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October 20, 2021  
Commissioner David R. Woolstenhulme  
Utah Board of Higher Education  
60 South 400 West  
Salt Lake City, Utah 84101

Dear Commissioner Woolstenhulme:

**Purpose**

Dixie State University (DSU) is requesting Utah Board of Higher Education approval for the construction of Campus View Suites Phase III (CVSIII). This modern 500-bed student housing facility will replace the 50-year-old, 160-bed Nisson Towers.

**Background**

The new CVSIII student housing building is needed to accommodate continued student enrollment growth. Currently, even with the opening of the 534-bed Campus View Suites Phase II in Fall 2021, and the 352-bed Campus View Suites in the Fall of 2016, all on-campus and privately owned off-campus student housing complexes remain full. For the University to continue to grow at the current pace, additional student housing must be built. CVSIII will be located on the current site of Nisson Towers and on a portion of the parking lot directly east of Nisson Towers. Initial planning for CVSIII includes the following amenities and characteristics:

Self-Funded Building Request

- \$62,500,000 approximate building cost (Revenue Bond Repaid with Student Rents)
- \$300,000 staffing, operations, and maintenance (Paid by Student Rents)

Building Features

- 140,000+ square feet
- 500 beds
- Private, semi private, and shared rooms
- Balcony on each suite
- Common area with a full-kitchen on each floor
- Study space, exercise facility, bike storage, game rooms

The approval process for new self-funded buildings requires approval by the DSU Board of Trustees, State Board of Higher Education, State Building Board, and finally approval by the Utah State Legislature with authorization for the campus to bond for construction costs. Once approved, DSU will name an architect firm and a contractor to design and construct the building project. The earliest this building could be ready for student occupancy is Fall Semester 2025.

The following attachment provides a visual representation of the site plan for the project. The actual project may vary significantly from this image as the building is formally programmed and designed.

- Attachment 1: Rendering of the site plan for CVSIII

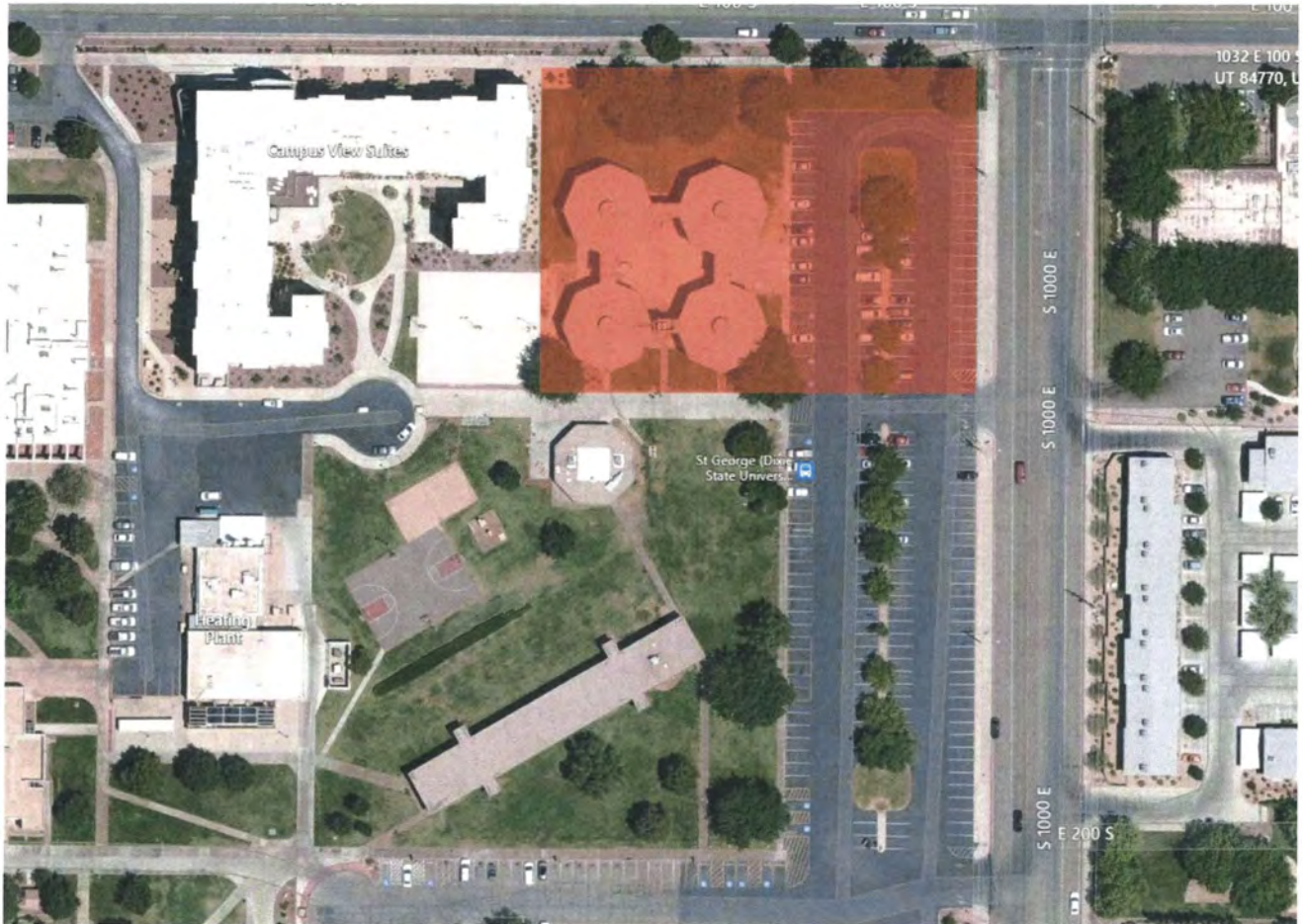
Sincerely,



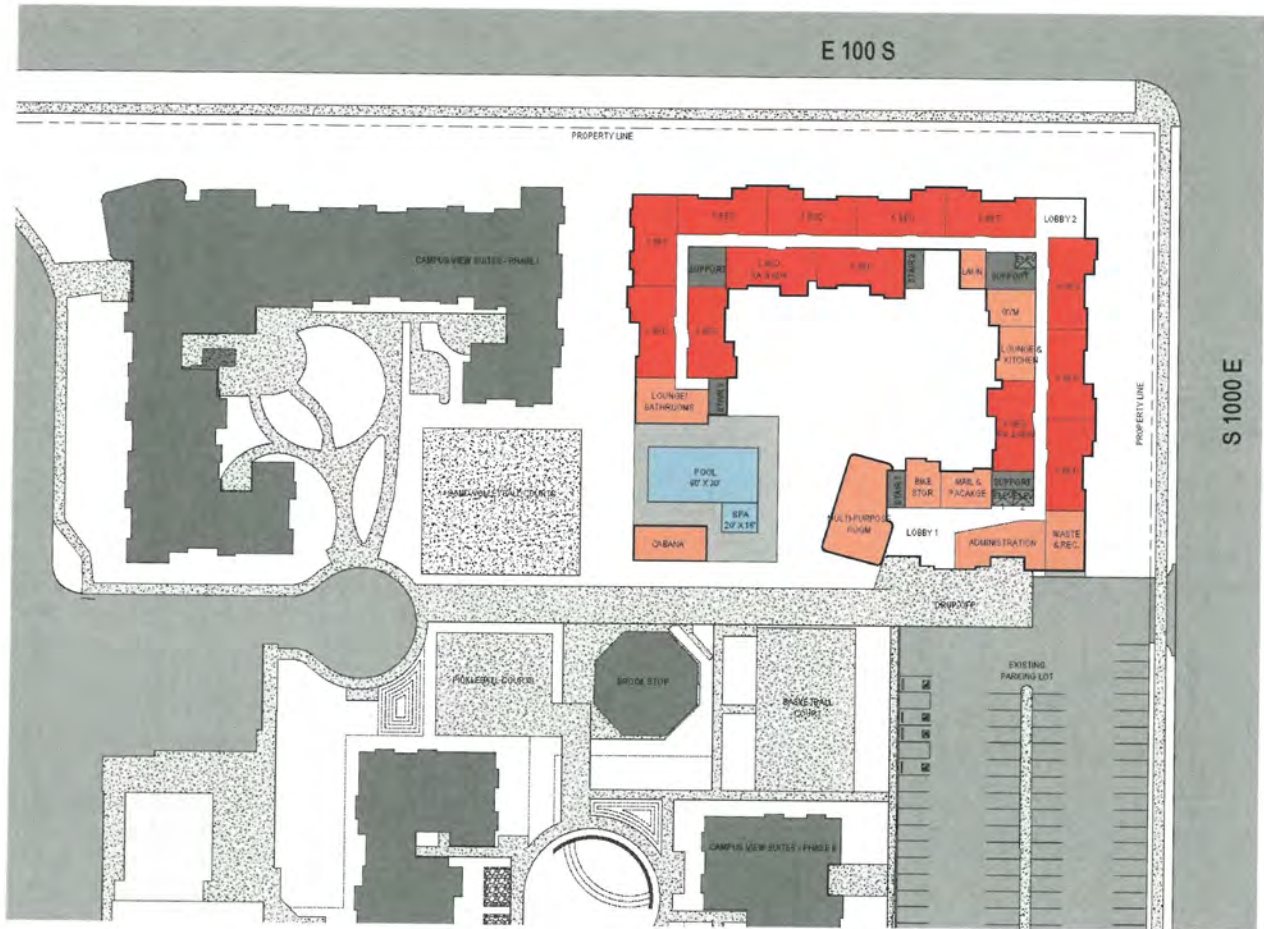
Paul C. Morris

cc: Richard Williams, Sherry Ruesch

Attachment 1



Attachment 1 (Continued)



**Capital Development Projects**  
**Capital Budget Estimate (CBE)**

<b>Project Name:</b>		<b>Campus View Suites PH III</b>	
<b>Agency/Institution:</b>		<b>Dixie State University</b>	
<b>Project Manager:</b>		<b>Clint Bunnell</b>	
<b>Delivery Method:</b>		<b>Development - Design Bid Build</b>	
<b>Cost Summary</b>		<b>Cost</b>	
	<b>\$ Amount</b>	<b>Per SF</b>	<b>Notes</b>
Facility Cost	\$ 49,835,123	\$353.28	
Utility Fee Cost	\$ 790,932	\$5.61	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 336,589	\$2.39	
High Performance Building	\$ 764,440	\$5.42	
<b>Total Construction Cost</b>	<b>\$ 51,727,083</b>	<b>\$366.69</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ 135,000		
Pre-Design/Planning	\$ 81,727		
Design	\$ 3,084,990		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 2,666,091		
Information Technology:	\$ 846,378		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 465,544		
Contingency 4.50%	\$ 2,327,719		
Moving/Occupancy	\$ 46,554		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 77,591		
Legal Services (0.05% of Construction Budget)	\$ 25,864		
DFCM Management	\$ 139,271		
User Fees	\$ -		
High Performance Building Standard (HPBS)	\$ 620,725		
Other Costs	\$ 255,015		
<b>Total Soft Costs</b>	<b>\$ 10,772,467</b>	<b>\$76.37</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 62,499,550</b>	<b>\$443.06</b>	
<b>Previous Funding</b>	\$ -		State and Agency
<b>Other Funding Sources</b> (Identify in note)	\$ -		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ 62,499,550</b>		
<b>Project Information</b>			
Gross Square Feet	141,063	Base Cost Date	24-Sep-21
Net Square Feet	112,850	Estimated Bid Date	31-May-22
Net/Gross Ratio	80%	Est. Completion Date	1-Dec-23
		Last Modified Date	14, Aug-19
		Print Date	10/20/2021