



Fiscal Year 2022  
*Recommended Non-State Funded Project  
Requests*



# Recommended Non-State Funded Project Requests

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Project Description	Other Requests
University of Utah West Village Graduate and Family Student Housing Replacement Bonding Authorization	\$125,800,000
University of Utah Impact Epicenter Building Bonding Authorization	\$85,700,000
Utah State University Equine and Human Science Center Arena Recommendation	\$2,000,000
Department of Alcoholic Beverage Control New Sugarhouse Store Revenue Bond Authorization & Ongoing O&M Request	\$11,725,698
Department of Alcoholic Beverage Control New East Sandy Store Revenue Bond Authorization & Ongoing O&M Request	\$5,524,011

## West Village Graduate and Family Student Housing Replacement

Requested Bonding Authorization | \$125,800,000

The University of Utah requests Building Board recommendation of the West Village Housing project as a non-state funded capital development project. The request includes authorization of a revenue bond to provide \$125.8 million to finance the project. The bonds would then be repaid from revenues generated from the project. The Operations & Maintenance cost and future capital improvement needs will also be funded from revenues derived from the project. No state funds are requested for the project or for future O&M and capital improvements.

The project will construct 504 units which will replace 104 existing units that will be demolished over coming years. The University will determine in the future whether to pursue a subsequent phase to replace more of the existing units that will eventually be demolished.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$106,059,794</b>	<b>\$240.17</b>	<b>84.33%</b>
Facility Cost	\$98,106,712	\$222.16	78.01%
Utility Fee cost	\$157,027	\$0.36	0.12%
Additional Construction Cost	-	-	-
Site Cost	\$7,796,055	\$17.65	6.20%
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$19,706,989</b>	<b>\$44.63</b>	<b>15.67%</b>
Hazardous Materials	\$26,171	\$0.06	0.02%
Pre-Design/Planning	\$850,119	\$1.93	0.68%
Design	\$5,095,552	\$11.54	4.05%
Furnishings & Equipment	\$3,294,955	\$7.46	2.62%
Information Technology	\$1,432,100	\$3.24	1.14%
Utah Art	-	-	-
Testing & Inspection	\$1,140,087	\$2.58	0.91%
Contingency	\$4,893,557	\$11.08	3.89%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$159,090	\$0.36	0.13%
User Fees	\$853,663	\$1.93	0.68%
Legal Services	\$106,060	\$0.24	0.08%
DFCM Management	\$178,060	\$0.40	0.14%
Commissioning	\$1,060,598	\$2.40	0.84%
Other Costs	\$616,976	\$1.40	0.49%
<b>Total Estimated Cost</b>	<b>\$125,766,783</b>	<b>\$284.79</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	441,610
Increase in Ongoing State-funded O&M	\$0.00





## Impact Epicenter Building

Requested Bonding Authorization | \$85,700,000

The University of Utah requests Building Board recommendation of the Impact – Epicenter Building project as a non-state funded capital development project. The request includes authorization of a revenue bond to provide up to \$85.7 million to finance the project. The bonds would then be repaid from donations and revenues generated from the project. The Operations & Maintenance cost and future capital improvement needs will also be funded from revenues derived from the project. No state funds are requested for the project or for future O&M and capital improvements.

The project will construct a 254,882 square foot facility to house 575 beds along with the Sorenson Impact Center and the Business, Health & Prosperity Center. This will create another living—learning community on the University campus. These communities deepen student engagement and commitment thereby improving retention and graduation rates. Building on the highly successful Lassonde Studios, the University has a strong demand for additional Living—Learning Communities.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$68,280,335</b>	<b>\$267.89</b>	<b>79.68%</b>
Facility Cost	\$67,785,106	\$265.95	79.11%
Utility Fee cost	\$114,760	\$0.45	0.13%
Additional Construction Cost	-	-	-
Site Cost	\$380,469	\$1.49	0.44%
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$17,407,969</b>	<b>\$68.30</b>	<b>20.32%</b>
Hazardous Materials	\$37,819	\$0.15	0.04%
Pre-Design/Planning	\$811,659	\$3.18	0.95%
Design	\$3,619,233	\$14.20	4.22%
Furnishings & Equipment	\$3,762,984	\$14.76	4.39%
Information Technology	\$1,122,818	\$4.41	1.31%
Utah Art	-	-	-
Testing & Inspection	\$682,803	\$2.68	0.80%
Contingency	\$3,082,313	\$12.09	3.60%
Moving/Occupancy	\$15,000	\$0.06	0.02%
Builder's Risk Insurance	\$102,421	\$0.40	0.12%
User Fees	\$813,625	\$3.19	0.95%
Legal Services	\$68,280	\$0.27	0.08%
DFCM Management	\$140,280	\$0.55	0.16%
Commissioning	\$665,734	\$2.61	0.78%
Other Costs	\$2,483,000	\$9.74	2.90%
<b>Total Estimated Cost</b>	<b>\$85,688,304</b>	<b>\$336.19</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	254,882
Increase in Ongoing State-funded O&M	\$0.00



## Equine and Human Science Center Arena

Estimated Non-state Funded Cost | \$2,000,000

Utah State University desires approval to construct an Equine and Human Science Center Arena on the USU South Farm Campus. No funds are being requested for construction, operation and maintenance (O&M), or future capital improvements.

This proposed 21,000 square foot indoor horse arena, will be the first facility developed as part of the Equine and Human Science Center (EHSC). The EHSC will consist of several phases of construction for a complex of buildings and trails to support the rapidly expanding Equine Assisted Activities and Therapies (EAAT) academic program. Students enrolled in the EAAT academic program will provide equine assisted activities and therapeutic experiences to a wide variety of individuals with differing abilities, with a special focus on veterans, individuals with disabilities, and their families. It will provide student training in equine techniques for mental health fields. Continuing education courses for professionals and the community through cooperative extension and clinical services will also be available.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$1,622,022</b>	<b>\$77.24</b>	<b>81.10%</b>
Facility Cost	\$1,098,789	\$52.32	54.94%
Utility Fee cost	-	-	-
Additional Construction Cost	-	-	-
Site Cost	\$523,233	\$24.92	26.16%
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$377,978</b>	<b>\$18.00</b>	<b>18.90%</b>
Hazardous Materials	-	-	-
Pre-Design/Planning	\$10,000	\$0.48	0.50%
Design	\$103,647	\$4.94	5.18%
Furnishings & Equipment	\$47,530	\$2.26	2.38%
Information Technology	\$30,000	\$1.43	1.50%
Utah Art	-	-	-
Testing & Inspection	\$20,275	\$0.97	1.01%
Contingency	\$96,510	\$4.60	4.83%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$2,433	\$0.12	0.12%
User Fees	\$56,771	\$2.70	2.84%
Legal Services	\$811	\$0.04	0.04%
DFCM Management	\$10,000	\$0.48	0.50%
Other Costs	-	-	-
<b>Total Estimated Cost</b>	<b>\$2,000,000</b>	<b>\$95.24</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	21,000
Increase in Ongoing State-funded O&M	\$0.00





# Department of Alcoholic Beverage Control

## New Sugarhouse Store

Estimated Revenue Bond Request | \$11,725,698

Increased Ongoing O&M Request | \$22,257

The Department of Alcoholic Beverage Control is requesting a recommendation to the Legislature for the following two new liquor stores: New Sugarhouse Liquor Store New East Sandy Liquor Store

The Department of Alcoholic Beverage Control is fully funded through the collected revenue from alcohol sales. The department will repay the state of Utah bonds each year for the new store in East Sandy and the relocation of the Sugarhouse store. The request from the DABC for both buildings is for non-state funding. Both new sites are anticipated to help the department reasonably meet the increased demand on surrounding stores.

The property was purchased using the DABC property acquisition fund in the amount of \$5M. This bonding authority will be used to re-pay that fund.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$4,346,433</b>	<b>\$347.71</b>	<b>37.07%</b>
Facility Cost	\$4,007,700	\$320.62	34.18%
Utility Fee cost	\$109,800	\$8.78	0.94%
Additional Construction Cost	\$164,700	\$13.18	1.40%
Site Cost	-	-	-
High Performance Building	\$64,233	\$5.14	0.55%
<b>Total Soft Costs</b>	<b>\$7,379,265</b>	<b>\$590.34</b>	<b>62.93%</b>
Hazardous Materials	\$79,180	\$6.33	0.68%
Pre-Design/Planning	\$45,000	\$3.60	0.38%
Design	\$406,221	\$32.50	3.46%
Property Acquisition	\$5,000,000	\$400.00	42.64%
Furnishings & Equipment	\$325,000	\$26.00	2.77%
Information Technology	\$40,000	\$3.20	0.34%
Utah Art	\$43,464	\$3.48	0.37%
Testing & Inspection	\$50,000	\$4.00	0.43%
Contingency	\$234,707	\$18.78	2.00%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$6,520	\$0.52	0.06%
Legal Services	\$2,173	\$0.17	0.02%
DFCM Management	\$35,000	\$2.80	0.30%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$80,000	\$6.40	0.68%
Other Costs	\$1,032,000	\$82.56	8.80%
<b>Total Estimated Cost</b>	<b>\$11,725,698</b>	<b>\$938.06</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	12,500
Increase in Ongoing State-funded O&M	\$22,257



# Department of Alcoholic Beverage Control

## East Sandy Store

Estimated Revenue Bond Request | \$5,524,011

New Ongoing O&M Request | \$63,954

The Department of Alcoholic Beverage Control is requesting a recommendation to the Legislature for the following two new liquor stores: New Sugarhouse Liquor Store New East Sandy Liquor Store

The Department of Alcoholic Beverage Control is fully funded through the collected revenue from alcohol sales. The department will repay the state of Utah bonds each year for the new store in East Sandy and the relocation of the Sugarhouse store. The request from the DABC for both buildings is for non-state funding. Both new sites are anticipated to help the department reasonably meet the increased demand on surrounding stores.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$3,443,468</b>	<b>\$228.83</b>	<b>62.34%</b>
Facility Cost	\$3,285,607	\$218.34	59.48%
Utility Fee cost	\$106,973	\$7.11	1.94%
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	\$50,889	\$3.38	0.92%
<b>Total Soft Costs</b>	<b>\$2,080,543</b>	<b>\$138.26</b>	<b>37.66%</b>
Hazardous Materials	\$131,250	\$8.72	2.38%
Pre-Design/Planning	\$35,000	\$2.33	0.63%
Design	\$313,137	\$20.81	5.67%
Property Acquisition	\$720,000	\$47.85	13.03%
Furnishings & Equipment	\$430,000	\$28.58	7.78%
Information Technology	\$30,000	\$1.99	0.54%
Utah Art	\$34,435	\$2.29	0.62%
Testing & Inspection	\$40,000	\$2.66	0.72%
Contingency	\$192,834	\$12.81	3.49%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$5,165	\$0.34	0.09%
Legal Services	\$1,722	\$0.11	0.03%
DFCM Management	\$32,000	\$2.13	0.58%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$65,000	\$4.32	1.18%
Other Costs	\$50,000	\$3.32	0.91%
<b>Total Estimated Cost</b>	<b>\$5,524,011</b>	<b>\$367.09</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	15,048
Increase in Ongoing State-funded O&M	\$63,954



