



MEMORANDUM

TAB G

May 19, 2022

Uintah Basin Technical College – Architectural Programming

Board Policy R701, *Capital Facilities*, requires the Board to approve architectural programming services for a future state-funded capital development project that has not been approved by the State Legislature. Uintah Basin Technical College (UBTech) requests Board authorization to proceed with the programming of the Health Profession Building, the College's FY 2023 capital development request.

In the fall of 2021, the UBTech Board of Trustees adopted the Capital Facilities Master Plan that was a result of a comprehensive study conducted by Method Studio. The study identified UBTech's immediate and long-term physical building infrastructure needs. Instructional space at UBTech has been fully exhausted. Students in many of the health profession programs are experiencing delayed and unavailable educational opportunities due to the College's lack of space.

In March 2022, the Uintah Basin Technical College Board of Trustees approved unanimously to proceed with the architectural programming for the Health Professions Building.

Commissioner's Recommendation

The Commissioner recommends the Board authorize Uintah Basin Technical College to proceed with programming of the Health Profession Building.

Attachments

From: [Sprouse, Keith](#)
To: [Malin Francis](#)
Subject: FW: Funding Commitment Letter
Date: Friday, May 6, 2022 10:37:26 AM

Hi Malin,

It was good to talk with you this morning. I appreciated your call! Please see the College's funding commitment letter below. Thanks.

Keith

Keith Sprouse CPA | Vice President of Administrative Services

Uintah Basin Technical College

Office: 435.722.6903

keiths@ubtech.edu



www.ubtech.edu

From: Sprouse, Keith
Sent: Wednesday, April 27, 2022 1:57 PM
To: David Williams Jr <ddwilliams@utah.gov>; Matthew Boyer <mboyer@utah.gov>
Cc: Weight, Aaron <Aaronw@ubtech.edu>
Subject: RE: Funding Commitment Letter

Thank you Dave! Thanks Matt!

From: David Williams Jr <ddwilliams@utah.gov>
Sent: Wednesday, April 27, 2022 11:48 AM
To: Matthew Boyer <mboyer@utah.gov>
Cc: Sprouse, Keith <keiths@ubtech.edu>; Weight, Aaron <Aaronw@ubtech.edu>
Subject: Re: Funding Commitment Letter

DFCM project number is 23362250.

On Wed, Apr 27, 2022 at 11:21 AM Matthew Boyer <mboyer@utah.gov> wrote:

Thanks Keith. This is perfect.

Dave - will you please set up a project number for UBTECH Health Science Building? Please see the College's funding commitment letter below.

Thanks,

Matt Boyer
Capital Development Assistant Director
DFCM
801-541-0945

On Wed, Apr 27, 2022 at 10:06 AM Sprouse, Keith <keiths@ubtech.edu> wrote:

Hello Matt,
I hope your day is off to a good start! Thank you for your efforts and assistance thus far in engaging a firm to provide architectural services in relation to UBTech's health professions proposal. President Weight and I are in agreement to commit institutional funds for a feasibility study up to \$20,000 for the project. We also commit additional institutional funding up to \$80,000 for architectural programming upon approval by the Board of Higher Education on May 20th. Please let me know if you need anything additional from us. We appreciate all of your help!
Keith

Keith Sprouse CPA | Vice President of Administrative Services

Uintah Basin Technical College
Office: 435.722.6903
keiths@ubtech.edu



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David D. Williams
DFCM Finance Director
Mobile (801) 916-5443

Effective 1.27.2020 my address will change to the following:
Taylorsville State Office Bldg.
4315 S. 2700 W., 3rd Floor
Taylorsville, Utah 84129

April 28, 2022

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

Re: In accordance with policy R701, Capital Facilities, UBTech requests approval from the Board of Higher Education, to enter contract for architectural programming services, for a new Health Professions Building.

Dear Commissioner,

On behalf of Uintah Basin Technical College (UBTech), I respectfully request the Board of Higher Education approve UBTech to enter contract for architectural programming services in accordance with section R701-8 of policy R701, Capital Facilities.

As the oldest technical college in the State of Utah, UBTech has played a critical role in regional and statewide workforce development for over 50 years.

Instructional space at UBTech has been fully exhausted. Students in many of our health profession and other programs are experiencing delayed or unavailable educational opportunities due to the College's lack of space. Thus, resulting in unmet workforce needs regionally and throughout the State.

In the fall of 2021, the UBTech Board of Trustees adopted a Capital Facilities Master Plan after the completion of a comprehensive study conducted by Methods Studio. The study identified UBTech's immediate and long-term physical building infrastructure needs, to better serve current and future students. The adopted building master plan consists of three phases:

- Phase One – New Health Professions Building, Roosevelt Campus
- Phase Two – New Trades & Technology Building, Vernal Campus
- Phase Three – Buildings for Program/Enrollment Growth, Roosevelt & Vernal Campus

Being recognized as an immediate need in our service region and pursuant to USHE Policy 701. On March 16, 2022, UBTech's Board of Trustees voted unanimously to proceed with architectural programming services for the new Health Professions Building,

We look forward to the Boards approval on May 20, 2022, to begin the architectural programming process.

Best,

Aaron Weight
President

Enclosures



April 28, 2022 (v3)

Aaron K. Weight
President | CEO
Uintah Basin Technical College
1100 East Lagoon Street
Roosevelt, UT 84066

Matt Boyer
State of Utah, DFCM
Department of Administrative Services
4315 South 2700 West, Level 3
Taylorsville, UT 84129-2128

RE: UBTech Roosevelt Campus - New Health Professions+ Programming Fee Proposal

President Weight & Mr. Boyer,

Method Studio is grateful for the opportunity to submit this fee proposal for a Programming Document for Uintah Basin Technical College's new Health Professions+ building at the Roosevelt Campus.

Scope of Work:

UBTech's proposed Health Professions+ building will be located on the Roosevelt Campus. The new building will be the home for featured academic/instructional programs including **Surgical Technologist/Technician, Nursing Assistant, Practical Nursing, Medical Assistant, Pharmacy Technician, Dental Assisting, along with Culinary Arts and Meat Sciences.** Additional academic/training programs related to Health Professions, such as Emergency Medical Training and others, may be included in the study. Multipurpose training and lecture space, as well as common public areas and student/faculty support spaces will also be included. Restrooms, vertical and horizontal circulation, and building systems (such as mechanical, electrical, IT, AV, custodial, and storage spaces) will augment the academic spaces in the building.

Method Studio will guide DFCM, UBTech, and other key stakeholders through a series of workshops, focus groups, and review meetings to: 1. gather/research/analyze project data, 2. study options, refine a preferred option, and 3. ultimately develop high-quality deliverables. The target project budget (construction budget + soft costs) as well as the target size (net-square-feet + grossing factor) will be determined through this planning phase.

Total Programming Fee : \$99,000*

See below for an abbreviated outline of the proposed two-part process:

Part 2 - Programming services - Approx. 8+ weeks (mid-May - mid-Aug. 2022) \$99,000*

Approx. 200-to-300-page Document, includes:

Executive Summary, Detailed Program of Spaces, Detailed Site Analysis and Preferred Conceptual Site Plan, Test-fit Floor Plan(s), Stacking/Massing diagrams, Artistic Renderings, Technical Narratives (including consulting engineers), Room Data Sheets, and a detailed estimate of Opinion of Probable Construction costs

General Exclusions (fees for any of the items below can be provided upon request):

Comprehensive Master Planning, and Standard Design/Contract Documentation Phases (SD, DD, CD), as well as Furniture, Fixtures & Equipment (FF&E), Environmental Graphics, AV/IT systems and Kitchen Equipment design and related permit/bid/procurement packages are excluded.

ALTA/Topographic/Boundary Survey & Geotechnical Investigation costs are excluded. Note that Method Studio recommends these services are completed during the pre-design/programming phase.

All other non-standard programming services are excluded, such as: Utilities Mapping, Title Report, Engineered Water Supply Analysis, Transportation/Traffic Impact Study, Environmental Impact Study, Hazardous Materials Survey, Archeological Report, Soil Thermal Conductivity Analysis, Aerial Imaging, 3D animations, Hydrological Study, Methane/Radon Gas mitigation, Wetland mitigation, etc. Where required, DFCM/UBTECH to provide items listed above.

Travel Expenses

Method Studio will facilitate key workshops ON-SITE in Roosevelt, Utah (our fee indicated above includes up to **3 trips**). Expenses for additional travel required beyond 100 miles from Salt Lake City will be billed at cost/per DFCM guidelines. NOTE: Method Studio will facilitate progress meetings, focus groups, and some workshops remotely via computer/ZOOM (or similar) whenever appropriate.

Reimbursable Expenses

All deliverables to be provided in electronic format only.

Billing Schedule & Hourly Rates:

A billing schedule and hourly rates will be provided in a subsequent package.

Method Studio is fully committed to making this project a complete success for DFCM and UBTECH. **A detailed work plan and breakdown of fees will be provided in a subsequent package.** *Method Studio can provide this reduced-rate programming fee without compromising quality/completeness due to our recent programming and design experience on similar technical education facilities for healthcare professions. We are proud of our history of negotiating fair fees and we welcome an opportunity to discuss details with you at your convenience. Please do not hesitate to call/email me with questions/comments/concerns.

Sincerely,



Joshua W. Greene, AIA,
Principal

Cc: Joe Smith, AIA, Partner

Approved:

By _____

Title: _____

Date: _____

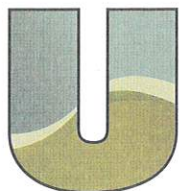
**Programming Team Members (PROPOSED):**

Method Studio:

Joshua W. Greene, AIA, Principal	joshua@method-studio.com	(801)699-8013 mobile
Todd Kelsey, AIA, Principal	todd@method-studio.com	
Matt Wallace, AIA, Assoc. Principal	matt@method-studio.com	
Kelton Berrett, Project Architect	kelton@method-studio.com	
Rafael Lopez, Architectural Associate	rafael@method-studio.com	

Consulting Engineers:

Reaveley Engineers – Structural consultant:		
Corey Price, S.E., Principal	CPrice@reaveley.com	(801) 710-4350 mobile
VBFA - Mechanical/Plumbing consultant:		
Scot Muir, P.E., LEED AP-BD+C	SMuir@vbfa.com	(435) 713-5813 mobile
Spectrum Engineering - Electrical/AV/IT/Security consultant:		
Lance Kobayashi	LSK@spectrum-engineers.com	(801) 928-3759 mobile
CSG - Civil Engineering & Landscape Architect/Irrigation & Planting Specialist consultant:		
Dayton Law, P.E.	DLaw@civilsolutionsgroup.net	(435) 890-4190 mobile
CCC – Cost Estimator		
Kris Larson, CPE	klarson@ccc Utah.com	(801) 556-1428 mobile
Kirk Powelson, Estimator	kpowelson@ccc Utah.com	(435) 228-8352 mobile



Uintah Basin Healthcare

250 W 300 N (75-2)
Roosevelt, Utah 84066

(435) 722.4691 • Fax (435) 722.9291

To Whom It May Concern:

I am writing this letter to express the support of Uintah Basin Healthcare (UBH) in the development of an expanded Health Professions Building on the Roosevelt campus of UBTech.

UBH is the largest independent rural healthcare system in the State of Utah, employing over 800 in our rural community. UBH is currently expanding services and locations across the Uintah Basin, and we anticipate we will soon reach the 900-employee mark. One of the biggest challenges we face as an organization is the ability to recruit and retain clinical staff. We have observed UBTech's effort to drive curriculum development to meet the educational and training needs of our local economy and support all their efforts. The expansion of a new dedicated health professions building would provide dedicated space to grow current programs and add new programs as the needs of our organization and community grow. Developing our own community members to meet our staffing needs, and to provide quality care for our patients and neighbors has been a top priority for us, and has proven the most effective. UBTech is an essential partner with our workforce, and we would not be able to do so without them.

Our partnership with UBTech has been mutually beneficial. Historically, over 90% of our nursing, pharmacy tech, medical and lab aide workforce has come through our local education programs. We rely heavily on them to educate our workforce, which will ultimately determine our ability to be successful as a healthcare system. UBH is committed to continuing to support UBTech and their students through our in-kind donations and scholarship funds. UBH's commitment doesn't stop at the financial donation. We build opportunities for students to apply what they learn in their classes in a real-world environment by working alongside our clinicians. This is a good opportunity for students to learn hands on and allows us the ability to identify the best and brightest clinically and the best fit culturally for long term retention.

Sincerely,

James I. Marshall
President & CEO
Uintah Basin Healthcare



Ashley Regional

MEDICAL CENTER

150 West 100 North • Vernal, Utah 84078
435.789.3342 • fax: 435.789.1314

April 27, 2022

Dear President Weight:

Thank you for the opportunity to share Ashley Regional Medical Center's experience as being a partner with UBTech. We strongly support the vision to Grow Our Own. UBTech has provided excellent education for the Uintah Basin community members so that anyone that has a desire can obtain meaningful employment at sustainable wages in professions that allow them to live and work locally. Ashley Regional Medical Center relies exclusively on UBTech's health science programs to provide excellent education to our Uintah Basin community members.

Over 80% of our employees in these professions employed at Ashley Regional Medical Center have obtained education at UBTech from the following programs: nurse assistant, practical nurse, pharmacy technician, medical assistant, surgical technician, office technician and registered nurses. We value the opportunity to be a part of UBTech's occupational advisory committees and to provide student clinical experiences so that together we can provide best education for the students.

As we look into the future, the need for the current health science professions will continue to be vital to Ashley Regional Medical Center. We foresee a continual need for nursing, pharmacy and surgical professionals. In addition, within the next five years we expect to have needs for medical lab technicians, emergency medicine techs, cardiovascular techs, and circulators, which may be programs that could be provided by technical education.

Thank you for your commitment to partner with us as we grow into the future.

Sincerely,

Wes Taylor
Chief Executive Officer