



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Government Operations Division of Facilities Construction and Management

JENNEY REES
Executive Director

JAMES R. RUSSELL
Division Director

To: University of Utah
From: Jim Russell, DFCM Director
Date: August 23, 2022
Subject: **Orrin G. Hatch Center Renovation Non-State Funded Project**
Presenter: **Authorization** Ken Nye, Deputy Chief Facilities Officer

Authorization

DFCM has approved the Orrin G. Hatch Center Renovation to proceed as authorized by UCA 63A-5b-404 and as detailed in this document (including the attachments).

Background

The University of Utah has the funding to cover the project budget of \$9,111,290 for this project. They are evaluating the impact of escalating construction costs and the affect this may have on their budget and have confirmed that funding is in place to cover any increases. The sum will cover the cost to renovate property purchased in Washington DC to provide housing for up to 50 student interns and provide a gathering place for alumni, donors and visiting faculty and includes a build-out of 1,080 sq. feet of additional space on the fourth and fifth floors.

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 donations and revenues associated with the operations of this facility.

The University of Utah Board of Trustees approved the project at their March 8, 2022 meeting and by the Board of Higher Education on May 20, 2022.

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,



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

August 17, 2022

Mr. Jim Russell, DFCM Director
Utah State Building Board
4315 S. 2700 W., 3rd Floor
Taylorsville, UT 84129
Subject: Orrin G. Hatch Center Renovation

Dear Mr. Russell:

The University of Utah requests approval to renovate property purchased in Washington DC to provide housing for up to 50 student interns as well as a gathering place for alumni, donors, visiting faculty, and special events. The property consists of two historic row houses and a carriage house inside the Dupont Circle historic neighborhood.

The project will preserve historic features; address ADA, energy and life safety requirements; and provide new mechanical, electrical, and plumbing systems. Existing office space will be converted into bedrooms and the project will construct kitchens, bathrooms, communal living rooms and roof decks. The project will also increase the square footage by 1,080 SF by building out an area on each of the fourth and fifth floors.

The project budget presented to the Board of Higher Education was \$9,111,290. We are evaluating the impact of escalation and other cost increases that may require an increase in this budget. With this letter I confirm that the University has funding 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 donations and revenues associated with the operation of this facility.

This project was approved by the University's Board of Trustees in their meeting on March 8, 2022 and by the Board of Higher Education on May 20, 2022.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer

April 22, 2022

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

Subject: Orrin G. Hatch Center Renovation

Dear Commissioner Woolstenhulme:

The University of Utah requests approval to renovate property purchased in Washington DC to provide housing for up to 50 student interns as well as a gathering place for alumni, donors, visiting faculty, and special events. The property consists of two historic row houses and a carriage house inside the Dupont Circle historic neighborhood.

The project will preserve historic features; address ADA, energy and life safety requirements; and provide new mechanical, electrical, and plumbing systems. Existing office space will be converted into bedrooms and the project will construct kitchens, bathrooms, communal living rooms and roof decks. The project will also increase the square footage by 1,080 SF by building out an area on each of the fourth and fifth floors.

The proposed total project budget is \$9,111,290 and will be funded by donations. Facility operating 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.

This project was approved by the University's Board of Trustees in their meeting on March 8, 2022. We request that this be presented to the Board of Higher Education for approval.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer



Orrin G. Hatch Center The Hinckley Institute of Politics

Board of Higher Education

May 2022

THE HINCKLEY INSTITUTE OF POLITICS

The Hinckley Institute of Politics was founded with the mission to promote a better understanding and appreciation of politics, train ethical and visionary students for public service, and encourage excitement over civic engagement. A primary way the Hinckley Institute has fulfilled this mission is by operating one of the nation's longest-standing and most prestigious Washington, DC internship programs, dating back to 1965.

The Hinckley's national program provides more than 100 students annually with full-time, paid internships in a variety of government institutions, public advocacy groups, and consulting firms. The success of this program is made evident by the growing number of Hinckley alumni living and working in the Washington, DC area. More often than not, these alumni have accepted job opportunities that were a direct result of their internships



PROJECT VISION

Currently Hinckley Institute student interns live in University-leased apartments in Washington, DC.

The University proposes to establish a permanent presence in Washington, DC, to serve as:

- housing for up to 50 student interns
- a gathering place for alumni, donors, visiting faculty, and special events.

The University recently purchased the property at 1527-29 18TH St. NW, inside the Dupont Circle historic neighborhood, including **two historic row houses and a carriage house**.



PROPERTY HISTORY

The rowhouses were built in 1905 and 1902, in the Classical Revival style.

They have been the residence of several famous statesman such as Charles Evans Hughes, Carlos Manuel de Cespedes y Quesada, and Frederic Sackett. They were later home to the Association of Military Colleges and Schools of the US, and The Association of the US Army.

The latest owner was the Mathematical Association of America.

The buildings were placed on the National Register of Historic Places in 1978.



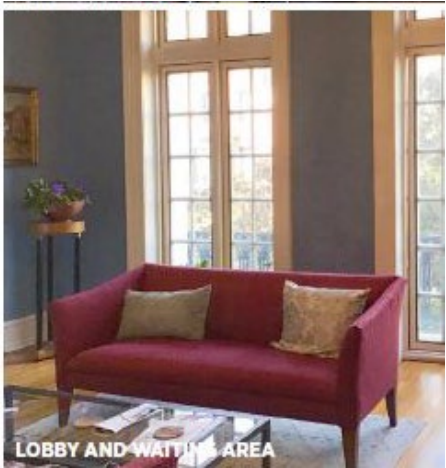
Row Houses



Carriage House

PROGRAM

| | |
|----------------------------------|------------------|
| Row Houses | 19,300 SF |
| Living Suites for 50 +/- Interns | 7,800 |
| Resident Assistant Apartment | 650 |
| Student Lounge / Kitchen Areas | 1,500 |
| Conference Room | 450 |
| Visiting Faculty Office | 150 |
| Entry Foyer / Lobby | 500 |
| Laundry | 200 |
| Building Support Spaces | 1,300 |
| Circulation Elements | 5,300 |
| Carriage House | 3,050 SF |
| Lobby, Meeting, Kitchen | |
| TOTAL PROJECT | 22,350 SF |

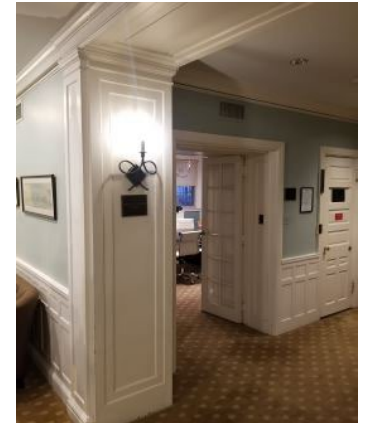
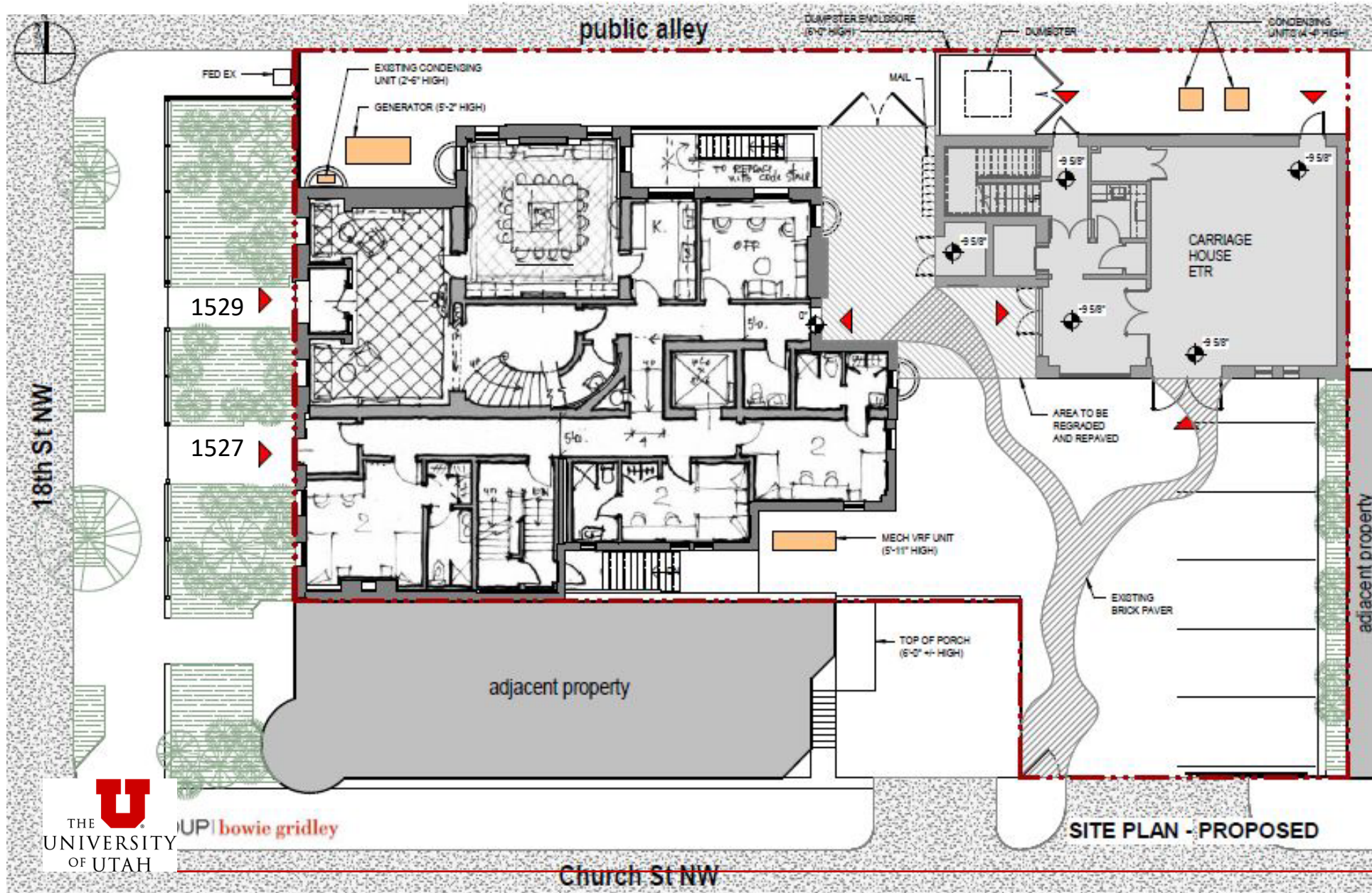


Renovation work will preserve historic features and spaces, meet ADA (including an elevator) and life safety requirements, and provide new mechanical, electrical and plumbing systems that meet current energy standards.

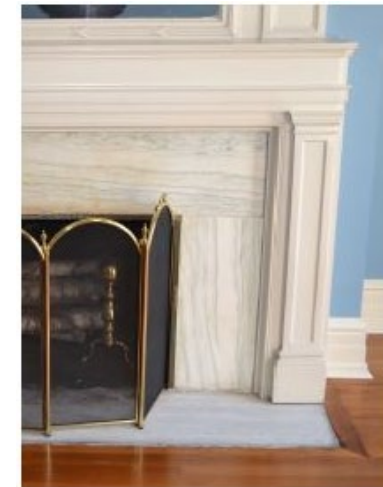
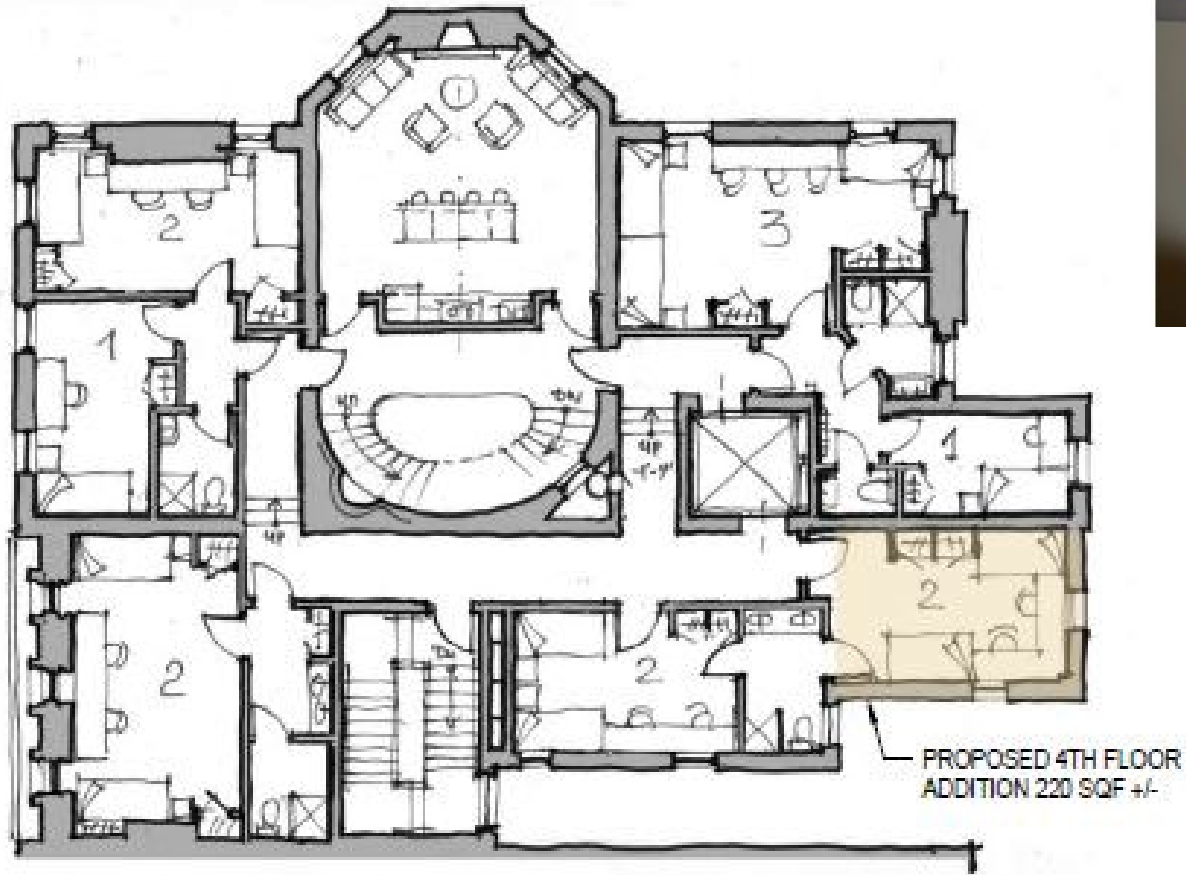
Existing office spaces will be converted into bedrooms, and the project will construct kitchens, bathrooms, communal living rooms and roof decks.



SITE & 1st Floor

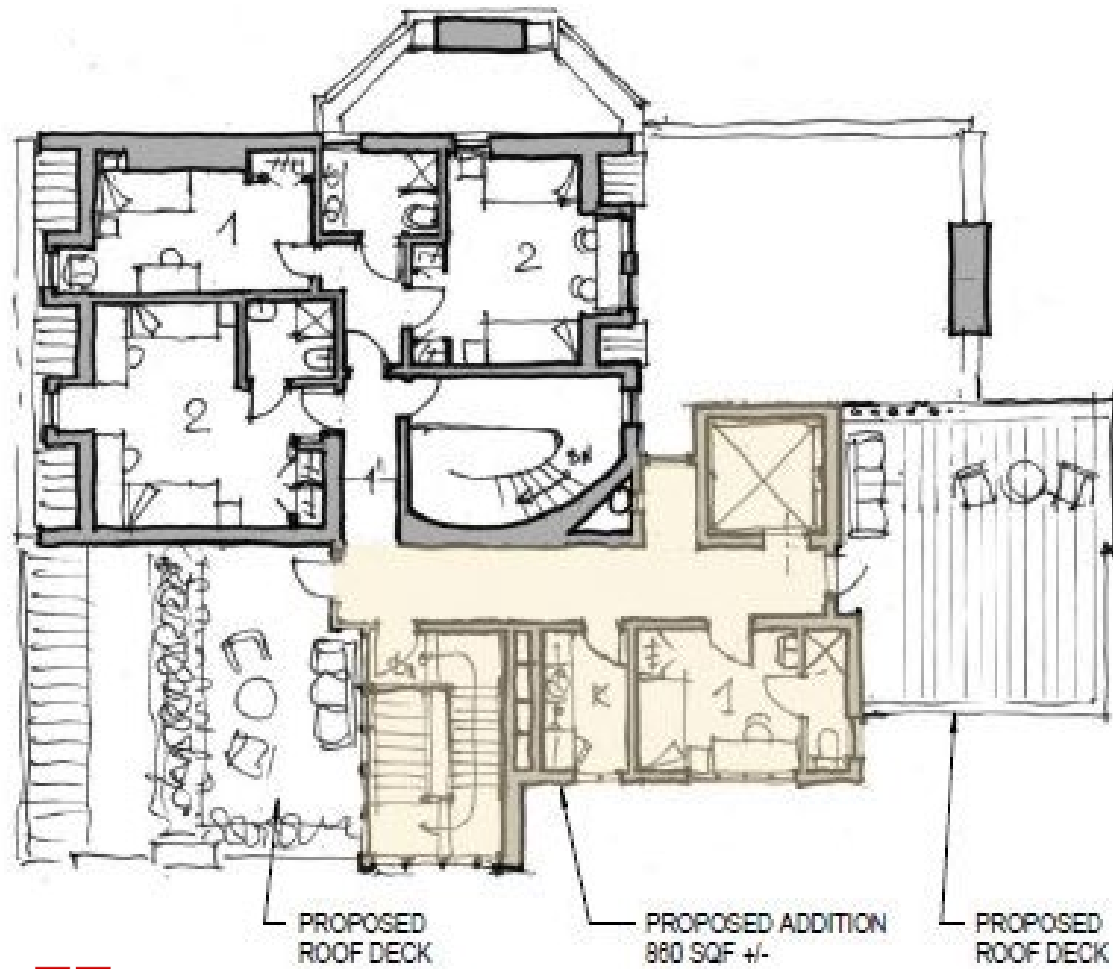


2ND, 3RD & 4TH FLOORS



2ND - 4TH FLOOR SIMILAR

5TH FLOOR



5TH FLOOR PLAN



PROJECT SCHEDULE

- Complete Design Development: 03/2022
- Initial Historic Preservation Office review: 03/2022
- Early Abatement & Demolition: 07/2022 – 09/2022
- Complete Construction Documents 08/2022
- Bidding 09/2022
- Construction: 09/2022- 06/2023
- **Occupancy: 07/2023**

PROJECT BUDGET and SCHEDULE

| | Total Cost | Cost per SF |
|---|---------------------|-----------------|
| Construction | \$ 6,738,164 | \$303.92 |
| Soft Costs | \$ 2,373,125 | \$107.04 |
| <ul style="list-style-type: none">• Design Fees• HazMat Abatement• Furniture & Equipment• Information Technology• Plan Review, Testing, Inspection• Commissioning• Misc (Donor signage, etc.)• Contingency | | |
| TOTAL PROJECT COST | \$ 9,111,290 | \$410.96 |
| Expected Occupancy: July 2023 | | |



APPROVAL REQUEST

Request approval to renovate 22,350 SF for the Hinckley Institute in Washington, DC.

The project budget is \$9,111,290

Funding Source:

- Construction: Donations
- O&M: Room/Venue Revenues



QUESTIONS

