

Fiscal Year 2024

USHE Non-State Funded

Project Requests



Ken Garff Red Zone
University of Utah Endzone Project

USHE Non-State Funded Project Requests

Project Description	State Funding Request	Other Funding	Total Project Cost
University of Utah First Year Student Housing	-	\$382,415,418	\$382,415,418
University of Utah South Campus Parking Garage	-	\$ 116,219,327	\$ 116,219,327
University of Utah West Village Family & Grad Housing Phase II	-	\$ 214,569,042	\$ 214,569,042
Utah State University South Campus Residence Hall	-	\$ 49,292,971	\$ 49,292,971
Utah State University South Campus Parking Terrace	-	\$ 22,925,396	\$ 22,925,396
Total	-	\$785,422,154	\$785,422,154

First Year Student Housing

Requested Bonding Authorization | \$382,415,418

Students who live on campus during their first year are, on average, 12% more likely to graduate, after controlling for a variety of factors. Providing housing for students that live on campus supports the University and state goals of increasing degree completion for students.

We also know that students have choices where they attend college and if we are not able to accommodate students who wish to have the on-campus living experience, we risk losing them to another institution. The proposed project will house First-Year students. Based on the projected changes in enrollment, the First-Year student growth is expected to create a housing demand of over 6,000 First-Year students by the year 2025. This project will help to meet that demand.

The first floor of the building, or the majority of the first floor, is public and open to the entire campus. Using the current enrollment projections and demographic make-up of the First Year class, the building is anticipated to be at capacity upon opening and to stay at capacity indefinitely.

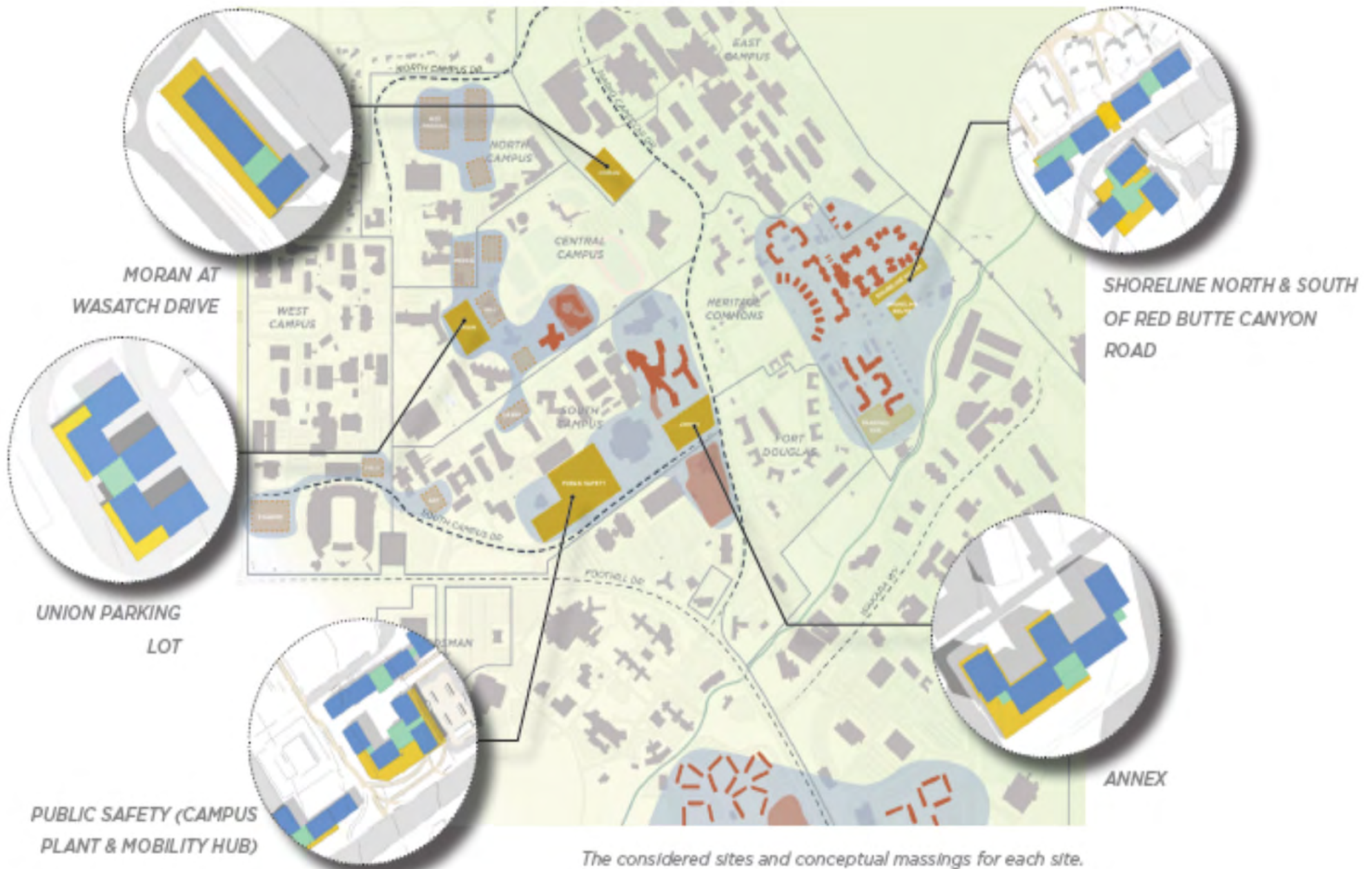
New Programs and Services:

Resident Director apartments will be added in the two facilities to house additional professional staff that support the management, student conduct, and crisis response for the residents and the building. An office space for the Resident Director will be created within the current office suite area. First floor public use space has been set aside for programming space to be determined based on the theme of the wing.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$338,353,722	\$516.36	88.48%
New Building Costs	\$271,386,066	\$414.16	70.97%
Renovated Building Costs	-	-	-
Building Escalation Costs	\$28,170,673	\$42.99	7.37%
Building Contingency/Insurance	\$14,077,050	\$21.48	3.68%
Building FF&E	\$11,954,250	\$18.24	3.13%
Building Soft Costs	\$12,765,684	\$19.48	3.34%
Site Costs	\$20,421,656	\$31.17	5.34%
Site Infrastructure Costs	\$17,314,323	\$26.42	4.53%
Site Infrastructure & Impact connect fees Escalation Costs	\$1,797,278	\$2.74	0.47%
Site Infrastructure Contingency/Insurance	\$899,428	\$1.37	0.24%
Site Infrastructure Soft Costs	\$410,627	\$0.63	0.11%
Pre-Construction Costs	\$18,008,041	\$27.48	4.71%
Programming/Pre-Design	\$858,996	\$1.31	0.22%
Design	\$17,149,045	\$26.17	4.48%
Property Acquisition	\$5,632,000	\$8.59	1.47%
Property Acquisition Costs	\$5,632,000	\$8.59	1.47%
Total Estimated Cost	\$382,415,418	\$583.60	100.00%

Building Information

Total Existing Square Feet	-
Existing Square Feet to be Demolished	-
New Square Feet to be Built	655,272
Total Square Feet After the Project	655,272
Estimated Start Date	JUN 2023
Estimated Completion Date	JUN 2025



The considered sites and conceptual massings for each site.

South Campus Parking Garage Requested Bonding Authorization | \$116,219,327

The South Campus Parking Garage project will provide support spaces and functionality in four distinct ways.

First, it will provide approximately 1,496 parking spaces for students, faculty and staff on the UU campus. The parking structure is proximate to academic spaces, athletic venues, other campus facilities and the Utah Museum of Fine Art.

Second, it will provide approximately 66,000 gsf. of shelled space for future student services and retail spaces.

Third, it will provide 55,850 sqft. of outdoor recreational space on the roof to support a growing student population.

Fourth, it will provide secure bicycle storage. This storage will serve two distinct populations. Those who commute to campus by bike/e-bike and lack an appropriate facility to store will be able to use this facility.

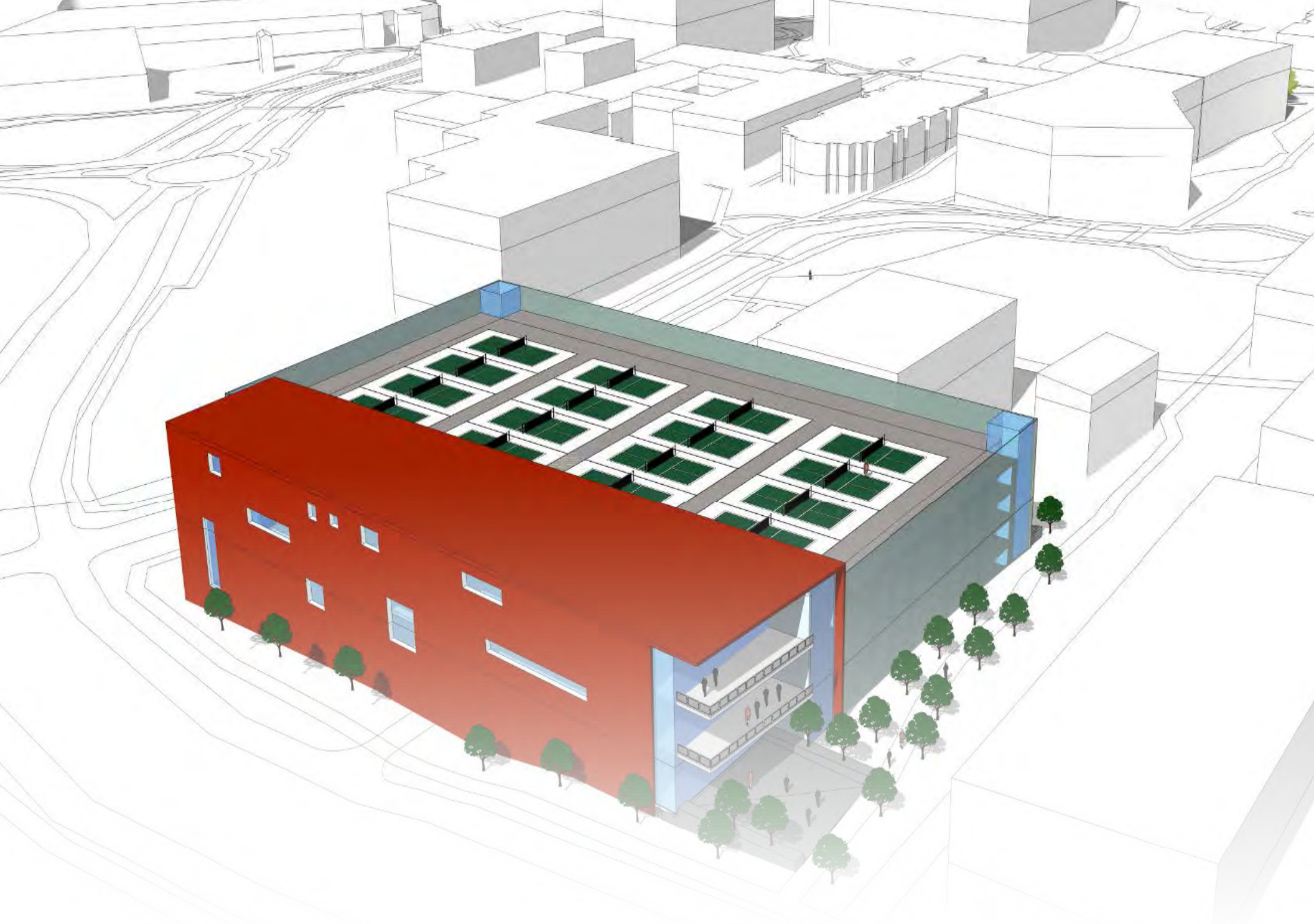
Providing an exceptional student experience is a priority and parking remains a vital piece of this goal. Current available stalls in this particular area during peak times and days of the week are becoming more problematic. Student, staff and faculty continue to voice concerns about the area and the need for additional parking stalls. The current administration has stated a goal of increasing the student body by another 5,600 in the next few years.

The structure itself is planned to be an 8-level parking structure containing approximately 1,500 parking stalls. In order to limit the overall height and visual impact, the structure will be integrated into the topography of the site, anticipating 2 levels below grade and 6 levels above grade. We will also use 2-way PT slab construction to reduce the overall height. This facility is at the end of its useful life having been recently vacated when the Public Safety Department relocated to its new facility. The roof of the garage will be programmed for recreation programs. Given its location along South Campus Drive, care will be taken to address the aesthetics to ensure it contributes to the character of the precinct and makes a positive, welcoming statement to the campus.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$107,964,732	\$169.24	92.90%
New Building Costs	\$82,052,783	\$128.62	70.60%
Renovated Building Costs	\$0	\$0.00	0.00%
Building Escalation Costs	\$17,299,825	\$27.12	14.89%
Building Contingency/Insurance	\$4,669,573	\$7.32	4.02%
Building FF&E	\$84,000	\$0.13	0.07%
Building Soft Costs	\$3,858,552	\$6.05	3.32%
Site Costs	\$1,828,961	\$2.87	1.57%
Site Infrastructure Costs	\$1,407,962	\$2.21	1.21%
Site Infrastructure & Impact connect fees Escalation Costs	\$296,852	\$0.47	0.26%
Site Infrastructure Contingency/Insurance	\$80,126	\$0.13	0.07%
Site Infrastructure Soft Costs	\$44,021	\$0.07	0.04%
Pre-Construction Costs	\$6,241,949	\$9.78	5.37%
Programming/Pre-Design	\$756,435	\$1.19	0.65%
Design	\$5,485,515	\$8.60	4.72%
Property Acquisition	\$183,684	\$0.29	0.16%
Property Acquisition Costs	\$183,684	\$0.29	0.16%
Total Estimated Cost	\$116,219,327	\$182.18	100.00%

Building Information

Total Existing Square Feet	7,085
Existing Square Feet to be Demolished	7,085
New Square Feet to be Built	637,950
Total Square Feet After the Project	637,950
Estimated Start Date	JUN 2024
Estimated Completion Date	APR 2026



West Village Housing Phase II Requested Bonding Authorization | \$214,569,042

The demand for family and graduate housing has historically been significant, with residents ranking the proximity to campus, community living, and affordable price as their primary motivating factors for wanting to live here. Family and Graduate housing is an integral part of the University of Utah's mission, providing a safe, affordable, and supportive community for students that would not be eligible to live in a more traditional "dorm" due to their student status or family status. Between 40-45% of residents at U. Student Apartments are international students, moving to Salt Lake City, Utah from nearly 70 countries each year for their education. The University of Utah's most recent Housing Master Plan outlines demand for replacement of the existing, but antiquated buildings of up to 950 units. The current housing inventory for these populations is failing rapidly and Phase I construction to be completed in August 2023, will not accommodate the demand we have in this area. Phase II will allow the university to continue providing this service to these integral students.

The leasing office, will be demolished to complete Phase II, and will be required to operate leasing operations for both Phase I and Phase II, and the remaining older housing. Additionally, a community center, used during the day as a pre-school, and in the evening for resident programming, will be demolished to complete Phase II. The feasibility study accounts for replacement of a 10,000 sq. ft. child care to primarily serve student residents living in the East/West Village sites.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$189,207,476	\$328.86	88.18%
New Building Costs	\$155,797,333	\$270.79	72.61%
Renovated Building Costs	-	-	-
Building Escalation Costs	\$13,707,536	\$23.82	6.39%
Building Contingency/Insurance	\$7,964,155	\$13.84	3.71%
Building FF&E	\$1,991,220	\$3.46	0.93%
Building Soft Costs	\$9,747,231	\$16.94	4.54%
Site Costs	\$22,265,934	\$38.70	10.38%
Site Infrastructure Costs	\$19,104,849	\$33.21	8.90%
Site Infrastructure & Impact connect fees Escalation Costs	\$1,680,904	\$2.92	0.78%
Site Infrastructure Contingency/Insurance	\$979,504	\$1.70	0.46%
Site Infrastructure Soft Costs	\$500,676	\$0.87	0.23%
Pre-Construction Costs	\$3,073,633	\$5.34	1.43%
Programming/Pre-Design	\$2,638,633	\$4.59	1.23%
Design	\$435,000	\$0.76	0.20%
Property Acquisition	\$22,000	\$0.04	0.01%
Property Acquisition Costs	\$22,000	\$0.04	0.01%
Total Estimated Cost	\$214,569,042	\$372.94	100.00%

Building Information

Total Existing Square Feet	146,060
Existing Square Feet to be Demolished	146,060
New Square Feet to be Built	575,346
Total Square Feet After the Project	575,346
Estimated Start Date	MAY 2023
Estimated Completion Date	APR 2025



South Campus Residence Hall

Requested Bonding Authorization | \$49,292,971

USU Housing will replace three residence halls in the south portion of the Logan campus with one large building. The new facility will be located on the site that is presently occupied by Reeder Hall, as defined in Phase I of the USU Central Core District Plan and the USU Housing Master Plan. The new building will provide 286 new beds of apartment-style units, with a mix of single and double bedroom configurations to meet the current trends in housing demand. It will occupy a prime site within the core of campus, with convenient access to parking, recreation and dining services.

USU is committed to providing high quality on campus housing to students, which is directly related to USU's mission to retain and graduate students. The project will replace three existing housing buildings which are aging and near the end of their useful life. These structures have many code deficiencies, significant deferred maintenance needs, and are inefficient users of energy and land.

This facility is also needed to accommodate the high demand for on campus housing at Utah State University. Currently, on-campus housing is at capacity. This project will increase the number of replacement beds by 32%, from 216 to 286.

USU has always had a strong identity as a destination campus, and is heavily reliant upon the ability to provide on-campus housing for students within the relatively small town of Logan. Studies show that on-campus housing and associated residence life programs are significant factors in student success. Freshmen and sophomore students living on campus consistently achieve higher grades and carry heavier class loads than those living off campus. The convenience of living on campus ensures that students can manage their living situation easily while attending classes. Residence life programs help students make new friends and help students receive academic assistance.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$46,974,010	\$484.32	95.30%
New Building Costs	\$36,523,039	\$376.56	74.09%
Renovated Building Costs	-	-	-
Building Escalation Costs	\$5,273,692	\$54.37	10.70%
Building Contingency/Insurance	\$1,337,495	\$13.79	2.71%
Building FF&E	\$1,454,850	\$15.00	2.95%
Building Soft Costs	\$2,384,933	\$24.59	4.84%
Site Costs	-	-	-
Site Infrastructure Costs	-	-	-
Site Infrastructure & Impact connect fees Escalation Costs	-	-	-
Site Infrastructure Contingency/Insurance	-	-	-
Site Infrastructure Soft Costs	-	-	-
Pre-Construction Costs	\$2,318,961	\$23.91	4.70%
Programming/Pre-Design	\$27,836	\$0.29	0.06%
Design	\$2,291,125	\$23.62	4.65%
Property Acquisition	-	-	-
Property Acquisition Costs	-	-	-
Total Estimated Cost	\$49,292,971	\$508.23	100.00%

Building Information

Total Existing Square Feet	18,629
Existing Square Feet to be Demolished	18,629
New Square Feet to be Built	96,990
Total Square Feet After the Project	96,990
Estimated Start Date	OCT 2023
Estimated Completion Date	AUG 2025



South Campus Parking Terrace

Requested Bonding Authorization | \$22,925,396

USU Parking and Transportation seeks to construct a new 343 stall parking terrace on the south perimeter of campus to address parking demand. The new parking terrace will offset the loss of several parking lots containing about 200 stalls in the south campus and near Old Main. It will provide additional stalls to address the current deficit of parking for student housing as well as the increase of housing units planned for the area. The parking terrace will be 5.5 stories (4.5 above ground and 1 below ground) and will be placed optimally to provide parking for student housing, commuters, and visitors.

Due to acute demand for academic space and housing in the core of campus, existing surface parking lots are typically lost to allow for higher uses of the land. The USU Master Plan recognizes that as a land locked campus, parking services will increasingly be achieved through vertical parking structures. The 2022 Central Core District Plan and the 2022 Housing Master Plan have coordinated the siting of the new terrace on the south edge of campus, in optimal proximity to a new academic building and a new housing building on adjacent sites.

Building Cost Estimate	Cost	Cost Per Ft ²	Percent of Total Cost
Building Costs	\$21,814,979	\$191.43	95.16%
New Building Costs	\$15,954,260	\$140.00	69.59%
Renovated Building Costs	-	-	-
Building Escalation Costs	\$3,917,649	\$34.38	17.09%
Building Contingency/Insurance	\$635,901	\$5.58	2.77%
Building FF&E	\$303,079	\$2.66	1.32%
Building Soft Costs	\$1,004,090	\$8.81	4.38%
Site Costs	-	-	-
Site Infrastructure Costs	-	-	-
Site Infrastructure & Impact connect fees Escalation Costs	-	-	-
Site Infrastructure Contingency/Insurance	-	-	-
Site Infrastructure Soft Costs	-	-	-
Pre-Construction Costs	\$1,110,416	\$9.74	4.84%
Programming/Pre-Design	\$27,397	\$0.24	0.12%
Design	\$1,083,019	\$9.50	4.72%
Property Acquisition	-	-	-
Property Acquisition Costs	-	-	-
Total Estimated Cost	\$22,925,396	\$201.17	100.00%

Building Information

Total Existing Square Feet	18,540
Existing Square Feet to be Demolished	18,540
New Square Feet to be Built	113,959
Total Square Feet After the Project	113,959
Estimated Start Date	OCT 2024
Estimated Completion Date	AUG 2025

