



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

TAB J

May 19, 2022

## University of Utah – Non-State Funded Project

Board Policy R702, *Non-State Funded Projects*, requires the Board to review capital projects requiring State Building Board or legislative approval. State statute (63A-5-104) defines capital projects with more than \$5,000,000 of renovated space as "capital developments." It allows the Department of Construction and Facility Management (DFCM) to approve those projects without legislative approval if the project does not use state funding sources for the facility's design, construction, operation, or maintenance.

The University of Utah requests Board approval to renovate 22,350 square feet, which is a combination of 19,300 square feet in the Row Houses and 3,050 square feet in the Carriage House in Washington DC, for \$9,111,290 funded through donations. This project provides housing for up to 50 student interns as well as a gathering place for alumni, donors, visiting faculty, and special events. The project will preserve historical features, address ADA, energy and life safety requirements, and provide new mechanical, electrical, and plumbing systems.

No state funds will be used for the renovation, nor will additional state funds be requested for the operation and maintenance of these facilities. The project was approved by the University of Utah Board of Trustees at the March 8, 2022 meeting. The attached letter and presentation materials provide additional information about the project.

### Commissioner's Recommendation

The Commissioner recommends the Board authorize the University of Utah to obtain approval for the renovation of the Row Houses and Carriage House in Washington DC to DFCM for final approval.

### Attachments

April 22, 2022

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

Subject: Orrin G. Hatch Center Renovation

Dear Commissioner Woolstenhulme:

The University of Utah requests approval to renovate property purchased in Washington DC to provide housing for up to 50 student interns as well as a gathering place for alumni, donors, visiting faculty, and special events. The property consists of two historic row houses and a carriage house inside the Dupont Circle historic neighborhood.

The project will preserve historic features; address ADA, energy and life safety requirements; and provide new mechanical, electrical, and plumbing systems. Existing office space will be converted into bedrooms and the project will construct kitchens, bathrooms, communal living rooms and roof decks. The project will also increase the square footage by 1,080 SF by building out an area on each of the fourth and fifth floors.

The proposed total project budget is \$9,111,290 and will be funded by donations. Facility operating 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.

This project was approved by the University's Board of Trustees in their meeting on March 8, 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



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# Orrin G. Hatch Center The Hinckley Institute of Politics

Board of Higher Education

May 2022

# THE HINCKLEY INSTITUTE OF POLITICS

The Hinckley Institute of Politics was founded with the mission to promote a better understanding and appreciation of politics, train ethical and visionary students for public service, and encourage excitement over civic engagement. A primary way the Hinckley Institute has fulfilled this mission is by operating one of the nation's longest-standing and most prestigious Washington, DC internship programs, dating back to 1965.

**The Hinckley's national program provides more than 100 students annually with full-time, paid internships in a variety of government institutions, public advocacy groups, and consulting firms.** The success of this program is made evident by the growing number of Hinckley alumni living and working in the Washington, DC area. More often than not, these alumni have accepted job opportunities that were a direct result of their internships





# PROJECT VISION

Currently Hinckley Institute student interns live in University-leased apartments in Washington, DC.

The University proposes to establish a permanent presence in Washington, DC, to serve as:

- housing for up to 50 student interns
- a gathering place for alumni, donors, visiting faculty, and special events.

The University recently purchased the property at 1527-29 18<sup>TH</sup> St. NW, inside the Dupont Circle historic neighborhood, including **two historic row houses and a carriage house**.



# PROPERTY HISTORY

The rowhouses were built in 1905 and 1902, in the Classical Revival style.

They have been the residence of several famous statesman such as Charles Evans Hughes, Carlos Manuel de Cespedes y Quesada, and Frederic Sackett. They were later home to the Association of Military Colleges and Schools of the US, and The Association of the US Army.

The latest owner was the Mathematical Association of America.

The buildings were placed on the National Register of Historic Places in 1978.





# PROGRAM

<b>Row Houses</b>	<b>19,300 SF</b>
Living Suites for 50 +/- Interns	7,800
Resident Assistant Apartment	650
Student Lounge / Kitchen Areas	1,500
Conference Room	450
Visiting Faculty Office	150
Entry Foyer / Lobby	500
Laundry	200
Building Support Spaces	1,300
Circulation Elements	5,300
<b>Carriage House</b>	<b>3,050 SF</b>
Lobby, Meeting, Kitchen	
<b>TOTAL PROJECT</b>	<b>22,350 SF</b>

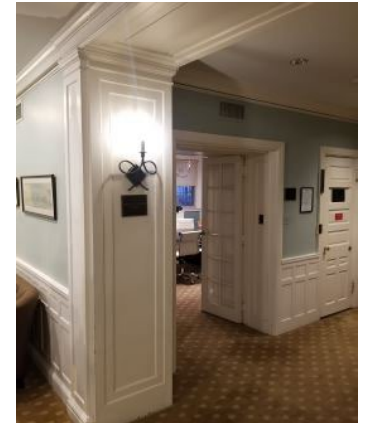
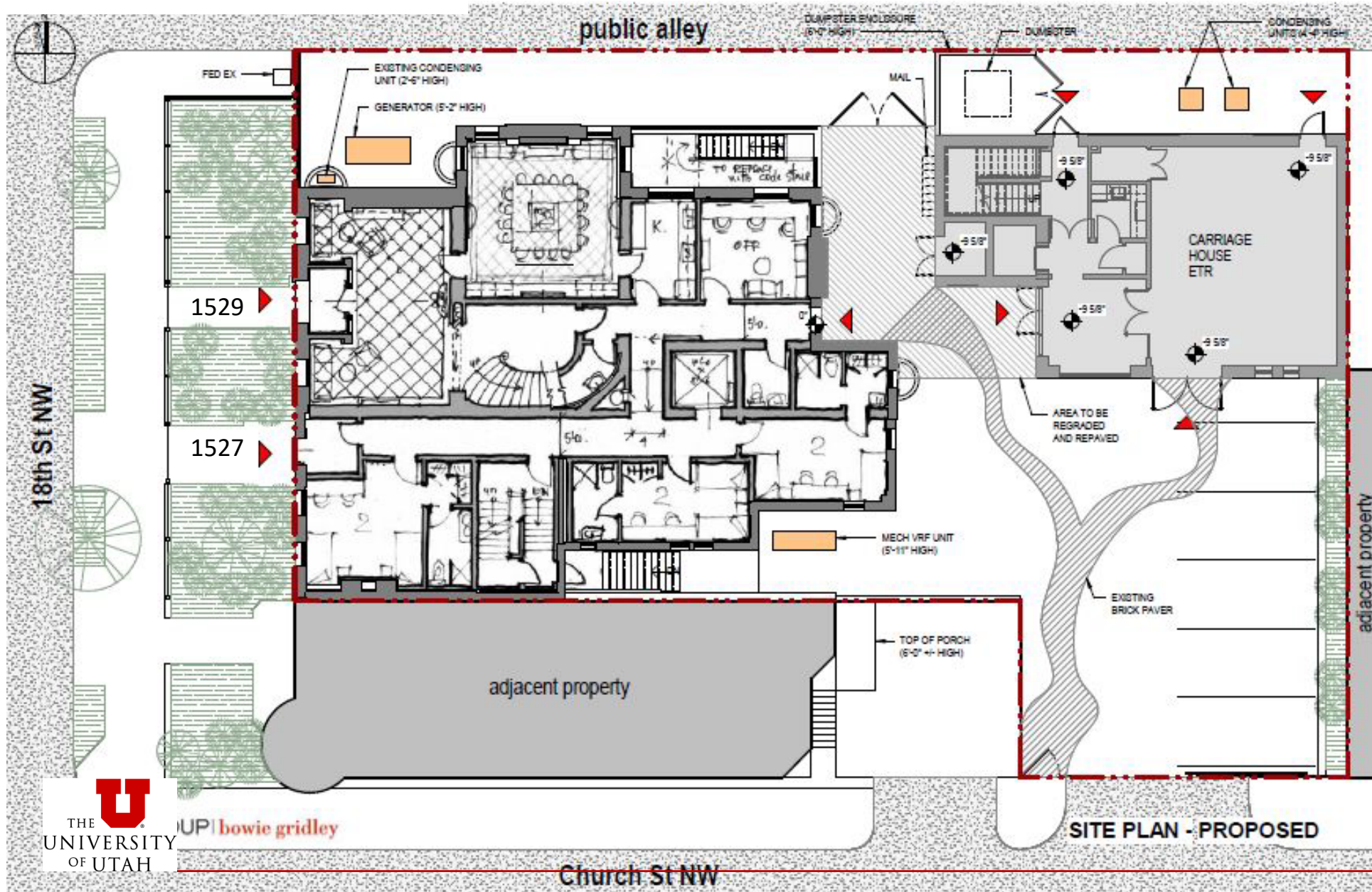


Renovation work will preserve historic features and spaces, meet ADA (including an elevator) and life safety requirements, and provide new mechanical, electrical and plumbing systems that meet current energy standards.

Existing office spaces will be converted into bedrooms, and the project will construct kitchens, bathrooms, communal living rooms and roof decks.

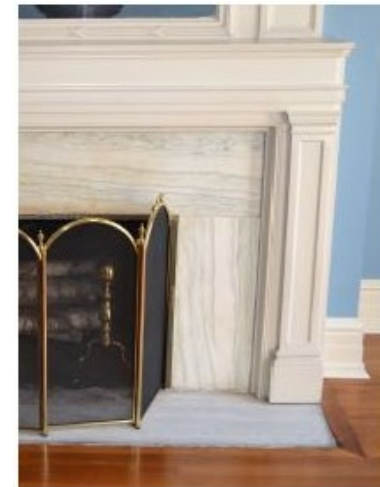
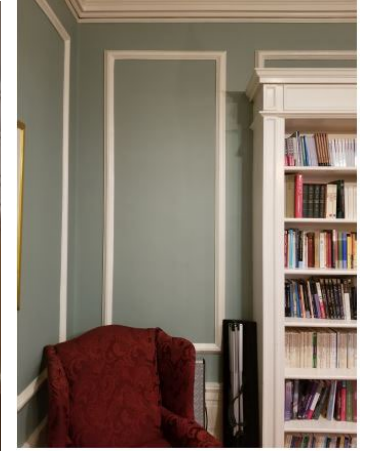
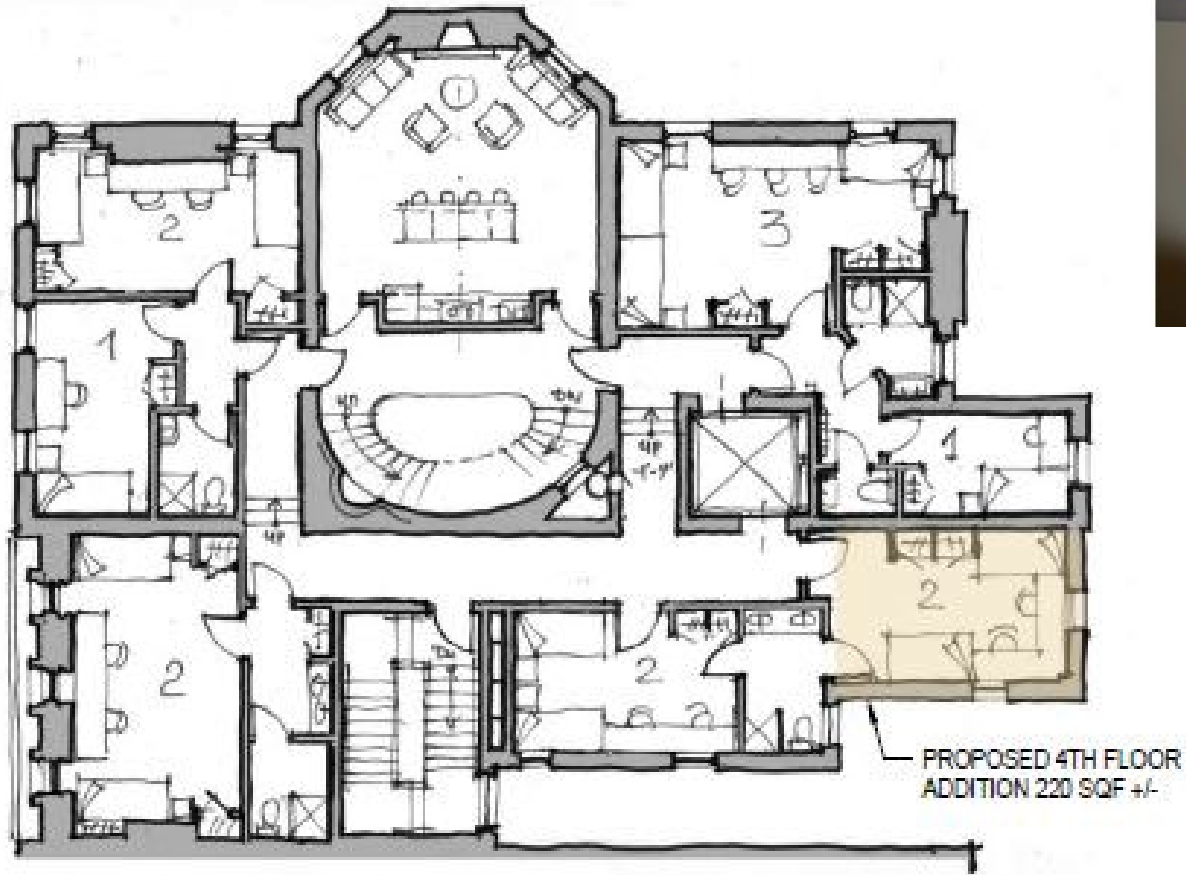


# SITE & 1<sup>st</sup> Floor



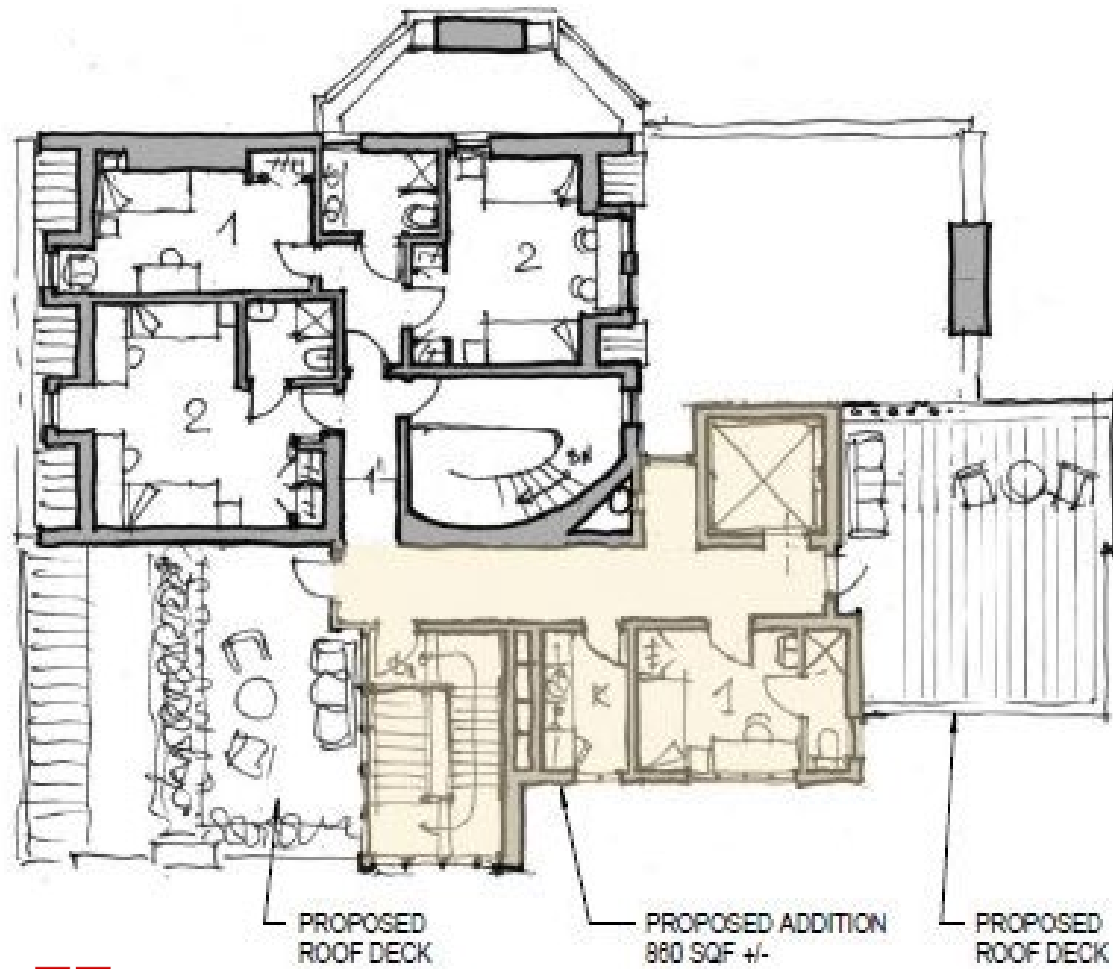


# 2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOORS



2<sup>ND</sup> - 4<sup>TH</sup> FLOOR SIMILAR

# 5TH FLOOR



5TH FLOOR PLAN



# PROJECT SCHEDULE

- Complete Design Development: 03/2022
- Initial Historic Preservation Office review: 03/2022
- Early Abatement & Demolition: 07/2022 – 09/2022
- Complete Construction Documents 08/2022
- Bidding 09/2022
- Construction: 09/2022- 06/2023
- **Occupancy: 07/2023**



# PROJECT BUDGET and SCHEDULE

	Total Cost	Cost per SF
<b>Construction</b>	\$ 6,738,164	\$303.92
<b>Soft Costs</b>	\$ 2,373,125	\$107.04
<ul style="list-style-type: none"><li>• Design Fees</li><li>• HazMat Abatement</li><li>• Furniture &amp; Equipment</li><li>• Information Technology</li><li>• Plan Review, Testing, Inspection</li><li>• Commissioning</li><li>• Misc (Donor signage, etc.)</li><li>• Contingency</li></ul>		
<b>TOTAL PROJECT COST</b>	<b>\$ 9,111,290</b>	<b>\$410.96</b>
<b>Expected Occupancy: July 2023</b>		



# APPROVAL REQUEST

**Request** approval to renovate 22,350 SF for the Hinckley Institute in Washington, DC.

The project budget is \$9,111,290

Funding Source:

- Construction: Donations
- O&M: Room/Venue Revenues



# QUESTIONS

