

November 4, 2021

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

Subject: Kahlert Village Student Housing, 4<sup>th</sup> Wing

Dear Commissioner Woolstenhulme:

The University of Utah requests approval of a non-state funded capital development project to construct a 4th wing to Kahlert Village Student Housing. The 4th wing that anticipated in the planning of the original Kahlert Village project. The 109,727 square foot addition will consist of five stories and provide an additional 430 beds bringing the total bed count for Kahlert Village to 1,422 beds. Program space will be provided on the ground level while the addition will take advantage of existing dining and support spaces previously constructed in Kahlert Village.

This project will address increasing demand for on-campus student housing. For the Fall 2021 semester, the waitlist of students seeking on-campus housing reached 1,254. This housing is targeted towards freshmen and is needed to help address the substantial growth in freshman enrollment. The Fall 2021 freshman class of 5,361 students is 19.6% higher than the record class of Fall 2020. This will facilitate continued improvement in student success as we have found that students who live on campus during their first year are, on average, 12% more likely to graduate.

The proposed total project budget is \$47,594,000 and will be financed through revenue bonds which will be repaid from housing revenues. Housing revenues will also fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance costs.

The project was approved by the University's Board of Trustees in their meeting on October 12, 2021. We request that this be presented to the Board of Regents for approval during their meetings on November 18 and 19, 2021.

Thanks, as always, for your consideration and support.

Sincerely,



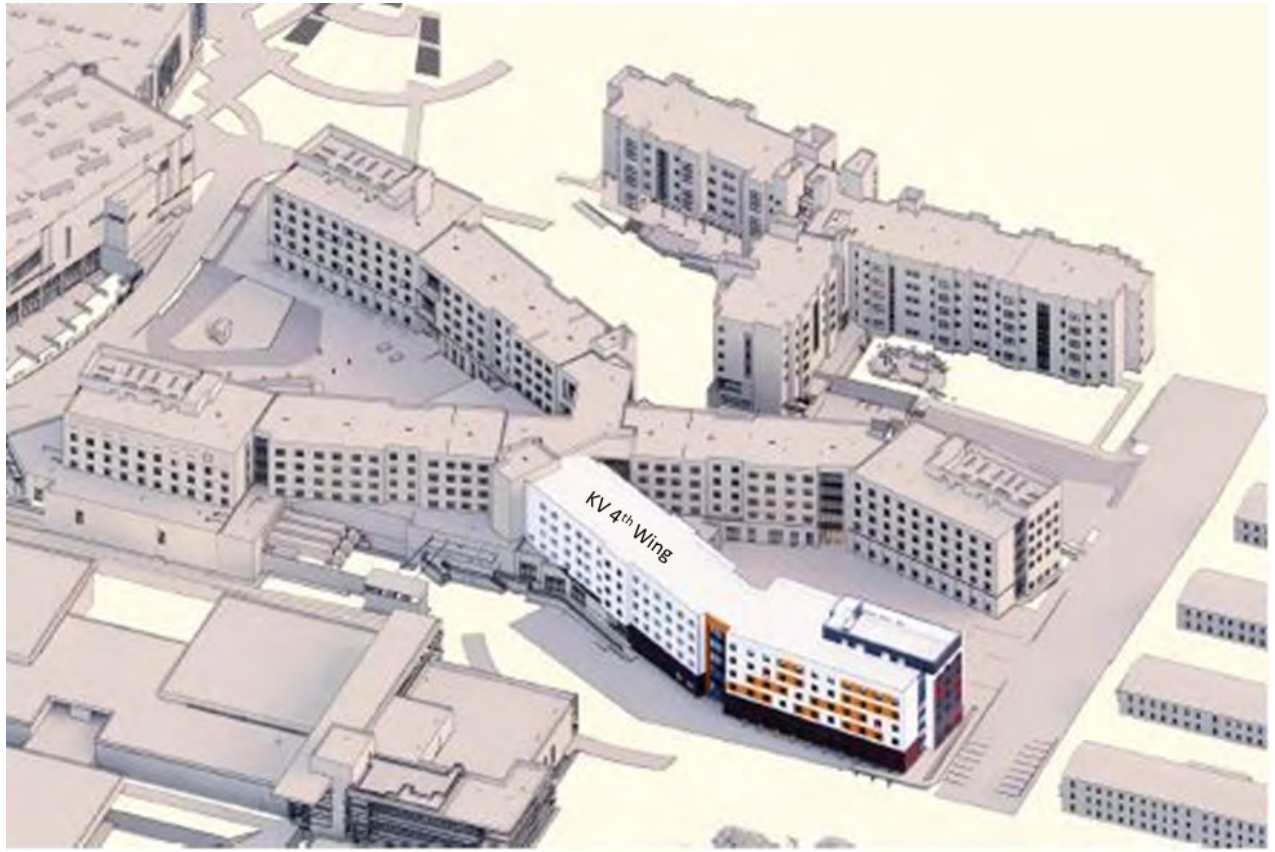
Cathy Anderson  
Chief Financial Officer

**Proposed Site:**



Kahlert Village  
4<sup>th</sup> Wing

Parking Lot  
(under construction)



**University of Utah  
Capital Budget Estimate (CBE)  
Capital Development Projects**

<b>Project Name:</b>		Kahlert Village - 4th Wing	
<b>Agency/Institution:</b>		Housing & Residential Education	
<b>Project Manager:</b>		Chris Hoggan (U of U) and Lori Kaczka (DFCM)	
<b>Cost Summary</b>	<b>\$ Amount</b>	<b>Cost Per SF</b>	<b>Notes</b>
Facility Cost	\$ 37,944,884	\$345.81	
Utility Fee Cost	\$ 68,690	\$0.63	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ -	\$0.00	
High Performance Building	\$ 0	\$0.00	
<b>Total Construction Cost</b>	<b>\$ 38,013,574</b>	<b>\$346.44</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ 1,585		
Pre-Design/Planning	\$ 143,504		
Design	\$ 2,246,240		
Furnishings & Equipment	\$ 1,478,516		
Information Technology	\$ 372,991		
Utah Art	\$ 50,000		
Testing & Inspection	\$ 306,016		
Contingency	\$ 1,711,737		
Moving/Occupancy	\$ 5,000		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 57,020		
User Fees	\$ 747,217		
Legal Services (0.1% of Construction Budget)	\$ 38,014		
DFCM Management	\$ 104,020		
Commissioning	\$ 539,940		
Other Costs	\$ 1,778,500		
<b>Total Soft Costs</b>	<b>\$ 9,580,300</b>	<b>\$87.31</b>	
<b>Total Project Cost</b>	<b>\$ 47,593,874</b>	<b>\$433.75</b>	
<b>Funding Other than State Capital Development:</b>			
	\$ -		
	\$ -		
	\$ -		
	\$ -		
<b>Previous State Capital Development Funding:</b>			
	\$ -		
	\$ -		
	\$ -		
<b>Request for New State Capital Development Funding</b>	<b>\$ 47,593,874</b>		
<b>Project Information</b>			
Gross Square Feet	109,727	Base Cost Date	9/15/21
Net Square Feet	109,727	Estimated Bid Date	6/1/22
Net/Gross Ratio	100%	Est. Completion Date	6/1/23
		Last Modified Date	7/13/21
		Print Date	9/24/21