



Gary R. Herbert  
Governor

# Utah State Building Board

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## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: December 7, 2016  
Subject: **Salt Lake Community College: Additional Information for Jordan Campus Student Center Project (Non-State Funded)**  
Presenter: President Huftalin, Salt Lake Community College

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### **Recommendation**

Jeff Reddoor recommends the Building Board approve Salt Lake Community College's Jordan Campus Student Center Project, a Non-State Funded Project.

### **Background**

Currently, the Student Affairs functions on the Jordan Campus are housed within the High Tech Center. Those services include the following: Admissions; Financial Aid; Academic Advising; Registrar; Testing Center; Disability Resource Center; and the Office of the South Region Student Services Director. Additional student services are provided in the Student Pavilion, which includes the Office of Student Life and Leadership and the Center for Health and Counseling. Space in the High Tech Center and the Student Pavilion is limited and does not allow for additional staffing to meet the needs of students on the campus. As the College continues to focus on student success, persistence, and completion, additional space is needed to support expanded services and intrusive academic advising. Also, due to the space limitations in the Student Pavilion campus-wide student events are not possible nor is there any space available for recreation or fitness, both which are high demand requests from our student population.

To meet the rapidly growing needs of this campus, SLCC is requesting a 80,000 sqft building to house student affairs in one location. The estimated cost for the project is \$37,040,089 which will be funded from a building bond supported through student fee dollars. No State funded O&M is being requested for this project. O&M will also be paid out the funds collected from the student fee bond.

## **Suggested Capital Development Request 2017-2022**

**Prepared November 29, 2016**

### **Salt Lake Community College Five-Year Plan Summary**

**Prepared by Malin Francis, Director, Planning & Design**

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The list that follows is Capital Projects suggested for inclusion on the College's First-Priority and Five-Year Capital Project Request list that must be submitted to the Division of Facilities Construction and Management and to the State Board of Regents this spring. All of these projects are consistent with the College's Comprehensive Facilities Master Plan as revised and approved in 2015.

### **State Funded Capital Project Requests**

Project #1 – The Herriman Campus General Education Classroom Building  
80,000 square feet - \$47,203,039

Project #2 – Taylorsville/Redwood Campus Applied Technology Center Building  
Use to be discussed

Project #3 – Taylorsville/Redwood Campus Business Building Classroom & Study Space  
Expansion with Renovation of existing space  
120,000 square feet - \$36,000,000

Project #4 – Taylorsville/Redwood Campus Remodel and Modernize the Technology Building  
Infrastructure (no new added space)  
- \$20,000,000

Project #5 – Taylorsville Redwood Campus Science & Industry Building Classroom Addition  
90,000 square feet - \$27,000,000

## **Non-State Funded Capital Project Requests**

Project #1 – Jordan Campus Student Center

100,000 square feet      \$32,000,000

Project #2 – Taylorsville Redwood Campus Community Center / Alumni House 10,000  
square feet      \$15,000,000









requests from our student population.

The current vacated spaces in the High Tech Center and the Student Pavilion will be used for additional teaching and student study support space.

- ***Where applicable, if the proposed facility is not intended to be replacement space, (existing facility serving this function will not be demolished) describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.***

(See explanation below)

Existing Space (square feet) Currently Occupied     ***Q***

## **Project Executive Summary:**

*Use this section to provide a detailed justification of why the project is needed. Please address the following bullets in your summary.*

- ***Describe the purpose for the project in detail, including all programs and services to be offered in the proposed facility.***

Salt Lake Community College has been a successful leader in higher education, both in the state and nationally. The College is seeking to remain a leader by investing in buildings and facilities like the student center for the Jordan Campus, which already serves a high percentage of traditional students and many first generation students. As the Jordan Campus continues to build upon its base of general education offerings and allied health science, students will need more services that include advising, spaces for collaboration and an array of resources proven to vastly improve performance and overall student success. The College will focus on expanding opportunities for SLCC students at the Jordan Campus through continued development of curriculum and delivery of education services to the surrounding population. The SLCC Jordan Campus must continue to evolve and grow to serve a diverse population of students that has grown from about 650 in 2006 to more than 1,500 today.

The proposed project would be partially funded through the use of student fee dollars to support a building bond. In addition to classroom space, the following would be contained within the proposed Jordan Student Center: Office of Admissions; Office of Financial Aid; Office of Academic Advising; Office of the Registrar; the Testing Center; the Disability Resource Center; Center for Health and Counseling, and the Office of the South Region Student Services Director.

Additionally, the proposed Jordan Student Center would include the expansion of the Office of Student Life and Leadership, allowing campus-wide student events to take place. The expansion of this space would assist in developing the connection between the student and the institution by providing gathering space for student clubs/organizations and study groups; one-stop access to student affairs offices; access to a recreational/fitness center; access to healthy meal options at reasonable prices; and also creating a space on campus for students to call their own.

- ***How would this facility benefit the State of Utah? Describe the various populations or constituencies served and how they will benefit. Estimate any increase in program capacity that will result if this request is funded, i.e. number of FTE students taught, prisoners housed, court cases handled, etc.***

The Jordan Campus is situated in a fast-growing part of the Salt Lake Valley that has been served well by Salt Lake Community College's presence. As the area around the Jordan Campus continues to grow, it is important that the College be able to meet the needs of students coming from this major population center in Utah. Spaces to gather in groups and work together, areas to hold events that educate and entertain students and members of the community and more room for students to benefit from the guidance and wisdom of support staff at SLCC would all be housed in a new multipurpose center. The center will provide the first opportunity for many of the residents in this area to access the types of services that will be available to students in this

new facility.

- ***Explain how this facility would function to satisfy some facet of the institution or agency mission.***

SLCC MISSION: Salt Lake Community College is your community college. Our mission is to engage and support students in educational pathways leading to successful transfer and meaningful employment.

This new facility will help the College meet every aspect of its state-mandated mission. The thousands of people who attend the Jordan Campus will include students who are diverse in culture, ability and age. Most of the students will attend the Jordan Campus with the goal of starting their education at the College and then transferring to another institution to complete their studies.

The majority of our students, whether they are attending the College with the goal of transferring to another institution or gaining education and training that will prepare them for immediate entry into the workplace, need general education courses. Without an additional facility to house student support services, our classroom space is limited and we can not fully meet the general education needs of Jordan students.

- ***Summarize your decision-making process that has led to this project request: e.g., construction of a new facility versus remodeling an existing building or a combination of build new and remodel existing. Discuss economic, functional, and programmatic considerations involved in your proposal.***

Through meticulous and thoughtful demographic research and planning, SLCC administrators have decided that building a new multi-use center at Jordan Campus will not only consolidate and bring a more sensible arrangement to excellent existing services, but create a student commons area and event space that will benefit students and members of the surrounding community. A new building will also free up space on campus to fill a significant need for more teaching and lab space. A College-wide taskforce was charged to fully investigate the demographic composition, enrollment projections, program capacities and student needs and provide recommendations. The recommendation of the task force was to further develop the Jordan Campus with the addition of the Jordan Student Center. This will free up space that has been occupied by various Student Affairs functions to be transitioned into space that can be used for teaching and student study support space.

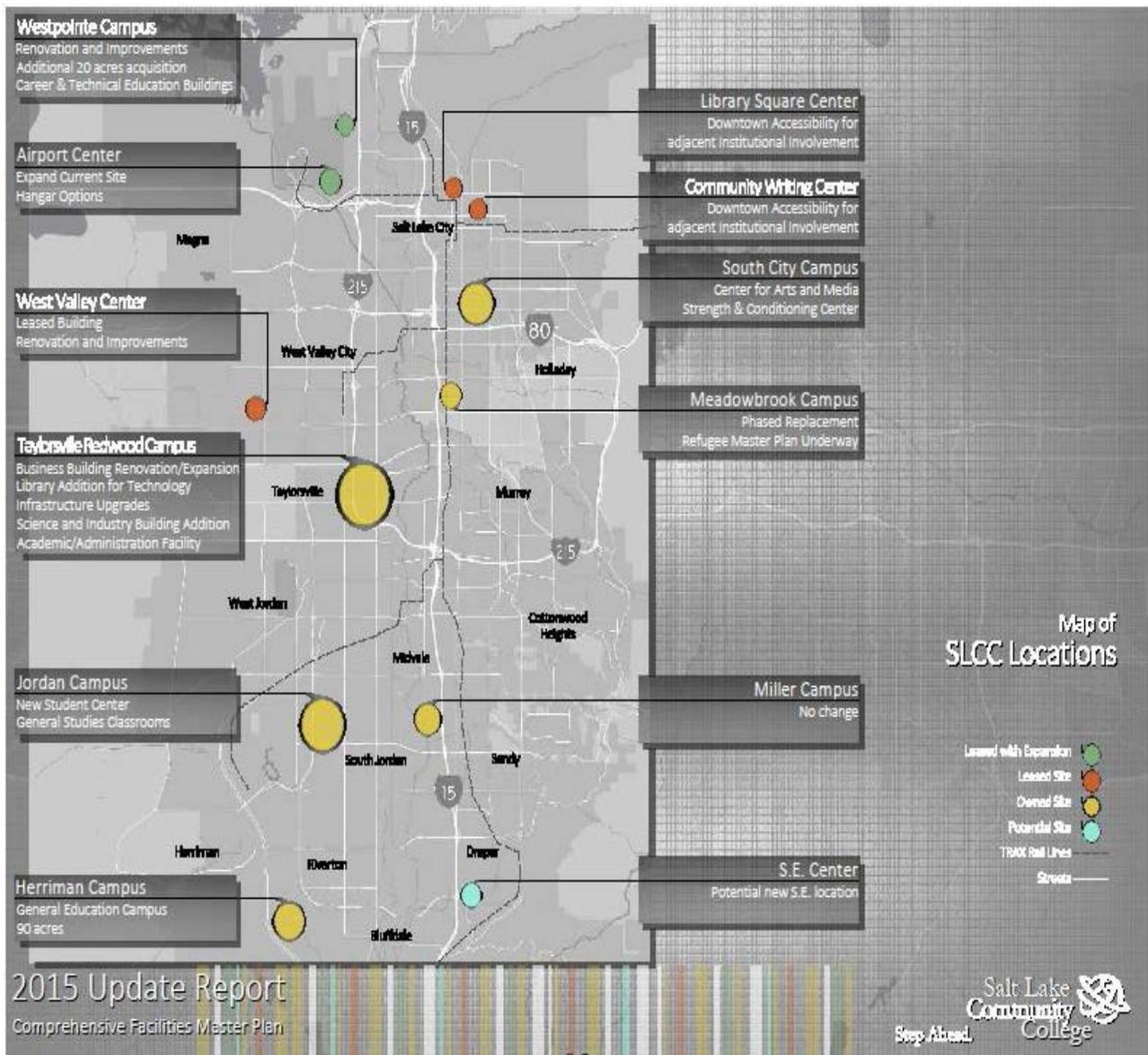
- ***Explain the degree of urgency for the project and your options and strategies should this facility not be funded, both in the interim and in the long term.***

It's vital to provide quality post-secondary education opportunities to people in this rapidly-growing part of the Salt Lake Valley. The campus needs a multi-use center that will fulfill a variety of unmet needs while allowing other existing facilities on campus to be expanded to lab and classroom space. Without a new center, demand for new and expanded offerings at SLCC will continue to surpass the College's ability to fulfill those critical needs.

**Feasibility/Planning:**

- *Explain how this facility and its functions correspond with your agency or institution’s Strategic Plan and campus Master Plan. Indicate when your Strategic Plan and Master Plan was last updated.*

The proposed project is consistent with the College Master Plan. A preliminary program that complements the Comprehensive Facilities Master Plan has been prepared by the College Director of Planning & Design in consultation with the College Administration and scoping sessions to identify the space needs for instructional space. Salt Lake Community College’s Strategic Plan and Master Plan was updated in 2015.



- ***Summarize the primary priorities of program or service growth at your institution or agency and describe how the proposed facility will serve those needs.***

Forward, proactive thinking and planning on the part of the State and Salt Lake Community College has thus far allowed the College to keep up with post-secondary education demands in one of the fastest growing population bases in the country in recent years. The new Student center will address multiple needs, from freeing up space for more classrooms and lab areas to providing consolidated student service, a common area for students to gather, study and collaborate, and valuable event space that will benefit students and members of the surrounding community.

- ***Where applicable, describe the potential positive and/or adverse economic and community impacts of the project.***

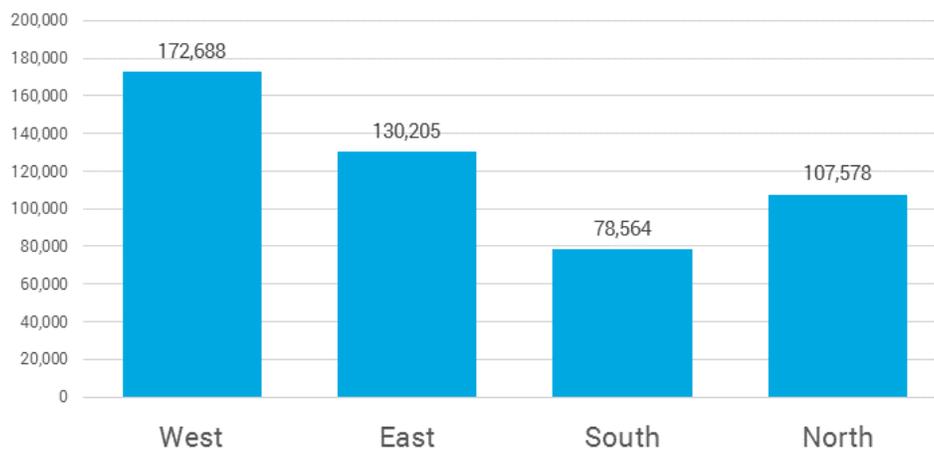
An imperative for the College is to ensure that we provide access to a broad cross-section of students across Salt Lake County, with options as close to home as possible. Ease of access, and the added affordability due to reduced travel costs, is one way we can help improve the College experience for students.

When evaluating whether we are meeting the needs of students in their geographic areas, we break the Salt Lake Valley into four regions: North, South, East and West. We evaluate the college-age population in each region, and compare that percentage with the percentage of SLCC students being educated in each region.

As the area around the Jordan Campus continues to grow, it is important that the College be able to meet the needs of students coming from this major population center in Utah.

## Geographic Access

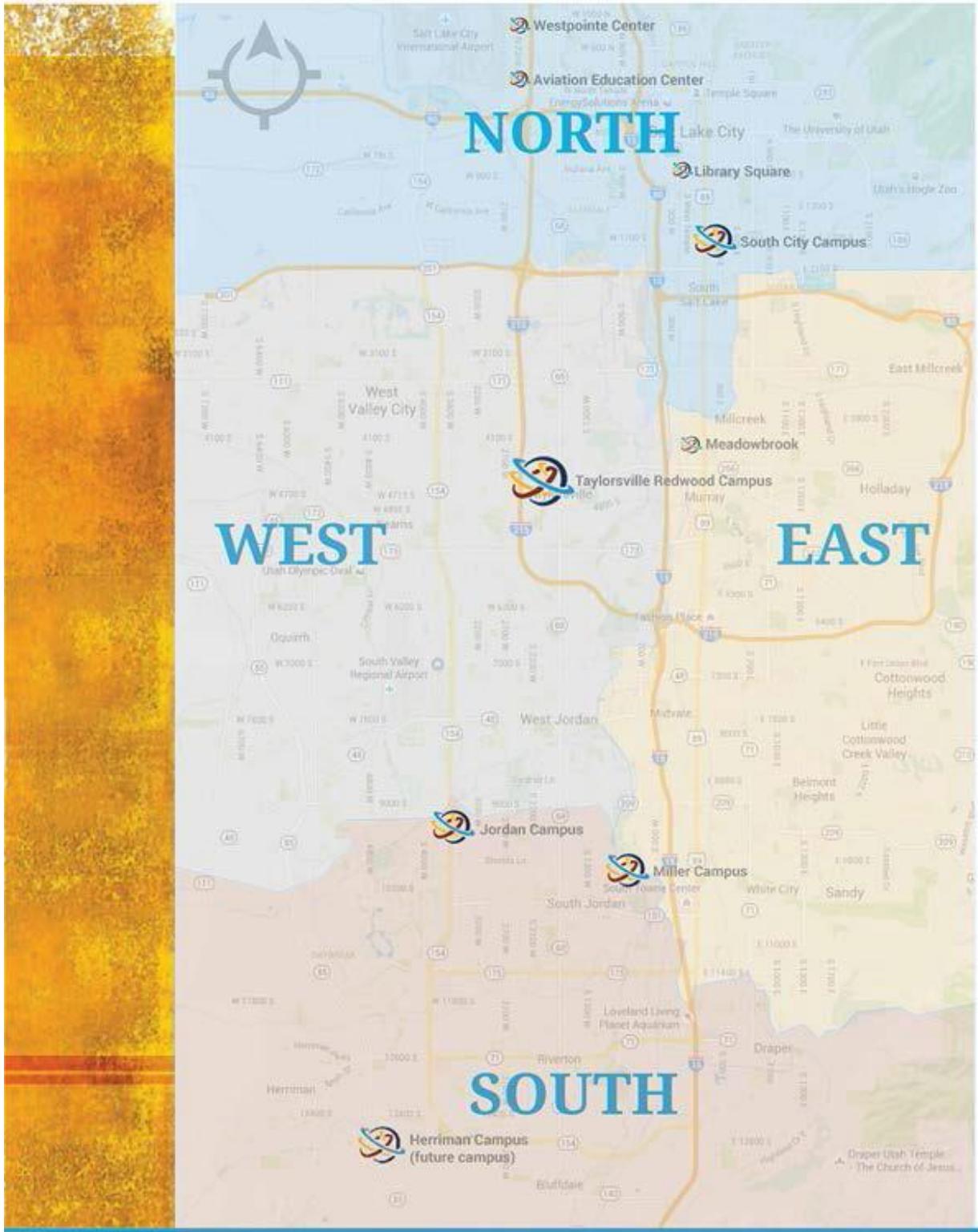
Salt Lake County Enrollment by regions; Spring 2015



Source: SLCC Institutional Research; based on most current data as of June 2015. Based on zip codes. Excludes concurrent enrollment, non-credit, and School of Applied Technology students.

# Salt Lake County Regions

Figure 1: Salt Lake County Regions and Campus locations



- *Describe any special transportation considerations for this facility including parking, transit, and pedestrian requirements*

Salt Lake Community College has had regular meetings with UDOT in conjunction with the Bangarter Highway widening project. This could have an effect on access to the campus. The College will prepare additional roadways for better circulation and access. The College will engage in conversations with the local municipalities to properly connect to existing roadways. SLCC will continue with the campus master plan to expand the parking allocations to meet the needs of the increased traffic. The College also plans to extend the plaza walkway for improved circulation and linkage walkways to the existing portion of the campus.

- *Describe your efforts to work with the surrounding communities should this facility be approved; including impacts to traffic, pedestrian safety, security, noise, excessive nighttime lighting, etc.*

The College will continue to meet regularly with UDOT to stay informed as to the effects of the Bangarter Highway widening project. The College has had conversations with South Jordan City and will have conversations with West Jordan City. It is important to develop and continue these conversations so that everyone is informed as to the best options for connections to major access points to alleviate and improve the circulation in and out of the campus.

- *Describe the extent that you have evaluated facility siting, including alternative sites where applicable, to include:*
  - *Identification, including location, size, and characteristics of the site, and estimated costs of any required environmental remediation*

Salt Lake Community College currently has a clear title to the total 120 acres. The initial campus Master Plan and subsequent student site study updates all indicate the location of the student center to centrally located on the campus.

- *Explain any special soils preparation requirements or seismic conditions that could increase site and structural costs beyond those considered standard for your area.*

This will be part of the preconstruction services provided by the design team. Previous projects on this site have not shown a need for any special preparation or remediation.

- *Describe the availability and capacity of utility services, including IT, for the proposed facility. Specify whether the utilities services will be provided by municipal, private, or local campus centralized services.*

All required utilities are available and adjacent to the owned property. All utility services are municipal or quasi-municipal provided except for IT (information technology) infrastructure, which will be connected to the existing campus backbone system.

**State System of Higher Education, Additional Statutory Required Information:**

As require in Title 63A-5-104 (2) (b)(iii) that an institution described in Section [53B-1-102](#) that submits a request for a capital development project address whether and how, as a result of the project, the institution will:

- (A) ) offer courses or other resources that will help meet demand for jobs, training, and employment in the current market and the projected market for the next five years;
  - Describe
- (B) ) respond to individual skilled and technical job demand over the next 3, 5, and 10 years;
  - Describe
- (C) ) respond to industry demands for trained workers;
  - Describe
- (D) ) help meet commitments made by the Governor's Office of Economic Development, including relating to training and incentives;
  - Describe
- (E) ) respond to changing needs in the economy; and
  - Describe
- (F) ) based on demographics, respond to demands for on-line or in-class instruction;
  - Describe

#### **Capital Development Modifications After Deadline:**

Title 63A-5-104 (2) (c)

(c) An agency may not modify a capital development project request after the deadline for submitting the request, except to the extent that a modification of the scope of the project, or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control.

#### **Non- State Funded Without O&M:**

Title 63A-5-104 (3)

- (3) (a) Except as provided in Subsections [\(3\)\(b\)](#), [\(d\)](#), and [\(e\)](#), a capital development project may not be constructed on state property without legislative approval.
- (b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:
  - (i) the State Building Board determines that the requesting state agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;
  - (ii) ) the state agency provides to the State Building Board a written document, signed by the head of the state agency:
    - (A) ) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance to the resulting facility for immediate or future capital improvements; and
    - (B) ) detailing the source of the funding that will be used for the cost of

*operations and maintenance for immediate and future capital improvements to the resulting facility; and*

- (iii) the State Building Board determines that the use of the state property is:*
- (A) ) appropriate and consistent with the master plan for the property; and*
  - (B) will not create an adverse impact on the state.*

**Land Bank Acquisition Requests:**

*Requests for purchase of land from funds to be appropriated by the State Legislature for future use by an agency or institution will be evaluated based upon approved programmatic planning and facilities master plan requirements of the agencies and institutions.*

**General Considerations** - *Provide detail for the following considerations that will be taken into account in evaluation of these requests.*

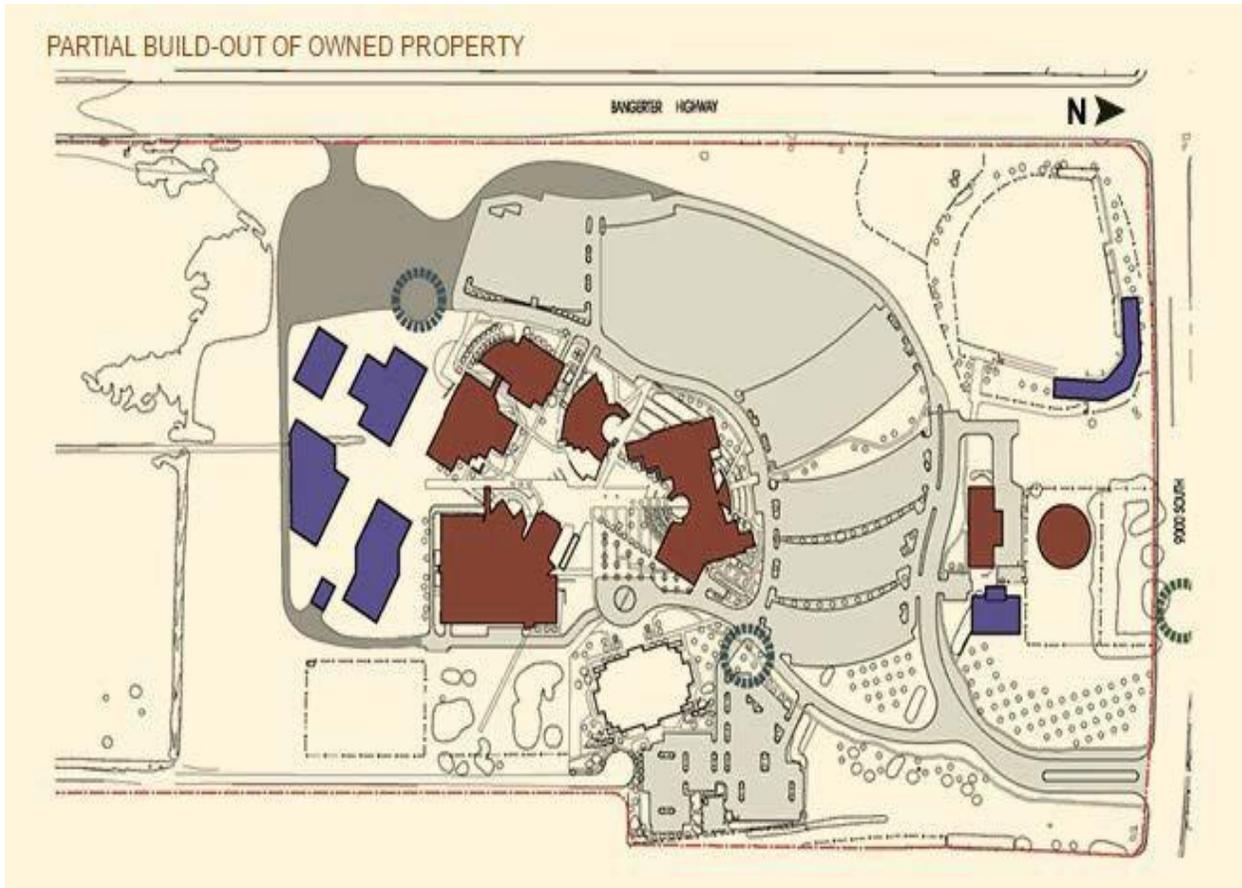
- Location and description of the property including any existing permanent structures.*
- Current availability of the land and “time sensitivity” of the window of opportunity for its purchase.*
- Intended use of the land and its relative importance in the context of the agency or institutions role and mission assignment and strategic plan for the future.*
- Suitability of the property for the intended use (ingress/egress, proximity of utilities, percentage of buildable area, geo-technical, etc. where applicable).*
- Reasonableness of cost as determined by an appraisal or other reasonable estimate of the value of the land.*
- Condition of the land, including the potential liability of the institution pertaining to clearing the property, potential existence of hazardous waste, greenhouse gas emissions, etc.*
- Condition and potential use of existing structures, if any.*

***UCAT Statutory Requirements*** - State statute specifies that the State Building Board must determine that the requirements of UCA 53B-2a-112 have been met before it may consider a funding request from the Utah College of Applied Technology pertaining to new capital facilities and land purchases. UCAT requests for such purchases should describe in detail how each of these statutory requirements have been met including: inclusion of letters from school districts stating that they do not have space available for UCAT use; an inventory/utilization report of the current UCAT space; a summary of the ATE programs being offered by the college campuses in the UCAT area and copies of current cooperative agreements or a summary of efforts to develop such agreements.

**Photographs and Maps:**

*Photographs and other graphics justifying the project and/or maps showing where the facility will be located are requested to be submitted in electronic format if possible. These should help explain the project and justify why it should be funded.*

**Site for Proposed the Jordan Campus Student Center**





## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

### **1. Existing Building Deficiencies and Life Safety Concerns**

Consistent with the College's Strategic Goals of Student Completion and Strengthening Transfer Pathways, this center will allow us to provide better support service to provide intrusive advising and engagement opportunities both known to improve completion. We will also be able to provide more general education classes to accommodate degree completion at a single site.

### **2. Essential Program Growth**

The College plays a major role in the economic development of Salt Lake County and the State of Utah. It has played a significant role in providing learning opportunities to a higher percentage of ethnic minority students and disadvantaged students than any other institution of higher education in the State of Utah. It is critical that the new classroom and lab spaces are added in order to keep up with current and future growth.

### **3. Cost Effectiveness**

In alignment with DFCM's HPBS (High Performance Building Standards), the new buildings will be constructed with more energy efficient building systems. This project will resolve cost inefficiencies created by conducting classes in spaces that are poorly designed for their functions, and improve sharing of resources including space, equipment, faculty, and staff.

### **4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

It is essential that the College provide adequate, safe, attractive space in which our diverse student population can access general education courses and career and technical training that lead to successful transfer and meaningful employment. The new Center will provide a critical update to buildings that were not originally designed to be a college academic location and spaces that were not tailored for a learning environment or to accommodate the programs that are being taught.

### **5. Alternative Funding Sources**

All funding will be derived from existing student fees and existing student funds in place.

## **5-Year Plan**

*Please list below the anticipated State Funded Capital Development projects planned for your agency/institution over the next five years. Include a short one paragraph description/justification of each project and the approximate cost of the project.*

Project #1 – The Herriman Campus General Education Classroom Building 100,000 square feet - \$42,605,917

Project #2 – Taylorsville/Redwood Campus Applied Technology Center Building Use to be discussed

Project #3 – Taylorsville/Redwood Campus Business Building Classroom & Study Space Expansion with Renovation of existing space  
120,000 square feet - \$36,000,000

Project #4 – Taylorsville/Redwood Campus Remodel and Modernize the Technology Building Infrastructure (no new added space)  
- \$20,000,000

Project #5 – Taylorsville Redwood Campus Science & Industry Building Classroom Addition 90,000 square feet - \$27,000,000

### **Non-State Funded Capital Project Requests**

Project #1 – Jordan Campus Student Center  
80,000 square feet      \$37,040,089

Project #2 – Taylorsville Redwood Campus Community Center / Alumni House 10,000 square feet      \$15,000,000

**CBE\***

**\*Note: After the Building Board’s prioritization process, DFCM may verify the project preliminary cost estimate.**