



UTAH SYSTEM OF  
HIGHER EDUCATION

# MEMORANDUM

October 4, 2024

## Fiscal Year 2025-26 USHE Capital Budget Recommendation – Degree-granting Institution Dedicated Capital Projects

Institution	Capital Project	Amount	O&M
Utah State University	Dee Glen Smith Spectrum Building Remodel	\$30,000,000	\$651,300
	Dedicated Project Fund Allocation	-\$18,069,100	
	Institutional Funds	<u>-\$11,930,900</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$651,300</b>

### Utah State University – Dee Glen Smith Spectrum Building Remodel

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Demolished	Cost per Sq Ft
\$18,069,100	\$11,930,900	\$30,000,000	\$651,300	9,750	221,318	0	\$130.00

The Dee Glen Smith Spectrum Building serves as a basketball arena, commencement venue, and event space for the university and community. The highest priority of this remodel is improving the life safety of the building, particularly through seismic upgrades. This structural improvement would include strengthening the corners of the building with reinforced concrete shear elements. These new building corners also provide additional concessions and greatly needed accessible and expanded restroom facilities. This phase also includes the critical work of adding a new electrical service to the building.

### Utah State University Recent Legislative Capital Projects Funding History

Year Funded	Building/Project	Funded Amount
2021	Heravi Global Teaching & Learning Center	\$14,500,000
2022	Veterinary Medicine School	\$32,260,500
2022	Monument Valley	\$5,000,000
2023	Huntsman Experiential Learning Center	\$10,236,700
2023	Science Engineering Research Building	\$4,975,900
2024	Veterinary Medicine School	\$9,000,000
2024	Human Resources Building	<u>\$4,991,300</u>
	<b>Total</b>	<b>\$80,964,400</b>

**Board Considerations**

Along with this dedicated capital project request, Utah State University has also put forward a non-dedicated capital project request for the Math, Artificial Intelligence, Data and Analytics Center. If the Board prioritizes USU’s non-dedicated project as the top-ranking project, USU will commit its full FY 2026 estimated dedicated capital project fund balance of \$18,069,100 to that project and defer the Dee Glen Smith Spectrum Building Remodel project for at least another year.

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Utah State University’s Dee Glen Smith Spectrum Building Remodel as a dedicated project supported with available dedicated project funds. If Utah State University’s non-dedicated capital project request is prioritized as the top-ranking degree-granting institution project in FY 2025-2026, the Commissioner recommends that the university return to the Board in a future year to seek approval for the Dee Glen Smith Spectrum Building Remodel project.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Weber State University	Student Services Support Center Renovation	\$10,704,500	\$214,200
	Dedicated Project Fund Allocation	-\$8,204,500	
	Institutional Funds	<u>-\$2,500,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$214,200</b>

**Weber State University – Student Services Support Center Renovation**

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Demolished	Cost per Sq Ft
\$8,204,500	\$2,500,000	\$10,704,500	\$214,200	0	46,517	0	\$230.00

This is a renovation of existing space with no additional square footage. The Student Services Building is the primary building for all academic support functions for the university including registration (Registrar), cashiers, Financial Aid, the Testing Center, and Career Services.

**Weber State University Recent Legislative Capital Projects Funding History**

<b>Year</b>	<b>Building/Project</b>	<b>Funded Amount</b>
2022	David O McKay Education Building	\$27,132,200
2023	Engineering Technology Building Renovation	\$8,332,400
2023	Land Bank - Farmington Station	<u>\$5,723,800</u>
	<b>Total</b>	<b>\$41,188,400</b>

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Weber State University’s Student Services Support Center Renovation as a dedicated project supported with available dedicated project funds.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Weber State University	Allied Health South Remodel	\$4,679,000	\$449,400
	Dedicated Project Fund Allocation	<u>-\$4,679,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$449,400</b>

**Weber State University – Allied Health South Remodel**

<b>Project Cost Estimates</b>				<b>Project Space - Gross Square Footage</b>			
<b>Dedicated Funds</b>	<b>Other Funds</b>	<b>Total Project Cost</b>	<b>New O&amp;M Funds</b>	<b>New</b>	<b>Renovated</b>	<b>Demolished</b>	<b>Cost per Sq Ft</b>
\$4,679,000	\$0.00	\$4,679,000	\$449,400	0	24,000	0	\$195.00

The Allied Health Building was constructed in two phases. Phase one was completed in 1982, and phase two was completed in 1990. The building is used as a workhorse educational building for the university’s health professions and supports many outstanding programs, including the university's nursing program. Phase one is in need of remodeling and repair.

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Weber State University’s Allied Health South Remodel as a dedicated project supported with available dedicated project funds.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Southern Utah University	Business Building West Cost- Escalation	\$1,365,100	
	Dedicated Project Fund Allocation	<u>-\$1,365,100</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$0</b>

**Southern Utah University – Business Building West Cost-Escalation**

<b>Project Cost Estimates</b>				<b>Project Space - Gross Square Footage</b>			
<b>Dedicated Funds</b>	<b>Other Funds</b>	<b>Total Project Cost</b>	<b>New O&amp;M Funds</b>	<b>New</b>	<b>Renovated</b>	<b>Demolished</b>	<b>Cost per Sq Ft</b>
\$1,365,100	\$17,344,300	\$18,709,400	\$0	0	0	0	\$0.00

In the 2023 legislative session, SUU received \$12,500,000 in dedicated project fund appropriations for the Business Building West Addition, with the institution contributing another \$4,844,300 to support a total project cost of \$17,344,300. Since then, inflation (labor rates and material costs) has driven up costs by \$1,365,100, for a new total project cost of \$18,709,400. SUU is requesting to use a portion of its estimated FY 2026 dedicated capital project fund balance of \$17,368,300 to cover these cost increases.

**Southern Utah University Recent Legislative Capital Projects Funding History**

<b>Year Funded</b>	<b>Building/Project</b>	<b>Funded Amount</b>
2021	Academic Classroom Building	\$43,013,700
2022	Music Center Renovation	\$19,500,000
2022	Stadium Flood Repair	\$9,200,000
2023	Business Building West Addition	\$12,500,000
2024	Hwy 56 Phoenix Plaza	<u>\$4,635,000</u>
	<b>Total</b>	<b>\$88,848,700</b>

**Board Considerations**

Along with this dedicated capital project request, Southern Utah University has also put forward a non-dedicated capital project request for the Engineering and Computational Sciences Building. If the Board prioritizes SUU’s non-dedicated project as the top-ranking project, SUU would need to encumber future dedicated project fund balances in order to fully contribute its FY 2026 estimated dedicated capital project fund balance of \$18,069,100 toward buying down the legislative ask for the non-dedicated project.

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Southern Utah University’s Business Building West Cost-Escalation as a dedicated project supported with available dedicated project funds. If Southern Utah University’s non-dedicated capital project request is prioritized as the top-ranking degree-granting institution project in FY 2025-2026, the Commissioner recommends that SUU be required to encumber future dedicated project fund balances against that project such that it fully contributes its FY 2026 estimated dedicated capital project fund balance of \$18,069,100 before the non-dedicated project is complete.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Southern Utah University	South Edge of Campus Land Bank	\$6,635,000	
	Dedicated Project Fund Allocation	<u>-\$6,635,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$0</b>

**Southern Utah University – South Edge of Campus Land Bank**

<b>Project Cost Estimates</b>				<b>Project Space - Gross Square Footage</b>			
<b>Dedicated Funds</b>	<b>Other Funds</b>	<b>Total Project Cost</b>	<b>New O&amp;M Funds</b>	<b>New</b>	<b>Renovated</b>	<b>Acres</b>	<b>Cost per Acre</b>
\$6,635,000	\$0	\$6,635,000	\$0	0	0	2.74	\$2.4M

This land bank request consists of the purchase of eleven parcels being offered as a package. Five parcels have associated structures. Five parcels are currently under development to construct a 154-stall parking lot (Southern Utah University would use the parking lot near-term). One parcel is a vacant lot. All

properties are located immediately adjacent to campus and are part of the strategic expansion plan for the university. Total acreage equals 2.74 acres.

### Board Considerations

Along with this dedicated capital project request, Southern Utah University has also put forward a non-dedicated capital project request for the Engineering and Computational Sciences Building. If the Board prioritizes SUU’s non-dedicated project as the top-ranking project, the university would need to encumber future dedicated project fund balances in order to fully contribute its FY 2026 estimated dedicated capital project fund balance of \$18,069,100 toward buying down the legislative ask for the non-dedicated project.

### Commissioner’s Recommendation

The Commissioner recommends that the Board approve Southern Utah University’s South Edge of Campus Land Bank as a dedicated project supported with available one-time dedicated project funds. If Southern Utah University’s non-dedicated capital project request is prioritized as the top-ranking degree-granting institution project in FY 2025-2026, the Commissioner recommends that SUU be required to encumber future dedicated project fund balances against that project such that it fully contributes its FY 2026 estimated dedicated capital project fund balance of \$18,069,100 before the non-dedicated project is complete.

Institution	Capital Project	Amount	O&M
Snow College	Washburn Building Entrance	\$6,455,000	\$45,600
	Dedicated Project Fund Allocation	<u>-\$6,455,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$45,600</b>

### Snow College — Washburn Building Entrance

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Acres	Cost per Sq Ft
\$6,455,000	\$0	\$6,455,000	\$45,600	5,415	0	0	\$650.00

This is an open space for student gatherings and study spaces at the Richfield campus. Currently, there is no dedicated space for students to gather and study. Both the external and internal plans for this space will provide these types of gathering spaces, which will help with student interaction.

### Snow College Recent Legislative Capital Projects Funding History

Year Funded	Building/Project	Funded Amount
2023	Land Bank - Triple D	\$3,000,000
2023	Land Bank - Jorgensen	\$850,000
2023	Land Bank - Nephi Property	\$2,000,000
2024	Social Science Classroom & Lab Building	\$40,987,000
2024	2023 GS Unused Land Bank Funding	<u>(\$673,000)</u>

**Total      \$46,164,000**

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Snow College’s Washburn Building Entrance as a dedicated project supported with available one-time dedicated project funds.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Utah Tech University	McDonald Building Renovation and Addition	\$27,367,000	\$407,700
	Dedicated Project Fund Allocation	<u>-\$27,367,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$407,700</b>

**Utah Tech University – McDonald Building Renovation and Addition**

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Demolish	Cost per Sq Ft
\$27,367,000	\$0	\$27,367,000	\$407,700	28,700	19,800	39,315	\$466.00

The McDonald Building remodel and addition will be the new home of the Art Department of the College of the Arts. The Art Department is currently housed in the North Commons Building, which will be demolished upon completion of this project. This addition/remodel project will replace the Art Department’s current space in the Utah Tech University North Commons Building. The North Commons building is planned for demolition in the fall of 2027.

**Utah Tech University Recent Legislative Capital Projects Funding History**

<b>Year</b>	<b>Funded</b>	<b>Building/Project</b>	<b>Funded Amount</b>
2021		Land Bank	\$15,000,000
2022		General Classroom	\$56,085,000
		<b>Total</b>	<b>\$71,085,000</b>

**Board Considerations**

Along with this dedicated capital project request, Utah Tech University has also put forward a non-dedicated capital project request for the Health Sciences Building and Taylor Building Remodel. If the Board prioritizes the university’s non-dedicated project as the top-ranking project, the university would need to encumber future dedicated project fund balances to fully contribute its FY 2026 estimated dedicated capital project fund balance of \$29,424,600 toward buying down the legislative ask for the non-dedicated project.

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve Utah Tech University’s McDonald Building Renovation and Addition as a dedicated project supported with available one-time dedicated project

funds. If Utah Tech University’s non-dedicated capital project request is prioritized as the top-ranking degree-granting institution project in FY 2025-2026, the Commissioner recommends that the university be required to encumber future dedicated project fund balances against that project such that it fully contributes its FY 2026 estimated dedicated capital project fund balance of \$29,424,600 before the non-dedicated project is complete.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Utah Valley University	Health Professional Building 2 – Design Costs	\$7,734,100	
	Dedicated Project Fund Allocation	<u>-\$7,734,100</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$0</b>

**Utah Valley University – Health Professional Building 2, Design Costs**

<b>Project Cost Estimates</b>				<b>Project Space - Gross Square Footage</b>			
<b>Dedicated Funds</b>	<b>Other Funds</b>	<b>Total Project Cost</b>	<b>New O&amp;M Funds</b>	<b>New</b>	<b>Renovated</b>	<b>Demolish</b>	<b>Cost per Sq Ft</b>
\$7,734,100	\$0	\$7,734,100	\$0.00	0	0	0	\$0.00

The Health Professional Building 2 is Utah Valley University (UVU)’s FY 2025-2026 non-dedicated project request. This building will be the first on the Vineyard Campus and is intended to house health-related programs to meet local demand for healthcare occupational employment. This dedicated funding request will support the design and programming work for the project.

**Utah Valley University Recent Legislative Capital Projects Funding History**

<b>Year Funded</b>	<b>Building/Project</b>	<b>Funded Amount</b>
2022	Engineering Building	\$80,000,000
2024	Student Athlete Academic Building	<u>\$3,500,000</u>
	<b>Total</b>	<b>\$83,500,000</b>

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve UVU’s use of its dedicated project funds for design and programming work for the Health Professional Building 2.

<b>Institution</b>	<b>Capital Project</b>	<b>Amount</b>	<b>O&amp;M</b>
Utah Valley University	Student Athlete Building	\$29,000,000	\$317,700
	Dedicated Project Fund Allocation	-\$19,000,000	
	Institutional Funds	<u>-\$10,000,000</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$317,700</b>

**Utah Valley University – Student Athlete Building**

<b>Project Cost Estimates</b>	<b>Project Space - Gross Square Footage</b>
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Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Acres	Cost per Sq. Ft..
\$19,000,000	\$10,000,000	\$29,000,000	\$317,700	37,000	0	0	\$560.00

This building will serve the needs of UVU student athletes by providing study hall space and health and fitness resources for the athletes. The UVU wrestling program will be housed in this building, allowing them to move from a modular building on the north edge of campus. The 37,000 square foot building will also house a weight training and fitness center for the student athletes of all sports, a space that has not existed at UVU. Women’s and Men’s soccer will move into this new building with updated locker rooms and team rooms. A film review space will be in the building, along with Golf team locker rooms. Sports Marketing, NCAA compliance offices, and other coach and administration offices will be housed in the new building.

**Board Considerations**

Along with this dedicated capital project request, Utah Valley University has also put forward a non-dedicated capital project request for the Health Professions 2 Building. If the Board prioritizes UVU’s non-dedicated project as the top-ranking project, UVU would need to encumber future dedicated project fund balances to fully contribute its FY 2026 estimated dedicated capital project fund balance of \$44,189,500 toward buying down the legislative ask for the non-dedicated project.

**Commissioner’s Recommendation**

The Commissioner recommends that the Board approve UVU’s Student Athlete Building as a dedicated project supported with available one-time dedicated project funds. If UVU’s non-dedicated capital project request is prioritized as the top-ranking degree-granting institution project in FY 2025-2026, the Commissioner recommends that either 1) UVU return to the Board in a future year for Student Athlete Building project approval, or 2) UVU be required to encumber future dedicated project fund balances against that project such that it fully contributes its FY 2026 estimated dedicated capital project fund balance of \$44,189,500 before the non-dedicated project is complete.

Institution	Capital Project	Amount	O&M
Salt Lake Community College	South City Campus Seismic Upgrade	\$37,706,600	
	Dedicated Project Fund Allocation	-\$9,426,800	
	Federal Funding	<u>-\$28,279,800</u>	
	<b>New Income Tax Fund Requested</b>	<b>\$0</b>	<b>\$0</b>

**Salt Lake Community College — South City Campus Seismic Upgrade**

Project Cost Estimates				Project Space - Gross Square Footage			
Dedicated Funds	Other Funds	Total Project Cost	New O&M Funds	New	Renovated	Demolished	Cost per Sq. Ft.



\$9,426,800	\$28,279,800	\$37,706,600	\$0.00	0	324,337	0	\$205.00
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Salt Lake Community College (SLCC)'s South City Campus is the old South High School, consisting of the original 1929 building, the 1961 north addition, and the 2013 addition of the Center for Arts & Media and the SLC Innovations High School. SLCC took ownership of the building in 1988. In June 2023, Reaveley Engineers conducted a Seismic Evaluation of the 1929 and 1961 portions of the building with a report titled Reaveley Engineer Seismic Evaluation ASCE 41-17 Tier 2. Both the original 1929 building and the 1961 north addition have seismic deficiencies that must be addressed. This project is a retrofit to structurally improve the performance level of "Limited Safety" halfway between life safety and collapse prevention if a significant seismic event were to occur. SLCC is applying for FEMA BRIC funding to assist with the retrofit, contributing federal funds to this large project.

**Salt Lake Community College Recent Legislative Capital Projects Funding History**

<b>Year Funded</b>	<b>Building/Project</b>	<b>Funded Amount</b>
2021	Herriman Campus General Education Building	\$32,674,800
2022	Applied Technology Center	\$5,000,000
2023	Business Building Expansion & Remodel	\$18,092,300
	<b>Total</b>	<b>\$55,767,100</b>

**Commissioner’s Recommendations**

The Commissioner recommends that the Board approve SLCC’s South City Campus Seismic Upgrade as a dedicated project supported with available one-time dedicated project funds.