



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

November 18, 2022

## Requests for Revenue Bond-Financed Projects for the 2023 Legislative Session

In accordance with Regent Policy R702, *Non-State Funded Projects*, the Board of Higher Education must review and authorize institutional requests for non-state funded capital development projects, including those financed with revenue bonds, that require legislative approval.

Institutions have submitted the following revenue bond-financed projects for the Board's consideration:

- University of Utah – West Village Family & Graduate Housing Phase 2 (\$198,035,600 bond)
- University of Utah – First Year Student Housing (\$382,415,000 bond)
- University of Utah – South Campus Parking Garage (\$113,445,000 bond)
- Utah State University – South Campus Residence Hall (\$43,868,000 bond)
- Utah State University – South Campus Parking Terrace (\$19,527,000 bond)

The institutions are not seeking state funds for design, construction, or operation and maintenance (O&M).

Project details are attached. If the Board approves these projects, the Commissioner's office will forward the requests to the legislature for consideration in the 2023 General Session.

Following legislative authorization, in accordance with Board Policy R590, *Issuance of Revenue Bonds for Colleges and Universities*, the Board must authorize the issuance and sale of bonds through an approving resolution that includes parameters for principal amounts, maturity date, discounts, and interest rates.

### Commissioner's Recommendation

The Commissioner recommends the Board review these requests and approve them for legislative action. If the Legislature authorizes the bonds, institutions' requests for an approving resolution should include financial analyses that document the feasibility and sufficiency of revenue streams necessary to support the institution's currently outstanding indebtedness and the proposed revenue bonds, as well as any other information required by statute or policy.

### Attachments

## UNIVERSITY OF UTAH – WEST VILLAGE FAMILY & GRADUATE HOUSING - PHASE 2

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Source of Bond Repayment	Construction Cost/ SqFt
\$198,035,600	\$0	\$198,035,600	582,620	\$0	Housing Revenues	\$307.86

The demand for family and graduate housing has historically been significant, with residents ranking the proximity to campus, community living, and affordable price as their primary motivating factors for wanting to live here. Family and graduate housing is an integral part of the University of Utah’s mission, proving a safe, affordable, and supportive community for students that would not be eligible to live in a more traditional “dorm” due to their student status or family status. Approximately 45% of residents at the U’s student apartments are international students moving to Salt Lake from nearly 70+ countries each year for their education.

This project will demolish aging housing facilities encompassing 146,500 gsf that encumber the site for the new housing. Phased closure will continue with the other existing housing building on the east/west village sites comprising approximately 600,000 gsf. These buildings will be operated and maintained by Auxiliary Services until they are decommissioned over the next decade. For the Graduate Housing building, approximately 280 students will be served with an occupancy of 96%. For the Family Housing Buildings, approximately 250 students will be served, 225 spouses/partners, and approximately 100 children.

Student Family Housing:	2 Buildings,	231 total units, 451 total bedrooms, 258,441 GSF
Student Graduate Housing:	1 Building,	219 total units, 280 total bedrooms, 150,653 GSF
Childcare		16,000 GSF
Central Utility Plant / Offices:		3,276 GSF
172 Podium Parking Stalls:		154,250 GSF

## UNIVERSITY OF UTAH – FIRST YEAR STUDENT HOUSING

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Source of Bond Repayment	Construction Cost/ SqFt
\$382,415,000	\$0	\$382,415,000	770,763	\$0	Housing Revenues	\$486.07

The housing will be constructed on two separate residential precincts of campus, comprising a combined estimated 655,563 GSF and a total of 2,000 beds configured as primarily traditional double-units, some in clustered semi-suites with common lounge, and some multi-unit clusters with common living/shower/restrooms. In addition, the housing program will contain community spaces such as common floor lounges, community kitchens, study areas, laundry, and bathrooms. Student life spaces such as social, study or advising areas foster interaction between students and visitors to foster community, and a sense of belonging in an environment of overlapped living/learning. Space will also be programmed for additional retail dining choices on campus. Parking will be constructed under the Annex site to provide 320 stalls comprising an additional 115,200 GSF.

The first floor of the building, or the majority of the first floor, is public and open to the entire campus. Using the current enrollment projections and demographic make-up of the First Year class, the building is anticipated to be at capacity upon opening and to stay at capacity indefinitely.

### UNIVERSITY OF UTAH – SOUTH CAMPUS PARKING GARAGE

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Source of Bond Repayment	Construction Cost/ SqFt
\$113,445,000	\$0	\$113,445,000	564,462	\$0	Parking Revenues	\$155.20

The project will provide support spaces and functionality in four distinct ways.

First, it will provide approximately 1,496 parking spaces for students, faculty and staff on the UU campus. The parking structure is proximate to academic spaces, athletic venues, other campus facilities and the Utah Museum of Fine Art.

Second, it will provide approximately 66,000 gsf of shelled space for future student services and retail spaces.

Third, it will provide 55,850 sf of outdoor recreational space on the roof to support a growing student population.

Fourth, it will provide secure bicycle storage. This storage will serve two distinct populations. Those who commute to campus by bike/e-bike and lack an appropriate facility to store will be able to use this facility. Additionally, commuters arriving via transit can store a personal bicycle for use on campus. Parking garage = 498,330 GSF  
 Shelled student services space = 66,132 GSF  
 the roof will be finished to provide 57,330 SF of recreation space  
 Secure bicycle storage = included in space above

### UTAH STATE UNIVERSITY – SOUTH CAMPUS RESIDENCE HALL

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Source of Bond Repayment	Construction Cost/ SqFt
\$43,868,000	\$0	\$43,868,000	96,990	\$0	Housing Revenues	\$376.03

The new residence hall will consist of approximately 74,690 NSF of residential suites, 6,280 NSF of building support and amenity spaces for residents, 700 NSF of administrative offices and 5,060 NSF of storage/maintenance space. The project will provide 286 new housing beds.

USU Housing will replace three residence halls in the south portion of the Logan campus with one large building. The new facility will be located on the site that is presently occupied by Reeder Hall, as defined in Phase I of the USU Central Core District Plan and the USU Housing Master Plan. The new building will provide 286 new beds of apartment-style units, with a mix of single- and double-bedroom configurations to meet the current trends in housing demand. It will occupy a prime site within the core of campus, with convenient access to parking, recreation and dining services.

This facility is also needed to accommodate the high demand for on campus housing at Utah State University. Currently, on-campus housing is at capacity. This project will increase the number of replacement beds by 32%, from 216 to 286.

## UTAH STATE UNIVERSITY – SOUTH CAMPUS PARKING TERRACE

Revenue Bond	Other Funding	Total Cost Estimate	Gross Sq. Feet	State-Funded O&M	Source of Bond Repayment	Construction Cost/ SqFt
\$19,527,000	\$0	\$19,527,000	113,959	\$0	Parking Revenues	\$149.77

The new building will be an open-air parking structure with four stories above ground with 1.5 stories below ground. The structure will hold 343 parking stalls.

USU Parking and Transportation seeks to construct a new 343 stall parking terrace on the south perimeter of campus to address parking demand. The new parking terrace will offset the loss of several parking lots containing about 200 stalls in the south campus and near Old Main. It will provide additional stalls to address the current deficit of parking for student housing as well as the increase of housing units planned for the area. The parking terrace will be 6.5 stories (4 above ground and 1.5 below ground) and will be placed optimally to provide parking for student housing, commuters, and visitors.

Due to acute demand for academic space and housing in the core of campus, existing surface parking lots are typically lost to allow for higher uses of the land. The USU Master Plan recognizes that as a land locked campus, parking services will increasingly be achieved through vertical parking structures. The 2022 Central Core District Plan and the 2022 Housing Master Plan have coordinated the siting of the new terrace on the south edge of campus, in optimal proximity to a new academic building and a new housing building on adjacent sites.