



Fiscal Year 2021
Other Project Requests

Other Project Requests Summary

Project Description	Other Requests
University of Utah Health Sciences Campus Office Space Bonding Authorization	\$100,000,000
University of Utah Health Sciences Garage & Roadway Improvements Bonding Authorization	\$80,000,000
Utah State University Blanding Professional Career & Technical Education Building (PCTE) O&M Request	\$37,162
Salt Lake Community College Westpointe Student Support Building O&M Request	\$328,929
University of Utah Rio Tinto Kennecott Building Addition for Engineering O&M Request	\$162,100
Dixie State University Land Bank Request	\$10,075,000

Health Sciences Campus Office Space

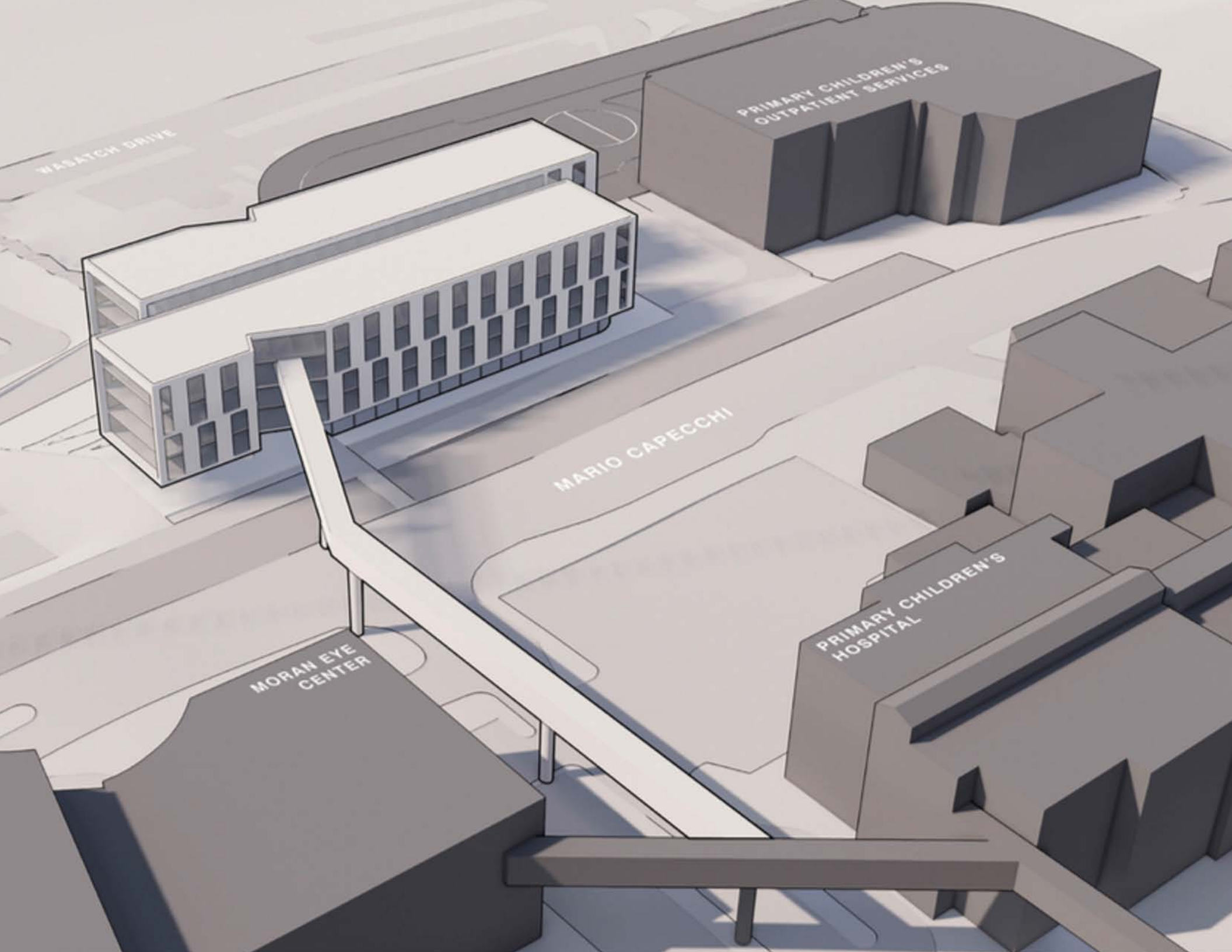
Requested Bonding Authorization | \$100,000,000

The Health Sciences Campus Office Space project will provide both replacement and growth space for many of the office functions in Building 521, a facility that was designed to be state of the art almost 60 years ago. Occupants are severely compromised in terms of safety and performance, due to deteriorating infrastructure, outdated seismic restraint and inadequate architectural and technological systems.

Approximately 1,200 faculty and staff will be relocated to the new office building, all of whom require close proximity to the clinical, research and academic programs on the Health Sciences campus. The School of Medicine faculty have been growing at approximately 7% per year over the last decade. This is expected to continue, as additional clinical providers are needed to support the current and future census growth, while also increasing research and academic opportunities to fulfill the strategic objectives of the organization. The project includes a bridge to connect the 250,000 GSF office building to the hospital.

This project is urgent as Building 521 continues to fail, while the School of Medicine continues to grow. Additional office space is required to allow demolition of the 598,651 GSF Building 521. This is part of a broad workspace solution that identifies offices that must be on campus while distributing additional offices adjacent to campus or near community-based programs. The new building will be adjacent to the TRAX station to encourage use of public transit. Relocating some Building 521 employees to other locations in the community will further reduce campus traffic. Failure to proceed will require added investment into Building 521 as well as additional off campus solutions, and will fragment programs that require medical faculty and staff to be available on campus.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$101,039,312	\$404.16	84.34%
New Building Costs	\$75,033,813	\$300.14	62.63%
Renovated Building Costs	\$0	\$0.00	0.00%
Building Escalation Costs	\$3,864,755	\$15.46	3.23%
Building Contingency Insurance	\$3,747,682	\$14.99	3.13%
Building FF&E	\$10,295,000	\$41.18	8.59%
Building Soft Costs	\$8,098,063	\$32.39	6.76%
Site Costs	\$13,237,481	\$52.95	11.05%
Site Infrastructure Costs	\$11,587,500	\$46.35	9.67%
Utility Impact & Connection Fees	\$250,000	\$1.00	0.21%
Site Infrastructure & Impact Connection Fees Escalation Costs	\$609,712	\$2.44	0.51%
Site Infrastructure Contingency/Insurance	\$591,243	\$2.36	0.49%
Site Infrastructure Soft Costs	\$199,026	\$0.80	0.17%
Pre-construction Costs	\$5,527,479	\$22.11	4.61%
Programming/Pre-design	\$811,920	\$3.25	0.68%
Design	\$4,715,558	\$18.86	3.94%
Property Acquisition	\$0	\$0.00	0.00%
Property Acquisition Costs	\$0	\$0.00	0.00%
Total Estimated Cost	\$119,804,272	\$479.22	100.00%



Health Sciences Garage & Roadway Improvements

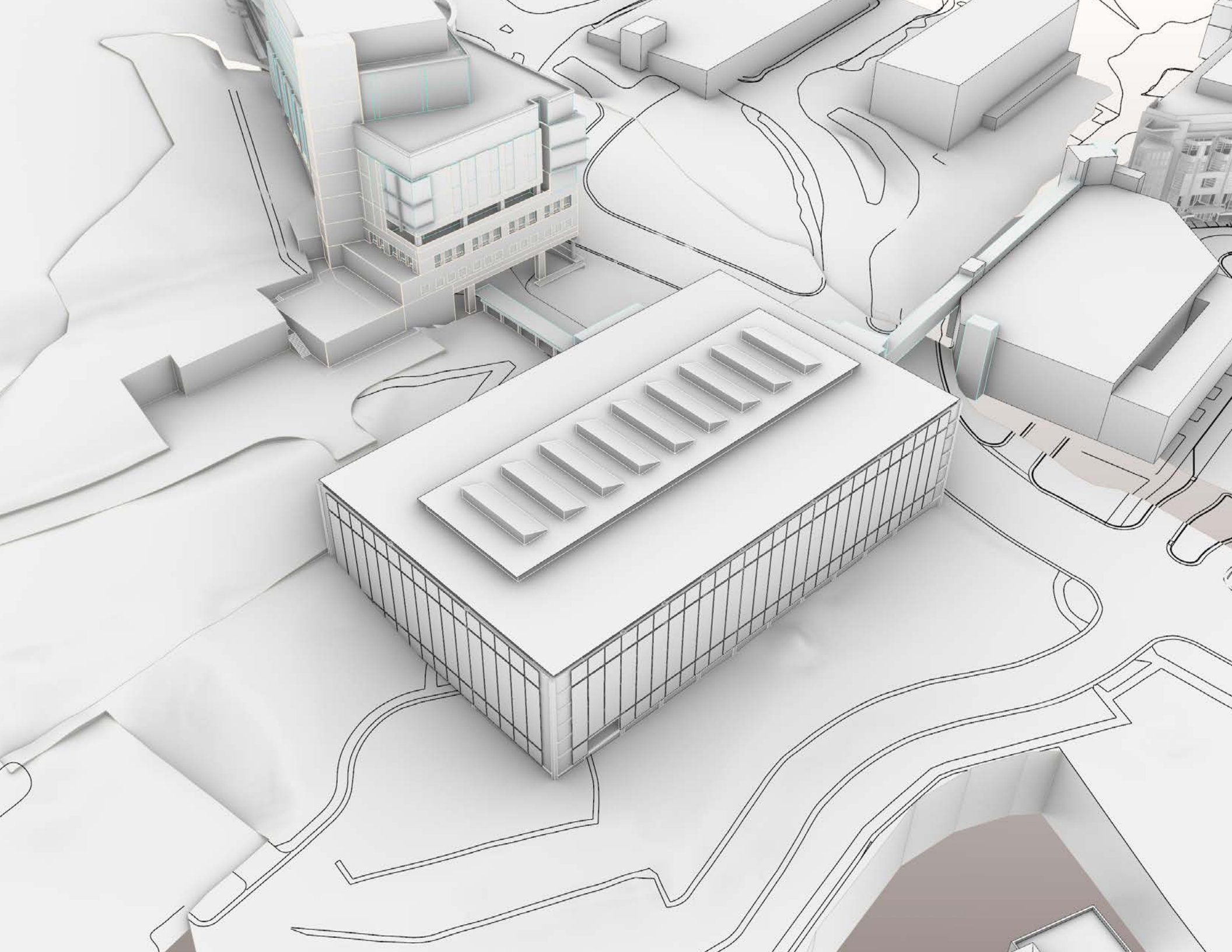
Requested Bonding Authorization | \$80,000,000

The purpose of the Health Sciences Garage and Roadway Improvements project is to improve the patient and visitor experience upon arrival at our Health Sciences Campus, and to address aged roadway infrastructure and a shortage of parking to meet growing demand. The project will add 1,400 parking spaces and upgrade North Medical Drive so that it can safely and adequately handle traffic to our hospitals and clinics. The New Building Costs line item to the right includes \$25 million for increased costs resulting from the hillside location as well as the construction of a pedestrian walkway to the University Hospital. The site costs consist of rerouting and improving roads and providing a tunnel entrance/exit for the garage.

University Hospitals and Clinics, and the Huntsman Cancer Institute, serve a growing number of patients in Utah and the Mountain West. Services include specialty care and level 1 trauma services not available elsewhere in the region. These services also provide jobs to our growing community, attract talented physicians and researchers to Utah, and serve as a training arena for the state's medical education programs.

It is critical that this work be completed by the time the Kathryn F. Kirk Center for Comprehensive Cancer Care and Women's Cancers opens in mid-2022. Without it, parking will not be available to serve the expanded services, and roadway safety and capacity issues will worsen.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$70,446,969	\$150.26	74.99%
New Building Costs	\$61,131,035	\$130.39	65.08%
Renovated Building Costs	\$17,500	\$0.13	0.02%
Building Escalation Costs	\$3,718,807	\$7.93	3.96%
Building Contingency Insurance	\$3,080,334	\$6.57	3.28%
Building FF&E	\$275,000	\$0.59	0.29%
Building Soft Costs	\$2,224,293	\$4.74	2.37%
Site Costs	\$16,627,843	\$35.47	17.70%
Site Infrastructure Costs	\$14,555,000	\$31.05	15.49%
Utility Impact & Connection Fees	\$250,000	\$0.53	0.27%
Site Infrastructure & Impact Connection Fees Escalation Costs	\$900,468	\$1.92	0.96%
Site Infrastructure Contingency/Insurance	\$746,010	\$1.59	0.79%
Site Infrastructure Soft Costs	\$176,365	\$0.38	0.19%
Pre-construction Costs	\$6,861,197	\$14.63	7.30%
Programming/Pre-design	\$1,334,655	\$2.85	1.42%
Design	\$5,526,542	\$11.79	5.88%
Property Acquisition	\$0	\$0.00	0.00%
Property Acquisition Costs	\$0	\$0.00	0.00%
Total Estimated Cost	\$93,936,009	\$200.36	100.00%



Blanding Professional Career & Technical Education Building (PCTE)

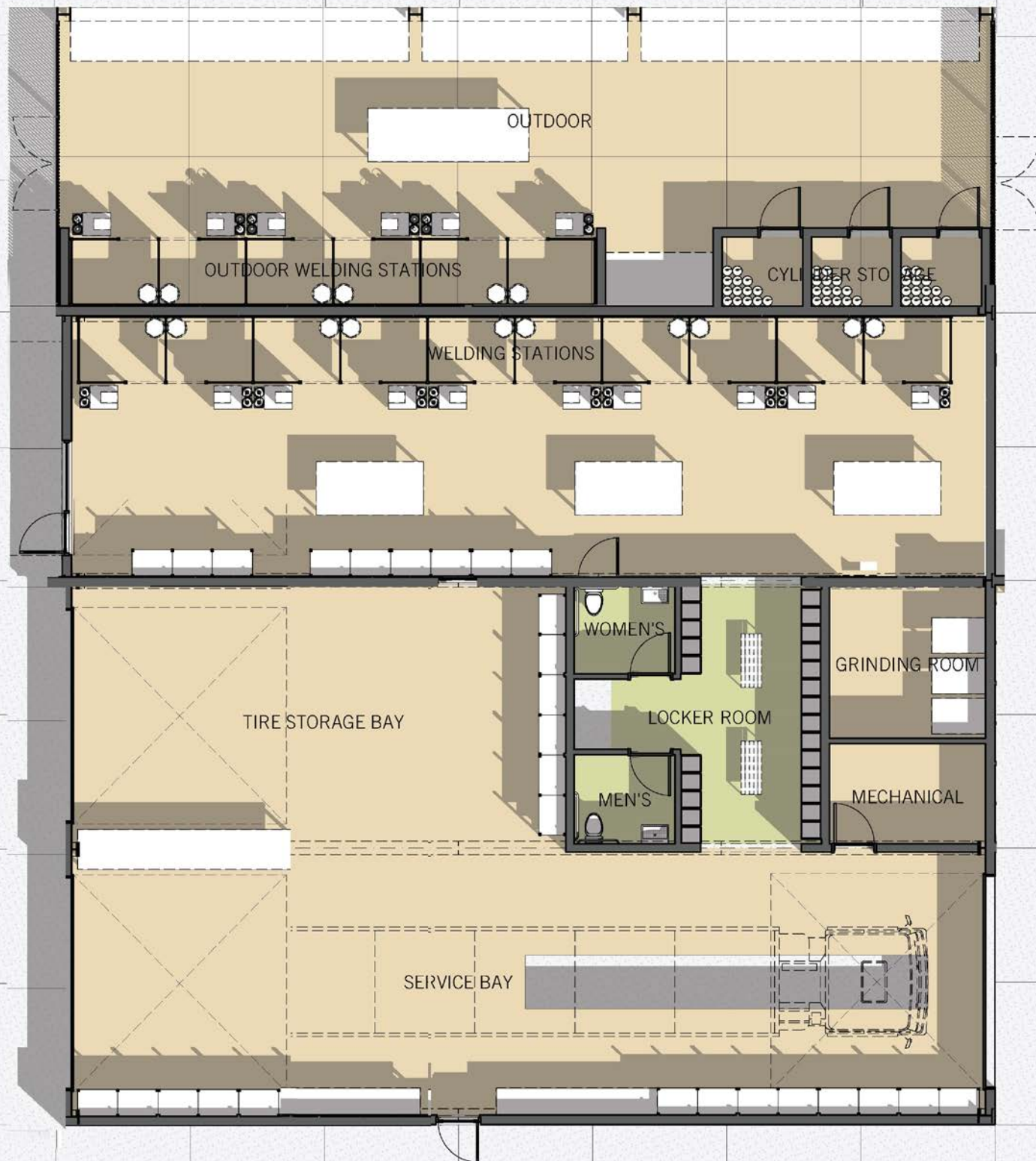
Annual State-funded O&M Request | \$37,162

The Blanding Professional Career and Technical Education Building (PCTE) is a proposed new building on the USU Blanding campus. The building will provide space for the existing Heavy Equipment and Trucking Maintenance Program as well as the new Welding Program. The new building will enable USU Blanding to relocate the Heavy Equipment and Trucking Maintenance program to the Blanding campus where other career and technical programs are housed. The Welding Program is a new program being developed by USU Blanding in response to regional demand. In order to accommodate this new program, new space will need to be provided.

USU Blanding provides a critical function in providing career and technical services education for the rural population of remote San Juan County. These programs provide high-quality jobs which support economic development. Without the new facility, the trucking program will be forced to continue to operate solely in a sub-standard leased space off campus. The poor quality of the space and the remote location does not conform to USU standards for educational space, and creates inefficiencies for students and faculty. Also, without the new building, the Welding Program won't be able to be developed.

The project should receive ongoing state funding for O&M because the functions supported within the proposed building are core academic programs. O&M requirements will consist primarily of utility costs, materials, custodial staff and technician support for crafts and trades.

O&M Cost Breakdown	Square Feet	Rate Per Square Foot	Total Amount
New Space to be Added			
Classroom/Office	-	\$8.96	-
Libraries/Student Centers	-	\$7.91	-
Service/Shops	4,035	\$9.21	\$37,162
Labs	-	\$10.24	-
Physical Education	-	\$7.97	-
Subtotal	4,035	\$9.21	\$37,162
Space to be Remodeled			
Classroom/Office	-	\$8.96	-
Libraries/Student Centers	-	\$7.91	-
Service/Shops	-	\$9.21	-
Labs	-	\$10.24	-
Physical Education	-	\$7.97	-
Subtotal	-	-	-
Total GSF of the Project	4,035	\$9.21	\$37,162
Less Current O&M for Space Remodeled/Deleted Where Applicable	-	-	-
Annual State-funded O&M Request			\$37,162



Salt Lake Community College

Westpointe Student Support Building

Annual State-funded O&M Request | \$328,929

In accordance with policy R702, Non-state Funded Projects; Salt Lake Community College is requesting O&M funding for the recently-acquired Student Support Building on the Westpointe Campus. The property is located at 2150 West Dauntless Avenue in Salt Lake City and is contiguous to SLCC's current Westpointe Workforce Training and Education Center facility.

The purchase of this property was approved by the SLCC Board of Trustees on April 10, 2019 and by the State Board of Regents on May 17, 2019. During that meeting, it was also acknowledged and approved that SLCC would seek ongoing O&M funds for the building in the upcoming Legislative Session. As specified in Section 4 of the above-named policy, "the use of this building is primarily for approved academic and training purposes and associated support, and is consistent with [SLCC's] facilities master plan requirements."

O&M Cost Breakdown	Square Feet	Rate Per Square Foot	Total Amount
New Space to be Added			
Classroom/Office	17,951	\$8.96	\$160,841
Libraries/Student Centers	3,655	\$7.91	\$28,911
Service/Shops	6,855	\$9.21	\$63,135
Labs	7,426	\$10.24	\$76,042
Physical Education	-	\$7.97	-
Subtotal	35,887	\$9.17	\$328,929
Space to be Remodeled			
Classroom/Office	-	\$8.96	-
Libraries/Student Centers	-	\$7.91	-
Service/Shops	-	\$9.21	-
Labs	-	\$10.24	-
Physical Education	-	\$7.97	-
Subtotal	-	-	-
Total GSF of the Project	35,887	\$9.17	\$328,929
Less Current O&M for Space Remodeled/Deleted Where Applicable	-	-	-
Annual State-funded O&M Request			\$328,929



Rio Tinto Kennecott Building Addition for Engineering

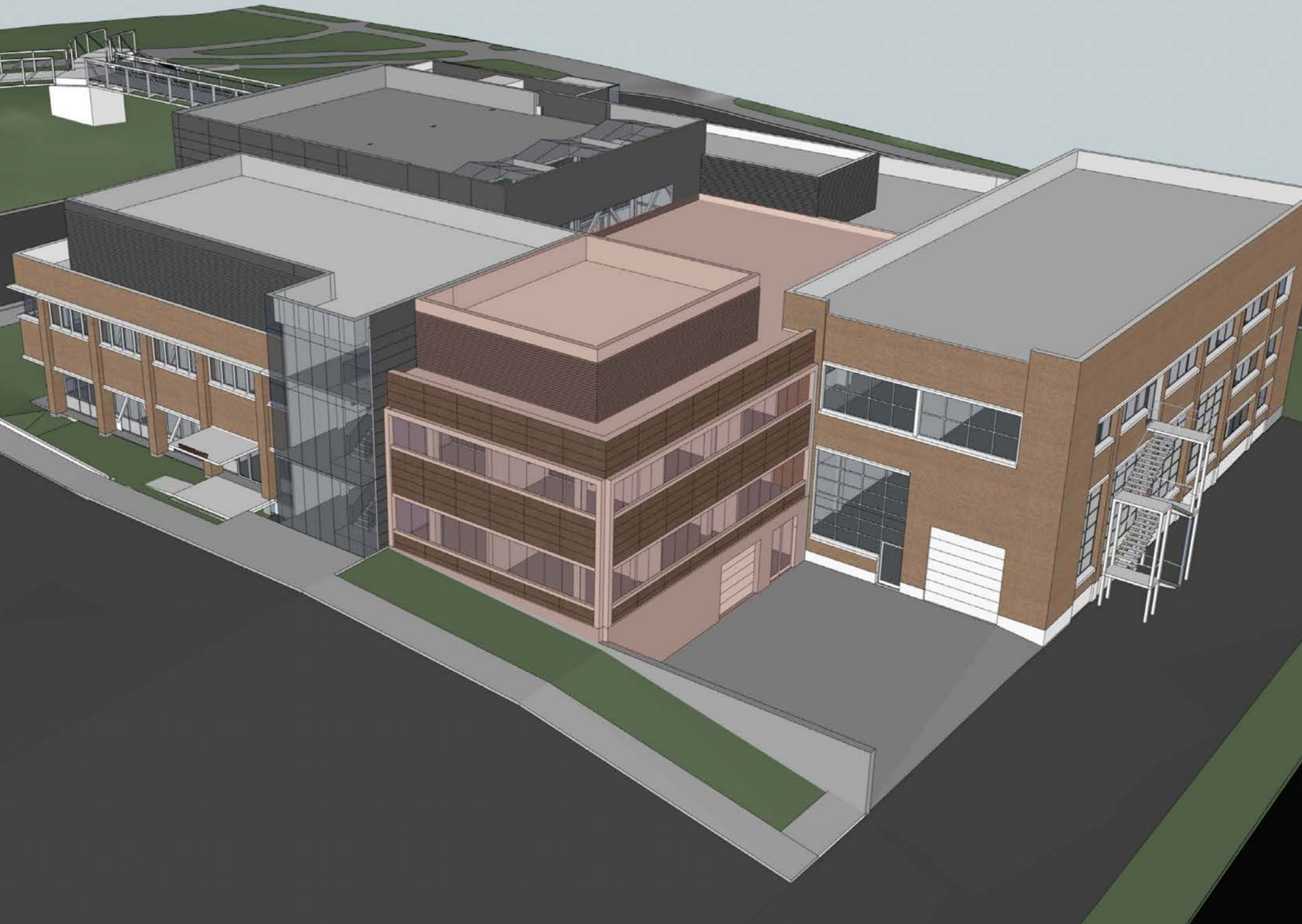
Annual State-funded O&M Request | \$162,100

When Governor Michael Leavitt established the Engineering Initiative, he challenged higher education to double and then triple the number of graduates in engineering and computer science. In his keynote address at the Utah Tech Innovation Summit this April, he said, “The Engineering Initiative of 18 years ago is not enough for the next eighteen. It’s time to double it again.”

In order to keep growing, Engineering has to have space for the ever-enlarging faculty and student body. Over the last 20 years, College of Engineering graduates have more than tripled from 366 to 1,120. Over the last 12 years, undergraduate enrollment has more than doubled from 2,047 to 4,548. Currently, 23% of the U’s freshman class declared Engineering as their major. The College has continued to renovate and make its existing spaces more efficient in order to accommodate this unprecedented growth; it has spent more than \$1M/yr over the last decade to address physical facilities improvements. But opportunities to renovate existing space are nearly exhausted; at this point, new space is required.

State O&M funding is requested as this facility addition involves exclusively academic space addressing growth in engineering programs in response to the Engineering Initiative supported and funded by the Legislature. The redevelopment of the Rio Tinto Kennecott Mechanical Engineering Building took an aging building for which the State was paying O&M, that had no insulation in the walls and was otherwise extremely energy inefficient, and turned it into an efficient and sustainable LEED Gold building.

O&M Cost Breakdown	Square Feet	Rate Per Square Foot	Total Amount
New Space to be Added			
Classroom/Office	18,089	\$8.96	\$162,100
Libraries/Student Centers	-	\$7.91	-
Service/Shops	-	\$9.21	-
Labs	-	\$10.24	-
Physical Education	-	\$7.97	-
Subtotal	18,089	\$8.96	\$162,100
Space to be Remodeled			
Classroom/Office	-	\$8.96	-
Libraries/Student Centers	-	\$7.91	-
Service/Shops	-	\$9.21	-
Labs	-	\$10.24	-
Physical Education	-	\$7.97	-
Subtotal	-	-	-
Total GSF of the Project	18,089	\$8.96	\$162,100
Less Current O&M for Space Remodeled/Deleted Where Applicable	-	-	-
Annual State-funded O&M Request			\$162,100



Land Bank

FY2021 Request | \$10,075,000

Dixie State University is requesting Utah State Appropriated Funds to purchase property for a land bank to accommodate expansion of the campus and provide educational services supporting future student enrollment growth.

The Southern Parkway and River Road property is currently owned by the State of Utah School and Institutional Trust Lands Administration (SITLA). SITLA and Dixie State University are currently in negotiations for the purchase of the property. SITLA is aware that DSU is requesting a State Appropriation during the 2020 General Session to purchase the property.

The Southern Parkway and River Road property will be used to construct future classroom and laboratory buildings and other necessary infrastructure that will support DSU's enrollment growth and its new and growing academic programs, while providing flexibility in determining the breadth of the future institutional mission. The property will assist in the expansion of public/private partnerships, furthering higher education and workforce development in Utah's southwestern region.

Dixie State University needs the Southern Parkway and River Road property to support its growing student body's campus and facility needs. DSU's current and comprehensive facilities master plan accommodates a student body of up to 15,000 students. To reach 15,000 students on its main campus, DSU must utilize the two remaining vacant building sites and continue to build four- to six-story buildings.

Cost Estimate

Cost	\$10,075,000
Acreage	126
Cost Per Acre	\$79,960
Location	N.W. corner of Southern Parkway and River Road, St. George, UT
Condition	Undeveloped Land
Utilities	Full utilities will be stubbed to the parcel
Total Estimated Cost	\$10,075,000
Other Funding Sources	\$0.00
Previous Funding	\$0.00
Other Funding Sources	\$0.00
2021 Funding Request	\$10,075,000



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