



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Approval of Minutes of December 4, 2013**

Attached for your review and approval are the Minutes of the December 4, 2013 Building Board Meeting.

JR: cn
Attachments

Utah State Building Board



MEETING

December 4, 2013

MINUTES

Members in Attendance:

Ned Carnahan, Chair
David Fitzsimmons
Chip Nelson
David Tanner
Fred Hunsaker

Members Excused:

Bob Fitch
Gordon Snow
Kristen Cox, Ex-Officio

Guests in Attendance:

Matt Lund
Rich Amon
Kim Hood
Jeff Reddoor
Alan Bachman
Cee Cee Niederhauser
John Harrington
Bianca Shama
Rich Young
Bruce Whittington
Cheryl Searle
Josh Haines
Jim Russell
Wayne Christensen
Darrell Hunting
John Nichols
Amber Craighill
Chris Caras
Nannette Rolfe
Jeff Palmer
Porter McDonough
Fran Pruy

Governor's Office of Management and Budget
Department of Administrative Services
Department of Administrative Services
Utah State Building Board
Attorney General's Office
Division of Facilities Construction & Management
BHB Engineers
Driver's License
DPS/DLD
Layton Construction
Layton Construction
CRSA

Ralph Hardy	Utah System of Higher Education
Jerry Jensen	Department of Corrections
Ben Berrett	Utah State University
David Cowley	Utah State University
Charles Darnell	Utah State University
Viron Lynch	Weber State University
Jim Nielson	CRSA
Russ Bachman	FFKR Architects
Natalie Tippets	University of Utah
Daniel Scott	Dunn Associates
Mark Bleazard	Legislative Fiscal Analyst
Mike Perez	University of Utah
Corry Higgins	University of Utah
Ken Nye	University of Utah
Kelly Murdock	RBC Capital Markets
Douglas Sagers	Utah House of Representatives
Gage Froerer	Utah House of Representatives
Julee Attig	Reeveley Engineers
Lyndy Lovelady	Tracy Stocking & Associates

On Wednesday, December 4, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:05 am.

APPROVAL OF MINUTES OF OCTOBER 30, 2013.

Chair Carnahan asked if there were any correction or additions to the minutes. There were none.

MOTION: David Fitzsimmons moved to approve the Meeting Minutes of October 30, 2013. The motion was seconded by David Tanner and passed unanimously.

REALLOCATION OF FUNDS FROM ABC TO THE UTAH SCHOOL FOR THE DEAF AND BLIND

DFCM Director Joshua Haines and Joel Coleman from USDB reported that this project was presented during the Capital Development Hearing in October, 2013. DFCM representatives visited the school and determined that resources could be gathered to address the issues needed and expedite this project. The amount of \$290,500 from ABC will be reallocated toward this project which will include the relocation of portables to the site (obtained for \$500 each from Salt Lake Community College), with minor repairs, and connection to utilities for the Libby School.

MOTION: Fred Hunsaker moved to approve the Reallocation of Funds (\$290,500.00) from the ABC to the Utah School for the Deaf and Blind. The motion was seconded by Chip Nelson and passed unanimously.

☐ REQUEST FOR APPROVAL OF UINTAH BASIN DRIVER LICENSE FACILITY

This item was tabled during the October 30, 2013 meeting. Chair Carnahan requested a motion to remove this item from the table.

MOTION: David Tanner moved to remove from the table Uintah Basin Driver License Facility and open this agenda item for discussion. The motion was seconded by David Fitzsimmons and passed unanimously.

DFCM Director Joshua Haines reported that this project has come forward with additional information as requested by the Board. Their lease expires in April, 2014 and the Division would like to build their own facility which would address the overcrowding issues and allow them to provide better service to their customers. Mr. Haines provided a site plan which shows the location of the new facility and includes plenty of room for customer parking, on-site driving tests, and motorcycle safety instruction. Gordon Snow had requested that the Driver License Division look at the possibility of combining this new facility with the DMV. Mr. Haines reported that the DMV has no need for a new facility nor do they have the same funding sources for a new building. The new Driver License Building will be approximately 3,500 sf at a cost of \$250 ft. Board members expressed concerns about funding and O & M costs. Nanette Rolfe, Director of the Driver License Division reported that Driver License operates from a restricted account and funding for replacement of facilities is part of their existing budget which is state funded. Mr. Haines responded that O & M will actually be less for the new building with an initial O & M rate at \$5.76 psfpy growing .5% annually. Building Board Manager Jeff Reddoor added that if the Board approves this project it will then move forward with their recommendation to the Legislature as a non-state funded project. Dave Tanner asked if the \$880,000.00 budgeted for this building would include total construction costs which would include all site work and design? Josh Haines said it was total cost for the building. There may be additional costs if the Division wants additional access to the property other than what presently exists.

MOTION: Chip Nelson moved to approve the Uintah Basin Driver License Facility. The motion was seconded by David Fitzsimmons and passed unanimously.

Jeff Reddoor said this project will now be included in their non-state funded requests which will be pushed forward in January to the Legislature.

☐ REQUEST FOR APPROVAL OF A NEW TECHNOLOGY BUILDING FOR MOUNTAINLAND APPLIED TECHNOLOGY COLLEGE

Jeff Reddoor reported that MATC is presently working on obtaining the new information

requested by the Board and has asked that they be put on the agenda for the January Board meeting. Dave Tanner reminded the Board that the financial information and commitment from Utah County, the costs and funding source for O &M, as well as the impact on the student population should be addressed when MATC returns to the Board.

□ FY15 CAPITAL IMPROVEMENT PRELIMINARY LIST WITH RECOMMENDATIONS OF FUNDING FOR U OF U UTILITY DISTRIBUTION INFRASTRUCTURE (HIGH VOLTAGE/HIGH TEMPERATURE WATER)

Jeff Reddoor reminded the Board that at their previous meeting, the U of U was instructed to return to the Board with an "Option C" that includes a most cost effective bonding solution and a recommendation for utilizing Capital Improvement Funding in order to move their project forward. As a result, the FY2015 Capital Improvement Recommendations include the allocation of a portion of these funds for the U of U Infrastructure Project. Mr. Reddoor explained that during the months of October and November, DFCM receives requests from state agencies and institutions for Capital Improvement funding. He has created a matrix which helps to organize and prioritizes these requests. Careful consideration is used in scoring these projects taking into account energy savings, the type of facility, classification of the project and the 80/20 split as mandated by the Legislature. The matrix shows different funding scenarios for the base budget of \$41,739,000 and/or funding at .09% or at 1.1%. These figures will be determined by the Legislature at a later time. There were three projects which were classified differently in the matrix because of life-safety issues and were taken off the top of the Capital Improvement funding this year. They are:

Dixie State University Tunnel Exiting and Fire Alarm System	\$ 183,000.00
Utah Valley University Pope Science Gunther Trades Bldg Fire Door Repair and Replacement	\$ 80,000.00
Fair Park – Three Condemned Barns	\$2,500,000.00

In addition to these three projects, it is proposed that a special funding for the UofU Infrastructure also be taken off the top of Capital Improvements

FY2015 University of Utah Infrastructure Funding 1 st year funding	\$6,750,000.00
Total	\$9,513,000.00

In addition to this FY2015 funding of Capital Improvement money for infrastructure, the University will match these funds using some of their allotted Capital Improvement Funds which are normally allocated to their other projects. This scenario will repeat in FY2016 with the University receiving another allotment of \$6.75 Million and again matching these funds – a total of \$27 Million for this project. This amount, along with bonding by the University, will fund their infrastructure project.

Mr. Reddoor said this list is for review only. The final Capital Improvement Funding list will be presented to the Board for their vote of approval in January, 2014.

❑ BONDING INFORMATION FOR U OF U UTILITY DISTRIBUTION INFRASTRUCTURE (HIGH VOLTAGE/HIGH TEMPERATURE WATER)

Mike Perez and Ken Nye from the University of Utah introduced Kelly Murdock, financial advisor for the University of Utah, who addressed the feasibility of the University effectively bonding for their portion of revenues required for the Infrastructure project. Mr. Perez explained the cash flows generated from the surcharge on auxiliaries which are presently in place at the University. Mr. Murdock explained the details of a General Revenue Bond vs a G.O. Bond and why the General Revenue Bond would work well for the \$29.4 Million required for the University (see Attachment of Minutes on pages 10-12).

Ken Nye said that originally the University had requested \$56.5 Million in Revenue Bond authorization. The Board had requested another plan for funding using Capital Improvement money which resulted in the University's portion being cut back to \$29.4 Million for bonding. The Building Board will recommend to the Legislature the \$27.1 Million in Capital Improvements with a \$29.4 Million Bond for the University – a total of \$56.5 Million for their infrastructure project.

Dave Tanner asked that the minutes state that this does satisfy the requirements and discussion that took place last month and that this is a funding model that can move forward.

❑ ESTABLISHMENT OF FORMAL POLICY REGARDING ROOF TO WALL SEISMIC UPGRADES

Josh Haines explained that Prior to the 2012 Utah Legislative Session, DFCM performed seismic upgrades on buildings undergoing reroofing, alterations, or repair of the roof area as well as “when the building is undergoing a total reroofing.” This practice has been a life safety priority for many state buildings. During the 2012 Legislative Session, Statute 15A-3-113 was altered to limit when this work could be performed and as a result, would not require seismic upgrades during a reroofing project until June 30, 2014. In addition, as of July 1, 2014 requirements will be changed to “when the building is undergoing a total reroofing.”

DFCM would like to have the Board approve a policy which allows them to continue with the roof to wall seismic upgrades. This policy consists of enhancement of code requirements that DFCM has initiated for best practices for State owned facilities. The policy is as follows:

It is the policy of DFCM that a building constructed before 1975 shall have parapet bracing, wall anchors, and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. evaluated by a licensed engineer when the building is undergoing a total reroofing. Parapet bracing, wall anchors, and appendages required by this section shall be evaluated in accordance with 75% of the seismic forces as specified in IBC Section 1613. When allowed by the building official, alternate methods of equivalent strength as referenced in an approved code under Utah Code, Subsection 15A-1-204(6)(a), will be considered when

accompanied by engineer-sealed drawings, details, and calculations. When found to be deficient because of design or deteriorated condition, the engineer's recommendations to anchor, brace, reinforce, or remove the deficient feature shall be implemented.

Exceptions:

- 1. Group R-3 and U occupancies.*
- 2. Unreinforced masonry parapets need not be braced according to the above stated provisions provided that the maximum height of an unreinforced masonry parapet above the level of the diaphragm tension anchors or above the parapet braces shall not exceed one and one-half times the thickness of the parapet wall. The parapet height may be a maximum of two and one-half times its thickness in other than Seismic Design Categories D, E, or F."*

Board member Fred Hunsaker expressed concern why DFCM would want to go against the code change created by the Legislature. Representative Gage Froerer said the intent of the legislation was to deal with a situation with municipalities and counties that required private property owners to do total re-roofs for buildings. He did not see any issues of contradictory language in the DFCM policy that would counter what the Legislature intended. Jeff Reddoor reminded the Board that the policy concerns only State Buildings constructed before 1975. David Fitzsimmons endorsed the policy explaining that this is a simple fix and has a huge impact on public safety. In addition it is economical when you are in the middle of a major reroof.

MOTION: David Fitzsimmons moved to approve the Formal Policy Recommended by DFCM Regarding Roof to Wall Seismic Upgrades. The motion was seconded by Fred Hunsaker and passed unanimously.

❑ REQUEST FOR APPROVAL OF USU TOOELE SCIENCE AND TECHNOLOGY CLASSROOM BUILDING

David Cowley reported that this project is being resubmitted to the Board because of a significant scope change. The project as approved a year ago and was approved by the Legislature as a 28,000 sf classroom facility with a total project cost of \$8 Million. Since that time there has been programming and redesign for parts of this project. These efforts have identified the need to reduce the number of classrooms in this building in favor of additional class laboratories in order to meet the needs of the regional campus' mission particularly in the Biological Sciences. The project has increased to \$9.8 Million with a 5,000 sf increase in space; a total of 33,000 sf. This is still a non-state funded project and funding is secured and available. The O&M will increase to reflex the additional costs and scope of the project. Mr. Cowley asked that this project be put on the non-state funded list in its totality and go back to the Legislature for reapproval.

MOTION: Fred Hunsaker moved to reapprove the USU Tooele Science and

Technology Classroom Building for \$9.8 Million and to place this project on the non-state funded list to be resubmitted to the Legislature. The motion was seconded by David Tanner and passed unanimously.

☐ REVISION OF ADMINISTRATIVE RULE R23-29-3 ACROSS THE BOARD DELEGATION

Alan Bachman explained this is a draft of a rule that is presently out of date with current practices. This rule addresses several problems including distribution of funds, and delegation authority. The rule attempts to codify certain practices that are already in place specifically with delegation. The current rule gives Utah State University delegation authority for \$2 Million and the University of Utah delegation for \$5 Million. However, there was a Building Board Memo several years ago that gave Utah State delegation for \$4 Million and University of Utah for \$10 Million. This is the standard being used today. The revision of R23-29-2 will codify these current amounts which are presently being used and give \$350,000 of delegation authority to Utah Department of Transportation. Mr. Reddoor said there will be meetings to discuss any additional changes to delegation before this rule returns to the Board. There was considerable discussion concerning other aspects of the rule which should be updated such as design criteria, value engineering, space standards, and the role of DFCM. It was decided that due to time constraints there would not be enough time to address every aspect of the rule and that the issue with delegation must be codified so the rule is current with basic practices. This rule will return to the Board as an action item in February, 2014.

☐ APPROVAL OF PLANNING FUNDS FOR DXATC

Kelle Stephens, President of DXATC thanked members of the Board for visiting the current site in St. George. They currently have 3 years left on the lease with St. George City for the property they currently occupy. The city has completed a master plan for the area and they are anxious to see DXATC move forward with their plans for their facility. DXATC is requesting master planning money for their 30 acres on the hill and programming money for their first building which will be their permanent campus. The permanent campus will provide instructional space for existing programs and future expansion as new programs are added. It will house all administrative and student success functions, and proposes to make space available to Dixie State University for the delivery of general education courses in conjunction with their articulation agreement. Joshua Haines said that of all the Applied Technology Colleges, DXATC is in greatest need of additional space. He recommends that planning funds for the site and programming for the building be approved. They are requesting \$450,000 in funding.

MOTION: David Tanner moved to support/approve the use of \$450,000 in planning and design funds for the new DXATC facility. The motion was seconded by David Fitzsimmons and passed unanimously.

APPROVAL OF 2014 SCHEDULE

The Board changed one item on the 2014 schedule. They would like to change the January Business meeting for January 9th rather on the same day as the Board meeting on January 8th. Additional Business Meetings will be called as necessary. He reminded Board members to reserve the week of August 18th to the 22nd for the Capital Facilities Tour. The Board will decide at a later date the exact days of the week they will participate in this tour.

There was discussion concerning combining the tour with the Board of Regents or possibly meeting with the Regents prior to the Prioritization.

MOTION: David Tanner moved to approve the 2014 schedule for the Board with the change in the Business Meeting to January 9, 2014. The motion was seconded by David Fitzsimmons and passed unanimously.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye reported that there were thirteen Design Agreements and three Planning/Other Agreements. Construction Contracts consisted of nine Remodeling Contracts and two Site Improvement Contracts with nothing notable or unusual about these contracts. The Project Reserve had one increase of \$953.75 from the E. Foothills Fire Protection Project which was completed and leaves the current balance at \$635,313.76. The Contingency Reserve Fund did not experience increases and had one decrease for \$10,580 for the Genetics Building Heating Water Piping Replacement Project. The bidding documents for this projects did not specify any additional access panels to provide ceiling access. The Contingency Reserve is at \$2,036,222.

Ben Berrett reported that USU had two Professional Contracts issued this reporting period and six Construction Contracts. These Professional Contracts were with Colvin Engineering for the Business Building HVAC Study which is a Capital Improvement project, and Sunrise Engineering for testing and inspections on the Kent Concert Hall Entry Replacement. Construction Contracts include a Medium Voltage Upgrade with manhole work at the Quad, Fine Arts Center and Old Main. The Contingency Reserve had no activity this reporting period as well as the Project Reserve Fund.

ADMINISTRATIVE REPORT FOR DFCM

DFCM Director Josh Haines reported pages 1 - 2 of the Report shows back up data for the Lease Reports. There were thirty-two Professional Service Agreements and twenty Construction Contracts. The Contingency Reserve Fund Analysis shows the fund balance at \$3,855,966. DFCM is recommending that this excess balance remain in the Contingency Reserve Fund for unresolved issues on some larger projects. The Project Reserve fund shows the decreases from the Ogden Juvenile Courthouse for \$2,473,000 which originally started out as \$4.5 Million over budget. Bids were not accepted and the project was resubmitted for value

engineering. The project was reduced by \$2.5 Million which brought the construction down to \$2.4 Million for this building.

OTHER

Ned Carnahan reminded Board members of the January 9th Business Meeting and asked Board members to review the following items that would be on the agenda:

- 1) A document from Higher Ed regarding infrastructure that should be reviewed
- 2) The tour dates for the 2014 season.
- 3) The final Capital Improvement List
- 4) Possible meeting with the Board of Regents during 2014

ADJOURNMENT

MOTION: David Tanner moved to adjourn the meeting. The motion was seconded by David Fitzsimmons and passed unanimously.

The meeting adjourned at 11:12 am.

Following the meeting, the Board met with several members of the Infrastructure and General Government Subcommittee for a luncheon in the Cooper Room of the Senate Building.

Attendees at the Luncheon include:

Chair Ned Carnahan
David Fitzsimmons
Chip Nelson
Fred Hunsaker
David Tanner
Jeff Reddoor
Josh Haines
Bruce Whittington
Cee Cee Niederhauser
Darrell Hunting
Representative Gage Froerer
Representative Johnny Anderson
Mark Bleazard
Matt Lund
Jim Russell
Representative Curt Webb
Representative Doug Sagers
Representative John Westwood
Representative Kay Christofferson
Senator Scott Jenkins



RBC Capital Markets®

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December 3, 2013

Mr. Michael G. Perez
Associate Vice President
University of Utah
1795 South Campus Drive, Room 222
Salt Lake City, UT 84112-9404

Dear Mike,

It is my understanding that the University of Utah (the "University") is in continued discussions with the Utah State Building Board regarding the financing of approximately \$29.4 million of costs associated with the University's 'Utility Distribution Infrastructure Replacement' project (the "Project").

You have asked my firm, RBC Capital Markets, in its role as the University of Utah's Financial Advisor, to review the projected Project cash flows and, based upon their timing and amounts, determine if a structurally sound financing option would be available. In addition, you have asked us to provide an indication of the relative borrowing cost between a bond issued under the University's current General Revenue Bond ("GRB") system and a general obligation bond issued by the State of Utah as well as provide any additional information and highlight any distinctions between the two bonding vehicles that might be helpful to these discussions.

After careful review of the University's cash flow projections and modeling them under both State and University bonding systems and interest rate scenarios, it is our belief that the dedicated revenue stream as outlined to us could support a bond issue of approximately \$29 million, but only if amortized over a period of between 20 and 25 years.

As to the question of the borrowing cost to be expected between a GRB of the University and a general obligation bond issued by the State of Utah, the answer is relatively simple: a State of Utah general obligation bond would currently sell at a lower effective borrowing rate than that of a University GRB. The central reason for this is because the State of Utah's general obligation bonds currently enjoy triple-A ratings from each of the three main bond rating agencies (Moody's Investors Service, Standard and Poor's Corporation, and Fitch Ratings). These ratings reflect the highest possible ratings any municipal bond can enjoy and thus demand the lowest possible interest rates in the market place.

The University of Utah's General Revenue Bonds also enjoy extremely high bond ratings, but not quite to the level of the State of Utah's G.O.'s. Moody's Investors Service currently rates the University's GRB's as 'Aa1'—only one notch lower than 'Aaa'. Standard and Poor's currently rates these bonds 'AA'—two notches lower.

It is RBC Capital Markets' view that the pricing differential between these two bonding systems for a 20 to 25-year transaction would be in the range of 15 to 20 basis points, in a normal market environment. This would translate into a differential of approximately \$36,000 per year in debt service.

There may be, however, mitigating factors that should be considered in this regard. It has been our experience that the State of Utah rarely, if ever, issues its general obligation bonds with 20 to 25-year final maturities. State G.O. bonds' final maturities have more traditionally been 10-years, or even less. In addition, the State weighs and considers each issuance of general obligation bonds very carefully due to the fact that it is constrained statutorily and constitutionally on the total amount of G.O. bonds it can have outstanding. Currently the State is somewhat closer to these debt ceiling levels given large issuances over the past number of years, particularly for highway-related projects.

Letter to Mike Perez
December 3, 2013
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These two items—as well as taking into account other political considerations—could leave decision-makers looking for other financing options.

An alternative State financing conduit that could be employed on behalf of the University's Project is its "State Building Ownership Authority" with the sale of lower-rated lease revenue bonds (Moody's 'Aa1'; S&P 'AA+'). This bonding system, however, has generally been used to finance the construction, renovation or acquisition of physical assets—such as land and buildings—which in turn become part of the collateral pledge backing the bond issue. Because the nature of and collateral behind the University's Project differ materially from the type of project that is traditionally financed through this State vehicle, if pursued, the State might seek alternative collateral. There is precedence in this regard. In a past lease revenue financing on behalf of the University where it became extremely difficult to pledge a mortgage of the financed property, the State demanded and received a pledge of other University property (Kingsbury Hall) as collateral.

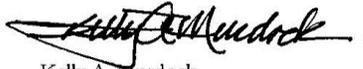
It is, therefore, RBC Capital Markets' view that issuance of a State of Utah lease revenue bond for the University's Project could be problematic from a credit/collateral standpoint. In addition, it is our view that State Building Ownership Authority lease revenue bonds would not trade materially any stronger than a University GRB, and that costs of issuance relative to such a transaction would, in fact, be higher than those of a GRB.

As discussed above, the University of Utah's recent merging of its three bonding systems into one General Revenue Bond system has now created a stronger bonding system capable of attaining lower borrowing rates than ever before. In addition, projects such as the one under consideration are perfectly suited within the GRB system due to its ability to provide long-term financing solutions which match up with projected internal cash flows but which also offer to the investor the general financial support of the entire University and not just one particular component.

Due to these and other considerations, it is our professional view that a University GRB—with the full oversight and approval of the State's Legislature—would provide the best suited and most flexible financing alternative available.

Hopefully this information is helpful to you and the other decision makers who are considering financing approaches for the Project.

Sincerely,



Kelly A. Murdock
Director, RBC Capital Markets

Cc: Arnie Combe
Jason Perry
Jeff West
Ken Nye

DRAFT MATERIALS

Proposed Structuring Scenarios - Debt Service Comparison									
Year	Constraint	Level Debt Service	Difference	Constraint	Difference	State GO	Difference	State GO	Difference
2015	\$1,665,512.27	\$1,773,279.17	(107,766.90)	\$1,262,020.83	\$403,491.44	\$1,799,858.33	(173,346.06)	\$1,899,300.00	(183,822.36)
2016	1,715,477.64	1,934,450.00	(218,972.36)	1,376,750.00	338,727.64	1,899,300.00	(183,822.36)	1,900,500.00	(100,219.51)
2017	1,800,280.49	1,935,250.00	(134,969.51)	1,376,750.00	423,530.49	1,899,500.00	(45,211.09)	1,899,500.00	(5,625.31)
2018	1,854,288.91	1,933,750.00	(79,461.09)	1,376,750.00	477,538.91	1,897,000.00	50,115.93	1,898,000.00	128,790.57
2019	1,891,374.69	1,935,750.00	(44,375.31)	1,376,750.00	514,624.69	1,898,750.00	246,352.23	1,899,750.00	331,696.32
2020	1,948,115.93	1,936,000.00	12,115.93	1,388,750.00	561,365.93	1,898,750.00	416,894.30	1,900,250.00	502,230.97
2021	2,026,040.57	1,934,500.00	91,540.57	1,466,250.00	559,790.57	1,897,250.00	838,742.40	1,896,500.00	714,471.27
2022	2,146,102.23	1,936,250.00	209,852.23	1,581,750.00	564,352.23	1,899,750.00	939,054.62	1,898,000.00	1,074,338.46
2023	2,231,946.32	1,936,000.00	295,946.32	1,671,250.00	560,696.32	1,900,250.00	1,176,620.31	1,899,750.00	1,374,758.01
2024	2,315,644.30	1,933,750.00	381,894.30	1,755,750.00	559,894.30	1,898,750.00	1,488,572.04	1,896,458.81	1,609,645.81
2025	2,402,480.97	1,934,500.00	467,980.97	1,840,250.00	562,230.97	1,900,250.00	1,898,750.00	1,898,750.00	1,898,750.00
2026	2,516,598.81	1,938,000.00	578,598.81	1,954,500.00	562,098.81	1,899,500.00	1,898,750.00	1,898,750.00	1,898,750.00
2027	2,610,971.27	1,934,000.00	676,971.27	2,046,750.00	564,221.27	1,896,500.00	838,742.40	1,896,500.00	838,742.40
2028	2,734,982.40	1,937,750.00	797,242.40	2,172,750.00	562,242.40	1,896,250.00	1,074,338.46	1,898,000.00	1,074,338.46
2029	2,837,554.62	1,933,750.00	903,804.62	2,275,500.00	562,054.62	1,898,500.00	1,176,620.31	1,898,750.00	1,176,620.31
2030	2,972,338.46	1,937,250.00	1,035,088.46	2,410,750.00	561,588.46	1,898,000.00	1,374,758.01	1,898,500.00	1,374,758.01
2031	3,076,370.31	1,937,750.00	1,138,620.31	2,511,500.00	564,870.31	1,898,750.00	1,488,572.04	1,898,750.00	1,488,572.04
2032	3,273,258.01	1,935,250.00	1,338,008.01	2,709,000.00	564,258.01	1,898,500.00	1,609,645.81	1,898,750.00	1,609,645.81
2033	3,387,822.04	1,934,750.00	1,453,072.04	2,823,000.00	564,822.04	1,899,250.00	1,728,119.66	1,901,000.00	1,728,119.66
2034	3,506,395.81	1,933,000.00	1,573,395.81	2,942,000.00	564,395.81	1,898,750.00	1,898,750.00	1,898,750.00	1,898,750.00
2035	3,629,119.66	1,933,750.00	1,695,369.66	3,065,250.00	563,869.66	1,901,000.00	1,898,750.00	1,898,750.00	1,898,750.00
2036	3,701,702.06	1,933,000.00	1,768,702.06	3,137,000.00	564,702.06	1,898,500.00	1,898,750.00	1,898,750.00	1,898,750.00
2037	3,812,753.12	1,933,500.00	1,879,253.12	3,249,250.00	563,503.12	1,898,500.00	1,992,508.18	1,898,500.00	1,992,508.18
2038	3,889,008.18	1,935,000.00	1,954,008.18	3,324,500.00	564,508.18	1,898,500.00	2,105,178.43	1,900,500.00	2,105,178.43
2039	4,005,678.43	1,937,250.00	2,068,428.43	3,444,000.00	561,678.43	1,900,500.00			

Proposed Structuring Scenarios - Summary Statistics

Key Statistic	Level Debt Service	Capacity Constraint	State GO
Total Par Amount	\$27,245,000.00	\$27,535,000.00	\$26,730,000.00
Total Project Fund	29,400,000.00	29,400,000.00	29,400,000.00
Al-in TIC	4.253%	4.546%	4.071%
Average Life	15.41	19.61	15.41
Total Debt Service	48,220,479.17	54,536,770.83	47,306,408.33
Average Annual Debt Service	1,928,819.17	2,181,470.83	1,892,256.33

Preliminary Numbers For Discussion Purposes Only



AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, January 8, 2014
Room 250 State Capitol Building
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of December 4, 2013**..... Tab 1
- (Action) 2. **Request for Approval of a Technology Building for Mountainland Applied Technology College (non-state funded project, tabled during the Oct. 30, 2013 Meeting)** Tab 2
- (Action) 3. **Brigham City/Price CIB Design Completion Approval** Tab 3
- (Action) 4. **Proposed Rule R23-33, Rules for Prioritization and Scoring of Capital Improvements by the Utah State Building Board** Tab 4
- (Action) 5. **Request for Approval of the Final List of FY 2015 Capital Improvement Funding**..... Tab 5
- (Action) 6. **Request for Approval for the Department of Human Services, Utah Developmental Center Infrastructure** Tab 6
- (Information) 7. **Report on SUU's Center for the Arts** Tab 7
- (Action) 8. **Request for Approval for Snow College Lease Buyout** Tab 8
- (Action) 9. **Request for Approval of UDOT Saratoga Springs Maintenance Station** Tab 9
- (Action) 10. **Request for Approval for the UDOT Moab City Lions Park** Tab 10
- (Information) 11. **Administrative Reports for University of Utah and Utah State University** Tab 11
- (Information) 12. **Administrative Reports for DFCM** Tab 12

ADJOURNMENT FOR LUNCH IN 4114 STATE OFFICE BUILDING

After Lunch, the Board will reconvene in Room 4112 State Office Building for a Business Meeting.

BUSINESS MEETING

- (Information) 13. **Board Authority Discussion**
- (Information) 14. **Review of New Capital Improvement Process**
- (Information) 15. **Utah State University Issues**
- (Information) 16. **Department of Human Services Infrastructure Discussion**
- (Information) 17. **2014 Goals and Objectives for the Board**
- (Information) 18. **Other**

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Cee Cee Niederhauser 538-3261 (TDD 538-3696) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at: <http://dfcm.utah.gov/dfcm/utah-state-building-board.html>*



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval of a New Technology Building for Mountainland Applied Technology College**
Presenter: Clay Christensen

Recommendation

I recommend the Building Board hear the request from Mountainland Applied Technology College for a new Technology Building.

Background

During the October 30, 2013 Board Meeting, MATC presented their request for a new Technology Building across from the Trax Station at Thanksgiving Point. Pending a request for additional information, the Board moved to table MATC's request with instructions to return with more information concerning financial commitment from Utah County (that they are ready to move forward), specific information on O & M, and any affect it may have on student costs.

JR: cn
Attachments



Utah County Commission

DOUG WITNEY, (801) 851-8136
GARY J. ANDERSON, (801) 851-8135
LARRY A. ELLERTSON, (801) 851-8133

100 EAST CENTER STREET
SUITE 2300
PROVO, UTAH 84606

FAX (801) 851-8146
UCADM.UTAHCNTY@STATE.UT.US
WWW.UTAHCOUNTYONLINE.COM

December 6, 2013

Ned E. Carnahan, Utah State Building Board, Chairman
✓ P. Joshua Haines, Director of DFCM
DIVISION OF FACILITIES
CONSTRUCTION AND MANAGEMENT
Room 4110 State Office Bldg.
Salt Lake City, Utah 84114

Dear Sirs:

The Utah County Commission is willing to issue bonds to finance the MATC Technology Building in the amount of \$8,000,000.00.

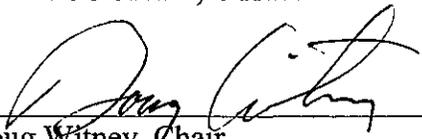
We understand that the MATC Technology Building will be constructed on four acres of newly acquired land to the south of MATC's existing Thanksgiving Point Campus, and that said land was acquired using the proceeds from the sale of MATC's American Fork Campus, which was sold to the Alpine School District.

We also understand that the new building will include approximately 40,000 square feet of classroom and lab space for trades programs and space for future expansion of MATC's composites or apprenticeship programs.

We have attached a debt service schedule for this proposed bond issue.

If you have any questions concerning this matter, please feel free to contact this office.

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH



Doug Witney, Chair

MUNICIPAL BUILDING AUTHORITY OF UTAH COUNTY, UTAH

\$8,000,000 LEASE REVENUE BONDS, SERIES 2014

(Dated: April 15, 2014)

MATC PROJECT

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2014	420,000.00	3.000%	173,116.32	593,116.32
11/01/2015	285,000.00	3.000%	305,368.76	590,368.76
11/01/2016	295,000.00	3.000%	296,818.76	591,818.76
11/01/2017	305,000.00	3.000%	287,968.76	592,968.76
11/01/2018	310,000.00	3.000%	278,818.76	588,818.76
11/01/2019	320,000.00	3.000%	269,518.76	589,518.76
11/01/2020	330,000.00	3.500%	259,918.76	589,918.76
11/01/2021	340,000.00	4.000%	248,368.76	588,368.76
11/01/2022	355,000.00	4.000%	234,768.76	589,768.76
11/01/2023	370,000.00	4.000%	220,568.76	590,568.76
11/01/2024	385,000.00	4.000%	205,768.76	590,768.76
11/01/2025	400,000.00	4.000%	190,368.76	590,368.76
11/01/2026	415,000.00	4.000%	174,368.76	589,368.76
11/01/2027	435,000.00	4.000%	157,768.76	592,768.76
11/01/2028	450,000.00	4.625%	140,368.76	590,368.76
11/01/2029	470,000.00	4.625%	119,556.26	589,556.26
11/01/2030	495,000.00	4.625%	97,818.76	592,818.76
11/01/2031	515,000.00	4.625%	74,925.00	589,925.00
11/01/2032	540,000.00	4.625%	51,106.26	591,106.26
11/01/2033	565,000.00	4.625%	26,131.26	591,131.26
Total	\$8,000,000.00	-	\$3,813,416.50	\$11,813,416.50

Yield Statistics

Bond Year Dollars.....	\$88,880.56
Average Life.....	11.110 Years
Average Coupon.....	4.2904958%
Net Interest Cost (NIC).....	4.2413583%
True Interest Cost (TIC).....	4.1871533%
Bond Yield for Arbitrage Purposes.....	4.1871533%
All Inclusive Cost (AIC).....	4.1871533%
IRS Form 8038	
Net Interest Cost.....	4.2711688%
Weighted Average Maturity.....	10.973 Years





Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Brigham City/Price CIB Design Completion Approval**
Presenter: Charles Darnell/Dave Cowley

Recommendation

I recommend the Building Board hear USU's request for approval of the Brigham City/Price CIB Design Completion.

Background

In the 2013 legislative session, USU was appropriated \$1 million for planning of the instructional facilities at Price and Brigham City. While USU has supplemented the original appropriation in order to complete full design development for each building, there is a concern that USU and DFCM should not proceed with design due to the wording used in the legislation. Specifically, does the use of the word "planning" in the appropriation bill preclude USU from completing design even though that effort can be fully funded?

USU will maintain that the word "planning" is generic and without a universally accepted definition. As such the interpretation of the appropriation legislation should not be construed in a manner that precludes full design. USU will assert that it does not believe that it was the intent of the legislature to prevent USU from completing design on these facilities if it were able to do so.

USU does not believe that it is possible for the Building Board to exactly define the intent of the legislation in a manner that precludes full design of the buildings. USU therefore requests that it and DFCM be allowed to proceed with full design of both buildings.

CD: JR



Charles Darnell
Associate Vice President, Facilities
6600 Old Main Hill
Logan, UT 84322-6600
Office: 435-797-1950
Cell: 435-760-2239
Email: charles.darnell@usu.edu

Jeff Reddoor
Director, Building Board
4110 State Office Building
Salt Lake City, Utah 84114

Re: Design Development Instruction Building at Price and Brigham City

Dear Jeff,

USU requests the Building Board act on our request to approve continuation of design development for the instructional buildings at Price and Brigham City.

In the 2013 legislation session, USU was appropriated \$1 million for planning of instructional facilities at Price and Brigham City. Programming and schematic design for both proposed facilities have been completed and USU desires to initiate full design development for each project. USU has supplemented appropriated funding in order to complete full design and construction documents for both facilities.

Recent interpretations of the legislation appear to limit its intent by stating that “planning” does not include design development. However, USU maintains that there is no universal definition for what does, or does not constitute planning. The legislature appropriated far more funding than was actually required to only accomplish programming for each facility. Further, it is far more relevant what the legislation’s intent was, than definitions used by design professionals when discussing phases of project development. As there was no correlation between the appropriation and the actual cost of programming of these facilities, USU believes the intent of the legislation was to proceed as far as possible with the funds provided, and this would include some design development. The fact that USU supplemented the funding to complete each building design only allows us as a practical matter to fully accomplish what we believe to be allowable given a broader interpretation of the legislation.

Accordingly, we request approval for initiating design completion of facilities at Brigham and Price by asking the Building Board to find that the intent of the legislation cannot be definitively interpreted to prevent USU from initiating design for each facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Darnell".

Charles Darnell



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Proposed Rule R23-33, Rules for Prioritization and Scoring of Capital Improvements by the Utah State Building Board**
Presenter: Alan Bachman and Jeff Reddoor

Please find the attached Proposed Rule R23-33, Rules for the Prioritization and Scoring of Capital Improvements by the Utah State Building Board. The purpose of this rule is to establish a prioritization and scoring process for capital improvements that occurs annually before the Building Board. This rule is authorized under Subsection 63A-5-104(9) indicating that the Board may adopt a rule allocating Capital Improvements subject to terms in the statute. The Building Board has administrative rulemaking authority under Subsection 63A-5-103(1)(e).

Recommendation:

It is recommended that the Board authorize the filing of Proposed Rule R23-33, Rules for the Prioritization and Scoring of Capital Improvements by the Utah State Building Board.

AB/cg

Attachment: Copy of Rule R23-33

R23. Administrative Services, Facilities Construction and Management.

R23-33. Rules for the Prioritization and Scoring of Capital Improvements by the Utah State Building Board.

R23-33-1. Purpose.

The purpose of this Rule R23-33 is to establish a prioritization and scoring process for capital improvements that occurs annually before the Building Board.

R23-33-2. Authority.

This Rule R23-33 is authorized under Subsection 63A-5-104(9) indicating that the Board may adopt a rule allocating Capital Improvements subject to terms in the statute. The Building Board has administrative rulemaking authority under Subsection 63A-5-103(1)(e).

R23-33-3. Definitions.

The following definitions shall apply to this Rule R23-33:

(1) "Board" means the Utah State Building Board established under Title 63A, Chapter 5, Utah Code.

(2) "Building Board Director" means the employee of the Department of Administrative Services that is assigned as an administrator to the Utah State Building Board and hereinafter referred to as the "BBD."

(3) Definitions provided in Utah Code Section 63A-5-104 shall apply to the terms used in this Rule R23-33.

R23-33-4. General Overview of Process.

The capital improvement prioritized scoring process consists of five steps as follows:

(1) A Project Needs Request;

(2) Preliminary Project Prioritization and Preliminary Scoring by the BBD;

(3) Preliminary BBD Scored Project Review and Revisions Process involving agencies and institutions, the Division of Facilities Construction and Management, and the BBD;

(4) Submitting the revised Scored List to Board and a Utah State Legislature subcommittee involved with State facility design and construction; and

(5) Review and Final Approval by the Utah State Building Board of the list for submittal to the Utah Legislature.

R-23-33-5. Step One: Project Needs Request.

(1) Submission guidelines and formatting requirements shall be approved by the Board prior to submission by the BBD to the agencies and institutions.

(i) Submission guidelines include the Project Scoping Form which describes in detail the work that needs to be accomplished, statutory requirements, identification of hard and soft costs, submission deadlines and other requirements.

(ii) The guidelines shall also describe the priority classifications which are in the following ranked order of priority: 1-life safety; 2-critical; 3-necessary; and 4-programmatic, as well as the scoring criteria.

(2) Prior to June of each calendar year, the BBD shall notify agencies and institutions to begin developing their Project Needs Request which includes the agency or institution's prioritized list for the next fiscal year's funding cycles as well as the prioritized scoring process submission guidelines; all to be consistent with applicable law.

(3) The BBD may provide agencies and institutions with a list of existing Facility Condition Assessment Data ("FCA"), including Risk Management property number, life cycle related to the need, unique FCA project number, and the estimated cost. To the extent the BBD does not provide such information, the agency or institution is required to obtain the information from the FCA database maintained by DFCM and any supplemental information obtained by the agency or institution.

(4) The Project Needs Request, including the prioritization, shall be submitted by the agencies and institutions to the BBD no later than August 15th that immediately following the BBD's notice referred to above.

R23-33-6. Step Two: Preliminary Project Prioritization and Preliminary Scoring by the BBD.

(1) The BBD shall review the agency or institution's Project Needs Request, including the prioritization and classification.

(2) The BBD shall provide a copy of the submittal to the State Building Energy Efficiency Program Director to determine if any listed projects qualify for energy savings components, energy improvements/developments or qualification for revolving loans.

(3) The BBD then compiles all the submittals from every agency and institution into one comprehensive list. The comprehensive list includes the classification codes. The BBD applies the prioritized scoring method to each of the submittals. The comprehensive list shall be consistent with the

statutory standards set forth by the Utah Legislature and utilized throughout the process.

(4) The BBD shall notify the agency or institution of any concerns regarding the Project Needs Request.

(5) At any time, the BBD may initiate conversations and meetings with the agency or institution to obtain information, clarification or seek to reach an agreement on any concerns.

R23-33-7. Step Three: Scored Project Review and Revisions Process involving agencies and institutions, the Division of Facilities Construction and Management, BBD and the Board.

(1) The BBD shall distribute the BBD's preliminary master capital improvement list including categorization, prioritization and scoring, to the Division of Facilities Construction and Management as well as the agencies and institutions for review and comment.

(2) A Construction Budget Estimate (CBE) shall be prepared by the appropriate State employee responsible for preparing a CBE for the particular project using the CBE form provided by the BBD. The CBE shall be based on the Project Scoping Form provided by the BBD.

(3) Each completed CBE form and Project Scoping Form, shall be submitted promptly to the BBD and no later than October 15th of the particular year.

(4) The BBD will review each CBE and Project Scoping Form. The BBD will prepare the preliminary scoring along with packet of prioritized capital improvement projects intended for the Board meeting in December. This preliminary scoring and packet shall be submitted by the BBD to the affected agencies or institutions. If there is any disagreement between the BBD and any particular agency or institution, the BBD and the particular agency or institution may endeavor to resolve this matter prior to the packet being sent to the Board. During any such resolution process between the BBD and an agency or institution, the BBD's preliminary scoring and packet may be modified.

(5) The resulting packet and scoring prepared by the BBD under subsection (4) of this Rule, shall be distributed to the Board members as well as the agencies and institutions at least seven days in advance of the December Board meeting.

(6) The Board meeting to review the BBD's capital improvement submittal shall be on or about December 15th of each year.

(7) At the December Board meeting, the Board shall consider input from the BBD, an affected agency or institution as well as interested persons as appropriate.

R23-33-8. Step Four: Submitting the Scored List to the Appropriate Subcommittee of the Utah State Legislature.

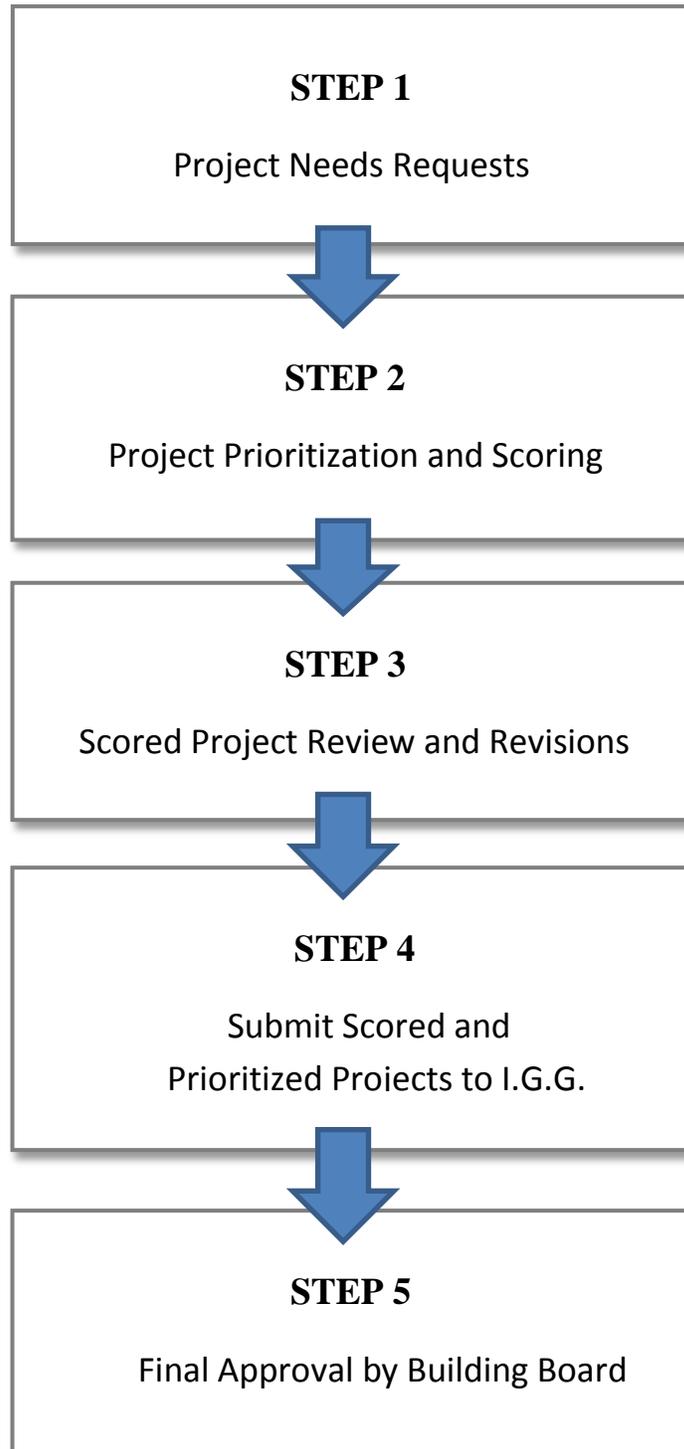
(1) At the January Board meeting, the Board shall make a final prioritization recommendation for submission to the appropriate subcommittee of the Utah Legislature. The recommendation must be consistent with the statutory standards set forth by the Utah Legislature and utilized throughout the process.

(2) The Board's list is submitted to the appropriate subcommittee of the Utah Legislature as required by law, no later than the January 15th following the January Board meeting.

R23-33-9. Step Five: Review and Final Approval by the Utah State Building Board.

After the consideration by the Utah Legislature, the Board will make its final approval of the capital improvements lists consistent with any direction from the Legislature.

New Prioritized Capital Improvement Process and Scoring Matrix



CHANGES FOR FUTURE CAPITAL IMPROVEMENT PROCESS

(Step 1- PROJECT NEEDS REQUESTS)

1. (MAY) Building Board Director (BBD) notifies agencies/institutions to begin developing their prioritized list for the upcoming funding cycle.
 - a. In addition, BBD may provide agencies/institutions with simple list of existing FCA data, including Risk Management property number, projected year, unique FCA project number, and estimated cost.
 - b. Ensure all agencies/institutions understand to include “soft costs” to FCA data.
 - c. Define submission guidelines and format including new scoping form.

(Step 2- PROJECT PRIORITIZATION AND SCORING)

2. (AUGUST) BBD receives prioritized improvement requests from all agencies/institutions.
3. (SEPTEMBER/OCTOBER) BBD verifies agency/institution list for appropriateness and proper priority classification.
 - a. Necessary communication (phone, meetings, site visits, etc.)
 - b. Submit newly compiled list to State Building Energy Efficiency Program Director to determine if any listed projects qualify for energy savings components, energy improvements/developments or revolving loan qualifying.
 - c. Priority Classifications (1-life safety, code compliance)(2-critical)(3–necessary)(4-programatic)
4. (OCTOBER/NOVEMBER) BBD compiles all agency/institution lists onto one master file.
 - a. Master file will keep agency/institution lists on separate tabs.
 - b. Master file will also combine all requests by priority classification.
5. (NOVEMBER) BBD applies new scoring method to compiled requests

(Step 3- SCORED PROJECT REVIEW AND REVISIONS)

6. (NOVEMBER) BBD distributes proposed capital improvement list to DFCM and agencies/institutions for review, revisions and input.
7. (NOVEMBER/DECEMBER) DFCM/Agency and Institutions project managers assigned to complete CBE’s with new scoping form for projected requests based on funding expectations.

(Step 4- SUBMIT SCORED PROJECTS TO I.G.G.)

8. (JANUARY) First or Second week in January Building Board reviews and finalizes the scored and prioritized Capital Improvement list, including a preliminary scoring/ranking prior to submitting to Legislature I.G.G.S.
9. (By January 15) Final reviewed Capital Improvement list formally submitted to Legislature.

(Step 5 – FINAL APPROVAL BY BUILDING BOARD)

10. (MARCH) Building Board give final approval to capital improvements list

CAPITAL IMPROVEMENT RANKING PROCESS

1. Combine all improvement requests based on priority classification (1,2,3,4)
(1-life safety and life safety related code compliance), (2-critical), (3--necessary), (4-programatic)
2. Compile classifications 1-life safety into automatic funded list.
(These will be life safety issues that pose an imminent and clear life safety danger, e.g.: structural issue/failures, inoperable fire alarm/suppression systems, life safety code violations that compromises staff or public safety, etc.)
3. Remaining classification of 2, 3 and 4 requests are now prioritized scored.

New prioritized scoring process is applied to classification 2, 3 and 4 requests.

Remaining improvement funding is applied to this list with required 80/20 process. *(See statute language)*

Title 63A Chapter 5

Section 104 Definitions -- Capital development and capital improvement process -- Approval requirements -- Limitations on new projects -- Emergencies.

(c) In prioritizing capital improvements, the State Building Board shall consider the results of facility evaluations completed by an architect/engineer as stipulated by the building board's facilities maintenance standards.

(d) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate at least 80% of the funds that the Legislature appropriates for capital improvements to:

(i) projects that address:

(A) a structural issue;

(B) fire safety;

(C) a code violation; or

(D) any issue that impacts health and safety;

(ii) projects that upgrade:

(A) an HVAC system;

(B) an electrical system;

(C) essential equipment;

(D) an essential building component; or

(E) infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road; or

(iii) projects that demolish and replace an existing building that is in extensive disrepair and cannot be fixed by repair or maintenance.

(e) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate no more than 20% of the funds that the Legislature appropriates for capital improvements to:

(i) remodeling and aesthetic upgrades to meet state programmatic needs; or

(ii) construct an addition to an existing building or facility.

Prioritized Scoring Process

Project consideration Factors

- Projects that address: (A) a structural issue;(B) fire safety;(C) a code violation; or (D) any issue that impacts health and safety.
- Projects that upgrade:(A) an HVAC system;(B) an electrical system;(C) essential equipment;(D) an essential building component; or (E)infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road.
- Projects that demolish and replace an existing building that is in extensive disrepair and cannot be fixed by repair or maintenance.
- Projects that have received; a Facility Condition Assessment (FCA) or other approved study that clearly identifies needed projects.
- Projects that mitigate: critical and life safety needs and ADA issues.
- Projects that address: building energy efficiencies; energy saving components that improve energy and reduce operating cost.
- Projects that are: Programmatic - agencies/institutions number one priority.

Scoring Criteria

1) Priority 1 Project- Life Safety/Code Compliance

Immediate Automatic Funding

- *Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards*
 - a. Does it pose an immediate life safety danger, structural issues, or life safety code violations

2) Priority 2 Project- Project Currently Critical

- *A system or component is inoperable or compromised and requires immediate action*
 - a. upgrade of: an HVAC system; an electrical system; essential equipment; an essential building component; or infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road.
 - b. Has it been ranked critical by FCA or other independent A/E study

50 points

3) Priority 3 Project- Necessary/ Not Critical

- *Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life*
 - a. Project necessary to keep facility operational and in good repair
 - b. Project that mitigates life safety, ADA or other important issues

40 points

4) Priority 4 Projects – Programmatic

- *Programmatic needs of the Agency/ Institution as determined in needs statements*
 - a. Project that has been determined necessary or needed by Agency/Institutions

30 points

Facility/Project Type

- *Prioritizes facility type based on usage and replacement cost*
 - a. **Class 1 Property Types – 50 points each**
Classrooms, Hospital, Laboratory, Office building, Penal facility, Armory, Infrastructure, Library, Roofing, Courts
 - b. **Class 2 Property Types – 40 points each**
Athletic facility, Museum, Residence, Store, Theatre, Auditorium, Paving/ flat work, Maintenance Garage, Elevator, Hatchery
Conference centers
 - c. **Class 3 Property Types – 30 points each**
Farm or sheds, Hanger, Warehouse or shop, Standalone Restrooms

Total points possible 50 points

Total Points Available

100

Bonus: Energy Component

Projects that address: building energy efficiencies; energy saving components that improve energy and reduce operating cost

10 points

Total + Bonus Available

110

**FY 2015
Utah State Building Board
Capital Improvement Request
Project Scope**

(Agency completes highlighted fields)

Agency/Institution Name:		Date:	
Building Name:		FY Requesting for:	
Project Name: <small>Or (Component Description)</small>		Requested Amount: <small>Include soft cost, A/E design, contingency, etc.</small>	
Bldg. Risk ID #		Facility Type: <small>Classroom, office, Armory, infrastructure, Roof, Paving, etc.</small>	Priority Classification: <small>(1 Life Safety, 2 Critical, 3 necessary, 4 Programmatic)</small>
DFCM Project Manager:		FCA Project#	
Project Description <small>A short statement of: What is to be accomplished, & Estimates How much will it cost. Should be less than 75 words</small>			
Project Goals <small>Develop "big picture" project goals that express results instead of project work items.</small>			
Project Scope Statements <small>List major project components that define the work that needs to be accomplished in order to satisfy the Project Goals. Should also include "is not" statements.</small>			
Hazardous Materials Building Material Survey <small>Has the area of renovation/demolition been assessed for hazardous building materials <u>within the last three years</u> as required by DAQ?</small>	Type of Materials	Date of assessment	
Risk Management <small>Has this project request been recommended by Risk Management or as a priority 1 life safety item on an independent Facility Condition Assessment?</small>	YES	NO	Comments
	Contact Information		
DFCM Project Manager Comments			
Agency Contact:		Phone:	Email:

Recommend for Approval

DFCM Project Manager: _____ Date: _____

Agency/Institution Manager: _____ Date: _____

Approval

Building Board Director: _____ Date: _____



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval of the Final List of FY 2015 Capital Improvement Funding**
Presenter: Jeff Reddoor

Recommendation

I recommend the Building Board approve the Final List for Capital Improvement Funding for FY 2015. This list is included for review.

JR:cn
Attachment

FY 2015 Capital Improvement Recommendations

Score	80	20	Agency Priority	Classification	Energy	Agency/Institution	FY 2015			
							Requested	Base \$41,739,000	9% \$82,017,526	1.1 % \$100,243,642
Higher Education										
Dixie State University										
AF	x	2	1			Tunnel Exiting and Fire Alarm System	\$ 150,000	\$ 183,000	\$ 183,000	\$ 183,000
100	x	1	2			Campus ADA Ramps Code Issues	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
100	x	5	2	E		Burns Arena Boiler Replacement	\$ 318,000	\$ 389,500	\$ 389,500	\$ 389,500
100	x	10	3	E		Browning HVAC Controls Update	\$ 65,000		\$ 82,000	\$ 82,000
100	x	11	3	E		Roof Replacement of Administration Building	\$ 75,000		\$ 135,637	\$ 135,637
100	x	12	3	E		Roof Replacement of Campus Services Building	\$ 75,000		\$ 75,000	\$ 75,000
90	x	4	3			Campus Fire Lane Repair and Replacement	\$ 120,000		\$ 120,000	\$ 120,000
90	x	9	3	E		Hot/Chilled Water Metering for all Buildings	\$ 200,000		\$ 246,000	\$ 246,000
80	x	3	2			Remove Underground Oil Storage Tank	\$ 100,000		\$ 98,000	\$ 98,000
80	x	6	3			Campus Fiber Optic Distribution	\$ 250,000			\$ 305,000
80	x	13	3			General Campus Parking Lot Maintenance	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
80	x	14	3			Cox Auditorium Elevator Modernization	\$ 25,000		\$ 27,000	\$ 25,000
60		x	7	4		Geographic Information System (GIS) Map of Campus	\$ 125,000			\$ -
60	x	8	3			Central Irrigation System Phase II	\$ 75,000		\$ 75,000	\$ 75,000
		x	15	4	E	Education and Family Studies	\$ 1,193,000			
		x	16	4	E	North Instruction Building Remodel for Education	\$ 2,188,000			
		x	17	3		Tunnel Expansion for Looped System	\$ 2,400,000			
							\$ 7,509,000	\$ 539,500	\$ 1,398,137	\$ 1,701,137
Salt Lake Community College										
100	x	1	2			SCC - COMPLETE PROMIMITY LOCK INSTALLATION	\$ 300,000	\$ 365,034	\$ 365,034	\$ 365,034
100	x	2	3	E		RRC - S&I WINDOW REPLACEMENT PHASE II	\$ 300,000	\$ 339,674	\$ 339,674	\$ 339,674
100	x	3	2			SCC - ELECTRICAL PANEL UPGRADE	\$ 250,000	\$ 314,836	\$ 314,836	\$ 314,836
100	x	4	3	E		RRC - LIB CHILLER REPLACEMENT	\$ 200,000	\$ 243,356	\$ 243,356	\$ 243,356
100	x	5	2			LHM - MCPC WEST EMERGENCY EGRESS STAIRS- EXTERIOR & MATC EXTERIOR STAIRS ON SOUTH SIDE - EXTERIOR (\$ 50,000	\$ 61,479	\$ 61,479	\$ 61,479
100	x	8	2			SCC - BRICK & MASONRY REPAIR AT PARAPET WALLS & CORNERS	\$ 600,000	\$ -	\$ 728,532	\$ 728,532
100	x	9	3	E		RRC - CP CHILLER VFD UPGRADE	\$ 320,000		\$ 388,550	\$ 388,550
100	x	10	3	E		RRC - LAC AHU1 VFD REPLACEMENT	\$ 90,000	\$ -	\$ 36,503	\$ 36,503
100	x	11	3	E		SCC - HVAC CONTROLS UPGRADE	\$ 400,000		\$ 485,688	\$ 485,688
100	x	12	3	E		RRC - ELECTRICAL& WATER METERING FOR ALL BLDGS	\$ 100,000		\$ 122,043	\$ 122,043
100	x	13	3	E		RRC - CT HVAC CONTROLS & VAV UPGRADE	\$ 350,000		\$ -	\$ 450,232
100	x	16	3	E		RRC -TB REPLACE MOTORS ON 4 RETURN AIR FANS & INSTALL VFD's	\$ 42,000		\$ 76,170	\$ 76,170
100	x	17	3	E		RRC - ECCLES CHILDHOOD DEVELOPMENT LAB TOTAL HVAC UPGRADE.	\$ 85,000		\$ 103,426	\$ 103,426
100	x	18	3	E		RRC - BB WINDOW & WINDOW TREATMENT REPLACEMENT	\$ 100,000		\$ 113,492	\$ 113,492
90	x	6	3			LHM - PSET EXTERIOR CONCRETE REPALCEMENT	\$ 90,000	\$ -	\$ -	\$ 102,133
90	x	7	3			LHM - MPDC, GMCC, MFEC, MATC FIRE ALARM UPGRADE	\$ 125,000	\$ -	\$ -	\$ 152,418
		x	15	4	E	JC - INSTANT WATER HEATERS TO ALL BUILDINGS	\$ 45,000		\$ -	\$ -
90	x	20	3	E		RRC - INSTALL A/C UNITS IN CRAFTS SHOPS	\$ 100,000		\$ -	\$ -
90		x	21	3	E	SCC - REMODEL AHU 16 PENTHOUSE	\$ 45,000		\$ -	\$ -
90	x	23	3	E		RRC - RETROFIT ALL PARKING LOT LIGHTING WITH NEW LED FIXTURES	\$ 200,000		\$ -	\$ -
80	x	24	4			LHM - MPDC CARPET REPLACEMENT	\$ 100,000		\$ -	\$ -
70		x	22	4	X	SCC - REMODEL RESTROOMS NORTH & SOUTH OF GRAND THEATER.	\$ 50,000		\$ -	\$ -
			14			RRC - CP UPGRADE CENTRAL PLANT CONTROLS	\$ 30,000		\$ -	\$ -
			19	E		RRC - INSTALL INSTANT WATER HEATERS CAMPUS-WIDE	\$ 100,000		\$ -	\$ -
			25	E		JC - INSTALL A FREE COOLING SYSTEM	\$ 185,000			

		26			RRC - REPLACE AMPHITHEATER & S&I WALKWAY LIGHTING	\$	65,000						
		27			SCC - REPLACE CROWN MOLDING IN 3RD FLOOR HALL	\$	30,000						
		28		E	RRC - ADD COOLING TO HEAT PLANT OFFICES	\$	30,000						
		29			RRC - COMPLETE PROMIMITY LOCK INSTALLATION	\$	400,000						
		30			LHM/MBC - COMPLETE PROMIMITY LOCK INSTALLATION	\$	300,000						
		31			RRC - TUNNEL LEAKAGE REPAIR	\$	250,000						
		32		E	SCC - REPAIR & REPLACE PIPE INSULATIONS THOUGHOUT THE BASEMENT	\$	35,000						
		32		E	RRC - INSULATE ALL PIPING	\$	75,000						
						\$	5,442,000	\$	1,324,379	\$	3,378,783	\$	4,083,566
					Snow College								
110	x	1	2	E	Washburn Building Trane A/C Unit Replacement - (Richfield)	\$	90,000	\$	110,000	\$	110,000	\$	110,000
110	x	2	2	E	Washburn Building Roof Replacement - Phase 1 of 2 (Richfield)	\$	336,000	\$	452,295	\$	452,295	\$	452,295
100	x	3	2		Replacing Aging Irrigation System on Ephraim campus - (Ephraim)	\$	900,000			\$	900,000	\$	900,000
100	x	5	3	E	Emergency Lighting and Exit Signs for the Tunnel System - (Ephraim)	\$	50,000	\$	-	\$	-	\$	50,000
100	x	8	3	E	Power Correction Panel For Washburn Building - (Richfield)	\$	35,000			\$	-	\$	35,000
90	x	7	3	E	Campus Outside Lighting - (Ephraim)	\$	310,000	\$	-	\$	-	\$	310,000
80	x	9	4	E	Evap Section In Sevier Valley Center - (Richfield)	\$	25,000			\$	-	\$	-
70	x	6	4		Micro Slurry For The North Parking Lot - (Richfield)	\$	66,000			\$	-	\$	-
		4	3		Electrical Power Distribution System Study - (Ephraim)	\$	50,000	\$	-	\$	-	\$	-
						\$	1,862,000	\$	562,295	\$	1,462,295	\$	1,857,295
					Southern Utah University								
100		6	3	E	Multipurpose Center Reroof	\$	350,000	\$	467,500	\$	467,500	\$	467,500
90		2	2		Fire lane approaches campus wide	\$	100,000	\$	100,000	\$	100,000	\$	100,000
90		8	3	E	Chiller Replacement: Hunter Conference Center	\$	182,000	\$	202,000	\$	202,000	\$	202,000
80		1	3		Electronic Access Control Phase II	\$	180,000	\$	-	\$	180,000	\$	180,000
80		3	3		Elevator Modernization: Bennion Administration Building	\$	95,000	\$	-	\$	95,000	\$	95,000
80		4	3		Parking lot repairs: Bennion Administration Building	\$	140,000	\$	-	\$	195,000	\$	195,000
80		5	3		Elevator Modernization: Hunter Conference Center	\$	94,000	\$	-	\$	94,000	\$	94,000
80		7	3		Concrete Replacement	\$	180,000	\$	-	\$	180,000	\$	180,000
80		9	3		Stage Lift Repair: Auditorium	\$	118,000			\$	118,000	\$	118,000
80		10	3	X	Exterior Walkway and Parking Lot Lighting Improvements	\$	180,000			\$	180,000	\$	180,000
80		12	3		Elevator Modernization: Science Building	\$	98,000			\$	98,000	\$	98,000
80		13	3		Medium Voltage Switching System Upgrade Randall Jones	\$	95,000			\$	95,000	\$	-
80		14	3		Medium Voltage Cabling Replacement - Phase II	\$	200,000			\$	-	\$	200,000
70		11	4		Tennis and Pickle ball Court Replacement: PE building	\$	250,000			\$	-	\$	250,000
60		16	4		Water Supply Study: Mountain Center	\$	20,000			\$	34,000	\$	34,000
		15	3		Path of Travel/ Landscaping: Hunter Conference Center	\$	410,000					\$	-
		17		E	Boiler #3 Replacement: Heat Plant	\$	1,200,000						
		18	3	E	Chiller replacement: General Classroom	\$	185,000						
		19			Storm Water Drainage Improvements: 1150 West	\$	85,000						
		20			Medium Voltage Extension: West Campus	\$	185,000						
		21			Mountain Center Well	\$	150,000						
		22			Water Conservation: Connect Irrigation to Cedar City Pressurized System	\$	225,000						
		23			Upgrade Multipurpose Building according to Master Plan priorities	\$	600,000						
		24			Extend Loading Dock: Receiving	\$	200,000						
		25		E	Press Box and Locker Room Improvements: Coliseum	\$	350,000						
		26		E	Replace Steam System: Multipurpose	\$	215,000						
		27			Xeriscaping Projects: Various Sites	\$	50,000						
		28			Replace Electrical Switch boards: Business, Bennion & Technology buildings	\$	175,000						
						\$	6,312,000	\$	769,500	\$	2,038,500	\$	2,393,500
					U of U								
AF			AF		Utility Distribution Infrastructure Replacement (High Voltage/High Temp Water)	\$	27,100,000	\$	6,750,000	\$	6,750,000	\$	6,750,000
110	x	1	2	E	HTW Plant - Replacement Boiler #2	\$	2,496,000	\$	315,800	\$	1,651,700	\$	2,496,000
110	x	2	2	E	Field House Modifications to House Central Chiller Plant	\$	2,087,000	\$	-	\$	2,087,000	\$	2,087,000

110	x	4	2	E	Eyring Chemistry Infill Section Fumehood & HVAC Upgrade	\$	1,371,800	\$	-	\$	-	\$	1,371,800	
110	x	5	2	E	HPER Chiller Plant Upgrade	\$	2,033,900	\$	-	\$	2,033,900	\$	2,033,900	
100	x	3	2		Social & Behavioral Science - Seismic Upgrade at Basement & Part of Classroom Levels	\$	2,500,000	\$	-	\$	2,500,000	\$	2,500,000	
100	x	6	2		Art & Architecture Complex - Fume Hood & Fire Protection Upgrades	\$	2,237,400	\$		\$	2,237,400	\$	2,237,400	
100	x	8	3	E	Marriott Library HVAC System Upgrade	\$	2,494,200	\$		\$	-	\$	-	
100	x	11	3	E	Fletcher Physics Bldg Chiller System Upgrade	\$	569,400	\$		\$	-	\$	-	
90	x	13	3		BioMedical Polymers Elevator Renovation	\$	375,000	\$		\$	-	\$	-	
80	x	10	3		Circulation Improvements - Humanities Area	\$	450,000	\$		\$	-	\$	-	
60		x	7	3	Study & Design Funds	\$	150,000	\$		\$	75,000	\$	150,000	
			9	3	Campus Fire Alarm Reporting System Upgrade	\$	400,000	\$		\$	-	\$	-	
			12	3	Social & Behavioral Science Bldg Refurbish Chiller	\$	720,400	\$		\$	-	\$	-	
			14	3	Merrill Engineering Bldg. Comprehensive Condition Assessment	\$	200,000	\$		\$	-	\$	-	
			15	3	E	Campus Site Lighting Upgrade - West Campus	\$	311,300	\$		\$	-	\$	-
			16	3		HEDCO - Replace Fire Alarm System & Install Fire Sprinkler System	\$	450,000	\$		\$	-	\$	-
			17	3		HPER Mall Storm Water Retention/Drainage System	\$	1,000,000	\$		\$	-	\$	-
			18	3		Historical Buildings Stair Replacement	\$	400,000	\$		\$	-	\$	-
			19	3		Develop Secondary Water System for Landscape Irrigation - Central Area	\$	1,500,000	\$		\$	-	\$	-
			20	3		Sidewalk - East Side of Mario Capecci	\$	300,000	\$		\$	-	\$	-
			21	3		HEB Chemical Storage Room Code Upgrades	\$	210,000	\$		\$	-	\$	-
			22	3		Annex Bldg - Install Fire Alarm System	\$	600,000	\$		\$	-	\$	-
					ROOFING									
110	x	1	2	E	Architecture Building Reroof	\$	275,000	\$		\$	278,200	\$	278,200	
110	x	2	2	E	HEB South Reroof	\$	250,000	\$		\$	-	\$	288,000	
		3	3	E	Student Services Building Reroof	\$	375,000	\$		\$	-	\$	-	
					PAVING									
90	x	1	2		Fort Douglas Blvd Paving Replacement	\$	550,000	\$		\$	-	\$	450,000	
		2			President's Circle Paving Replacement	\$	50,000	\$		\$	-	\$	-	
						\$	51,456,400	\$	7,065,800	\$	17,613,200	\$	20,642,300	
					Utah State University									
110	x	5	2	E	Old Main reroof (flat areas only)	\$	125,000	\$	-	\$	125,000	\$	125,000	
110	x	6	2	E	Fine Arts Center Roofing (recoat)	\$	430,000	\$	430,000	\$	430,000	\$	430,000	
110	x	16	2	E	Price Campus: Career Center	Electrical System Upgrade & Roof Replacement	\$	900,000	\$	900,000	\$	900,000	\$	900,000
110	x	23	2	E	NFS Mechanical System PH I	\$	700,000	\$	700,000	\$	-	\$	-	
110	x	25	2	E	Campus-Wide Chilled Water Upgrades	\$	350,000	\$	350,000	\$	-	\$	-	
100	x	2	2		Campus-Wide Health, Life Safety, Code Compliance & Asbestos Abatement	\$	150,000	\$	-	\$	150,000	\$	150,000	
100	x	7	2	X	Student Health and Wellness	\$	175,000	\$	-	\$	175,000	\$	175,000	
100	x	9	2		Campus Concrete Replacement	\$	250,000	\$	-	\$	250,000	\$	250,000	
100	x	10	2		Campus-Wide Electronic Access Control	\$	60,000	\$	-	\$	60,000	\$	60,000	
100	x	11	2		Campus-Wide HVAC Controls Upgrade	\$	250,000	\$	-	\$	250,000	\$	250,000	
100	x	12	2		Campus-Wide Emergency Generator	\$	250,000	\$	-	\$	250,000	\$	250,000	
100	x	13	2		Medium Voltage Upgrade	\$	500,000	\$	-	\$	500,000	\$	500,000	
100	x	15	2		Price Campus: Infrastructure Upgrade Blanding Campus: Bldg Automation System	\$	500,000	\$		\$	500,000	\$	500,000	
100	x	18	2		BNR Fire Protection Upgrade	\$	700,000	\$		\$	700,000	\$	700,000	
100	x	26	2		U. Inn to Widstoe Steam Line Replacement	\$	480,000	\$		\$	-	\$	-	
90		x	3	4	E	Campus-Wide Classroom and Auditorium Upgrades	\$	300,000	\$	-	\$	300,000	\$	300,000
90	x	8	3		Campus-Wide Sign System	\$	50,000	\$	-	\$	50,000	\$	50,000	
90	x	17	2		Campus Elevator Upgrades	\$	400,000	\$		\$	400,000	\$	400,000	
90	x	19	2	E	1200 East walk way, utility, landscape and lighting	\$	950,000	\$		\$	-	\$	950,000	
90	x	21	2		OM Masonry Restoration	\$	250,000	\$		\$	125,000	\$	200,000	
90	x	22	2		South Farm Paving and Fire Hydrants	\$	150,000	\$		\$	-	\$	-	
90	x	24	2		Parking Lot Paving	\$	725,000	\$		\$	-	\$	-	
70		x	14	4		Eccles Conf Center Auditorium	\$	550,000	\$	-	\$	550,000	\$	550,000
70		x	20	2	E	Morgan Theater upgrade	\$	1,500,000	\$		\$	-	\$	-
60		x	1	3		Planning and Design Fund	\$	100,000	\$	-	\$	50,000	\$	100,000
60		x	4	4		Misc Critical Improvements	\$	250,000	\$	-	\$	-	\$	-

		27			Replace steam & chilled water piping and refurbish existing tunnel located North of Ray B West and Family Life.	\$	850,000		\$	-	\$	-	
		28			HPER Swimming Pool	\$	130,000		\$	-	\$	-	
		29			Campus-Wide Irrigation & Landscape Upgrades	\$	175,000		\$	-	\$	-	
		30			Site & Safety Lighting	\$	350,000		\$	350,000	\$	350,000	
		31		E	Campus-Wide Chiller Delta-T	\$	150,000						
		32			Kent Concert Hall Ceiling Replacement	\$	1,500,000						
		33		E	Additional Chiller at CEP	\$	1,500,000						
		34			ADA Access for Information Services	\$	50,000						
		35			Sewer Line & MH Replacement	\$	400,000						
		36			Water Lab front bridge	\$	500,000						
		37			Upgrade Water Irrigation Infrastructure	\$	900,000						
		38		E	Price Campus: West Instruction Bldg. HVAC & Fire System Upgrade	\$	650,000						
		39			Price Campus: Geary Theatre Phase I Fire System & Seismic Upgrade	\$	1,500,000						
		40		E	Price Campus: Geary Theatre Phase II HVAC System & Electrical Upgrade	\$	1,500,000						
		41		E	Price Campus: Geary Theatre Phase III Exterior, Lighting & Plumbing Upgrade	\$	1,500,000						
		42			Price Campus: Geary Theatre Phase IV ADA Upgrade	\$	1,500,000						
		43		E	Price Campus: Purchasing/ Receiving HVAC & Electrical Upgrade	\$	500,000						
		44			Price Campus: Purchasing/Receiving Phase II Fire System & Plumbing Upgrade	\$	450,000						
		45		E	Price Campus: Career Center Window & Door Upgrade	\$	946,543						
						\$	26,096,543	\$	2,380,000	\$	6,115,000	\$	7,190,000
					USU/Eastern								
					Utah Valley University								
AF		1	1		Pope Science, Gunther Trades Buildings: Fire Door Repair And Replacement	\$	80,000	\$	80,000	\$	80,000	\$	80,000
110	x	4	2	E	Fire Science Building: Replace HVAC Units	\$	140,000	\$	140,000	\$	140,000	\$	140,000
110	x	7	2	E	Health Professions Building: Replace Chiller	\$	200,000	\$	200,000	\$	200,000	\$	200,000
110	x	8	2	E	PE Building/South Activity Center: HVAC Repairs	\$	70,000	\$	140,000	\$	140,000	\$	140,000
110	x	13	2	E	Science, Pope Science Buildings: Replace Air Supply Fans	\$	300,000	\$	300,000	\$	300,000	\$	300,000
110	x	16	2	E	Woodbury Business Building: Replace AHU-1	\$	500,000	\$	500,000	\$	500,000	\$	500,000
110	x	17	2	E	Woodbury Business Building: Replace AHU-2	\$	500,000	\$	-	\$	500,000	\$	500,000
100	x	2	2		Extended Education Building: Replace Existing Elevator	\$	125,000	\$	-	\$	125,000	\$	125,000
100	x	3	2		Extended Education Building, UCAS Building, Fire Science Building: Replace Fire Alarm Systems	\$	200,000	\$	-	\$	200,000	\$	200,000
100	x	6	3	E	Wolverine Service Center: Exterior Skin Replacement	\$	150,000	\$	-	\$	150,000	\$	150,000
100	x	9	2		Liberal Arts Building: Replace VAV Controllers And Reheat Valves	\$	70,000	\$	-	\$	100,000	\$	100,000
100	x	10	2		Browning Administration Building - Lower Level: Replace VAV Controllers	\$	50,000	\$	50,000	\$	50,000	\$	50,000
100	x	11	2		Browning Administration Building: Heating And Cooling Lines	\$	80,000	\$	-	\$	80,000	\$	80,000
100	x	12	2		Browning Administration Building: Replace Controllers	\$	20,000	\$	-	\$	20,000	\$	20,000
100	x	14	2		Central Plant 1: Cooling Tower Repair	\$	100,000	\$	-	\$	100,000	\$	100,000
100	x	15	2		Browning Administration Building: Fan Coil For BA-115	\$	40,000	\$	-	\$	40,000	\$	40,000
100	x	19	3	E	UVU Campus Parking Lots: Replace Exterior Parking Lot Lights Campus Wide	\$	120,000	\$	-	\$	120,000	\$	120,000
100	x		2		Woodburry Buisness Building Restrooms	\$	300,000	\$	-	\$	300,000	\$	300,000
100	x		2		Browning Administration Building Hall of Flags Roof Drain Replacement	\$	30,000	\$	-	\$	30,000	\$	30,000
100	x		2		Fire Science Building: Roof Repairs	\$	80,000	\$	-	\$	80,000	\$	80,000
90	x		3		Faculty Annex Building Roof Skylight Repair	\$	52,000	\$	-	\$	52,000	\$	52,000
80	x	5	3		Sparks Automotive Building: Replace Existing Hot Water Lines	\$	100,000	\$	-	\$	100,000	\$	100,000
80	x	18	3		UVU Campus Roads: Asphalt Repairs Campus Wide	\$	300,000	\$	-	\$	-	\$	300,000
80	x		3		Exterior Painting GT, LC, PS, WB	\$	160,000	\$	-	\$	-	\$	160,000
						\$	3,767,000	\$	1,330,000	\$	3,327,000	\$	3,787,000
					Weber State University								
100	x	1	2		Student Overflow Parking Lot and Site Improvements Phase IV	\$	600,000	\$	600,000	\$	600,000	\$	600,000
100	x	2	2		Phase III: High Voltage Substation and Building Switching Upgrades	\$	416,500	\$	416,500	\$	416,500	\$	416,500
100	x	3	2		Phase IV: Steam Tunnel Repairs	\$	510,000	\$	-	\$	510,000	\$	510,000

100	x	4	2		Dee Events Center Concrete and Stair Replacement (south)	\$	340,000	\$	340,000	\$	340,000	\$	340,000
	x	7	2		Stewart Library Mechanical & Electrical Infrastructure Upgrade	\$	1,250,000			\$	1,250,000		1,250,000
90	x	5	2		Campus Parking Repairs and Renovations (D2, A10, W8, S1)	\$	700,000			\$	-		700,000
60		x	8	4	Campus Master Plan	\$	250,000			\$	250,000		250,000
				E	Roof Allied Health	\$	849,150						
					Swenson Gym Caulking and Grouting Precast Concrete Panels	\$	250,000					\$	-
					Allied Health North Stairway and Handrail Improvements	\$	200,000						
					Caulking Panels Wildcat Center	\$	100,000						
					Elevator Replacement or Upgrade (Engineering Technology and Allied Health North)	\$	91,738						
					TE Retaining Wall and Parking Lot Renovation	\$	500,000						
					Controls Upgrade Engineering Technology Building (pneumatic to DDC)	\$	600,000						
					Waterproofing Leaking Window Davis D2	\$	45,186						
					Water Main Replacement Technical Education Building	\$	100,000						
					Phase 1 Fire Panel Upgrades All Building	\$	150,000						
				E	Swenson Gym/Stromberg Plaza Roof Replacement	\$	300,000						
					Controls Upgrade Wattis Business Building (pneumatic to DDC)	\$	500,000						
					Replace Tiger Flow Heat Exchangers (Various Buildings)	\$	200,000						
					Landscape and Irrigation Areas Surrounding the Browning Center and Visual Arts Buildings	\$	250,000						
				E	Boiler Replacement Heat Plant	\$	906,477						
				E	Chiller replacement Chilled Water Plant	\$	528,000						
				E	Boiler Replacement Facilities Management	\$	66,000						
				E	Mechanical System, Piping and Controls Upgrades Social Sciences Building	\$	500,000						
				E	Weather proofing Dee Events Center	\$	120,000						
					Galvanized Piping Replacement Dee Events Center	\$	300,000						
					Tracy Plaza Retaining Walls and Landing	\$	150,000						
					Galvanized Piping Replacement, Restroom, HVAC Mechanical and Controls Upgrades Engineering Technology	\$	500,000						
				E	Rooftop AC Dee Events Center and Other Locations	\$	75,000						
					Improve Landscaping East of Engineering Technology (failed retaining wall and walks)	\$	148,000						
				E	Rooftop AC Data Center Tech Ed Building	\$	150,000						
				E	Galvanized Piping and HVAC Controls Replacement and Restroom Upgrades Stewart Library	\$	900,000						
					Dee Events Center Irrigation Upgrades	\$	500,000						
				E	Browning Center Roof Replacement	\$	630,000						
					W8 Parking Lot Asphalt and Site Improvements	\$	261,000						
					Replace Entry Doors – Lind Lecture Hall & Technical Education Building	\$	59,000						
					Edvalson Walk A2 to Wattis Business Building Drive	\$	50,000						
					Galvanized Piping Replacement and Restroom Upgrades Education Building	\$	450,000						
					Raised Floor Replacement Technical Education Building	\$	100,000						
					Replace Fountain Pump and Improvement To Lindquist Fountain And Plaza	\$	100,000						
					Galvanized Piping Replacement and Restroom Upgrades Stromberg Athletic	\$	219,000						
					A10 Parking Lot Asphalt and Site Improvements	\$	182,000						
				E	Science Lab Building Roof	\$	228,000						
				E	Math and Tech (Building 4) Roof	\$	256,800						
				E	Lind Lecture Hall Roof	\$	414,000						
				E	Engineering Tech Roof	\$	771,080						
				E	Visual Arts Roof	\$	607,163						
				E	Student Services Roof	\$	532,953						
				E	Wattis Business Building Roof	\$	435,280						
						\$	18,342,327	\$	1,356,500	\$	3,366,500	\$	4,066,500
					University/College TOTALS	\$	120,787,270	\$	15,327,974	\$	38,699,415	\$	45,721,298
					UCAT								
					Bridgerland ATC								
100	x	1	2		West Campus Restroom-Code Compliance and water hammer project-Flood Hazard	\$	290,000	\$	290,000	\$	290,000	\$	290,000

100	x		2	2	E	West Campus HVAC System Replacement-Phase III	\$	500,000		\$	500,000	\$	500,000	
100	x	x	3	2		Main Campus Cabinetmaking Sawdust Collection System Replacement-Fire Hazard	\$	100,000	\$	-	\$	-	\$	100,000
			4	2	E	Main Campus HVAC System Replacement (this project could be phased)	\$	4,988,000						
							\$	5,878,000	\$	290,000	\$	790,000	\$	890,000
Davis ATC														
110	x		2	2	E	Boiler Replacement 2nd Floor	\$	225,000	\$	225,000	\$	225,000	\$	225,000
100	x		1	2		Air Handler Replacement PH II	\$	296,000	\$	-	\$	400,000	\$	550,000
90	x		4	3		Concrete Through Drains	\$	520,965						
	x	x	3	3	E	Kitchen Expansion	\$	400,000			\$	-		
	x		5			DATC Access Control Upgrade	\$	40,000			\$	40,000	\$	40,000
							\$	1,481,965	\$	225,000	\$	665,000	\$	815,000
DXATC														
100	x		1	2		Training Center Communication Cabling & IT	\$	35,000	\$	35,000	\$	35,000	\$	35,000
90	x		3	2		Training Center Parking Lot Upgrade	\$	52,000	\$	52,000	\$	52,000	\$	52,000
80	x		2	3		Training Center Covered Training Facility	\$	58,000	\$	58,000	\$	58,000	\$	58,000
80	x		4	3		Training Center Shower Upgrade	\$	26,000			\$	26,000	\$	26,000
							\$	171,000	\$	145,000	\$	171,000	\$	171,000
Mountain land ATC														
110	x		1	2	E	Phase 3 of Geneva building upgrade and remodel	\$	350,000	\$	-	\$	692,750	\$	692,750
							\$	350,000	\$	-	\$	692,750	\$	692,750
Ogden/Weber ATC														
110	x		2	2	E	Main Campus: Business Building Chiller Replacement/Boiler Soft Water System Upgrade	\$	500,000			\$	500,000	\$	500,000
100	x		7	3	E	Main Campus: Campus-wide Exterior Lighting Upgrade	\$	300,000	\$	300,000	\$	250,000	\$	300,000
			1	2	E	BDO Campus: Seismic, Code, Insulation, Heating, and Cooling - Bay 2	\$	1,500,000						
			3	2	E	Main Campus: Phase 2 - College Restroom Upgrade/CSS Re-purpose	\$	750,000			\$	-		
			4	3		Main Campus: Construction Tech/Manufacturing Tech Culinary Water System Upgrade	\$	500,000						
			5	3		Main Campus: Secondary Water System and Lower Pump House Upgrade	\$	350,000						
			6	3	E	Main Campus: Campus-wide Parking Lots Upgrade	\$	435,000						
			8	3		Main Campus: Campus-wide Door Access System	\$	350,000						
							\$	4,685,000	\$	300,000	\$	750,000	\$	800,000
Uintah Basin ATC														
100	x		4	2		Combined Exterior Door Replacement and Access Controls Security Improvements	\$	568,500			\$	568,500	\$	568,500
90	x		1	3		Electronic Door Lock & Security System	\$	185,000			\$	-	\$	-
90	x		2	3		Replace Exterior Doors - Phase 1	\$	118,000	\$	118,000	\$	-	\$	-
90	x		3	3		Replace Exterior Doors - Phase 2	\$	118,000	\$	118,000			\$	-
			5			Fire Alarm System Replacement	\$	289,579					\$	-
			6		E	Window Replacement	\$	488,803						
			7			Upgrade Electrical Service	\$	274,117						
			8			Electrical System Repairs	\$	114,912						
			9			Refinish Flooring	\$	549,128						
			10		E	Restroom Renovation	\$	178,387						
			11			Site Paving Upgrades	\$	148,704						
							\$	3,033,130	\$	236,000	\$	568,500	\$	568,500
UCAT TOTALS							\$	1,196,000	\$	3,637,250	\$	3,937,250	\$	
Higher Education TOTALS							\$	16,523,974	\$	42,336,665	\$	49,658,548	\$	
State Agencies														
Agriculture														
100	x		1	2		Ogden Grain Lab Asbestos Abatement	\$	60,000	\$	60,000	\$	60,000	\$	60,000

100	x	3	3	E	UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Boiler Replacement	\$	200,000		\$	149,647	\$	149,647	
					UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Fume Hood Replacement	\$	502,950						
					UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Exterior Finish Upgrades	\$	343,709						
					UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Lab Suite Comprehensive Renovation	\$	2,142,000						
					UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Comprehensive Elevator / Lift Modernizations	\$	536,469						
					UTAH DEPARTMENT OF AGRICULTURE AND FOOD 01648 Comprehensive Structural Design and Repair	\$	7,588,415						
						\$	11,373,543	\$	60,000	\$	209,647	\$	209,647
						Alcoholic Beverage Control							
90	x	2	2		(DFCM) ABC-30-LAYTON 02902 Fire Alarm System Upgrades	\$	11,947	\$	14,000	\$	14,000	\$	14,000
90	x	3	2		(DFCM) ABC #16 SANDY 08940 Fire and Security Panel Upgrade	\$	10,500	\$	15,000	\$	15,000	\$	15,000
90	x	13	2		(DFCM) ABC # 11 MAGNA/ 9460 Safety Rail and Non-Slip Pads to Roof.	\$	50,000	\$	50,000	\$	50,000	\$	50,000
90	x	17	3	E	(DFCM) AB23-ROY 04824 Replace Rooftop Package Units	\$	34,185	\$	40,000	\$	40,000	\$	40,000
80	x	4	3		(DFCM) ABC #5 PROVO 06280 Replace Dock Leveler	\$	20,000	\$	25,000	\$	25,000	\$	25,000
80	x	5	3		(DFCM) ABC #14 EAST MILLER 03902 Replace/Repair Concrete Parking Lot	\$	45,000	\$	45,000	\$	45,000	\$	45,000
80	x	6	3		(DFCM) ABC #10 TOOELE 09517 Replace Sliding Entry Doors	\$	100,000	\$	100,000	\$	100,000	\$	100,000
80	x	10	3		(DFCM) ABC #16 08940 SANDY Stainless Steel Handrailing	\$	10,000	\$	-	\$	10,000	\$	10,000
80	x	11	3		(DFCM) ABC #31 DRAPER 9470 Stainless Steel Handrailing	\$	10,000	\$	-	\$	10,000	\$	10,000
80	x	12	3		(DFCM) ABC #40 RIVERTON 10473 Stainless Steel Handrailing	\$	10,000	\$	-	\$	15,000	\$	15,000
80	x	16	3		(DFCM) ABC # 14 EAST MILLER 03902 Door Hardware Modification	\$	15,000	\$	-	\$	15,000	\$	15,000
80	x	18	3		(DFCM) AB23-ROY 04824 Combined Projects -Signage Upgrade,Stair Handrail Upgrade, Exterior Lighting, Electrical Pan	\$	16,607	\$	-	\$	19,000	\$	19,000
80	x	19	3		(DFCM) AB19-OGDEN 06285 Combined Projects-Lever Handle Door Hardware, Stair Handrail Upgrade, Switches Electric	\$	13,048	\$	-	\$	15,500	\$	15,500
80	x	20	3		(DFCM) AB22- BRIGHAM 06509 Combined Projects-Lever Handle Door Hardware, Stair Handrail Building Signage Improv	\$	13,609	\$	-	\$	15,500	\$	15,500
70	x	7	3		(DFCM) ABC #10 TOOELE 09517 Non-slip Pads on Roof.	\$	10,000	\$	-	\$	10,000	\$	10,000
70	x	8	3		(DFCM) ABC #10 TOOELE 09517 Replace East Entrance Sidewalk	\$	5,350	\$	-	\$	5,350	\$	5,350
70	x	9	4		(DFCM) AB23-ROY 04824 Power Assisted Door Opener & (Dock Lift added after CBE)	\$	14,362	\$	-	\$	30,000	\$	30,000
70	x	14	3		(DFCM) ABC # 13 NORTH TEMPLE / 8733 Non slip Pads to Roof	\$	10,000	\$	-	\$	10,343	\$	10,343
70	x	15	4		(DFCM) ABC PARK CITY UTE BOULEVARD #37 08623 Energy Efficiency Lighting Project	\$	70,000	\$	-	\$	70,000	\$	70,000
70	x	22	4		(DFCM) ABC ADMINISTRATIVE OFFICE 01639 Carpet Replacement	\$	45,000	\$	-	\$	79,000	\$	79,000
						\$	514,609	\$	289,000	\$	593,693	\$	593,693
						Capitol Preservation Board							
110	x	3	2	E	STATE CAPITOL BUILDING 0493 Renovation, Repoint Steps, Upgrade Lighting for Mormon Battalion	\$	700,000	\$	998,750	\$	1,003,000	\$	1,003,000
110	x	7	2	E	STATE SENATE BUILDING 09626 HVAC System in Control Room	\$	35,000	\$	-	\$	41,563	\$	41,563
100	x	4	2		DAUGHTERS OF THE UTAH PIONEERS MUSEUM 00497 Asbestor Removal	\$	25,000	\$	-	\$	29,688	\$	29,688
100	x	5	2		STATE OFFICE BUILDING 00494 Replace Fire System	\$	500,000	\$	-	\$	256,113	\$	256,113
90	x	6	2		STATE CAPITOL BUILDING 0493 Re-cladding Dome Windows	\$	60,000	\$	-	\$	71,250	\$	71,250
80	x	8	3		STATE CAPITOL BUILDING 0493 Re-painting window sills	\$	160,000	\$	-	\$	175,600	\$	175,600
80	x	9	4		GOED-Utah Office of Tourism 00496 Council Hall New Break Room	\$	25,000	\$	-	\$	29,688	\$	29,688
60	x	1	4		CAPITOL PRESERVATION BOARD MISCELLANEOUS	\$	150,000	\$	-	\$	-	\$	-
					Capitol Hill Signage Upgrade	\$	85,000	\$	-	\$	96,588	\$	96,588
				E	CENTRAL PLANT 01763 Install Backup Chiller for Capitol Complex	\$	883,356	\$	-	\$	-	\$	-
						\$	2,623,356	\$	998,750	\$	1,703,490	\$	1,703,490
						Community And Culture							
100	x	1	3	E	(DFCM) RIO GRANDE DEPOT 01654 Exterior lighting replacement	\$	20,000	\$	24,336	\$	-	\$	24,336
80	x	2	3		(DFCM) RIO GRANDE DEPOT 01654 Replace Exterior Doors and Hardware at Building and Café	\$	110,000	\$	-	\$	133,846	\$	133,846
	x	3	3	E	(DFCM) RIO GRANDE DEPOT 01654 Exterior window replacement or restoration.	\$	393,000	\$	-	\$	-	\$	-
	x	4	3		(DFCM) UTAH FINE ARTS GLENNDENNING BLDG 01633 Carpet Replacement Second Floor	\$	25,000	\$	25,000	\$	-	\$	-
						\$	548,000	\$	49,336	\$	133,846	\$	158,182
						Corrections							
100	x	1	2		FHA- Phone system upgrade	\$	41,712	\$	41,712	\$	41,712	\$	41,712
100	x	3	3	E	Draper-Transportation Bldg. HVAC	\$	32,892	\$	30,696	\$	30,696	\$	30,696
100	x	4	2		Orange St- Security cameras / card readers	\$	36,600	\$	43,690	\$	43,690	\$	43,690
100	x	7	2		Draper-Sewer Chopper (muffin monster)	\$	64,982	\$	65,025	\$	65,025	\$	65,025
100	x	16	3	E	Draper-Oquirrh & Uinta swamp coolers	\$	63,305	\$	63,348	\$	63,348	\$	63,348
100	x	24	3	E	Draper-SAB HVAC upgrade	\$	251,661	\$	251,830	\$	251,830	\$	251,830

100	x	25	3	E	Draper-Olympus HVAC upgrade	\$	450,000	\$	450,751	\$	450,751	\$	450,751
100	x	26	2		Draper-Admin Lightning protection	\$	72,547	\$	70,000	\$	-	\$	70,000
90	x	2	2		CUCF-Asphalt-reduced scope	\$	364,675	\$	-	\$	364,675	\$	364,675
90	x	5	3	E	AP&P Fremont- HVAC mechanical upgrade	\$	125,416	\$	-	\$	144,554	\$	144,554
90	x	6	3		CUCF-Admin Plumbing Pipe replacement	\$	198,000	\$	-	\$	198,000	\$	198,000
90	x	8	2		NUCCC Smoke/ fire detection upgrade	\$	61,000	\$	-	\$	61,000	\$	61,000
90	x	14	2		CUCF-Cameras Visiting, UCI, Mega building, Medical	\$	227,150	\$	-	\$	227,150	\$	227,150
90	x	15	2		AP&P Region III- backflow preventers	\$	19,520	\$	-	\$	19,520	\$	19,520
90	x	17	2		AP&P Bonneville- Camera Upgrade	\$	29,890	\$	-	\$	29,890	\$	29,890
90	x	20	2	E	Orange St-Fremont- Freezer/cooler upgrade	\$	34,160	\$	-	\$	34,160	\$	34,160
90	x	21	2		Fremont- Camera Upgrade / card readers	\$	34,102	\$	-	\$	34,102	\$	34,102
90	x	27	3		Draper-Oq 1-4 waterproofing	\$	22,875	\$	-	\$	-	\$	22,938
90	x	29	3		(DFCM) AP&P DOWNTOWN FREMONT Region 3 08518 VAV Box Upgrades	\$	50,000	\$	-	\$	62,929	\$	62,929
90	x	30	3	E	(DFCM) AP&P DOWNTOWN FREMONT Region 3 08518 New Roof	\$	140,000	\$	-	\$	171,274	\$	171,274
80	x	9	4		CUCF-Carpet- Henry's & Admin	\$	168,257	\$	-	\$	123,131	\$	123,131
80	x	12	4	E	AP&P Bonneville-HVAC units/ Renzor unit	\$	119,560	\$	-	\$	119,560	\$	119,560
80	x	18	4		CUCF-Shooting Range	\$	79,117	\$	-	\$	-	\$	79,117
80	x	22	4		Bonneville - Exterior paint/ exterior repairs	\$	51,667	\$	-	\$	-	\$	51,667
70	x	11	4		Fremont- exterior paint/repair	\$	46,433	\$	-	\$	-	\$	46,433
70	x	13	4		AP&P Orange St- Shower remodel	\$	44,957	\$	-	\$	-	\$	44,957
70	x	19	4		CUCF-Motor Pool Remodel	\$	285,215	\$	-	\$	-	\$	285,215
70	x	23	4		Bonneville- Staff station entry	\$	29,280	\$	-	\$	-	\$	29,280
60	x	10	4		CUCF-Warehouse Air Handler	\$	109,800	\$	-	\$	109,800	\$	109,800
		28	4	E	NUCCC -Roof repair and inspection-	\$	12,200	\$	-	\$	-	\$	-
		31	3		(DFCM) CEDAR CITY AP&P 04898 Piering Foundation Walls	\$	60,000	\$	-	\$	-	\$	-
						\$	3,326,973	\$	1,017,052	\$	2,646,797	\$	3,276,404
					Courts								
100	x	1	2		Matheson security cameras system project	\$	975,000	\$	975,000	\$	975,000	\$	975,000
100	x	2	2		Ogden District security project	\$	50,000	\$	-	\$	50,000	\$	50,000
100	x	4	2		Ogden courthouse elevator replacement/repair	\$	400,000	\$	-	\$	400,000	\$	400,000
100	x	7	3	E	West Valley Probation -Boiler replacement	\$	65,000	\$	-	\$	99,776	\$	99,776
100	x	9	2		Richfield -Fire alarm & fire sprinkler panel project and electrical, water & gas separation project	\$	270,000	\$	-	\$	269,100	\$	269,100
100	x	11	2	E	Vernal - Security control room air conditioning (split system)	\$	30,000	\$	-	\$	30,000	\$	30,000
100	x	12	3	E	Brigham City -Interior lighting upgrade and exit sign replacement	\$	160,000	\$	-	\$	160,000	\$	160,000
100	x	18	3	E	Provo Juvenile -Boiler and VAV box replacement	\$	280,000	\$	-	\$	-	\$	280,000
90	x	3	3		Ogden District Window sealant at window/door joists repairs	\$	45,000	\$	-	\$	45,000	\$	45,000
90	x	6	3		Tooele -Prisoner transport tunnel concrete project	\$	175,000	\$	-	\$	19,468	\$	19,468
90	x	10	3		Richfield -HVAC controls and VAV controllers replacement	\$	60,000	\$	-	\$	60,000	\$	60,000
90	x	13	3		Brigham City - Exhaust fan replacement	\$	65,000	\$	-	\$	65,000	\$	65,000
80	x	5	2		Matheson - Courtroom sound system replacement Phase 1	\$	500,000	\$	-	\$	500,258	\$	500,258
80	x	14	3		Logan - Security camera DVR upgrade and camera installation	\$	50,000	\$	-	\$	50,000	\$	50,000
80	x	17	4		Richfield -Attorney client room remodel	\$	100,000	\$	-	\$	100,000	\$	100,000
		16	4		Layton -GAL office study	\$	50,000	\$	-	\$	-	\$	-
		15	2		Farmington -Preventative roof repairs	\$	20,000	\$	-	\$	-	\$	-
		19	4		Matheson -Secure holding area plumbing repairs and upgrades	\$	750,000	\$	-	\$	-	\$	-
		20			Layton -Wall fabric removal & painting reupholster courtroom benches	\$	75,000	\$	-	\$	-	\$	-
		21			Provo Juvenile -Probation office carpet replacement	\$	30,000	\$	-	\$	-	\$	-
		22			Tooele -Add separate water meter for irrigation	\$	27,000	\$	-	\$	-	\$	-
		23			Farmington -Public waiting seating reupholster project	\$	6,000	\$	-	\$	-	\$	-
		24			Farmington -Main entry reconfiguration--Farmington	\$	40,000	\$	-	\$	-	\$	-
		25			Ogden District -Perimeter bollards--Ogden	\$	50,000	\$	-	\$	-	\$	-
		26			Matheson -Replace window coverings	\$	300,000	\$	-	\$	-	\$	-
		27			Tooele - Install covered parking canopy	\$	186,180	\$	-	\$	-	\$	-
		28			West Jordan -Landscaping upgrades	\$	10,000	\$	-	\$	-	\$	-

					\$ 4,769,180	\$ 975,000	\$ 2,823,602	\$ 3,103,602
DFCM								
100	x	3	2	PROVO REGIONAL CENTER 05374 Replace Main Water Line	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
100	x	4	2	PROVO REGIONAL CENTER 05374 Replace Parking Lot	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
100	x	5	2	PROVO REGIONAL CENTER 05374 Replace East Stairs and Ramp	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
100	x	9		Richfield Regional center 01843 install addressable fire detection system to current codes	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
100	x	10	3	OGDEN REGIONAL CENTER 04916 Replace HVAC/R Components	\$ 1,472,912	\$ 1,472,912	\$ 1,472,912	\$ 1,472,912
100	x	13	3	OGDEN REGIONAL CENTER 04916 Parking Structure Lighting Upgrade	\$ 80,000	\$ -	\$ 80,000	\$ 80,000
100	x	14	2	BRIGHAM REGIONAL CENTER 08441 Improve Fire Sprinkling System Per Inspection Findings	\$ 14,860	\$ -	\$ 14,860	\$ 14,860
100	x	16	2	ACADEMY SQUARE 09843 Replace Refractory Material in Boilers	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
100	x	18	2	CALVIN RAMPTON BUILDING 01644 Boiler Replacement & Conversion	\$ 595,000	\$ -	\$ 726,995	\$ 726,995
100	x	19	2	HEBER M WELLS 01652 Repair or Replace all Outside Air Dampeners	\$ 175,000	\$ -	\$ 219,021	\$ 219,021
100	x	20	3	BRIGHAM REGIONAL CENTER 08441 Replace Packaged HVAC Units - Units A, C, F, G	\$ 191,200	\$ -	\$ 235,000	\$ 235,000
90	x	1	2	ARCHIVES, 346 S RIO GRANDE, SLC) 01654 Dry Sprinkler Modification & Early Warning Alarm	\$ 100,000	\$ -	\$ 121,678	\$ 121,678
90	x	2	2	RICHFIELD REGIONAL CENTER 01843 parking lot repairs and replacement	\$ 143,500	\$ -	\$ 143,500	\$ 143,500
90	x	6	2	GOVERNOR'S MANSION 01655 Change Out Fire Sprinklers	\$ 40,000	\$ -	\$ 25,000	\$ 25,000
90	x	11	3	OGDEN REGIONAL CENTER 04916 Replace Soiled Ceiling Tiles	\$ 203,063	\$ -	\$ 203,063	\$ 203,063
90	x	12	3	OGDEN REGIONAL CENTER 04916 Halon Fire Suppression Alternative Upgrade	\$ 13,677	\$ -	\$ 13,677	\$ 13,677
90	x	15	3	BRIGHAM REGIONAL CENTER 08441 Replace Fire Sprinkler Heads	\$ 41,659	\$ -	\$ 41,659	\$ 41,659
90	x	17	2	HEBER M WELLS 01652 Parking Lot a Trip Hazard	\$ 90,000	\$ -	\$ 321,768	\$ 321,768
90	x	26	2	REGIONAL CENTER 2 07277 Concrete Sidewalk Replacement	\$ 30,000	\$ -	\$ 30,000	\$ 30,000
90	x	31	3	MULTI-AGENCY STATE OFFICE BUILDING / 10892 Dock Lift add	\$ 75,000	\$ -	\$ -	\$ -
90	x	33	2	ARCHIVES, 346 S RIO GRANDE, SLC) 01654 Archives Security Fence Reinforcement	\$ 24,000	\$ -	\$ 29,203	\$ 29,203
90	x	35		REGIONAL CENTER 2 07277 Add Generator	\$ 250,000	\$ -	\$ -	\$ 304,195
80	x	21	3	BRIGHAM REGIONAL CENTER 08441 Plumbing Fixture Replacements	\$ 71,173	\$ -	\$ -	\$ 86,600
80	x	24	3	HIGHLAND DRIVE REGIONAL CENTER 12174 Install ADA Parking Stalls	\$ 50,000	\$ -	\$ -	\$ 54,755
80	x	32	2	ARCHIVES, CLEARFIELD RECORDS CENTER 14138 Archives Cold Storage Completion	\$ 90,000	\$ -	\$ -	\$ 90,000
70	x	8	4	1385 SOUTH STATE DWS 06625 Repair Parking Lot	\$ 110,000	\$ -	\$ -	\$ 133,846
70	x	23	4	HEBER M WELLS 01652 Power Clean & Re-stripe & Re-number Parking Lot	\$ 80,000	\$ -	\$ -	\$ -
60	x	28	4	PROVO REGIONAL PARKING TERRACE 09347 Replace Generator	\$ 200,000	\$ -	\$ -	\$ -
60	x	30	4	MOAB REGIONAL CENTER 06629 Landscape and Sprinkler System Replacement	\$ 60,000	\$ -	\$ -	\$ -
100	x	7	2	OGDEN REGIONAL CENTER 04916 Fire Sprinkler Deficiencies and Fire Pump Replacement	\$ 130,936	\$ -	\$ 130,936	\$ 130,936
100	x	22	2	ACADEMY SQUARE 09843 Install Drain in Chiller Enclosure Repair Rain Gutters and Install Heat Tape in C	\$ 17,000	\$ -	\$ -	\$ -
100	x	25	3	CALVIN RAMPTON BUILDING 01644 Revamp Air Dampers Per Engineering Audit	\$ -	\$ -	\$ -	\$ -
100	x	27	3	1385 SOUTH STATE DWS 06625 Replace Building Hot Water Heater and Drain System	\$ 65,000	\$ -	\$ -	\$ -
80	x	29	4	RICHFIELD REGIONAL CENTER 01843 Paint, Carpet and Finish	\$ 150,000	\$ -	\$ -	\$ -
80	x	34	E	1385 SOUTH STATE DWS 06625 Replace HVAC Units	\$ 450,000	\$ -	\$ -	\$ -
90	x	36	E	HIGHLAND DRIVE REGIONAL CENTER 12174 Replace Existing HVAC with Rooftop Units	\$ 450,000	\$ -	\$ -	\$ -
90	x	37		REGIONAL CENTER 2 07277 Skylight Replacement	\$ 50,000	\$ -	\$ -	\$ -
					\$ 5,793,980	\$ 1,717,912	\$ 4,089,272	\$ 4,758,668
Enviromental Quality								
					\$ -	\$ -	\$ -	\$ -
Fairpark								
Barns life Safety Structural Upgrades					\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
100	x	2	2	North Sewer Line Replacement	\$ 349,764	\$ 349,764	\$ 349,764	\$ 349,764
100	x	3	3	Bonnaville Roof Replacement	\$ 140,689	\$ -	\$ 140,689	\$ 140,689
100	x	5	2	Grand Building Heat coils & Piping	\$ 85,393	\$ -	\$ 85,393	\$ 85,393
100	x	6	2	Wildlife Reroof & seismic upgrades	\$ 125,610	\$ -	\$ -	\$ 125,610
90	x	7	3	Wildlife Building additional Seismic Upgrades	\$ 201,859	\$ -	\$ -	\$ 201,859
80	x	4	3	Asphalt Repairs and slurry phase 2	\$ 100,000	\$ -	\$ -	\$ 100,000
					\$ 3,503,315	\$ 349,764	\$ 575,846	\$ 1,003,315

						\$	127,000	\$	105,000	\$	135,000	\$	135,000
Parks & Recreation													
100	x	1	2										
						\$	500,000	\$	500,000	\$	500,000	\$	500,000
90	x	2	2			\$	275,000	\$	340,000	\$	340,000	\$	340,000
90	x	3	2			\$	210,000	\$	262,000	\$	262,000	\$	262,000
90	x	4	3			\$	350,000	\$	350,000	\$	350,000	\$	350,000
90	x	5	2			\$	160,000	\$	-	\$	160,000	\$	160,000
90	x	6	2			\$	235,000	\$	-	\$	235,000	\$	235,000
90	x	7	2	X		\$	250,000	\$	-	\$	250,000	\$	250,000
60		x	9	2	X	\$	400,000	\$	-	\$	-	\$	-
	x		8	2		\$	150,000	\$	-	\$	-	\$	150,000
			2	X		\$	260,000	\$	-	\$	-	\$	-
						\$	2,780,000	\$	1,452,000	\$	2,097,000	\$	2,247,000
Wildlife Resources													
110	x	2	2	E		\$	70,000	\$	70,000	\$	70,000	\$	70,000
110	x	3	2	E		\$	155,000	\$	-	\$	155,000	\$	155,000
100	x	5	2	E		\$	45,000	\$	45,000	\$	45,000	\$	45,000
90	x	1	2	E		\$	65,000	\$	-	\$	65,000	\$	65,000
80	x	6	3			\$	30,000	\$	-	\$	30,000	\$	50,000
80		x	7	3		\$	60,000	\$	-	\$	-	\$	100,000
			9	3		\$	70,000	\$	-	\$	-	\$	-
			3	E		\$	35,400	\$	-	\$	-	\$	-
			10	3		\$	85,000						
			11	3		\$	110,000						
			13	4		\$	330,000						
			14	4		\$	20,000						
						\$	1,075,400	\$	115,000	\$	365,000	\$	485,000
Office Of Education													
110	x		2	E		\$	300,000	\$	-	\$	425,000	\$	425,000
110	x		2	E		\$	170,000	\$	237,000	\$	237,000	\$	237,000
110		x	2	E		\$	20,000	\$	-	\$	22,500	\$	22,500
100	x		2			\$	120,000	\$	-	\$	-	\$	202,000
100	x		2			\$	10,000	\$	-	\$	-	\$	-
90	x		3			\$	30,000	\$	-	\$	-	\$	-
	x		3			\$	375,000	\$	-	\$	-	\$	-
	x		2			\$	4,102	\$	-	\$	-	\$	-
						\$	25,000						
				E		\$	1,000,000						
						\$	160,000						
						\$	450,000						
						\$	12,169						
						\$	25,418						
						\$	2,701,689	\$	237,000	\$	684,500	\$	886,500
Public Safety													
100	x		3	E		\$	11,000	\$	12,500	\$	12,500	\$	12,500
100	x		3	E		\$	30,000	\$	45,500	\$	45,500	\$	45,500
100	x		3	E		\$	30,000	\$	42,000	\$	42,000	\$	42,000
90	x		3			\$	42,100	\$	43,000	\$	43,000	\$	43,000
90		x	3			\$	24,000	\$	25,552	\$	25,552	\$	25,552
90	x		3			\$	86,000	\$	103,426	\$	103,426	\$	-
80	x		3			\$	36,624	\$	-	\$	45,000	\$	45,000
80		x	4			\$	40,000	\$	-	\$	87,500	\$	87,500
60		x	4			\$	60,000	\$	-	\$	60,000	\$	60,000
	x		3	E		\$	402,580	\$	-	\$	-	\$	500,000

	x		3		(DFCM) DLDLV 10842 New Storefront	\$	26,000	\$	-	\$	26,000	\$	-	
					(DFCM) DLDLV 10842 Landscaping Improvements \$116000 contingency and design 10%	\$	126,000	\$	-	\$	126,000	\$	-	
					(DFCM) TAYLORSVILLE BCI 05817: Concrete Repairs, Courtyard Landscaping Improvements, Awning Repairs	\$	38,512	\$	-	\$	38,512	\$	-	
					POST Canine Building	\$	300,000							
					Addition to Emergency Vehicle Operation Building	\$	580,000							
					Landscaping at the South Valley Driver License/DMV facility	\$	120,000							
						\$	1,952,816	\$	271,978	\$	654,990	\$	861,052	
					Tax Commission									
110	x		2	E	(DFCM) TAX COMMISSION 07418 Replace Domestic Hot Water Heaters	\$	100,000	\$	100,384	\$	-	\$	100,384	
100	x		2		(DFCM) TAX COMMISSION 07418 UPS System Replacement Batteries & Updated Cabinet	\$	35,000	\$	35,287	\$	-	\$	35,287	
80		x	4		(DFCM) TAX COMMISSION 07418 Replace Carpet Throughout the Building	\$	630,000	\$	-	\$	630,062	\$	630,062	
80	x		3		(DFCM) TAX COMMISSION 07418 Replace Door Hardware / Add ADA Door Opener to West Double Doors	\$	200,000	\$	-	\$	-	\$	-	
	x		3		(DFCM) TAX COMMISSION 07418 Cooling Tower and Pump Replacement	\$	140,000	\$	140,000	\$	-	\$	-	
	x		3	E	(DFCM) TAX COMMISSION 07418 Replace Chiller	\$	560,000	\$	-	\$	-	\$	-	
	x				(DFCM) TAX COMMISSION 07418 Restroom Isolation Water Valves	\$	22,000	\$	-	\$	-	\$	-	
						\$	1,687,000	\$	275,671	\$	630,062	\$	765,733	
					UDOT									
					Funds Encumbered on Hold do to late submissions that need clarification			\$	540,163	\$	1,350,000	\$	1,550,000	
					Relocate Existing Building - Clinton Maintenance Station (new 12-16-13 request)	\$	2,500,000	\$	-	\$	-	\$	-	
100	x		9	2	MAINTENANCE TESTING FACILITY 01646 Fire alarm monitoring & control panel upgrade	\$	140,000	\$	-	\$	-	\$	-	
70		x	3	4	Replace Existing Building - Fairview Canyon Maintenance Station	\$	500,000	\$	-	\$	-	\$	-	
60		x	8	4	OREM UDOT 9349 Finish landscaping upgrade for building	\$	35,000	\$	-	\$	-	\$	-	
			1	3	E	Replace Existing Building - Morgan Maintenance Station	\$	2,500,000	\$	-	\$	-	\$	-
			2		New Detention Basin Regrade Site Colton Maintenance Station	\$	300,000	\$	-	\$	-	\$	-	
			4	E	Addition & Remodel - Snowville Maintenance Station	\$	1,000,000	\$	-	\$	-	\$	-	
			5	E	UDOT CALVIN RAMPTON BUILDING 01644 Energy efficiency project \$30k Upgrade lighting controls \$350k	\$	380,000	\$	-	\$	-	\$	-	
			6		CALVIN RAMPTON BLDG 1644 Relocate switchgear to appropriate housing that is weather rated	\$	15,000	\$	-	\$	-	\$	-	
						\$	4,870,000	\$	540,163	\$	1,350,000	\$	1,550,000	
					Veterans Affairs									
						\$	-	\$	-	\$	-	\$	-	
					Work Force Services									
110	x		2	E	DWS ADMIN 06579 Repair Outside Air Dampeners	\$	225,000	\$	273,776	\$	273,776	\$	273,776	
100	x		2		DWS METRO 05633 Front Main Entrance	\$	150,000	\$	-	\$	-	\$	-	
90		x	3		DWS METRO 05633 Bathroom Countertop Upgrades	\$	25,000	\$	-	\$	30,420	\$	30,420	
90	x		3		REGIONAL CENTER 1 05870 Add Generator	\$	250,000	\$	-	\$	334,000	\$	334,000	
80	x		3	E	DWS SOUTH COUNTY 5632 Parking Lot Pole and Light Replacement	\$	35,000	\$	-	\$	-	\$	42,587	
80	x		3		DWS RICHFIELD 04277 Replace Parking Lot	\$	80,000	\$	-	\$	-	\$	-	
	x		3		DWS ST GEORGE 05667 Fire Panel Upgrade	\$	15,000	\$	-	\$	-	\$	-	
			3		REGIONAL CENTER 1 05870 Elevator upgrades	\$	100,000							
					DWS ADMIN 06579 Power Clean and Re-stripe Parking Garage	\$	60,000							
					DWS SOUTH COUNTY 05632 Carpet replacement (partial)	\$	100,000							
				E	VERNAL DWS 00579 Replace Rooftop Units	\$	175,000							
					DWS OGDEN SOUTH 04276 Safety Upgrades to Public Stairway Guardrails and Handrails	\$	15,688							
					DWS MIDVALE 04794 Building Automation Frontend	\$	10,000							
				E	DWS METRO 05633 Light Fixture Upgrades	\$	40,000							
					DWS OGDEN SOUTH 04276 Renovate Landscape	\$	32,156							
					DWS SOUTH COUNTY 5632 Landscaping Upgrades	\$	10,000							
					DWS ADMIN 06579 Painting & Install Corner Guards	\$	100,000							
					DWS MIDVALE 04794 Landscaping Upgrades	\$	20,000							
					VERNAL DWS 00579 Interior Door Hardware Upgrades	\$	22,000							
						\$	1,464,845	\$	273,776	\$	638,196	\$	680,783	

Total Requested				
\$ 196,449,738				
Higher Education				
\$ 16,523,974 \$ 42,336,665 \$ 49,658,548				
60% 62% 63%				
State Agencies				
\$ 11,102,026 \$ 25,560,189 \$ 29,635,722				
40% 38% 37%				
TotaAmounts Reccomended for funding				
\$ 27,626,000 \$ 67,896,854 \$ 79,294,270				
Classification #1 Funded				
DSU_Tunnel Exiting and Fire Alarm System	\$ 183,000	\$ 183,000	\$ 183,000	\$ 183,000
UVU - Pope Science, Gunther Trades Buildings: Fire Door Repair And Replacement	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Fair Park Three Condemed Barns	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
UDC Infrastructure Repairs	\$ 6,750,000	\$ -	\$ -	\$ 6,750,000
U of U Infrastructure Funds	\$ 6,750,000	\$ 6,750,000	\$ 6,750,000	\$ 6,750,000
	\$ 16,263,000	\$ 9,513,000	\$ 9,513,000	\$ 16,263,000
Total Higher Ed, State Agencies and Critical Needs				
\$ 16,263,000 \$ 37,139,000 \$ 77,409,854 \$ 95,557,270				
		Available to fund after calsification #1's and SW	Original Base Amounts	
FY 2015	Capital Improvement Funding at 1.1%	\$ 79,380,642	\$ 100,243,642	
FY 2015	Capital Improvement Funding at 0.9%	\$ 67,904,526	\$ 82,017,526	
FY 2016	Capital Improvement Funding Base	\$ 27,626,000	\$ 41,739,000	
Statewide Programs				
Capital Impr. PM/Audits	\$ 2,100,000			
FCA Program	\$ 900,000			
Building Board	\$ 300,000			
Emergency Fund	\$ 550,000			
HazMat Emergency Abatement	\$ 450,000			
HazMat Materials Survey	\$ 200,000			
Land Option Fund	\$ -			
Paving Preventative Maint.				
Paving UCI	\$ -			
Paving Unallocated Paving	\$ -			
Planning & Design Fund	\$ 100,000			
Roofing Emergency Funding	\$ -			
Roofing Preventative Maint.	\$ -			
Roofing Seismic Program	\$ -			
Roofing Unallocated Roofing	\$ -			
Total Statewide funds	\$ 4,600,000			
Total Allocated				
\$ 41,739,000 \$ 82,009,854 \$ 100,157,270				
\$ (0) \$ 7,672 \$ 86,372				



Gary R. Herbert
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval for the Department of Human Services, Utah
Developmental Center Infrastructure**
Presenter: Josh Haines and Mack McDonald

Recommendation

I recommend the Building Board approve the Department of Human Services Utah Developmental Center Infrastructure Request.

Background

The Utah Developmental Center has conducted an infrastructure study because of failures in their present infrastructure system. The result of this study show the overall condition of the USDC campus heating, cooling, utility tunnels, electrical utilities, and domestic water is severe. Almost all sections have exceeded their recommended life expectancy and are at serious risk of major failures. Therefore, Jeff Reddoor is recommending that DHS be placed on the Capital Improvement list as a critical need in the amount of \$6,750,000.00 only if Capital Improvement Funds are approved at 1.1%. In this new scenario for Capital Improvement Funds, the University of Utah will not receive the \$13.5 Million as previously planned but will receive half that amount with the other half going to the Utah Developmental Center Infrastructure Project.

JR: cn
Attachments

SECTION 1 – EXECUTIVE SUMMARY

1.1 History

- A. The Utah State Development Center (USDC), located in American Fork, Utah was established in 1929 to accommodate and institutionalize the mentally and physically challenged. The center was called the American Fork Training School and could accommodate patients for short or long term stay.

The center has grown from its humble 1929 beginnings to a center of over 36 multi-use buildings and is now named the “Utah State Development Center”. Over the years the Center’s philosophy has been diverted from institutionalizing, to short stay with the patients learning to integrate into the general population and society utilizing more directed care.

Many of the services that were provided on campus are now being outsourced i.e. - Central Kitchen and Laundry. The new living spaces are equipped with kitchen and laundry facilities so the patients can learn to cook and take care of their laundry.

- B. The campus infrastructure system has been constructed in phases over time as the campus facilities have grown. Many of the original infrastructure components are still in use. The aging campus infrastructure system has become a major cause of concern for the USDC facility personnel and the project managers of the Utah DFCM.
- C. WHW Engineering, Inc. was contracted to perform an overall infrastructure study and evaluation. The study and evaluation team consists of the following disciplines:
1. WHW Engineering, Inc. – Prime Consultant / Mechanical Engineers
 2. ARW Engineers – Structural Engineering Consultant
 3. Thomas & Kolkman Engineering – Electrical Engineering Consultant
 4. McNeil Engineering – Civil Engineering Consultant

1.2 Executive Summary

- A. This Study Focuses on the following campus infrastructure systems:

1. Existing utility tunnel distribution system.
2. Campus steam and condensate distribution system.
3. Campus chilled water distribution system.
4. Existing tunnel structural systems.
5. Campus electrical distribution system and tunnel electrical systems.
6. Campus domestic water distribution system.



-
- B. This study identifies all the above systems and evaluates age, condition, and provides upgrade recommendations for each.
 - C. Ultimately, the existing tunnel system and utilities located within the tunnels are aging, in generally severe condition, and should be replaced.
 - D. The existing steam and condensate piping and components are between four (4) and eighty (80) years old. The piping ranges from fair to severe condition depending on location. See Section 3 for a detailed evaluation of the steam and condensate piping, and associated components.
 - E. Much of the steam and condensate piping is direct buried, or in trenches that are not accessible. We can only assume the condition of this piping by referencing the date of installation, and comparing the outward appearance and condition of the exposed piping within the tunnel system.
 - F. The existing chilled water distribution system is in severe condition. See Section 4 for a detailed evaluation of the campus chilled water distribution systems.
 - G. The structural system supporting the tunnel is in severe condition and needs to be replaced. See Section 5 for the detailed evaluation of the tunnel structural system performed by ARW Structural Engineers.
 - H. The tunnel electrical systems are in fair to severe condition. See Section 6.1 for the detailed evaluation of the tunnel electrical systems.
 - I. It is the recommendation that a new modern, structurally engineered tunnel system be installed and connected to all existing buildings. The new tunnel should include knockouts to accommodate growth consistent to the overall campus master plan. The new tunnel system should be outfitted with new steam and condensate piping, new steam and condensate components, new chilled water piping and components, and new tunnel electrical systems.
 - J. The existing campus electrical service distribution system is in fair to severe condition. See Section 6.2 for the detailed evaluation of the campus electrical service distribution systems.
 - K. With replacing the campus distribution transformers with the same capacity transformers, the electric distribution system appears to be adequately sized for the demand load for the existing and any additional buildings in the future.
 - L. The campus domestic water service distribution system serving the campus is mostly direct buried. Parts of the domestic water distribution system are in need of replacement and service size upgrades. See Section 7 for the detailed evaluation of the campus domestic water distribution system.
 - M. The far North 6 inch domestic water service to the campus from 900 East Street is too small for the fire hydrants and as a back-up system to the main



10 inch service. Piping needs to be removed and replaced with a new 10 inch service.

- N. All galvanized domestic water piping and any pre 1960's domestic water piping should be removed and replaced.



SECTION 9 – STATEMENT OF PROBABLE COSTS

9.1 Introduction

- A. The statement of probable costs follows the recommendations contained in Section 8. In order to organize the probable costs associated with the upgrade of the complete tunnel system, the probable costs have been broken out per system and per tunnel section. The figures provided do not have the accuracy of a detailed construction estimate and should only be used as a general guide for future budget concerns. Many factors such as inflation, material costs, labor costs, and other economic factors could change these probable costs in future years.

See Statement of Probable Cost on the following pages.



9.2 Replace and Repair in Place

A. Steam and Condensate

1 Tunnel Section A Steam and Condensate Upgrades (Except for new boiler plant)	\$567,345.00
2 Tunnel Section B Steam and Condensate Upgrades	\$409,081.00
3 Tunnel Section C Steam and Condensate Upgrades	\$285,532.00
4 Tunnel Section D Steam and Condensate Upgrades	\$662,875.00
5 Tunnel Section E Steam and Condensate Upgrades	\$358,643.00
6 Tunnel Section F Steam and Condensate Upgrades	\$39,447.00
7 Section DB-1 Steam and Condensate Upgrades	\$154,924.00
8 Section DB-2 Steam and Condensate Upgrades	\$177,626.00
9 Section DB-3 Steam and Condensate Upgrades	\$86,623.00
10 Section DB-4 Steam and Condensate Upgrades	\$265,680.00
11 Section TR-1 Steam and Condensate Upgrades (replaced in 2011)	\$158,295.00
12 Section TR-2 Steam and Condensate Upgrades	\$104,118.00
13 Section TR-3 Steam and Condensate Upgrades	\$50,150.00
sub total Steam and Condensate Upgrades	\$3,320,339.00

B. Chilled Water

1 Tunnel Section D Chilled Water Upgrades	\$229,314.00
2 Tunnel Section E Chilled Water Upgrades	\$209,060.00
sub total Chilled Water	\$438,374.00

C. Structural

1 Tunnel Section A Structural Upgrades	\$276,000.00
2 Tunnel Section B Structural Upgrades	\$242,500.00
3 Tunnel Section C Structural Upgrades	\$291,500.00
4 Tunnel Section D Structural Upgrades	\$497,500.00
5 Tunnel Section E Structural Upgrades	\$550,000.00
6 Tunnel Section F Structural Upgrades	\$105,000.00
sub total structural	\$1,962,500.00

D. Electrical - Tunnel Existing

1 Tunnel Section A Electrical Upgrades	\$ 33,240
2 Tunnel Section B Electrical Upgrades	\$ 29,648
3 Tunnel Section C Electrical Upgrades	\$ 32,230
4 Tunnel Section D Electrical Upgrades	\$ 51,447
5 Tunnel Section E Electrical Upgrades	\$ 52,933
6 Tunnel Section F Electrical Upgrades	\$ 16,482
sub total electrical tunnel existing	\$215,981.32

E. Electrical - Distribution System	
1 Evergreen	\$ 404,109
2 Recreation	\$ 96,172
3 DCFS	\$ 136,688
4 Electrical Building	\$ 138,166
5 Overhead Power	\$ 81,482
6 Chiller Building	\$ 36,861
7 Phase I Buildings	\$31,600.85
8 Phase II Buildings	\$46,972.90
9 Phase III Buildings	\$26,911.15
10 Maintenance (Laundry) Building	\$41,244.75
11 Auditorium	\$1,428.30
12 Heating Plant	\$1,428.30
sub total electrical distribution	\$1,043,063.80

F. Domestic Water	
1 Cross Connection Servicing, Maintenance, Training	\$100,000.00
2 Long Term Backflow Maintenance	\$150,000.00
3 Replace the Oldest Cast Iron Piping	\$150,000.00
4 Survey and flow test all hydrants	\$20,000.00
5 Test and Repair existing hydrants	\$37,500.00
6	
Disconnect LDS Chapel (not including their cost for new connection)	\$2,000.00
7 Replace 6" Cast Iron north campus	\$350,000.00
8 Replace 6" lines installed in 1970's	\$200,000.00
sub total domestic water	\$1,009,500.00

G. Construction Total (with 15% contingency)	\$9,188,221.84
PROJECT TOTAL WITH DESIGN AND DFCM FEES	\$11,025,866.21 *

* This total does not include costs such as temporary utilities in order to maintain operation during construction, or costs for temporary relocation of tenants

9.3 Replace With New Tunnels

A. Steam and Condensate

1 Tunnel Section A New Steam and Condensate Piping	\$472,788.00
2 Tunnel Section B New Steam and Condensate Piping	\$340,900.00
3 Tunnel Section C New Steam and Condensate Piping	\$237,944.00
4 Tunnel Section D New Steam and Condensate Piping	\$552,395.00
5 Tunnel Section E New Steam and Condensate Piping	\$298,869.00
6 Tunnel Section F New Steam and Condensate Piping	\$32,872.00
7 Section DB-1 New Steam and Condensate in new tunnel	\$118,424.00
8 Section DB-2 Steam and Condensate in new tunnel	\$128,126.00
9 Section DB-3 Steam and Condensate in new tunnel	\$50,123.00
10 Section DB-4 Steam and Condensate in new tunnel	\$169,180.00
11 Section TR-1 Steam and Condensate Upgrades (replaced in 2011)	\$97,795.00
12 Section TR-2 Steam and Condensate in new tunnel	\$67,618.00
13 Section TR-3 Steam and Condensate in new tunnel	\$30,150.00
sub total Steam and Condensate in New Tunnels	\$2,597,184.00

B. Chilled Water

1 Tunnel Section D Chilled Water Upgrades	\$229,314.00
2 Tunnel Section E Chilled Water Upgrades	\$209,060.00
sub total Chilled Water	\$438,374.00

C. Structural

1 Tunnel Section A Structural - New	\$883,200.00
2 Tunnel Section B Structural - New	\$776,000.00
3 Tunnel Section C Structural - New	\$932,800.00
4 Tunnel Section D Structural - New	\$1,592,000.00
5 Tunnel Section E Structural - New	\$1,760,000.00
6 Tunnel Section F Structural - New	\$336,000.00
7 Section DB-1 Structural - New Tunnel	\$577,600.00
8 Section DB-2 Structural - New Tunnel	\$512,000.00
9 Section DB-3 Structural - New Tunnel	\$584,000.00
10 Section DB-4 Structural - New Tunnel	\$840,000.00
11 Section TR-1 Structural - New Tunnel	\$704,000.00
12 Section TR-2 Structural - New Tunnel	\$563,200.00
13 Section TR-3 Structural - New Tunnel	\$312,000.00
sub total structural	\$10,372,800.00

D.	Site and Surfaces (including paving, sidewalks, landscape, etc.)	
	1 Tunnel Section A Site and Surfaces	\$193,200.00
	2 Tunnel Section B Site and Surfaces	\$169,750.00
	3 Tunnel Section C Site and Surfaces	\$204,050.00
	4 Tunnel Section D Site and Surfaces	\$348,250.00
	5 Tunnel Section E Site and Surfaces	\$385,000.00
	6 Tunnel Section F Site and Surfaces	\$73,500.00
	7 Section DB-1 Site and Surfaces	\$126,350.00
	8 Section DB-2 Site and Surfaces	\$112,000.00
	9 Section DB-3 Site and Surfaces	\$127,750.00
	10 Section DB-4 Site and Surfaces	\$183,750.00
	11 Section TR-1 Site and Surfaces	\$154,000.00
	12 Section TR-2 Site and Surfaces	\$123,200.00
	13 Section TR-3 Site and Surfaces	\$68,250.00
	sub total site and surfaces	\$2,269,050.00

E.	Electrical - Tunnel new	
	1 New Tunnels Electrical Work	\$ 524,560
	2 Re-connect switch 'S03'	\$ 95,292
	3 Re-connect transformer 'T02'	\$ 34,502
	4 Re-connect transformer 'T04'	\$ 41,523
	5 Re-connect transformer 'T08'	\$ 47,700
	6 Re-connect Phase I Secondary Feeders	\$ 228,682
	7 Re-connect Pineridge Secondary Feeder	\$ 50,001
	sub total electrical tunnel new	\$1,022,260.45

F.	Electrical - Distribution System	
	1 Evergreen	\$ 404,109
	2 Recreation	\$ 96,172
	3 DCFS	\$ 136,688
	4 Electrical Building	\$ 138,166
	5 Overhead Power	\$ 81,482
	6 Chiller Building	\$ 36,861
	7 Phase I Buildings	\$31,600.85
	8 Phase II Buildings	\$46,972.90
	9 Phase III Buildings	\$26,911.15
	10 Maintenance (Laundry) Building	\$41,244.75
	11 Auditorium	\$1,428.30
	12 Heating Plant	\$1,428.30
	sub total electrical distribution	\$1,043,063.80

G. Domestic Water	
1 Cross Connection Servicing, Maintenance, Training	\$100,000.00
2 Long Term Backflow Maintenance	\$150,000.00
3 Replace the Oldest Cast Iron Piping	\$150,000.00
4 Survey and flow test all hydrants	\$20,000.00
5 Test and Repair existing hydrants	\$37,500.00
6 Disconnect LDS Chapel (not including their cost for new connection)	\$2,000.00
7 Replace 6" Cast Iron north campus	\$350,000.00
8 Replace 6" lines installed in 1970's	\$200,000.00
sub total domestic water	\$1,009,500.00

H. Construction Total (with 15% contingency)	\$21,565,067.09
PROJECT TOTAL WITH DESIGN AND DFCM FEES	\$25,878,080.51



WHW
ENGINEERING INC.
 PROFESSIONAL MECHANICAL ENGINEERS
 811 East Primary, Salt Lake City, UT 84111
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CONSULTANTS

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PROJECT NAME & ADDRESS

UTAH STATE
DEVELOPMENTAL CENTER
UTILITY TUNNEL STUDY

Amundson Fork, Utah

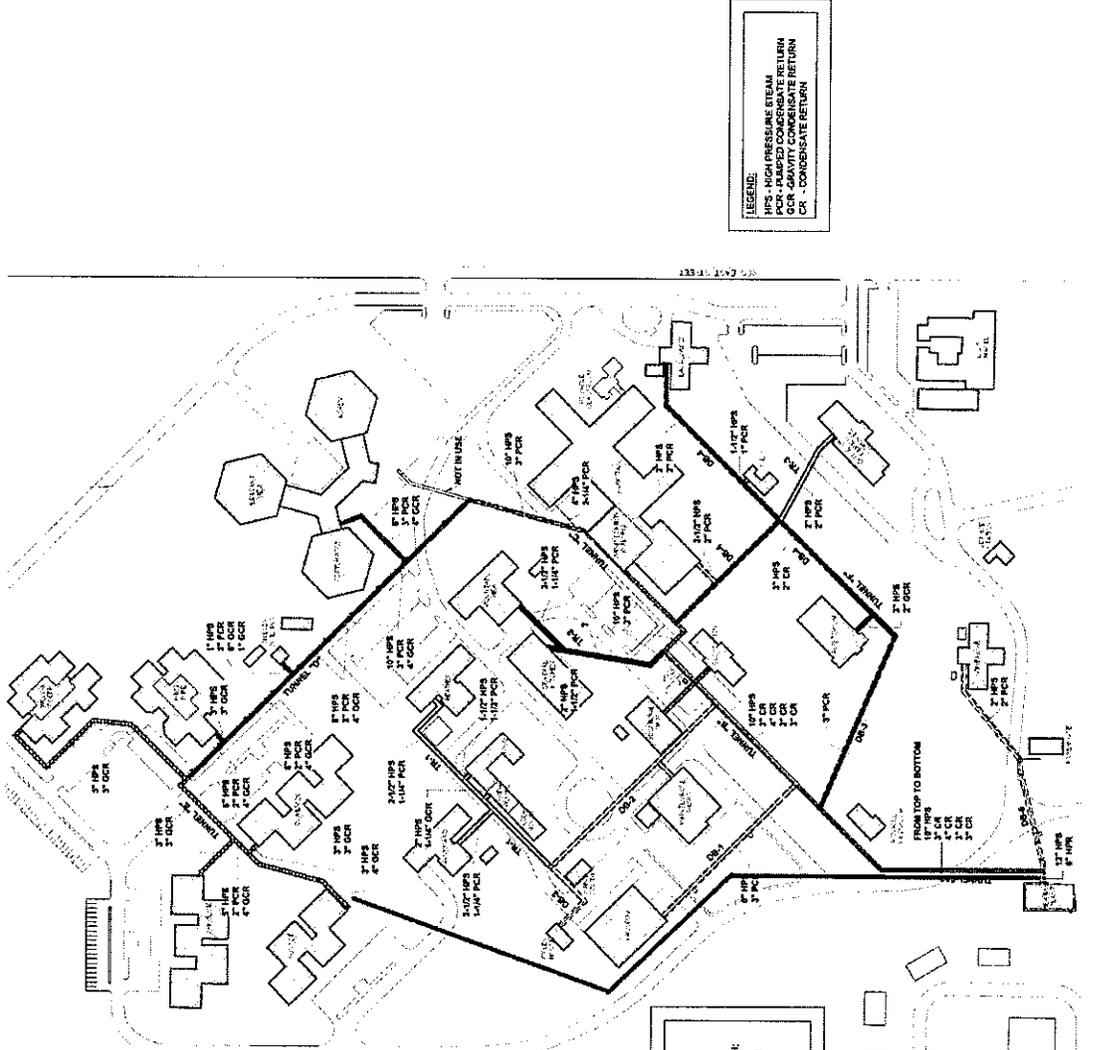
MAKE DATE REVISION

NO.	DATE	REVISION

PROJECT NUMBER	
DATE	01/22/13
SCALE	AS SHOWN
SHEET TITLE	

STEAM AND CONDENSATE DISTRIBUTION SYSTEM AND PIPE SIZES

MS101



LEGEND:
 HPS - HIGH PRESSURE STEAM
 PCR - DRAINED CONDENSATE RETURN
 CCR - GRAVITY CONDENSATE RETURN
 CR - CONDENSATE RETURN

TUNNEL CIRCULAR SIZES:
 THE SIZE OF THE TUNNELS PER EACH SECTION:
 TUNNEL 'A' 3'-4" WIDE x 6'-8" HIGH
 TUNNEL 'B' 3'-0" WIDE x 6'-8" HIGH
 TUNNEL 'C' WEST OF ADMIN BUILDING 3'-0" WIDE x 6'-4" HIGH
 TUNNEL 'D' EAST OF ADMIN BUILDING 4'-0" WIDE x 10'-0" HIGH
 TUNNEL 'E' 6'-0" WIDE x 6'-8" HIGH
 TUNNEL 'F' 4'-0" WIDE x 6'-8" HIGH
 TUNNEL 'G' 4'-0" WIDE x 6'-8" HIGH

A CAMPUS STEAM & CONDENSATE DISTRIBUTION SYSTEM & PIPE SIZES
 SCALE: NONE

Small text at the bottom of the page, likely containing project details or contact information.

SECTION 8 – RECOMMENDATIONS AND MASTERPLAN

8.1 Introduction

- A. The overall condition of the USDC campus heating, cooling, utility tunnels, electrical utilities, and domestic water is severe. Almost all sections have exceeded their recommended life, and are at serious risk of major failures. Failures in these systems could result in lack of heating, cooling, power, or water at the different buildings for extended periods of time. The majority of these systems are installed in locations that do not allow preventative maintenance to protect against these failures. Many systems are directly buried, and cannot be serviced without major site disruption. Where systems are located in tunnels, the tunnels are inadequate, too small for any type of maintenance, and in some areas structurally dangerous. All of these systems are in desperate need of major renovations and upgrades.
- B. The recommendations and cost estimates included are based on 2 different available strategies. The first strategy is to upgrade, repair, and replace these systems in place. The second strategy is to provide new utility tunnels to create a more maintainable long term solution for the campus heating, cooling, electrical, communications, domestic water, and other essential infrastructure systems.

8.2 Mechanical System Recommendations

- A. The steam and condensate piping, and the associated piping specialties, including: valves, expansion joints, guides, anchors, supports, and insulation are in severe condition with very few exceptions. The branch tunnel from the boiler plant to tunnel section A that was recently installed is in the best condition. The piping in Trench TR-1, and a portion of the direct buried section DB-5 were also recently replaced. They still have the inherent problems with buried and inaccessible piping, and may or may not have issues with insulation fill material, thermal expansion, etc., but the piping is at least fairly new and should have significant life remaining. Outside of these few locations, the steam and condensate piping is in immediate need of replacement. The steam heating system as a whole should undergo a complete system piping analysis to bring the system up to current design practices.
 - 1. The current condensate return system is a mix of gravity, pumped, and trapped returns, resulting in multiple condensate mains returning to the plant. When replacing the condensate piping, we recommend consolidating all the returns from each building into a single pumped return from each building, as well as a separate trap discharge return line.
 - 2. The replacement steam piping should include a full piping analysis, and should include the expansion joints, guides, and anchors required to accommodate and reduce the stresses associated with thermal expansion.
 - 3. Steam piping should be equipped with adequate traps to ensure the best quality of steam, and protect the piping systems from



condensate hammer. The traps should be accessible for regular inspections and maintenance, in order to maintain the efficiency and functionality of the system.

4. Both the steam and condensate piping should be equipped with strategically located isolation valves. This would allow preventative maintenance, service, and repairs by piping section, without having to take down the entire system for each occurrence.
5. Both steam and condensate piping should be properly insulated in order to maximize effectiveness and efficiency of the system. Direct buried piping should be insulated with Gilsulate 500 or equal to insulate and protect from corrosion. Piping in tunnels should be well insulated, and protected with metal jackets. Valves, expansion joints, etc. should be provided with removable insulation jackets that provide insulation while still allowing access for service.

- B. The chilled water piping is in overall poor condition, and needs to be replaced. Unlike the steam piping, not all of the buildings are served by the chilled water system; however, there are 8 buildings that depend on the central chilled water system for their cooling. The corrosion and deterioration of the piping will result in failures, downtime, and loss of cooling if not replaced as soon as possible.
- C. The less expensive option to replace the steam, condensate, and chilled water piping would be to replace it in place. Although this would be the lowest first cost, many of the problems with the piping will continue to persist if the location remains the same.
1. The direct buried piping is more difficult to maintain, and subject to more corrosion and deterioration.
 2. The current tunnels are in such poor condition, that the piping will continue to corrode without major upgrades to the tunnel structural, ventilation, and drainage systems. Many of these areas currently cannot be accessed or maintained.
 3. The biggest drawback with replacing the piping in place is the associated campus downtime. Removing the piping and replacing it in place will take a significant amount of time. During this time, the buildings will not only lose the ability to heat, but they will also lose the ability to produce domestic hot water as this is also reliant on central steam.
 4. The cost estimates included in Section 9 include only the cost of replacing the piping, but they do not include the costs associated with providing temporary heating and hot water, or the costs associated with temporary relocation of building tenants and residents.
- D. The optimal long term and best solution for the USDC would be to provide new piping within new tunnels. Piping in tunnels is more effective for many reasons.

1. Piping lifespan is significantly increased due to maintainability in controlled environments.



2. Piping systems are more efficient as the insulation can be protected and maintained.
3. Traps can be maintained so that they operate efficient.
4. Components can be repaired or replaced much more efficiently and safely.
5. If new tunnels are provided, they could be provided adjacent to the existing tunnels and buried piping. This would allow the existing systems to continue in operation while the new systems are being installed, resulting in minimal campus system disruption and tenant displacement as the new systems are tied in.

8.3 Structural Recommendations

- A. The existing tunnels are in poor condition. The poor condition of the tunnels has a direct effect on the condition and life span of the utilities located within the tunnel. It also creates potential unsafe maintenance conditions, and should be addressed as soon as possible.
- B. See Section 5 for the ARW Engineers structural survey of the existing tunnel systems. The primary focus of the structural recommendations is to replace the tunnel lids. These have the greatest effect on the safety and structural integrity of the tunnels, and have the potential to be repaired in place if needed. Even if they are repaired in place, water infiltration will continue to be a major problem. The walls have significant water infiltration and are also in poor condition for pipe supports and corrosion, but for the most part are structurally sound for the time being. The walls cannot be replaced in place, and will only really be addressed if the tunnels are replaced in their entirety.
- C. The optimal long term structural solution for the tunnels would be entirely new tunnels. The new tunnels should be designed to include adequate space for not only the utilities, but also for safe and effective maintenance of these utilities. New tunnels would also provide safe evacuation for maintenance personnel. The tunnels should be adequately drained and ventilated, and protected from water infiltration to maximize the life of the utilities, as well as the long term structural integrity of the tunnels.

8.4 Electrical Recommendations

- A. The tunnel electrical systems are in fair condition. The lighting and switching should be improved for both energy efficiency and better maintenance and safety conditions. Electrical receptacles should be provided throughout all the tunnels for maintenance. The conduit, communication, supports, and medium voltage systems are in need of general upgrades and repairs as detailed in the electrical section of this report. See Thomas and Kolkman's Engineering survey Section 6. The potentially largest impact inside the tunnels would be the repairs and upgrades recommended for the medium voltage distribution systems as these could potentially cause the greatest disruptions.



- B. The most critical electrical recommendations concern the campus electrical distribution systems. The existing primary electrical distribution system may be adequate to meet the present needs of the Utah State Developmental Center Campus. However, there are some existing portions of the system that need to be upgraded to provide better system reliability, reduce the risk of failure, and improve safety for maintenance personnel. These recommended improvements, in order of priority, include:
1. Replace existing Oil Insulated switches and transformers in Evergreen (with Therapy and Administration transformers), Recreation, and Office of Family Services.
 2. Replace existing transformers and secondary distribution panel at the Electrical Buildings.
 3. Remove existing overhead power line and reconnect Twin Home #4 to the underground distribution system.
 4. Replace existing Live Front Pad Mount Transformers at Laundry, Chiller Building, Cottonwood, Raintree, Willowcreek, Quail Run, Oakridge, and Sunset Buildings.
 5. Replace existing medium voltage feeder conductors associated with all equipment and transformers which are replaced.
 6. Additional miscellaneous improvements determined during design and/or construction of the electrical improvements, such as replacing surge arresters with properly rated surge arresters.

8.5 Domestic Water Distribution Recommendations

- A. See section 7 by McNeil Engineering for detailed civil recommendations. The primary issue is the deteriorating domestic water piping, but it also includes recommendations concerning cross contamination and fire hydrant systems.
- B. The recommendations for the cross connection and backflow improvements include inspection, maintenance, and upgrades of backflow prevention devices. It also includes long term training and maintenance.
- C. The recommendations to address the deteriorating domestic water infrastructure include replacement of any galvanized pipes or pre 1960's cast iron pipe with lead joints, and several sections of 6" cast iron pipes on the south and west side of the campus installed between 1930 and 1969. The next area of focus should be any section of cast iron pipe that was installed prior to 1980 known to have had failures. In addition to addressing domestic water piping deterioration, there are several mains that should be increased in size to handle the current and future needs of the campus. See McNeil Engineering's report Section 7 for more information.
- D. In addition to replacing and repairing deteriorating sections of piping, it is recommended to survey and flow test all available fire hydrants and utilize the data to create a water model. This will help identify those that need to be repaired or upgraded as needed.



8.6 Recommendations Summary

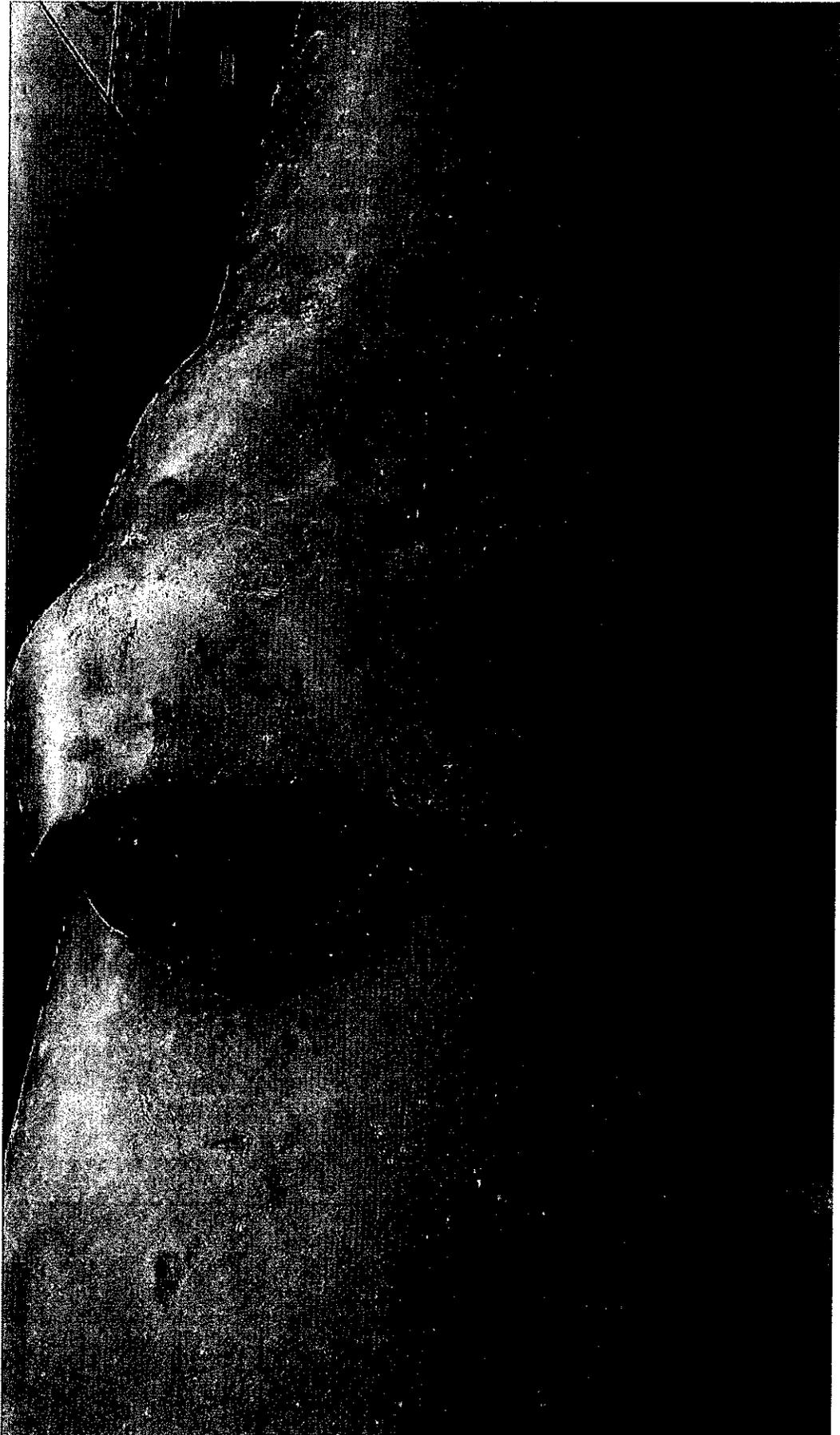
- A. The individual sections contain more detailed information for each of these disciplines. In summary, the majority of the utility infrastructure has exceeded its useful life and should be replaced as soon as possible.
- B. The two primary strategies discussed are repairing and replacing in place, or providing new tunnels in parallel to the existing.
- C. Repairing and replacing in place is the least expensive first cost, but has several associated disadvantages. The primary disadvantage is the down time associated with replacing major sections of the infrastructure. The scope of work, along with inability to isolate sections will cause long periods of time where buildings and groups of buildings will be without heat and domestic hot water, and in some locations cooling. There are significant unknown costs associated with providing temporary utilities, or temporary relocation, which are not included in the estimates of Section 9. The other major drawback of this strategy is the long term value of the newly installed infrastructure systems. The current tunnel, trench, and direct buried piping configuration will continue to result in failures, inefficiencies, shorter life spans, etc.
- D. The second primary strategy discussed is the option of providing a new utility tunnel system. This is the best long term value to the campus for a variety of reasons including but not limited to maintenance, life cycle, efficiency, reduced repair times, long term flexibility, personnel safety, reduced campus disruption during installation, etc. The primary disadvantage is the initial cost will be significantly higher to install a functional utility tunnel system.
- E. See section 9 for a detailed breakdown of probable costs for each strategy.



Utah State Developmental Center Infrastructure Issues

- Continued breaks due to expansion and contraction of pipes and valves. On December 2nd, #300 Gate Valve Breaks.
- Condensate lines returning sediment as well as the deposits of iron due to the corrosion of the pipes. With the return of sediments and iron deposits, this is causing an issue in the new boiler tubes as well as decreasing the efficiency in the boilers.
- The conductivity on the return was found to be 8000, it should be close to 100. With all of the leaks the boiler crew is having a difficult time regulating it.
- Last month we had a water main that failed, this main runs parallel to the steam lines. Upon inspection, the water main has discolored. It is typically a light green and has turned red. Another concern with the water line being so close to the steam, due to the heave of the soil adjacent to the water lines, it is wearing the lines out.
- The boiler crew has reported that they are using close to 700 gph of water to keep the boilers full.
- We spoke with the engineers and from the study, it is estimated that it would cost \$2,000 a linear foot to install a new tunnel system going backwards.





**Utah State Developmental Center
Expenditures Associated with Steam Leaks
FY 2009 through FY 2013**

Expenditure	FY09	FY10	FY11	FY12	FY13
Repairs	\$0	\$3,172	\$5,643	\$42,832	\$35,617
Chemicals	\$37,507	\$81,976	\$57,159	\$28,586	\$54,648

November 21, 2013

Utah Developmental Center, Utah

RE: Boiler Deposit Sample

The sample received was grayish color with some light red mixed in.

Sample was soft, crumbly and clay-like in texture.

Test for Calcium carbonate was positive with approximately 90% of sample appearing to be calcium carbonate coming from hardness. The remaining portion of the boiler deposit appears to be made up of some iron from corrosion of piping, and some silica clay-like materials.

With the current leaks present in the condensate return system some of the Calcium Carbonate hardness could be from groundwater mixed with soil entering into the system.

Attention should be given to repair of the leaking condensate return system to eliminate the problem.

The build up of scale deposits in the boiler(s) will cause increased energy costs due to the insulating effects of the deposits(a 1/16th inch deposit can cause a 20% increase in energy costs) and can contribute to tube failure from corrosion and possible hot spots on the boiler tubes.

**Robert McGraw
Technical Director
Power Engineering Co, Inc.
Salt Lake City, Utah
ram2h2o@hotmail.com
Cell 801-455-9449**

POWER ENGINEERING COMPANY



INCORPORATED

**P.O. BOX 1777
SALT LAKE CITY, UTAH 84110
801/532-6972**



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Report on SUU's Center for the Arts**
Presenter: Dorian Page

Background

Southern Utah University has been asked to provide the Board with an update on their Center for the Arts in Cedar City. This is an informational item only and will not require action from the Board. SUU will report the status of the project and include:

- 1) Design Phase Status and Timing of the Project
- 2) Construction Plan and Timing
- 3) Funding Status and Timing
- 4) New Market Tax Credits Funding, Status, Timing and Relationship to DFCM Delegation
- 5) Question and Answer Time

DP: JR



Gary R. Herbert
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Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval for Snow College Lease Buyout**
Presenter: Representative Kay L. McIff

Recommendation

I recommend the Building Board hear the request from Representative Kay McIff for a buyout of the lease for the Sevier Valley Center.

Background

The Sevier Valley Center was a multifaceted effort between Snow College, the State of Utah, Sevier County, Richfield City and the Sevier School District. The classroom wing of this facility is presently leased and being used by the Sevier School District for additional classroom space for Richfield High School. Sevier School District has broken ground on a new Richfield High School and will no longer need the classroom wing of the Sevier Valley Center. They are proposing that Snow College buyout their portion of the lease for \$3 Million.

JR: cn
Attachments

HOUSE OF REPRESENTATIVES
STATE OF UTAH

REPRESENTATIVE
KAY L. MCIFF
DISTRICT 70
EMERY, SANPETE AND
SEVIER COUNTIES



225 N. 100 E.
RICHFIELD, UTAH 84701
WORK (435) 896-4461
E-Mail: kaymciff@utah.gov

December 23, 2013

Utah State Building Board
Utah State Capital
Att: Director Jeff Reddoor
(jreddoor@utah.gov)

RE: Snow College Lease Buyout

Dear Board Members,

It is proposed that Snow College buyout some 40 years remaining on a lease of the classroom wing of the Educational and Multipurpose Facility located on the Richfield Campus and now known as the Sevier Valley Center (SVC). The proposed buyout figure is three million dollars. I supply the following background information.

The SVC resulted from a multifaceted effort involving public and private funding. The public participants included Snow College, the State of Utah, Sevier County, Richfield City and the Sevier School District. The school district invested four million dollars from issuance of a general obligation bond. In return, it received a 50 year paid-up lease on the education wing which totals some 23,525 square feet (See Exhibit A attached) and which is currently used for courses delivered as part of Richfield High School. There are ten classrooms, two labs, office space and common areas. All are constructed to standards befitting a college campus.

The buyout issue has surfaced because the school district has broken ground on a new Richfield High School. The design includes the option of adding a wing to replace the space occupied by the high school in the SVC. The district's cost for the wing will exceed four million dollars. The construction standard will be less than it is at SVC, but the students will not be obliged to leave the high school campus.

From the perspective of Snow College, it is in the position of paying the ongoing maintenance and operation expense, but without the right of use. It will take some time to fully utilize the added classroom space for student instruction, but in the mean time the added space will enhance other uses which help with the operation and maintenance costs of the facility. I include a brief statement from the SVC manager regarding current uses and the immediate potential from having the additional space (See Exhibit B attached).

Replacement of the space at today's costs would be much greater than the proposed buyout which equates to \$128 per square foot. This is an exceptionally fine facility that is an integral part of the campus. The acquisition would increase the college's capacity to absorb an increasing student population without additional operation and maintenance costs or new facilities. Both the college and the school district is compelled to confront the issue now. Forty years is a long time. Any reasonable growth projection would support acquisition of a facility which is part of the ongoing operation of the college, but not useable. This would truly be a "one-time" expenditure with an upside for growth and cost savings.

I look forward to meeting with the board on January 8, 2014.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kay L. McIff", with a large, stylized flourish at the end.

Kay L. McIff

KLM/gj
cc: Representative Gage Froerer
gfroerer@le.utah.gov
Enclosures

Sevier Valley Center
 Educational Wing (Doesn't include any foyer space)

	Quantity	Width	Length	Each	Total	
Classrooms	10	28	36	1,008	10,080	One was tu
Science Labs	2	28	36	1,008	2,016	
Science Storage	1	15	28	420	420	
Restrooms Downstairs	2	15	15	225	450	
Restrooms upstairs	2	25	15	375	750	Shared w/1
Teacher Office Suite	1	25	126	3,150	3,150	(22 Offices
Teacher Conf Room	1	10	20	200	200	
Teacher Storage Room	1	8	25	200	200	
Hallway upstairs	1	12	216	2,592	2,592	Open spac
Hallway downstairs	1	24	240	5,760	5,760	(Averages
Supporting Stairways	2	10	24	240	480	(Doesn't in
Mechanical Areas	1	15	28	420	420	(Only that
Total Square Footage					<u><u>26,518</u></u>	

EXHIBIT A

Kay Mciff

From: Joseph Anderson <joseph.anderson@snow.edu>
Sent: Saturday, November 30, 2013 12:31 PM
To: KL Mciff
Cc: Pat Wilson
Subject: Sevier Valley Center Ed Wing

Kay,

Per your request I have outlined below how the Sevier Valley Center can utilize the education wing should the high school decide to move in the future.

1. We have been and continue to aggressively market the ability of the Sevier Valley Center to host large scale company meetings and conferences. Currently we have to work around the high school schedule and as a result on most days we do not have access to those classrooms. This limits our ability to lure large scale conferences because most need the break out space throughout the day.
2. If we had these classrooms we would have another chip in the game.
3. Currently we are able to host the state FFA convention which uses every room we have and also is a huge economic boon to Richfield.

Please let me know if you have any other questions.

Thanks,

Joe

Joe Anderson
Snow College

EXHIBIT B



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval of UDOT Saratoga Springs Maintenance Station**
Presenter: Bill Juszcak

Recommendation

I recommend the Building Board hear UDOT's Request for Approval of the Saratoga Springs Maintenance Station.

Background

Permission is being requested to proceed with a fully "UDOT funded" Capital Improvement project – a replacement maintenance facility for the Saratoga Springs Station. The extension of the Pioneer Crossing Highway requires that the existing maintenance facility be relocated. The new facility will include:

- 1) 8 Bay Equipment Storage
- 2) Office/Training Room/Restroom
- 3) Material Storage Area
- 4) Wash Rack
- 5) Sander Rack
- 6) Salt Storage Building
- 7) Site Development

The main building will be the size of the recently completed Kamas facility, comprising 14,387 square feet. The salt storage building is expected to be a maximum of 4,000 square feet.

UDOT anticipates (from recent construction and cost estimates) that this project will not exceed the allowable maximum of \$2.5 Million. The Panguitch Station was of a similar scope and was completed for less than the limit. The Archiplex Group is currently working on a preliminary site layout and developing a cost estimate and will be presented to the Board prior to the meeting.

BJ: JR



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
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Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Request for Approval for the UDOT Moab City Lions Park**
Presenter: Bob Anderson, Rustin Anderson

Recommendation

I recommend the Building Board hear the Request from UDOT for the Moab City Lions Park.

Background

Our goal is to create a park with modern, energy-efficient, and sustainable infrastructure that will serve as a gateway to Moab City. The project consists of demolition of aging facilities at the park, to include vault toilets, pavilion, cinderblock building, utilities and other park appurtenances. The new park design and construction includes a two-story restroom, pavilion, large parking areas, walking trails, zero-scape construction, interpretive signage, and a water feature fed by a local spring.

There are two separate sources of funding for this project. Both sources are routinely used by UDOT during planning and execution of various programs in the Department. Moab City has applied for and been granted funds from each of the sources to complete the project. Scenic Byways funding, in the amount of \$1,204,592.00, is included in the project. This type of funding is utilized throughout Utah to enhance the experience and feel of many of our scenic highways. In addition, Enhancement Funding, in the amount of \$625,000.00, will also be used. Enhancement funds are to be utilized by Local Governments to enhance and beautify their communities. Total funding for the project is \$1,829,592.00. Both funding sources require a 20 percent match by Moab City and are administered by the Federal Highway Administration (FHWA). The funds will be utilized within the guidelines established by FHWA.

The proposed park improvements are primarily located on land that is currently owned by UDOT (or the State of Utah). UDOT has an agreement in place with Moab City that states they will lease the Lions Park property to the City for the improvements on a thirty year initial term. UDOT intends to retain ownership of the property for highway purposes if the need arises in the future. Moab City will be responsible for all maintenance and care of the Lions Park facilities throughout the life of the lease.

BA: JR



HIGHWAY RW LINE
US HIGHWAY 191

HIGHWAY RW LINE

LEASE AREA 2

LEASE AREA 1

HIGHWAY RW LINE
US HIGHWAY 128

"EXHIBIT A"
LEASED PROPERTY

90.0

55.0

55.0

30.0



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Presenter: Ben Berrett, Utah State University

Attached for your review are the Administrative Reports for University of Utah and Utah State University.

JR: cn
Attachments



Office of the Vice President
For Administrative Services

December 12, 2013

Mr. Jeff Reddoor, Building Board Director
Division of Facilities Construction and Management
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for January 8, 2013 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period November 16, 2013 – December 11, 2013. Please include this in the packet for the January 8, 2013 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
5 Design Agreements, 6 Planning/ Study/Other Agreements.

No significant items.

Note that the \$13,500 cost of the HPER Central Plant Study was funded from the FY14 capital improvement allocation for study and design in order to better define the scope and cost of the FY15 capital improvement request to replace equipment in this plant.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
1 New Space Contracts, 11 Remodeling Contracts, 0 Site Improvement Contracts.

No significant items.

Report of Project Reserve Fund Activity (Page 3)

Increases:

Increase is for residual funds in a capital improvement project.

Decreases:

None

Report of Contingency Reserve Fund (Page 4)

Increases:

None

Associate Vice President Facilities Management

1795 East South Campus Dr, Room 219
V. Randall Turpin University Services Building
Salt Lake City, UT 84112-9404
(801) 581-6510
FAX (801) 581-6081

Mr. Jeff Reddoor, Building Board Director
December 12, 2013
Page 2

Decreases:

Project 21453; Genetics Building Heating Water Piping Replacement

This transfer of \$5,567 was made to cover the cost of relocating the differential pressure switch from the basement to the 7th floor in order to better control the pressure of heating water in the building.

Representatives from the University of Utah will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Nye". The signature is fluid and cursive, with a large initial "K" and "E".

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Joshua Haines



Professional Services Agreements

Awarded From November 16, 2013 - December 11, 2013

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21572	School of Medicine Roof Membrane	JSR Services	\$ 47,400	\$ 7,900
2	21559	Lions Eye Bank Space Programming	FFKR Architects	\$ 6,000	\$ 6,000
3	21567	Improvements at N Campus Drive and 100 South	MJSA	\$ 10,000	\$ 6,400
4	21495	Park Winder Boardroom and Lobby Remodel	Blalock and Partners	\$ 92,065	\$ 14,231
5	21256	SMBB Nanofab Tool Install	BHB Consulting	\$ 1,671,045	\$ 5,900
Planning/Study/ Other					
6	21527	Shooting Range, Emergency OPS, and Campus Security	Pasker Gould Ames and Weaver	\$ 30,000	\$ 30,000
7	20155	L.S. Skaqgs Pharmacy Research Bldg	Horizon Engineering Assc.	\$ 79,057,874	\$ 10,733
8	21574	Remodel Space for Dialysis	Architectural Nexus	\$ 11,900	\$ 11,900
9	21553	HPER Central Plant Study	Colvin Engineering	\$ 13,500	\$ 13,500
10	21555	Kennecott - Abatement and Selective Demolition at East & North Wing	Wilson Consulting	\$ 414,464	\$ 5,987
11	21556	Christensen Center Retro -Commissioning	Horizon Engineering Assc.	\$ 23,053.00	\$ 18,558.00



Construction Contracts

Awarded From November 16, 2013 - December 11, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
1	20197	Football Center Video Tower	Hogan and Assoc		\$ 33,545,632	\$ 14,720
Construction - Remodeling						
2	21513	Genetics Microscope Room	Easton River Construction		\$ 59,033	\$ 42,300
3	21432	OSH Humanities Student Work Stations	Wasatch West Construction		\$ 297,093	\$ 150,229
4	21568	Marriott Center for Dance - Convert Lounge into classroom	Hogan and Assoc		\$ 29,052	\$ 23,760
5	21183	Red Butte Childrens Rock Wall Restoration	Jones Excavating Company		\$ 24,000	\$ 20,690
6	21572	School of Medicine Roof Membrane	Conwest inc		\$ 47,400	\$ 38,056
7	21323	LDSI Parking Garage Lighting Upgrade	Arco		\$ 200,000	\$ 148,150
8	20232	Kennecott Seismic Upgrade and Renovation Phase 2	Jacobsen construction		\$ 12,246,393	\$ 9,000
9	21342	Marriott Center for Dance -Replace Ballet Floors	Hogan and Associates Construction		\$ 26,322	\$ 15,710
10	21227	UNP Hartland Bldg Remodel	Young Electric Sign Co		\$ 584,867	\$ 13,719
11	21402	OSH Room 216 Remodel	Slider Construction		\$ 75,306	\$ 53,197
12	21459	Fraser Bldg 375 Demolition	Gramol Construction		\$ 550,000	\$ 504,000
Construction - Site Improvement						



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of November 16, 2013 to December 11, 2013

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
20242	BEGINNING BALANCE	635,313.76		
	INCREASES TO PROJECT RESERVE FUND:			
	Life Science Building Hot Water Pipe Replacement	9,026.62	Project complete. Transferred remaining balance to Project Reserve	2.3%
	DECREASES TO PROJECT RESERVE FUND: None			
	CURRENT BALANCE OF PROJECT RESERVE:	644,340.38		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of November 16, 2013 to December 11, 2013

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	2,036,222.00			
	INCREASES TO CONTINGENCY RESERVE FUND				
	None				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	None				
21453	REMODELING Genetics Bldg Heating Water Piping Replacement	(5,567.00)	28,278.00	3.04%	Construction
	ENDING BALANCE	2,030,655.00			

16 December 2013

Jeff Reddoor, Building Board Manager
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the January 2014 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 11/18/13 to 12/16/13.

Professional Contracts, 2 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 16 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

Three projects needed funds from the contingency reserve during this reporting period. The contingency fund is in good order.

Report of Project Reserve Fund Activity (Page 5)

One project closed returning funds to the project reserve fund. The project reserve fund is in good order.

Current Delegated Projects List (Pages 6-7)

Of USU's 61 projects, 6 are complete, 4 are substantially complete, 34 are in construction, 10 are in the design/study phase, and 7 are pending. The six projects that were completed during this period were Engineering 3rd Floor Lounge Remodel, Jones Hall Renovation, Price SAC Building Study, Spectrum Volleyball Locker Room Remodel, Bus. Bldg Steam/Water Connect and Roosevelt Building 132A Fire Alarm Upgrade.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/bg
c: Gregory L. Stauffer
Joshua Haines

Professional Contracts Awarded From 11/18/13 to 12/16/13

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 USUE Mechanical/Lighting Upgrade	Sine Source Engineering	\$69,652.00	\$21,800.00	Electrical engineering services for lighting at USUE Price
MISCELLANEOUS CONTRACTS				
2 Wellness Center Remodel	Ivie Code Group	\$15,449.00	\$2,805.00	Professional inspections

Construction Contracts Awarded From 11/18/13 to 12/16/13

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Wellness Center Remodel	Raymond Construction	AJC Architects	\$1,050,730.00	\$695,452.00	Remodel of Wellness Center
2 NFS 243/208 Kitchen remodel	Darrell W Anderson Const	CRSA	\$328,905.00	\$328,905.00	Remodel of kitchen space
3 Emergency Generator FY13	Cache Valley Electric	Sine Source Engineering	\$224,573.00	\$224,500.00	UWRL emergency generator
4 Emergency Generator FY14	Cache Valley Electric	Sine Source Engineering	\$225,225.00	\$106,239.00	UWRL emergency circuits
5 Sant Lab 004 Remodel	Raymond Construction	Sine Source Engineering	\$76,164.00	\$76,164.00	Create a BSL2 lab in room 004
6 USUE Mechanical/ Lighting Upgrade	Redd Mechanical Corp	Van Boerum & Frank	\$773,913.00	\$66,915.00	Rooftop units on Bradford-Lee bldg
7 Emergency Generator FY14	USU Facilities Operations	USU Facilities Planning and Design	\$225,225.00	\$24,335.00	BNR replace emergency generator
8 Emergency Generator FY14	USU Facilities Operations	USU Facilities Planning and Design	\$225,225.00	\$22,998.00	HPER replace emergency generator
9 Emergency Generator FY14	USU Facilities Operations	USU Facilities Planning and Design	\$225,225.00	\$22,531.00	UWRL 121C and 334, build generator rooms
10 Classroom Upgrades FY14	Raymond Construction	USU Facilities Planning and Design	\$267,808.00	\$18,103.00	FAV 262/264 remodel
11 Classroom Auditorium Upg FY13	USU Facilities Operations	USU Facilities Planning and Design	\$271,493.00	\$9,210.00	FAV 262/264 provide carpet, glue and base materials
12 Building Commissioning FY14	USU Facilities Operations	USU Facilities Planning and Design	\$185,185.00	\$4,050.00	FAV A/C upgrade commissioning
13 Misc Critical Improvements FY14	USU Facilities Operations	USU Facilities Planning and Design	\$235,219.00	\$2,640.00	Install ADA door opener in Edith Bowen 200F hallway

14 Bike Racks FY13	USU Facilities Operations	USU Facilities Planning and Design	\$51,296.00	\$2,480.00	Bike Rack at North East entrance of Eccles Conference Center
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MISCELLANEOUS CONTRACTS

15 NFS 243/208 Kitchen remodel	Environmental Abatement		\$328,905.00	\$3,495.00	Abatement work in meat lab
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16 Health, LS, Code, Asbestos FY14	Dixon Information		\$138,889.00	\$35.00	Testing broken window pane
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Report of Contingency Reserve Fund From 11/18/13 to 12/16/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$513,046.22				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES FROM CONTINGENCY RESERVE FUND					
Concrete Replacement FY14	(4,105.27)	(4,105.27)	1.82%	Construction	61.32%
Additional topsoil and seeding					
Miscellaneous Critical Improvements FY14	(3,737.75)	(3,737.75)	1.61%	Construction	10.15%
Membrane covered cricket on west awning					
USUE Library Building Upgrade	(8,060.00)	(8,060.00)	1.18%	Construction	87.58%
Demo tower/restroom controls					
ENDING BALANCE	\$497,143.20				

Report of Project Reserve Fund Activity From 11/18/13 to 12/16/13

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$369,396.93		
INCREASES TO PROJECT RESERVE FUND Price SAC Study	4,764.50	Close Project	65.99%
DECREASES TO PROJECT RESERVE FUND None			
ENDING BALANCE	\$374,161.43		

Current Delegated Projects List 12/16/2013

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A23857	Spectrum Volleyball Locker Room Remodel	Complete	10,000
A24855	Planning and Design Fund FY12	Design/Study	149,801
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24862	NFS HVAC Design	Construction	195,532
A25891	USU VoIP Comm Closet Upgrade	Substantial Completion	3,302,931
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A27144	Building Commissioning FY13	Commissioning	190,991
A27145	Bus. Bldg Steam/Water Connect	Complete	500,000
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Construction	320,195
A27152	FAV Cooling	Construction	1,468,902
A27153	Health/LS/Code/Asbestos FY13	Construction	199,334
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	376,991
A27157	Planning & Design Fund FY13	Design/Study	106,667
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,451,577
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Complete	174,422
A28266	Wellness Center Remodel	Construction	1,400,000
A28430	Bldg 620 Lab 231 remodel	Construction	140,500
A28514	South Farm Transgenic Goat Barn	Substantial Completion	188,851
A28578	Champ Hall Remodel	Substantial Completion	368,101
A28611	Engineering 3rd Floor Lounge Remodel	Complete	232,892
A28740	Jones Hall Renovation	Complete	922,798
A28856	USU SLC Bldg 822 Remodel	Construction	245,000

A28857	South Farm Equine Center Classroom	Design	849,933
A28909	Kent Concert Hall Entry Replacement	Construction	1,975,219
A28997	NFS Kitchen 243/208 Remodel	Construction	400,000
A28998	Access Control FY14	Construction	49,249
A28999	Building Commissioning FY14	Pending	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Pending	294,644
A29002	Concrete Replacement FY14	Construction	242,832
A29003	Elevator Upgrades FY14	Pending	294,396
A29004	Emergency Generator FY14	Construction	245,495
A29005	Health, LS, Code, Asbestos FY14	Construction	147,222
A29006	Medium Voltage Upgrades FY14	Pending	343,637
A29007	Misc Critical Improvements FY14	Construction	249,108
A29008	Moab ADA Upgrades	Design	195,943
A29009	OM Masonry Restoration Phase 3	Construction	495,993
A29010	Parking Lot Paving FY14	Design	691,743
A29011	Planning and Design FY14	Design/Study	138,000
A29012	Sign System FY14	Pending	49,074
A29792	TSC Chiller Replacement	Design	251,450
A30021	Wasatch Hall Remodel	Pending	1,093,161
A30033	Sant Lab 004 Remodel	Construction	102,310
A30086	SER005 Microscopy Lab Remodel (NEW PROJECT)	Pending	163,000
C11293	Price SAC Building Study	Complete	9,856
C11294	USUE Central Instructional Building	Design	825,000
C11295	USUE San Juan Residence Hall	Substantial Completion	3,283,240
C11301	USUE Workforce Education Remodel	Construction	445,020
C11310	USUE Library Building Upgrade	Construction	773,849
C11314	USUE CEIC Building Remodel	Construction	781,951
C11368	USUE Mechanical/Lighting upgrade	Construction	853,565
C11375	USUE Library Concrete Replacement	Design	297,173
TOTAL (61)			<u><u>\$30,139,240</u></u>



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: January 8, 2014
Subject: **Administrative Reports for DFCM**
Presenter: Joshua Haines, DFCM Director

The following is a summary of the administrative reports for DFCM.

Lease Report (Pages 1 - 2)

No significant items

Professional Services Agreements, 27 Agreements Issued (Pages 3- 5)

The Professional Services Agreements awarded during this period consist of:
18 Design Agreements, 9 Planning/Study/Other Agreements.

No significant items

Construction Contracts, 20 Contracts Issued (Pages 6 - 7)

The Construction Contracts awarded during this period consist of:
3 New Space Contract, 13 Remodeling Contracts, 1 Paving/Roofing Contracts, 3 Other .

Item #1, Brigham City Courts Building Boiler Replacement
Item #3, Ogden Juvenile Courts New Building
Item #8, Egan Fish Hatchery Painting
Funds from the Project Reserve Fund were used to award these contracts

Item #11, Matheson Courthouse Reception Area Remodel
Courts is covering amount over budget

Item #12, Richfield Courts Bldg Reroof

Unallocated roofing funds and Courts funds will cover amount over budget

Item #13, Travel Council Bldg ADA Restroom Addition
Item #14, Travel Council Bldg Roof Drainage Upgrade
CPB is covering the difference from another CPB project

Report of Contingency Reserve Fund (Pages 8 - 10)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications, The increase of \$908,435 from the Univ of Utah David Eccles School of Business project, is the State's share of the decrease change order for the contractor's contingency balance.

Report of Contingency Reserve Fund Continued

Decreases, New Construction

State Hospital Building Consolidation, New Medical Services Bldg. and Pediatric Facility
This transfer of \$77,889 covers change orders #12, 13 and #15. See attached pages #11 – 15 for details and contract summary.

Univ of Utah USTAR Neuroscience Research Center

This transfer of \$76,934 covers the State's share of change orders #92 and 93. See attached pages #16 – 21 for details and contract summary.

UVU New Classroom Building

This transfer of \$69,728 covers change order #2. See attached pages #22 – 24 for details and contract summary.

Decreases, Remodeling

WSU Dee Events Center Site Improvements Phase IV

This transfer of \$44,342 covers change order #1. See attached pages #25 – 28 for details and contract summary.

State Office Building Windows Replacements

This transfer of \$39,984 covers DFCM's share of change order #6. See attached pages #29 – 32 for details and contract summary.

Capitol Hill Security Upgrades

This transfer of \$35,369 covers change order #6. See attached pages #33 – 35 for details and contract summary.

Report of Project Reserve Fund Activity (Pages 36 - 38)

Increases

The increases reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The decrease is to award the construction contract that was over budget

The report this month also includes a total by Agency/Institution for increases and decreases to this reserve fund, for FY'14 to date. We will keep this updated throughout the Fiscal year so you can see who has given and drawn from the Project Reserve Fund for the current Fiscal year.

DDW: jr
Attachments



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 11/14/2013 to 12/16/2013

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

LEASES

1.	Environmental Quality Water Quality Salt Lake City	Partial	Lab and Warehouse	9 Yrs.		5,000		\$ 5.52	Move from old location to superior space.
2.	Environmental Quality Air Quality, Smithfield	Net	Land	5 Yrs.	560	560	\$ 0.00	\$ 0.00	New air-monitoring location for program needs.

AMENDMENTS

1.	Administrative Services DFCM, Salt Lake City	Partial	Parking Stalls	1 Yr.	123 parking stalls (old) 82 parking stalls (new)		\$ 1.60	\$ 1.60	Reduction in parking stalls for program needs, no change in rent.
2.	Attorney General Child Protection Provo	Full	Office	Same	3,958	3,958	\$16.00	\$16.49	Increase in rent for additional parking needs.
3.	Environmental Quality Air Quality, Fruitland	Net	Air Monitoring Site	1 Yr.	576	576	\$ 1.04	\$ 1.04	Renewal, no change in rent.
4.	Heritage & Arts State Library, Bicknell	Full	Office	5 Yrs.	1,350	1,350	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.



Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 11/14/2013 to 12/16/2013

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
5.	Human Services, Child and Family Services Delta	Full	Office	4 ½ Yrs.	1,872	700	\$14.07	\$14.07	Renewal, reduction in square footage, no change in rent.
6.	Public Safety Highway Patrol, SBI Highway Safety	Full	Office	5 Yrs.	12,774	18,744	\$14.50	\$14.50	Renewal, other location combined into existing location.
7.	Workforce Services Tooele	Full	Office	4 Yrs.	8,121	8,121	\$21.00	\$21.00	Renewal, no change in rent.



State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 11/16/2013; and less than 12/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						
1	Capitol Preservation Bd 13073050	Ada Restroom For Council Hall, Cpb dave Mckay ji	Mjsa Architecture Pc	Design 147167	\$2,035	\$6,530
2	Dept Of Transportation 13125900	Calvin L. Rampton Complex Asphalt Replacement And	Mcneil Engineering Inc	Design 147039	\$22,921	\$15,000
3	Corrections - Cucf 13170110	Department Of Corrections central Utah Correction	Johansen & Tuttle Engineering	Design 147101	\$27,261	\$28,500
4	Dfcm - Managed Buildings 13108310	Dfcm Regional Center, Building #2, Elevator Modern	Lerch, Bates & Associates Inc.	Design 147040	\$7,950	\$8,000
5	Dnr - Parks & Recreation 13176510	Division Of Parks And Recreation fremont Indian S	Johansen & Tuttle Engineering	Design 147100	\$10,925	\$9,400
6	Dnr - Parks & Recreation 13177510	Division Of Parks And Recreation frontier Homeste	Johansen & Tuttle Engineering	Design 147103	\$10,300	\$9,400
7	Dnr - Parks & Recreation 13314510	Division Of Parks And Recreation utah Lake State	Johansen & Tuttle Engineering	Design 147087	\$27,560	\$32,800
8	Dnr - Wildlife Resources 12342520	Division Of Wildlife Resources egan Fish Hatchery	Sunrise Engineering Inc	Insp Observ Ser 147180	\$46,021	\$23,053
9	Dnr - Wildlife Resources 13317520	Division Of Wildlife Resources lee Kay Center - F	Archiplex Group Llc	Design 147187	\$25,000	\$18,985
10	Dnr - Wildlife Resources 13350520	Division Of Wildlife Services wahweap Fish Hatche	Sunrise Engineering Inc	Study 147161	\$25,000	\$27,400
11	Dixie St College Of Utah 13230640	Dixie State University north Instructional Buildi	Southwest Consulting Services	Study 147144	\$15,000	\$20,135



State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 11/16/2013; and less than 12/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
						JAIM
Design						
12	Dfcm - Managed Buildings 13020300	Energy Modeling For The New Unified State Lab Modu	Colvin Engineering Associates	Design 147173	\$2,079,439	\$53,200
13	Dfcm - Managed Buildings 12185310	Governor's Mansion West Porch Seismic Improvement	Mjsa Architecture Pc	Design 147110	\$22,209	\$32,000
14	Schools For Deaf & Blind 13224230	Libbie Edwards School Of The Deaf & Blind Reroof &	Prior & Associates	Design 147165	\$40,697	\$45,900
15	Courts 13248150	Matheson Courthouse Reception Improvements mike A	Prior & Associates	Design 147146	\$4,160	\$7,800
16	Dfcm - Managed Buildings 13310310	Richfield Regional Demolition, Abatement, Paint An	Campbell & Associates	Design 147176	\$5,000	\$18,975
17	Dfcm - Statewide Funds 12201300	Scott Matheson Courthouse Elevator(s) Assessment	Lerch, Bates & Associates Inc.	Design 147079	\$576,025	\$10,800
18	Snow College 13361700	Snow College Campus Electrical Systems, Utilities	Thomas & Kolkman Engineering Co Inc	Design 147169	\$40,000	\$38,900
19	University Of Utah 13042750	University Of Utah basketball Training Facility	Meridian Eng & Surveying Lc	Site Survey 147189	\$1,699,063	\$5,780
20	Utah State University 13052770	Usu Tooele Science & Technology Building mike Amb	Method Studio	Design 147159	\$680,400	\$628,252
21	National Guard 10281480	Utah National Guard - Camp Williams	Forsgren Associates	Insp Observ Ser 147181	\$445,000	\$58,048



State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 11/16/2013; and less than 12/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						
		bachelor Enli				
22	National Guard 11020480	Utah National Guard - Camp Williams rti Tass Comp	Forsgren Associates	Insp Observ Ser 147182	\$685,000	\$63,858
23	Utah State University 13189770	Utah State University Wellness Center roofing	Bott Pantone Architects	Design 147160	\$40,457	\$20,300
24	University Of Utah 13042750	Uu Construct 88,000 Gsf Basketball Training Center	Utah New Vision Construction Llc	Commissioning 147174	\$135,848	\$99,745
25	Weber State University 13023810	Weber State University dee Event Parking Phase 4	Western Technologies Inc	Insp Observ Ser 147184	\$5,497	\$11,083
26	Weber State University 12345810	Weber State University new Science Building desi	Vcbo Architecture Llc	Design 147168	\$3,375,000	\$2,958,190
27	Weber State University 12338810	Weber State University public Safety Building te	Western Technologies Inc	Insp Observ Ser 147186	\$47,690	\$26,565



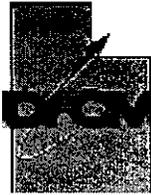
State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 11/16/2013; and less than 12/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
1	Courts 13195150	Administrative Office Of The Courts brigham City	Commercial Mechanical Systems & Service	Const Remodel 147636	\$95,750	\$128,791
2	Courts 13245150	Administrative Office Of The Courts matheson Cour	Schoonmaker Electro Mechanical, Inc.	Const Remodel 147643	\$122,091	\$85,732
3	Courts 08284150	Administrative Office Of The Courts ogden Second	Jacobsen Construction	Const New Space 147633	\$25,328,986	\$28,135,313
4	Health 12069390	Childrens Health Clinic Exam Rooms Remodeling cra	Patriot Construction	Const Remodel 147621	\$117,895	\$85,787
5	Davis Atc 13205220	Datc Ahu Replacement Ph I lucas Davis	Commercial Mechanical Systems & Service	Const Remodel 147630	\$333,334	\$277,321
6	Schools For Deaf & Blind 13123230	Deaf & Blind Walkway Lighting tim Christensen j	Taylor Electric Inc.	Const Remodel 147616	\$24,831	\$23,745
7	Corrections - Draper 13027100	Department Of Corrections draper Prison - Wasatc	Thyssenkrupp Elevator Corporation	Const Remodel 137812	\$50,000	\$23,990
8	Dnr - Wildlife Resources 13110520	Division Of Wildlife Resources egan Fish Hatchery	Rocmont Industrial Corp	Const Remodel 147625	\$24,948	\$29,925
9	Dfcm - Statewide Funds 13080300	Division Of Wildlife Resources egan Fish Hatchery	Rocmont Industrial Corp	Haz Mat Const 147626	\$350,000	\$29,410
10	Dfcm - Managed Buildings 12185310	Gov's Mansion West Porch Seismic Improvements mik	Historical Arts & Casting	Const Remodel 147624	\$418,614	\$13,164
11	Courts	Matheson Courthouse Reception Area Remodel	Rod Lewis Construction Llc	Const Remodel	\$50,420	\$83,126



State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 11/16/2013; and less than 12/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
	13248150	mike A		147642		
12	Courts 13221150	Richfield Court Reroof matt Boyer	North Face Roofing Inc	Const Remodel 147632	\$181,462	\$253,800
13	Capitol Preservation Bd 13073050	Travel Council Ada Restroom dave Mckay	Rod Lewis Construction Llc	Const Remodel 147629	\$25,436	\$30,719
14	Capitol Preservation Bd 13071050	Travel Council Roof Drainage Upgrade dave Mckay	Noorda Architectural Metals	Const Remodel 147628	\$25,944	\$74,995
15	Dept Of Transportation 13109900	Udot Cal Rampton Complex Elevator Modernization b	Crc Construction Inc	Const Remodel 147639	\$1,399,915	\$498,155
16	Developmental Center 13172410	Usdc Paving Improvements brent Lloyd kurt Baxter	Walton Concrete Protection And Restoration	Paving 147612	\$138,370	\$15,691
17	Dfcm - Statewide Funds 13080300	Utah State Developmental Center Oakridge/ quailrun	Environmental Abatement Inc	Haz Mat Const 147637	\$350,000	\$15,569
18	State Hospital 13081420	Utah State Hospital Laundry Storage Bldg brian Ba	Keller Construction Inc	Const New Space 147635	\$500,000	\$497,170
19	Utah Valley University 13163790	Utah Valley University campus Walkway Lighting Im	All-tech Electric	Const Site Imp 147611	\$105,303	\$93,750
20	Weber State University 12338810	Weber State University Public Safety Building tim	R & O Construction Co	Const New Space	\$3,069,000	\$3,069,000

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

Development Projects Fund Balance
Improvement Projects Fund Balance

6,576,975.96
 5,373,594.48

Jan-14

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE		GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE		10,084,865.24	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND							
FUNDING							
11194	USU Business Bldg Addition/Remodel	128,991.00	-	4,430.00	0.02%	Construction	20%
13109	UDOT Rampton Elevators	117,593.00	-	-	0.00%	Construction	0%
13236	DIXIE New Boiler	57,240.00	-	-	0.00%	Design	0%
13102	BATC Generator	54,078.00	-	-	0.00%	Design	0%
12293	UNG West Jordan Armory Kitchen Remodel	45,821.00	-	-	0.00%	Construction	0%
13128	WSU High Voltage Substation & Switching	43,323.00	-	-	0.00%	Design	0%
13244	Courts Matheson Fire Alarm	42,842.00	-	-	0.00%	Design	0%
13238	SLCC RRC Technology Bldg VAV Controls	41,664.00	-	-	0.00%	Design	0%
13213	Parks Willard Bay North Marina Electric Line	37,078.00	-	-	0.00%	Pending	0%
13164	SNOW Humanities Bldg Chiller Replacement	35,508.00	-	-	0.00%	Design	0%
13169	DXATC Terminal Remodel	34,978.00	-	-	0.00%	Design	0%
13194	OWATC Various Bldgs HVAC Controls	34,076.00	-	-	0.00%	Construction	0%
13205	DATC Air Handling Units Phase I	30,833.00	-	-	0.00%	Construction	0%
13207	DFCM Brigham Regional Fire Alarm System	26,540.00	-	-	0.00%	Design	0%
13237	SLCC RRC Boiler #1 Replacement	26,403.00	-	-	0.00%	Design	0%
13100	Parks Snow Canyon Culinary Water Line	26,072.00	-	-	0.00%	Construction	0%
13155	DFCM Provo Regional Lighting Upgrade	25,025.00	-	-	0.00%	Construction	0%
13099	Parks Rockport Culinary Water Line	24,885.00	-	-	0.00%	Construction	0%
13114	WSU Dee Ctr Concret/Stairs Replacement	23,418.00	-	-	0.00%	Construction	95%
13209	DFCM Ogden Regional Restroom ADA Modifications	23,184.00	-	-	0.00%	Design	0%
13235	DIXIE Campus Fire Alarm & Control Front End	21,978.00	-	-	0.00%	Design	0%
13129	WSU South Science Lab Irrigation	20,000.00	-	-	0.00%	Design	0%
13192	DABC Misc Stores Security Upgrades	19,000.00	-	-	0.00%	Construction	0%
13161	SUU Medium Voltage Cabling Replacement	18,382.00	-	-	0.00%	Construction	0%
13186	DOH CHC Carpet Replacement	16,898.00	-	-	0.00%	Construction	0%
13243	Courts Provo Juvenile Landscaping	16,366.00	-	-	0.00%	Design	0%
13152	UDC CUCF Henry Camera Upgrade	16,207.00	-	-	0.00%	Construction	0%
13149	UDC Bonneville AP&P Restroom/Water Heaters	15,920.00	-	-	0.00%	Construction	15%
13126	UDOT Rampton Lighting Retrofit	15,812.00	-	-	0.00%	Construction	0%
13106	SUU Centrum Ramp Replacement	15,250.00	-	-	0.00%	Construction	0%
13153	UDC CUCF Perimeter Fence Modifications	14,877.00	-	-	0.00%	Construction	0%
13093	DFCM Provo Regional Boiler Replacement	13,981.00	-	34,054.00	24.64%	Construction	110%
13258	SLCC RRC Various Bldgs Fire Alarm Upgrade	12,943.00	-	-	0.00%	Construction	0%
13162	SUU Campus Fire Alarm Separation	12,343.00	-	-	0.00%	Construction	0%
13105	SUU Sharwin Smith Center Moisture Mitigation	11,970.00	-	-	0.00%	Design	0%
13231	DIXIE Encampment Mall Sidewalk & Lighting	11,970.00	-	-	0.00%	Pending	0%
13104	Snow Irrigation Control System	11,392.00	-	-	0.00%	Design	0%
13135	Courts Layton Fire Alarm/HVAC Improvements	11,343.00	-	-	0.00%	Design	0%

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Improvement Projects Fund Balance

6,576,975.96
 5,373,594.48

Jan-14

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
13245	Courts Matheson Replace Hot Water System	11,310.00	-	-	0.00%	Construction	0%
13193	DPS West Valley Test Range Paving	10,823.25	-	(10,823.25)	-10.40%	Complete	100%
13166	SNOW Richfield Parking Lot Lighting	10,355.00	-	-	0.00%	Construction	0%
13163	UVU Walkway Lighting Repairs	9,957.00	-	-	0.00%	Construction	0%
13119	Agriculture Spry Bldg Door Hardware	9,680.00	-	-	0.00%	Design	0%
13183	DNR Admin Rail and Door Access To Tower	9,580.00	-	-	0.00%	Construction	0%
13246	Courts Matheson Roll Top Doors Controls	9,580.00	-	-	0.00%	Design	0%
13182	Courts Tooele Front Counter	9,520.00	-	-	0.00%	Design	0%
13108	DFCM Redwood Regional #2 Elevator	9,439.00	-	-	0.00%	Construction	0%
13130	Wildlife Salt Creek Wash Pad/Paving	9,248.00	-	-	0.00%	Complete	100%
13113	WSU Pay Lot Asphalt Overlay	9,096.00	-	-	0.00%	Construction	98%
13101	Parks Goblin Valley Main Water Tank	8,960.00	-	-	0.00%	Design	0%
13097	Fairpark Pioneer Bldg HVAC Upgrades	8,800.00	-	-	0.00%	Design	0%
13096	Fairpark Various Bldgs Fire Alarm Upgrade	8,561.00	-	-	0.00%	Pending	0%
13255	Courts Cedar City Remodel/Woodwork Refinishing	8,000.00	-	-	0.00%	Design	0%
13091	UDOT Rempton Crime Lab Epoxy Floor	7,280.00	-	-	0.00%	Pending	0%
13107	UDC CUCF Sprinkler System Repairs	7,170.00	-	-	0.00%	Design	0%
13257	Courts Provo Boilers Replacement	7,029.00	-	-	0.00%	Design	0%
13201	Courts Farmington Security System	7,020.00	-	-	0.00%	Pending	0%
13208	DFCM Ogden Regional Fire Suppression Tank	6,800.00	-	-	0.00%	Design	0%
13203	Courts Farmington Carpet Replacement	6,637.00	-	-	0.00%	Pending	0%
13195	Courts Brigham City HVAC Head End/Boiler	6,393.00	-	-	0.00%	Construction	0%
13120	Agriculture Spry Bldg Patio Replacement	6,320.00	-	-	0.00%	Construction	82%
13211	DPS Farmington Emergency Generator	6,080.00	-	-	0.00%	Design	0%
13253	Courts Price Clerical Work Area Remodel	5,575.00	-	-	0.00%	Design	0%
13263	SUU Conference Center ADA Parking Lot Replace	5,156.00	-	-	0.00%	Pending	0%
13248	Courts Matheson Remodel 3rd floor Reception	4,790.00	-	-	0.00%	Construction	0%
13092	DFCM Heber Weils Exhaust Fan Controls Upgrade	4,789.00	-	-	0.00%	Design	0%
07310	USU Agriculture Building	4,489.00	-	1,671,136.93	3.57%	Closed	100%
13185	DWS Midvale Lighting Retrofit	4,240.00	-	-	0.00%	Pending	0%
13146	DWS Clearfield Carpet Replacement	4,212.00	-	-	0.00%	Construction	0%
13124	UDOT Relocate Rampton Switchgear	4,000.00	-	-	0.00%	Design	0%
13134	DABC Store #19 Fire Alarm	4,000.00	-	-	0.00%	Construction	0%
13154	Courts Spanish Fork Front Counter Remodel	4,000.00	-	-	0.00%	Construction	0%
13251	Courts Orem Juvenile HVAC Controls	3,975.00	-	-	0.00%	Design	0%
13094	Fairpark IT Communications Upgrade	3,840.00	-	-	0.00%	Design	0%
13252	Courts Richfield Carpet Replacement	3,431.00	-	-	0.00%	Design	0%
13181	UDOT Rampton MTF Bldg Fire Sprinkler Heads	3,340.00	-	-	0.00%	Construction	0%
13139	Courts Ogden Juvenile Lighting Upgrade	2,962.00	-	-	0.00%	Design	0%
13122	USDB Blind/Visually Impaired Housing Security	2,788.00	-	-	0.00%	Construction	0%
13110	Wildlife Egan Hatchery Painting	2,370.00	-	-	0.00%	Construction	0%
13123	USDB Blind Housing Bollards Along Walkway	2,359.00	-	-	0.00%	Construction	0%
13138	Courts Ogden HVAC In Jury Rooms	2,246.00	-	-	0.00%	Design	0%
13143	DFCM Academy Square Shrub Beds/Weed Barriers	1,440.00	-	-	0.00%	Design	0%

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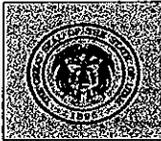
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Jan-14

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE		GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
13202	Courts	Farmington Computer Room AC Controls	1,404.00	-	-	0.00%	Pending	0%
13239	SLCC	RRC Science Bldg Install VFD	1,325.00	-	-	0.00%	Construction	0%
13191	DABC	Store #10 Cardboard Bailer	960.00	-	-	0.00%	Construction	0%
<u>OTHER INCREASES</u>								
06272	UOFU	David Eccles School Of Business	908,434.78	-	(220,342.80)	-0.36%	Construction	99%
11093	Fairpark	North Temple St Sewer Connections	11,893.00	-	(11,893.00)	-3.43%	Complete	100%
<u>DECREASES TO CONTINGENCY RESERVE FUND</u>								
<u>NEW CONSTRUCTION</u>								
11065	USH	Building Consolidation	(77,889.00)	-	1,018,279.00	4.06%	Construction	77%
06291	USTAR	UU Neuroscience Research Center	(76,934.27)	-	4,364,124.00	2.57%	Construction	94%
12192	UVU	New Classroom Building	(69,728.11)	-	184,956.11	0.45%	Construction	11%
11077	WSU	Professional Classrm Bld And Central Plant	(38,607.18)	-	198,223.40	0.66%	Construction	98%
10036	SLCC	RRC New Instructional and Admin Complex	(33,296.00)	-	996,889.00	3.26%	Construction	96%
<u>REMODELING</u>								
13023	WSU	Dee Event Center Site Improvements	(44,341.58)	-	44,341.58	5.16%	Construction	76%
10221	CPB	SOB North Window Improvements	(39,984.41)	-	120,018.82	2.26%	Construction	85%
11153	SOB	Das Security Upgrades Phase 11	(35,369.17)	-	122,927.34	44.85%	Construction	86%
11098	WSU	Replace Domestic Hot Water Tanks And Heat Exchangers	(26,170.56)	-	43,554.05	9.47%	Construction	93%
13114	WSU	Dee Ctr Concret/Stairs Replacement	(12,048.13)	-	12,048.13	4.11%	Pending	95%
10135	DFCM	Heber Wells/DWS Admin Blds Widewalk Replace	(11,840.40)	-	11,840.40	3.19%	Construction	97%
13014	UNG	Mt Pleasant Armory Misc Upgrades	(5,805.00)	-	7,140.00	3.49%	Construction	100%
12145	CPB	SOB Transformer Improvements	(5,742.08)	-	11,713.07	8.15%	Construction	64%
13230	DIXIE	North Bldg Structural Study	(5,135.00)	-	5,135.00	34.23%	Pending	0%
12067	Corrections	Various AP&P Centers Carpet Replacement	(4,709.19)	-	4,709.19	5.21%	Construction	90%
12142	UVU	Campus Fire Alarm System Improvements	(3,038.00)	-	23,167.00	1.16%	Construction	98%
13248	Courts	Matheson Remodel 3rd floor Reception	(940.00)	-	940.00	1.13%	Construction	0%
12081	ABC	Store #6 Ceiling Tile Removal/Replacement	(557.75)	-	557.75	1.58%	Construction	0%
TOTAL			11,950,570.44	7,415.55				



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #12

PROJECT NAME: Utah State Hosp. Consolidation PROJECT NUMBER: 11065420
 AGENCY: DHS CONTRACT NUMBER: 137640
 CONTRACTOR: Layton Construction DESIGNER: FFKR Architects

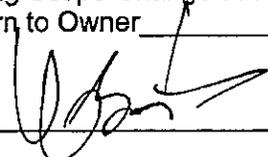
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD /COR	Description	Category (reason)	Funding Source	Amount	Time
PCO-38R	Change of wall design/construction to accommodate electrical rough-in.	5	DFCM Contingency	210	
PCO-47	Electrical and Mechanical changes required for IT and Hospital restroom configuration	1	DFCM Contingency	21,761	
PCO-67R	Change Tub Valves from 2-way to 3-way.	5	DFCM Contingency	1,359	
PCO-72	Minor changes in Architectural Layout of lobby caused changes to sprinkler systems	1	DFCM Contingency	2,285	
PCO-83	A damper was required in a fire assembly that was not shown in documents.	6	DFCM Contingency	2,867	
PCO-84	Design omission in specification for electrical equipment.	6	DFCM Contingency	5,257	
PCO-86	Architectural details omitted from wall section. Required additional materials and labor.	6	DFCM Contingency	961	
PCO-89	Changed from Entry mat to carpet walk off mat.	2	DFCM Contingency	(2026)	
				32,674	0

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: Contingency return to Owner

By DFCM Project Manager:  Date: 10-22-13

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #13__

PROJECT NAME: Utah State Hosp. Consolidation PROJECT NUMBER: 11065420
 AGENCY: DHS CONTRACT NUMBER: 137640
 CONTRACTOR: Layton Construction DESIGNER: FFKR Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

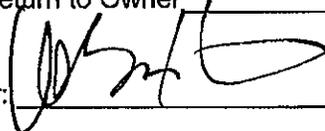
In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

2010 OCT 22 PM 3:00

PCO/CCD /COR	Description	Category (reason)	Funding Source	Amount	Time
PCO-42R	Cost to route the sewer across the old church parking lot.	1	DFCM Contingency	20,275	
				20,275	0

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _Contingency return to Owner

By DFCM Project Manager:  Date: 10-22-13



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #15

PROJECT NAME: Utah State Hosp. Consolidation PROJECT NUMBER: 11065420
 AGENCY: DHS CONTRACT NUMBER: 137640
 CONTRACTOR: Layton Construction DESIGNER: FFKR Architects

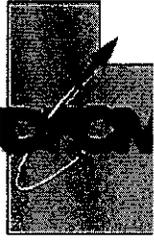
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In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD /COR	Description	Category (reason)	Funding Source	Amount	Time
PCO-61r	The roof over the main entry was not sloped properly. Changes were made to roof slope to mitigate.	5	DFCM Contingency	5,816	
PCO-80	An additional door was required in the Payne building to create a better circulation pattern an access to a conference room.	1	DFCM Contingency	7,634	
PCO-82	Kitchen Millwork and serving area millwork that were omitted from the plans	6	DFCM Contingency	10,043	
PCO-97	A beam in the pediatric building required enclosure in order to maintain smoke barrier.	6	DFCM Contingency	872	
PCO-102	The recessed bolting configuration was not included in the plans. This was an error that was corrected by this PCO.	5	DFCM Contingency	575	
				\$24,940	0

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: Contingency return to Owner



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137640

Construction Contract Summary

137640 - Department Of Human Services utah State Hospital building

Project Title:	State Hospital Consolidation New Medical Services Bldg And Pediatric Facility	Vendor #:	66309F
Project #:	11065420	Layton Construction Company	
Program Director:	Kurt Baxter (148663)	9090 S Sandy Pky	
Open PO's-Prj:		Sandy, Ut 84070-6409	
Contract Name:	Department Of Human Services utah State Hospital building	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	12112972204
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3127-FVA-11065420	Retainage #:	8694970

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	100.00	\$25,000,000.00	\$0.00
Funding Totals:	100.00	\$25,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
12/13/12	11065420#1	Invoice Released	\$573,898.80
1/14/13	11065420#2	Invoice Released	\$469,182.20
2/21/13	11065420#3	Invoice Released	\$979,693.20
3/12/13	11065420#4	Invoice Released	\$855,580.45
4/5/13	11065420#5	Invoice Released	\$1,415,995.90
5/8/13	11065420#6	Invoice Released	\$1,338,177.60
6/10/13	11065420#7	Invoice Released	\$2,305,501.00
7/3/13	11065420#8	Invoice Released	\$2,058,131.15
8/12/13	11065420#9	Invoice Released	\$2,145,213.05
9/9/13	11065420#10	Invoice Released	\$2,395,553.25
10/2/13	11065420#11	Invoice Released	\$1,868,198.75
11/8/13	11065420#12	Invoice Released	\$1,994,277.05
12/9/13	11065420#13	Invoice Released	\$1,885,826.95
Total Payments:			\$ 20,285,229.35

Retainage Summary

Date	Invoice #	Status	Amount
12/13/12	137640#1	Invoice Released	\$30,205.20
1/14/13	137640#2	Invoice Released	\$24,693.80
2/21/13	137640#3	Invoice Released	\$51,562.80

Change Order Summary

Awards

Award Date	Number	Amount
11/7/12	A001	\$20,786,000.00
Total Award:		\$ 20,786,000.00

Change Orders

Date	Number	Status	Amount
4/2/13	CO 001	Co Executed	\$44,680.00
4/12/13	CO 002	Co Executed	\$3,430,000.00
5/30/13	CO 003	Co Executed	\$74,396.00
5/30/13	CO 004	Co Executed	\$97,385.00
6/11/13	CO 005	Co Executed	\$24,276.00
6/28/13	CO 006	Co Executed	\$177,203.00
9/4/13	CO 007	Co Executed	\$2,510.00
9/24/13	CO 008	Co Executed	\$186,875.00
9/24/13	CO 009	Co Executed	\$134,288.00
10/21/13	CO 010	Co Executed	\$30,137.00
10/21/13	CO 011	Co Executed	\$63,812.00
11/25/13	CO 012	Co Executed	\$32,674.00
11/25/13	CO 013	Co Executed	\$20,275.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137640

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
3/12/13	137640#4	Invoice Released	\$45,030.55
4/5/13	137640#5	Invoice Released	\$74,526.10
5/8/13	137640#6	Invoice Released	\$70,430.40
6/10/13	137640#7	Invoice Released	\$121,500.10
7/3/13	137640#8	Invoice Released	\$108,164.75
8/12/13	137640#09	Invoice Released	\$112,905.95
9/9/13	137640#10	Invoice Released	\$126,081.75
10/2/13	137640#11	Invoice Released	\$98,326.25
11/8/13	137640#12	Invoice Released	\$104,961.95
12/9/13	137640#13	Invoice Released	\$99,254.05
Retainage Total:			\$1,067,643.65

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
Release Total:		\$ 0.00
Net Retainage:		\$ 1,067,643.65

Contract Summary

Adjusted Contract Value:	\$ 25,204,042.00
Paid to Contractor:	\$20,285,229.35
Retainage to Bank:	\$1,067,643.65
Total Paid:	\$21,352,873.00
Contract Balance:	\$3,851,169.00

Contractor Summary

Adjusted Contract Value:	\$ 25,204,042.00
Paid to Contractor:	\$20,285,229.35
Retainage Releases:	\$.00
Total Paid to Contractor:	\$20,285,229.35
Contractor Balance:	\$4,918,812.65

Change Orders

Date	Number	Status	Amount
11/25/13	CO 014	Co Executed	\$74,591.00
12/4/13	CO 015	Co Executed	\$24,940.00
Change Order Total:			\$4,418,042.00
Total Amendments (Less: Award Bid Pack Changes):			\$988,042.00
Adjusted Contract Value:			\$25,204,042.00
Change Order % of Original:			21.25%
Percentage of Contract Paid:			84.72%

Dates		Days	
From	To	Target	Lapsed
11/27/12	4/22/14	511	385
Adjusted	Substantial	Original	Days
4/22/14		2/21/14	451
Percentage of Time Lapsed:			75.34%

Reasons for Change Orders

Reason	Percent	Amount
Unknown - Dfcm	31.96%	\$315,824.00
Award Bid Pack	347.15%	\$3,430,000.00
A/e Err - Dfcm	9.33%	\$92,177.00
Omiss - Dfcm Cn	24.57%	\$242,762.00
Scope - Dfcm	34.14%	\$337,279.00
Total Changes (less Award Bid Packs):		\$4,418,042.00

Change Order Justification Statement

PROJECT NAME:	<u>U of U USTAR Sorenson Molecular Biotechnology Building</u>	PROJECT NO.:	<u>06291750</u>
CONTRACTOR:	<u>Layton Construction Company</u>	CONTRACT NO.:	<u>097183</u>
DATE:	<u>December 9, 2013</u>	CHANGE ORDER NO.:	<u>#92</u>

The attached documentation is approved to be included as part of the contract documents for the listed contractor and supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe each item, categorize the change, list the approved funding and the funding source.

PCO CR	Description	Category	Funding Source	Amount	Time
CR606	Add'l misc. electrical work	Agency request	Project contingency	\$7,441	
CR634	Add fire protection in gas chem storage room	Agency request	Project contingency	\$10,690	0
CR636	Add moisture sensor in the AWN	Agency request	Project contingency	\$1,488	0
CR637	Add'l misc. electrical work	Agency request	Project contingency	\$12,863	0
CR640	Add N2 Bi Pass line	Agency request	Project contingency	\$19,030	0
CR645	Add coil capacity and freeze stats	Agency request	Project contingency	\$17,791	0
CR648	Acquire Indusoft software	Agency request	Project contingency	\$6,436	0
Total				\$75,739	0

By: David A. McKay, Project Manager



State of Utah

Division of Facilities and Construction Management

Contract = 097183

Contract Payment & Change Order Summary

097183 - Uu Ustar Neuroscience/biomedical Tech Research Bldg

Project Title:	Ustar Uu Neuroscience Research Center	Vendor #:	66309F
Project #:	06291750	Layton Construction Company	
Program Director:	Dave Mckay (117038)	9090 S Sandy Pky	
Open PO's-Prj:		Sandy, Ut 84070-6409	
Contract Name:	Uu Ustar Neuroscience/biomedical Tech Research Bldg	Status:	ACTIVE
Contract Type:	Const New Space	DO #:	08110684035

Request #:	08363568	Expense Budget:	6811
Phase #:	001	Property #:	10797
Account #:	3000-300-3124-FVA-06291750	Retainage #:	8694260

Payment Summary

Payment Date	Invoice #	Amount
12/8/08	06291750#1	\$38,000.00
1/21/09	06291750#2	\$19,000.00
2/9/09	06291750#3	\$19,000.00
3/2/09	06291750#4	\$19,000.00
4/2/09	06291750#5	\$19,000.00
6/4/09	06291750#5R	\$90,531.94
7/21/09	06291750#6	\$1,348,433.06
8/5/09	06291750#7	\$1,328,559.37
8/25/09	06291750#8	\$1,909,652.84
10/5/09	06291750#9	\$2,130,164.19
10/29/09	06291750#10	\$1,974,986.82
12/9/09	06291750#11R	\$1,881,768.92
1/20/10	06291750#12R2	\$2,244,065.84
2/16/10	06291750#13R2	\$1,889,054.85
3/1/10	06291750#14R2	\$3,776,200.59
3/29/10	06291750#15R2	\$4,518,172.81
5/5/10	06291750#16R1	\$4,692,197.83
5/24/10	06291750#17R1	\$5,289,873.60
6/28/10	06291750#18	\$4,365,068.28
7/26/10	06291750#19R1	\$5,001,360.14
9/2/10	06291750#20R1	\$4,186,836.29
9/28/10	06291750#21	\$6,158,997.64
10/26/10	06291750#22R1	\$7,507,793.15
11/29/10	06291750#23R1	\$7,085,590.38
12/16/10	06291750#24	\$7,216,719.11
1/31/11	06291750#25R1	\$6,377,141.55
2/23/11	06291750#26R1	\$6,627,856.99
3/30/11	06291750#27R2	\$6,426,312.07

Change Order Summary

Awards		
Award Date	Number	Amount
9/30/08	A001	\$200,000.00
Total Award:		\$ 200,000.00

Change Orders		
Date	Number	Amount
4/17/09	AC01	\$274,316.00
5/11/09	AC02	\$4,610,000.00
7/7/09	AC03	\$14,172,288.00
1/11/10	AC06	\$21,263,123.00
1/11/10	AC08	\$1,507,642.00
4/21/10	AC12	\$5,224,199.00
6/23/10	AC14	\$9,140,375.00
8/10/10	AC17	\$60,409,047.00
10/18/10	AC20	\$1,393,887.00
4/14/11	AC27	\$2,908,312.00
4/17/09	C001	\$0.00
9/13/09	C004	\$151,931.00
10/19/09	C005	\$689,277.00
1/11/10	C007	\$259,065.00
2/2/10	C009	\$318,910.00
2/25/10	C010	\$1,106,875.00
4/21/10	C011	\$525,316.00
5/26/10	C013	\$88,252.00
6/28/10	C015	\$(44,099.00)
7/13/10	C016	\$2,040,147.00
7/29/10	C018	\$323,406.00
9/21/10	C019	\$617,028.00



State of Utah

Division of Facilities and Construction Management

Contract Payment & Change Order Summary

Contract = 097183

Payment Date	Invoice #	Amount
4/26/11	06291750#28R1	\$5,586,489.04
6/7/11	06291750#29	\$5,909,153.58
6/16/11	06291750#30	\$6,951,993.32
7/26/11	06291750#31R1	\$2,808,586.69
9/8/11	06291750#32	\$2,873,739.07
9/28/11	06291750#33	\$2,286,809.61
10/28/11	06291750#34	\$1,572,880.43
11/23/11	06291750#35	\$831,610.07
12/30/11	06291750#36	\$161,633.47
1/25/12	06291750#37	\$887,658.77
2/23/12	06291750#38	\$846,252.84
3/16/12	06291750#39	\$248,477.48
4/23/12	06291750#40	\$474,044.86
5/21/12	06291750#414R1	\$308,871.27
6/21/12	06291750#42	\$309,531.71
7/11/12	06291750#43	\$166,529.49
9/24/12	06291750#44	\$210,500.02
10/19/12	06291750#45	\$265,392.85
11/1/12	06291750#46	\$77,288.67
11/21/12	06291750#47	\$34,022.92
2/25/13	06291750#49	\$177,036.76
3/19/13	06291750#48	\$48,068.42
3/27/13	06291750#50	\$15,476.39
Total Payments:		\$ 127,193,385.99

Retainage Summary

Payment Date	Invoice #	Amount
12/8/08	097183#1	\$2,000.00
1/21/09	097183#2	\$1,000.00
2/9/09	097183#3	\$1,000.00
3/2/09	097183#4	\$1,000.00
4/2/09	097183#5	\$1,000.00
6/4/09	097183#5R	\$4,764.84
7/21/09	097183#6	\$70,970.16
8/5/09	097183#7	\$69,924.18
8/25/09	097183#8	\$100,508.04
10/5/09	097183#9	\$112,286.17
10/29/09	097183#10	\$103,774.41

Date	Number	Amount
1/11/11	C021	\$480,516.00
2/10/11	C021.	\$0.00
1/31/11	C022	\$172,641.00
1/31/11	C023	\$71,658.00
2/15/11	C024	\$484,704.00
4/14/11	C025	\$139,797.00
4/14/11	C026	\$42,077.00
4/14/11	C028	\$72,732.00
7/7/11	C029	\$181,189.00
7/7/11	C030	\$65,205.00
7/7/11	C031	\$5,044.00
8/10/11	C032	\$392,526.00
8/12/11	C033	\$131,483.00
8/12/11	C034	\$56,523.00
8/12/11	C035	\$186,345.00
8/24/11	C036	\$45,446.00
8/24/11	C037	\$35,781.00
9/9/11	C038	\$97,217.00
9/9/11	C039	\$96,796.00
9/9/11	C040	\$62,465.00
9/9/11	C041	\$28,526.00
9/9/11	C042	\$46,363.00
9/9/11	C043	\$19,640.00
9/9/11	C044	\$7,143.00
12/1/11	C045	\$730,568.00
12/1/11	C046	\$33,054.00
12/1/11	C047	\$363,563.00
12/1/11	C048	\$97,126.00
12/1/11	C049	\$87,285.00
12/1/11	C050	\$83,725.00
12/1/11	C051	\$86,008.00
12/15/11	C052	\$52,956.00
1/24/12	C053	\$0.00
1/24/12	C054	\$59,874.00
1/24/12	C055	\$63,667.00
1/24/12	C056	\$43,201.00



State of Utah

Division of Facilities and Construction
Management

Contract Payment & Change Order Summary

Contract = 097183

Retainage Summary

Change Orders

Payment Date	Invoice #	Amount
12/9/09	097183#11	\$99,040.47
1/20/10	097183#12R2	\$118,108.72
2/16/10	097183#13R2	\$99,423.96
3/1/10	097183#14	\$198,747.39
3/29/10	097183#15	\$237,798.57
5/5/10	097183#16R1	\$246,957.80
5/24/10	097183#17R1	\$278,414.38
6/28/10	097183#18	\$229,740.44
7/26/10	097183#19R1	\$263,229.47
9/2/10	097183#20	\$220,359.81
9/28/10	097183#21	\$324,157.77
10/26/10	097183#22	\$395,147.02
11/29/10	097183#23	\$372,925.80
12/16/10	097183#24	\$379,827.33
1/31/11	097183#25	\$335,639.02
2/23/11	097183#26R1	\$348,834.58
3/30/11	097183#27R2	\$338,226.95
4/26/11	097183#28	\$346,657.31
6/7/11	097183#29	\$311,008.08
6/16/11	097183#30	\$307,832.66
8/11/11	097183#31	\$147,820.35
9/8/11	097183#32	\$150,815.74
9/28/11	097183#33	\$120,358.40
10/28/11	097183/34	\$66,715.41
11/23/11	097183#35	\$43,768.95
12/29/11	097183#36	\$24,574.80
1/25/12	097183#37	\$46,718.88
2/23/12	097183#38	\$44,539.62
3/16/12	097183#39	\$13,077.76
4/23/12	097183#40	\$24,949.73
5/21/12	097183#41	\$16,256.38
6/21/12	097183#42	\$16,291.14
7/11/12	097183#43	\$8,764.71
9/24/12	097183#44	\$11,078.95
10/19/12	097183#45	\$13,968.04
11/1/12	097183#46	\$4,067.82

Date	Number	Amount
1/24/12	C057	\$94,754.00
1/24/12	C058	\$33,649.00
1/24/12	C059	\$32,580.00
1/24/12	C060	\$38,504.00
1/24/12	C061	\$57,647.00
1/24/12	C062	\$0.00
1/27/12	C063	\$523,221.00
2/14/12	C064	\$42,271.00
3/19/12	C065	\$24,682.00
3/19/12	C066	\$80,920.00
4/4/12	C067	\$0.00
4/4/12	C068	\$35,036.00
4/4/12	C069	\$55,180.00
4/4/12	C070	\$28,464.00
5/14/12	C071	\$2,123.00
5/14/12	C072	\$139,636.00
6/18/12	C073	\$88,029.00
6/18/12	C074	\$52,969.00
6/18/12	C075	\$32,001.00
6/19/12	C076	\$90,896.00
6/19/12	C077	\$408,198.00
6/19/12	C078	\$68,623.00
9/5/12	C079	\$42,858.00
2/5/13	C087	\$31,064.00
2/5/13	C088	\$75,402.00
3/25/13	C089	\$12,456.00
11/18/13	C090	\$96,266.00
11/18/13	C091	\$91,957.00
12/10/13	C092	\$75,739.00
12/10/13	C093	\$43,574.00
10/15/12	CO 080	\$36,742.00
10/15/12	CO 081	\$72,172.00
10/15/12	CO 082	\$63,130.00
10/15/12	CO 083	\$12,647.00
11/6/12	CO 084	\$40,553.00
1/24/13	CO 085	\$40,267.00



State of Utah

Division of Facilities and Construction
Management

Contract Payment & Change Order Summary

Contract = 097183

Retainage Summary

Payment Date	Invoice #	Amount
11/21/12	097183#47	\$1,790.68
2/25/13	097183#49	\$9,317.72
3/19/13	097183#48	\$2,529.92
3/27/13	097183#50	\$814.55
Retainage Total:		\$6,688,524.88

Release Summary

Release Date	Release	Amount
12/29/11	Release # 1	\$ 1,025,811.27
2/1/12	Release # 2	\$ 5,185,081.20
2/25/13	Release # 3	\$ 423,716.02
	Release # 4	
	Release # 5	
Release Total:		\$ 6,634,608.49
Net Retainage:		\$ 53,916.39

Contract Summary

Adjusted Contract Value:	\$ 134,499,404.00
Paid to Contractor:	\$127,193,385.99
Retainage to Bank:	\$6,688,524.88
Total Paid:	\$133,881,910.87
Contract Balance:	\$617,493.13

Contractor Summary

Adjusted Contract Value:	\$ 134,499,404.00
Paid to Contractor:	\$127,193,385.99
Retainage Releases:	\$6,634,608.49
Total Paid to Contractor:	\$133,827,994.48
Contractor Balance:	\$671,409.52

Change Orders

Date	Number	Amount
1/24/13	CO 086	\$33,053.00
2/24/11	CO24	\$0.00
Change Order Total:		\$134,299,404.00
Total Change Orders Less: (AC) Changes:		\$13,396,215.00
Adjusted Contract Value:		\$134,499,404.00

Change Order % of Original: 67149.70%

Percentage of Contract Paid: 99.54%

Dates		Days	
From	To	Target	Lapsed
11/5/08	6/30/12	1333	1868
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
6/30/12		7/29/11	996
Percentage of Time Lapsed:			140.14%

Reasons for Changes

Reason	Percent	Amount
Time Reduction	0.00%	\$0.00
Time Extension	0.00%	\$0.00
Scope - Dfem	7.76%	\$1,039,064.00
Award Bid Pack	0.00%	\$0.00
Omissions	0.07%	\$9,888.00
Acct Recon	0.00%	\$0.00
Omiss - Dfem Cn	15.66%	\$2,097,745.00
Scope - Ag/inst	49.36%	\$6,612,709.50
Unknown - Dfcm	18.31%	\$2,453,321.00
A/e Err - Dfcm	8.83%	\$1,183,487.50
Total Changes (less 'AC' Award Bid Packs):		\$13,396,215.00

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #2

PROJECT NAME: UVU New Classroom Bldg. PROJECT NUMBER: 12192790 _____
 AGENCY: UVU CONTRACT NUMBER: 137871 _____
 CONTRACTOR: Big D Construction DESIGNER: CRSA Architects _____

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD /COR	Description	Category (reason)	Funding Source	Amount	Time
COR 08	Additional Work and Days required to mitigate subsurface water conditions that were discovered	3	DFCM Contingency	135,421.63	4
COR 07	General Conditions due to DFCM delay in getting a code inspector under contract.	1	DFCM Contingency	24,966.48	14
COR 02	Value engineering items (Flooring and walls) that UVU and DFCM agreed to remove from the project in order to use funds for Chiller and Boilers in the central plant	2	DFCM Contingency	(44,500)	0
COR 09	Value engineering items (Flooring and walls) that UVU and DFCM agreed to remove from the project in order to use funds for Chiller and Boilers in the central plant	2	DFCM Contingency	(46,160)	0
				69,728.11	18

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: Contingency return to Owner

By DFCM Project Manager:  _____ Date: 11/18/13



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137871

Construction Contract Summary

137871 - Utah Valley University new Classroom Building kurt Baxter

Project Title:	Uvu New Classroom Building	Vendor #:	12332C
Project #:	<u>12192790</u>		
Program Director:	Kurt Baxter (148663)	Big D Construction Corporation	
Open PO's-Prj:		404 West 400 South	
Contract Name:	Utah Valley University new Classroom Building kurt Baxter	Salt Lake City, Ut 84101	
		Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13082988527
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3336-FWA-12192790	Retainage #:	8695084

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2014	100.00	\$54,000,000.00	\$0.00
Funding Totals:	100.00	\$54,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
8/29/13	12192790#1	Invoice Released	\$957,338.75
9/18/13	041032	Invoice Released	\$1,795,609.63
10/28/13	041088	Invoice Released	\$1,422,789.35
11/14/13	041191	Invoice Released	\$1,587,383.50
12/11/13	137871#5	New	\$61,083.45
12/11/13	041255	New	\$1,160,585.55
	Total Payments:		\$ 6,984,790.23

Retainage Summary

Date	Invoice #	Status	Amount
8/29/13	137871#1	Invoice Released	\$50,386.25
9/18/13	137871#2	Invoice Released	\$94,505.77
10/28/13	137871#3	Invoice Released	\$74,883.65
11/14/13	137871#4	Invoice Released	\$83,546.50
	Retainage Total:		\$303,322.17

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	

Change Order Summary

Awards

Award Date	Number	Amount
6/20/13	A001	\$41,087,600.00
	Total Award:	\$ 41,087,600.00

Change Orders

Date	Number	Status	Amount
10/21/13	CO 001	Co Executed	\$115,228.00
11/20/13	CO 002	Co Executed	\$69,728.11
	Change Order Total:		\$184,956.11
	Total Amendments (Less: Award Bid Pack Changes):		\$184,956.11
	Adjusted Contract Value:		\$41,272,556.11

Change Order % of Original: 0.45%
Percentage of Contract Paid: 17.66%

Dates		Days	
From	To	Target	Lapsed
6/28/13	11/18/14	508	172
Adjusted	Substantial	Original	Days
11/18/14		10/31/14	490



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 137871

Construction Contract Summary

Release Summary

Release Date	Release	Amount
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 303,322.17

Percentage of Time Lapsed: 33.86%

Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	-28.54%	-\$52,786.52
Unknown - Dfcm	108.24%	\$200,204.63
Omiss - Dfcm Cn	20.30%	\$37,538.00
Total Changes (less Award Bid Packs):		\$184,956.11

Contract Summary

Adjusted Contract Value:	\$ 41,272,556.11
Paid to Contractor:	\$6,984,790.23
Retainage to Bank:	\$303,322.17
Total Paid:	\$7,288,112.40
Contract Balance:	\$33,984,443.71

Contractor Summary

Adjusted Contract Value:	\$ 41,272,556.11
Paid to Contractor:	\$6,984,790.23
Retainage Releases:	\$.00
Total Paid to Contractor:	\$6,984,790.23
Contractor Balance:	\$34,287,765.88



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER # 1

PROJECT NAME: WSU Dee Event Center Parking Phase 4

PROJECT NUMBER: 13023810

AGENCY: WSU

CONTRACT NUMBER: 137875

CONTRACTOR: Staker Parsons

DESIGNER: Project Engineering Consultants

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
LS 1	Add additional valves and change trees from 2.5 to 2"	1,2,	Agency Funded	\$1,247.80	
LS 2	Additional irrigation heads, additional sod, and topsoil, for south strip	1,2	Agency Funded	\$20,487.00	
LS 3	Grade and Sod back of west curbing	1,2,	Agency Funded	\$3,139.50	
LS 4	Remove, Replace and adjust Sprinkler nozzles	2	Agency Funded	\$2,684.31	
LS 5	Changes in landscaping by approach on Country hills drive	2	Agency Funded	\$2,119.00	
C 1	Concrete changes additional curb 410 LF	2	Agency Funded	\$8,302.50	
C 2	Change water way to flared approach	2	Agency Funded	\$ 679.20	
C 3	CREDIT	1,2	Agency	-873.80	
C 4	Additional Concrete 160 SF	2	Agency Funded	\$704.00	
C 5	Additional Concrete work on Country hills drive	2	Agency Funded	\$6,663.85	
ST 1	Striping Credit	2	Agency	-\$5,651.10	
ST 2	CREDIT Delete Message Paint 14 ea	2	Agency	-\$588.00	
ST 3	Additional Striping No. West Parking	2	Agency funded	\$501.48	
ST 4	Additional Striping at Field house add 8 more handicap	2	Agency Funded	\$2,076.80	
SS 1	CREDIT for Slurry Seal	2	Agency	-\$49,302.72	
SS 2	Additional Slurry West side	2	Agency Funded	\$172.96	
E 1	Electrical additional Light pole	2	Agency Funded	\$6,307.40	
SP 1	Remove additional asphalt poor sub base	1,3	State wide contingency	\$17,365.20	
SP 2	Over ex 57 CY, new Base 57 CY, 58 ton new Asphalt	1,3	State wide Contingency	\$9,430.15	
SP 3	Flat spot Repairs by Tunnel	1,3	State wide Contingency	\$9,152.05	
SP 4	Old Signs Remove posts, Over ex, new base 24 CY, 25 ton Asphalt (new)	1,3	State wide Contingency	\$4,484.20	
SP 5	Remove Gutter and Sidewalk, Poor sub base, and waterway ex, haul off, 35 ton Asphalt (new)	1,3	State Wide Contingency	\$4,583.10	
SP 6	Provide anchors and install ADA signs. Remove existing Stop sign amnd reinstall	5	State wide Contingency	656.70	

Total				\$44,341.58	
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CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____

By DFCM Project Manager: Tim K Parkinson Date: December 3, 2013



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137875

Construction Contract Summary

137875 - Weber State Dee Event Parking Phase 4

tim Parkinson

lynn H

Project Title: Wsu Dee Events Center Site Improvements Ph. Iv **Vendor #:** 77725B

Project #: 13023810 **Staker & Parson Companies**

Program Director: Tim Parkinson (104577) **P O Box 3429**

Open PO's-Prj: **Ogden, Ut 84409**

Contract Name: Weber State Dee Event Parking Phase 4 **Status:** Contract Complete
tim Parkinson
lynn H

Contract Type: Paving **DO #:** 13093090289

Component Group: Construction **Expense Budget:** 6813

Component: Construction(8) **Property #:**

Account: 3000-300-3336-FXA-13023810 **Retainage #:**

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$650,000.00	\$0.00
Funding Totals:	100.00	\$650,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
9/30/13	13023810#1	Invoice Released	\$618,857.14
Total Payments:			\$ 618,857.14

Retainage Summary

Date	Invoice #	Status	Amount
9/30/13	137875#1	Invoice Released	\$32,571.43
Retainage Total:			\$32,571.43

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
Release Total:		\$ 0.00
Net Retainage:		\$ 32,571.43

Contract Summary

Adjusted Contract Value:	\$ 858,628.37
Paid to Contractor:	\$618,857.14

Change Order Summary

Awards

Award Date	Number	Amount
6/19/13	A001	\$814,286.79
Total Award:		\$ 814,286.79

Change Orders

Date	Number	Status	Amount
12/9/13	CO 001	Co Executed	\$44,341.58
Change Order Total:			\$44,341.58
Total Amendments (Less: Award Bid Pack Changes):			\$44,341.58
Adjusted Contract Value:			\$858,628.37

Change Order % of Original: 5.45%

Percentage of Contract Paid: 75.87%

Dates

From	To	Target	Lapsed
7/9/13	9/15/13	68	161
Adjusted	Substantial	Original	Days
9/15/13	11/1/13	9/15/13	68
Percentage of Time Lapsed:			236.76%



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 137875

Construction Contract Summary

Retainage to Bank:	\$32,571.43
Total Paid:	\$651,428.57
Contract Balance:	\$207,199.80

Contractor Summary

Adjusted Contract Value:	\$ 858,628.37
Paid to Contractor:	\$618,857.14
Retainage Releases:	\$.00
Total Paid to Contractor:	\$618,857.14
Contractor Balance:	\$239,771.23

Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	-3.00%	-\$1,329.82
Unknown - Dfcm	101.52%	\$45,014.70
A/e Err - Dfcm	1.48%	\$656.70
Total Changes (less Award Bid Packs):		\$44,341.58



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES
Division of Facilities Construction and Management

DFCM

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #6

PROJECT NAME: SOB Curtain Wall
 AGENCY: DFCM/Preservation Board
 CONTRACTOR: Northridge Construction

PROJECT NUMBER: 10221050
 CONTRACT NUMBER: 127322
 DESIGNER: P + A Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #20	Engineer did not detail or design enough structure to attach new windows on entire first level of building. A great deal of additional steel needed for new window to work and pass inspection. This PCO refers to the south side of the building only.	6	Project Contingency	\$21,900.60	No additional days
PCO #21	Engineer did not design/specify structure properly. Additional bent metal plates needed for window attachment and to pass inspection. This PCO refers to the North floor first level.	6	Project Contingency	\$2,298.07	No additional days
PCO #22	The State Office Building is full of existing "tomb stone" electrical outlets in the middle of the floor. These "tomb Stones" have been deemed unsafe and should be removed any time the current project encounters them. This change reflects various locations we have encountered these devises and removed them.	1	Project Contingency	\$783.99	No additional days
PCO #23	New locks for doors in the auditorium required pinning of the new cylinders. Documents suggest the owner to pin new cylinders, but owner does not have the ability to do so. They suggested the cylinders be keyed by Glen's Keys.	3	Project Contingency	\$391.00	No additional days
PCO #24	This PCO is a change to the sixth floor project for DTS. DTS wanted various electrical changes for their new remodeled offices. These changes include 6" core cuts, 2" conduit runs etc. Millwork for their remodeled space was not in original drawings, and a lowered fire proof ceiling was not acceptable to attach new walls to. All these items need to be accomplished either for inspection purposes or at DTS's request.	2	Agency funds DTS Funded (email confirmation for funding attached in change order)	\$24,201.60	No Additional time
PCO #25	Due to the various sheens and colors of paint throughout the building we have agreed to have the painter finish painting to the nearest wall rather than touch up. Each full wall was negotiated at \$50. Each	3	Project Contingency	\$3,220.00	No Additional time

	and every wall has been documented and identified in this PCO.				
PCO #26	The contractor asked the project team to look at the joints located in the granite on the lowest level of the building, referred to as the water table or water shelf. They pointed out that a very high percentage of the existing joints were failing and should be replaced. Early on in the project we received a price to replace these joints as part of the overall cleaning and joint replacement on the pre-cast areas, but due to budget decided not to move forward with the granite on the lower level. Until now when we realize how bad the joint are failing and now would be the responsible time to replace them. The contractor held their price previously given to us.	1	Project Contingency	\$11,390.75	No additional time
Total				\$64,186.01	No Time

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____

By DFCM Project Manager: Michael Ambre Digitally signed by Michael Ambre
DN: cn=Michael Ambre, o, ou, email=mambre@utah.gov,
c=US
Date: 2013.11.25 08:56:41 -0700 Date: _____



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127581

Construction Contract Summary

127581 - Cpb Sob Curtain Wall Replacement

Project Title:	Cpb State Office Bldg Curtain Wall Window Improvements	Vendor #:	VC0000155229
Project #:	10221050		North Ridge Construction
Program Director:	Michael Ambre (125778)		Po Box 681821
Open PO's-Prj:	\$15,880.00		Park City, Ut 84068
Contract Name:	Cpb Sob Curtain Wall Replacement	Status:	Contract Complete
Contract Type:	Const Remodel	DO #:	12112872177

Component Group:	Construction	Expense Budget:	6400
Component:	Construction(8)	Property #:	
Account:	3000-300-3334-FVA-10221050	Retainage #:	8694963

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2012		\$1,500,000.00	\$0.00
GFFY2013		\$1,150,000.00	\$0.00
Funding Totals:		\$2,650,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
11/28/12	10221050#1	Invoice Released	\$113,108.90
2/21/13	10221050#2	Invoice Released	\$155,308.92
3/27/13	10221050#3	Invoice Released	\$328,251.91
5/16/13	10221050#4	Invoice Released	\$549,386.59
6/26/13	10221050#5	Invoice Released	\$493,635.99
7/11/13	10221050#6	Invoice Released	\$751,051.43
8/12/13	10221050#7	Invoice Released	\$545,642.55
9/11/13	10221050#8	Invoice Released	\$222,200.09
10/3/13	10221050#9	Invoice Released	\$530,401.46
11/27/13	10221050#10	Invoice Released	\$606,782.04
12/16/13	127581#11	New	\$39,136.76
12/16/13	10221050#11	New	\$743,598.33
Total Payments:			\$ 5,078,504.97

Retainage Summary

Date	Invoice #	Status	Amount
11/28/12	127581#1	Invoice Released	\$5,953.10
2/21/13	127581#2	Invoice Released	\$8,174.15
3/27/13	127581#3	Invoice Released	\$17,276.42
5/16/13	127581#4	Invoice Released	\$28,915.08
6/26/13	127581#5	Invoice Released	\$25,980.85
7/11/13	127581#6	Invoice Released	\$39,529.02

Change Order Summary

Awards

Award Date	Number	Amount
5/1/12	A001	\$2,030,925.06
	Total Award:	\$ 2,030,925.06

Change Orders

Date	Number	Status	Amount
4/15/13	CO 001	Co Executed	\$50,829.11
4/15/13	CO 002	Co Executed	\$2,991,696.60
6/12/13	CO 003	Co Executed	\$11,553.53
9/19/13	CO 004	Co Executed	\$20,583.45
11/4/13	CO 005	Co Executed	\$134,824.36
12/4/13	CO 006	Co Executed	\$64,186.01

Change Order Total: \$3,273,673.06

Total Amendments (Less: Award Bid Pack Changes): \$3,273,673.06

Adjusted Contract Value: \$5,304,598.12

Change Order % of Original: 161.19%

Percentage of Contract Paid: 100.00%

Dates		Days	
From	To	Target	Lapsed
5/22/12	1/11/14	599	574



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 127581

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
8/12/13	127581#7	Invoice Released	\$28,718.03
9/11/13	127581#8	Invoice Released	\$11,694.74
10/3/13	127581#9	Invoice Released	\$27,915.87
11/27/13	127581#10	Invoice Released	\$31,935.89
Retainage Total:			\$226,093.15

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 226,093.15

Contract Summary

Adjusted Contract Value:	\$ 5,304,598.12
Paid to Contractor:	\$5,078,504.97
Retainage to Bank:	\$226,093.15
Total Paid:	\$5,304,598.12
Contract Balance:	\$.00

Contractor Summary

Adjusted Contract Value:	\$ 5,304,598.12
Paid to Contractor:	\$5,078,504.97
Retainage Releases:	\$.00
Total Paid to Contractor:	\$5,078,504.97
Contractor Balance:	\$226,093.15

Adjusted	Substantial	Original	Days
1/11/14		9/13/12	114
Percentage of Time Lapsed:			95.83%

Reasons for Change Orders

Reason	Percent	Amount
Scope - Ag/inst	4.74%	\$155,024.58
Unknown - Dfcm	1.83%	\$59,945.06
Omiss - Dfcm Cn	0.74%	\$24,198.67
Scope - Dfcm	92.69%	\$3,034,504.75
Total Changes (less Award Bid Packs):		\$3,273,673.06



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER # 6

PROJECT NAME: Utah State Capitol Security Upgrade
 AGENCY: DAS Security Upgrade
 CONTRACTOR: Simplex Grinnell

PROJECT NUMBER: 11153310
 CONTRACT NUMBER: 137555
 DESIGNER: Spectrum Engineers

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
Pr-13	After considerable discussion the UHP found that the Avigilon Operating system does not meet the needs of the user. This was a long involved process evaluating our options and final decision which is reflected in the time extension. The Avigiln system will not support all the functions needed for the Capitol Hill camera system. Knowing that Phase 2 of this project will build upon the operating system it is determined that the operating system should be changed to the Milestone product. It was installed on a group of cameras and found to be a much more adaptable system. Further explanation and description of the process to change can be found in the change order documents. The actual needs of the user have changed over the last 3 months because of Security breaches on the capitol such as when the truck that drove up the steps. This incident created awarness an urgent needs for a much more versatile and adaptable system for a more expansive camera system with multiple security operators. Milestone has been tested and accepted by UHP to meet those needs.	3	contingency	\$ 35,369.17	266
Total				\$35,369.17	266

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137555

Construction Contract Summary

137555 - Capitol Video Security System Upgrade

Project Title:	Das Capitol Hill Security Upgrades	Vendor #:	VC0000103033
Project #:	11153310		Simplex Grinnell
Program Director:	Brian Bales (172200)		2702 South 1030 West #60
Open PO's-Prj:	\$19,997.05		Salt Lake City, Ut 84119
Contract Name:	Capitol Video Security System Upgrade	Status:	Notice To Proceed
Contract Type:	Const Remodel	DO #:	12120472488

Component Group:	Construction	Expense Budget:	6400
Component:	Construction(8)	Property #:	
Account:	3000-300-3335-FVA-11153310	Retainage #:	8694952

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2012	100.00	\$160,000.00	\$0.00
OTHER		\$52,686.00	\$0.00
Funding Totals:	100.00	\$212,686.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
12/4/12	11153310#1	Invoice Released	\$143,332.86
12/4/12	137555#1	Invoice Released	\$7,543.84
4/15/13	11153310#2	Invoice Released	\$67,074.80
6/26/13	40545962	Invoice Released	\$13,704.24
	Total Payments:		\$ 231,655.74

Retainage Summary

Date	Invoice #	Status	Amount
4/15/13	137555#2	Invoice Released	\$3,530.27
6/26/13	137555#3	Invoice Released	\$721.29
	Retainage Total:		\$4,251.56

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 4,251.56

Contract Summary

Adjusted Contract Value:	\$ 274,078.94
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Change Order Summary

Awards

Award Date	Number	Amount
9/5/12	A001	\$184,265.00
	Total Award:	\$ 184,265.00

Change Orders

Date	Number	Status	Amount
12/7/12	CO 001	Co Executed	\$6,721.31
12/7/12	CO 002	Co Executed	\$5,711.73
1/29/13	CO 003	Co Executed	\$39,401.44
3/14/13	CO 004	Co Executed	\$1,777.88
8/27/13	CO 005	Co Executed	\$832.41
11/20/13	CO 006	Co Executed	\$35,369.17

Change Order Total: \$89,813.94

Total Amendments (Less: Award Bid Pack Changes): \$89,813.94

Adjusted Contract Value: \$274,078.94

Change Order % of Original: 48.74%

Percentage of Contract Paid: 86.07%

Dates		Days	
From	To	Target	Lapsed
9/17/12	12/20/13	459	456
Adjusted	Substantial	Original	Days



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 137555

Construction Contract Summary

Paid to Contractor:	\$231,655.74
Retainage to Bank:	\$4,251.56
Total Paid:	\$235,907.30
Contract Balance:	\$38,171.64

12/20/13	11/26/12	70
Percentage of Time Lapsed:		99.35%

Contractor Summary

Adjusted Contract Value:	\$ 274,078.94
Paid to Contractor:	\$231,655.74
Retainage Releases:	\$.00
Total Paid to Contractor:	\$231,655.74
Contractor Balance:	\$42,423.20

Reasons for Change Orders

Reason	Percent	Amount
Time Extension	0.00%	
Unknown - Dfcm	55.66%	\$49,994.87
A/e Err - Dfcm	35.38%	\$31,776.06
Omiss - Dfcm Cn	8.03%	\$7,210.60
Unk Cond	0.93%	\$832.41
Total Changes (less Award Bid Packs):		\$89,813.94

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Jan-14

% of
 Constr.

PRJT. #		PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
		<u>BEGINNING BALANCE</u>	<u>11,382,109</u>	<u>968,481</u>		
		<u>INCREASES TO PROJECT RESERVE FUND:</u>				
12064100	UDC	DRAPER NORTH POINT WATER HEATERS	5,275.80		Project Residual	14.90%
		<u>DECREASES TO PROJECT RESERVE FUND:</u>				
13149120	UDC	BONNEVILLE AP&P RESTROOMS/WATER HEATERS	(22,239.00)		To Award Construction Contract	11.12%
		<u>ENDING BALANCE</u>	<u>11,365,145.99</u>	<u>968,481.36</u>		
		<u>DEVELOPMENT PROJECTS FUND BALANCE</u>	6,657,293.63			
		<u>IMPROVEMENT PROJECTS FUND BALANCE</u>	4,707,852.36			



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF FISCAL YEAR PROJECT RESERVE FUNDS ACTIVITY

Jan-14

	STATE FUNDS	DOT FUNDS
<u>FY2014 BEGINNING BALANCE</u>	<u>6,403,636</u>	<u>968,481</u>
<u>INCREASES TO PROJECT RESERVE FUND:</u>		
ABC Total	5,463.27	
COURTS Total	47,538.83	
DATC Total	2,303.78	
DCC Total	14,090.00	
DFCM Total	212,019.73	
DHS Total	587,779.21	
Dixie Total	63,734.54	
DNR Total	26,804.59	
DWS Total	18,848.67	
FAIRPARK Total	41,521.07	
HEALTH Total	33,625.55	
SLCC Total	161,952.77	
SNOW Total	1,001.82	
SUU Total	40,317.36	
TAX Total	82,577.93	
UBATC Total	724.65	
UDC Total	102,573.55	
UDOT Total	57,392.00	
UVU Total	5,966,576.12	
WSU Total	36,709.39	
Grand Total	7,503,554.83	
<u>DECREASES TO PROJECT RESERVE FUND:</u>		
AG Total	(1,184.00)	
COURTS Total	(2,473,765.23)	
DCC Total	(6,639.00)	
DFCM Total	(5,189.00)	
DNR Total	(6,834.00)	
SLCC Total	(22,158.00)	
UDC Total	(22,239.00)	

UVU Total
Grand Total

(4,037.00)
(2,542,045.23)

ENDING BALANCE

11,365,145.99 **968,481.36**