



Legislative Performance Audit of
State Higher Education Building Costs

UPDATE



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UPDATE

“Recognizing that better data collected early in the process will provide for better decisions and oversight; DAS, SBB, and DFCM will develop a process to collect, evaluate, and score comprehensive and robust data prior to prioritization.”



INCLUDED DATA

“Comprehensive and robust data” will include but not be limited to:

Feasibility Study

Create a comprehensive standard

Capital Budget Estimates (CBEs)

Relies heavily on available information and historical benchmarks

DFCM Evaluation of Criteria Set by SBB, USHE, and USTC

Needs Statement

Provided to the SBB and included in the 5-year Book

Scope Statement

DFCM will work with the agencies/institutions to develop a scope statement that details the end-user requirements including justification for any unique elements or features considered to be out of the ordinary

Space Utilization Study

Verify compliance with Board of Regents (USHE), Utah System of Technical Colleges (USTC) and State Agency standards



OTHER RECOMMENDATIONS

Provide better data in the
5-year Book

Continue to refine and expand
DFCM project cost data base and
share with institutions

Establish guideline for projects that exceed legislative
approved cost or size

Capital development projects that include a
state appropriation for funding, O&M, or future
capital improvements

If the project exceeds the approved cost by
more than **10%** or by size by more than **5%**, it
shall be brought back to the Infrastructure and
General Government Subcommittee (IGG), for
recommendation

Capital development projects that are completely
non-state funded and don't receive state-funded
O&M or future capital improvements

If the project exceeds the approved cost by
more than **30%** or size by more than **10%**, it
shall be brought back to the Infrastructure and
General Government Subcommittee (IGG), for
recommendation



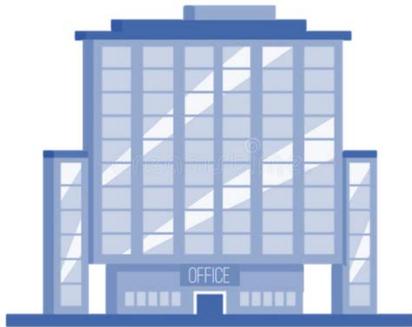
RECOMMENDATIONS

- Standards reviews with private developers
- Cost per square foot cap by building type
- Justification for any unique elements or features considered to be out of the ordinary
- Feasibility/Programming needs to include space utilization study to confirm the need



COST COMPARISON

DFCM Office Building



Construction cost	\$19,233,305
Cost per square foot	\$192.33

Typical Developer Office Building



Construction cost	\$17,579,758
Cost per square foot	\$175.80

\$1,653,347 difference



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COST COMPARISON

avoided capital renewal costs of

\$25,114,937

over the 50-year life cycle of the building

\$1,653,347 difference



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COST COMPARISON

total energy savings of

\$5,643,925

over the 50-year life cycle of the building

\$1,653,347 difference



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COST COMPARISON

Technology College Comparison
by Energy Use Intensity (EUI)



ATC #1 was built in 2013 under LEED Silver (version 3)
\$7.18 per square foot including utilities

ATC #2 was built in 2015 under current High Performance Building Standard
\$5.31 per square foot including utilities

QUESTIONS