October 29, 2021

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 Approval of a Non-State Funded Capital Development Project

Dear Commissioner Woolstenhulme:

Utah State University requests approval of the Nora Eccles Harrison Museum of Art (NEHMA) Education and Research Center as a non-state funded capital development project. The estimated budget of the project is $6.2 million and will be funded by donations and a grant. The lead gift and grant have already been identified. Since this project will support teaching, learning, and research on many levels, Utah State University request funds for operation and maintenance (O&M) and future capital improvement.

The project will construct a 9,450 square foot addition to the west side of the Fine Arts Complex to provide space for academic research and collaboration, while also housing a significant private collection of art works to be donated to the university. Additional storage capacity will be included to address future growth of the collection. The new addition will provide accessible interpretive space, a multi-purpose classroom, and high quality, compact storage for the art works. The addition will provide specialized resources for faculty and students, serving academic units across the University.

Utah State University Board of Trustees approved the non-state funded capital development project on October 15, 2021.

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

Sincerely,

David T. Cowley
Vice President for Business and Finance

C: Rich Amon, Chief Financial Officer
Malin Francis, Director of Facilities and Planning
Noelle Cockett, President
## Capital Development Projects
### Capital Budget Estimate (CBE)

**Project Name:** USU NEHMA Expansion  
**Agency/Institution:** Utah State University  
**Project Manager:** Lucas Davis  
**Delivery Method:** Development - CMGC

### Cost Summary

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Per SF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility Cost</td>
<td>$4,609,984</td>
<td>$487.83</td>
<td></td>
</tr>
<tr>
<td>Utility Fee Cost</td>
<td>$</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Additional Construction Cost</td>
<td>$</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Site Cost</td>
<td>$</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>High Performance Building</td>
<td>$69,150</td>
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<tr>
<td><strong>Total Construction Cost</strong></td>
<td>$4,679,134</td>
<td>$495.15</td>
<td></td>
</tr>
<tr>
<td><strong>Contingency 5.35%</strong></td>
<td>$250,334</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Soft Costs</strong></td>
<td>$1,510,401</td>
<td>$159.83</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td>$6,189,535</td>
<td>$654.98</td>
<td></td>
</tr>
</tbody>
</table>

### Soft Costs:

- **Hazardous Materials** $4,340
- **Pre-Design/Planning** $42,273
- **Design** $327,727
- **Property Acquisition** $0
- **Furnishings & Equipment** $557,831
- **Information Technology** $35,438
- **Utah Art (1% of Construction Budget)** $0
- **Testing & Inspection** $42,112
- **Contingency 5.35%** $250,334
- **Moving/Occupancy** $5,670
- **Builder's Risk Insurance (0.15% of Construction Budget)** $7,019
- **Legal Services (0.05% of Construction Budget)** $2,340
- **DFCM Management** $35,396
- **User Fees** $140,374
- **High Performance Building Standard (HPBS)** $59,549
- **Other Costs** $0

**Total Soft Costs** $1,510,401

**TOTAL PROJECT COST** $6,189,535

**Previous Funding** $State and Agency

**Other Funding Sources (Identify in note)** $-

### Request for State Funding

**REQUEST FOR STATE FUNDING** $6,189,535

### Project Information

- **Gross Square Feet** 9,450
- **Net Square Feet** -
- **Net/Gross Ratio** 0%
- **Base Cost Date** 5-Apr-21
- **Estimated Bid Date** 1-Feb-23
- **Est. Completion Date** 1-Apr-24
- **Last Modified Date** 0-Jan-00
- **Print Date** 10/27/2021

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DFCM Form Date 8/09/05
NEHMA ART RESEARCH CENTER - MASSING STUDIES

PREFERRED CONCEPT - MASSING STUDY
NEHMA ART RESEARCH CENTER - MASSING STUDIES

PREFERRED CONCEPT - MASSING STUDY
SQUARE FOOTAGE SUMMARY

FOOTPRINT: 3150SF
TOTAL: 6300 SF (2 STORIES)

04
NEHMA ART RESEARCH CENTER - TEST FIT FLOOR PLANS

SPARANO + MOONEY ARCHITECTURE