDMP 2020”; \$1,449,695. Principal Investigator,
8. University of Utah – National Science Foundation; “SIMBA-GT”; \$1,358,926. Principal Investigator, Jeffrey Phillips.
9. University of Utah – NIH National Inst Child Hlth & Human Dev; “Restored Ro1”; \$3,431,250. Principal Investigator, Alexandra Liisa Terrill.
10. University of Utah – Univ of Kansas Med Ctr Resh Inst; “Sedentary-Bad”; \$1,405,690. Principal Investigator, Tanya M Halliday.
11. University of Utah – DOE Advanced Rsrch Project Agency-Energy; “Designing Novel Alloys”; \$2,839,032. Principal Investigator, Ravi Chandran.
12. University of Utah – DOE Advanced Rsrch Projects Agency-Energy; “Ultimate-Powder”; \$1,384,731. Principal Investigator, Pei Sun.
13. University of Utah – NIH National Institute on Aging; “Stephens Ro1 Oct 2020”; \$3,783,886. Principal Investigator, Caroline Esther Stephens.
14. University of Utah – DHHS National Institutes of Health; “Ro1: KOH, MEI YEE”; \$2,555,264. Principal Investigator, Mei Yee Koh.
15. University of Utah – NIH National Heart Lung & Blood Inst; “Polymeric Liquid Embolics”; \$1,906,250. Principal Investigator, Hamidrezas Ghandehari.
16. University of Utah – NIH National Cancer Institute; “TECDEPT Resubmit”; \$1,906,250. Principal Investigator, Shawn C Owen.
17. University of Utah – NIH Natl Inst Neurology Disorders Stroke; “Macrophages and Seizures”; \$1,035,819. Principal Investigator, Karen S Wilcox.
18. University of Utah – NIH National Inst of General Medical Sci; “R35-MIRA Gagnon”; \$1,906,250. Principal Investigator, James Gagnon.

19. University of Utah – NIH National Inst of General Medical Sci; “MIRA: Dean Castillo”; \$1,906,250. Principal Investigator, Dean Castillo.
20. University of Utah – NIH National Inst of General Medical Sci; “Integrating Stochasticity”; \$1,868,780. Principal Investigator, Jessica M Swanson-Voth.
21. University of Utah – DHHS National Institutes of Health;” O-ATOM Transfer Processes CU”; \$1,525,000. Principal Investigator, Matthew T Kieber-Emmons.
22. University of Utah – Utah State Board of Education;” USBE Contract – 5 year”; \$1,332,905. Principal Investigator, Nalini M Nadkarni.
23. University of Utah – National Science Foundation; “NSF CSSI Anthroscap”; \$1,940,705. Principal Investigator, Brian Frank Coddington.
24. University of Utah – DHHS National Institutes of Health; “Environmental Exposures”; \$1,613,286. Principal Investigator, Sara Elizabeth Grineski.
25. University of Utah – NIH National Cancer Institute; “McMahon\_R35\_11.20.19”; \$6,405,000. Principal Investigator, Martin McMahon.
26. University of Utah – DHHS National Institutes of Health; “Ro1 Hypoglycemia”; \$2,088,724. Principal Investigator, Owen Chan.
27. University of Utah – Patient Centered Outcomes Resh Inst; “Langenecker PCORI 2020CYC3”; \$11,437,500. Principal Investigator, Scott Aaron Langenecker.
28. University of Utah – DHHS National Institutes of Health; “TRO1 Fairfax (MPI)”; \$3,842,759. Principal Investigator, Keke Fairfax.
29. University of Utah – NIH Natl Inst Alcohol Abuse & Alcoholism; “Interventions Law”; \$3,544,009. Principal Investigator, Matthew S Thiese.
30. University of Utah – DHHS National Institutes of Health; “Covid-19: Pentoc-19”; \$3,351,107. Principal Investigator, Raminder Nirula.
31. University of Utah – NIH Natl Inst Alcohol Abuse & Alcoholism; “Legal Peril”; \$3,326,613. Principal Investigator, Matthew S Thiese.
32. University of Utah – NIH National Institute on Drug Abuse; “Opioid Use Disorder and OVERD”; \$3,307,153. Principal Investigator, Fares Qeadan.
33. University of Utah – DHHS National Institutes of Health; “Romeo – Oct2020”; \$3,282,946. Principal Investigator, Brock B Oneil.
34. University of Utah – DHHS National Institutes of Health; “NKOY Ro1 Oct2020”; \$3,211,898. Principal Investigator, Flory Lumu Nkoy.
35. University of Utah – DHHS National Institutes of Health; “Christensen Ro1 Oct2020”; \$3,080,211. Principal Investigator, Michael Benjamin Christensen.
36. University of Utah – DHHS National Instituters of Health; “Punam Sawant Ro1”; \$2,944,848. Principal Investigator, Punam Adhik Pokam.
37. University of Utah – DHHS National Institutes of Health; “Pa-20-055 Shcheglovitov”; \$2,944,683. Principal Investigator, Oleksandr Shcheglovitov.
38. University of Utah – DHHS National Institutes of Health; “PAS-18-483 Maricq 10.5.20”; \$2,864,430. Principal Investigator, Andres Villu Maricq.

39. University of Utah – DHHS National Institutes of Health; “R37Merit Ext. W. Sundquist”; \$2,785,430. Principal Investigator, Wesley I Sundquist.
40. University of Utah – CDC Natl Inst Occupational Safety & Hlth; “Legal Brief”; \$2,648,241. Principal Investigator, Matthew S Thiese.
41. University of Utah – DHHS National Institutes of Health; “Pledger R01 Oct2020”; \$2,557,018. Principal Investigator, Warren J Pledger.
42. University of Utah – NIH Natl Inst Diabetes Digest Kidney Dis; “Nanotechnology & Hemodialysis”; \$2,481,610. Principal Investigator, Yan-Ting Shiu.
43. University of Utah – DHHS National Institutes of Health; “Brigidi DP2”; \$2,287,500. Principal Investigator, Monica L Vetter.
44. University of Utah – Harvard University; “Genetics Consortium 100”; \$2,121,754. Principal Investigator, Louisa A Stark.
45. University of Utah – DHHS National Institutes of Health; “Park R01 Aerosolization Oct2020”; \$2,088,328. Principal Investigator, Albert H Park.
46. University of Utah – DHHS Agency For Healthcare Resh & Quality; “AHRQ R01 Utah Team Care Model”; \$1,998,655. Principal Investigator, Lisa Higham Gren.
47. University of Utah – DHHS Agency For Healthcare Resh & Quality; “PA-18-795 R01 Ozanne”; \$1,996,832. Principal Investigator, Elissa Ozanne.
48. University of Utah – DHHS Agency For Healthcare Resh & Quality; “Coon AHRQ R01 OCT 2020”; \$1,995,674. Principal Investigator, Eric Coon.
49. University of Utah – DHHS National Institutes of Health; “Miller R35”; \$1,906,250. Principal Investigator, Matthew Paul Miller.
50. University of Utah – DHHS National Institutes of Health; “R35MIA 10.2.20”; \$1,906,250. Principal Investigator, Gregory Stuart Ducker.
51. University of Utah – National Science Foundation; “HEYS NSF”; \$1,512,495. Principal Investigator, Jim Heys.
52. University of Utah – Rochester Institute of Technology; “Hydraulic Rods: Sub W RIT”; \$1,423,528. Principal Investigator, Thomas Wade Fallin.
53. University of Utah – Medical University of South Carolina; “HOLUBKOV MUSC SUB OCT 2020”; \$1,210,370. Principal Investigator, Richard Holubkov.
54. University of Utah – DHHS National Institutes of Health; “Somatic Mutations”; \$1,034,640. Principal Investigator, Lynn B Jorde.
55. University of Utah – ABT Associates Inc; “CDC Covid”; \$1,021,694. Principal Investigator, Michael W Varner.
56. University of Utah – DHHS Health Resources \* Services Admn; “HRSA RCORP”; \$1,000,000. Principal Investigator, Adam Joseph Gordon.
57. University of Utah – DHHS National Institutes of Health; “Membrane-Embedded Proteins”; \$1,906,250. Principal Investigator, Tamara Carla Bidone.
58. University of Utah – University of Florida; “Defining Targets DBS”; \$1,353,286. Principal Investigator, Christopher B Butson.

59. Utah State University – National Institutes of Health; “Buenas Bases: An Early Childhood Development Intervention for Children of Ecuadorian Adolescent Mothers”; \$3,168,556. Principal Investigator, Lisa K Boyce; Co-Investigators, Spencer D Bradshaw, Jill Emily Luoto, Patricia Ordóñez, Eric Noel Reither, Sonie Rodríguez-Jaramillo, Marcela Santos, Sarah Elizabeth Schwartz, Ryan Bert Seedall.
60. Utah State University – US NSF Directorate for Biological Sciences; “DISES: Disease, Safety, and Social Beliefs in Integrated Human-Carnivore Urban Systems”; \$1,599,679. Principal Investigator, Kerry A Rood; Co-Investigators, Baggio, Jacopo, Roug, Annette, Sabuhoro, Edwin, Julie Kirsten Young.
61. Utah State University – DISES: Collective Decision Making and Infrastructure Design Principles for Coping with Deep Uncertainty in Socio-environmental Systems”; \$1,595,149. Principal Investigator, Jacob C Freeman; Co-Investigators, John Anderies, Jacopo Baggio, Noelle Gabriele Beckman, Erick Nolan Robinson.
62. Utah State University – US National Science Foundation; “DISES: Dynamics of Environmental and Social Critical Transitions with Desiccation”; \$1,599,925. Principal Investigator, Soren Michael Brothers; Co-Investigators, Janice Brahney, Stefani Allison Crabtree, Jennifer Givens, Sara Elizabeth Null.
63. Utah State University – US National Science Foundation; “From landscapes to hotspot dynamics: Leveraging new horizons in movement ecology to transform predictability of spatial disease risk”; \$2,499,061. Principal Investigator, Kezia Manlove; Co-Investigators, Guiollaume Bastille-Rousseau, Kim Pepin, Mark Wilber.
64. Utah State University – University of Central Florida; “Ovarian derived exosomal miRNA as a juvenile protective factor”; \$1,437,160. Principal Investigator, Jeffrey Mason.
65. Utah State University – NASA Jet Propulsion Laboratory; “Iris Radio S Band Slice for Jet Propulsion Laboratory”; \$1,846,882. Principal Investigator, Tim Neilsen.
- 66.

## E. AWARDS

1. University of Utah – US Ignite; “POWDER”; \$2,613,193. Principal Investigator, Jacobuserasmus Van Der Merwe.
2. University of Utah – US Department of State; “Greenland Mine Training”; \$1,184,903. Principal Investigator, Rajive Ganguli Phd.
3. University of Utah – NIH National Cancer Institute; “U01-CA206110”; \$1,731,954. Principal Investigator, Cornelia Ulrich.
4. University of Utah – US Department of Defense; “NSAIS Metric Pain II Study”; \$2,486,461. Principal Investigator, Thomas F Higgins.
5. University of Utah – State of Utah – Norlin HIE IADP Sub MAY 017”; \$2,236,201. Principal Investigator, Ernest Charles Norlin.

6. University of Utah – DHHS Health Resources & Services Adm; “HRSA Med Student Education”; \$1,750,000. Principal Investigator, Ty Dickerson.
7. University of Utah – Takeda Pharmaceutic Als North America Inc; “Albertine Takeda MAY 2019”; \$1,042,767. Principal Investigator, Kurt H Albertine.
8. Utah State University – US Dept of Justice; Office of Juvenile Justice and Delinquency;” \$1,250,000. Principal Investigator, Jolene B Bunnell; Co-investigator, Kathleen Riggs.
9. Utah State University- NASA Jet Propulsion Laboratory; “Near Earth Object Surveyor”; \$1,132,917. Principal Investigator, Brent Carlson.
10. Utah State University – Ball Aerospace and Tech; “Roman Relative Calibration System”; \$1,527,553; Co-Investigators, Jeff Coleman, Alan Thurgood.
11. Utah State University – Air Force; “Republic of Korea Global Hawk Tasking, Collecting, Processing, Exploitation, and Dissemination”; \$1,180,762. Principle Investigator, Kyle Palmer.
12. Utah State University – Misc Federal Sponsors; “Lando”; \$3,474,231. Principal Investigator, Jack Felici.
13. Utah State University – Misc Federal Sponsors; “Yellowstone”; \$2,591,937. Principal Investigator, Jim Perry.



**UTAH SYSTEM OF HIGHER EDUCATION  
SYSTEM OFFICE, TWO GATEWAY, SALT LAKE CITY, UTAH  
VIRTUAL MEETING, ZOOM  
Friday, December 18, 2020**

**COMMITTEE OF THE WHOLE  
MINUTES**

**Board Members Present**

Harris H. Simmons, Chair  
Aaron Osmond, Vice Chair  
Nina R. Barnes, Vice Chair  
Mike Angus  
Wilford W. Clyde  
Jesselie B. Anderson  
Jera L. Bailey  
Stacey K. Bettridge  
Arthur E. Newell  
Patricia Jones  
Lisa-Michele Church  
Scott Theurer  
Crystal Maggelet  
Shawn Newell  
Candyce Damron  
Glen Rivera  
Alan E. Hall

**Board Members Absent**

Sanchaita Datta

**Office of the Commissioner**

Dave R. Woolstenhulme, Commissioner of Higher Education  
Rich Amon, Chief Financial Officer  
Geoffrey Landward, Deputy Commissioner and General Counsel  
Jessica Gilmore, Associate Commissioner of Workforce Development  
Malissa Jones, Office Manager

**Institutional Presidents Present**

Chad Campbell, Bridgerland Technical College  
Richard B. Williams, Dixie State University  
Clay Christensen, Mountainland Technical College  
Deneece G. Huftalin, Salt Lake Community College  
Scott L. Wyatt, Southern Utah University  
Paul Hacking, Tooele Technical College  
Ruth V. Watkins, University of Utah  
Astrid S. Tuminez, Utah Valley University

Darin Brush, Davis Technical College  
Kelle Stephens, Dixie Technical College  
Jim Taggart, Ogden-Weber Technical College  
Brad J. Cook, Snow College  
Brennan Wood, Southwest Technical College  
Aaron Weight, Uintah Basin Technical College  
Noelle Cockett, Utah State University  
Brad L. Mortensen, Weber State University

Chair Simmons called the meeting to order at 10:01 a.m.



## Committee of the Whole

### *Student Presentations*

Student Presentations provided by Anna Lightheart, Ish Magalei, Bryce Krieger, Aarushi Rohaj. This was an information item only; no action was taken.

### *Committee Updates (TAB A)*

Committee updates were provided by Board member Church, Board member Jones, Board member Newell, and Board member Clyde. This was an information item only; no action was taken.

### *Equity Lens Framework (TAB B)*

Committee chairs provided information about how each committee will use the Equity Lens Framework in their committees and in their strategic planning process. **Board member Jones made a motion to adopt the Equity Lens Framework to guide decision-making at the Board and System level; Board member Church seconded the motion and the motion passed.**

### *Scholarship Discussion (TAB C)*

Board member Church and Spencer Jenkins provided a summary of the proposed revisions to the Regents' Scholarship, New Century Scholarship, and Technical Education Scholarships. **Board member Damron made a motion for the Board to adopt the Commissioner's recommendation found in the *Proposed Revisions to Utah System of Higher Education Scholarships* memo (Tab C) and for staff to continue its efforts in anticipation of the 2021 Legislative Session; Board member Shawn Newell seconded the motion and the motion passed.**

### *General Consent Calendar (TAB D)*

**On a motion by Board member Arthur Newell and seconded by Board Vice Chair Osmond, the following items were approved on the Board's General Consent Calendar**

- Minutes - Minutes of the Board meeting October 30, 2020
- Finance and Facilities Items
- Student Affairs Items
- Academic Education Items
- Grant Proposals
- Awards

### *Cicero Report, Dixie State University Name Impact (TAB E)*

Dixie State President Richard Williams introduced the Cicero Group to provide a summary of the 'Dixie' Name Impact Study. **Board Vice Chair Osmond made a motion that the Utah Board of Higher Education support the recommendation from Dixie State University's Board of Trustees to change the university's name; I further move that the Board recommend to the Legislature that it change the name of Dixie State University; Board member Hall seconded the motion and the motion passed.**



*Campus Safety Baseline Report (TAB F)*

Board member Church introduced Marlon Lynch, Chief Safety Officer at the University of Utah, and Cameron Hansen from Cicero Group to provide a summary of the Campus Safety Baseline Report. This was an information item only; no action was taken.

Innovation Task Force and COVID–19 Update were moved to the January Board meeting agenda.

The meeting adjourned at 12:22 p.m.

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Geoffrey Landward, Secretary

Date Approved:



January 14, 2021

## Capital and Property Policy Revisions

In its December 2020 meeting, the Finance and Facilities Committee reviewed policy thresholds requiring Board review for institutional capital and property requests. The committee recommends the adjustment of some thresholds to reduce the number of items coming to the committee for review that could reasonably be delegated to institutional boards of trustees for final action. The following table outlines the Board policies that have been revised to expand the delegated authority to boards of trustees. The attached policy amendments, submitted for Board approval, reflect these changes.

Policy	Type of Request	Current Threshold for Board Review	Policy Change to Delegate to Trustees
R702	Non-State Funded Building (no bond or state-funded O&M)	Over \$500,000; Report after Approval	<b>Over \$5,000,000;</b> Report after Approval
R703	Property Acquisition (at or below appraisal w/in Service Area)	Over \$500,000; Report after Approval	<b>Over \$1,500,000;</b> Report after Approval
R704	Property Disposal (at or above appraisal)	Over \$500,000; Report after Approval	<b>Over \$1,000,000;</b> Report after Approval
R705	Leasing	Over 10 years or \$250,000 for UU/\$100,000 others; Report in Annual Report	<b>Not Required</b> – Delegated within Service Area; Report in Annual Report
R712	Non-Traditional Arrangements (including lease purchase)	Required for any Amount	<b>Over \$2,500,000;</b> Report after Approval

### Commissioner's Recommendation

The Commissioner recommends that the Board adopt changes to Policies R701, R702, R703, R704, R705, and R712 as outlined above, effective immediately.

## R702, Non-State Funded Projects<sup>1</sup>

**R702-1. Purpose:** To provide guidelines and requirements for institutional requests to program, plan, design, or construct a facility using non-state funds.

### R702-2. Definitions

**2.1. Architectural Programming:** A formal decision-making process used to identify and define the goals and uses of a capital project and to define the scope of work and cost prior to design or construction.

**2.2. Capital Development:** Has the same definition as Utah Code 63A-5-104(1)(a).

**2.3. Non-State Funded Project:** Any capital development project whose source of funding comes from anything other than state funds appropriated by the Utah State Legislature.

**R702-3. Requests for Non-State Funded Projects:** Except as provided in section 702-4, the Board of Higher Education shall review and authorize institutional requests for non-state funded projects that require Building Board or Legislative approval before the requests are submitted to those bodies. Such requests shall be based upon master planning requirements of Regent Policy R706, *Capital Facilities Master Planning*. Types of projects requiring Board approval include:

**3.1. Projects Funded from Student Fees, Contractual Debt, or Disposal or Exchange or Capital Assets:** Proposals for non-state funded projects funded in whole or in part from an adjustment in student fees, incurring of contractual debt, or the disposal or exchange of land or other capital assets shall be approved by the institutional Board of Trustees prior to submission to the Board of Higher Education.

**3.2. Projects Funded from Private Sources:** Projects funded through private sources or a combination of private sources and other non-state funds, not meeting the requirements of section 702-4, shall be approved by the institutional Board of Trustees and the Board of Higher Education.

**3.2. Projects for which Legislative Revenue Bonding Authorization is Required:** Institutions shall submit non-state funded projects requiring revenue bonding to the

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<sup>1</sup> Approved January 20, 2017; amended July 21, 2017 and January 15, 2021.

Board of Higher Education for approval as required by Board Policy R590, *Issuance of Revenue Bonds for Higher Education*.

**R702-4. Delegation of Authority to Approve Certain Projects:** The Board of Higher Education delegates the authority to approve non-state funded projects to institutional Boards of Trustees in the following limited circumstances:

**4.1. Projects Funded from Private or Institutional Sources:** Institutional Board of Trustees may approve a project funded through private sources or a combination of private sources and other non-state institutional funds if the project meets the following conditions:

**4.1.1** The total cost of the project including design and construction does not exceed \$5,000,000;

**4.1.2.** New or additional operation and maintenance costs for the facility are identified by the institution, a plan is provided for the ongoing payment of those costs, and the plan will not require any additional state funding;

**4.1.3.** No student fees will be used in any part of the design or construction of the facility;

**4.1.4.** No revenue bonds are required to be issued to design or construct the facility; and

**4.1.5.** The project will not require incurring contractual debt or the disposal or exchange of land or other capital assets.

**4.2. Requests to use Donated or Institutional Funds for Planning and Design:**

Institutional Board of Trustees may approve requests to use donated or institutional funds for planning and design of proposed non-state funded project.

**4.3. Reporting:** Institutions shall report all projects approved under this section at the next regularly scheduled Finance and Facilities Committee meeting.

**R702-5. Operating and Maintenance (O & M) Costs on Non-State Funded Projects:** A non-state funded project will be eligible for state appropriated O & M when the use of the building is primarily for approved academic and training purposes and associated support and is consistent with the institution's facilities master plan requirements.

**5.1. Excess Space:** If an academic facility, funded in whole or in part by non-state funds, is built to a scale larger than Board approved programmatic or facilities planning requirements, the excess space may not qualify for state appropriated O & M funding. The Board will consider the

eligibility of the institution to receive state O & M funding for such excess space on a case-by-case basis.

**5.2. Non-Academic Space:** In most cases, a non-state funded project that is not primarily for approved for academic and training purposes or associated support will not be eligible for state appropriated O & M funding. If the institution requests to the Board of Higher Education to allow state-funded O & M, it shall include a detailed statement showing how space types included in the facility will relate to important institutional activities.

**5.3. O & M Funding Sources for Projects Not Eligible for State Appropriated O & M:**

In those cases where property acquisitions, construction, or remodeling projects are not eligible for state appropriated O & M funding, the institution's proposal must explain how it will pay the ongoing O & M as defined by the State Building Board. When making arrangements for ongoing O & M funding, institutions shall give first priority to separate non-state funding assured through private contracts or an O & M endowment established by a private donor; second, an institutional O & M funding plan with additional revenue to support the new space to be credited to its O & M accounts.

**R702-6. Architectural Programming of Non-State Funded Projects:** A non-state funded project does not require approval by the Board of Higher Education for the architectural programming of the facility.

## R703, Acquisition of Real Property<sup>1</sup>

**R703-1. Purpose:** To provide guidelines and requirements for the acquisition of real property by institutions of higher education and to specify the approval process for various types of real property acquisitions.

### R703-2. References

- 2.1. Utah Code [§53B-20-101](#) (Property Rights - Title and Control)
- 2.2. Utah Code [Title 63A, Chapter 5](#) (State Building Board - Division of Facilities Construction and Management)
- 2.3. [Board Policy R220](#), Delegation of Responsibilities to the President and Board of Trustees
- 2.4. [Board Policy R315](#), Service Area Designations and Coordination of Off-Campus Courses and Programs

**R703-3 Board of Higher Education Review of Property Acquisitions:** Except as provided by subsection 702-6, The Board of Higher Education shall review and consider for approval all institutional requests for real property acquisition that commit institutional funds in excess of \$1,500,000.

**3.1. Board of Higher Education Approval Required for Property Purchased Outside of an Institution's Service Area:** The Board of Higher Education shall review and consider for approval, regardless of term or purchase price, all institutional requests for real property acquisition that will include instructional space located outside of the service area designated by Board Policy R315, *Service Area Designations and Coordination of Off-Campus Courses and Programs*.

**R703-4. Required Appraisal:** For acquisitions of property by purchase or exchange, institutions shall establish the fair market value based on an appraisal completed by a State of Utah licensed appraiser with the purchase price not to exceed the appraised value unless otherwise justified.

**R703-5. Property Acquisition Guidelines:** When practicable, institutions shall use the following guidelines acquiring property, whether by purchase, exchange or to be accepted as gifts designated for ongoing institutional use, regardless of the location of the property. The Board of Higher Education recognizes that, based on the circumstances of specific properties, some or all of these guidelines may not apply.

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<sup>1</sup> Adopted January 20, 2017, amended January 15, 2021.

**5.1. Proof of Clear Title:** Established by a title report or an owner's policy of title insurance if such title is deemed to be necessary.

**5.2. Phase I Environmental Assessment or Greater:** A Phase I or greater Environmental Assessment may be required by the Board prior to purchase, exchange, or acceptance of a gifted property when there are questions about the possibility of environmental issues that would materially affect the use of the property.

**5.3. Code and Requirements Review:** Utilized to determine the suitability of a property under all applicable codes and requirements, including any applicable provisions of State law.

**5.4. Engineering Assessment:** For all improved real property valued at \$250,000 or above the institution should obtain an engineering assessment of mechanical systems and structural integrity of improvements located on the property. This need may be waived if an engineering assessment has been performed within the past 12 months or if the land is unimproved. The institution may perform an engineering assessment for real property valued at less than \$250,000.

**5.5. Past Maintenance and Operational Expenses:** Where possible, past maintenance and operational expense histories should be obtained.

**5.6. Sites, Zoning, and Planning Information:** This information should be obtained where applicable or when it is determined to be needed.

**5.7. Land Survey:** An Alta/ACSM Land Title Survey should be obtained unless such a survey has been performed in the prior 12 months.

**R703-6. Delegation of Authority to Approve the Acquisition of Real Property:** The Board of Higher Education delegates the authority to acquire real property in the following limited circumstances:

**6.1.** Institutional Boards of Trustees may approve the acquisition of real property with institutional funds if the property is consistent with the approved campus master plan, the purchase price does not exceed \$1,500,000, and the space does not contain instructional space located outside of the service area designated by Regent Policy R315, *Service Area Designations and Coordination of Off-Campus Courses and Programs*.

**6.2. Acquisitions with Endowment or Foundational Funds:** Institutional Boards of Trustees may approve the acquisition of real property purchased with endowment funds or funds from independent foundations regardless of cost or location.



**6.3. Gifts of Real Property:** Institutional presidents may accept gifts of real property from donors, development initiatives, and fund raising in accordance with standards and procedures approved by the Boards of Trustees. The institution may sell the gifted property, hold it for future development or investment, or use it for any other institutional purpose.

**6.4. University of Utah Health Care System:** In accordance with Board Policy R220, *Delegation of Responsibilities to the President and Board of Trustees*, the University of Utah Board of Trustees may review and approve all property acquisitions for the University of Utah Health Care System.

**6.5. Purchase Price Below Appraised Value:** All property acquisitions approved under this section must have a supporting appraisal and the purchase price may not exceed the appraised value.

**6.6. No Request for Operation and Maintenance:** Institutions may not request operations and maintenance funding for property acquired under this section. If there is a need for operations and maintenance funds, the purchase must be approved through the Board of Higher Education.

**6.7. Reporting of Property Acquisitions:** Institutions shall report all property acquisitions or options approved under this section at the next regularly scheduled Finance and Facilities Committee meeting.

## R704, Disposal of Real Property<sup>1</sup>

**R704-1. Purpose:** To provide guidelines and requirements for institutions to dispose of real property and to establish the approval process.

### R704-2. References

- 2.1.** Utah Code [§53B-20-101](#) (Property Rights - Title and Control)
- 2. 2.** Utah Code [Title 63A, Chapter 5](#) (State Building Board - Division of Facilities Construction and Management)
- 2.3.** Policy R220, Delegation of Responsibilities to the President and Board of Trustees

**R704-3. Disposal of Property:** Except as provided by subsections 704-6 and 704-7, institutions shall request and obtain the Board's approval prior to disposing of real property.

**R704-4. Determination of Surplus Property:** If the institution determines the real property does not serve its mission and is, therefore, surplus property, the property is eligible for sale or exchange on the open market.

**R704-5. Fair Market Value:** Unless otherwise justified, surplus real property shall be sold at or above fair market value as determined by an appraisal completed by a State of Utah licensed appraiser.

### R704-6. Delegation of Authority to Approve the Disposal of Donated or Gifted Real

**Property:** The Board of Higher Education delegates to the Boards of Trustees the authority to dispose of real property subject to the following conditions:

**6.1. Price:** The disposal price cannot exceed \$1,000,000.

**6.2. Sell at Appraised Value:** The property shall be sold at or above fair market value as determined by an appraisal unless the value of the property does not warrant the cost of the appraisal, the gifted property has preexisting conditions that affect the future sales price, or the Board of Trustees determines that circumstances justify a sale below appraised value.

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<sup>1</sup> Adopted January 20, 2017, amended January 15, 2021.

**6.3. Reporting of Property Disposals:** When an institution disposes of property under this policy, it shall report the transaction at the next regularly scheduled Finance and Facilities Committee meeting.

**R704-7 Delegation of Authority to the University of Utah Board of Trustees for University Health Care System Property Transactions:** In accordance with Board Policy R220, *Delegation of Responsibilities to the President and Board of Trustees*, the University of Utah Board of Trustees may review and approve all property disposals and transactions for the University of Utah Health Care System.

## R705, Leased Space<sup>1</sup>

**R705-1. Purpose:** To comply with statute requiring the Board of Higher Education to establish written policies governing leasing for higher education institutions and to provide procedures for the approval of new leased space and for the annual reporting of leased space to the Board of Higher Education.

### R705-2. References

- 2.1. Utah Code [§53B-20-101](#) (Property Rights - Title and Control)
- 2.2. Utah Code [§3A-5-305](#) (Leasing by Higher Education Institutions)
- 2.3. [Policy and Procedures R220](#), Delegation of Responsibilities to the President and Board of Trustees
- 2.4. [Policy and Procedures R315](#), Service Area Designations and Coordination of Off-Campus Courses and Programs
- 2.5. [Policy and Procedures R587](#), Contract or Lease-Purchase Financing
- 2.6. [Policy and Procedures R712](#), Nontraditional Arrangements for Development of Facilities on Campuses

**R705-3 Board Approval of Leases Outside of Service Area:** The Board of Higher Education shall review lease terms and institutional requests to enter into new leases of capital facilities space for instructional space located outside of the service area designated by Board Policy R315, *Service Area Designations and Coordination of Off-Campus Courses and Programs*.

**R705-4. Leasing State-Owned Property to Outside Entities:** The Board of Higher Education shall review and approve institutional requests to lease state-owned institutional property to non-institutional entities if the annual lease cost will exceed \$250,000.

- 4.1. Approval of nontraditional arrangements for the use of institutional-owned facilities is subject to the provisions of Board Policy R712, *Nontraditional Arrangements for Development of Facilities on Campuses*.

**R705-5. Delegation of Authority to Boards of Trustees:** The Board of Higher Education delegates authority to the institutional Board of Trustees to approve all institutional property leases within the service area designated by Board Policy R315, *Service Area Designations and Coordination of Off-Campus Courses and Programs*.

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<sup>1</sup> Adopted January 20, 2017, amended January 15, 2021.

**R705-6. Delegation of Authority to the University of Utah Board of Trustees for University Health Care System Leases:** In accordance with Board Policy R220, *Delegation of Responsibilities to the President and Board of Trustees*, the University of Utah Board of Trustees may review and approve all property leases for the University of Utah Health Care System.

**R705-7. Annual Report to the Board of Higher Education:** The Commissioner shall report annually to the Board of Higher Education all space leased by the institutions in the System of Higher Education, including space leased for off-campus continuing education programs and space leased in research parks.

**7.1. Institution Lease Information:** In accordance with procedures and forms developed by the Commissioner's Office, institutions shall annually submit information for all space leased by the institution.

**7.2. Submission to the State Building Board:** After review by the Board of Higher Education, the Commissioner shall forward the report to the State Building Board for possible inclusion its comprehensive 5-year building plan.

## R712, Nontraditional Arrangement for Development of Facilities on Campuses<sup>1</sup>

**R712-1. Purpose:** To provide for consideration of nontraditional arrangements for development of facilities on campuses of institutions in the Utah System of Higher Education.

### R702-2. Reference

- 2.1. [Utah Code 53B-6-101](#) (Master Planning for Higher Education)
- 2.2. [Utah Code 53B-20-103](#) (Powers of State Board – Capital Facilities Projects)
- 2.3. [Utah Code 53B-21-108](#) (Financing Projects by Contract or Lease Agreement)
- 2.4. [Utah Code Title 63A, Chapter 5](#) (State Building Board – Division of Facilities Construction and Management)
- 2.5. Policy and Procedures R710, Capital Facilities
- 2.6. [Policy and Procedures R491](#), University Research Parks
- 2.7. [Policy and Procedures R587](#), Contract and Lease-purchase Financing

**R712-3. General Policy:** It is the general policy and expectation of the Board of Higher Education that nontraditional arrangements for development of facilities on campuses of institutions in the Utah System of Higher Education will be used sparingly and only where specific and unusual circumstances clearly so warrant.

**R712-4. Policy on Lease-Purchase Acquisitions of Facilities for Institutional Use:** Pursuant to authority contained in Utah Code [§53B-21-108](#) the Board of Higher Education will consider institutional proposals for lease-purchase acquisition of facilities to be financed totally from institutional revenues not a part of the appropriated budget. Such a proposal will be finalized only after receipt of advice from the Attorney General's Office that the specific proposal is within the Board's authority to approve under current statute. Approval of such proposals is subject to the provisions of Policy and Procedures R587, Contract and Lease-purchase Financing.

### R712-5. Policy on Facilities Developed and Owned by an Outside Party on Leased

**Institutional Land:** The Board of Higher Education recognizes that in specific instances, institutional and/or public interests may be well served by arrangements for construction and operation of facilities by outside organizations or parties on leased institutional property. The Board will, therefore, from time to time consider proposals for such arrangements on institutional property other than property in

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<sup>1</sup> Approved December 20, 1985, amended November 14, 2014 and January 15, 2021.

designated research parks for which, under State statute and Policy and Procedures R491, University Research Parks, research universities have delegated responsibility. Such a proposal will be finalized only after receipt of advice from the Attorney General's Office that the specific proposal is within the Board authority to approve under current statute, and final approval will be granted only where the following conditions are met:

**5.1. Program Benefits or Broad Public Purpose:** The proposed arrangement provides significant benefits to the program, students, faculty, or staff of the institution, or serves a broad public interest that could not be served as well any other way;

**5.2. Proper Developer and Use:** The proposed outside developer/owner and the proposed use of the facility are proper and appropriate for the image and environment of the institution;

**5.3. Adequate Compensation:** Compensation to the institution, either in cash or in kind (or a combination thereof), is adequate to justify any financial considerations provided by the institution to the outside developer/user of the facility;

**5.4. Contractual Provisions: Arrangements set forth in contract documents shall demonstrate that the provisions:**

**5.4.1.** Are financially feasible for the institution;

**5.4.2.** Adequately protect the interests of the institution regarding:

**5.4.2.1.** Initial relationships with the outside organization or party,

**5.4.2.2.** Resolution of eventualities that can reasonably be foreseen,

**5.4.2.3.** Institutional right to control appearance of the facility, external remodeling/additions, level of building and landscape maintenance, parking rights, exterior graphics, access to institutional utility systems and access roads,

**5.4.2.4.** Termination, extension, or renewal of the land-lease, and ultimate ownership of the facility;

**5.5. Construction Requirements: Contractual considerations shall ensure that the following conditions are met:**

**5.5.1. Quality Control:** Adequate provisions for quality control in the design and construction of the project

**5.5.2. Construction Codes:** Provision to ensure compliance with appropriate state or local construction codes;

**5.5.3. Life-Cycle Costing:** Assurance that provisions dealing with the costs of design, construction, operation and maintenance, and disposing of the building have been met.

**5.6. Attorney General Approval:** Attorney General's Office approves all contract documents as to form and legal authority.



**R712-6. Delegation of Authority to Approve Certain Projects:** The Board of Higher Education delegates the authority to institutional Boards of Trustees to approve nontraditional arrangements for facilities that met all of the conditions of this policy and have a project cost of less than \$2,500,000.

**6.1. Reporting:** Institutions shall report all projects approved under this section at the next regularly scheduled Finance and Facilities Committee meeting.



UTAH SYSTEM OF  
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# MEMORANDUM

TAB A

January 14, 2021

## Salt Lake Community College – Non-Traditional Arrangement

Board 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 requests authorization to contract with a private developer to develop and operate student housing on the Taylorsville-Redwood Campus. In working with an outside consultant, the college finds demand for affordable student housing in the Taylorsville area and that a public-private partnership will provide the best option for the construction and operation of the facilities. The project will be presented to the SLCC Board of Trustees in the January 13, 2021, meeting. Additional information about the project is provided in the attached letter and presentation materials.

### Commissioner's Recommendation

The Commissioner recommends the Board authorize Salt Lake Community College to partner with a selected private developer to develop and operate student housing as presented, contingent on continued communication and review by the Attorney General's Office.

### Attachments:



30 December 2020

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

RE: Student Housing at Salt Lake Community College

Commissioner:

In accordance with policy R712, *Nontraditional Arrangements for Development of Facilities on Campuses*, SLCC is requesting permission to pursue a student housing project on the Taylorsville-Redwood Campus. Specifically, the College would like to explore an arrangement for construction and operation of a housing initiative in accordance with Section 5 of the policy referred to above, that is: *Facilities Developed and Owned by an Outside Party on Leased Institutional Land*.

The College has engaged the Scion Group, which is a consulting company with expertise in student housing initiatives. Scion has conducted both a demand analysis and a financial analysis of placing student housing on the Taylorsville-Redwood Campus and found that such a project is not only needed and financially feasible, but would also advance the strategic goals of Salt Lake Community College. Based on the unique opportunity and challenge such a project presents, the College is of the opinion that pursuing a Public-Private Partnership (P3) arrangement would be the most prudent model under which to structure this initiative, thus the desire to discuss with the Board the requirements set forth in R712-5, as referred to previously. The College believes that a P3 arrangement offers the following advantages:

- Preserves College capital and borrowing capacity
- Transfers development risk to a 3<sup>rd</sup> party and operational risk to a not-for-profit entity who owns the improvements during the term of the ground lease
- Leverages private sector resources for College use
- Provides residual cash flow to the College, assuming sufficient project performance

The College has followed a thoughtful and deliberate process to date in considering the impact student housing might have on our campus. This process has included extensive discussions internally with executive administration, and externally with our financial advisors, counselors, and consultants – as well as Commissioner's Office staff. Even though pursuing this "nontraditional arrangement" takes us down a new path not previously trodden by SLCC or other institutions of higher education in the State, SLCC feels the time is right to consider and pursue these types of partnerships – for the overall benefit of our students and their success.

Thank you for your consideration and support of this request. We look forward to discussing this further with the Finance & Facilities Committee and with the Board of Higher Education as a whole. Let me know if there is anything else you need regarding this agenda item.

Respectfully submitted,

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

Jeffrey J. West

Vice President for Finance & Administration/CFO



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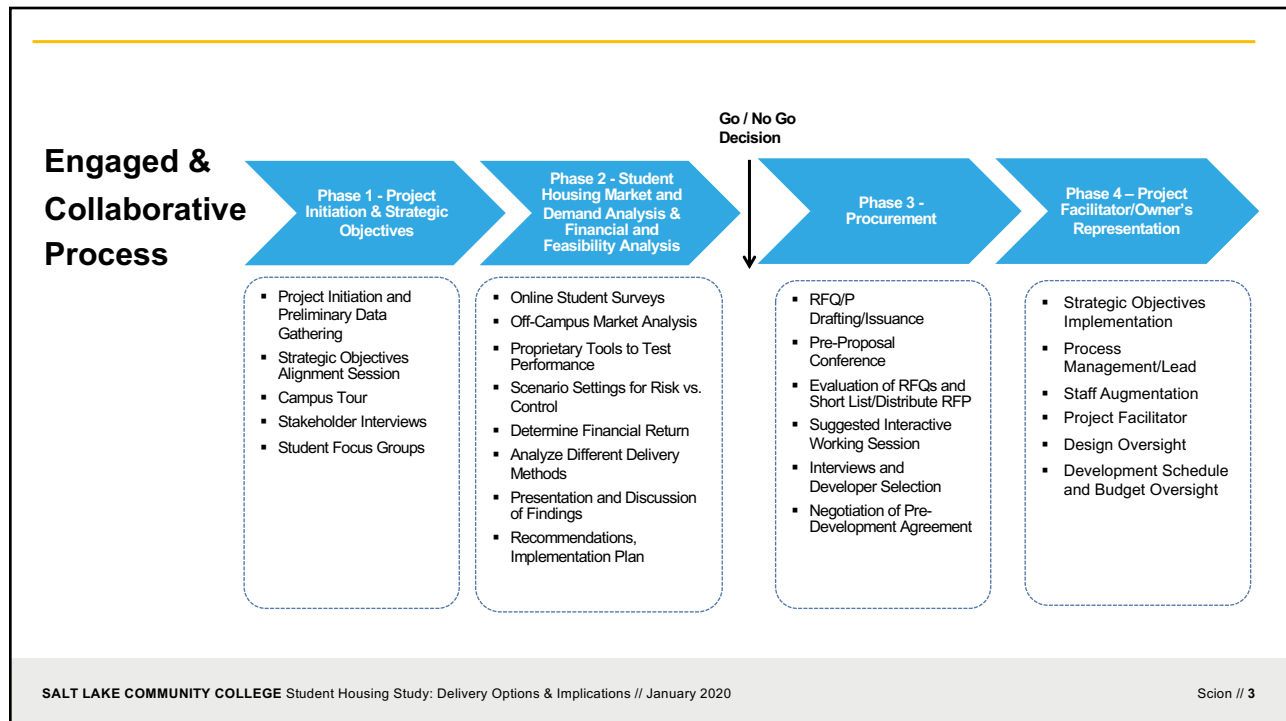
## Agenda

- 1 Market & Demand Analysis Findings
- 2 Delivery Method Comparison & P3 Overview
- 3 Financial Analysis Findings
- 4 Next Steps to Advance On-Campus Housing

SALT LAKE COMMUNITY COLLEGE Student Housing Study: Delivery Options & Implications // January 2020

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## Market & Demand Analysis Summary



Student housing would advance identified strategic objectives: *Affordability, Student Recruitment and Completion.*



Strong demand for housing for single students (518 – 643 beds) and students with families (607 – 679 units), with both cohorts preferring apartment-style housing.<sup>1</sup>



94% of students believe offering housing will be important for attracting future students and 89% believe it will be important for retaining future students.

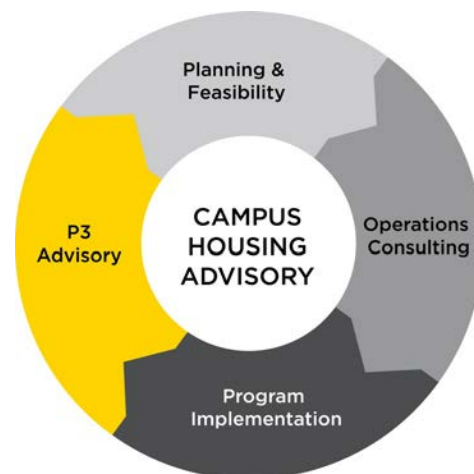


College Leadership generally favors the advancement of student housing to support the needs of SLCC students.

<sup>1</sup> Calculation of demand based on Fall 2019 enrollment and does not include demand for students enrolled in 0.5 to 5.5 units. Demand range based on survey-tested rates at the low end and then increase in demand if discounted rates were available. Rates for by-the-bed housing were decreased by 13%-17%, while rates for by-the-unit housing were discounted 5%-10%.

## The Scion Group

- Campus housing – **only focus** since 1999
- Worked with **250+ campus markets, 30+ at community colleges** throughout North America; including several at various stages of P3 implementation (Centennial College, Orange Coast Community College, Tacoma Community College and Santa Rosa Junior College)
- Multidisciplinary advisors with combined **100+ years** of on-campus housing experience and **50+ years** in finance and economics, planning, research and owner's representation
- **\$5 billion+** of new/renovated student housing facilities supported by our work
- **Stand-alone** advisory services practice, within the largest privately held portfolio in the country – **58,000 student housing beds**
- Scion is **not a developer**
- Offices in Chicago ♦ Dallas ♦ Irvine ♦ Washington, D.C. ♦ Toronto







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## Implementation Strategy

### College Owned Traditional Model

- College owns and controls 100% of the community.
- College retains 100% of economic benefit and risk.
- College issues tax-exempt bonds on its own or through a public conduit.
- Repayment of debt is a College obligation and new liability is reflected for balance sheet and credit purposes.
- Becomes an item of the College's debt profile and therefore, credit rating.
- College or third party manages project.

### Nonprofit/Foundation Owned Tax-Exempt Model (P3)

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## Implementation Strategy

### Potential College credit enhancement structures:

- Expense subordination
- Direct revenue support
- Contingent master leasing
- Master leasing for certain residents (athletes, foreign, etc.)
- Direct leasing of administrative/support space in building
- Additional reserve capitalization through project cash flow

### College Owned Traditional Model

### Nonprofit/Foundation Owned Tax-Exempt Model (P3)

- Nonprofit corporation owns community and issues tax-exempt bonds secured by project revenue.
- College credit enhancement is sometimes required to achieve optimal pricing on bonds.
- Developer earns development fee but maintains no on-going ownership interest or claim on community's annual net revenue.
- College or third party manages the community.
- College limits risk and debt capacity impact, but also realizes economic benefit from residual cash flow and maintains control over major project decisions.
- Project/improvements revert to the College once the outstanding debt is retired.

## Control vs. Risk

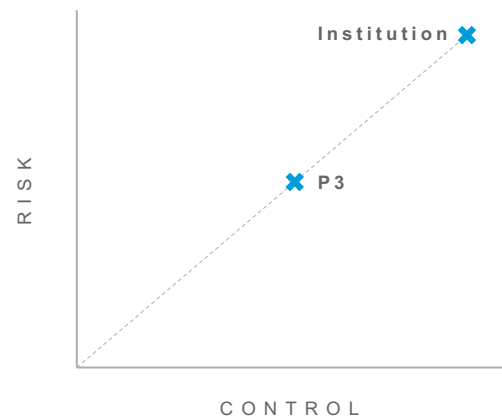
### Balancing to Achieve Goals

#### Sample Control Items:

Mission Alignment  
Program Design  
Construction Standards  
Schedule  
Operations – Program & Cash Flow

#### Sample Risk Items:

Cost Impact – Upfront & Ongoing  
Credit Impact  
Reputation Impact



## Section 3. Financial Analysis Findings

### Case Study: Financing Structure Comparison

College Funded	P3
<b>Pros</b> <ul style="list-style-type: none"> <li>Lowest cost of capital compared to other deal structures</li> <li>Control over key project decisions</li> <li>College receives all project cash flow</li> </ul>	<b>Pros</b> <ul style="list-style-type: none"> <li>Project designed to be fully self-funded</li> <li>Tax-exempt debt</li> <li>Typically limited financial commitment</li> <li>Low-to-moderate cost of capital</li> <li>Residual cash flow to the College</li> <li>Preserves debt for other capital projects</li> <li>Balance of control and risk</li> <li>Speed of delivery</li> </ul>
<b>Cons</b> <ul style="list-style-type: none"> <li>College assumes all risk associated with the project</li> <li>Direct impact on College debt capacity</li> <li>Speed of delivery</li> </ul>	<b>Cons</b> <ul style="list-style-type: none"> <li>Cost of capital typically higher than College Funded</li> <li>Limited control compared to College Funded</li> <li>Potentially varying degrees of financial commitment</li> <li>Additional project costs (Developer fee, DSRF, Capitalized Interest)</li> </ul>

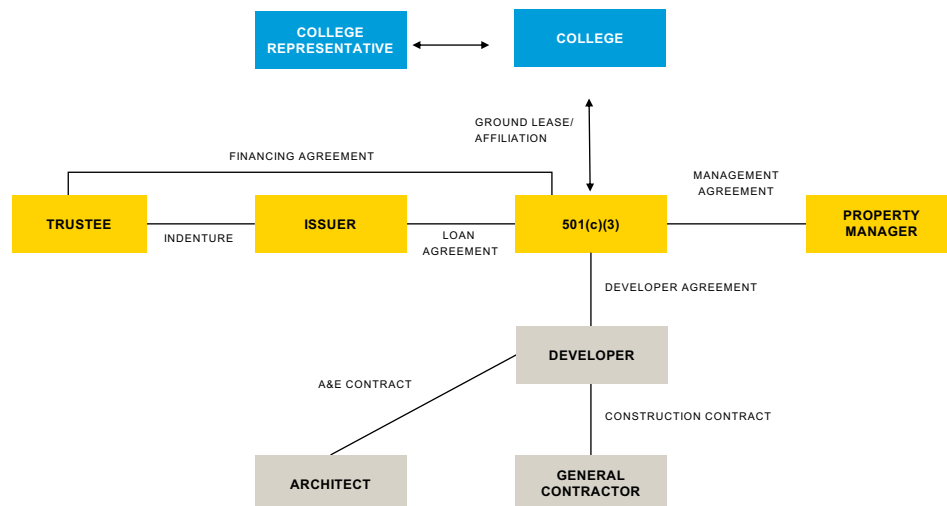
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## Section 2. Delivery Method Comparison &amp; P3 Overview

### Example P3 Structure



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Section 3. Financial Analysis Findings

Tested Housing Program

Intended Cohort

Single Students

Bed Count

350 beds

Unit Type

Apartments

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## Section 3. Financial Analysis Findings

## Rate Comparison

Delivery Method	College Funded	P3
Unit Types	Monthly Rates (By-the-Bed)	Monthly Rates (By-the-Bed)
Studio	\$1,008	\$1,200
4 Bedroom Apartment	\$714	\$850
2 Bedroom Apartment	\$798	\$950
2 Bedroom Apartment (Double)	\$630	\$750

P3 rates represent the rates tested on the survey.

P3 programs may require some form of support from the College for credit enhancement purposes.

College funded scenarios experienced a decrease in rates because:

- Lower cost of capital
- Decreased debt service coverage requirement

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## Section 3. Financial Analysis Findings

## Rate Comparison

Scenario	Median Monthly Rate Per Person
College Funded*	\$725
P3*	\$863
Off-Campus Market Analysis**	\$863
Self-Reported – Full-Time**	\$750
Self-Reported – Part-Time**	\$800

P3 weighted median rate represent the rates tested on the survey.

P3 programs may require some form of support from the College for credit enhancement purposes.

College funded scenarios experienced a decrease in rates because:

- Lower cost of capital
- Moral obligation pledge from State of Utah to bondholders
- 'AA' S&P rating on moral obligation-backed bonds

Median off-campus rates per person in-line with P3 weighted median rates.

\*P3 and College Funded median rates are weighted based on unit types in conceptual 350-bed program.

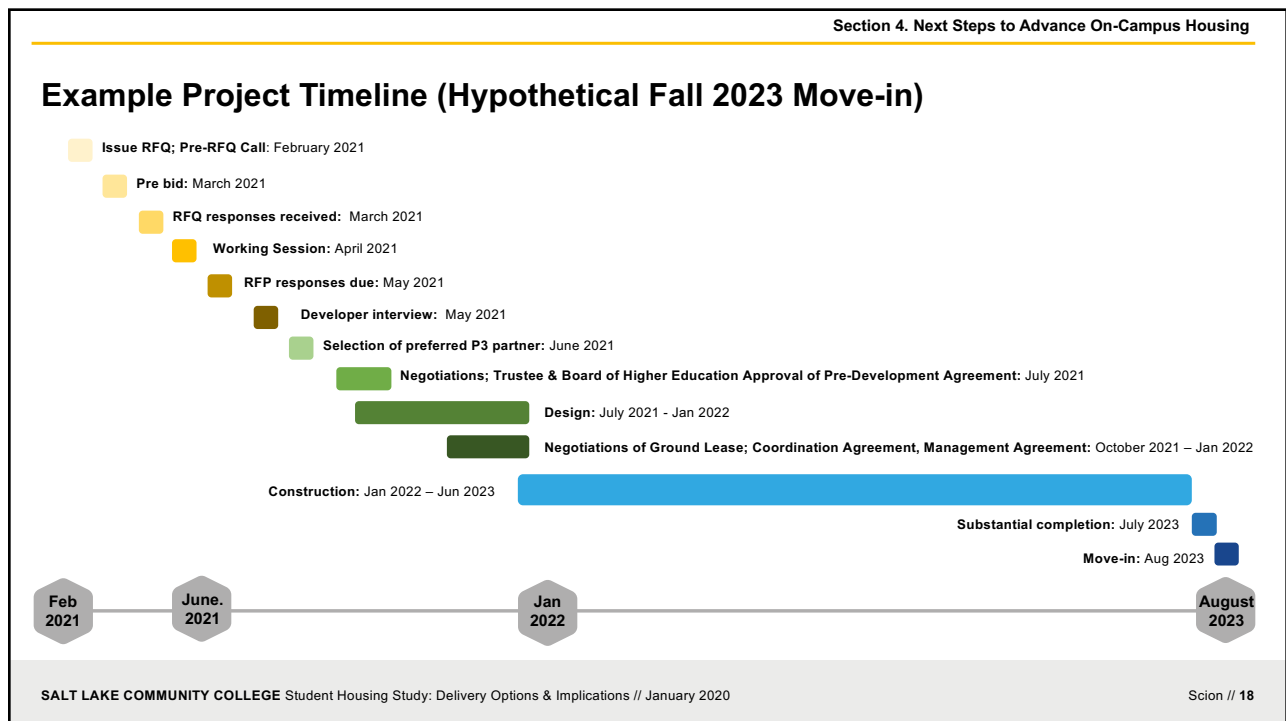
\*\*Includes rent and utilities.

Note: "Self-reported" reflect the data SLCC students reported in the online survey administered as part of the Market and Demand Analysis.

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## Summary

The following summarizes the conclusions from the Market & Demand Analysis and financial testing within the context of the implementation strategies, as previously outlined.



Several feasible programs to provide housing for students, with the opportunity to serve single students and/or students with families.



Tested projects likely to attract P3 development partners, even with conservative demand in tested programs. Project sizes between 60% and 63% of total demand by cohort.



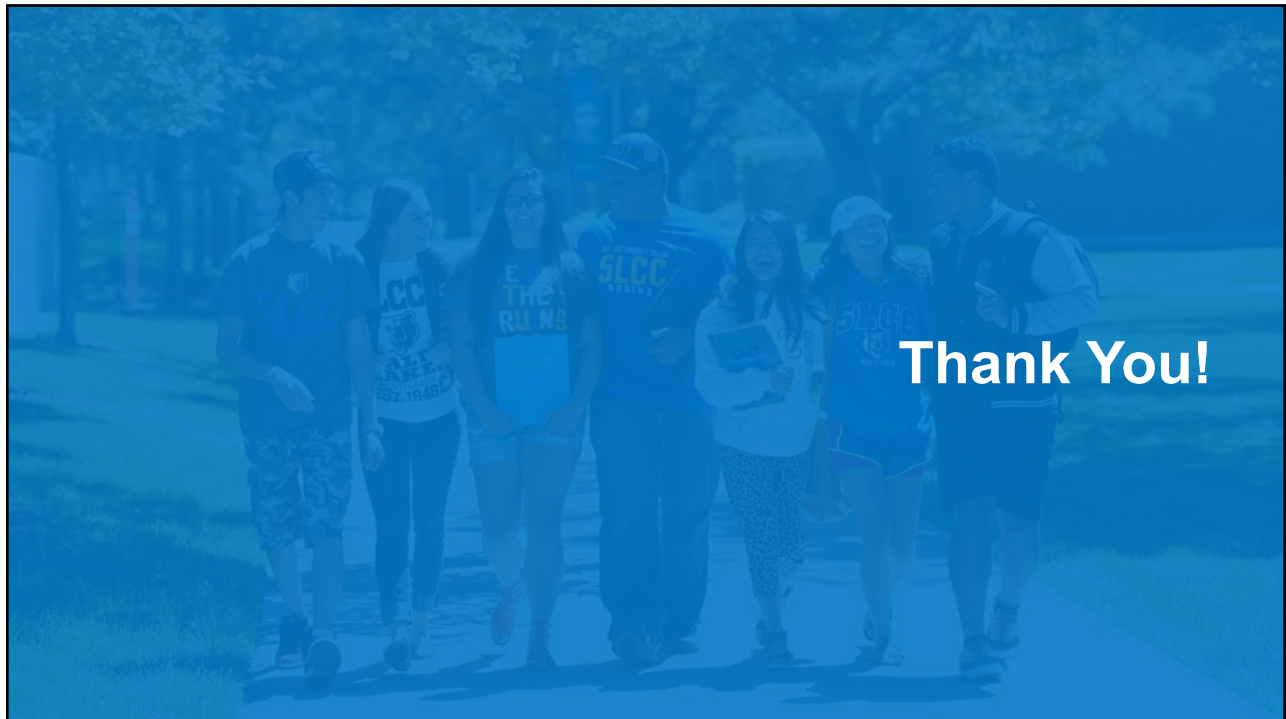
Operational efficiencies through larger programs or a bundled project, may result in lower rental rates.



Potential for new revenue through residual project cash flow to support College mission.



Delivery methods have varying impacts on affordability, risk and control.







UTAH SYSTEM OF  
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# MEMORANDUM

TAB B

January 14, 2021

## University of Utah – Non-State Funded Project

Board 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 Board approval to design and construct an 8,642 square foot Nora Eccles Harrison Cardiovascular Research and Training Institute for \$5,547,000 funded through donations. 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 June 9, 2020, meeting. Additional information about the project is provided in the attached letter and presentation materials.

### Commissioner’s Recommendation

The Commissioner recommends that the Board authorize the University of Utah to present the Nora Eccles Harrison Cardiovascular Research and Training Institute to the Utah State Building Board for final approval.

### Attachments:

December 15, 2020

Mr. David R. Woolstenhulme, Commissioner  
Utah System of Higher Education  
Two Gateway  
60 South 400 West  
Salt Lake City, UT 84101-1284

Subject: Addition to CVRTI Building

Dear Commissioner Woolstenhulme:

The University of Utah requests approval to design and construct an addition to the Nora Eccles Harrison Cardiovascular Research and Training Institute (CVRTI). The CVRTI was established by the Board of Regents in 1969 and has been generously supported by the Nora Eccles Treadwell Foundation since 1973. In 1970 the CVRTI moved to its current location in a former Fort Douglas military building constructed in 1939. The CVRTI building was expanded in 1982, and again in 1993, to meet growing academic interest in cardiovascular science at the University of Utah.

The proposed addition will meet urgent near-term needs. The CVRTI is home to faculty from five (5) different primary academic Departments (Internal Medicine, Surgery, Biomedical Engineering, Pediatrics, and Pharmacology and Toxicology). The proposed 8,642 gross square foot addition will infill the existing courtyard and wrap around the south side of the South Wing. Additional detail is provided in the attached presentation.

The proposed total project budget is \$5,546,753 and will be funded by donations. No state funds will be used for this project. While the existing building will continue to be eligible for and receive state funding for O&M and improvements, the addition constructed under this addition will not be eligible and no state funding will be sought for the addition. Instead, O&M and improvement costs associated with the addition will be funded by Health Sciences revenues.

The project was approved by the University's Board of Trustees in their meeting on June 9, 2020. We request that this be presented to the Board of Regents for approval during their meetings on January 14 and 15, 2021.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson  
Chief Financial Officer



Nora Eccles Harrison  
Cardiovascular Research and Training Institute  
(CVRTI)  
**Building Addition**

Board of Higher Education

January 14, 2021

# CVRTI

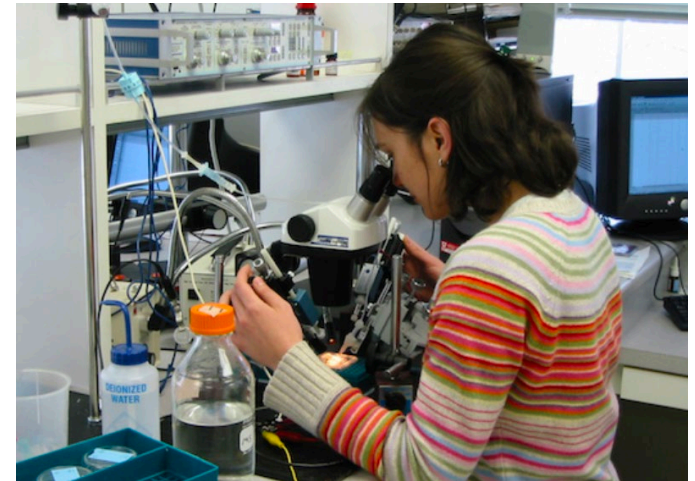
## Project Vision

Cardiovascular Disease is the leading cause of death in the US and also is the leading health care cost to the US economy.

The goal of the project is to expand the CVRTI in order to address the demand for academic programs in cardiovascular biology and medicine, and acute need for lab space, at the University of Utah.

## CVRTI Mission

The Nora Eccles Harrison Cardiovascular Research Training Institute (CVRTI) integrates professors and trainees across academic departments to nucleate a campus wide cell-to-bedside approach in cardiovascular education and research.



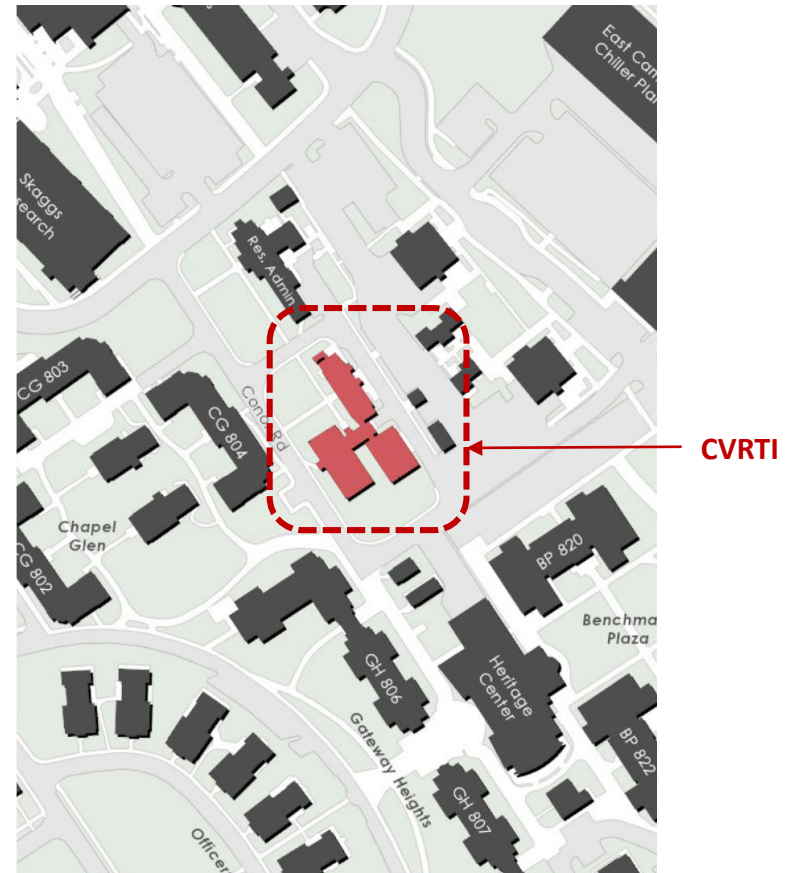
# CVRTI

## Background

The CVRTI was established by the Board of Regents in 1969 and has been generously supported by the Nora Eccles Treadwell Foundation since 1973.

In 1970 the CVRTI moved to its current location in a former Fort Douglas military building constructed in 1939. The CVRTI building was expanded in 1982, and again in 1993, to meet growing academic interest in cardiovascular science at the University of Utah.

The proposed building addition will meet the urgent near-term needs of the campus. An upcoming comprehensive *Campus Masterplan Update* will identify space for additional future growth.





# CVRTI

## Academic Breadth

The CVRTI is home to faculty from five (5) different primary academic Departments (Internal Medicine, Surgery, Biomedical Engineering, Pediatrics, and Pharmacology and Toxicology). In the last three years, CVRTI faculty collaborated with 35 Professors from 15 different University of Utah Departments.

At any given time, the CVRTI houses about 50 trainees. Presently, there are 18 undergraduates, 16 graduate students, and 17 postdoctoral fellows. Since 2000, 24 PhD's and 11 MSc's have been awarded to CVRTI Trainees.



# CVRTI

## Program

8,642 gsf Addition

- 5,240 gsf in Programmed Space
- 3,402 gsf in unfinished Basement and “Grossing Factor” (walls, shafts, infrastructure space)

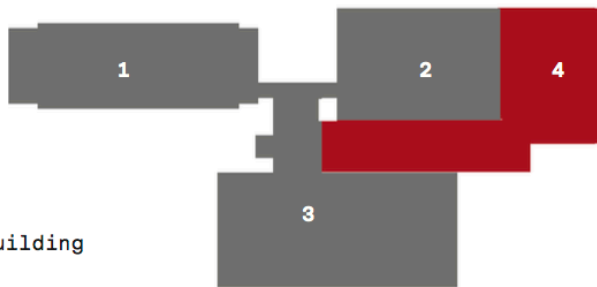


CVRTI - New Addition					
Space Description	Dimensions (ft)	Quantity	Room Area (s.f.)	Extension (s.f.)	Occupancy Target
Research Laboratory	-	2	1,000	2,000	20
Tissue Culture	10 x 22	4	220	440	2
Office - Principal Investigator	10 x 10	6	100	600	1
Office - Shared	10 x 20	4	200	800	4
Copy / Break	-	2	200	400	4
Storage	-	1	1,000	1,000	-
<b>Programmed Space</b>				<b>5,240 gsf</b>	<b>78</b>
Notes:					
1. Seating/furniture for casual gatherings is desired in common spaces.					
2. Shared Offices are set up to be easily divided in the future.					

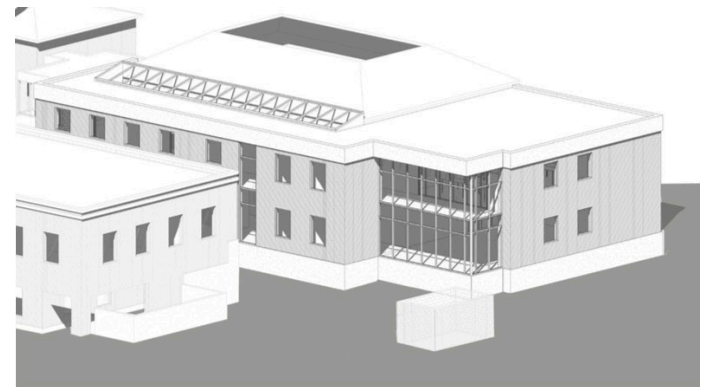
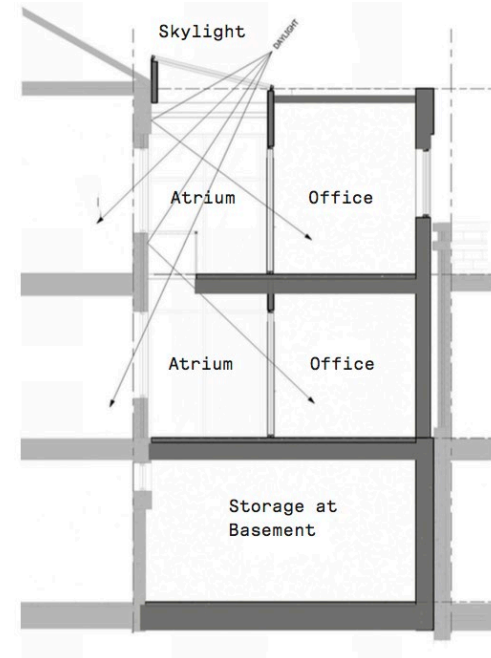
# CVRTI

## “Infill” Concept

- New addition will infill the courtyard and wrap around the south side of building 2
- An unfinished storage basement will be built underneath the existing courtyard and new building
- Existing windows in the south wing (bldg. 2) will open to the new space
- Existing windows in the west wing (bldg. 3) will be blocked off by the expansion



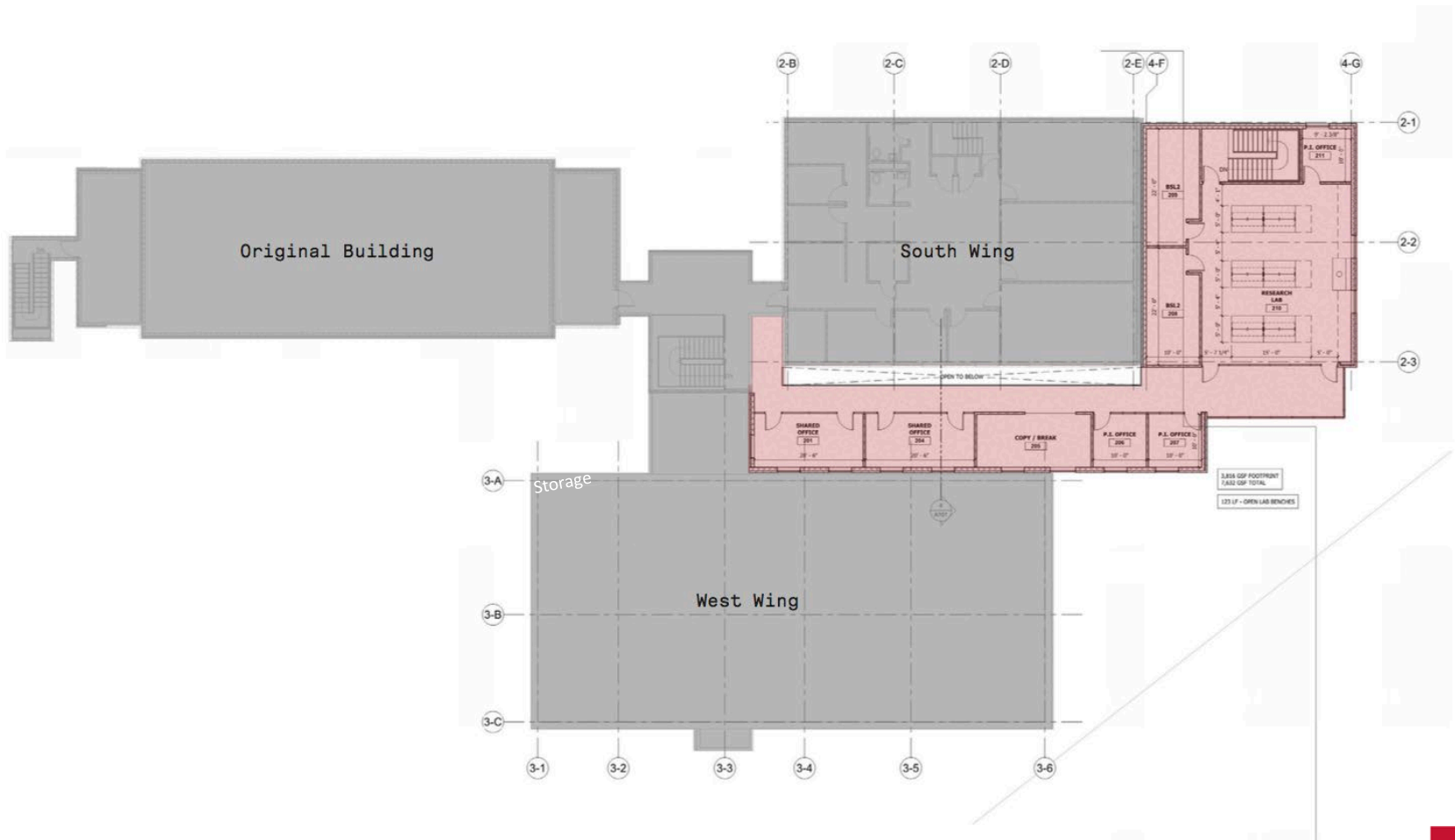
- KEY
1. Original Building
  2. South Wing
  3. West Wing
  4. New Addition





# CVRTI

## Floor Plan Diagram (typical of Levels 1 and 2)



## Project Schedule

Completes Q1- 2023



# CVRTI

**Total Project Budget:** **\$5,546,753**

<u>Budget Category</u>	<u>Cost</u>	<u>Escalated Cost per Sq. Ft.</u>
<b>Construction</b>		
<i>New Construction</i>	\$3,979,773	
<i>ADA Upgrades</i>	<u>\$ 159,191</u>	
<b>Sub-total</b>	<b>\$4,138,964</b>	<b>\$ 478.94 per sq. ft.</b>
<b>Soft Costs</b>		
<i>Fees, Testing &amp; Inspection</i>	\$. 781,763	
<i>Furniture &amp; Equipment</i>	\$ 292,700	
<i>Information Technology</i>	\$ 104,807	
<i>Contingency</i>	<u>\$ 228,519</u>	
<b>Sub-total</b>	<b>\$1,407,789</b>	<b>\$ 162.90 per sq. ft.</b>

# CVRTI

## Project Funding

The Project will be funded by donations and other institutional funds.

No state funds will be used for this project.

## O & M

O & M for the new space estimated at **\$88,494** annually and will be funded from Health Sciences operating revenues





UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB C

January 14, 2021

## Utah State University – Non-State Funded Project

Board Policy R702, *Non-State Funded Projects*, requires the Board to review capital projects requiring State Building Board or Legislative approval. Utah State University requests Board approval to seek legislative authorization to issue revenue bonds to design and construct a 23,741 square foot facility to expand the Electric Vehicle and Roadway building. The project is estimated to cost \$9,200,000, which will be financed through revenue bonds repaid through donations and research funds. No state funds will be used for construction or design, nor will additional state funds be requested for operation and maintenance that will be paid through research funds. The project was approved by the USU Board of Trustees in its January 8, 2021, meeting. Additional information about the project is provided in the attached letter and presentation materials.

### Commissioner's Recommendation

The Commissioner recommends that the Board approve Utah State University to seek legislative authorization to issue revenue bonds for the proposed project.

### Attachment:



December 18, 2020

Commissioner Dave Woolstenhulme  
Utah System of Higher Education Board  
of Regents Building The Gateway 60  
South 400 West  
Salt Lake City, Utah 84101-1284

Subject: Request for Non-State Funded Capital Development Project and Bonding Authorization

Dear Commissioner Woolstenhulme:

Utah State University desires approval to expand the existing Electric Vehicle and Roadway building on the Innovation Campus to accommodate a new program, the Engineering Research Center for Advancing Sustainability through Powered Infrastructure for Roadway Electrification (ASPIRE). The program is made possible by a significant grant from the National Science Foundation, and will facilitate cutting edge research dedicated to advancing sustainable, electrified transportation of all vehicle classes through broad development and deployment of electric vehicle charging infrastructure. The building addition will provide a new high bay lab expansion and office and collaboration space for faculty and students. Site modifications will also be needed to the track and for reconfigured access to the facility. Track modifications will expand the width to two lanes to accommodate larger vehicles, buses, and trucks and provide new straightaways to allow higher speed testing.

This project will be funded with proceeds from bonds issued under Utah State University's Research Revenue System with donations and F&A funds serving the bond payments and Operation and Maintenance (O&M).

Utah State University Board of Trustees approved the non-state funded capital development project and request for bonding authorization on January 8, 2021.

We appreciate your support and request that this item be submitted to the Utah Board of Higher Education during the January 15, 2021 Board meeting.

Sincerely,

David T. Cowley  
Vice President for Business and Finance

C: Rich Amon, Associate Commissioner for Finance & Facilities  
Noelle Cockett, President



