



Fiscal Year 2023  
*Recommended Non-state Funded Project  
Requests*



# Recommended Non-state Funded Project Requests

Project Description	Other Requests
University of Utah Kahlert Village 4th Wing Bonding Authorization	\$47,600,000
University of Utah Impact Health and Prosperity Increased Bonding Authorization	\$33,000,000
University of Utah West Valley Health and Community Center Bonding Authorization	\$400,000,000
Utah State University Art Education and Research Center	\$5,619,675
Utah State University Enhancements to Maverik Stadium	\$7,000,000
Dixie State University Campus View Suites Phase III	\$62,499,550
Utah Valley University M26 Parking Garage	\$11,991,820
Department of Alcoholic Beverage Control Park City Area Store	\$8,214,253
Department of Alcoholic Beverage Control St. George Area Store	\$7,455,342
<b>Total FY2023 Non-state Funded Project Requests</b>	<b>\$583,380,640</b>

## Kahlert Village 4th Wing

Requested Bonding Authorization | \$47,600,000

The University of Utah requests approval of a nonstate funded capital development project to construct a 4th wing to Kahlert Village Student Housing. The 4th wing was anticipated in the planning of the original Kahlert Village project. The 109,727 square foot addition will consist of five stories and provide an additional 430 beds bringing the total bed count for Kahlert Village to 1,422 beds. Program space will be provided on the ground level while the addition will take advantage of existing dining and support spaces previously constructed in Kahlert Village.

This project will address increasing demand for on-campus student housing. For the Fall 2021 semester, the waitlist of students seeking on-campus housing reached 1,254. This housing is targeted towards freshmen and is needed to help address the substantial growth in freshman enrollment. The Fall 2021 freshman class of 5,361 students is 19.6% higher than the record class of Fall 2020. This will facilitate continued improvement in student success as we have found that students who live on campus during their first year are, on average, 12% more likely to graduate.

The proposed total project budget is \$47,594,000 and will be financed through revenue bonds which will be repaid from housing revenues. Housing revenues will also fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance costs.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$38,013,574</b>	<b>\$346.44</b>	<b>79.87%</b>
Facility Cost	\$37,944,884	\$345.81	79.73%
Utility Fee Cost	\$68,690	\$0.63	0.14%
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$9,580,300</b>	<b>\$87.31</b>	<b>20.13%</b>
Hazardous Materials	\$1,585	\$0.01	0.00%
Pre-Design/Planning	\$143,504	\$1.31	0.30%
Design	\$2,246,240	\$20.47	4.72%
Furnishings & Equipment	\$1,478,516	\$13.47	3.11%
Information Technology	\$372,991	\$3.40	0.78%
Utah Art	\$50,000	\$0.46	0.11%
Testing & Inspection	\$306,016	\$2.79	0.64%
Contingency	\$1,711,737	\$15.60	3.60%
Moving/Occupancy	\$5,000	\$0.05	0.01%
Builder's Risk Insurance	\$57,020	\$0.52	0.12%
User Fees	\$747,217	\$6.81	1.57%
Legal Services	\$38,014	\$0.35	0.08%
DFCM Management	\$104,020	\$0.95	0.22%
Commissioning	\$539,940	\$4.92	1.13%
Other Costs	\$1,778,500	\$16.21	3.74%
<b>Total Estimated Cost</b>	<b>\$47,593,874</b>	<b>\$433.75</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	109,727
Increase in Ongoing State-funded O&M	-



## Impact Health and Prosperity Scope Increase

Requested Additional Bonding Authorization | \$33,000,000

The University of Utah requests Building Board approval of an expansion of the Impact Health and Prosperity Epicenter Building project that was approved in the 2021 legislative session as a nonstate funded capital development project. This project was previously approved with \$85.7 million of revenue bonding authority and a scope that included 575 new beds of on-campus housing. Due to increasing demand for student housing, approval is sought to increase the project scope by 200 beds to a total of 775 new beds. The project will continue to house the Sorenson Impact Center and the Center for Business, Health and Prosperity. The additional scope will add 17,512 square feet bringing the total project square footage to 272,394.

The Impact Health & Prosperity Epicenter will follow the Live-Learn model that has been very successful with Lassonde Studios in which student entrepreneurs live, create and launch their own companies and initiatives. At this new building, students will use the tools of entrepreneurship to solve problems of the human condition (poverty, poor health, etc.). This will also facilitate continued improvement in student success as we have found that students who live on campus during their first year are, on average, 12% more likely to graduate.

The proposed addition to the project budget is \$33,000,000, bringing the total budget to \$118,700,000. This will be financed through revenue bonds which will be repaid from housing revenues and donations. The same funding source will also fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$97,338,682</b>	<b>\$357.35</b>	<b>82.00%</b>
Facility Cost	\$97,213,096	\$356.88	81.90%
Utility Fee Cost	\$125,586	\$0.46	0.11%
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$21,361,318</b>	<b>\$78.42</b>	<b>18.00%</b>
Hazardous Materials	-	-	-
Pre-Design/Planning	\$925,823	\$3.40	0.78%
Design	\$5,497,700	\$20.18	4.63%
Property Acquisition	\$1,566,500	\$5.75	1.32%
Furnishings & Equipment	\$3,749,500	\$13.76	3.16%
Information Technology	\$1,387,472	\$5.09	1.17%
Utah Art	-	-	-
Testing & Inspection	\$973,387	\$3.57	0.82%
Contingency	\$4,382,124	\$16.09	3.69%
Moving/Occupancy	\$105,000	\$0.39	0.09%
Builder's Risk Insurance	\$146,008	\$0.54	0.12%
User Fees	\$846,603	\$3.11	0.71%
Legal Services	\$97,339	\$0.36	0.08%
DFCM Management	\$169,339	\$0.62	0.14%
Commissioning	\$1,041,523	\$3.82	0.88%
Other Costs	\$473,000	\$1.74	0.40%
<b>Total Estimated Cost</b>	<b>\$118,700,000</b>	<b>\$435.77</b>	<b>100.00%</b>

### Bonding Authorization

FY2022 Approved Bonding Authorization	\$85,700,000
FY2023 Requested Bonding Authorization	\$33,000,000
<b>Total Bonding Authorization</b>	<b>\$118,700,000</b>



## West Valley Health and Community Center

Requested Bonding Authority | \$400,000,000

The University of Utah requests Building Board approval of a nonstate funded capital development project to construct a University of Utah Health Center in West Valley City. It will be located in the area of 3750 South and 5600 West in West Valley City. Phase 1 will include:

1. A 159,000 square foot ambulatory building housing 185 exam rooms and full ancillary services
2. A 428,000 square foot inpatient hospital with 187 inpatient beds, 22 ED beds, 25 operating & procedure rooms, and full ancillary services.

This expansion will address the ongoing growth of U Health in a location that has elevated rates of serious health conditions while being in need of health care resources. A large portion of the area population identifies U Health as their preferred health care provider. This project will also address community needs for jobs, training and education.

The proposed total project budget is \$400,000,000 and will be financed through revenue bonds which will be repaid from clinical revenues. Clinical revenues will also fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$343,290,956</b>	<b>\$566.11</b>	<b>85.82%</b>
Facility Cost	\$328,532,383	\$541.78	82.13%
Utility Fee Cost	\$568,384	\$0.94	0.14%
<b>Additional Construction Cost</b>	<b>-</b>	<b>-</b>	<b>-</b>
Site Cost	\$14,190,190	\$23.40	3.55%
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$56,709,044</b>	<b>\$93.52</b>	<b>14.18%</b>
Hazardous Materials	\$85,258	\$0.14	0.02%
Pre-Design/Planning	\$3,755,348	\$6.19	0.94%
Design	\$22,999,407	\$37.93	5.75%
Furnishings & Equipment	-	-	-
Information Technology	\$1,762,200	\$2.91	0.44%
Utah Art	\$200,000	\$0.33	0.05%
Testing & Inspection	\$3,446,251	\$5.68	0.86%
Contingency	\$15,674,587	\$25.85	3.92%
Moving/Occupancy	\$100,000	\$0.16	0.03%
Builder's Risk Insurance	\$514,936	\$0.85	0.13%
User Fees	\$1,127,622	\$1.86	0.28%
Legal Services	\$343,291	\$0.57	0.09%
DFCM Management	\$415,291	\$0.68	0.10%
Commissioning	\$5,934,854	\$9.79	1.48%
Other Costs	\$350,000	\$0.58	0.09%
<b>Total Estimated Cost</b>	<b>\$400,000,000</b>	<b>\$659.63</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	606,400
Increase in Ongoing State-funded O&M	-

POTENTIAL HELIPAD LOCATION

POTENTIAL PHASE 1

POTENTIAL PHASE 1:  
SEPERATELY FUNDED  
PARKING STRUCTURE

POTENTIAL HELIPAD LOCATION

AMBULANCE ENTRY



5600 WEST

BUS SHELTER

OUTPATIENT DROP-OFF

INPATIENT DROP-OFF

EMERGENCY WALK-IN

CILMA DRIVE



## Art Education and Research Center

Requested Bonding Authority | \$5,619,675

Increased State Funded O&M | \$66,188

Utah State University requests approval of the Nora Eccles Harrison Museum of Art (NEHMA) Education and Research Center as a non-state funded capital development project. Additionally, since this project will support teaching, learning, and research on many levels, Utah State University requests funds for operation and maintenance (O&M) and future capital improvement.

The project will construct a 9,450 square foot addition to the west side of the Fine Arts Complex to provide space for academic research and collaboration, while also housing a significant private collection of art works to be donated to the university. Additional storage capacity will be included to address future growth of the collection. The new addition will provide accessible interpretive space, a multi-purpose classroom, and high quality, compact storage for the art works. The addition will provide specialized resources for faculty and students, serving academic units across the University.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 4,195,939</b>	<b>\$444.01</b>	<b>74.67%</b>
Facility Cost	\$ 4,133,930	\$437.45	73.56%
Utility Fee Cost	-	-	-
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	\$ 62,009	\$6.56	1.10%
<b>Total Soft Costs</b>	<b>\$ 1,423,736</b>	<b>\$150.66</b>	<b>25.33%</b>
Hazardous Materials	\$ 4,340	\$0.46	0.08%
Pre-Design/Planning	\$ 38,165	\$4.04	0.68%
Design	\$ 293,884	\$31.10	5.23%
Property Acquisition	-	-	-
Furnishings & Equipment	\$ 557,831	\$59.03	9.93%
Information Technology	\$ 35,438	\$3.75	0.63%
Utah Art	-	-	-
Testing & Inspection	\$ 37,763	\$4.00	0.67%
Contingency	\$ 228,679	\$24.20	4.07%
Moving/Occupancy	\$ 5,670	\$0.60	0.10%
Builder's Risk Insurance	\$ 6,294	\$0.67	0.11%
Legal Services	\$ 2,098	\$0.22	0.04%
DFCM Management	\$ 32,980	\$3.49	0.59%
User Fees	\$ 125,878	\$13.32	2.24%
High Performance Building Standard (HPBS)	\$ 54,717	\$5.79	0.97%
Other Costs	-	-	-
<b>Total Estimated Cost</b>	<b>\$ 5,619,675</b>	<b>\$594.67</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	9,450
Increase in Ongoing State-funded O&M	\$66,188



## Enhancements to Maverik Stadium

Requested Bonding Authority | \$7,000,000

Utah State University requests approval of the enhancements to Maverik Stadium, a non-state funded capital development project. No funds are being requested for construction, operation and maintenance (O&M), or future capital improvements.

Based on a feasibility study conducted in 2019, there is a need to improve access and services on the east, student side, of the Maverik Stadium; address ADA seating at multiple levels within the facility; renovate or replace the concourse level and upper eastside restroom facilities; address the circulation bottleneck around the concourse level restroom building; and extend the south concourse concessions building to add four additional service windows.

The estimated budget of the project is \$7.0 million and will be funded by revenue bonds to be repaid with existing student building fee revenues.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 5,852,035</b>	<b>\$309.63</b>	<b>83.60%</b>
Facility Cost	\$ 5,765,552	\$305.06	82.37%
Utility Fee Cost	-	-	-
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	\$ 86,483	\$4.58	1.24%
<b>Total Soft Costs</b>	<b>\$ 1,147,965</b>	<b>\$60.74</b>	<b>16.40%</b>
Hazardous Materials	-	-	-
Pre-Design/Planning	\$ 67,668	\$3.58	0.97%
Design	\$ 359,315	\$19.01	5.13%
Property Acquisition	-	-	-
Furnishings & Equipment	-	-	-
Information Technology	\$ 70,874	\$3.75	1.01%
Utah Art	\$ 58,520	\$3.10	0.84%
Testing & Inspection	\$ 58,520	\$3.10	0.84%
Contingency	\$ 263,342	\$13.93	3.76%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$ 8,778	\$0.46	0.13%
Legal Services	\$ 2,926	\$0.15	0.04%
DFCM Management	\$ 52,083	\$2.76	0.74%
User Fees	\$ 195,990	\$10.37	2.80%
High Performance Building Standard (HPBS)	-	-	-
Other Costs	\$ 9,948	\$0.53	0.14%
<b>Total Estimated Cost</b>	<b>\$ 7,000,000</b>	<b>\$370.37</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	18,900
Increase in Ongoing State-funded O&M	-



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CONCESSIONS

## Campus View Suites Phase III

Requested Bonding Authority | \$62,499,550

Dixie State University seeks approval and bonding authority to build Campus View Suites Phase III. The new student housing building is needed to accommodate continued student enrollment growth. Currently, even with the opening of the 534-bed Campus View Suites Phase II in Fall 2021 and the 352-bed Campus View Suites in the Fall of 2016, all on-campus and privately owned off-campus student housing complexes remain full. For the University to continue to grow at the current pace, additional student housing must be built. Campus View Suites Phase III will be located on the current site of Nisson Towers and on a portion of the parking lot directly east of Nisson Towers.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 51,727,083</b>	<b>\$366.69</b>	<b>82.76%</b>
Facility Cost	\$ 49,835,123	\$353.28	79.74%
Utility Fee Cost	\$ 790,932	\$5.61	1.27%
Additional Construction Cost	-	-	-
Site Cost	\$ 336,589	\$2.39	0.54%
High Performance Building	\$ 764,440	\$5.42	1.22%
<b>Total Soft Costs</b>	<b>\$ 10,772,467</b>	<b>\$76.37</b>	<b>17.24%</b>
Hazardous Materials	\$ 135,000	\$0.96	0.22%
Pre-Design/Planning	\$ 81,727	\$0.58	0.13%
Design	\$ 3,084,990	\$21.87	4.94%
Property Acquisition	-	-	-
Furnishings & Equipment	\$ 2,666,091	\$18.90	4.27%
Information Technology	\$ 846,378	\$6.00	1.35%
Utah Art	-	-	-
Testing & Inspection	\$ 465,544	\$3.30	0.74%
Contingency	\$ 2,327,719	\$16.50	3.72%
Moving/Occupancy	\$ 46,554	\$0.33	0.07%
Builder's Risk Insurance	\$ 77,591	\$0.55	0.12%
Legal Services	\$ 25,864	\$0.18	0.04%
DFCM Management	\$ 139,271	\$0.99	0.22%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$ 620,725	\$4.40	0.99%
Other Costs	\$ 255,015	\$1.81	0.41%
<b>Total Estimated Cost</b>	<b>\$ 62,499,550</b>	<b>\$443.06</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	141,063
Increase in Ongoing State-funded O&M	-



**DSU**

# Utah Valley University

## M26 Parking Garage

Requested Bonding Authority | \$11,991,820

Utah Valley University is requesting approval to construct a non-state funded parking garage. The structure will contain up to 450 stalls. The garage will serve the needs of our Business School and the center core of campus. The structure will be in our current M26 parking lot.

We plan to bond for this structure, using revenue from parking permits, citations, and daily parking payments. Your approval will allow us to begin programming and design. The project was unanimously approved by the Utah Valley University Board of Trustees on October 28, 2021. We are concurrently seeking approval from the Board of Higher Education for the bond.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 10,116,090</b>	<b>\$55.78</b>	<b>84.36%</b>
Facility Cost	\$ 10,116,090	\$55.78	84.36%
Utility Fee Cost	-	-	-
Additional Construction Cost	-	-	-
Site Cost	-	-	-
High Performance Building	-	-	-
<b>Total Soft Costs</b>	<b>\$ 1,875,730</b>	<b>\$10.34</b>	<b>15.64%</b>
Hazardous Materials	-	-	-
Pre-Design/Planning	\$ 131,045	\$0.72	1.09%
Design	\$ 841,186	\$4.64	7.01%
Property Acquisition	-	-	-
Furnishings & Equipment	-	-	-
Information Technology	\$ 181,350	\$1.00	1.51%
Utah Art	-	-	-
Testing & Inspection	\$ 101,161	\$0.56	0.84%
Contingency	\$ 455,224	\$2.51	3.80%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$ 15,174	\$0.08	0.13%
Legal Services	\$ 5,058	\$0.03	0.04%
DFCM Management	\$ 62,580	\$0.35	0.52%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$ 65,755	\$0.36	0.55%
Other Costs	\$ 17,197	\$0.09	0.14%
<b>Total Estimated Cost</b>	<b>\$ 11,991,820</b>	<b>\$66.13</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	181,350
Increase in Ongoing State-funded O&M	-



M26

COLLEGE DR



# Department of Alcoholic Beverage Control

## Park City Area Store

Requested Approval | \$8,214,253

Increased State Funded O&M | \$55,250

The Department of Alcoholic Beverage Control would like to expand their services for a retail store in the Park City area. The new Park City store will service the needs of the growing population and will be the second liquor store in the Park City area. The total cost of the store will be \$8,214,253 for 13,000 gsf. Softs costs of \$116.46 sf are included in this total amount with total construction costs per square feet at \$357.71.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 4,650,291</b>	<b>\$357.71</b>	<b>56.61%</b>
Facility Cost	\$ 4,178,342	\$321.41	50.87%
Utility Fee Cost	\$ 140,252	\$10.79	1.71%
Additional Construction Cost	\$ 262,973	\$20.23	3.20%
Site Cost	-	-	-
High Performance Building	\$ 68,724	\$5.29	0.84%
<b>Total Soft Costs</b>	<b>\$ 3,563,962</b>	<b>\$274.15</b>	<b>43.39%</b>
Hazardous Materials	\$ 32,400	\$2.49	0.39%
Pre-Design/Planning	\$ 25,000	\$1.92	0.30%
Design	\$ 372,968	\$28.69	4.54%
Property Acquisition	\$ 2,050,000	\$157.69	24.96%
Furnishings & Equipment	\$ 525,000	\$40.38	6.39%
Information Technology	\$ 35,000	\$2.69	0.43%
Utah Art	\$ 46,503	\$3.58	0.57%
Testing & Inspection	\$ 65,000	\$5.00	0.79%
Contingency	\$ 248,791	\$19.14	3.03%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$ 6,975	\$0.54	0.08%
Legal Services	\$ 2,325	\$0.18	0.03%
DFCM Management	\$ 44,000	\$3.38	0.54%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$ 75,000	\$5.77	0.91%
Other Costs	\$ 35,000	\$2.69	0.43%
<b>Total Estimated Cost</b>	<b>\$ 8,214,253</b>	<b>\$631.87</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	13,000
Increase in Ongoing State-funded O&M	\$55,250



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# Department of Alcoholic Beverage Control

## St. George Area Store

Requested Approval | \$7,455,342

Increased State Funded O&M | \$55,250

The Department of Alcoholic Beverage Control would like to expand their services for a retail store in the St. George market area. The new St. George store will service the needs of the growing population in this area. The total cost of the store will be \$7,455,342 for 13,000 gs. Softs costs of \$125.22 sf are included in this total amount with total construction costs per square feet at \$329.04.

Cost Summary	Cost	Cost Per Ft <sup>2</sup>	Percent of Total Cost
<b>Total Construction Cost</b>	<b>\$ 4,277,540</b>	<b>\$329.04</b>	<b>57.38%</b>
Facility Cost	\$ 3,809,890	\$293.07	51.10%
Utility Fee Cost	\$ 140,673	\$10.82	1.89%
Additional Construction Cost	\$ 263,762	\$20.29	3.54%
Site Cost	-	-	-
High Performance Building	\$ 63,215	\$4.86	0.85%
<b>Total Soft Costs</b>	<b>\$ 3,177,803</b>	<b>\$244.45</b>	<b>42.62%</b>
Hazardous Materials	\$ 162,000	\$12.46	2.17%
Pre-Design/Planning	\$ 25,000	\$1.92	0.34%
Design	\$ 394,485	\$30.35	5.29%
Property Acquisition	\$ 1,550,000	\$119.23	20.79%
Furnishings & Equipment	\$ 525,000	\$40.38	7.04%
Information Technology	\$ 35,000	\$2.69	0.47%
Utah Art	\$ 42,775	\$3.29	0.57%
Testing & Inspection	\$ 65,000	\$5.00	0.87%
Contingency	\$ 230,987	\$17.77	3.10%
Moving/Occupancy	-	-	-
Builder's Risk Insurance	\$ 6,416	\$0.49	0.09%
Legal Services	\$ 2,139	\$0.16	0.03%
DFCM Management	\$ 39,000	\$3.00	0.52%
User Fees	-	-	-
High Performance Building Standard (HPBS)	\$ 80,000	\$6.15	1.07%
Other Costs	\$ 20,000	\$1.54	0.27%
<b>Total Estimated Cost</b>	<b>\$ 7,455,342</b>	<b>\$573.49</b>	<b>100.00%</b>

### Project Information

Gross Square Feet	13,000
Increase in Ongoing State-funded O&M	\$55,250



BRANDY MADEIRA PORTS MARSALA SHERRY

WHISKEY

BOURBON

WINE

Old Smoky  
TENNESSEE

Old Smoky  
TENNESSEE

Old Smoky  
TENNESSEE