

UNIVERSITY OF UTAH – WEST VALLEY HEALTH & COMMUNITY CENTER & INPATIENT HOSPITAL BED ADDITIONS

Status	Revenue Bond	Other Funding	Project Cost Estimate	Gross Sq. Feet	State-Funded O&M	Sources Bond Repayment	Construction Cost/ SqFt
Original Approved	\$400,000,000	\$100,000,000	\$500,000,000	606,400	\$0	Hospital Revenues	\$566.11
New Requested	\$450,000,000	\$0	\$355,000,000	165,253	\$0	Donations & Hospital Revenues	\$747.00
Total	\$850,000,000	\$100,000,000	\$855,000,000	771,653	\$0	Donations & Hospital Revenues	\$747.00

The University of Utah intends to increase the square footage of the building by an additional 165,253 (BGSF) from the original request approved in the 2022 Legislative Session. This increase is attributable to:

- Original feasibility study corrections: space omissions, inadequate program contingency and departmental area allocations per KPU.
- UHealth driven additions: 100 – 150 inpatient hospital beds, community and conferencing space, connector between buildings, imaging services, operating rooms, & support spaces.

The construction escalation pre-COVID averaged at 4-5%, while the current escalation is now closer to 8+%, adding nearly an additional \$70M. This escalation is noted in the increase in cost per square foot, impacted by sub-contractor services and supply chain delays. The site is now also requiring the addition of an electrical sub-station at approximately \$12M.

The original project description approved by the Board is as follows: The University of Utah proposes to construct a 606,000 square foot Health and Community Center in West Valley. The facility will be anchored by health care services that directly address many of the area’s outsized and underserved health care needs, including cardiovascular medicine, women’s health (including labor and delivery), musculoskeletal care, and emergency medicine. The facility will focus on complete programs – complete ancillary services, procedural and surgical care, inpatient units, and unscheduled care options – that allow patients to remain in their home community and minimize travel. These services and programs will provide the West Valley community the same health foundation that the University of Utah Health has extended to many Utah communities: robust ambulatory care, wellness and mental health services, integrated research and education, and home health and digital health capabilities. The facility will incorporate features tailored to needs expressed by the West Valley community, including transportation services, community health advocates, education and employment pathways, and on-site community partnerships. The facility construction and operation will be funded through patient and clinical revenues.