

Issue Brief – Capital Development Recommendations

NUMBER CFGO-07-08

SUMMARY

The Capital Development Budget funds new construction, major utility projects, and purchases of real property. The budget currently contains \$30 million in ongoing funds. The Legislature restored ongoing funds to this line item after several years of zero ongoing funds during the economic downturn of FY 2002. Capital projects are one-time in nature, and so the Legislature has used mostly one-time funding sources (for example, one-time state funds, bonds, donations, and federal grants) to pay for them.

Capital Development requests are traditionally categorized as “State-Funded” or “Other-Funded.” State-Funded requests include all projects that are requesting general state tax dollars, including general funds that can be spent on any type of project, and income tax funds that can be spent on education projects. These projects compete for prioritization in the overall appropriation process. Other-Funded projects include those financed with revenue bonds, donations, restricted funds, federal funds, etc. These projects are not prioritized but in most cases must be approved by the Legislature.

The Analyst recommends maintaining the following ranking system for prioritizing state-funded project requests:

1. Replacement or renewal of existing state-owned space
2. Replacement of existing leased space
3. Expansion of existing programs
4. Opportunities
5. Creation of new programs

These criteria have been used by the Legislature before and are consistent with the criteria used by the Board of Regents and the State Building Board in their rankings. Using these criteria provides incentives for agencies and institutions to replace or repair existing space before adding new space, thus helping reduce the state’s deferred maintenance backlog, improving the state’s infrastructure, and enhancing the state’s credit worthiness.

It should be recognized that strictly using predetermined categories fails to recognize factors that may be unique to a project. For example, this year several projects have critical needs but either don’t have an existing building or cannot reasonably renovate an existing building. Land purchases are another example. This is not an insurmountable obstacle (as evidenced by the high prioritization of several new-space priorities by the Regents and Building Board) but in some cases may warrant qualitative review. As another example, the Legislature may decide to rotate projects among agencies/institutions so that the same ones do not receive the bulk of available money each year. In still another example, the Regents’ or Building Board’s point differences between projects may be so small that the relative value of projects may not be substantially different. The Legislature may use the Analyst’s and boards’ recommendations as a starting point, but will ultimately decide based on its best judgment.

Page 7 shows all projects approved by the Legislature in the 2006 General Session.

Page 8 presents a summary of Other-Funded projects.

The Appendix shows all state-funded projects approved by the Legislature since FY 1997.

ANALYST’S RECOMMENDATIONS

Please refer to the table on page 2 for a summary of project requests and the Analyst’s recommendations. A brief description of each recommended project begins on page 3.

Legislative Fiscal Analyst's Recommendations - State Funded Capital Development Projects

| BB | BOR | UCAT | Agency/Institution | Description | Requested State Funds | Projected Other Funds | Total Cost | Governor** State Funds | Analyst State Funds |
|-----------|------------|-------------|---------------------------|----------------------------|----------------------------------|----------------------------------|-------------------|-----------------------------------|--------------------------------|
| * | | | Capitol Preserv Bd | Capitol Building/Parking | \$50,000,000 | | \$50,000,000 | \$51,000,000 | \$50,000,000 |
| * | * | | CEU | Dormitory Mortgage Payoff | 2,184,500 | | 2,184,500 | | 2,184,500 |
| 1 | | | Health | Unified Lab & Replacemnt | 30,852,000 | | 30,852,000 | 30,852,000 | 30,852,000 |
| 2 | | | DPS/Tax Cmn | Joint Driver Lic/DMV Bldg | 5,342,000 | | 5,342,000 | 5,342,000 | 5,342,000 |
| 3 | | 2 | UCAT DATC | Technology/Manuf Bldg | 14,240,000 | 760,000 | 15,000,000 | 14,238,000 | 14,240,000 |
| 4 | 1 | | WSU | Classroom Bldg/Chiller | 22,950,000 | 6,000,000 | 28,950,000 | 22,950,000 | 22,950,000 |
| 5 | T4 | | Snow | Library/Classroom Bldg | 17,651,000 | 3,300,000 | 20,951,000 | 17,651,000 | |
| 6 | | 1 | UCAT MATC | N. Utah County Bldg | 14,855,000 | | 14,855,000 | | |
| 7 | | | Courts | St. George Courthouse | 29,000,000 | | 29,000,000 | 29,000,000 | 29,000,000 |
| 8 | | 1L | UCAT DXATC | Land Purchase 19.25 acres | 5,450,000 | | 5,450,000 | | |
| 9 | | | Board of Education | Schools for Deaf & Blind | 15,378,000 | 450,000 | 15,828,000 | 15,828,000 | 15,378,000 ¹ |
| 10 | 2 | | U of U | Nursing Bldg Renov/Addn | 13,775,000 | 9,000,000 | 22,775,000 | 13,775,000 | 13,775,000 |
| 11 | | 3 | UCAT OWATC | Health Technology Bldg | 18,613,000 | | 18,613,000 | | |
| 12 | T4 | | SLCC | South Campus Building | 49,679,000 | 12,200,000 | 61,879,000 | | |
| 13 | 3 | | USU | Ag Science Bldg | 41,110,000 | 42,000,000 | 83,110,000 | | |
| 14 | | | Multi-Agency | Salt Lake Govt Office Bldg | 38,500,000 | | 38,500,000 | | |
| 15 | 5 | | UVSC | Science/Health Bldg Addn | 47,645,000 | | 47,645,000 | | |
| 16 | | | Wildlife Resources | Springville Hatchery Renov | 4,476,000 | | 4,476,000 | | |
| 17 | | 2L | UCAT SWATC | Land Purchase 11.4 acres | 2,282,000 | | 2,282,000 | | 2,282,000 |
| 18 | | | Parks and Rec | 3 Campground Replace | 12,500,000 | 150,000 | 12,650,000 | | |
| 19 | 6 | | SUU | Science Center Addition | 20,727,000 | | 20,727,000 | | |
| 20 | | | Multi-Agency | Richfield Regional Ctr | 15,197,000 | | 15,197,000 | | |
| 21 | 7 | | DSC | Centennial Commons | 71,050,000 | | 71,050,000 | | |
| 22 | | | Human Services | Weber Valley Detention Ctr | 11,479,000 | | 11,479,000 | | |
| 23 | | | Courts | Ogden Property Purchase | 2,000,000 | | 2,000,000 | | |
| 24 | | | Human Services | State Hosp Pediatric Ctr | 23,077,000 | | 23,077,000 | | |
| 25 | | | UDOT/GOED | St. George Visitors Ctr | 3,000,000 | | 3,000,000 | | |
| 26 | | | Fairpark | Multipurpose Building | 20,000,000 | | 20,000,000 | | |
| | | | DFCM | YWCA Parking Replacemt | | | | 1,675,000 | |
| | | | SUU | Land Purchase for Shakepr | | | | 2,000,000 | |
| | | | | | | | | <u>\$204,311,000</u> | <u>\$186,003,500</u> |

*= Recommended but not ranked

** = Governor recommended \$50M to finish the Capitol, \$750,000 for a new wireless antenna system, plus \$250K for events

¹= Savings from the school's existing lease & transportation budgets could be used to buy lease/revenue bonds of \$7,378,000 and reduce the General Fund appropriation to \$8,000,000.

PROJECT DESCRIPTIONS***Capitol Building/East Parking Completion***

To date the Legislature has appropriated \$178,000,000 for the Capitol Building Restoration. Total estimated restoration costs are \$213,000,000, leaving another \$35,000,000 to be appropriated for restoration.

However, during the 2006 Third Special Session the Legislature adopted SCR 302, "Resolution Approving Parking Structure for Capitol Complex" which authorized taking \$15,000,000 from already-appropriated restoration funds and using them to construct an underground parking garage immediately east of the Capitol Building. Therefore in order to complete the restoration project the Analyst recommends an appropriation of \$50,000,000 during the 2007 General Session. This will mark the seventh consecutive session of appropriations or bonding for Capitol Hill.

The Governor recommended adding \$750,000 for phase II of the wireless communications system and \$250,000 for public events to celebrate the re-opening. The Analyst also recommends these items, but separately from the restoration project. For more information on these items, please see Budget Brief CFAS-07-02.

CEU Dormitory Mortgage Payoff

During the 1980s and 1990s the College of Eastern Utah ambitiously added dormitories to its campuses through rural development mortgages. Unfortunately, out-of-area student enrollment growth did not occur as hoped, leaving CEU with more dorm beds than out-of-area students. In fact, CEU has some 450 beds available for 380 out-of-area students; CEU has the highest ratio of dorm beds to undergraduate student in the state; and the lowest undergraduate dormitory occupancy rate in the state. Without filling the beds the College struggles to make its mortgage payments, and is using an FY 2002 legislative appropriation of \$250,000 to the school's scholarship fund to provide tuition scholarships to students who agree to live in the dormitories and pay rent.

A one-time payment of \$2,184,500 would pay off all remaining mortgages and allow the College to begin making scholarship decisions based on academic merit rather than budgetary predicament.

Existing mortgage balances are:

| | |
|---------------------|------------------|
| Tucker Dormitory I | \$98,900 |
| Tucker Dormitory II | \$17,100 |
| Aaron Jones I | \$466,500 |
| Aaron Jones II | \$515,000 |
| Aaron Jones III | \$730,000 |
| San Juan Campus | <u>\$357,000</u> |
| Total | \$2,184,500 |

If the Legislature paid off these mortgages it would free up \$172,500 annually in ongoing debt service funds. While the Analyst hesitates to recommend state funds for university auxiliary enterprises, the Analyst recognizes the financial difficulties brought on by CEU's dormitory debt and therefore recommends appropriating \$2,184,500 for the purpose of paying off the outstanding mortgages.

If the Legislature paid off the mortgage debt, CEU's only remaining debt would be \$970,000 in bond principal for the Burtenshaw dorms. Bond payments are approximately \$95,000 per year.

Lab Replacement and Unification

Utah's Fraser Laboratory, located on the campus of the University of Utah, is the state's Public Health Laboratory. It houses the state's main clinical and environmental labs, and serves all state agencies including the Medical Examiner. The facility was built in 1972 and is now clearly unable to meet current or future needs. In 1995 the lab reached its safe workload capacity, and since 1995 the lab's workload has increased 59 percent. The attacks of 9/11/2001 and the Anthrax that followed soon thereafter increased the lab's workload and instrumentation requirements. The facility is inadequate for the new instruments and volume of work. The building has insufficient ventilation for new equipment and insufficient space for all of the tests. Some closets and offices have been converted to lab space, and still some testing isn't done. As working conditions have deteriorated, so has employee welfare and morale.

A DFCM engineering analysis in 2005 revealed the building has environmental issues, code violations, and no longer serves the needs of its occupants. Costs of needed repairs are almost as high as the value of the building, and wouldn't add needed space. This brings up not only financial concerns, but public health and liability concerns.

The proposal before the Legislature is to replace the current laboratory with three modules. The first module only involves replacing the Fraser lab for the Department of Health. The second and third modules would add space for the labs of the Departments of Public Safety and Agriculture and Food, thus unifying state labs in one location.

The Analyst recommends funding \$30,852,000 for the first module of the state lab replacement. The second and third modules are likely to be requested in the future.

Joint Driver License/DMV Building

Existing Driver License and DMV offices to serve the rapidly-growing areas of southern Salt Lake County and northern Utah County are in leased space. One lease has already expired and the other will expire soon. The Driver License space is too small for customer demand. The DMV's landlord has indicated he will not renew the lease and is frustrated at the number of parking stalls occupied by DMV customers. Leasing is difficult because developers prefer not to invest in pavement for the needed parking, customers prefer a fixed location, and leases cost more in the long term than ownership.

A joint facility would have several advantages: It would reduce confusion by the public who often show up at one location only to find out they need services of the other; it would be a permanent location rather than the current continually-moving lease situation; it would have shared parking, restrooms, conference rooms, and telecommunications; it would have a large range for motorcycle and commercial skills testing; and over time will save the state money. The divisions currently spend \$164,300 per year on the two leases. With a new facility these funds can be reallocated to O&M (estimated at \$50,000) and elsewhere.

The proposed location is state property east of I-15 in Draper, next to the Department of Corrections Administration Building. The site is highly visible and easily accessible. The Analyst has a small concern with committing a piece of this prime real estate without any kind of master planning. Nevertheless, the Analyst recommends funding \$5,342,000 for a joint Driver License/DMV building in the area.

DATC Technology/Manufacturing Building

The Davis campus of the Utah College of Applied Technology has faced steady growth over the past two

decades, forcing new or expanding programs into inadequate space. As the population in Davis and Morgan counties rapidly expands, so does demand for programs – particularly programs that provide trained personnel for high-demand jobs. The DATC reports a 79 percent increase in membership hours, and 106 percent growth in programs, since 1995. Perhaps more importantly, DATC needs more and better space to house its Diesel Mechanics, Machining, and Composites programs. These programs require high ceilings and doors, good ventilation, chemical storage, and space for materials and workbenches. Building new high bay space will also benefit other programs that can use the old space. Perhaps most importantly, area employers are in need of qualified workers. DATC reports a 99 percent placement rate for diesel mechanics, 92 percent for machine operators, and high demand for trainees in the newly created composites program.

The Analyst recommends appropriating \$14,240,000 for a new Technology/Manufacturing Building. The DATC has raised \$600,000 from a private donor and \$160,000 in equipment will be donated from private industry.

WSU Classroom Building Replacement/Chiller Plant

During the 2006 General Session the Legislature appropriated \$2 million to design a building to replace Buildings 1 and 2 and a chiller plant at Weber State University. Buildings 1 and 2 are old (1954), inadequate, and contain life safety concerns. Such concerns include poor fire detection systems, no fire suppression systems, ventilation systems that would draw smoke into the escape route, an overloaded and ungrounded electrical system, asbestos, and a deteriorating structure. Beside life safety concerns, the buildings are rife with other problems such as leaky plumbing, inadequate electrical power, and no central cooling capacity. Classroom space is mostly inadequate for instruction. Most high school buildings along the Wasatch Front have better instructional space than Buildings 1 and 2. DFCM has stopped spending capital improvement money on these buildings because they consider it wasteful.

The existing chiller plant is operating at maximum capacity with virtually no redundancy, meaning if a chiller failed, a loss of cooling would occur on campus. The existing plant has no ability to service the proposed new classroom building.

Total construction costs are estimated at \$30,950,000. Weber State University has raised \$6 million to defray the state's cost, and the Legislature already funded \$2 million. The Analyst recommends the Legislature fund another \$22,950,000 to replace Buildings 1 and 2 and the chiller plant.

St. George Courthouse

During the 2006 General Session the Legislature appropriated \$3,620,000 toward this project: \$3,020,000 to pay off lease/revenue bonds on the existing court facility, plus \$600,000 to acquire parcels of land around the proposed site in order for the overall site to be large enough for a new courthouse.

This project involves a land trade between St. George City and the Courts. The city desires the 4.4 acres on which the current court facility is located and indicates it is large enough for its future needs. The Courts desire a larger lot on which to build an expandable courthouse to meet demands of the growing population. The 2005 Legislature passed intent language to authorize the trade as soon as design and construction funds are appropriated. The proposed site to be received by the Courts is six acres and currently contains an elementary school which will be demolished. If Courts chose instead to expand at the current site, they would need to demolish the adjacent Youth Corrections building, which is in good condition and has bonds outstanding.

Population in the St. George area is projected to grow from 90,354 in 1990 to 218,200 by 2030, a 141 percent increase. Court workload is projected to grow by 61 percent in the same timeframe.

The current courthouse is inadequate in both size and design. It has three courtrooms and one hearing room for five judges. The building is 34 years old, with the old county jail in the basement and court facilities on the main level. The courthouse was designed before the Courts adopted statewide design and construction standards. Prisoners have to be transported through the same halls as judges and staff, a condition which creates life safety and liability concerns.

The Analyst recommends the Legislature appropriate \$29,000,000 for the St. George courthouse project. However, the Legislature should be aware that the cost is 20 percent higher than the cost presented to the 2006 Legislature. Fifteen percent is due to construction inflation, and five percent is due to local "efficient building" laws that may need more discussion.

Schools for the Deaf and Blind

The Schools for the Deaf and Blind currently lease two facilities and use some 25 classrooms in Granite School District buildings, for a total use of 39 classrooms throughout the Salt Lake City area. The lease at the Connor Street facility will end in June of 2009 with an option for renewal. The lease in West Jordan for the Jean Massieu School will end in June of 2008 with no option for renewal – it will be demolished. Both facilities were built in the 1950s and have efficiency and maintenance problems. The Connor Street facility has exceeded its life expectancy and is not ADA compliant.

The proposed solution would build one central facility with 33 classrooms, office space for approximately 70 staff, storage, a media center, and a multipurpose room.

The Connor Street lease costs \$355,000 per year; the Jean Massieu lease costs \$114,000 per year; and the schools can save \$120,000 per year in transportation costs by having a centralized location. While the Analyst does not recommend using existing budgets as revenue sources for new buildings, in this case the funds could be used to buy lease/revenue bonds and reduce the amount of new money needed for the project. The Analyst simply presents this as an option, not an attempt to circumvent the capital budget process. The total annual savings of \$589,000 could make payments on a lease/revenue bond of \$7.4 million, assuming a 20-year payback at 4.5 percent interest. Doing so would leave another \$8,000,000 to be appropriated from the General Fund, to meet total state costs of \$15,378,000. Another \$450,000 will be used from permanent land grant interest earnings.

University of Utah Nursing Building

This project would accomplish two important things: upgrade the existing building (built in 1969) and help address the nursing shortage. Further, the project would expand the east campus chiller plant and remove the building's (as well as future buildings') older stand-alone chiller plants. The university has raised \$9 million in private funds, or half the construction costs of the nursing building upgrade.

The existing building has various deficiencies including the HVAC, wiring, lighting, fire safety and sprinkling, ADA, seismic vulnerability, asbestos, and security. Men's restrooms are lacking.

The school has increased admissions from 100 to 128 per year and added additional faculty. However, limited space has forced 2-3 faculty into each office and further enrollment is constrained by the size of the simulation center. The undergraduate enrollment should increase further through this project by adding space for more faculty and a larger inpatient simulation center. In all, the project will add 9,600 square feet (by enclosing the first floor) and will extend the life of the building by another forty years. The Analyst recommends state funds of \$13,775,000 for the building renovation (\$9,000,000 to be matched by private funds) and east campus chiller plant expansion (\$4,775,000).

SWATC Land Purchase

The Analyst recommends the purchase of 11.4 acres in Cedar City adjacent to the current SWATC facility. This is a one-time opportunity since the land will not be available next year.

SWATC is in the sixth year of a seventeen-year lease-purchase agreement with the Iron County School

District. At the end of the lease-purchase, SWATC will own the building outright but Iron County School District will continue to own the parking lots and surrounding grounds.

By purchasing the land, SWATC will have room to expand its programs (currently growing at fifteen percent per year) at its current location. The property has been owned by the Prestwich family for more than 30 years with no intention of selling. Now that SWATC representatives have negotiated with the family (some nine separate owners), they have agreed to sell. If the state doesn't buy the property, the owners intend to sell to a real estate developer.

SWATC has already run out of room at the present Cedar City facility. Purchase of this property would provide a permanent campus for meeting expanded program demand. The Analyst recommends \$2,282,000 for the purchase. This equates to \$200,000 per acre or about \$4.59 per square foot.

LEGISLATIVELY APPROVED PROJECTS IN THE 2006 GENERAL SESSION

| <u>State Funded Projects</u> | <u>State Funds</u> | <u>G.O. Bonds</u> | <u>Other Funds</u> | <u>Anticipated Donations</u> | <u>Total</u> | <u>Bill(s)</u> |
|---------------------------------|--------------------|-------------------|--------------------|------------------------------|----------------|----------------|
| Capital Improvements | \$62,921,300 | | | | \$62,921,300 | S.B. 1 |
| CPB State Capitol Renov/Parking | \$50,000,000 | | | | \$50,000,000 | H.B. 3 |
| UDC Gunnison Expansion | \$20,000,000 | | | | \$20,000,000 | H.B. 3 |
| UVSC Digital Learning Center | \$46,750,000 | | | \$1,250,000 | \$48,000,000 | H.B. 3 |
| UBATC/USU Vernal Building | \$9,942,000 | | | \$4,500,000 | \$14,442,000 | H.B. 3 |
| WSU Classrm/Chiller Plnt Design | \$2,000,000 | | | | \$2,000,000 | H.B. 3 |
| DNR Midway Fish Hatchery | \$5,000,000 | | \$3,200,000 | | \$8,200,000 | H.B. 3 |
| USU Relocate Ag Buildings | \$5,000,000 | | | | \$5,000,000 | H.B. 3 |
| Courts St. George Property Exch | \$3,620,000 | | | | \$3,620,000 | H.B. 3 |
| MATC N. Utah Land Purchase | \$3,250,000 | | | \$1,250,000 | \$4,500,000 | H.B. 3 |
| CEU Energy Training Center | \$1,100,000 | | | | \$1,100,000 | H.B. 3 |
| USU Old Engineering Bldg Renov | | (\$5,943,500) | | (\$10,000,000) | (\$15,943,500) | S.B. 236 |
| USU New Enging Bldg Addition | | \$5,943,500 | | \$5,000,000 | \$10,943,500 | S.B. 236 |
| Subtotal State Funded | \$209,583,300 | \$0 | \$3,200,000 | \$2,000,000 | \$214,783,300 | |
| <u>Appropriated Separately</u> | | | | | | |
| CPB Capitol Wireless Tech | \$590,000 | | | | \$590,000 | H.B. 1 |
| USTAR Research Buildings | \$50,000,000 | \$110,000,000 | | \$40,000,000 | \$200,000,000 | S.B. 75 |
| DNR State Parks Renovations | \$3,000,000 | | | | \$3,000,000 | S.B. 4 |
| Total State Funded | \$263,173,300 | \$110,000,000 | \$3,200,000 | \$42,000,000 | \$418,373,300 | |
| <u>Other Funded Projects</u> | | | | | | |
| DABC Three Liquor Stores | \$7,371,000 | | | | \$7,371,000 | S.B. 236 |
| UU Hospital Expansion | | (\$42,000,000) | (\$45,500,000) | | (\$87,500,000) | S.B. 236 |
| UU Hospital Expansion | | \$90,000,000 | \$30,000,000 | | \$120,000,000 | S.B. 236 |
| DSC Abbey Apts Purchase | | \$1,275,000 | | | \$1,275,000 | S.B. 236 |
| UU Pharmacy Bldg Expansion | | | | (\$35,000,000) | (\$35,000,000) | S.B. 236 |
| UU Pharmacy Bldg Expansion | | | | \$67,823,000 | \$67,823,000 | S.B. 236 |
| UU Business Bldg Remodel | | | | \$30,787,000 | \$30,787,000 | S.B. 236 |
| Snow Trad Constr Skills Bldg | | | | \$3,500,000 | \$3,500,000 | S.B. 236 |
| UNG Camp Williams JLTC #4 | | | \$1,177,000 | | \$1,177,000 | S.B. 236 |
| UDOT Clearfield Maint Shed | | | \$1,200,000 | | \$1,200,000 | H.B. 3 |
| Total Other Funded | \$7,371,000 | \$49,275,000 | (\$13,123,000) | \$67,110,000 | \$110,633,000 | |

“OTHER”-FUNDED PROJECT REQUESTS

“Other”-funded projects are those to be funded with any revenue source other than general tax funds. Other funds can be revenue bonds, donations, restricted funds, federal funds, auxiliary/bookstore revenue, dedicated credits, and so on. These projects

are not prioritized by the State Building Board or the Board of Regents. They must be approved by the Legislature.

The following is a list of requested projects for the 2007 General Session.

| <u>Agency/Institution</u> | <u>Description</u> | <u>Total Cost</u> | <u>Financing</u> | <u>Estimated State O&M</u> | <u>Governor</u> |
|----------------------------|--------------------------------|-------------------|------------------|--------------------------------|-----------------|
| SLCC | Facilities and Parking Bldg | \$2,500,000 | Fees/Reserves | \$184,000 | \$2,500,000 |
| U of U | Student Recreation Center | 45,708,000 | Rev Bond/Fees | 0 | 42,500,000 |
| WSU | Hurst Lifelong Learning Bldg | 8,000,000 | Donations/Fees | 199,300 | 7,200,000 |
| UCAT | Southeast ATC Property Exch | | | 141,000 | |
| DABC | North Temple Store Expansion | 1,770,000 | Rev Bond/Profits | 15,000 | 1,000,000 |
| DABC | Bountiful Store Reconstruction | 1,822,000 | Rev Bond/Profits | 32,300 | 1,500,000 |
| DABC | Taylorsville Store Expansion | 2,070,000 | Rev Bond/Profits | 30,000 | 1,500,000 |
| Corrections | UCI Production Warehouse | 1,476,000 | Rev Bond/Profits | | 1,476,000 |
| UDOT | Panguitch Maint Stn Replace | 2,000,000 | Transp Fund | 25,000 | 2,000,000 |
| UDOT | Morgan Maint Stn Replace | 2,700,000 | Transp Fund | | |
| <u>New Requests</u> | | | | | |
| UCAT | Mountainland Property Option | | UTA Funds | | |
| USU | Tooele Education Building | | County Funds | | |
| SUU | Housing Complex | 17,500,000 | Rev Bond/Rent | | |

During the 2006 General Session the Legislature heard the University of Utah’s request for the Student Recreation Center and voted against it.

Regarding projects for the Department of Alcoholic Beverage Control (DABC), the governor recommended funding them from liquor control profits this year. Typically these projects have been financed with revenue bonds and paid back from liquor control profits. Operation and maintenance (O&M) funding would also come from liquor control profits.

The Department of Corrections requests their UCI warehouse be financed through a lease/revenue bond

with debt service being paid from revenues of goods or services sold by UCI. Any legislatively authorized bond issuance creates a moral obligation; since UCI would need sufficient self-generated revenues to make debt service payments, the Analyst recommends careful consideration of this request.

The last three items in the table (New Requests) did not receive consideration by the State Building Board. They came to the attention of DFCM and the Analyst after the start of the 2007 General Session.

APPENDIX: HISTORY OF STATE FUNDED PROJECTS

| History of Approved Capital Development Projects | | | | | | | | | | | | | | | |
|--|----------------|------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|--------------------|-------------------|--|
| State Funds and General Obligation Bonds Only (Excludes Revenue Bonds, Donations, Other Non-State Funds) | | | | | | | | | | | | | | | |
| | Regents | U of U | USU | WSU | SUU | Snow | Dixie | CEU | UVSC | SLCC | UCAT | Law/Order | Other State Agency | Fiscal Year Total | |
| FY 1997 | | | | | | | | | | | | | | | |
| DOH - Children's Special Health Care Clinic | | | | | | | | | | | | | | 629,900 | |
| DHS - State Hosp Forensic Facility Design | | | | | | | | | | | | | | 750,000 | |
| UDC - Gunnison Prison Expansion | | | | | | | | | | | | 13,970,000 | | | |
| DAS - DFCM Pioneer Days Planning | | | | | | | | | | | | | | 20,000 | |
| DWS - Cedar City Land Purchase | | | | | | | | | | | | | | 148,000 | |
| HiEd - CEU Student Center | | | | | | | | 5,191,700 | | | | | | | |
| HiEd - CEU Durrant School Land Purchase | | | | | | | | 400,000 | | | | | | | |
| HiEd - Snow Noyes Bldg | | | | | | 8,307,000 | | | | | | | | | |
| HiEd - U of U Gardner Hall | | 7,361,000 | | | | | | | | | | | | | |
| HiEd - USU Widtsoe Hall Design | | | 1,259,000 | | | | | | | | | | | | |
| HiEd - UVSC Land and Perimeter Rd Purch | | | | | | | | | 3,885,500 | | | | | | |
| HiEd - WSU Browning Center Remodel | | | | 10,295,000 | | | | | | | | | | | |
| HiEd - WSU Davis Co. Land Bank/Plan | | | | 971,000 | | | | | | | | | | | |
| FY 1997 Total | 0 | 7,361,000 | 1,259,000 | 11,266,000 | 0 | 8,307,000 | 0 | 5,591,700 | 3,885,500 | 0 | 0 | 13,970,000 | 1,547,900 | 53,188,100 | |
| FY 1998 | | | | | | | | | | | | | | | |
| DHS - State Hospital Forensic 100 Beds | | | | | | | | | | | | | | 13,800,700 | |
| JJS - Region 1 - 72 secured bed facility | | | | | | | | | | | | 7,884,000 | | | |
| JJS - Carbon/Emery Youth Crisis Ctr 18 beds | | | | | | | | | | | | 2,298,100 | | | |
| JJS - Planning Salt Lake Detention Complex | | | | | | | | | | | | 83,000 | | | |
| JJS - Planning Cache Detention Ctr | | | | | | | | | | | | 30,000 | | | |
| Courts - Planning Vernal Courthouse | | | | | | | | | | | | 40,000 | | | |
| DNR - Antelope Island Road | | | | | | | | | | | | | | 3,600,000 | |
| DNR - Dead Horse Pt Visitors Center | | | | | | | | | | | | | | 1,350,000 | |
| Tax - UTAX System Phase I | | | | | | | | | | | | | | 8,500,000 | |
| HiEd - Dixie Land Bank | | | | | | | 708,700 | | | | | | | | |
| HiEd - SLCC High Tech Bldg | | | | | | | | | | 1,165,000 | | | | | |
| HiEd - SUU PE Bldg Design | | | | | 1,100,000 | | | | | | | | | | |
| HiEd - U of U Gardner Hall | | 7,942,600 | | | | | | | | | | | | | |
| HiEd - USU Widtsoe Hall | | | 23,986,700 | | | | | | | | | | | | |
| DATC Medical/Health Tech Addition | | | | | | | | | | | | 6,344,900 | | | |
| FY 1998 Total | 0 | 7,942,600 | 23,986,700 | 0 | 1,100,000 | 0 | 708,700 | 0 | 0 | 1,165,000 | 6,344,900 | 10,335,100 | 27,250,700 | 78,833,700 | |
| FY 1999 | | | | | | | | | | | | | | | |
| DOH - Children's Special Health Care Clinic | | | | | | | | | | | | | | 7,855,400 | |
| DHS - State Hospital Rampton - Phase II | | | | | | | | | | | | | | 1,600,000 | |
| UDC - Womens Forensic Facility | | | | | | | | | | | | 1,100,000 | | | |
| UDC - Gunnison Sewer/288 Beds | | | | | | | | | | | | 8,425,600 | | | |
| UDC - Draper Prison Survey | | | | | | | | | | | | 125,000 | | | |
| DPS - Murray Highway Patrol Office | | | | | | | | | | | | 2,300,000 | | | |
| JJS - Vernal/Logan 32 Bed Facilities | | | | | | | | | | | | 7,741,000 | | | |
| Courts - Vernal Land | | | | | | | | | | | | 87,600 | | | |
| Courts - Provo Land | | | | | | | | | | | | 1,368,000 | | | |
| BATC Planning | | | | | | | | | | | 40,000 | | | | |
| DAS - Ogden City Defense Depot Land | | | | | | | | | | | | | | 500,000 | |
| DNR - Parks Statewide Restrooms | | | | | | | | | | | | | | 1,000,000 | |
| DWS - Davis Co. Employment Ctr | | | | | | | | | | | | | | 2,780,000 | |
| Tax - UTAX System Phase II | | | | | | | | | | | | | | 15,650,000 | |
| HiEd - Dixie Land Purchase | | | | | | | 1,000,000 | | | | | | | | |
| HiEd - SLCC Jordan Campus High Tech | | | | | | | | | | 13,500,000 | | | | | |
| HiEd - SLCC Jordan Campus Infrastructure | | | | | | | | | | 8,000,000 | | | | | |
| HiEd - SUU Land Purchase | | | | | 4,600,000 | | | | | | | | | | |
| HiEd - U of U Cowles Renovation Plan | | 445,500 | | | | | | | | | | | | | |
| HiEd - USU Roosevelt Campus | | | 2,000,000 | | | | | | | | | | | | |
| HiEd - UVSC Info Sciences Bldg | | | | | | | | | 1,166,300 | | | | | | |
| SVATC - Sevier Valley ATC Shop Expand | | | | | | | | | | | | 3,014,300 | | | |
| FY 1999 Total | 0 | 445,500 | 2,000,000 | 0 | 4,600,000 | 0 | 1,000,000 | 0 | 1,166,300 | 21,500,000 | 3,054,300 | 21,147,200 | 29,385,400 | 84,298,700 | |
| FY 2000 | | | | | | | | | | | | | | | |
| DHS - State Hospital Rampton - Phase II | | | | | | | | | | | | | | 7,000,000 | |
| JJS - Richfield Facility | | | | | | | | | | | | 4,132,400 | | | |
| Courts - Vernal 8th District Bldg | | | | | | | | | | | | 4,539,500 | | | |
| DAS - DFCM Office Prototype Planning | | | | | | | | | | | | | | 50,000 | |
| HiEd - SLCC Applied Education Ctr | | | | | | | | | | 4,200,000 | | | | | |
| HiEd - SUU PE Bldg | | | | | 19,945,200 | | | | | | | | | | |
| HiEd - U of U Cowles Renovation | | 7,268,500 | | | | | | | | | | | | | |
| HiEd - UVSC Info Sciences Bldg | | | | | | | | | 29,000,000 | | | | | | |
| BATC - Bridgerland Bldg | | | | | | | | | | | | 3,934,000 | | | |
| FY 2000 Total | 0 | 7,268,500 | 0 | 0 | 19,945,200 | 0 | 0 | 0 | 29,000,000 | 4,200,000 | 3,934,000 | 8,671,900 | 7,050,000 | 80,069,600 | |
| FY 2001 | | | | | | | | | | | | | | | |
| DHS - State Hospital Rampton - Phase II | | | | | | | | | | | | | | 5,700,000 | |
| JJS - Blanding Facility | | | | | | | | | | | | 265,000 | | | |
| Courts - Logan Property/Design | | | | | | | | | | | | 2,000,000 | | | |
| CED - Heber Valley Railroad Depot | | | | | | | | | | | | | | 260,000 | |
| CPB - Capitol Strategic Plan | | | | | | | | | | | | | | 2,050,000 | |
| DNR - Bear Lake Campground | | | | | | | | | | | | | | 305,800 | |
| Regents - No Specific Building | 361,000 | | | | | | | | | | | | | | |
| HiEd - Dixie Fine Arts Bldg Demolition | | | | | | | 220,000 | | | | | | | | |
| HiEd - Snow Property | | | | | | 425,000 | | | | | | | | | |
| HiEd - U of U Huntsman Cancer Institute | | 5,000,000 | | | | | | | | | | | | | |
| HiEd - U of U Engineering Bldg Remodel | | 4,613,000 | | | | | | | | | | | | | |
| HiEd - USU Heat Plant | | | 38,484,200 | | | | | | | | | | | | |
| HiEd - UVSC Classroom Bldg Plan/Desn | | | | | | | | | 1,465,000 | | | | | | |
| OWATC Maintenance Bldg | | | | | | | | | | | | 1,669,800 | | | |
| UBATC Land Purchase | | | | | | | | | | | | 186,000 | | | |
| PED - Center for Deaf Expansion | | | | | | | | | | | | | | 1,102,000 | |
| FY 2001 Total | 361,000 | 9,613,000 | 38,484,200 | 0 | 0 | 425,000 | 220,000 | 0 | 1,465,000 | 0 | 1,855,800 | 2,265,000 | 9,417,800 | 64,106,800 | |

| History of Approved Capital Development Projects | | | | | | | | | | | | | | | |
|--|-------------|-------------|-------------|------------|------------|------------|------------|------------|-------------|------------|------------|-------------|--------------------|-------------------|--|
| State Funds and General Obligation Bonds Only (Excludes Revenue Bonds, Donations, Other Non-State Funds) | | | | | | | | | | | | | | | |
| | Reents | U of U | USU | WSU | SUU | Snow | Dixie | CEU | UVSC | SLCC | UCAT | Law/Order | Other State Agency | Fiscal Year Total | |
| FY 2002 | | | | | | | | | | | | | | | |
| DAS - DFCM Planning Archives Bldg | | | | | | | | | | | | | | 40,000 | |
| * Projects below pushed to FY 2003 | | | | | | | | | | | | | | | |
| FY 2002 Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,000 | |
| FY 2003 | | | | | | | | | | | | | | | |
| JJS - Canyonlands Facility | | | | | | | | | | | | 3,125,000 | | | |
| JJS - Washington County Facility | | | | | | | | | | | | 1,792,700 | | | |
| Courts - Salt Lake Courts | | | | | | | | | | | | 475,000 | | | |
| Courts - Logan First District Courts* | | | | | | | | | | | | 11,793,800 | | | |
| UNG - Armory Maintenance Projects | | | | | | | | | | | | 1,074,700 | | | |
| CPB - Capitol Expansion Bldgs* | | | | | | | | | | | | | | 40,991,600 | |
| CPB - Capitol Restor Design/Mgt Fees | | | | | | | | | | | | | | 17,970,000 | |
| CPB - Parking Structure | | | | | | | | | | | | | | 8,000,000 | |
| DNR - Utah Fieldhouse of Natural Hist* | | | | | | | | | | | | | | 5,741,000 | |
| Reents - Classroom Package Savings* | (2,012,700) | | | | | | | | | | | | | | |
| HiEd - CEU - Main Bldg* | | | | | | | | 10,827,100 | | | | | | | |
| HiEd - Dixie - Performing Arts Center | | | | | | | 14,396,800 | | | | | | | | |
| HiEd - Snow - Performing Arts Center | | | | | | 16,569,800 | | | | | | | | | |
| HiEd - U of U Health Sciences Bldg | | 33,000,000 | | | | | | | | | | | | | |
| HiEd - U of U Engineering Bldg New* | | 15,000,000 | | | | | | | | | | | | | |
| HiEd - USU Engineering Bldg Renov* | | | 5,943,500 | | | | | | | | | | | | |
| HiEd - USU Engineering Bldg New* | | | 17,294,400 | | | | | | | | | | | | |
| HiEd - USU Merrill Library Plan/Design | | | 800,000 | | | | | | | | | | | | |
| HiEd - UVSC Wasatch Campus | | | | | | | | | 9,587,000 | | | | | | |
| HiEd - UVSC Classroom Bldg* | | | | | | | | | 18,704,700 | | | | | | |
| HiEd - WSU Davis Classroom Bldg | | | | 20,500,000 | | | | | | | | | | | |
| BATC - Brigham City Bldg Purchase | | | | | | | | | | | 2,741,000 | | | | |
| FY 2003 Total | (2,012,700) | 48,000,000 | 24,037,900 | 20,500,000 | 0 | 16,569,800 | 14,396,800 | 10,827,100 | 28,291,700 | 0 | 2,741,000 | 18,261,200 | 72,702,600 | 254,315,400 | |
| FY 2004 | | | | | | | | | | | | | | | |
| UDC - Promontory Bond Payment | | | | | | | | | | | | 1,870,000 | | | |
| CPB - Capitol Restoration | | | | | | | | | | | | | 5,800,000 | | |
| DAS - Archives Bldg | | | | | | | | | | | | | 8,000,000 | | |
| HiEd - USU Merrill Library | | | 40,000,000 | | | | | | | | | | | | |
| HiEd - UVSC Vinyard Elem Purchase | | | | | | | | | 6,600,000 | | | | | | |
| FY 2004 Total | 0 | 0 | 40,000,000 | 0 | 0 | 0 | 0 | 0 | 6,600,000 | 0 | 0 | 1,870,000 | 13,800,000 | 62,270,000 | |
| FY 2005 | | | | | | | | | | | | | | | |
| UDC - Oxbow Prison (\$4.8M cut to \$0) | | | | | | | | | | | | | 0 | | |
| UDC - Inmate Training Center | | | | | | | | | | | | 1,540,000 | | | |
| UNG - North Salt Lake Readiness Ctr | | | | | | | | | | | | 2,719,000 | | | |
| CPB - Capitol Restoration | | | | | | | | | | | | | 50,000,000 | | |
| HiEd - CEU San Juan Library | | | | | | | | 2,400,000 | | | | | | | |
| HiEd - SLCC Health Sciences Ctr | | | | | | | | | | 21,000,000 | | | | | |
| HiEd - WSU Swenson Bldg Remodel | | | | 5,569,000 | | | | | | | | | | | |
| FY 2005 Total | 0 | 0 | 0 | 5,569,000 | 0 | 0 | 0 | 2,400,000 | 0 | 21,000,000 | 0 | 4,259,000 | 50,000,000 | 83,228,000 | |
| FY 2006 | | | | | | | | | | | | | | | |
| CPB - Capitol Restoration | | | | | | | | | | | | | 50,000,000 | | |
| DHS - Developmental Center Housing | | | | | | | | | | | | | 2,575,000 | | |
| UDC - 288-Bed Facility at Gunnison | | | | | | | | | | | | 13,216,200 | | | |
| UNG - Veterans Nursing Home | | | | | | | | | | | | 4,500,000 | | | |
| HiEd - DSC Health Sciences Building | | | | | | | 15,743,000 | | | | | | | | |
| HiEd - U of U Marriott Library Renov/ASRS | | 48,023,000 | | | | | | | | | | | | | |
| HiEd - U of U Utah Museum of Fine Arts | | 465,000 | | | | | | | | | | | | | |
| HiEd - USU Ag Building Relocation | | | 5,000,000 | | | | | | | | | | | | |
| HiEd - SUU Teacher Education Building | | | | | 10,000,000 | | | | | | | | | | |
| HiEd - Bourms Building Purchase | | | | | | | | | | | 3,585,500 | | | | |
| FY 2006 Total | 0 | 48,488,000 | 5,000,000 | 0 | 10,000,000 | 0 | 15,743,000 | 0 | 0 | 0 | 3,585,500 | 17,716,200 | 52,575,000 | 153,107,700 | |
| FY 2007 | | | | | | | | | | | | | | | |
| CPB - Capitol Restoration | | | | | | | | | | | | | 50,000,000 | | |
| CPB - Capitol Restoration Wireless Tech | | | | | | | | | | | | | 590,000 | | |
| DNR - Midway Fish Hatchery Renov | | | | | | | | | | | | | 5,000,000 | | |
| UDC - Gunnison 192 Bed Expansion | | | | | | | | | | | | 20,000,000 | | | |
| Courts - St. George Land Exchange | | | | | | | | | | | | 3,620,000 | | | |
| HiEd - UVSC Digital Learning Center | | | | | | | | | 46,750,000 | | | | | | |
| HiEd - UBATC/USU Vernal Building | | | | | | | | | | | 9,942,000 | | | | |
| HiEd - WSU Design Bldg 1&2/Chiller Repl | | | | | 2,000,000 | | | | | | | | | | |
| HiEd - USU Ag Building Relocation | | | 5,000,000 | | | | | | | | | | | | |
| HiEd - MATC N Utah Co Land Purchase | | | | | | | | | | | 3,250,000 | | | | |
| HiEd - CEU Energy Training Center | | | | | | | | 1,100,000 | | | | | | | |
| USTAR - USU/UU Research Bldgs | | | | | | | | | | | | | 160,000,000 | | |
| FY 2007 Total | 0 | 0 | 5,000,000 | 2,000,000 | 0 | 0 | 0 | 1,100,000 | 46,750,000 | 0 | 13,192,000 | 23,620,000 | 215,590,000 | 307,252,000 | |
| Grand Total | (1,651,700) | 129,118,600 | 139,767,800 | 39,335,000 | 35,645,200 | 25,301,800 | 32,068,500 | 19,918,800 | 117,158,500 | 47,865,000 | 34,707,500 | 122,115,600 | 479,359,400 | 1,220,710,000 | |
| Total Higher Ed | | | | | | | | | | | | | | 586,179,200 | |