



State of Utah

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Department of Government Operations Division of Facilities Construction and Management

MARVIN DODGE
Executive Director

JAMES R. RUSSELL
Division Director

To: University of Utah
From: Jim Russell, DFCM Director
Date: August 14, 2023
Subject: **UU New Baseball Stadium, Non-state Funded Project**
Presenter: Ken Nye, Deputy Chief Facilities Officer

Authorization

DFCM has approved the UU New Baseball Stadium to proceed as authorized by UCA 63A-5b-404 and as detailed in this document (including the attachments). The University of Utah may proceed with design of the project. Construction should only begin after the University has received construction approval from USHE.

Background

The University of Utah has the funding to cover the project budget of \$35,000,000 from donations and plan to use the CMGC management method for this project.

The New Baseball Stadium will be located on the practice field currently being used by the University and will include seating for 1,200 spectators, concessions, restrooms, ticketing and merchandise areas. The team will enjoy facilities that include lockers, showers and training spaces within the stadium project. Media spaces and broadcasting facilities will also be provided. Patrons will utilize the existing University parking lots.

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 athletic revenues.

The University of Utah Board of Trustees approved the project on April 5, 2023. In addition, USHE approved the planning and design of the project at their August 10, 2023 meeting with the stipulation that the University return for full project approval before beginning the construction phase.

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 the University of Utah 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 (Aug 14, 2023 12:52 MDT)

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

August 11, 2023

Mr. Jim Russell, Director
Division of Facilities Construction & Management
4315 S. 2700 W., 3rd Floor
Taylorsville, UT 84129

Subject: Design of New Baseball Stadium

Dear Mr. Russell:

The University of Utah requests approval to proceed with design of a new baseball stadium on the site of the current practice field. The scope of the project and why it is needed are explained in the attached request to the Board of Higher Education.

The total project budget for this project is \$35,000,000 although at this point, we are only seeking approval to proceed with design at a cost of up to \$2,500,000. We anticipate using the CMGC delivery method for this project to allow us to meet completion requirements. As part of the design phase, we seek permission to procure the CMGC services although only preconstruction services will be contracted for. If desired, the preconstruction services could be contracted using a Professional Services contract.

With this letter I confirm that the University has funding from donations and other nonstate revenues to cover the design cost of this project. The University will not request appropriations from the Legislature for this project. In addition, I confirm that the University of Utah will not request an increase in state funding for O&M or capital improvements. Future O&M and improvement costs associated with this addition will be funded by donations and athletic revenues.

The project was approved by the University's Board of Trustees in their meeting on April 5, 2023. On August 10, 2023, the Board of Higher Education approved the planning and design for the new baseball stadium with the accompanying requirement that the University return to the Board for full project approval. Once that approval is obtained, we will submit a request for full project approval to allow the project to proceed into the construction phase.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer

August 9, 2023

Mr. David R. Woolstenhulme, Commissioner
Utah System of Higher Education
Two Gateway
60 South 400 West
Salt Lake City, UT 84101-1284

Subject: Approval to Proceed with Design of New Baseball Stadium

Dear Commissioner Woolstenhulme:

The University of Utah requests approval to proceed with design of a new baseball stadium on the site of the current practice field. The University has been using the Smith Ballpark owned by Salt Lake City for its games. With the Salt Lake Bee's announcement that they will be relocating to Daybreak, Salt Lake City has announced its intention to redevelop the site of the Smith Ballpark and it will no longer be available for University use. This provides an opportunity to bring the University's team to campus.

The stadium will include seating for 1,200 spectators along with ticketing, restrooms, concessions and merchandise areas. Team facilities will include lockers, showers and other support and training spaces. It will also include press / media spaces and provide for broadcasting capabilities. Lighting and sound systems will be designed to minimize impacts outside of the stadium. Parking will be addressed through existing University lots near the site with the impact further mitigated by the low-traffic- times of the games. Additional information is included in the attached.

The proposed total project budget is \$35,000,000 and will be funded by donations. Athletics revenues will fund operations and maintenance costs. No state funds will be used for this project nor will they be requested for operations and maintenance costs or future improvement needs.

This project was approved by the University's Board of Trustees in their meeting on April 5, 2023. We request that this be presented to the Board of Higher Education for approval to proceed with design at a maximum cost of \$2,500,000. We will then return to a future meeting to seek approval to proceed with construction of the project. This will allow for a more thorough review by the Board before a full commitment is made to the project.

Thanks, as always, for your consideration and support.

Sincerely,



Chief Financial Officer

Proposed Space Program

Seating (19,003 SF)

- 1,200 seating capacity (bench, chair-back, loge box, table, berm, party deck, and berm seating)

Spectator Support (18,905 SF)

- Ticketing, restrooms, concessions, merchandise, circulation

Team Facilities (11,479 SF)

- Lockers, showers, lounge, nutrition, meeting, video, training, medical, equipment storage, coaches space, visiting team restrooms

Stadium Support (6,692 SF)

- Dugouts, field toilets, field-access tunnel, umpire support, mascot, weather station replay, storage

Practice/Warm-up (9,300 SF)

- Indoor batting/pitching cages

Press/Media (1,287 SF)

- TV and Radio broadcast space, food area, toilets

Operations Support (7,241 SF)

Outdoor Areas (149,186 SF)

- Playing field, bullpens, entry plazas, kids' zone



Site Considerations & Mitigations

With construction of this new facility, the University will address the concerns of our neighbors in the surrounding community:

Safety

- Netting will be installed to stop foul balls

Noise

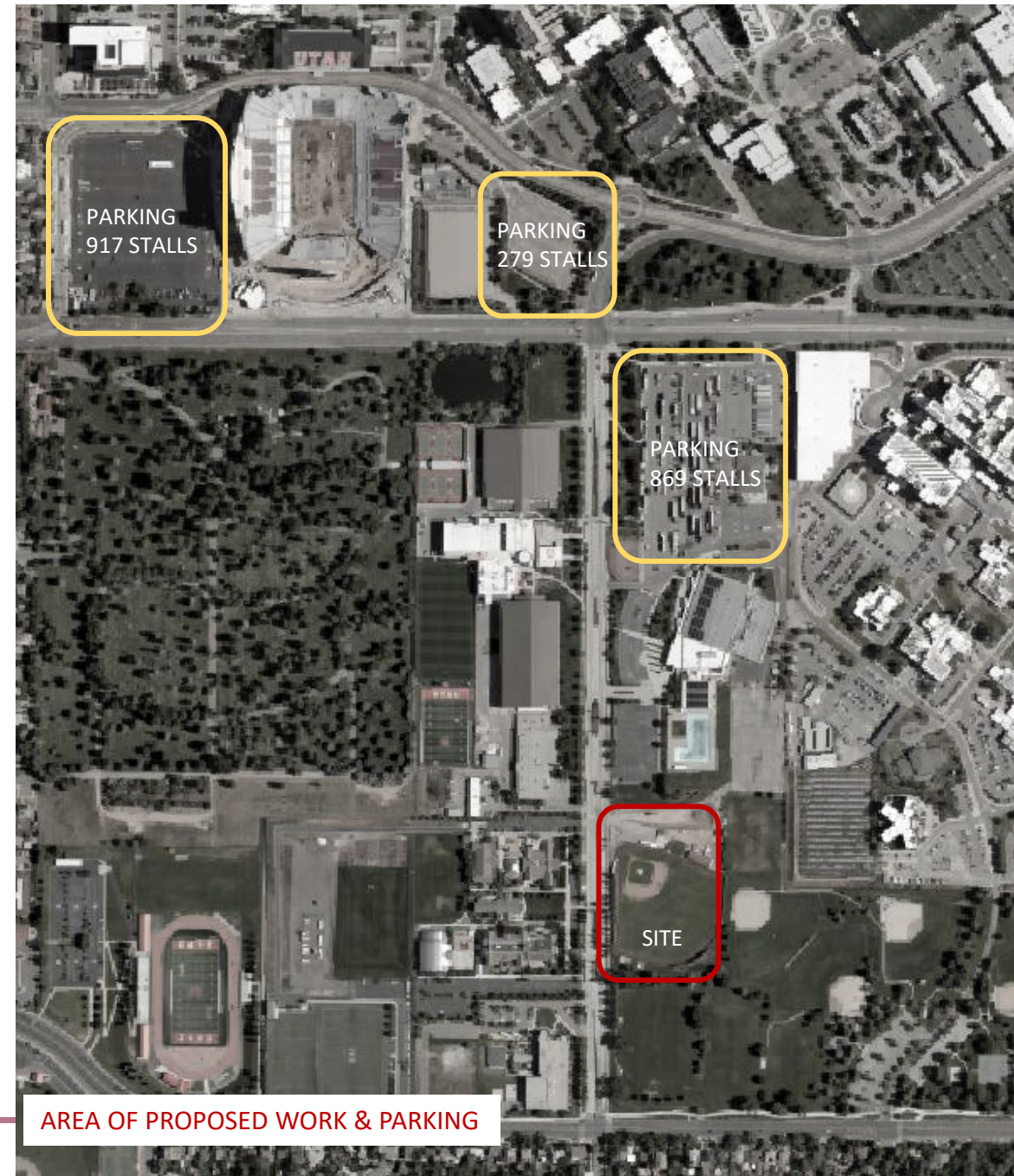
- Berms at the outfield will help contain noise
- A modern, distributed audio system will focus sound into the stadium

Field Lighting

- Lighting will be designed to not spill beyond stadium

Traffic & Parking

- Games will occur at low- traffic times (evenings/weekends)
- Parking will be available at adjacent campus lots:
 - Guardsman Way Lot: 869 Stalls
 - Stadium Lots: 1,196 Stalls



Field Dimensions

- Proposed concept dimensions:
 - 330' left field pole
 - 400' center field
 - 330' right field pole
- ~30' high wall in left field



Conceptual Rendering

