



State of Utah

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Department of Government Operations Division of Facilities Construction and Management

JENNEY REES
Executive Director

JAMES R. RUSSELL
Division Director

To: Utah State University
From: Jim Russell, DFCM Director
Date: October 18, 2022
Subject: **Research Greenhouse Addition Non-State Funded Project Authorization**
Requester: David Cowley, VP for Finance and Administrative Services

Authorization

DFCM has approved the Research Greenhouse Addition to proceed as authorized by UCA 63A-5b-404 and as detailed in this document (including the attachments).

Background

Utah State University has the funding to cover the anticipated project budget of \$1.9 million for this project which will be an addition to the Research Greenhouses at their Logan Campus. The addition will provide 2,000 square feet of added space to the Research Greenhouse complex consisting of eight growth chambers completely separated from each other and allow for the latest development in agricultural research.

The University has indicated they will not request appropriations from the Legislature for this project nor will they request an increase in state funding for O&M or capital improvements. All future O&M and improvement costs associated with this addition will be funded by the University's College of Agriculture and Applied Sciences and Extension.

The Utah State University Board of Trustees approved the project at their October 14, 2022 meeting.

DFCM Authority

63A-5b-404. Exceptions to requirement of legislative approval for capital development projects.

- (1) (a) Except as provided in this section, a capital development project may not be constructed on state property without legislative approval.
- (b) The division may authorize a capital development project on state property without legislative approval only as provided in this section.

- (2) (a) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:
 - (i) the division determines that the requesting agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;
 - (ii) the agency provides to the division a written document, signed by the head of the agency:
 - (A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance for the resulting facility or for immediate or future capital improvements; and
 - (B) detailing the source of the funding that will be used for the cost of operations and maintenance and for immediate and future capital improvements to the resulting facility; and
 - (iii) the division determines that the use of the state property:
 - (A) is appropriate and consistent with the master plan for the property; and
 - (B) will not create an adverse impact on the state.
- (b) For a facility constructed without legislative approval under Subsection (2)(a), an agency may not request:
 - (i) increased state funds for operations and maintenance; or
 - (ii) increased state capital improvement funding.

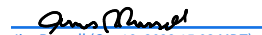
R23-24-4. Policy

Utah Administrative Code R23-24-4 applies, provided that references therein to the Utah State Building Board shall mean DFCM.

DFCM is confident that Utah State University has met the requirements as indicated above and can move forward with this non-state funded project.

Please let me know if you have any additional questions.

Sincerely,


Jim Russell (Oct 18, 2022 15:03 MDT)

James R. Russell, Director
Division of Facilities Construction and Management



October 10, 2022

Jim Russell
Utah Division of Facilities Construction and Management
4315 South 2700 W, Floor3
Taylorsville, Utah 84129

Subject: Research Greenhouse Addition, Non-State Funded Project

Dear Jim:

Utah State University (USU) desires approval to construct a Research Greenhouse Addition on the Logan Campus. No funds are being requested nor will we seek future funding for construction, operations and maintenance (O&M), or capital improvements.

The addition to the Research Greenhouses will facilitate cutting-edge agricultural research. The eight rooms will allow researchers to control the photoperiod and intensity of light through state-of-the-art LED plant-growth lighting. LED technology has doubled over the past 8 years and now has achieved over 80% electrical efficiency. USU scientists, with funding from NASA, are anxious to expand their crop production research in this facility.

This 2,000 square foot addition to the USU Research Greenhouse complex consists of eight (8) growth chambers that are separated from each other by demountable wall construction and an attached storage/headhouse space. Each growth chamber is thermally separated from each other and from the outside and can be individually environmentally conditioned (through both temperature and humidity). Spray foam insulation will be used at the perimeter walls and will form the building's air/water barrier on the walls. Each chamber will have its own individually controlled mechanical unit (placed on the roof) and has a temperature swing capacity from 59 deg. F to 95 deg. F and have the capability to go from 50% (min. relative humidity) to 80% (max. relative humidity).

Each growth chamber will also have the electrical capacity and suspension-ready infrastructure to hang LED grow lights. Light fixtures that provide general ambient light will also be provided as required for the space. Within each grow space ceiling there are communication wiring pathways for access to internet and other communication needs.

The Research Building will have a flat roof with a safety railing around the complete perimeter to facilitate access to the mechanical units. The roof over the corridor is a separate roof and will be a shed roof that slopes down to the West and will include a metal panel roof system over rigid insulation. The building will be built of structural Atlas Brick for the walls which in turn support the structural steel roof and steel deck system.

With this letter, we confirm to you that USU has \$1.9 million available to cover the anticipated cost of this project and that no state funds will be used for the design or construction of this facility. Funding for operations and maintenance (O&M) and capital improvements will be covered by funds available within the College of

Agriculture and Applied Sciences and Extension and USU will not seek O&M or capital improvement funding in the future.

This project is expected to be approved by the Utah State University Board of Trustees on October 14, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "David T. Cowley". The signature is fluid and cursive, with a large initial "D" and "C".

David T. Cowley
Vice President
for Finance and Administrative Services

cc: Noelle Cockett
Ben Berrett
Krista Bodrero
Angie Hoffmann