



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

December 1, 2023

University of Utah – Non-State Funded Project

[Board Policy R702, Non-State Funded Projects](#), requires the Board to review capital projects requiring Division of Facility and Construction Management (DFCM) or Legislative approval. [Utah Code 63A-5b-401](#) defines capital projects with more than \$5,000,000 of renovated space as “capital developments” and allows DFCM to approve those projects without legislative approval if the project does not use state funding sources for the design, construction, operation, or maintenance of the facility.

The University of Utah requests Board approval to renovate 46,747 square feet at 310 Wakara Way to house the Department of Family and Preventative Medicine (DFPM). The landlord of their current location plans to demolish their building, ultimately displacing them. This project will refresh approximately 36,922 square feet on the 1st and 2nd floors with new carpet, patch/repair and paint the walls, and replace ceiling tiles as necessary. A full remodel of 9,755 will take place on the 1st floor to accommodate offices for the Physicians Assistant program, two sixty (60) person classrooms, and a small student lounge. The project also addresses HVAC and electrical systems and upgrades data systems.

The proposed project budget is \$5,900,173 and will be funded by a tenant improvement allowance that will be repaid with internal funds through lease payments. No state funds will be used for this project, and no additional state funds will be requested for the operation and maintenance of this facility. The project was approved by the University of Utah Board of Trustees in the October 10, 2023, meeting. Additional information about the project is provided in the attached letter and presentation materials.

Commissioner’s Recommendation

The Commissioner recommends the Board authorize the University of Utah to obtain approval for the remodel of 310 Wakara Way for the Department of Family and Preventative Medicine (DFPM) and refer to DFCM for final approval.

Attachment

October 31, 2023

Mr. Geoffrey Landward, Interim Commissioner
Utah System of Higher Education
Two Gateway
60 South 400 West
Salt Lake City, UT 84101-1284

Subject: 310 Wakara Way Remodel and Refresh for Family and Preventative Medicine

Dear Interim Commissioner Landward:

The University of Utah requests approval to renovate 46,747 square feet at 310 Wakara Way to house the Department of Family and Preventative Medicine (DFPM). The DFPM needs to move because the landlord plans to demolish the building where they are currently housed. The work includes a basic refresh of approximately 36,922 square feet of office space on Levels 1 and 2 with new carpet, patch/repair and paint of walls and ceiling tile replacement as necessary. The full remodel of 9,755 square feet of space on Level 1 will accommodate offices for the Physicians Assistant program, two sixty (60) person classrooms and a small student lounge. It also addresses HVAC and electrical systems and upgrades data systems. Additional information is included in the attached presentation.

The proposed total project budget is \$5,900,173 and will be funded by a tenant improvement allowance that will be repaid through lease payments. 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 October 10, 2023. We request that this be presented to the Board of Higher Education for approval at the December 1, 2023 meeting.

Thanks, as always, for your consideration and support.

Sincerely,



Cathy Anderson
Chief Financial Officer



310 Wakara Way Remodel

Family and Preventative Medicine

School of Medicine

Board of Higher Education
December 1, 2023

BACKGROUND / VISION

The Department of Family and Preventative Medicine (DFPM) is currently housed in leased space in Research Park, at 375 Chipeta Way.

The landlord plans to demolish the building, requiring relocation of DFPM.

Additionally, the department has grown over time and existing space is no longer adequate.

310 Wakara Way was recently acquired by the University of Utah Research Park Foundation (UURF), from the Myriad Corporation. It is currently configured for office use.



310 Wakara Way – Recently Purchased by the University

SCOPE OF WORK

The project will include

- Offices
- Conference Rooms
- Workstations
- Classrooms
- Student Lounge

Scope of work includes:

- Light remodel and renovation of 46,747 SF:

Level 1:

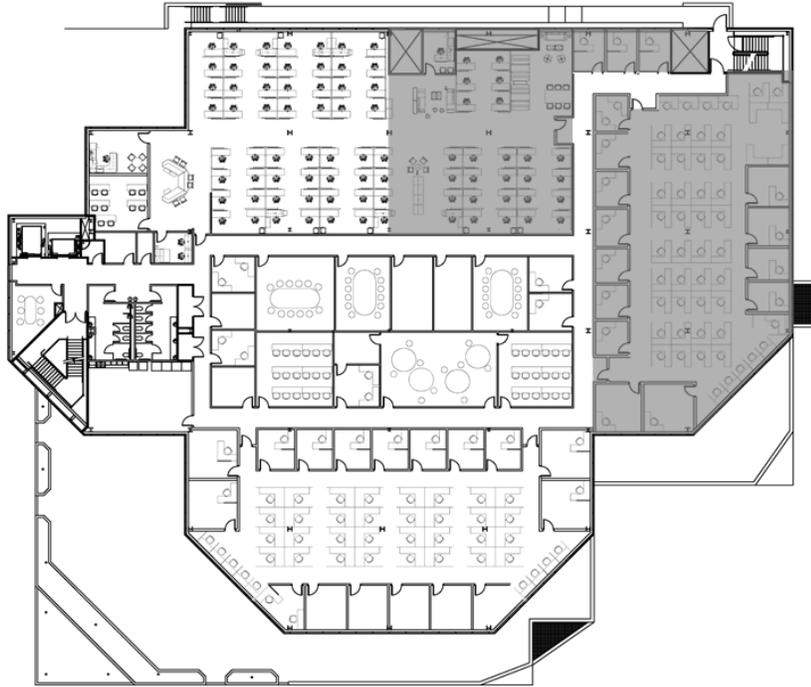
- PA program, two sixty(60) person classrooms and a small student lounge
 - New carpet, paint & ceiling tile : 8,626 sf
 - Full remodel: 9,755 sf

Level 2

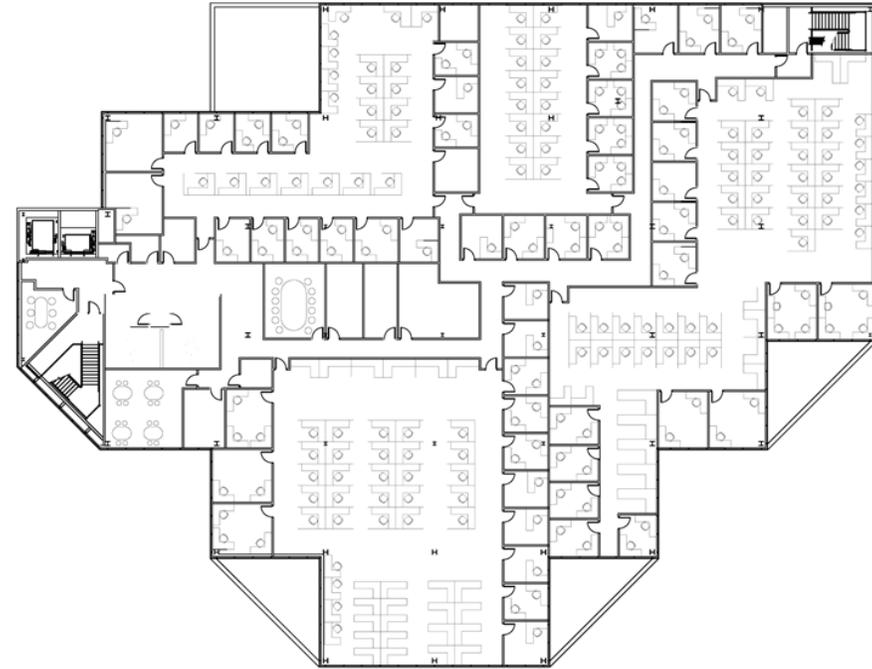
- Family & Preventative Medicine
 - New carpet, paint & ceiling tile: 28,366 sf

- University IT systems installation
- Minor HVAC and electrical remodel in fully remodeled areas.

FLOOR PLAN OR OTHER DRAWINGS

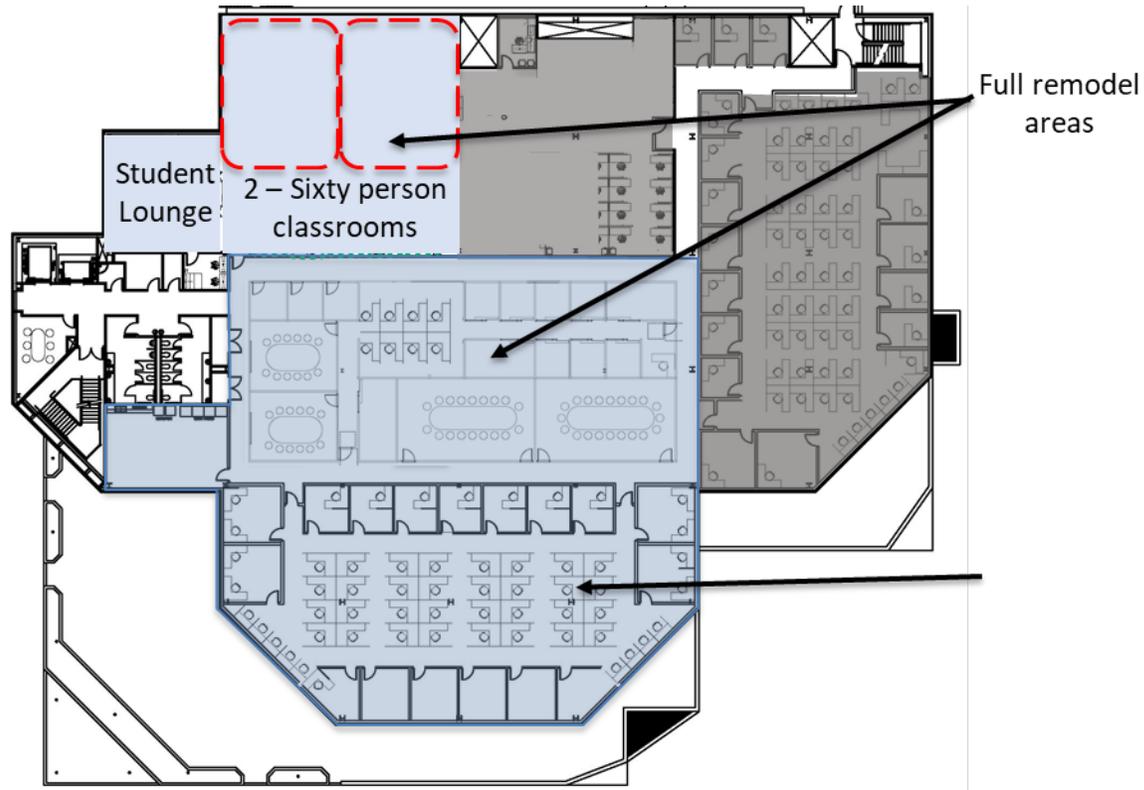


Existing Level 1 Floor Plan – Area in grey is not in scope (separate tenant)

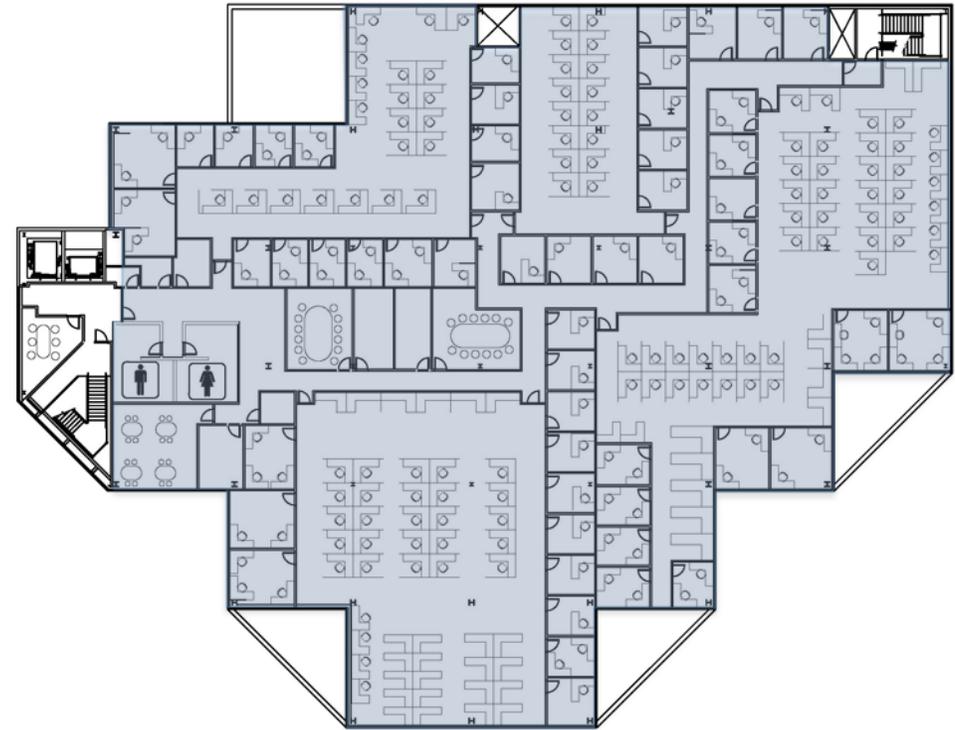


Existing Level 2 Floor Plan – Entire floor in scope

PROPOSED FLOOR PLAN



Proposed Level 1 Floor Plan – mix of light and full remodel

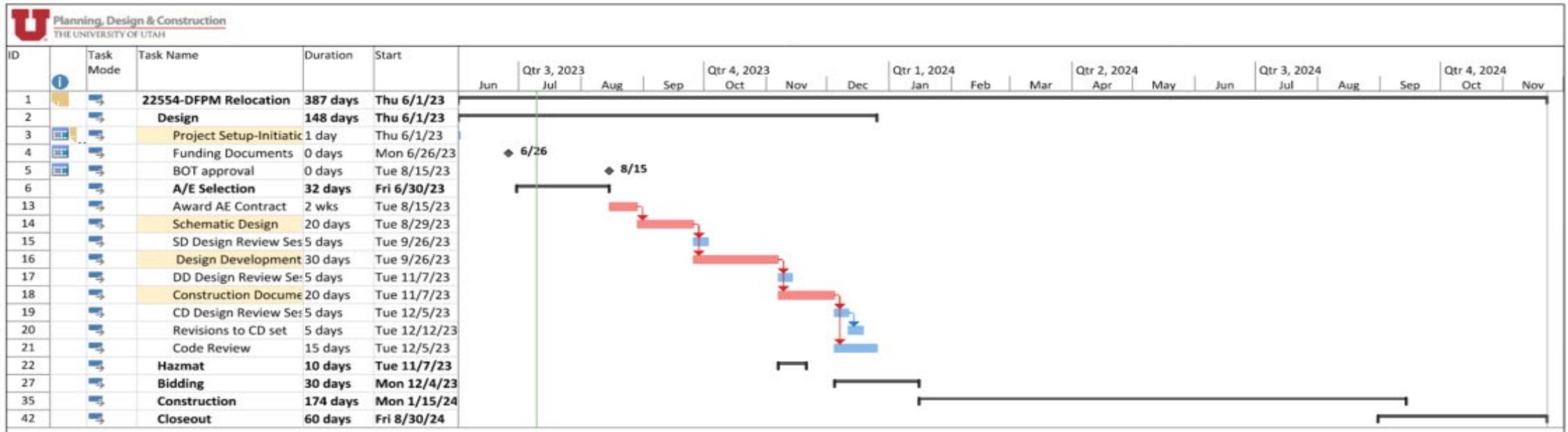


Proposed Level 2 Floor Plan – Entire floor to be lightly remodeled

PROJECT SCHEDULE

Summary:

- Design Start 08/29/2023
- Construction Start 01/15/2024
- Construction Complete 08/30/2024
- Occupancy 10/01/2024



PROJECT BUDGET

	Total Cost	Cost per SF
Building Construction Costs	\$3,158,508	\$67.57
Impact & Connection Fees	\$-	\$-
Sitework & Parking	\$-	\$-
Total Construction Cost	\$3,158,508	\$67.57
Total Construction Cost (including Escalation)	\$3,158,508	\$67.57
Total Soft Costs	\$2,741,664	\$58.65
TOTAL PROJECT COST	\$5,900,173	\$126.22

PROJECT FUNDING

Design & Construction

•UURF TI Allowance \$5,900,173

Operations & Maintenance

No State O&M Funds requested

Expanding the Possibilities of Health

The Department of Family and Preventive Medicine



EDUCATE

Educating health professionals from every community



DISCOVER

Discovering and addressing what optimizes health



INCREASE

Increasing evidence based practice



IMPROVE

Improving access to care and prevention



PROMOTE

Promoting wellness as the foundation of health

APPROVAL REQUEST

Request approval to refresh and renovate 46,747SF at 310 Wakara Way to house the Department of Family and Preventative Medicine.

The project budget is \$5,900,173 and will be funded by a University of Utah Research Park Foundation TI Allowance



THANK YOU

