

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:

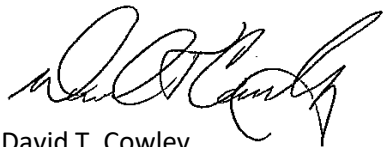
Utah State University requests approval of the Enhancements to Maverik Stadium as a non-state funded capital development project. The estimated budget of the project is \$7.0 million and will be funded by revenue bonds to be repaid with existing student building fee revenues. Additional operation and maintenance (O&M) funds will not be requested.

Based on a feasibility study conducted in 2019, there is a need to improve access and services on the east, student side, of the Maverik Stadium; address ADA seating at multiple levels within the facility; renovate or replace the concourse level and upper eastside restroom facilities; address the circulation bottleneck around the concourse level restroom building; and extend the south concourse concessions building to add four additional service windows.

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

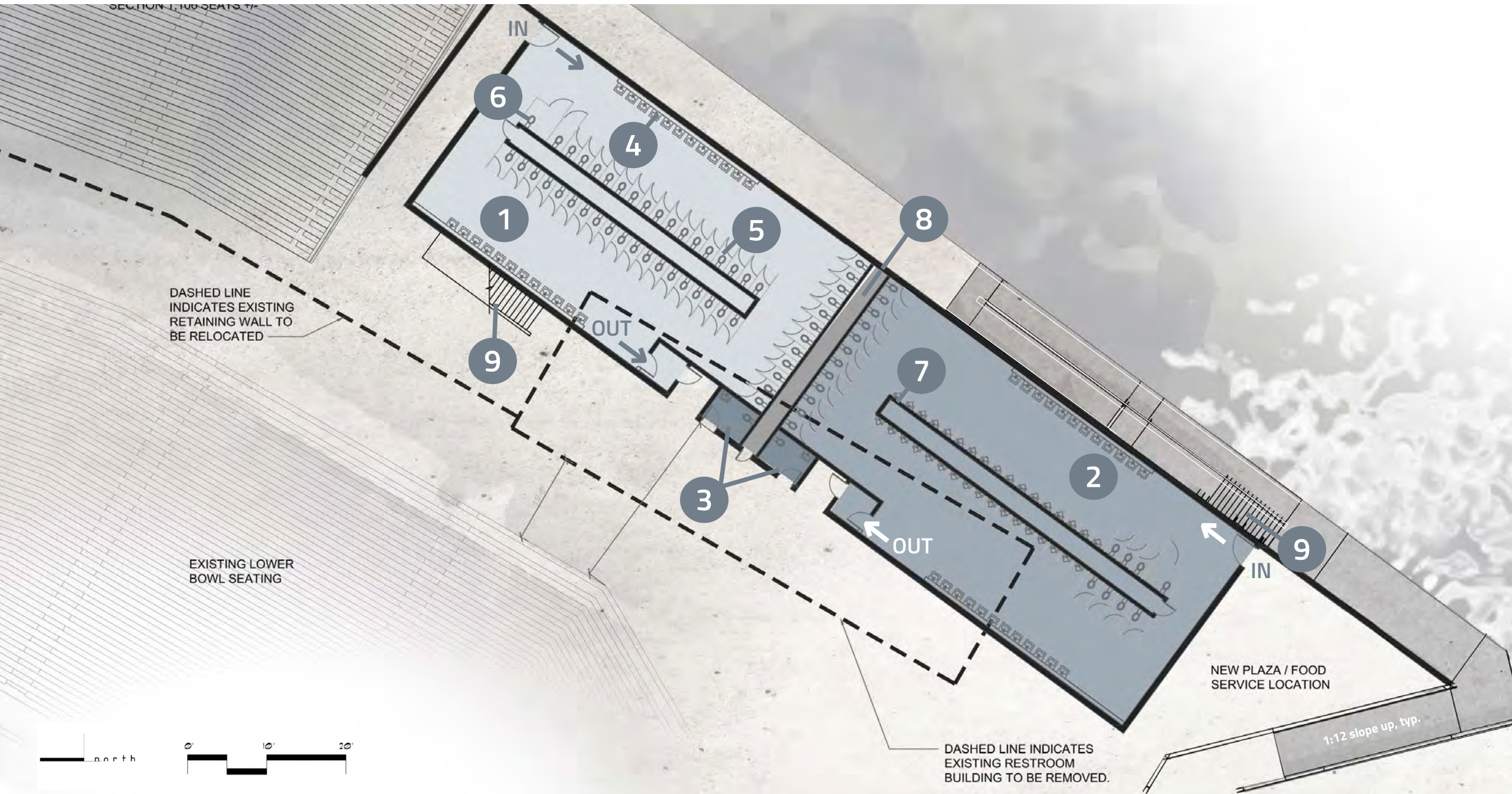
## Capital Development Projects

### Capital Budget Estimate (CBE)

<b>Project Name:</b>		<b>USU Stadium Improvements</b>	
<b>Agency/Institution:</b>		<b>Utah State University</b>	
<b>Project Manager:</b>		<b>Lucas Davis</b>	
<b>Delivery Method:</b>		<b>Development - CMGC</b>	
<b>Cost Summary</b>		<b>Cost</b>	
	<b>\$ Amount</b>	<b>Per SF</b>	<b>Notes</b>
Facility Cost	\$ 5,913,810	\$887.29	
Utility Fee Cost	\$ -	\$0.00	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ -	\$0.00	
High Performance Building	\$ 88,707	\$13.31	
<b>Total Construction Cost</b>	<b>\$ 6,002,517</b>	<b>\$900.60</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ -		
Pre-Design/Planning	\$ 69,023		
Design	\$ 368,555		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ -		
Information Technology:	\$ 24,994		
Utah Art (1% of Construction Budget)	\$ 60,025		
Testing & Inspection	\$ 60,025		
Contingency 4.50%	\$ 270,113		
Moving/Occupancy	\$ -		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 9,004		
Legal Services (0.05% of Construction Budget)	\$ 3,001		
DFCM Management	\$ 53,422		
User Fees	\$ 69,116		
High Performance Building Standard (HPBS)	\$ -		
Other Costs	\$ 10,204		
<b>Total Soft Costs</b>	<b>\$ 997,482</b>	<b>\$149.66</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 7,000,000</b>	<b>\$1,050.26</b>	
<b>Previous Funding</b>	\$ -		State and Agency
<b>Other Funding Sources</b> (Identify in note)	\$ -		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ 7,000,000</b>		
<b>Project Information</b>			
Gross Square Feet	6,665	Base Cost Date	19-Apr-21
Net Square Feet	-	Estimated Bid Date	15-Jan-23
Net/Gross Ratio	0%	Est. Completion Date	1-Sep-23
		Last Modified Date	14, Aug-19
		Print Date	10/27/2021



# RESTROOM FACILITY FLOOR PLAN



## RESTROOM FACILITY

- Approximately 6,662 square feet

## WOMEN'S RESTROOM

- 49 Stalls (Increase of 25)
- 24 Lavatories (Increase of 14)
- 1 ADA Toilet Stall
- 1 Ambulatory Stall

## FAMILY RESTROOMS

- 2 Total
- Fully Accessible

## MEN'S RESTROOMS

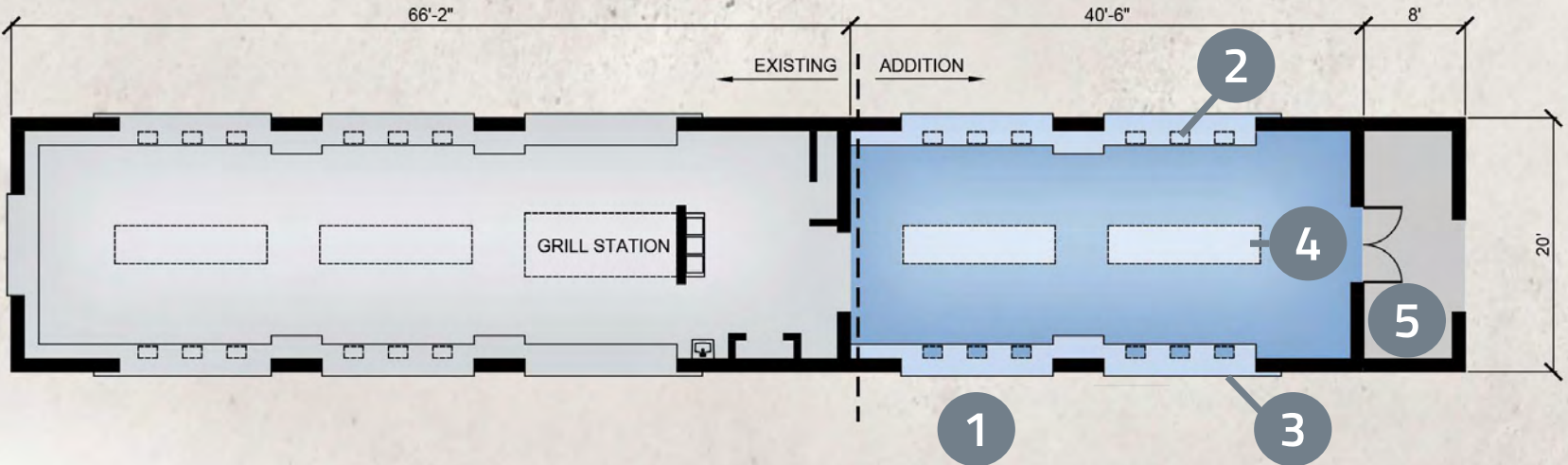
- 20 Stalls (Increase of 10)
- 34 Urinals (Increase of 17)
- 24 Lavatories (Increase of 17)
- 1 ADA Toilet Stall
- 1 Ambulatory Stall

## LEGEND

- 1 Women's Restroom
- 2 Men's Restroom
- 3 Family Restrooms
- 4 Lavatory
- 5 Toilet Stall
- 6 ADA Toilet Stall
- 7 Urinal
- 8 Mechanical Chase
- 9 Stair (VIP Seating Access/Egress)
- 10 New ADA Ramp to VIP Seating



# CONCESSION ADDITION FLOOR PLAN



**CONCESSION ADDITION FLOOR PLAN**

- Approximately 970 square feet

**PROJECT SCOPE**

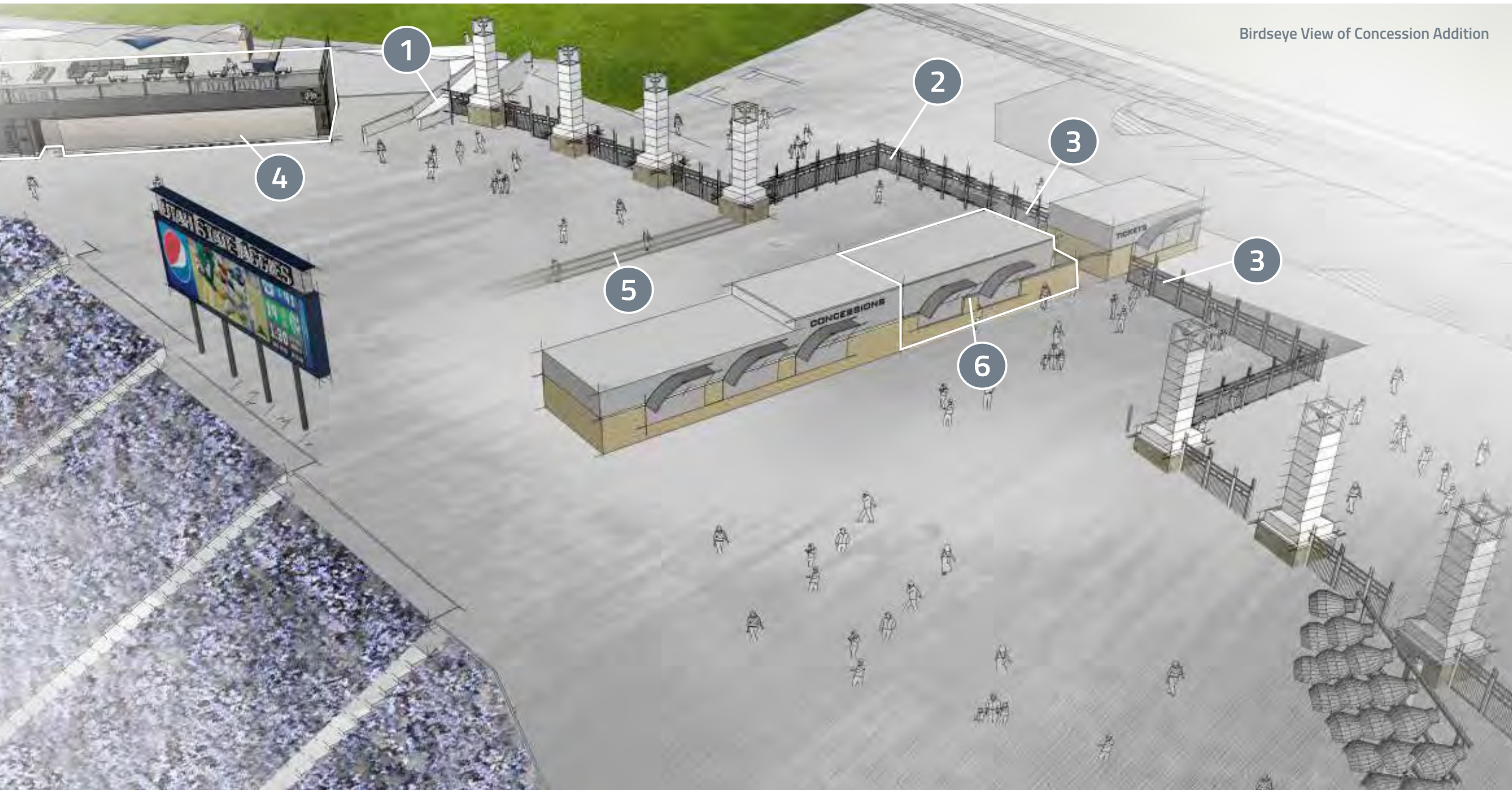
- 12 Additional Points of Sale
- Relocate Ice and Trash Enclosure
- Expand for Trash Collection
- Additional Storage

**LEGEND**

- 1 Roll-up Window
- 2 Cash Register
- 3 Countertop
- 4 Island
- 5 Trash Enclosure



# CONCESSION CONCEPTUAL RENDERING



Birdseye View of Concession Addition

## LEGEND

- 1 New ADA Ramp & Stair Access to VIP Seating + East Parking Lot
- 2 Modified Gate At South Entry (fence bump out)
- 3 Gated Entries (at both sides of ticket booth)
- 4 New Restrooms with VIP Seating Above
- 5 Add 3 New Steps (re-grade plaza to match existing slope)
- 6 New Concession Addition (match to existing)