



State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

## 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 23, 2023  
Subject: **UU Clinical Neurosciences Center Addition and Remodel, Non-state Funded Project**  
Presenter: Ken Nye, Deputy Chief Facilities Officer

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### **Authorization**

DFCM has approved the UU Clinical Neurosciences Center Addition and Remodel to proceed as authorized by UCA 63A-5b-404 and as detailed in this document (including the attachments).

### **Background**

This project was previously approved by the State Building Board in 2021; however, because of rising construction costs and an increase in project scope, the University of Utah has resubmitted this project. The total project budget is \$14,852,548 with funding for this project secured through revenues generated by the University's Health clinical operations.

The planned expansion of the Clinical Neurosciences Center (CNC) will involve constructing a 6,555 sf addition on the building's eastern side and will contain locker and break rooms, several storage rooms and shelved space. The project will also include a renovation of 1,495 sf within the CNC to establish a second Interventional Radiology suite addressing a crucial requirement for enhanced patient care.

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 Health clinical revenues.

The University of Utah Board of Trustees approved the project on August 8, 2023.

### **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.

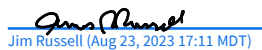
**R23-24-4. Policy**

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 23, 2023 17:11 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: Clinical Neurosciences Center Addition and Remodel

Dear Mr. Russell:

The University of Utah requests approval to design and construct an addition to the Clinical Neurosciences Center (CNC). This project was previously approved by the State Building Board on December 1, 2021. As we began design of the project, we found site issues (utilities and circulation constraints) that substantially impacted the project. The needs of the Hospital have also grown. With the escalating cost, the Hospital desired to obtain the maximum benefit from this investment resulting in an increased scope. We have spent significant time working through the issues and obtaining the additional funding needed. The total project budget has grown to \$14,852,548 which includes a total construction cost of \$9,246,883 and \$2.7M for equipment.

The project consists of a 6,555 square foot addition on the east side of the CNC which will contain a break room, locker rooms, several storage rooms plus some shelled space. A remodel of 1,495 square feet in the CNC will create a second Interventional Radiology (IR) suite which is critically needed for patient care. Existing power and data duct banks will be relocated for the addition.

With this letter I confirm that the University has funding from University Health clinical revenues to cover the 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 University Health clinical revenues.

The expanded project was approved by the University's Board of Trustees in their meeting on August 8, 2023.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson  
Chief Financial Officer

November 22, 2021

Mr. Jim Russell, DFCM Director  
Utah State Building Board  
4315 S. 2700 W., 3<sup>rd</sup> Floor  
Taylorsville, UT 84129

Subject: Approval of University of Utah Neuro IR Suite Project in Clinical Neurosciences Center

Dear Mr. Russell and Building Board Members,

The University of Utah requests approval to design and construct an Interventional Radiology (Neuro IR) suite in the Clinical Neurosciences Center (CNC). This will provide a second Neuro IR room with bi-plane on Level 2 of the CNC to support additional capacity required for patient care. The project will add 1,650 square feet to Level 1 and relocate a locker room and staff lounge along with storage from Level 2 to the Level 1 addition. The vacated Level 2 space will then be renovated for a Neuro IR suite.

The proposed total project budget is \$6,040,697 which includes \$2,631,608 for furnishings and equipment. It will be funded U Health clinical revenues which will also be the funding source for future O&M and improvement costs associated with this addition. The University will not request appropriations from the Legislature for this project. Building Board approval of this project is required as it includes an addition with a cost greater than \$500,000.

The project was approved by the University's Board of Trustees in their meeting on October 12, 2021. A funding letter is attached along with other information. We respectfully seek your support and the opportunity to present this project to the Building Board for approval in their meeting on December 1, 2021.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson  
Chief Financial Officer

November 22, 2021

Mr. Jim Russell, DFCM Director  
Utah State Building Board  
4315 S. 2700 W., 3rd Floor  
Taylorsville, UT 84129

Subject: Funding for University of Utah Neuro IR Suite Project in Clinical Neurosciences Center

Dear Mr. Russell and Building Board Members,

With this letter I confirm that the University has funding from U Health clinical revenues to cover the \$6,040,697 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 U Health clinical revenues.

We appreciate the Building Board's support for this project.

Sincerely,



Cathy Anderson  
Chief Financial Officer

# New Neuro IR Suite Clinical Neurosciences Center (CNC)

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State Building Board

December 1, 2021

# CNC Neuro IR Suite

## Project Overview

Provide a second Neuro Interventional Radiology (IR) room with bi-plane on Level 2 of the Clinical Neurosciences Center (CNC) to support additional capacity required for patient care.

Project Square Footage: **3,500 SF**

## Scope of Work

- Expand the building on level 1
- Relocate an existing locker room, storage, and staff lounge from level 2 to level 1 expansion
- Renovate the vacated space on level 2 for a Neuro IR suite

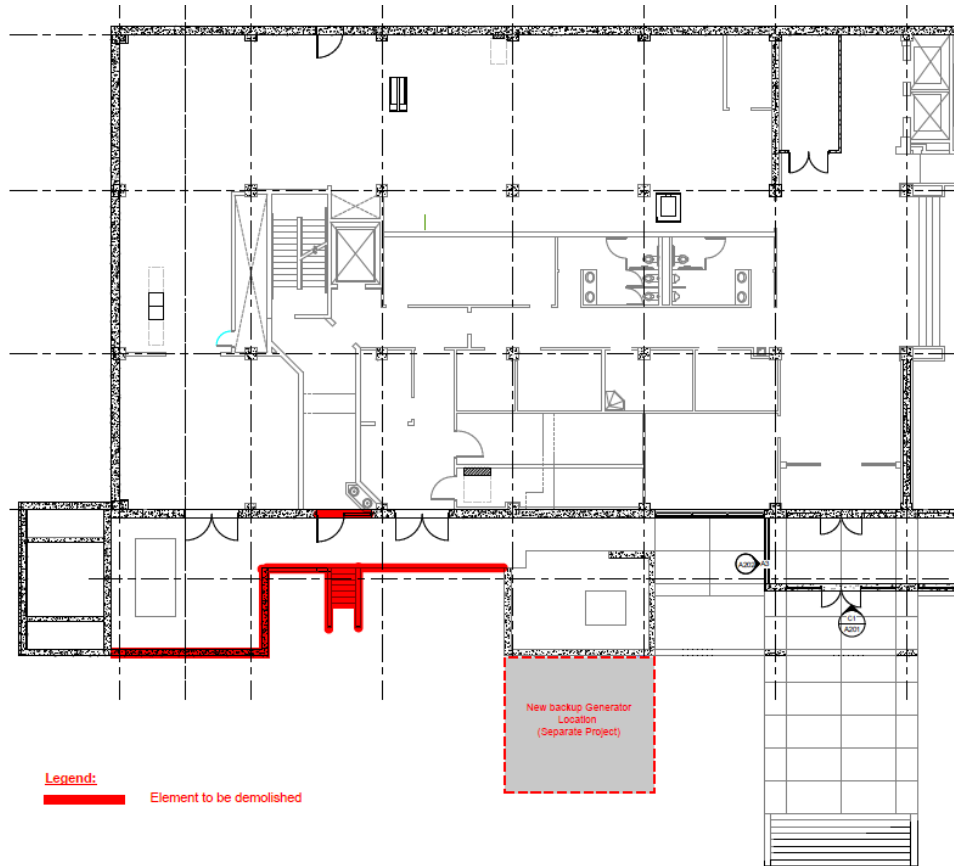
## Sustainability

The project will meet the DFCM High Performance Building Standard and the University of Utah Design Standards for Sustainability



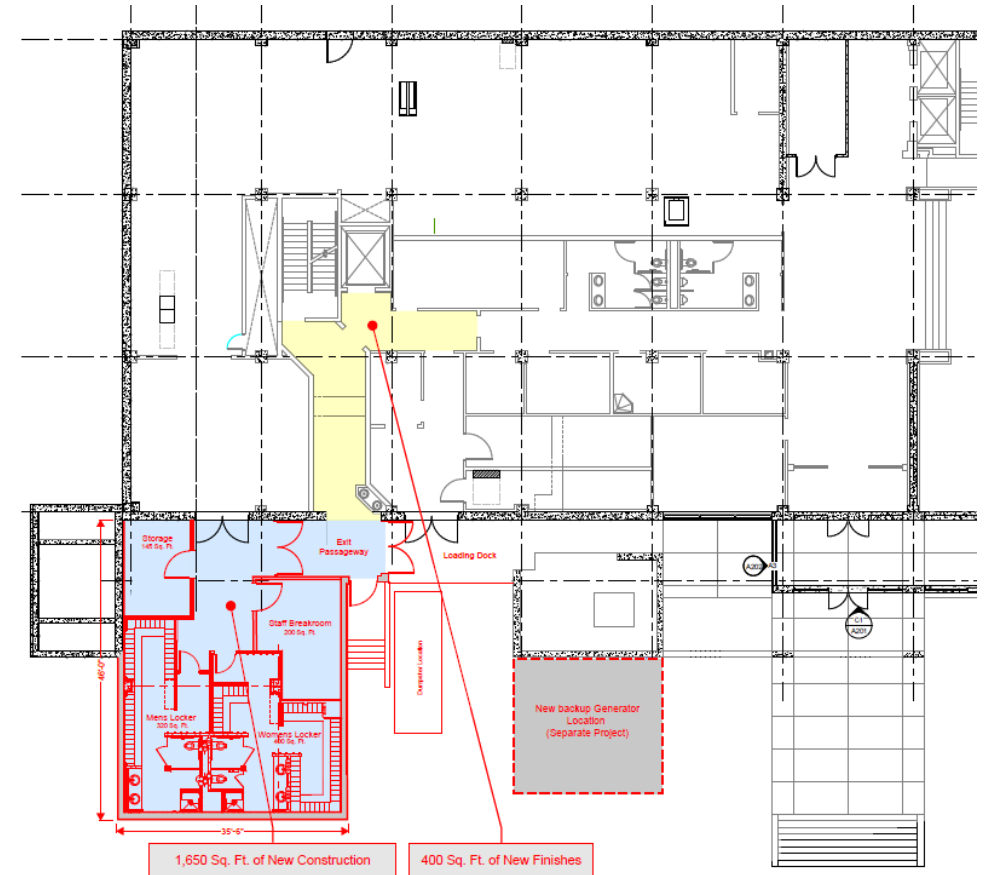
# Level 1 Floor Plans – New Addition for Lockers & Lounge

Level 1- Existing Conditions



CNC Level 1 Demolition Diagram - Additional Neuro IR Suite  
 FY22 Capital Request Scoping | University Health | 28 DEC 2020

Level 1- New IR Suite in Bldg. Expansion

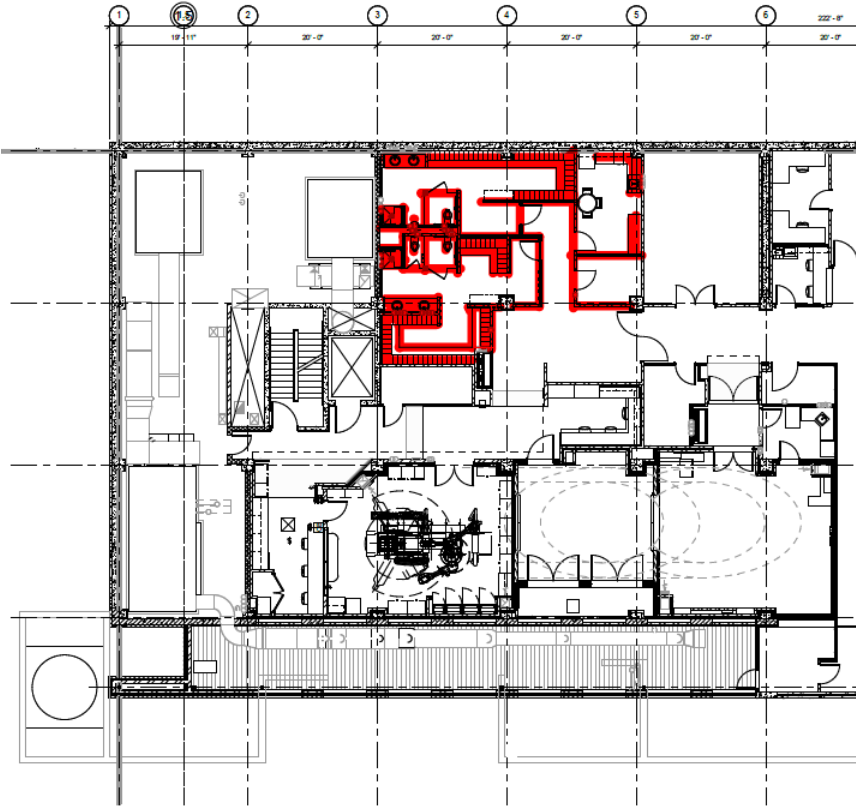


CNC Level 1 Plan Diagram - Additional Neuro IR Suite  
 FY22 Capital Request Scoping | University Health | 28 DEC 2020



# Floor Plans – New Neuro IR Suite

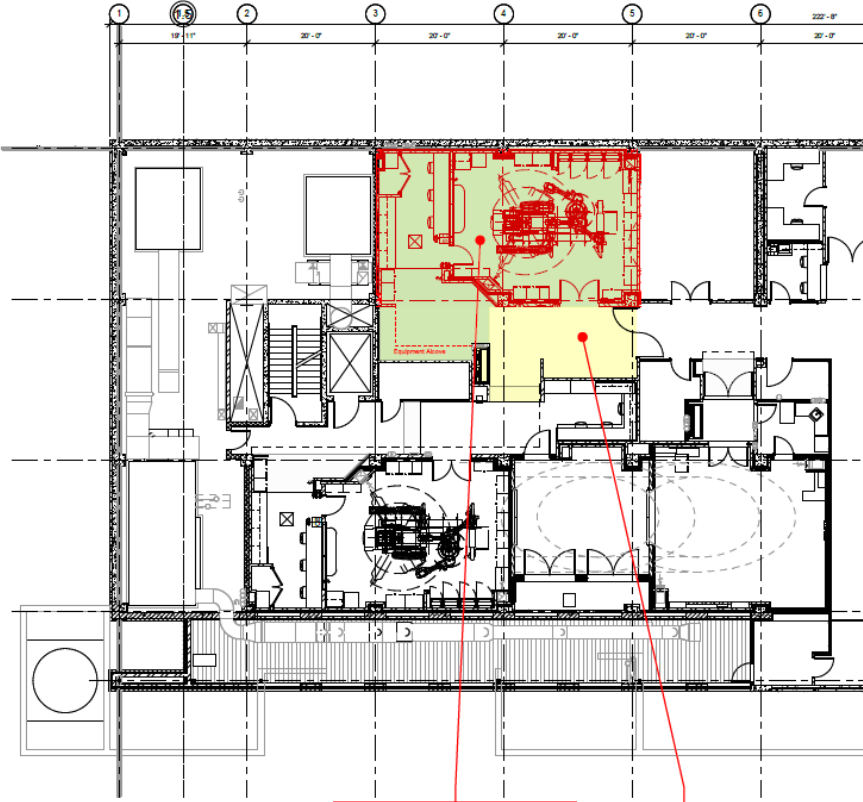
Level 2- Current Locker /Lounge



**Legend:**  
█ Element to be demolished

CNC Level 2 Demolition Diagram - Additional Neuro IR Suite  
 FY22 Capital Request Scoping | University Health | 28 DEC 2020

Level 2- New IR Suite



1,150 Sq. Ft. of Major Remodel      300 Sq. Ft. of New Finishes

CNC Level 2 Plan Diagram - Additional Neuro IR Suite  
 FY22 Capital Request Scoping | University Health | 28 DEC 2020

# Budget - CNC Neuro IR Suite

## Project Budget

Construction Levels 1 & 2:	\$ 2,239,614	(\$ 640 per sq. ft.)
Fees/other Soft Costs:	\$ 1,169,475	(\$ 334 per sq. ft.)
Furnishings & Equipment:	\$ 2,631,608	(\$ 752 per sq. ft.)
<b>Total Project Cost:</b>	<b>\$6,040,697</b>	<b>(\$ 1,726 per sq. ft.)</b>

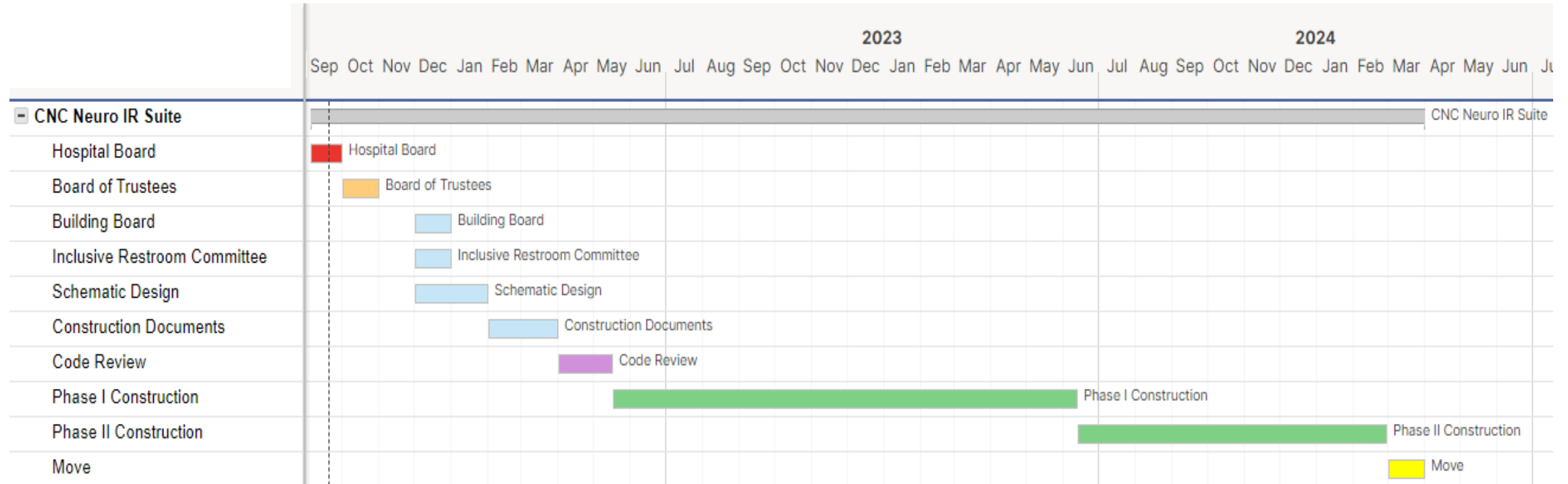
## Project Funding Source

- FY22 Strategic Funds

# Schedule - CNC Neuro IR Suite

## Project Timeline (phased construction)

- Locker & Lounge completes mid-2023; IR Suite completes mid-2024



# Request for Approval

Expand the CNC building in order to relocate a Locker Room & Lounge;  
Build a second Neuro Interventional Radiology (IR) room with bi-plane  
on Level 2 of the CNC.

Budget: \$6,040,097

Funding Source: U Health FY22 Strategic Funds

