



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

TAB B

February 2, 2022

University of Utah – Non-State Funded Project

Policy R702, *Non-State Funded Projects* requires the Board to review and authorize capital projects requiring legislative approval. The University of Utah requests Board approval to seek legislative authorization to issue revenue bonds for the construction of a 101,000 square foot football indoor practice facility.

The University requests revenue bond authorization of up to \$62 million to complete the project, which will be repaid with donations and other University funds. No state funds will be used for the project, nor will additional state funds be requested for operation and maintenance that will be paid through athletic revenues. Additional information about the project is provided in the attached letter from the University.

Commissioner's Recommendation

The Commissioner recommends the Board review this request carefully and approve the project for legislative action.

Attachments

January 31, 2022

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

Subject: Football Indoor Practice Facility

Dear Commissioner Woolstenhulme:

The University of Utah requests approval of a non-state funded capital development project to construct a Football Indoor Practice Facility. The new training facility will consist of 101,000 square feet and will be constructed adjacent to the Spence Eccles Field House which currently serves several University athletic teams as well as Salt Lake County recreational sports teams. As a result, the facility no longer fully meets football training needs.

In addition to the full-size practice field, the building will include a lobby, restrooms, storage, and a satellite sports medicine space. It will have a 90 ft. clear ceiling height, and a climate control range of 30 degrees to 110 degrees. It will also include additional surface parking. The project will require extensive upgrades to site storm water detention and drainage, and will include the demolition and relocation of Library Storage, the Plumbing Building, and Salt Storage. Upgrades to the existing 80-yard artificial turf field will include a canopy and lighting.

The proposed total project budget is \$61,813,031 and will be financed through revenue bonds which will be repaid from donations and other University funds. Athletic revenues will 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 is being considered for approval by the University's Board of Trustees in their meeting on February 1, 2022. We request that this be presented to the Board of Higher Education for approval.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer



UNIVERSITY OF UTAH ATHLETICS **FOOTBALL INDOOR FACILITY**

February 2, 2022

PROJECT OVERVIEW

The University proposes to build a **New Football Indoor Facility** on Guardsman Way, south of the existing Spence Eccles Field House.

The site also includes a few structures which will need to be removed:

- Library Storage/Archives
- Plumbing Building
- Facilities Salt Storage Building



SPENCE ECCLES FIELD HOUSE

The existing Spence Eccles Field House, built in 2004 is:

- the primary indoor training space for several **university's athletic teams**
- home to many **community recreation programs** including Salt Lake County Parks & Recreation

This new practice facility will provide additional indoor space, with some new features, assuring that all University athletics and community needs are to be met.



SPENCE ECCLES FIELD HOUSE

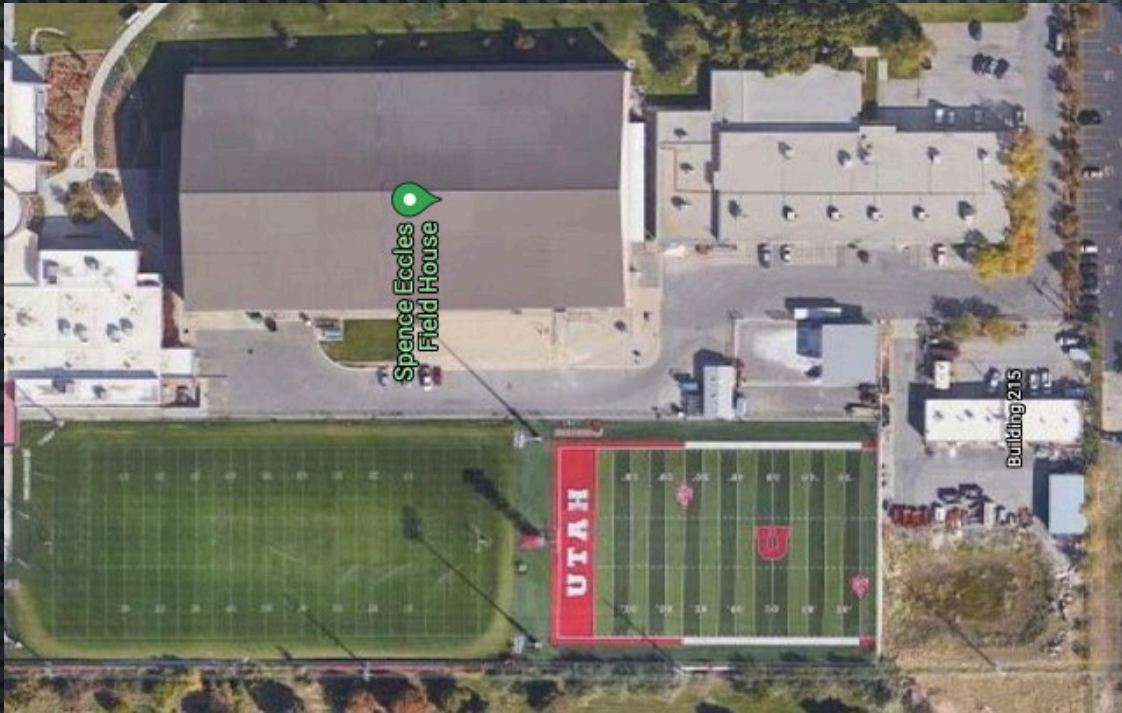


Current Challenges

- Constant **scheduling conflicts** due to multiple university and community users
- **Ceiling heights** are not adequate to allow for kicking/punting
- **Sidelines** are not adequately sized for safe run-off
- Only has **one endzone**



EXISTING AND PROPOSED SITE PLANS



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED SPACE DESCRIPTION

- 101,000 SF Facility
- 5,000 SF entry lobby, restrooms, satellite sports medicine, indoor storage
- 120 Yard full length football field with end zones
- 90 - ft. clear ceiling height
- Overhead glass garage doors at north side, adjacent exterior practice area
- (2) 20'x40' LED video boards
- Climate control range of 30 degrees to 110 degrees
- Energy efficient and sustainable lighting and building systems



**AERIAL VIEW
WITH
PROPOSED
BUILDING
CUT AWAY**



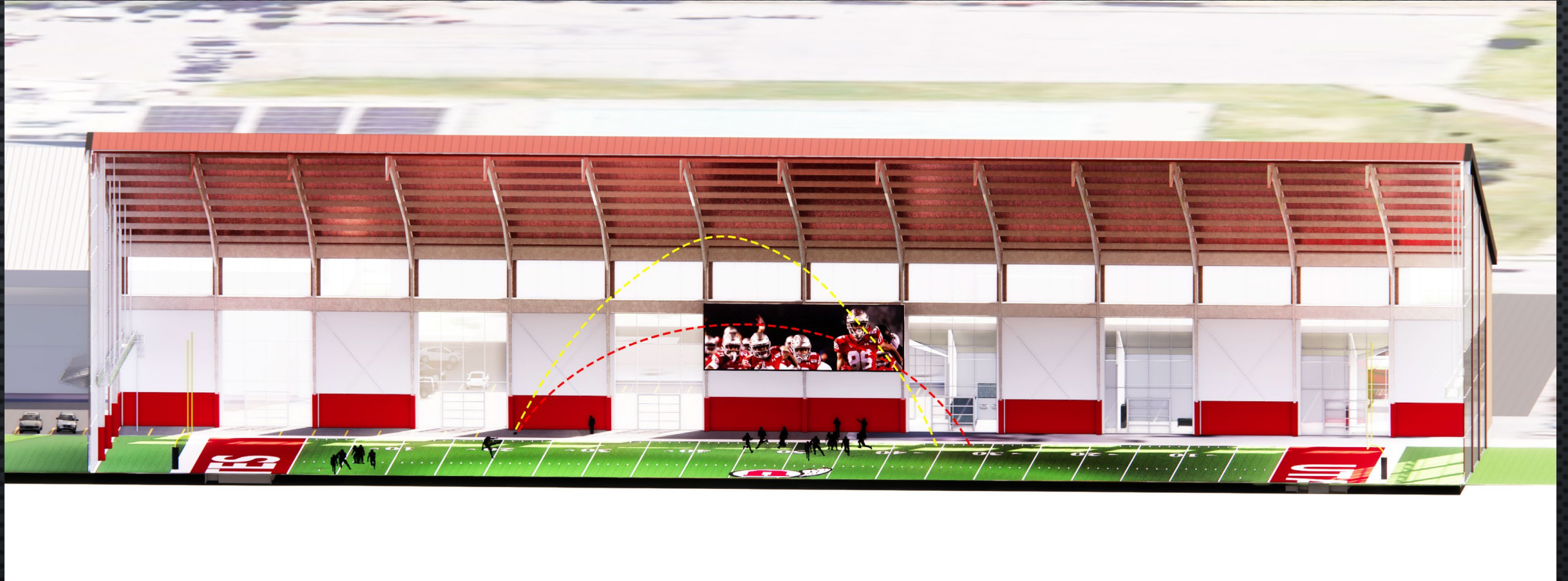
**AERIAL VIEW
OF PROPOSED
BUILDING**



INTERIOR
VIEW



CROSS-SECTION THROUGH PROPOSED ACILITY



BUDGET & SCHEDULE

BUDGET

Relocate Detention Pond/New Drainage System	\$ 4,973,407
Football Indoor Facility Construction	\$ 29,932,725
Relocate, Abate & Demo Existing Buildings	\$ 11,937,780
Other Project Costs	\$ 14,969,119
• <i>Design Documents</i>	
• <i>Information Technology</i>	
• <i>Furniture and Equipment</i>	
• <i>Testing & Inspection</i>	
• <i>Contingency</i>	
• <i>Insurance</i>	
• <i>Commissioning</i>	
Total Project Budget	\$ 61,813,031

SCHEDULE

Starts Design Spring 2022 / Completes Construction Fall 2024



APPROVAL REQUEST

Request approval to bond for up to \$61.8 million

Bonds will be repaid with donations and nonstate University funds.

No request for State O&M funding

