Amended
AGENDA

3:30 p.m. - End	**COMMITTEE OF THE WHOLE**

USHE 2011 Capital Development Project Recommendations: (Tab A)

- **State-Funded Projects - Priority Rankings**
- **Non-State Funded Projects**
- **Land Bank Requests**

Executive Session - State Board of Regents Closed Meeting

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September 22, 2011

MEMORANDUM

TO: State Board of Regents

FROM: William A. Sederburg

SUBJECT: USHE 2011 Capital Development Project Recommendations

Background

At the September 16, 2011 Board of Regents Meeting, the Regents heard the presentations from the various institutions regarding their most pressing capital facilities needs and current requests for funding. Subsequent to that meeting, the Building Priorities Task Force appointed by Chairman Jordan, consisting of Regents Marquardt, Stoddard, and Snow, in a meeting that was joined by Regents Karras, Pitcher, and Holbrook, reviewed the "scoring point" totals of the state-funded projects and discussed them in the context of the "Priority Guidelines" adopted by the Regents on May 20, 2011. They also discussed and acted upon the non-state funded project and land-bank requests of the institutions.

Issue

After significant deliberation the Task Force has made the following recommendations to the Board regarding the various projects:

- State-funded Projects – Regents' "Guideline" and "Discretionary" points were assigned to the requested projects after careful consideration of the relative importance and/or seriousness of the need for the affected projects, and taking into account the information learned in the Task Force site visits to each of the institutions. The following is a list of the projects in rank order for consideration and final decision of the Board:

1.	University of Utah Infrastructure – Phase I	$50,000,000
2.	Weber State University New Science Building	60,000,000
3.	Snow College Science Building Renovation/Expansion	11,800,000
4.	Utah Valley University Classroom Building	50,000,000
5.	Southern Utah University New Business Building	12,000,000
6.	Utah State University CEU Arts and Education Building	23,800,000
7.	Utah State University Brigham City Academic Building	15,000,000
8.	Dixie State College General Classroom Building	35,000,000

An attached sheet shows the detail of the final scoring recommendation.

- Non-state Funded Projects – The Task Force recommends approval of the projects presented to the Board on September 16, 2011. It is recommended that all of these facilities receive authorization to plan, design, and construct the facilities. Bonding authorization is also recommended for the projects so designated. In addition, it is recommended that the UU Quinney College of Law Building and the WSU Social Sciences Building Renovation be authorized to seek state-funded O&M support. Following is a list of the projects recommend for Board approval, details of which are also attached:

o University of Utah International Building	O&M
o University of Utah Orthopaedic Crenter Phase II Expansion	Bonding
o University of Utah Quinney College of Law Building	O&M
o University of Utah HPER Parking Terrace	Bonding
o University of Utah Health Sciences Center Parking Terrace	Bonding
o University of Utah Dee Glen Smith Athletic Center Expansion	Bonding
o Utah State University San Juan Campus Student Housing	Bonding
o Weber State University Social Sciences Building Renovation	O&M
o Weber State University Stromberg Center Addition	Bonding

- Land Bank Requests – Three institutions have requested funding for acquisition of various properties that are contiguous to their campuses. These are considered to be desirable for future expansion of these land-locked campuses and are recommended by the Task Force (without prioritization) to be sent to the legislature for funding consideration as follows:

o Utah State University	$20,500,000
o Southern Utah University	2,720,000
o Dixie State College	10,160,000

A sheet showing more detail for these land parcels is attached.

Commissioner's Recommendation

The Commissioner recommends that the Regents carefully review and deliberate the recommendations of the task force, make any changes they determine to be appropriate, and approve the resulting project rankings and other recommendations to be forwarded to the State Legislature and the Governor for funding consideration in the following categories:

State-Funded Projects – Priority Rankings
Non-state Funded Projects
Land Bank Requests

William A. Sederburg
Commissioner of Higher Education

WAS/GLS/WRH

USHE Capital Development Priorities — Building Priorities Task Force — WORKSHEET

Prioritization Results for 2012-13

20 Sept. 2011

Prioritizatized Rank	Project	Scoring Points: Analysis Points[1]	Other Funds Points[2]	Life Safety Points[3]	Institution Priority Points[4]	Function Points[5]	Total Scoring Points	Regents Priority Points: Guideline Points (10 Max.)	Discretionary Points (15 Max.)	Total	Point Difference
1	UU - Infrastructure Phase I	0	0	0	25	50	75	10	15	100	
2	WSU - New Science Lab Building	50	0	8	25	0	83	8	6	97	3
3	Snow - Science Building Renovation/Expansion	42	0	7	25	0	74	8	14	96	1
4	UVU - Classroom Building	48	0	0	25	0	73	8	14	95	1
5	SUU - New Business Building	46	6	7	25	0	84	5	3	92	3
6	USU/CEU - Arts & Education Building	44	0	7	22	0	73	8	10	91	1
7	USU - Brigham City Regional Campus	44	10	0	25	0	79	5	3	87	4
8	DSC - General Classroom Building	40	0	1	25	0	66	3	1	70	17

Notes:

(1) Analysis Points: These reflect (a) How much space (by space type) the institution has in its inventory, (b) how much space it needs based on Autumn of 2010 enrollments, space standards, and (c) how well the space needs gap between (a) and (b) are met by the proposed project. The project that fills the highest relative need receives 50 points, with the remaining projects receiving 2 or 3 fewer points depending on the scoring value difference (R741.4).

(2) Other Fund Points: These points are awarded to projects that are funded partly by documented non-state funds. Between 0 and 15 points are available depending on the proportion of non-state funding in the project. A project receives 1 point for the first 5% of non-state funds and an additional point for each additional 5%, 4%, or 3% (depending on the type of institution) that is non-state funded, up to the maximum of 15 points (R741.5.3.2).

(3) Life Safety Points: These points are awarded to renovation projects with "very significant legal and/or health/life safety risks." Between 0 and 15 points are available. The awarding of points is based on a formal evaluation of the facility, utilizing external engineering and/or architectural reports and DFCM personnel (R741.5.3.4). Points are discounted based on the ratio of remodeled and deleted space to new space.

(4) Institutional Priority Points: Institutional priority points are assigned by the institutions to their various projects being submitted. An institution's top priority receives 25 priority points, second receives (for research universities only) 22 points.

(5) Function Points: Function points are awarded to major infrastructure projects based on the urgency for such projects. Up to 40 points are available (60 if project is institution's highest priority) (R741.5.3.5).

USHE 2012-13 CAPITAL DEVELOPMENT PROJECTS

UNIVERSITY OF UTAH – INFRASTRUCTURE PHASE I:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$50 M	$0	$50M	$250,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
0	0	0

Fulfillment of the University's joint missions of education, research, and public service requires a robust and dependable infrastructure. Significant failure in the High Temperature Water (HTW) and Electrical distribution systems jeopardizes the on-going operations of the University and puts at risk the educational mission and the flow of millions of dollars of research funds and their significant economic impact in the state. While catastrophic failures have not occurred, both systems are suffering from major deterioration and obsolescence and have experienced multiple failures per year over the past several years, resulting in risks that include: safety of occupants; safety of maintenance workers; financial losses in research; and damage to buildings in winter if heat is lost. In addition, classes are canceled, employees are sent home, and the costs of repairs are magnified when repairs must be made during unscheduled downtime.

There are two major infrastructure projects that are currently being addressed for which additional funding of $99 million is needed as follows: High Temperature Water Distribution Replacement ($13.3 million) and Electrical Distribution System Replacement ($85.7 million). The request for the upcoming Legislature is for $50 million, about one half of the total need, to address the most serious areas of need.

Previous Funding Provided to Address the Problem

Over the past several years, $28.5 million has been used to repair system failures and to begin to address the remaining problems. The following are the sources of the funds used to date:

- HTW System - A total of $15.7 million of capital improvement funds has been dedicated to the HTW system between FY07 and FY11, including the 2010 legislative reallocation of $3,550,000 of FY10 capital improvement funds originally dedicated to other needs. In addition, in FY2010, the University financed $5 million to address failed piping needed to support USTAR facilities.
- Electrical System - $7.775 million of capital improvement funds were allocated in during FY2009, FY2010, and 2011 to address the most critical aspects of this system.

High Temperature Water Distribution Replacement:

The HTW operation includes two central plants and a distribution system throughout campus. The existing system consists of direct buried steel pipe in an insulated bed with a life expectancy of about 20 years. For the most part the pipe is more than 30 years old and is severely deteriorated from the outside in by corrosion from ground water and drainage.

The $13.3 million requested for the remaining need will be used to replace failed HTW lines and Install new HTW lines to create a loop system. Tunnels will be used where practical. Most of the system will be

replaced with a pre-insulated and multi-lined pipe system. This project will address all but about 5% of the 17 miles of the remaining aged and deteriorated direct buried pipe.

Electrical Distribution Replacement:

The University electrical distribution system consists of 3 substations that receive power feeds from Rocky Mountain Power (RMP) and a distribution network to service all of the buildings on campus. This enables the University to purchase power at a significantly discounted price because RMP has no responsibility to service the internal campus infrastructure. This on-campus infrastructure, including the substations, is obsolete and no longer is compatible with RMP updated feed voltages, current industry practice, and current codes. Equipment that has insufficient capacity for current loads or is past its useful life is scheduled to be replaced. Additional equipment, feeders, and components that restore original design redundancy and reliability are also included in the project. The project design also includes provisions to accommodate anticipated growth.

Much of the system was installed in the 1950s and 1960s. Equipment is in poor and failing condition. Many of the switches are unsafe to operate under load. Electrical voltages vary. Balance of electrical loads and the ability to operate the system effectively has eroded over the decades and growth on campus over the past 50 years has compromised the reliability and redundancy of the system. Loops feed too many buildings, and main circuits are loaded to capacity.

The $85.7 million requested for the remaining need will be used to:

- Replace all aged and failing electrical distribution including, in part, 43 miles of primary and secondary cable, 4 miles of duct bank, 128 high voltage switches, 62 transformers and pads, etc.
- Move all power distribution to one voltage
- Restore redundancy and reliability to the system
- Enhance operational control, monitoring, and security

In addition, $250,000 of increased on-going O&M funding is requested. This is based on the estimated need of $750,000 per year of funding needed to maintain the University's complex electrical distribution system. The current budget available to address this need is $250,000. Funding $250,000, which is one-half of the gap of $500,000, will enable the University to perform proper maintenance to extend the life of electrical system replacement and also to test system components to identify and repair or replace failing components before they cause an outage. The remaining $250,000 will be requested at the time the remaining infrastructure need is funded.

UTAH STATE UNIVERSITY – BRIGHAM CITY REGIONAL CAMPUS ACADEMIC BUILDING:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$7.5M	$7.5M	$15M	$372,818

Project Space - Gross Square Footage		
New	Renovated	Demolished
60,000	0	20,295

The existing Brigham City Regional Campus consists of three attached buildings within a renovated strip mall along a busy intersection on Highway 89/90. The strip mall is currently owned by the State of Utah and is managed by DFCM. It also houses Bridgerland Applied Technology College, a Driver's License Division office and a Vocational Rehabilitation office. The facility utilization currently is near capacity and is

at parking capacity. BATC is also growing and space will soon be limited at this site. There is currently a USU book store and a common study space at the site, but there are no other student-related services such as a student center.

Late last year the University determined that that a new property that became available in downtown Brigham City was more conducive to the on-going growth and future needs of this regional campus. The property was approved by the Regents for purchase and the purchase was completed in January of this year. The new land is a brownfield site, with dilapidated buildings used historically as a military hospital and the Intermountain School for Native American students. Razing these buildings to prepare the way for development of the new campus was part of the purchase contract. The site also includes eight acres of land donated to USU previously, on which an empty K-Mart building is located, making a campus total of 48 acres. This site is ideally situated near downtown Brigham City, with convenient and safe access from Main Street and Highway 89.

The new building requested will be approximately 60,000 square feet in size, and will house classrooms, faculty and staff offices, and student support spaces such as study space, food services, a bookstore, and child care. It will accommodate Phase I of the move to the new site, consisting of most of the academic programs with the exception of certain science programs that already have high quality lab space in the current facility. The new site provides a safer, more favorable location to provide for the expanding needs of this region of the state.

Brigham City has agreed to bond for $7.5 million to help fund the project. An estimated annual amount of $372,818 will be needed to fund the on-going O&M needs of the facility.

UTAH STATE UNIVERSITY EASTERN – ARTS & EDUCATION BUILDING:

Note: This project was revised

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$23.8M	$0	$23.8M	$456,664

Project Space - Gross Square Footage		
New	Renovated	Demolished
62,000	18,400	49,684

The current theater, music, and art programs are housed in three separate buildings – the SAC (Old Student Activity Center that was built in the late 30s and the Geary Theater and Music Building that were built in the 60s. All three buildings are no longer code compliant and have serious life safety, structural, and ADA compliance issues. The Geary Theater and Music Building are considered by DFCM to be among the state's most dangerous buildings and the SAC building is in very poor condition with aging mechanical systems and structural, and life safety issues (asbestos et.al.).

As USU Eastern strives to attract and retain students and faculty in the face of declining local populations, the safety, efficiency, and attractiveness of the facilities are of increasing importance. Continuing the traditions of successful education at CEU will depend on having renewed campus facilities that will ensure an effective setting for teaching and learning. The original buildings have served for a number of years and are now at the end of their life cycle.

The existing facilities are very limited in providing students with adequate opportunities to study these programs effectively. The art department is scattered across campus and has only limited space for displaying student work. The theater is also a core component of the College's community mission. The College invites the community to participate in performances throughout the year, but the building has no accommodation for a scene shop, green room or teaching space for theater.

The requested project involves demolishing the existing buildings and replacing them with a new building that will bring together the theater, music and visual arts programs into one facility. In addition, space currently occupied by the art department in the Career Center will be remodeled and used for expansion of the nursing program

WEBER STATE UNIVERSITY – NEW SCIENCE LAB BUILDING:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$60M	0	$60M	$502,096

Project Space - Gross Square Footage		
New	Renovated	Demolished
200,000	0	168,903

This Project consists of razing three existing buildings, including the existing Science Lab Building, and constructing a new Science Lab Building. The structures to be razed are:

- Existing Science Lab Building – This is a six-story laboratory building with a seven-story northern mezzanine where faculty offices are located. It is laden with asbestos making it difficult to safely provide needed maintenance. It has not been upgraded since its construction in 1969 and is very energy inefficient. Lighting and ventilation are inadequate and storage space is woefully inadequate and inconvenient for use by the labs. The laboratories are small and inefficient and there is a lack of student study space which results in students crowding into hallways which compromises egress for fire safety. The building is not ADA compliant and has been identified as a high seismic risk because of its concrete beam and column construction, close proximity to a known fault, and lack of rigid floor plates. In addition, because of the many advances in science over the past 40 years and the new equipment items now used in laboratory analysis, the building is inadequate in terms of size, layout, configuration, electric power, and ventilation.
- Buildings 3 & 4 – These buildings were constructed in 1954 when then Weber State College was moved from downtown Ogden to the Current campus. They are unreinforced masonry facilities and are very obsolete and inefficient, having single pane glazing in the windows, very little insulation, and badly corroded water pipes. They are not ADA compliant and the classrooms are improperly size and lack multi-media capabilities and computer labs needed for educational presentations and program pedagogy. The programs and functions currently using these buildings will be relocated to other facilities.

The proposed new facility will be a modern science laboratory and classroom building that will meet the needs of science programs into the future. It will include adequately sized laboratories with necessary safety features, with sufficient storage and study space for the programs of Zoology, Botany, Mathematics, Chemistry, Geosciences, Microbiology, and Physics. It will increase the science lab space by about 35 percent and will also contain faculty and staff offices, classrooms, storage and equipment space, an expanded greenhouse, and student study areas.

SOUTHERN UTAH UNIVERSITY – NEW BUSINESS BUILDING:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$9M	$3	$12M	$45,207

Project Space - Gross Square Footage		
New	Renovated	Demolished
42,000	0	36,292

Space for the School of Business has not been increased since 1980 despite increases in enrollment of 142% and faculty of 73%. In addition, the role assignment was expanded to include a Masters in Business Administration and a Masters of Accounting. The lack of seminar style classrooms, student breakout rooms, and service learning space is not conducive to the curriculum of the undergraduate and graduate degree programs.

Because of the life safety and functional deficiencies in the existing building, including occupant flow and ADA compliance issues, and the cost required to correct them, it has been determined that the existing building will be razed. In addition, the Old Facilities Building and Automotive Shop will be razed to make way for the new 42,000 square foot building.

The project will provide classrooms, seminar rooms, advanced business computing labs, graduate assistant work-study areas, break-out/study rooms, an academic advising suite, additional faculty offices and ROTC classrooms and offices. It will also improve program effectiveness by providing programmatic space innovations and room for expanding numbers of majors, faculty, and graduate assistants.

SNOW COLLEGE – SCIENCE BUILDING RENOVATION/ADDITION:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$11.8M	$0	$11.8M	$0

Project Space - Gross Square Footage		
New	Renovated	Demolished
12,000	57,000	0

The current building was constructed in 1972 and has numerous safety (including asbestos) and code compliance issues. There are numerous ADA compliance issues that need to be addressed. Ventilation and air movement are inadequate. The teaching laboratories are functionally obsolete and do not meet current standards for chemistry and biology education. There are also inherent problems with the original supply lines required for delivery of certain chemicals.

A previous request for this project anticipated demolition of the existing facility and replacing it with a new building. There is a large crack on one corner that runs the full height of the building, which while unsightly, has been determined to be correctable without demolishing and rebuilding l any part of the building. DFCM has determined that the other existing problems can be corrected and the space updated at a significantly reduced cost by remodeling the current building with a small addition.

DIXIE STATE COLLEGE – GENERAL CLASSROOM BUILDING

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$35M	$0	$35M	$945,625

Project Space - Gross Square Footage		
New	Renovated	Demolished
170,000	0	39,315

The proposed project is a multi-story, 170,000 square Foot building that will provide needed classroom and office space needed for expansion of existing programs and planned future programs as the College moves toward university status. It is anticipated that at least one sub-level of the facility will provide for needed parking. The project also includes demolition of the 39,315 square foot North Plaza building.

The facility is projected to house the following programs with the associated classrooms and office space:

Computer Science	Developmental Education	Distance Education
Environmental Science	Foreign Language	Graduate Center
History	Humanities	Philosophy
Physical Science	Social Science	Testing Center
TRIO	Visual Arts	Visual Technology

Enrollment at DSC is projected to grow by more than 2,000 FTE students during the next 5 years above the fall of 2010 level of 6,203 FTE students. To accommodate this growth, coupled with the expanding numbers of baccalaureate degree programs, significant numbers of new classrooms as well as faculty and staff offices will be required. Once this facility is in place, the North Plaza Building will be demolished. This facility was originally built in 1969 as a grocery store. It has numerous deficiencies, including: ADA and code compliance issues; seismic and structural integrity issues; floor cracks and uneven surfaces throughout the building; ground water entry from under the floor; exterior façade deterioration;; HVAC and electrical systems deficiencies; single-pane glazed windows; et al.

UTAH VALLEY UNIVERSITY – CLASSROOM BUILDING:

Project Cost Estimates			
State Funds	Other Funds	Total Project Cost	O&M Funds
$50M	$0	$50M	$1,845,000

Project Space - Gross Square Footage		
New	Renovated	Demolished
250,000	0	0

The proposed facility will consist of about 250,000 square feet and will include 60 new classrooms in varying sizes of from 40 to 150 seats. It will also contain about 150 new offices for faculty and staff; approximately 20 study rooms for the use of students; and various academic departments. The facility will also have a 1,000 seat auditorium for large lecture classes and performances. The design of the building will consistent with the overall master plan of the campus. It will tie into the existing central plant HVAC system of the campus.

This facility is vitally needed to enable UVU to return to an acceptable level of square feet per FTE student and to address the burgeoning enrollment of the institution which is projected to increase by some 6,000 FTE over the next 5 years. This issue was identified as the number 1 concern of the 2010 Northwest Commission of Colleges and Universities evaluation team.

USHE 2012-13 NON-STATE FUNDED CAPITAL PROJECTS

UNIVERSITY OF UTAH – INTERNATIONAL BUILDING:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$8.7M	13,635	$108,000	Donor & Other Institutional Funds

The International Building is proposed to provide space to bring together in one location the functions of the International Center, which deals primarily with foreign students coming to the University of Utah, and the Office of International Education/Study Abroad, which deals primarily with sending University of Utah students abroad as well as managing other international programs at the University. These functions currently are housed in three non-adjacent rooms in the A. Ray Olpin Union Building and the majority of the lower level of the Sterling W. Sill Center. These locations do not provide adequate adjacencies for efficient operations and hamper the University's ability to proficiently serve the international community. This new facility will combine all of their functions in one location, providing them with the opportunity to optimize the promotion of internationalization of the University and a broader understanding of politics. The International Building will act as the heart of Utah's global community, bringing international and study abroad students and scholars together to share their experiences and learn from each other in a scholastic environment.

The major objectives of this project are:

- To house the many services that facilitate the University of Utah being part of the international community in a location that is central to its clients
- Allow for economies of operations and provide better service
- Improve the experience of those waiting to be assisted
- Create synergies that the current separation does not allow
- Enhance collaboration and production as a result of the interactions that will become possible

The $20 million estimated cost of the facility will be funded in its entirety with donor and other institutional funds. $108,000 of annual state-funded O&M support is requested with supporting justification included in the attached Appendix.

UNIVERSITY OF UTAH - UNIVERSITY (UOC) ORTHOPAEDIC CENTER PHASE II EXPANSION:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$9.58M	19,480 new 5,630 remodeled	$0	Bonding Defeased by Donations & Clinical Revenue

The University of Utah Hospitals and Clinics network includes medical and educational facilities that serve both the Salt Lake community and intermountain west. The Department of Orthopaedics and University of Utah Hospitals and Clinics are the umbrella under which a number of medical, educational, therapeutic and research specialties come together. Orthopaedic service has grown vigorously over the last fifty years and has become an internationally recognized entity. Overtime, because of this growth, its components have become spread out across two separate medical and research campuses at the University. Physical facility constraints have become a limiting factor to the success of the service line in pursuit of healing, teaching and research objectives. Through expansion of the University Orthopaedic Center, Grand Rounds, Academic Conferences and other teaching activities will be centralized and coexist with clinical and research activity.

The vision of having a world-class facility resulted in the University of Utah Orthopaedic Center (UOC), which opened in the Fall of 2004. The facility houses each aspect of the complex discipline of biomedical research, orthopaedic surgery, diagnostic imaging, physical and occupational therapy, MRI, clinic care, as well as resident and fellow education.

This request is to initiate the first expansion of the facility in order to fulfill several needs unmet by the original project. Principally, the second floor of the expansion will include additional clinic and physical therapy space to allow for the recruitment and retention of orthopaedic specialists that meet unmet demand in the market of sports medicine care. The first floor will provide for additional teaching and faculty space with a 120 person auditorium as well as office and support space on the 3rd floor.

The expansion of the UOC will be funded from donated funds and clinical revenues. The $160,066 increase in annual O&M expense for the increase in square footage of the facility will be funded from clinical revenues and activities at the UOC.

UNIVERSITY OF UTAH – S. J. QUINNEY COLLEGE OF LAW REPLACEMENT:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$60.5M	155,825	$1,177,100	Donations & Other Institutional Revenues

The current S. J. Quinney College of Law building opened in 1963. The law library building opened in 1982. The existing facilities have inadequate space to meet classroom, faculty office, student program, and other needs. A recently completed Facility Plan identified an existing shortage of 62,500 GSF. Accounting for a more efficient redistribution of space and growth over the next decade, an additional 73,664 GSF will be needed.

This lack of sufficient space was noted in the college's accreditation review conducted in 2000-2001 as limiting the College of Law from reaching its full potential. A comprehensive analysis of the existing College of Law facilities was completed in May 2003. It stated that the image and condition of the current buildings are not in keeping with the quality of the programs, faculty and students of the SJ Quinney College of Law.

Long term use of the existing facilities is neither economically viable nor sustainable. However, they could serve for a few years as surge space for a number of seriously needed renovations that cannot be accomplished without somewhere to temporarily house existing functions.

The proposed facility would be funded in its entirety with non-state appropriated funds, including donor and other institutional funds. An additional $1,177,100 of on-going state appropriated funding will be needed since the existing facilities will be converted to serve other institutional needs.

Authorization for bonding, to be defeased with the aforementioned revenue streams, will not be required until the 2013 legislative session. Approval of this request for programming, design and construction will enable the University to move forward with fundraising and to develop a final financial plan.

UNIVERSITY OF UTAH – HPER PARKING TERRACE:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$21.702M	316,000	0	Bonding defeased with permit fee & event parking revenue

The University recognizes the value of TRAX and other mass transit systems, and continues to find ways to reduce dependency on vehicular trips and encourage more widespread use of alternative transportation, both as a way to reduce strain on the infrastructure and facilities as well as to encourage good environmental practices and parking needs have been carefully evaluated in light of promotion of mass transit. Notwithstanding the continuing success of mass transit, which accounts for approximately 16,000 daily trips to/from campus, the University requires onsite parking to accommodate the variety of activities that take place.

This proposed parking facility will be built in the open space between Milton Bennion Hall and HPER West and will contain approximately 1,000 stalls. It will be used for student, staff and faculty parking. It also will include visitor pay-lot parking and will provide special event parking. This site was chosen because of the consistently high demand for parking in this area of campus by students, staff, faculty, everyday visitors, and special event attendees.

UNIVERSITY OF UTAH – HEALTH SCIENCES CENTER (HSC) PARKING TERRACE

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$19.98M	155,825 To 287,000	0	Bonding defeased with permit fee & event parking revenue

As surface parking has been eliminated to make way for new buildings, the parking situation at the University has worsened despite the continuing success of TRAX and other mass transit systems. A large number of World War II military buildings that were used for nearly half a century were replaced in the late 90s with modern facilities, which dramatically reduced available land for surface parking. Continued

success in the Health Sciences areas of the University continues to exacerbate the parking situation as the resulting additional construction further eliminates space for parking, Many employees and students needing access to Health Sciences facilities are required to park in poorly configured and inconvenient lots.

The location for this proposed terrace will be on upper campus with multiple sites currently under consideration. It will contain from 500 to 900 stalls. It is intended to serve the parking needs of Health Sciences students, staff, and faculty. A large number of World War II military buildings that were used for nearly half a century were replaced in the late 90s with modern facilities, which dramatically reduced available land for surface parking. Continued success among the Health Sciences has resulted in additional construction and the loss of parking.

UNIVERSITY OF UTAH – DEE GLEN SMITH ATHLETIC CENTER EXPANSION:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$30M	115,000	$0	Bonding Defeased with Athletic Department Revenue

This project was approved by the Regents in last year's Capital Development cycle and was approved for bonding by the 2011 Legislature. During the programming for the project it has become apparent that the facilities required for the University as a member of the PAC-12 Conference require additional scope and substance including a full-scale dining facility, specialized media rooms, additional support spaces, and integration with exterior practice facilities.

The resulting facility is now projected to cost $30 million, an increase of $10 million over the approved bonding authorization. The University, therefore, is requesting reauthorization of bonding in the amount of $30 million plus amounts necessary for issuance costs, debt service reserve, and capitalized interest as applicable.

The entire capital cost of the facility will be funded from the bond funds, with athletic operations revenue, including PAC-12 proceeds, committed for retirement of the debt. O&M support will likewise be funded from future athletic department funds..

UTAH STATE UNIVERSITY – BLANDING HOUSING PROJECT (SAN JUAN CAMPUS):

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$4M	16,000	0	Bonding defeased by housing rental income

The USU Eastern San Juan campus is located in Blanding, Utah, a remote area in the southeast portion of the state. The campus has become an important location to serve that portion of the state, as well as other remote areas in the Four Corners region. Current on-campus housing consists of 72 beds in traditional-style housing and is fully occupied. The proposed project will add a new residence hall on campus,

providing approximately 75 new beds and will be adjacent to the existing housing and food services building called the "Quad", allowing the new facility to share food services with the existing facility. The new housing development also will be traditional style with kitchenettes built into the apartments.

There are few other rental opportunities available in the area so most of the students live on campus. Students who can't find housing on campus are living in sub-optimal arrangements in local hotels and motels. Food service and kitchen facilities are not available in these rooms, and they are not near campus. Current and future demand is sufficient to justify addition of new residence halls on campus.

WEBER STATE UNIVERSITY – SOCIAL SCIENCES BUILDING RENOVATION:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$20.0M	119,322	$379,475	Donations

The Social Sciences Building was designed in 1969 and finished construction in 1973. Classes were first offered in the Fall of 1973. For over 30 years, the Social Sciences Building was the largest and most heavily used classroom building on the Ogden Campus of Weber State University. It currently houses the Departments of History, Anthropology, Criminal Justice, Geography, Political Science and Philosophy, Psychology, Social Work and Sociology. With all of these departments, the building continues to be one of the most heavily used academic instruction buildings on the campus, and is used from 7 AM in the morning until after 10 PM in the evenings for academic instruction.

The building was built approximately 40 years ago and does not comply with current seismic standards nor comply with ADA requirements. A recent structural analysis revealed that additional seismic reinforcing, including added shear walls and bracing of the floor connections to supporting columns is required to meet seismic standards. The exterior façade concrete panels need improved mounting tabs to survive and remain adhered during a seismic event. The interior of the building is a difficult maze of corridors and passageways without a coherent pattern or scheme. A common complaint is that visitors and first time students cannot find their classroom or faculty office within the building because of the layout of interior partitions.

Because of its age, the building heating, ventilating and air conditioning (HVAC) system is outdated, inefficient and maintenance intensive. The culinary water supply system in the building is rusty and provides brown water in many places. Lavatories are difficult to maintain because of poor plumbing and inadequate or corroded drain systems. The electrical system does not meet the demands placed upon it due to the much more intensive use of computer and multimedia technology for instructional purposes. The building envelope is drafty and has voids that allow insects to infest the building during various seasons.

The project will consist of essentially gutting the interior, including all interior partitions, electrical, heating and air conditioning systems and plumbing systems. Basic structural elements will be strengthened to meet seismic code requirements, and the interior will be reconfigured and rebuilt to accommodate the most effective and efficient use of space and systems to meet the current and projected academic requirements. This includes multi-media classrooms of sufficient size and configuration. Faculty offices will be reconfigured and interior circulation and restrooms will be upgraded. Appropriate study rooms, faculty preparation rooms and work rooms will be incorporated. Interior finishes will be upgraded or improved, to

include lighting, floor coverings, wall coverings, and ceilings. Exterior wall panels will be cleaned, and mounting systems for these panels will be upgraded to meet seismic requirements. Where appropriate and feasible, additional daylight will be incorporated into the design to make the facility less energy intensive and more user-friendly. Additionally, approximately 13,000 square feet of "porch" area around the perimeter of the first floor will be incorporated into office, classroom, study and lab spaces.

The capital needs of the renovation and expansion will be met primarily with proceeds obtained from donations to the University's Capital Campaign. This will be augmented with limited capital improvement funds to address some of the more egregious mechanical, electrical and plumbing deficiencies. The University will also use some institutional funding to complete the funding requirements of this renewal and renovation project.

This is a very high-use academic facility that typically would be a state-funded project request but the critical need to renovate this facility does not allow the University the time that would be necessary to program and obtain state legislature supported funding for this project and also obtain state funding for other very important and critical projects that support the growth and academic program changes that are occurring at Weber State University. The University's decision to seek donated funds to renovate and expand this facility recognizes that sufficient state funds are not available to address all of the state capital facilities needs of USHE and the state. However, additional state funding for O&M needs in the amount of $379,475 is requested to accommodate the ongoing costs for the increased space and updated HVAC and electrical needs of the facility.

WEBER STATE UNIVERSITY – STROMBERG CENTER ADDITION:

Total Cost Estimate	Gross Sq Feet	State Funded O&M	Source of Funding
$8.0M	29,149	0	Bonding & Donations

This project was presented to and approved by the Regents in the May 20, 2011 meeting in order to enable WSU to expedite the programming and design work for the project. It is included here to make the non-state funded project request packet complete.

The funding for design and construction of this project will come from donations and bonds issued by the university with debt service for the bonds to be provided by revenues from student fees and facility use fees. Donated funds will be sought to help diminish the amount needed from bonding. However, The University is prepared to issue bonds for the full amount of design and construction if necessary. This will be a self-supporting facility and will not require state-funded O&M support.

The Stromberg Center is a complex of two buildings and an interconnecting structure that were built at different times. The original building of this complex is the Swenson Building, which has classrooms, locker rooms, the original gymnasium, a swimming pool, and various offices and support spaces, The Stromberg Building is a large open bay facility that has an indoor running track, three basketball courts, and various other areas that are occupied with various fitness machines and work out spaces.
Connecting the Swenson and Stromberg Buildings is a structure that has a garden plaza for a roof at the same elevation as the main entrance to the Swenson Building, and contains classrooms, offices, racquetball and handball courts, and support spaces on lower levels. Although the three structures are

adjacent, they are marginally accessible from one another, and once inside, the tight pathways, complex corridors and obscure location of elevators makes circulation difficult and in some cases dangerous.

This project will add 29,149 square feet to the Stromberg Center for use as a student recreation facility with supporting offices and locker rooms. It will also add an elevated walkway to allow unimpeded access for patrons from the new addition to the areas of the Stromberg Center that are east of the main sports court arena. An elevated running track will be installed within the existing Stromberg Center main arena and well above the existing track surface to increase running track capacity and avoid congestion between recreational runners and academic program and intercollegiate athletic event training users of the facilities. This new facility will be adjacent to the existing Stromberg complex to facilitate greater interaction by patrons, reduce the overall impact on utilities and parking, and provide the added capacity to meet the needs of the programs and events required by the students, faculty, and staff of the University.

USHE 201-13 Land Bank Requests

Utah State University

Proposed Purchase	Location	Price	Acres	Future Use
Developed Land (rental units)	NW of Campus	$ 11,000,000	5.5	Future Expansion
Developed Land (rental units)	Contiguous to Campus	9,500,000	4.5	Future Expansion

Southern Utah University

Proposed Purchase	Location	Price ($$$)	Acres	Future Use
7 Residential Lots	Proximate to Campus	$ 1,150,000	1.87	SUMA (Fine Arts Museum) Parking
6 Residential Lots	Proximate to Campus	1,200,000	1.2	Student Housing and Related Parking
2 Residential Lots	Contiguous to Campus	370,000	0.61	Upper Campus Parking

Dixie State College

Proposed Purchase	Location	Price	Acres	Future Use
University Plaza (structures)	Adjacent to Campus	$ 4,200,000	2.0	Expansion
Larkin Property (structures	Adjacent to Campus	1,500,000	1.8	Expansion
Commercial Property	Adjacent to Campus	1,500,000	1.7	Expansion
Appartment Complex	Adjacent to Campus	960,000	.80	Student Housing Expansion
14 Vacant Land Tracts	Adjacent to Campus	2,000,000	1.04	Expansion