

# Other Funded Projects Summary



Agency/ Institution	Project	Total Cost	Increased O&M	Page
DABC	Riverton-Herriman Market Area Liquor Store	\$5,451,791	\$78,800	50
DABC	Farmington Market Area Liquor Store	\$5,451,791	\$78,800	52
Dixie State University	Legend Solar Stadium	\$8,607,400	\$0	54
University of Utah	Guest House Expansion	\$8,250,000	\$0	56

**Non-Prioritized**



## Riverton-Herriman Market Area Liquor Store

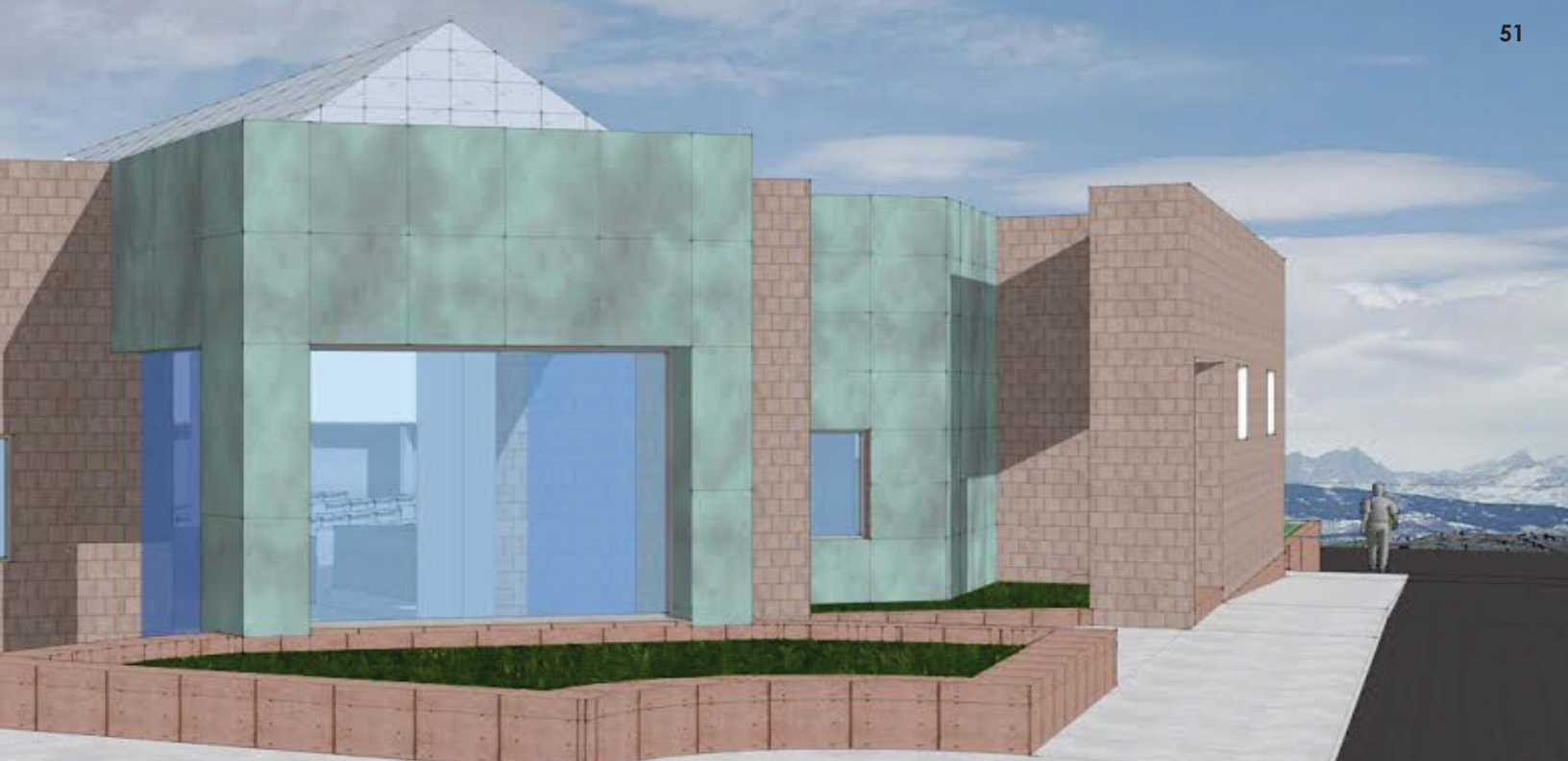
### Description

Zions Public Finance, Inc. conducted a third-party evaluation of the need for additional liquor stores in the State of Utah. The Riverton Herriman Market Area Liquor Store was identified as the top priority of this study. DABC has reached out to the surrounding municipalities to gauge their openness to a DABC facility. There is support for a new store in this market area. The building will be 13,600 SF. State O&M is being requested for this project.

### Justification

Population growth in Utah and an increase in per capita consumption were two main factors in determining perspective store locations. Utah law currently allows a maximum of 1 liquor store for 48,000 persons. Given the State's current population, the maximum allowable number of stores is 63. There are 44 stores at the present time, with legally allowable capacity for an additional 19 stores.

Liquor sales have grown by 7.1% annually from 1998 to 2015, while the State's population grew by only 2% annually during the same period. The southwest area of Salt Lake County has had, and will continue to have significant population growth. A store in the Riverton-Herriman market area can serve multiple market areas, including existing stores in Taylorsville and Magna.



## Cost Estimate

Construction	\$3,110,722
Design Fees	\$42,441
Property Purchase	\$1,500,000
Furnishings & Equip.	\$108,000
Other	\$690,628
<b>Total Est. Cost</b>	<b>\$5,451,791</b>
1.1% Capital Improv.	\$59,970
Increased State O & M	\$78,800

**\$5,451,791**  
**Total Estimated Cost**

### ADDITIONAL PROJECT INFORMATION

Total Project Cost Sq/Ft	\$400
Construction Cost Sq/Ft	\$228
Sq Ft (New Bldg.)	13,600
Sq Ft (Existing Bldg.)	0
New FTE Required	1
Added Program Cost	\$600,000
Programming	N/A
<b>Systems Replacement</b>	<b>\$2,488,578</b>
<b>Estimated Bldg. Life</b>	<b>50 Years</b>





## Farmington Market Area Liquor Store

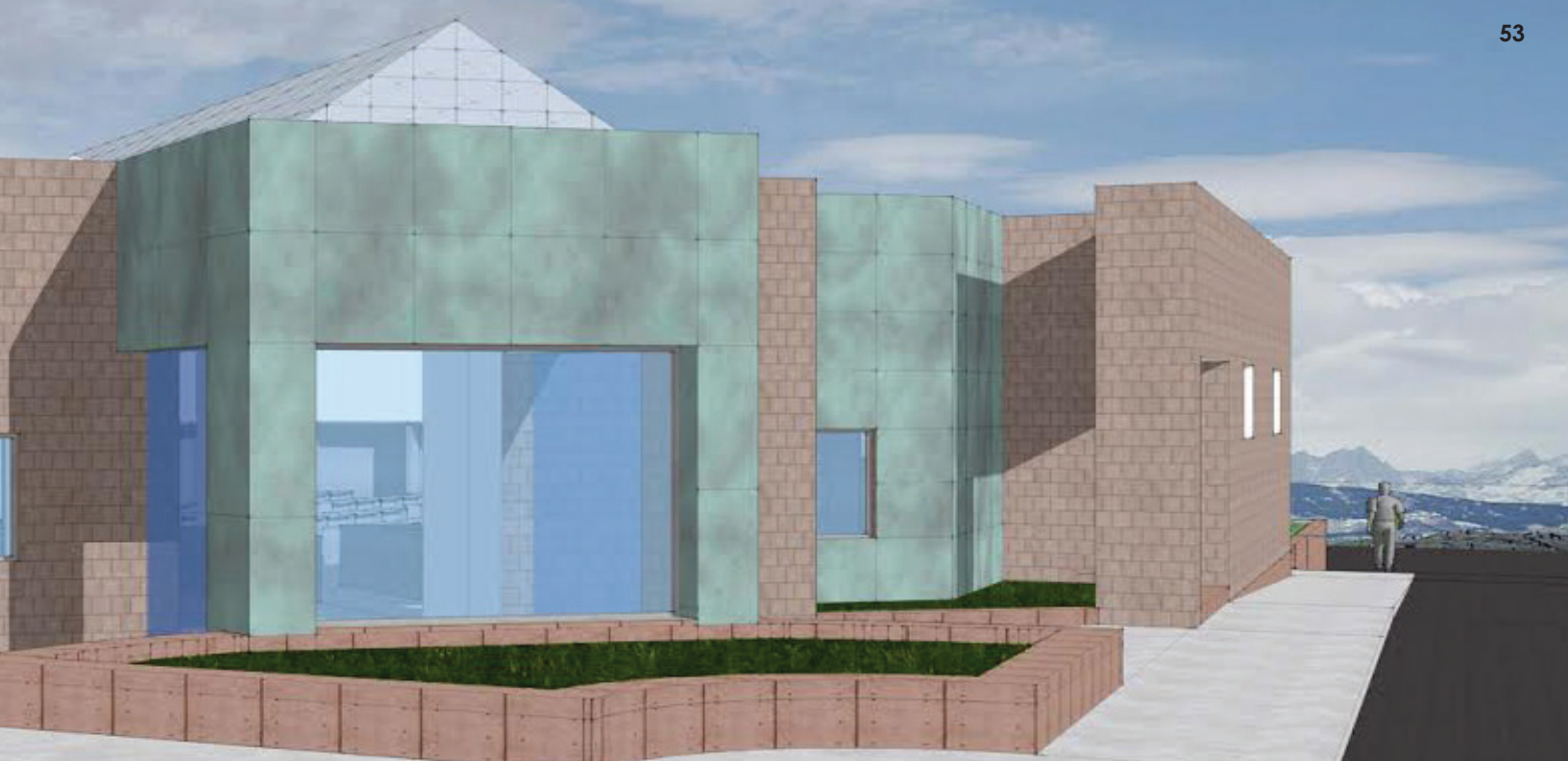
### Description

Zions Public Finance, Inc. conducted a third-party evaluation of the need for additional liquor stores in the State of Utah. The Layton and Bountiful market areas were identified as the second priority of this study. DABC has reached out to the surrounding municipalities to gauge their openness to a DABC facility. There is support for a new store in this market area. The building will be 13,600 SF. State O&M is being requested for this project. The possibility of a project in the Farmington market area is in its infancy.

### Justification

Population growth in Utah and an increase in per capita consumption were two main factors in determining perspective store locations. Utah law currently allows a maximum of 1 liquor store for 48,000 persons. Given the State's current population, the maximum allowable number of stores is 63. There are 44 stores at the present time, with legally allowable capacity for an additional 19 stores.

Liquor sales have grown by 7.1% annually from 1998 to 2015, while the State's population grew by only 2% annually during the same period. The Layton and Bountiful market areas ranked in as the second priority in DABC study. A strategically located store in this area, perhaps near Farmington or Kaysville, could serve both the Layton and Bountiful markets.



## Cost Estimate

Construction	\$3,110,722
Design Fees	\$42,441
Property Purchase	\$1,500,000
Furnishings & Equip.	\$108,000
Other	\$690,628
<b>Total Est. Cost</b>	<b>\$5,451,791</b>
1.1% Capital Improv.	\$59,970
Increased State O & M	\$78,800

**\$5,451,791**  
**Total Estimated Cost**

### ADDITIONAL PROJECT INFORMATION

Total Project Cost Sq/Ft	\$400
Construction Cost Sq/Ft	\$228
Sq Ft (New Bldg.)	13,600
Sq Ft (Existing Bldg.)	0
New FTE Required	1
Added Program Cost	\$600,000
Programming	None
<b>Systems Replacement</b>	<b>\$2,488,578</b>
<b>Estimated Bldg. Life</b>	<b>50 Years</b>





# Dixie State University

## Legend Solar Stadium

### Description

This project consists of adding a 5,000 seat aluminum bleacher system to be located on the East side of Legend Solar Stadium. Beneath the new bleachers, a 15,330 SF masonry block structure will house 4 locker rooms, two large public restrooms, ticketing, and concessions. A canopy structure will cover the seating area. Improvements to the existing grandstand, locker rooms, and restrooms will occur in the future.

This initiative is the first phase of several non-state funded projects to be done at Legend Solar Stadium. These improvements will be aimed to make Legend Solar Stadium a key location for community activities.

### Justification

When Legend Solar Stadium was constructed in 1982, the facility was adequate for Dixie Junior College. An increase in student body and the addition of new sport programs such as soccer, rugby, and lacrosse has occurred since the original construction of the stadium. Legend Solar Stadium is the largest outdoor venue in St. George and is often scheduled for outdoor use, but lacks the space to host larger events.

The current configuration of bleachers on only one side of the stadium, makes it so that Legend Solar Stadium cannot be used for Utah High School Athletic Association activities. The association has a requirement that home and visitors be separated for safety reasons. Aside from this limitation, the current configuration poses a safety concern for any sporting event.



## Cost Estimate

Construction	\$4,700,000
Design Fees	\$0
Property Purchase	\$0
Furnishings & Equip.	\$0
Other	\$3,907,400
<b>Total Est. Cost</b>	<b>\$8,607,400</b>
1.1% Capital Improv.	\$94,681
Increased O & M	\$0

**\$8,607,400**  
**Total Estimated Cost**

### ADDITIONAL PROJECT INFORMATION

Total Project Cost Sq/Ft	\$123
Construction Cost Sq/Ft	\$101
Sq Ft (New Bldg.)	44,130
Sq Ft (Existing Bldg.)	0
New FTE Required	1.5
Added Program Cost	\$0
Programming	In Process
<b>Systems Replacement</b>	<b>\$3,760,000</b>
<b>Estimated Bldg. Life</b>	<b>50 Years</b>





# University of Utah

## Guest House Expansion

### Description

This project will expand the University Guest House by adding 30 to 35 additional rooms which will be designed for long term stays. These rooms will have amenities which include handicap restrooms and kitchens that would be suitable for both short term and long term patient stays. The University Hospital has requested accommodations for patients who need immediate access to the hospital, such as transplant recipients as well as other patients with critical procedures.

The expansion would include an additional seminar room for trainings and meetings. These additions to the existing facility will help the University Guest House better serve patients and potential guests.

### Justification

The primary purpose of the proposed expansion is to support the hospital operations by providing high quality housing for hospital patients and visitors at a discounted rate. Currently the demand for the Guest House routinely outpaces demand. The U of U is determined that expansion is the only option to serve patients.

The University Guest House does not compete with the private hospitality industry, as it is not marketed to the public and services are provided almost exclusively to those associated with the University or University Hospital. This expansion would bring increased tax revenue to the State of Utah, starting at \$89,000 annually.



## Cost Estimate

Construction	\$6,339,936
Design Fees	\$494,757
Property Purchase	\$0
Furnishings & Equip.	\$525,843
Other	\$889,465
<b>Total Est. Cost</b>	<b>\$8,250,000</b>
1.1% Capital Improv.	\$90,750
Increased O & M	\$0

**\$8,250,000**  
**Total Estimated Cost**

### ADDITIONAL PROJECT INFORMATION

Total Project Cost Sq/Ft	\$301
Construction Cost Sq/Ft	\$231
Sq Ft (New Bldg.)	27,365
Sq Ft (Existing Bldg.)	2,125
New FTE Required	1.5
Added Program Cost	\$125,000
Programming	N/A
<b>Systems Replacement</b>	<b>\$5,071,949</b>
<b>Estimated Bldg. Life</b>	<b>50 Years</b>