

FY2026 USHE

NON-STATE FUNDED

PROJECT REQUESTS



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Project Name	Request
University of Utah Huntsman Cancer Institute Vineyard	\$65,000,000 Bonding Authority
Utah State University 800 East Residence Hall & Parking Garage	\$100,000,000 Bonding Authority

UNIVERSITY OF UTAH

HUNTSMAN CANCER INSTITUTE VINEYARD \$65,000,000 BONDING AUTHORITY

Huntsman Cancer Institute's Vineyard campus will offer opportunities for new research programs as well as enhance our impact in existing research areas.

Research shows that distance from a major medical center results in poorer outcomes and later detection of cancer. Utah is a world leader in addressing distance as a disparity; Huntsman Cancer Institute focuses on enhancing access to cancer research, prevention, care, and more for residents of rural and frontier communities.

Project Facts

- On a 20-acre parcel in Vineyard between I-15 and Utah Lake
- Near academic and training partners, including Utah Valley University, Brigham Young University, and the Silicon Slopes tech hub
- A 10-minute drive from Provo Municipal Airport, adjacent to Vineyard Frontrunner Station and I-15
- Travel time for many patients reduced by more than 2 hours per visit, of more than 40,000 visits per year
- Clinical care facility and cancer screening services
- Cancer research space with population research, clinical research, administration, and faculty offices

Phase 1A Research, Education, and Innovation Program

- Computational science and data analytics/AI for cancer discovery
- Innovation in delivery of cancer prevention and care for rural communities
- Conference Center; Expanded student training with UU, UVU, BYU, and others
- Advanced therapeutics via clinical trials

Phase 1A Clinical Care Program

- Multidisciplinary cancer clinics
- Clinical trials
- Radiation oncology
- Comprehensive cancer imaging
- Endoscopy
- Infusion and pharmacy
- Wellness and integrative health
- Screening and early detection
- Acute care

Phase 1A Total Project Cost Estimate

- \$400,000,000
- Includes land, clinical, research, and educational components

Funding Plan	Amount	Percent of Total Cost
Lead Gifts	\$100,000,000	25.00%
State of Utah Appropriation	\$75,000,000	18.75%
Land Acquisition	\$35,000,000	8.75%
Commitment of Philanthropic Funds (Huntsman Cancer Foundation)	\$125,000,000	31.25%
Additional Philanthropy or Debt to be Repaid With Clinical Revenue	\$65,000,000	16.25%
Total Project Cost	\$400,000,000	100.00%



UTAH STATE UNIVERSITY

800 EAST RESIDENCE HALL & PARKING GARAGE \$100,000,000 BONDING AUTHORITY

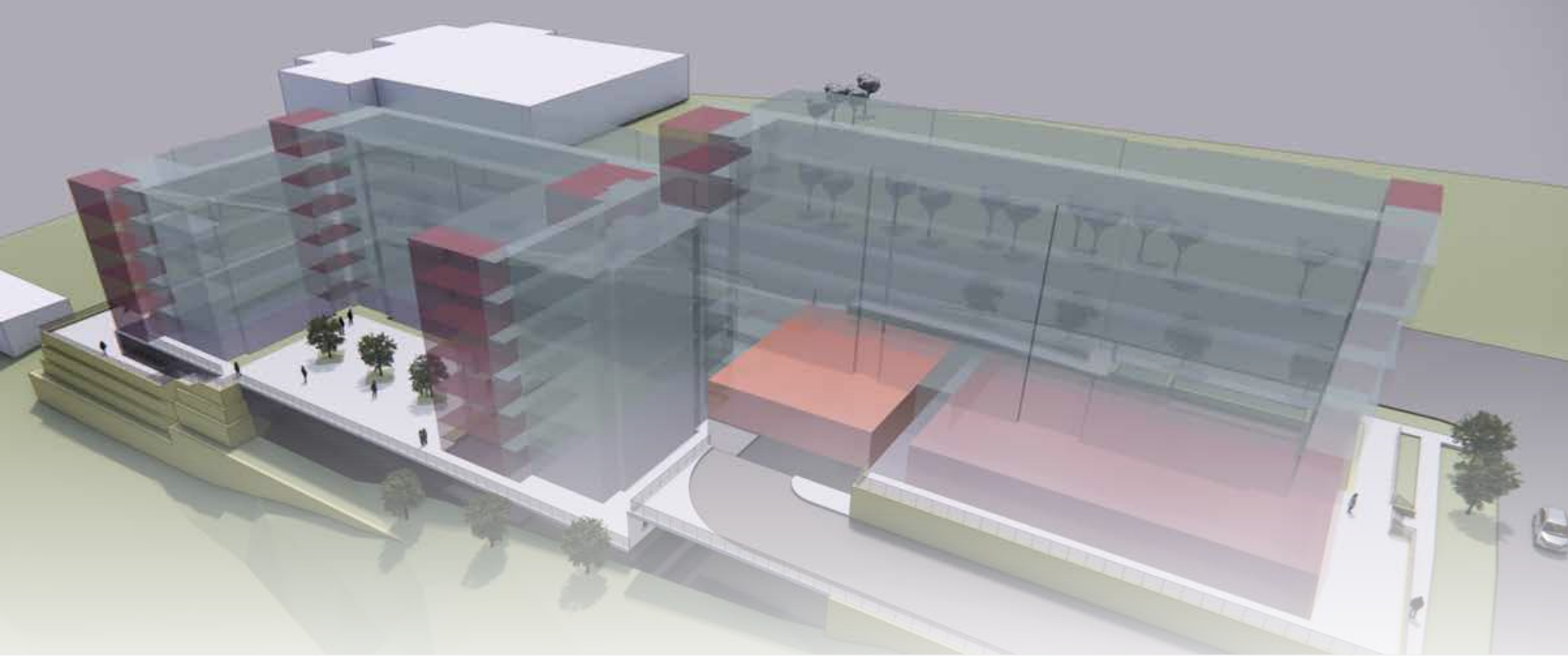
USU Housing proposes a new residence hall on a 1.5 acre site owned by USU on the west edge of campus along 800 East. The new facility will be located on the site that consists of open land and an existing small building to be demolished. The new building will provide 151,385 GSF for housing, 7,000 GSF for replacement of academic space, and 130,500 GSF for structured parking. It will include 478 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 along the west edge of campus, and will incorporate 350 parking stalls for residents.

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 add a significant number of new housing beds to the current inventory, on a site ideally suited to housing development. This facility is needed to accommodate the high demand for on campus housing at Utah State University, which is currently at capacity. This project will increase the number of total beds available for single students from 3,593 to 4,071, a 13.5% increase.

USU has 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 Square Foot	Percent of Total Cost
Building Costs	\$95,931,254	\$332.07	95.34%
New Building Costs	\$75,583,166	\$261.64	75.12%
Renovated Building Costs	-	-	-
Building Escalation Costs	\$6,965,318	\$24.11	6.92%
Building Contingency Insurance	\$3,879,750	\$13.43	3.86%
Building FF&E	\$2,124,385	\$7.35	2.11%
Building Soft Costs	\$7,378,635	\$25.54	7.33%
Site Costs	\$250,217	\$0.87	0.25%
Site Infrastructure Costs	\$224,501	\$0.78	0.22%
Site Infrastructure & Impact Connection Fees Escalation Costs	\$20,689	\$0.07	0.02%
Site Infrastructure Contingency/Insurance	\$2,558	\$0.01	0.00%
Site Infrastructure Soft Costs	\$2,470	\$0.01	0.00%
Pre-construction Costs	\$4,436,723	\$15.36	4.41%
Programming/Pre-design	\$28,880	\$0.10	0.03%
Design	\$4,407,843	\$15.26	4.38%
Property Acquisition	-	-	-
Property Acquisition Costs	-	-	-
Total Estimated Project Cost	\$100,618,194	\$348.30	100.00%

The above table combines costs for both the 158,385 SF residence hall and the 130,500 SF parking terrace.



Building Information

Total Existing Square Feet	-
Existing Square Feet to be Vacated and Used by Other Programs	-
Existing Square Feet to be Renovated	-
Existing Square Feet to be Demolished	-
New Square Feet to be Built	288,885
Total Square Feet After the Project	288,885
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Estimated Start Date	FEB 2026
Estimated Completion Date	AUG 2027
New FTE Required	-
Added Program Cost	-
Programming	Complete
Systems Replacement	\$62,383,280
Building Life Cycle	50 Years

Need & Anticipated Usage

The project will accommodate 478 students living on campus above current capacity. Due to significant student housing demand, this facility is expected to be at capacity in 2 years once constructed. The site is planned to be utilized to its maximum capacity to add housing in this part of campus.

USU has adopted a new Housing Master Plan in 2022, which provides a strategy for continuing to replace aging housing stock while adding capacity in existing and new locations. This project, along with development in other areas of campus, will remain high priorities for the university in the near term to address growth within the university and student housing shortages in the community.

Total Cost of Ownership

Total Estimated Cost	\$100,618,194
50-year Capital Improvements	\$55,340,007
50-year O&M	-
Infrastructure	\$2,515,455
Total Cost of Ownership	\$158,473,655
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Annual Capital Improvements	\$1,106,800
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Existing State-funded O&M	-
Increased State-funded O&M	-
New Total State-funded O&M	-