

**Capital Development Project
State Funds Request – Priority 3
FY2010**

7/11/08

Agency/Institution: DIXIE STATE COLLEGE

Project Name: Land Acquisition

Preliminary Cost Estimate: \$6,920,000

Priority 1: St. George Campus expansion, Dahle Plaza Property	\$4,000,000
Priority 2: Fort Pierce Industrial Park/South Block, 20 Acres	\$2,920,000

Total Project Space (Gross Square Feet)	NA
New Space (Gross Square Feet)	NA
Remodeled Space (GSF)	NA
Space to be Demolished (GSF)	NA

Increase in State Funded O&M Unknown

New Program Costs None

New FTEs Required for O&M None

New FTEs Required for Programs None

Sources of Funding: Requesting 100% State appropriation.

Existing Facility: The Dixie State College Main Campus is now surrounded by existing commercial and residential properties. The College with the help of the Dixie State College Foundation has attempted to purchase these properties as they come available. One of these areas is the Dahle Plaza. The Foundation purchased the property for \$4,000,000. It contains (4) 8000 sq.ft. office buildings and adjacent parking areas.

Project Description: The Dixie State College Foundation helped purchase Dahle Plaza, a commercial property near campus. The property is across 100 South near the College's North Plaza Facility. The University of Utah Graduate Center and the Dixie ATC will each be leasing a building for the coming semester, and other commercial groups will continue leasing the other two buildings. This request is for funds to reimburse the Foundation so that they might continue to assist the College with future purchases.

Planning/Programming: The location of Dahle Plaza falls into to an area recognized as a possible expansion area in the current master plan. The 2007 plan done by VCBO Architects and Sasaki Associates recognized the limitations to the College property boundary.

Justification: Anticipating student and program growth for the next ten to twenty year period indicates a dynamic need for campus expansion. New facilities will be required for the increase in four year baccalaureate programs along with student and faculty parking provisions. Acquisition of available properties prior to entering a period of land crisis will allow for more efficient facility planning.

**Capital Development Project
Other Funds Request – Priority 1
FY2010**

7/11/08

Agency/Institution: DIXIE STATE COLLEGE

Project Name: Heritage Choir Addition to Centennial Commons Bld.

Preliminary Cost Estimate: \$2,725,000

Total Project Space (Gross Square Feet) 10,900 GSF

New Space (Gross Square Feet)	10,900 GSF
Remodeled Space (GSF)	None
Space to be Demolished (GSF)	None

Increase in State Funded O&M \$ 79,515

New Program Costs \$Unknown

New FTEs Required for O&M 1.75 FTE

New FTEs Required for Programs Unknown

Sources of Funding: All funding will come from private sources and donations.

Existing Facility: The Heritage Choir Group currently uses the Dixie State College Cox Auditorium for practice and offices and storage space. By moving them into their own space, this would free up the areas to be used by other faculty and staff. This would also allow utilization of the Cox Auditorium for performances only, and not for multiple practices.

Project Description: This project will provide a choir practice space, offices and support spaces. Because the choir practices in the evening, the space would be available for student instruction during day.

Planning/Programming: VCBO Architecture included the Heritage Choir space in the Centennial Commons program completed in 2007.

Site and Infrastructure: The site designated for the Centennial Commons building is located to the east of the existing Eccles Fine Arts Center. The Heritage Choir portion of the facility would be located near the existing Fine Arts department. The infrastructure will be part of the Centennial Commons structure.

Justification: The practice space provided by this addition will provide a benefit to our students

and free up space in the Cox Auditorium for other venues.

**Capital Development Project
Other Funds Request – Priority 2
FY2010**

7/11/08

Agency/Institution:	DIXIE STATE COLLEGE
Project Name:	Sports Medicine and Athletic Training Center
Preliminary Cost Estimate:	\$19,251,293
Total Project Space (Gross Square Feet)	76,466 GSF
New Space (Gross Square Feet)	76,466 GSF
Remodeled Space (GSF)	None
Space to be Demolished (GSF)	None
Increase in State Funded O&M	\$557,819
New Program Costs	Unknown
New FTEs Required for O&M	4.75 FTE
New FTEs Required for Programs	Unknown

Sources of Funding: All funding will come from private sources and donations. 25% of the funding is committed at this time.

Existing Facility: None

Project Description: The building will include facilities for athlete assessment, treatment, weight training, strength training, lockers, classrooms, administration and offices, equipment storage, showers, study rooms, conference rooms and athletic booster rooms.

Planning/Programming: Programming document accomplished by VCBO Architects.

Site and Infrastructure: This facility will be located in the North East corner of the Hansen Stadium boundary. The building will require all utilities with internal heating and air conditioning systems. Utilities including high voltage, culinary water, natural gas and sewer are all within 100 Ft. of the proposed construction site.

Justification: Dixie State College is currently entering into NCAA Division 2 athletic competition. The existing facilities no longer provide for the level of physical, mental and education training required for this level of athlete. Administration, Sports Medicine and other needs for Football, Soccer and Cross Country programs will be provide for in this new facility.

**Capital Development Project
Other Funds Request – Priority 3
FY2010**

7/11/08

Agency/Institution:	DIXIE STATE COLLEGE
Project Name:	Student Health, Wellness and Recreation Center
Preliminary Cost Estimate:	\$17,539,412
Total Project Space (Gross Square Feet)	69.539 GSF
New Space (Gross Square Feet)	69,539 GSF
Remodeled Space (GSF)	None
Space to be Demolished (GSF)	None
Increase in State Funded O&M	\$507,287
New Program Costs	Unknown
New FTEs Required for O&M	4.25 FTE
New FTEs Required for Programs	Unknown

Sources of Funding: All funding will be obtained from general revenue bonds paid for from Student fees.

Existing Facility: Currently the wellness program is limited to one office and the other student services for health and recreation are virtually non-existent. The existing fitness center consists of a weight room and swimming pool.

Project Description: The facility will contain a multi-use gymnasium, dance studio, fitness rooms, racquet ball rooms, expanded weight training rooms, administration offices, office support space, locker, restrooms and other support spaces.

Planning/Programming: Programming document accomplished by VCBO Architects.

Site and Infrastructure: This facility will be located in the North West corner of the Hansen Stadium boundary. The building will require all utilities with internal heating and air conditioning systems. Utilities including high voltage, culinary water, natural gas and sewer are all within 100 Ft. of the proposed construction site.

Justification: The proposed center will expand upon the existing facilities and provide for a more active wellness program and establish a health and recreation program. This will also align with the

new student life program which is part of the College mission.

**Capital Development Project
Other Funds Request – Priority 4
FY2010**

7/11/08

Agency/Institution:	DIXIE STATE COLLEGE
Project Name:	Institute for Continued Learning (ICL)
Preliminary Cost Estimate:	\$3,936,220
Total Project Space (Gross Square Feet)	14,090 GSF
New Space (Gross Square Feet)	9,240 GSF
Remodeled Space (GSF)	4,850 GSF
Space to be Demolished (GSF)	None
Increase in State Funded O&M	\$102,787
New Program Costs	\$ Unknown
New FTEs Required for O&M	2 FTE
New FTEs Required for Programs	Unknown

Sources of Funding: All funding will come from private sources and donations.

Existing Facility: The existing North Instructional Building will receive a two-story 9240 square foot addition. The existing building is brick and masonry block, and the new addition will follow the same format. The existing restrooms near the addition will be expanded to accommodate the additional patrons.

Project Description: The new addition will be placed at the South East corner of the existing building. The addition will create a new front entrance to the building facing the East allowing for easy access for students using the new East parking lot. The new area will consist of offices, classroom and support space.

Planning/Programming: A professional program has not been accomplished for this project.

Site and Infrastructure: The site for the new building addition lies on a corner of a well traveled public street. The existing building has stand alone utilities which will not have enough capacity for the new addition. Additional heating, air conditioning and power will be required.

Justification: The building addition will allow for additional Continued Learning programs and make available the existing classrooms and labs for the increasing student demand for general

education classes. Student growth, four year programs and classroom demand will be addressed with this project.