



November 18, 2021

Non-State Funded Legislative Requests for 2022-23

In accordance with Policy R702, *Non-State Funded Projects*, the Board reviews and authorizes institutional requests for non-state funded facility projects that require legislative approval.

The following non-state funded projects are submitted for Board consideration because they require legislative authorization for bonding but are not requesting state appropriations for design, construction, or operation and maintenance (O&M). The amount of bonding and funding source for the debt service and facility O&M are indicated in parentheses:

- University of Utah – Kahlert Village 4th Wing (\$47,594,000; housing revenue)
- University of Utah – Impact Health & Prosperity Scope Increase (\$33,000,000; housing)
- University of Utah – West Valley Health and Community Center (\$400,000,000; clinical)
- Utah State University – Maverik Stadium Improvements (\$7,000,000; student building fee)
- Dixie State University – Campus Housing (\$80,000,000; housing)
- Utah Valley University – M26 Parking Garage (\$11,992,000; parking)

In addition, one non-state funded request requires legislative authorization for state-funded operation and maintenance. The institution recognizes that if the legislature approves the project without funding the operation and maintenance, it will be required to fund it internally.

- Utah State University – Nora Eccles Harrison Museum of Art (NEHMA) Art Education & Research Center (\$6,190,000 with \$66,188 O&M)

Further information about the non-state funded projects may be found in the following attachment. Following the institutions' presentations in the November Finance and Facilities meeting for these projects, the full Board will vote to approve these projects for legislative action. Projects requiring bond authorization that the Board approves will be included in the System request to the legislature for authorization in the 2022 General Session. Projects requiring a legislative appropriation for O&M that the Board approves will be added to and included in the Board's legislative budget request.

Commissioner's Recommendations

The Commissioner recommends the Board review these projects carefully and approve them for legislative action.

Attachment

University of Utah – Kahlert Village 4th Wing

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources of Bond Repayment	Construction Cost/ SqFt
\$47,594,000	\$0	\$47,594,000	109,727	\$0	Housing Revenues	\$346.44

Kahlert Village was designed in anticipation of several phases, including a 4th wing. Infrastructure and core facilities were constructed at a scale to support the addition of a 4th wing. The proposed addition to Kahlert Village will aid the University in recruiting and retaining high-quality students coming from Utah, other states, and abroad. It will contribute to the University's academic mission by creating additional space within a high-quality residential environment in close proximity to the academic and auxiliary resources on campus. The residential program assists students in their academic efforts with the intent of helping them reach their goals and graduate. In addition, the academic component creates a link between residential life and teaching by better engaging students in the breadth of opportunities before them.

The additional residential space will provide housing for an estimated 430 residents. The spaces will be rented by the bed. The preliminary program for the residential space supports single, double, and triple occupancy rooms that share a living room/study space for their community. The final program currently includes a combination of cluster communities and suites (single and double rooms connected by an integrated bathroom that connects the rooms). An upper-class student resident advisor would support and engage each community.

University of Utah – Impact Health & Prosperity Epicenter Building Scope Increase

New Revenue Bond	Prior Approved Project	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources of Bond Repayment	Construction Cost/ SqFt
\$33,000,000	\$85,700,000	\$118,700,000	272,400	\$0	Housing Revenues	\$357.35

The Impact Health and Prosperity Epicenter project was submitted and approved last year as a 255,000 square foot project costing \$85,700,000. The current request is to add \$33,000,000 of bonding authority to bring the total project budget to \$118,700,000. Changes to the project include a reduction of the Center's square footage by 4,710 gross square feet (GSF) and an increase in the residential room count from 575 to 775, which will result in an increase of 63,305 GSF. The room count increase will address long waitlists for student housing at the University of Utah campus and strengthen the financial pro forma. The project schedule has also been extended, with the opening of the building anticipated in the Fall of 2024 (instead of 2023). While multiple sites were considered for the project when submitted

last year, a final site was selected east of the Lassonde Studios, and preliminary geotechnical surveys have occurred for the proposed site.

The estimated building cost has increased since the project was approved last year. Based on data provided by the project's selected contractor, the total project cost has increased by approximately 29% due to substantial current and anticipated commodity and price escalation as well as the extension of the project schedule. The expected annual escalation from the estimated date to the bid date increased from 3% to 7.25%.

University of Utah – West Valley Health and Community Center

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources Bond Repayment	Construction Cost/ SqFt
\$400,000,000	\$0	\$400,000,000	606,400	\$0	Hospital Revenues	\$566.11

The University of Utah proposes to construct a 606,000 square foot Health and Community Center in West Valley. The facility will be anchored by health care services that directly address many of the area’s outsized and underserved health care needs, including cardiovascular medicine, women’s health (including labor and delivery), musculoskeletal care, and emergency medicine. The facility will focus on complete programs – complete ancillary services, procedural and surgical care, inpatient units, and unscheduled care options – that allow patients to remain in their home community and minimize travel. These services and programs will provide the West Valley community the same health foundation that the University of Utah Health has extended to many Utah communities: robust ambulatory care, wellness and mental health services, integrated research and education, and home health and digital health capabilities. The facility will incorporate features tailored to needs expressed by the West Valley community, including transportation services, community health advocates, education and employment pathways, and on-site community partnerships. The facility construction and operation will be funded through patient and clinical revenues.

Utah State University – Nora Eccles Harrison Museum of Art (NEHMA) Art Education & Research Center

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources Financing	Construction Cost/ SqFt
\$0	\$6,190,000	\$6,190,000	9,450	\$66,188	Donor/Institutional	\$495.15

The Nora Eccles Harrison Museum of Art (NEHMA) is proposing an addition to its facility to provide space for academic research and collaboration while also housing a significant private collection of artworks to be donated to the University. Additional storage capacity will be included to address the future growth of the collection. The new facility will provide accessible interpretive space, a multi-purpose classroom, and high-quality compact storage for the artworks.

The project is planned to be an addition to the west side of the Fine Arts Complex, adjacent to the existing museum. Students, scholars, and faculty will access and interact with the artwork on the main level within an open work area/classroom, research library, and visible storage component. The visible storage will allow the collections to be displayed in protective cases on a rotating basis or at the request of researchers. The upper level will consist of a classroom for Arts Education courses, K-12 groups to create art, and community classes. A basement will provide more visible, compacted storage for the new collection and capacity for future growth.

The building will provide specialized resources for faculty and students, serving academic units across the University. USU scholars may use the new facility in a customized way to support curriculum and research projects. This facility has the capacity to add quality to the depth of education for all USU students. Furthermore, it provides a richer experience for K-12 and the community learning about museums.

Utah State University – Maverik Stadium Improvements

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources Bond Repayment	Construction Cost/ SqFt
\$7,000,000	\$0	\$7,000,000	9,023	\$0	Student Fees	\$900.60

The stadium improvements proposed in this project will address the need to provide additional ADA seating to patrons at several levels within the facility, provide additional restroom stalls to meet accessibility and numbers required by code, update existing restrooms that are in poor condition, and increase the points of sale for concessions to industry standards. The existing shortfall of ADA seating in the student section will be addressed by over-pouring the top 3 rows of selected sections to allow for a wheelchair patron to see over patrons standing in the row directly in front of them. This strategy will increase ADA seating and will distribute them more equitably.

A study determined that current building codes require a minimum of 101 men’s and 199 women’s stalls, while only 71 men's and 66 women’s stalls currently exist in the stadium. This creates a shortfall of 30 men’s and 133 women’s stalls. The project will demolish the existing southeast restroom and replace it with a larger facility that will be pushed substantially further back into the hillside. It will increase the number of fixtures by 25 women's and 27 men's and add two family restrooms. In addition, the restroom building on the upper east concourse will be upgraded.

The stadium currently has 22 points of sale within the stadium, with capacity for an additional 12 vendors to operate from food trucks, for a total of 34. While there is no requirement by code, industry-standard suggests that a facility of this size should have between 75 and 90 points of sale to adequately serve its patrons. The project will provide an expanded area in the SE corner to accommodate additional vendors and an addition to the south-plaza concession stand. These improvements will add 12 points of sale. Future phases will add additional concessions on the south and upper east concourses.

Dixie State University – Campus View Suites Phase III – New 500 Bed Student Housing Building

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources Bond Repayment	Construction Cost/ SqFt
\$62,500,000	\$0	\$62,500,000	141,063	\$0	Housing Revenues	\$366.69

The third phase of the Campus View Suites project will demolish and replace the existing Nisson Towers dormitory with a new student housing building. Nisson was constructed in 1969, is obsolete, inadequate, and past its useful life. The Nisson Towers dormitory currently operates with 21,278 square feet and 162 beds without space for students to prepare food or have living areas. The building occupies valuable space within the student-housing precinct of campus and will be replaced by higher-occupancy and more modern student housing.

The request is for a 141,063 square foot student housing building to accommodate 500 students. The building will consist of apartment units (6 students per unit), group study, community kitchen, dining, recreation, and exercise spaces. The purpose of the new student housing building is to provide additional beds in a modern student housing facility to support the growing student body at Dixie State University. University-owned and privately-offered student housing are at full occupancy, and new housing will accommodate additional students wishing to attend Dixie State.

Utah Valley University – M26 Parking Garage

Revenue Bond	Other Funding	Total Cost Estimate	Stalls	State-Funded O&M	Sources Bond Repayment	Cost per Stall
\$11,991,820	\$0	\$11,991,820	450	\$0	Parking Revenues	\$401.89

Utah Valley University is proposing to construct a parking garage in the parking lot of M26 for up to 450 stalls. The availability of parking close to the core of the Orem campus is currently limited. The proposed parking garage will improve parking for the core of the campus, and the structure will shorten walk distances and time. It is anticipated that the garage will be used by faculty, students, staff, and guests of UVU. This garage will serve the new Keller Building and Gateway Building. The garage will serve the center core of the campus and provide extra parking for the Noorda Performing Arts Center and Gunther Building. The garage on the north side of campus is full almost every day of the semester. This new garage will also serve event and guest parking.