

# AGENDA OF THE UTAH STATE BUILDING BOARD

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Wednesday, February 5, 2014  
Room 218, Library for the Blind and Disabled  
250 North 1950 West  
Salt Lake City, Utah  
9:00 am

- (Action) 1. **Approval of Minutes of January 8, 2014** ..... Tab 1
- (Action) 2. **Request for Approval of Francis Peak Facilities Conveyance to the State of Utah for the Use of Public Safety 911 Service** ..... Tab 2
- (Action) 3. **Approve of Revolving Loan Fund for Salt Lake Community College** ..... Tab 3
- (Action) 4. **Approval of Huntsman Center Sports Arena Upgrade and Remodel** ..... Tab 4
- (Information) 5. **Administrative Reports for University of Utah and Utah State University**..... Tab 5
- (Information) 6. **Administrative Reports for DFCM** ..... Tab 6
- (Information) 7. **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: February 5, 2014  
Subject: **Approval of Minutes of January 8, 2014:**

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Attached for your review and approval are the minutes of the January 8, 2014 Building Board meeting:

JR: cn  
Attachments

# Utah State Building Board



## MEETING

February 5, 2014

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## **MINUTES**

### **Members in Attendance:**

Ned Carnahan, Chair  
David Fitzsimmons  
Chip Nelson  
David Tanner  
Fred Hunsaker  
Gordon Snow  
Bob Fitch

### **Members Excused:**

Kristen Cox, Ex-Officio

### **Guests in Attendance:**

Matt Lund  
Rich Amon  
Jeff Reddoor  
Alan Bachman  
Cee Cee Niederhauser  
John Harrington  
Bruce Whittington  
Josh Haines  
Jim Russell  
Wayne Christensen  
Bob Anderson  
Tom Shaw  
Brian Bales  
Fran Pruyn  
Ralph Hardy  
Jerry Jensen  
Ben Berrett  
David Cowley  
Charles Darnell  
Mark Bleazard  
Ken Nye  
Mac McDonald

Governor's Office of Management and Budget  
Department of Administrative Services  
Utah State Building Board  
Attorney General's Office  
Division of Facilities Construction & Management  
CRSA  
Utah System of Higher Education  
Department of Corrections  
Utah State University  
Utah State University  
Utah State University  
Legislative Fiscal Analyst  
University of Utah  
Department of Human Services

Bret Hardy	USDC
Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
Gregg Stauffer	USHE
Jeff Palmer	Layton Construction
Tracy Neale	GSBS Architect
Ron Berggren	Southern Utah University
Ben Johnson	Southern Utah University
Rich Kendell	Southern Utah University
Tyler Brinkerhoff	UCAT
Kirt Michaelis	MATC
Clay Christensen	MATC
Russ Bachmeier	FFKR Architects
Amy Mayberry	Company AP
Matt Tison	GExpro
Amber Craighill	BHB Engineers
Nancy Wolthuis	Calder Richards Structural Engineers
Lin Alder	McKinstry
Bin Juscak	UDOT
Sherry J. Ruesch	Dixie State University

On Wednesday, January 8, 2014 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 9:04 am.

**☐ APPROVAL OF MINUTES OF DECEMBER 4, 2013.**

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

**MOTION: Dave Tanner moved to approve the Meeting Minutes of December 4, 2014. The motion was seconded by Fred Hunsaker and passed unanimously.**

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

President Clay Christensen and Kirt Michaelis from MATC returned to the Board to report on their new technology building which was previously tabled at the October 30, 2013 meeting with a request that MATC return with additional information. President Christensen clarified this was not a request for funding but a request for permission to proceed with a technology and trades building at Thanksgiving Point Campus which will be funded through institutional funds, donations, and existing MATC funding currently being used for lease payments. Previously MATC provided a letter from Utah County Commissioners indicating that they were willing to bond for \$8 Million and go as high as \$10 M if needed for the project. President Christensen reported their O & M would be approximately \$304,000.00, based on \$7.61 per square foot for this 40,000 square foot building. In answer to concerns about the impact this funding would

have on the student population, President Christensen assured the Board there would be no increase in student fees. Jeff Reddoor explained to the Board that this project was initially for \$6.9 Million but after the CBE was completed DFCM indicated this initial estimate made by the Architect was not sufficient to complete the project and should increase to \$10.6 Million. MATC will make adjustments in square footage and equipment replacements to make sure this project is within the \$10.6 Million recommended budget. President Christensen agreed to work with Jeff Reddoor to supply updates on exact changes in bonding, square footage and cost adjustments as well as coordinate with DFCM.

**MOTION:** Dave Tanner moved to approve the Technology Building for MATC as a non-state funded project with the following stipulation: 1) that MATC show they can meet the O&M over the life of the building which will result in consistent funding and no increase to student fees or costs, 2) that they receive Legislative approval in order to move forward and 3) That MATC provide a business plan to the Building Board Director which would include information from the County and UCAT on Bonding payment commitments.

The Board discussed the time frame for MATC's submittal of a business plan and President Christensen indicated that they would like to have until the end of March after the conclusion of the Legislative session.

**AMENDED MOTION** Dave Tanner amended his motion to include that MATC should provide a business plan to the Building Board Director in March.

**The motion was seconded by Gordon Snow and passed unanimously.**

**☐ BRIGHAM CITY/PRICE CIB DESIGN COMPLETION APPROVAL**

During the 2013 Legislative session, USU was appropriated \$1 Million for planning of their instructional facility at Price and Brigham City. USU has supplemented the original appropriation with their own funds in order to complete full design development for each building. There is concern that USU and DFCM should not proceed with design due to the wording used in the Legislation – specifically does the word “planning” include “design”. Charles Darnell, Associate Vice President of Facilities at USU came before the Board to discuss concerns with the money appropriated by the Legislature for these two projects. They do not believe it was the intent of the Legislature to prevent USU from completing design on these facilities. Mr. Darnell reported that the Legislature appropriated far more funding than was actually required to only accomplish programming for each facility and believes the intent of the Legislation was to proceed as far as possible with the funds provided which would include design development. USU would like clarification from the Board.. Mr. Darnell referred to the enrolled copy of SB 3 which didn't specify planning or design but only listed as an appropriation for each facility under the heading of Capital Development. Jeff Reddoor responded that \$500,000 for each project clearly is not enough to complete the design of a project of that nature. There was considerable discussion about this issue particularly.

**MOTION:** Chip Nelson moved to approve the request from USU to proceed with the planning and design based on the funds that were allocated and using additional funding within their organization to complete the planning and design functions.

USU indicated they would like this to include CMGC functions but the Board felt that this should not be included. The Board agreed that design could be an architect, an engineer and/or consulting advice from a general contractor. It does not include the hiring of a general contractor for construction. The parameter of design authority does not include actual construction authority for this project. David Fitzsimmons clarified that this is called pre-construction services.

**CLARIFICATION OF MOTION:**

Chip Nelson clarified his motion to read that USU has approval to proceed with the design and planning of their instructional facilities in Brigham City and Price using the appropriated funds, plus their own internal funds. This part of pre-construction services could include consultation with a contractor only. This motion does not include any interpretation of construction services beyond that. It also includes acknowledgement that USU will not return to the Board for additional funding.

The motion was seconded by Dave Tanner and passed with the voting recorded as follows:

Five in favor

One abstained

**☐ PROPOSED RULE R23-33, RULES FOR PRIORITIZATION AND SCORING OF CAPITAL IMPROVEMENTS BY THE UTAH STATE BUILDING BOARD**

Jeff Reddoor and Alan Bachman reported that this Administrative Rule codifies the new capital improvement and prioritized scoring processes which are approved by the Board for distribution to the appropriate legislative committee. Discussions included questions about rule content, and the processes included with Capital Improvement Funding as well as clarifications of definitions in the rule. David Tanner commented that the rule and new processes will bring order and capability to judge projects on a fair basis for all agencies and institutions. Alan Bachman said that after input from the general public today, if the Board approves R23-33 for filing, and if there aren't any negative comments filed; then he asked that he be allowed to file an effective date for the rule without returning to the Board for approval.

**MOTION:** Dave Tanner moved to approve R23-33, Rules for Prioritization and Scoring of Capital Improvements by the Utah State Building Board and that this approval includes the filing of an effective date without returning for additional approval from the Board. The motion was seconded by David Fitzsimmons and passed unanimously.

After voting on the rule, Charles Darnell asked for clarification concerning the Capital Improvement Funding list that would be approved today. In addition USU had a theater (auditorium) which is also used as a classroom but was not classified as such and received lower points. The board agreed that this should be reviewed

**❑ REQUEST FOR APPROVAL OF THE FINAL LIST OF FY 2015 CAPITAL IMPROVEMENT FUNDING**

Jeff Reddoor presented the Final List of FY 2015 Capital Improvements which will be presented to the Legislature. He went over some of the changes that appeared on the list and which were not on the previous list presented to the Board.

- 1) Changes to miscellaneous funding requests
- 2) Utah Department of Transportation Clinton funding which was encumbered
- 3) The U of U Infrastructure allocation changes
- 4) Dept. of Human Services funding for infrastructure

There was discussion concerning the allocations that results when critical projects arise and require immediate funding, resulting in hardships for other agencies and institutions. The Board concluded that this is a new process approved by the Legislature. There may be corrections to the system but for the most part it will aid in identifying the high critical projects which should be addressed. The Board will be open to address problems as the need arises. As required by state statute, this list will be submitted to the Infrastructure and General Government Subcommittee on or before January 15.

**MOTION: Chip Nelson moved to approve the Final List of FY 2015 Capital Improvement Funding. The motion was seconded by Dave Tanner and passed unanimously.**

**❑ REQUEST FOR APPROVAL FOR THE DEPARTMENT OF HUMAN SERVICES, UTAH DEVELOPMENTAL CENTER INFRASTRUCTURE.**

Mack MacDonald, Program Administrator for the Department of Human Services explained the critical nature of infrastructure at the Utah Developmental Center. Their infrastructure system, which was installed in 1929, continues to deteriorate rapidly and the agency is constantly trying to patch, repair and make difficult adjustments to keep it functioning. They are experiencing significant loss of steam with steam leaks coming through sidewalks which have to be barricaded for patient safety. The condensation lines and heat tubes are being contaminated with sediment and dirt which accelerates this deterioration in the line. In addition, there is a leak resulting in the loss of 700 gallons of treated water per hour. They also have concerns with maintaining consistent water temperatures. Several residents have accidentally been burned in the shower due to the fluctuating water temperatures. Federal regulations require that the Developmental Center maintain their water temperatures within 5 degrees and this is extremely difficult to meet because of the deterioration of this antiquated system. The \$1 Million request is to address this critical need on their campus. Jeff Reddoor clarified that the \$6.75 would only be awarded to DHS if the Capital Improvement List was funded at 1.1%.

There was considerable discussion concerning the ratio of buildings to the number of patients, the age and condition of the buildings on the property, the lease of the northern area of the Developmental Center property to create a cash flow for the Center, and master plans for the facility.

**MOTION:** Dave Tanner moved to approve the Request for \$6.75 Million for the Department of Human Services, Utah Developmental Center Infrastructure along with the request that additional design funds be acquired to move forward with design as soon as possible.

The motion was seconded by David Fitzsimmons and passed with the voting recorded as follows:

Four in favor  
Two opposed

#### **□ REPORT ON SUU'S CENTER FOR THE ARTS**

Dorian Page and President Rich Kendall presented an update on their plan for funding SUU's Beverly Sorenson Center for the Arts. It will include a new Shakespeare Theater, a state of the art production facility for props and costumes, etc. and will include the Southern Utah Museum of Art, and site improvements complementing the Randall Jones Theater. This non-state funded project is being funded from both public and private sources with a budget of \$30 Million and an additional \$5 Million added for extras (things they would like to do) if the funds can be raised. They feel they are close to this. The University has the following funding sources:

\$17.7 Million in cash

\$13.5 Million in cash equivalents (from very solid sources)

\$ 2.8 Million in outstanding pledges

\$34,075,665.00 – this is the total raised for this project

There is another \$2,550,000.00 of solicitations in progress

The design documents are underway and they hope to begin construction in June of this year. Board members expressed concern about cash equivalents because state law requires that funds are in hand at the time the contract is executed. SUU assured the Board they will be in compliance.

#### **□ REQUEST FOR APPROVAL FOR SNOW COLLEGE LEASE BUYOUT**

Representative Kay McIlff reported on his proposal to the Legislature that they appropriate \$3 Million to buyout a pre-paid long term lease which the Sevier School District has on the education wing of the Sevier Valley Center. The Center was completed and occupied approximately 9 years ago. The education wing of this facility is presently leased and being used by the Sevier School District for additional classroom space for Richfield High School which is in close proximity. Sevier School District has broken ground on a new high school in Richfield and no longer needs the classroom wing of the Sevier Valley Center. They are proposing that the Legislature appropriate \$3 Million to Snow College so that they can buy-out

the portion of the lease. There will be no additional O&M costs if this facility is acquired

**MOTION: Gordon Snow moved to support the Snow College Lease Buyout. The motion was seconded by Bob Fitch and passed unanimously.**

**☐ REQUEST FOR APPROVAL OF UDOT SARATOGA SPRINGS MAINTENANCE STATION**

UDOT representative, Kevin Griffin requested approval for a new maintenance facility in Saratoga Spring. This is a fully "UDOT Funded" Capital Improvement Project which will replace the facility being removed as part of the road way expansion program; specifically the Pioneer Crossing Highway. UDOT feels confident from their recent construction at the Panguitch Station that they can complete this project within the allowable \$2.5 Million limit.

**MOTION: Gordon Snow moved to reapprove the UDOT Saratoga Springs Maintenance Station. The motion was seconded by Bob Fitch and passed unanimously.**

**☐ REQUEST FOR APPROVAL FOR THE UDOT MOAB CITY LIONS PARK**

Bob Anderson from DFCM and Rustin Anderson from UDOT presented their request for the UDOT Moab City Lions Park. The proposed park improvements are primarily located on land that is currently owned by UDOT. 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 needs to retain ownership of the property for future highway purposes if the need arises. The park will be a modern energy-efficient and sustainable infrastructure that will serve as a gateway to Moab City. It will consist of demolition of aging facilities in the park and construction of new restrooms, pavilion, large parking areas, walking trails, zero scape, interpretive signage and a water feature fed by a local spring. Moab City has obtained funding from the following sources to complete the project:

- 1) Scenic Byways funding in the amount of \$1,204,592.00 which is utilized throughout Utah to enhance the experience and feel of Utah's scenic highways.
- 2) Enhancement funding in the amount of \$625,000.00 which is used by local governments to enhance and beautify their communities

The total funding for this project is \$1,829,592.00. Both funding sources will require a 20% match by Moab City and are administered by the Federal Highway Administration guidelines. DFCM will oversee construction of this project.

**MOTION: David Fitzsimmons moved to approve the UDOT Moab City Lions Park. The motion was seconded by David Tanner and passed unanimously.**

**☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Ken Nye from the University of Utah said that the report to the Board contained all items that

were worthy to note. There were no questions for Mr. Nye.

Ben Berrett from Utah State reported that there were two professional contracts and sixteen construction contracts during this reporting period. Three projects used funds from the Contingency but the Contingency Fund is still healthy. The Price SAC Study Project has closed and contributed a small amount to the Project Reserve Fund. Of the sixteen construction contracts, several were for orders for several emergency generators. There were no questions from Board members.

#### ADMINISTRATIVE REPORT FOR DFCM

Because of the length of the meeting, DFCM Director Josh Haines asked the Board if there were any questions concerning the report. Dave Tanner had concerns with Change Order #15 and Mr. Haines indicated that DFCM did have a problem there but that corrective procedures have been put in place to make sure this does not happen again. There was concern about whether the Design Team should be billed for some of the costs associated with problems with the design of the roof. There were no additional questions from the Board.

#### ADJOURNMENT

Chair Carnahan announced that the meeting will adjourn for lunch in 4114 State Office Building and then reconvene in 4112 for the Business portion of the meeting. The meeting adjourned at 12:22 pm.

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

Representative Gage Froerer  
Mark Bleazard  
Matt Lund  
Jim Russell  
Rich Amon  
Dorothy Taylor  
Darrell Hunting

## **BUSINESS MEETING**

#### **Members in Attendance:**

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

#### **Members Excused:**

Kristen Cox, Ex-Officio

Bob Fitch

**Guests in Attendance:**

Matt Lund	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Cee Cee Niederhauser	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Craig Wessman	Division of Facilities Construction & Management
Ralph Hardy	Utah System of Higher Education
Jerry Jensen	Department of Corrections
Ben Berrett	Utah State University
Charles Darnell	Utah State University
Mark Bleazard	Legislative Fiscal Analyst
Ken Nye	University of Utah
Mac McDonald	Department of Human Services
Gregg Stauffer	Utah System of Higher Education
Rep. Gage Froerer	Utah House of Representatives

The Board meeting reconvened at 1:10 pm

**☐ Department of Human Services Infrastructure Discussion**

Chair Carnahan opened the meeting and suggested that Mr McDonald continue to address the Board concerning their Infrastructure Project at the Utah Developmental Center. Specifically Mr. Carnahan asked how the DHS would use the \$1 Million to repair their infrastructure. Mr. McDonald said their first attack would be a band aid approach to the direct buried lines in an effort to stop the huge water leak and repair problems with steam leaks and condensation in their system which is affecting their water temperatures. The insulation in the trenches (which contains asbestos) has fallen out of place due to the steam issues and needs to be eradicated. Those are the most urgent repairs. Mr. McDonald distributed a copy of the campus master plan and explained their hopes for future expansion.

Board members expressed concerns with the high ratio of buildings to patients. Mr. McDonald explained that there were approximately 50 buildings for 250 patients. However these buildings were not all residential. This building count includes service stations, maintenance buildings, a hospital, kitchen, laundry, administration buildings, HR and a recreational building for clients. In addition they have approximately 650 staff members. There was also discussion concerning whether there is a better way to heat and cool residential single level buildings. Gordon Snow said that \$24 Million, estimate to replace the entire infrastructure system, is a huge amount of money to put into an aged facility and encouraged that other options be considered, specifically the possibility of building a new facility. Mr. Reddoor commented that the initial plan, in order to keep the Developmental Center operational and things moving, is to build a system completely parallel to the existing system which keeps things moving but substantially increases the costs.

The \$24 Million cost could be substantially reduced to approximately \$11 Million.

Mac McDonald said that DHS has completed a master plan and developmental study for the northern phase of their property which was just approved by Governor Herbert. This plan anticipates and recommends working with a developer for retail commercial development on the northern half of the property and create a system where DHS would receive a perpetual revenue. Revenue projections are around \$74 Million over 10 years and would generate revenue back into the system. The next step is to put that plan into action.

The Board suggested that DHS work with DFCM for direction or a possible feasibility study and return to the Board.

#### **Board Authority Discussion**

Jeff Reddoor addressed the discussion concerning Building Board authority. State statute indicate that the Board has the rule making, policy setting authority under their purview to deal with capital improvements, development and conditions that deal with state facilities. Recently there have been questions concerning proportional sharing vs. prioritized sharing. Statute indicates the Board may, not shall distribute Capital Improvements proportionately. Mr. Reddoor said the Board is operating within their purview and have the authority to make changes to Capital Improvements as allocated.

#### **Utah State University Issues**

In previous correspondence, Charles Darnell had indicated he would like to address the Board during the Business meeting. Mr. Darnell said that with today's approval of the Capital Improvement Funding at the previous meeting had addressed many of their concerns. They still have significant concerns about extremely large allocations out of Capital Improvement Funds to address different infrastructure issues. Mr. Darnell said that Utah State is usually allocated about 9% of the Capital Improvement budget. Every ten million dollars that is redirected for critical issues out of Capital Improvement Funding results in about a \$900,000.00 loss to Utah State's funding. This is creating a counter-productive competitive environment among facility people in the state. This has been discussed with UAPPA and the Board of Regents. After considerable discussion, members of the Board reminded Utah State representatives that the State Legislature had directed Mr. Reddoor to come up with a more equitable system for distribution of Capital Improvements. This new system has been approved by the Board and the Legislature. DFCM and Mr. Reddoor are simply carrying out direction from the Legislature. Board members agreed that O&M and Capital Improvement Funds are always inadequate for our state buildings. There simply is not enough funding for adequate distribution.

Ken Nye shared a history of infrastructure funding for the University of Utah and reminded the Board that the University has always pursued their infrastructure funding through Capital Development. However, between FY07 and FY12 the University spent \$22 Million out of their share of Capital Improvement to address these issues. Their request this year is through Capital Development. The Legislature has traditionally funded a portion and asked the University to look for other funding sources which has resulted in the University requesting

permission to issue a \$29.4 Million revenue bond which will be paid entirely by the University of Utah. Much of that repayment will come from students because they are the occupants of university housing which is paying for its share of the infrastructure. Another \$5.5 Million will be put into their infrastructure as well. The University feels they have made a huge investment.

**Review of New Capital Improvement Process**

Jeff Reddoor felt there had been ample discussion on the Capital Improvement process. There was no further discussion.

**Goals and Objectives for the Board**

Chair Carnahan addressed the future goals and objectives for the year. He indicated the Board would look at other Administrative Rules in the future and particularly the issues of project phasing, programming, design, and construction may be addressed at future business meetings.

The Board had previously discussed having an agency visit after some of their Board meetings and the Chair encouraged Board members to consider this.

In addition, the Board should examine plans to expand the Capital Development Tour this year. Mr. Reddoor has scheduled five days for this event but the Board members should determine which days and how many days for the tour so this can be placed on the calendar. Chip Nelson suggested that the Board also include critical or larger Capital Improvement needs on this year's tour. Gordon Snow suggested that the tour be divided with two days in the Spring and two days in the Fall. Previously the Board had requested that they tour the entire state rather than rotating the north or south areas for alternate years. The tour is scheduled for the week of August 18th – 22<sup>nd</sup>.

**Other**

Chair Carnahan reported that in the past the Board's budget was a portion of the DFCM budget. The Board and DFCM still have a synergy and close working relationship. However, starting this year, the Building Board's budget will be separated. Board members suggested that Jeff Reddoor use this funding to hiring an addition staff member to perform facility audits. Funding for this has been requested through a Building Block this year.

**Adjournment**

The meeting adjourned at 3:03 pm.



**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 26, 2014  
Subject: **Request for Approval of Francis Peak Facilities Conveyance to the State of Utah for the use of Public Safety 911 Service.**  
Presenter: Joshua Haines, DFCM Director

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### **Recommendation**

I recommend the Building Board approve the request from The Utah Air National Guard and US Air Force to accept the conveyance of certain facilities on Francis Peak to be used to provide 911 communications services.

### **Background**

The Francis Peak Communications Site has been active since 1960 as a communications site for the US Air Force and Utah National Guard and more recently the Federal Aviation Administration (FAA). The Utah ANG mission changed several years ago and is vacating the site this federal fiscal year. As part of the National Defense Authorization Bill in 2013, Congress authorized the transfer of portions of the facilities on Francis Peak to the State of Utah to be used as a communications site for Public Safety and 911 communications. There will be some nominal conveyance costs associated with hazardous materials, asbestos and physical building conditions surveys. Current ongoing Operation and Maintenance Costs (O&M) are approximately \$15,000 per year and we anticipate that those costs would be paid by Public Safety.

JR: cn



# Francis Peak Conveyance Meeting

23 January 2014

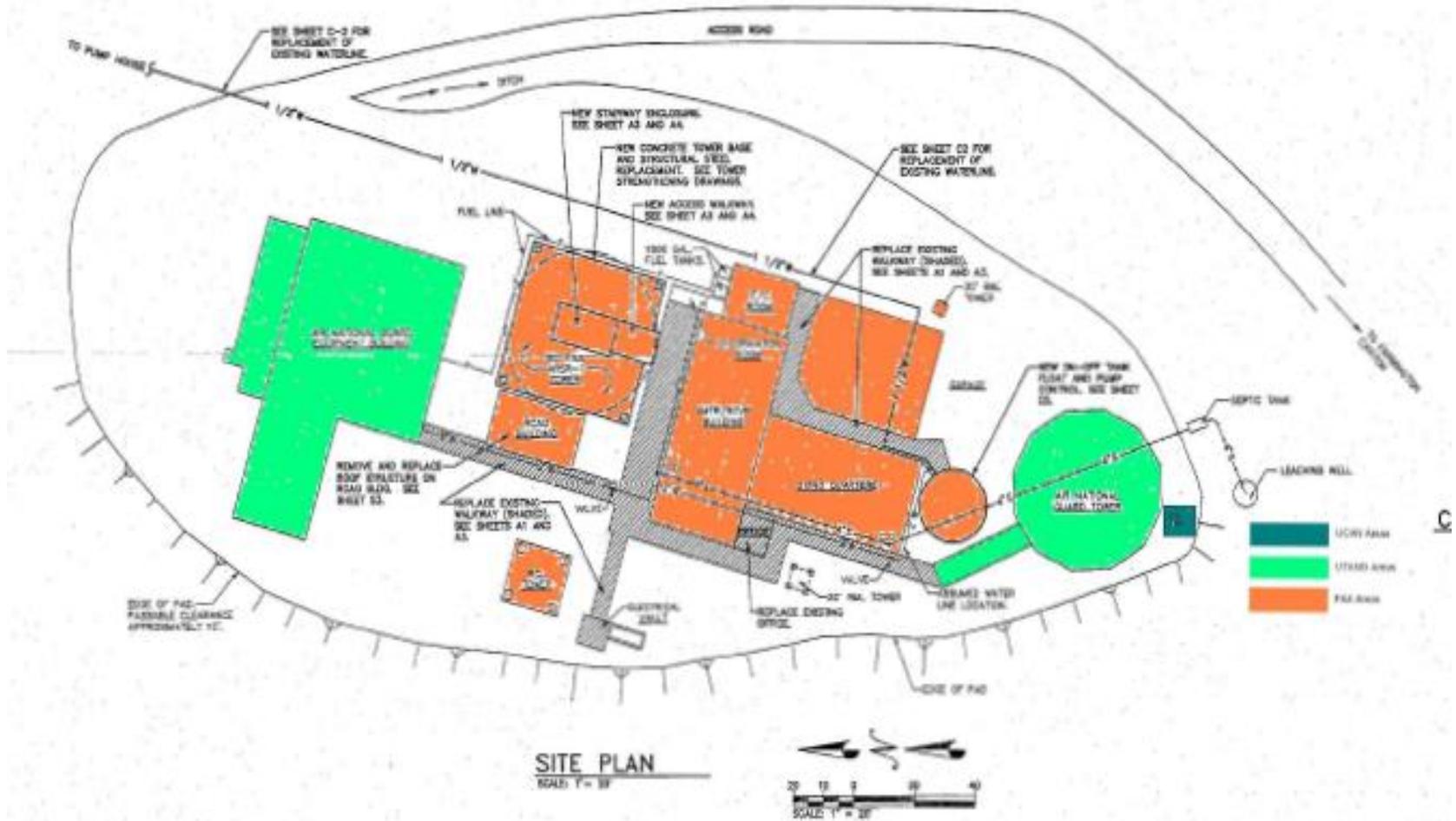
# Francis Peak Site

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- Permitted to state Armory Board 3 June 1959 – (U.S. Forest Service)
- Permitted for Radar equipment and related facilities
- Permit – No Charge Permit
- Operated by 299<sup>th</sup> Range Control Squadron (RCS) 1960's thru 30 Sep 2009
- Mission Supported the UTTR

- Co-located facility with FAA
- Site Construction:
  - Radome tower built -1958
  - Covered Walkway –1960
  - Camp Troop Quarters – 1960
  - Water\* Tank Storage – 1963
  - Heated Vehicle Parking - 1969

# Francis Peak Site





# Operational Costs Francis Peak

<b>FY</b>	<b>Maintenance Costs</b>	<b>Utilities Costs</b>	<b>Diesel</b>	<b>Totals</b>
2003	\$8343.01	Un Ava		
2004	\$1579.51	Un Ava		
2005	\$3848.62	Un Ava		
2006	\$2324.13	Un Ava		
2007	\$8768.85	Un Ava	3000 Gal	
2008	\$866.25	Un Ava		
2009	\$3410.43	\$12251.21		\$15661.64
2010	\$1122.04	\$13649.09		\$14771.13
2011	\$3381.76	\$12616.88		\$15998.64
2012	\$2043.92	\$14811.40		\$16,855.32
2013	\$4550.75	\$8933.98		\$13484.73
<b>Total</b>	<b>\$40,239.27</b>	<b>\$62,262.56</b>		<b>\$76,771.46</b>



# Identified Projects Francis Peak

<b>Identified Projects</b>	
Floor Tiles (entire facility)	BTB Asbestos Containing
Ceiling Tiles (entire facility)	
Interior paint (entire facility)	
Exterior paint (entire facility)	
Dome Painting	
Rodent Control	Rodents Present in facility
Waterline issue	Waterline broken between spring and facility

# Francis Peak Facilities

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- Structurally Sound
- Roof Good Shape (Needs Recoating)
- Mechanical (Old but functions well)
- Electrical (No issues identified)

- No Identified Environmental Issues
- Believe Asbestos in facility (no formal survey)
- Cultural Resource Survey 90% complete (Awaiting Final)
- No MOU/MOA in place
  - UCAN
  - Army National Guard
  - Civil Air Patrol?
  - LDS Church?

- National Defense Authorization Act
- Section 2836
- Must be completed by Sept 30<sup>th</sup> 2014
- May Require State to cover Conveyance costs
- Land use permit should not be affected by conveyance



# Congressional Language for Transfer

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## One Hundred Thirteenth Congress of the United States of America

AT THE FIRST SESSION

*Begun and held at the City of Washington on Thursday,  
the third day of January, two thousand and thirteen*

### **SEC. 2836. CONVEYANCE, AIR NATIONAL GUARD RADAR SITE, FRANCIS PEAK, WASATCH MOUNTAINS, UTAH.**

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Air Force may convey, without consideration, to the State of Utah (in this section referred to as the “State”), all right, title, and interest of the United States in and to the structures, including equipment and any other personal property related thereto, comprising the Air National Guard radar site located on Francis Peak, Utah, for the purpose of permitting the State to use the structures to support emergency public safety communications, including 911 emergency response service for Northern Utah.

## H. R. 3304—351

### (b) PAYMENT OF COSTS OF CONVEYANCE.—

(1) PAYMENT REQUIRED.—The Secretary of the Air Force may require the State to cover costs to be incurred by the Secretary, or to reimburse the Secretary for costs incurred by the Secretary, to carry out the conveyance under subsection (a), including survey costs, costs related to environmental documentation, and other administrative costs related to the conveyance. If amounts paid to the Secretary in advance exceed the costs actually incurred by the Secretary to carry out the conveyance, the Secretary shall refund the excess amount to the State.

(2) TREATMENT OF AMOUNTS RECEIVED.—Amounts received as reimbursement under paragraph (1) shall be credited to the fund or account that was used to cover the costs incurred by the Secretary in carrying out the conveyance. Amounts so credited shall be merged with amounts in such fund or account, and shall be available for the same purposes, and subject to the same conditions and limitations, as amounts in such fund or account.

(c) DESCRIPTION OF PROPERTY.—The exact inventory of equipment and other personal property to be conveyed under subsection (a) shall be determined by the Secretary of the Air Force.

(d) ADDITIONAL TERMS AND CONDITIONS.—The Secretary of the Air Force may require such additional terms and conditions in connection with the conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.

(e) CONTINUATION OF LAND USE PERMIT.—The conveyance of the structures under subsection (a) shall not affect the validity and continued applicability of the land use permit, in effect on the date of the enactment of this Act, that was issued by the Forest Service for placement and use of the structures.

(f) DURATION OF AUTHORITY.—The authority to make a conveyance under this section shall expire on the later of—

(1) September 30, 2014; or

(2) the date of the enactment of an Act authorizing funds for military construction for fiscal year 2015.

# Conveyance Process

---

- UTANG Complete DD Form 1354
  - Identify who can accept from state
  - Contain all info on the AF 7115
- Letter from the state agreeing to accept facility in “As Is” condition.
- Form goes to SAF/IE for signature
- Form then goes to State of Utah for signature
- Provide final Signed copy back to UTANG Real Property (151 CES/CER)



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: February 5, 2014  
Subject: **Approval of Revolving Loan Fund for Salt Lake Community College**  
Presenter: John Harrington

---

### **Recommendation**

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's energy revolving loan fund, each project seeking funding requires Building Board approval prior to moving forward. I recommend that the Building Board review the request from Salt Lake Community College. This application has been reviewed and approved by the State Building Energy Efficiency Program Director and is submitted for your approval.

### **Background**

Attached is an application pending approval for Salt Lake Community College. Salt Lake Community College is requesting a loan in the amount of \$700,000.00. The funds will be used to retrofit both interior and exterior lighting and better control vending machine run times throughout 5 of the various campuses. The payback for this project will be 4.2-6.5 years depending on the rebates that are collected through Rocky Mountain Power. The estimated loan repayment schedule will begin at the start of 2015. The project will result in both significant energy savings and cost savings.

BS: JR

Attachment  
Loan application and supporting documentation

## State of Utah

### State Facility Energy Efficiency Fund Loan Application

**A. State Agency:**

Salt Lake Community College

**B. Building name & location:**

Taylorsville Redwood Road Campus: 4600 S.REDWOOD ROAD Taylorsville, UT 84123

Jordan Campus: 3451 W. Wights Fort Rd.– 90th So. West Jordan, UT 84088

Miller Campus: 9750 S 300 W, Sandy, UT 84070

Meadow Brook Campus: 250 W 3900 S. SLC, UT 84107

South City Campus: 1575 S State Street SLC, UT 84115

**C. Building description (use, seasonal variations, square footage):**

Taylorsville Redwood Campus is used all throughout the year but more extensively during fall and spring semester. The total square footage is approximately **1,075,380** but this application is for all the parking lot and walkway areas as well.

Jordan Campus is used all throughout the year but more extensively during fall and spring semester. The total campus square footage is approximately **283,920**. This application also includes the exterior parking lots and walkways as well.

Miller Campus: is used all throughout the year but more extensively during fall and spring semester. The total campus square footage is approximately **338,882**. This application also includes the exterior parking lots and walkways as well.

Meadowbrook Campus: is used all throughout the year but more extensively during fall and spring semester. The total campus square footage is approximately **72,383**. This application also includes the exterior parking lots and walkways as well.

South City Campus: is used all throughout the year but more extensively during fall and spring semester. The total campus square footage is approximately **387,144**. This application also includes the exterior parking lots and walkways as well.

**D. Existing building systems and energy usage:**

Lighting systems for the buildings typically match its occupancy, running 5-6 days a week at 10-15 hours per day. This can vary due to various factors such as: photo control, reduced weekend hours, summer hours, etc.

About half of the exterior lighting on all the campuses runs from sun down to sun up all year long. The other half's schedule is from sun down to midnight and then again from approximately 5:00 a.m. till sun up.

**E. Project Description:**

Eligible Measures/ Materials to be installed	Estimated cost & Labor of Measure	Projected Annual Energy Savings (kwh)	Projected Annual cost Savings
Vending Machine Schedules	\$4,680	134,048	\$4,425
Redwood Exterior Lighting retrofit	\$207,952	534,882	\$24,484
Miller Exterior/Interior Lighting retrofits	\$89,400	240,138	\$15,986
Meadowbrook Exterior Lighting retrofits	\$35,500	104,984	\$5,029
South City Exterior Lighting retrofits	\$61,000	167,345	\$8,853
Jordan Campus Lighting Retrofits	\$ 271,300	484,489	\$25,719
Misc Expense	\$30,168	NA	NA
<b>Total</b>	<b>\$700,000</b>	<b>1,691,371</b>	<b>\$84,496</b>

**F. Rebates and Incentives: Option A**

Measure	Estimated Amount of incentive
Vending Machines	\$885
Redwood Campus	\$39,294
Miller Campus	\$18,967
Meadow Brook Campus	\$9,203
South City Campus	\$13,374
Jordan Campus	\$35,700
<b>TOTAL</b>	<b>\$117,423</b>
<b>+ Energy Manager Co funding</b>	<b>\$30,755</b>

**Rebates and Incentives: Option B**

- Vending Machines	\$885.0
- Redwood Exterior	\$166,361.6
- Miller Lighting	\$71,520.0
- Meadowbrook Campus	\$28,400.0
- South City Campus	\$48,800.0
- Jordan Campus	\$217,040.0
<b>TOTAL</b>	<b>\$533,007</b>
<b>+ Energy Manager Co funding</b>	<b>\$30,755</b>

**G. Payback: With Option A Incentives**

<b>Measure</b>	<b>Payback (Years)</b>
- Vending Machines	0.9
- Redwood Exterior	6.9
- Miller Lighting	4.4
- Meadowbrook	5.2
- South City	5.4
- Jordan	9.2
<b>Total</b>	<b>6.9</b>
<b>Total with EGMT program</b>	<b>6.5</b>

**Payback: With Option B Incentives**

- Vending Machines	Na
- Redwood Exterior	Na
- Miller Lighting	Na
- Meadowbrook	Na
- South City	Na
- Jordan	Na
<b>Total</b>	<b>4.4</b>
<b>Total with EGMT program</b>	<b>4.2</b>

**H. Description of energy costs savings measurement and verification:**

The lighting energy savings calculations are based off the reduction in wattage and in some cases operating hours (controls). The lighting retrofit incentives from Rocky Mountain Power (RMP) are prescriptive (option A) and based on the type of fixture (i.e. exterior fixture, screw in bulb, ect). Option B incentive from RMP is called bill credit and covers up to 80% of applicable costs by offsetting the customer efficiency services charge on the power bill. This means the incentive money is received over time instead of a lump sum check like option A. We can also do a mixture of both types of incentives on a project specific base. Special care was taken in the calculations to only include energy demand savings on lights operating during peak demand hours. The vending machines energy savings were calculated by shutting off the machines during unoccupied hours, and comparing it to a machine running 24/7. The incentive for the Bert Brain outlet timers is a prescriptive \$15 each.

Savings will be verified by monitoring the available level of metering we have on either each building

or at the campus level. Disaggregating, normalizing, and comparing the energy data from previous months and years we will be able to show the reduction in energy consumption and costs.

**I. Commissioning procedures:**

Run time hours and amperage draws will be conducted to verify proper installation and operations for the energy savings that were calculated.

**J. Other benefits to the environment, community, agency, or State of Utah:**

Lighting retrofits will utilize LED technology that lasts much longer requiring no routine maintenance, for the life of the product. There are many areas throughout our campuses where the lights are really difficult to maintain either because of height, access, or material availability. This retrofit will address those challenges. The exterior lighting retrofit will provide much better color accuracy and light quality in our parking lots making it an aesthetic upgrade as well. The retrofit will increase the lighting uniformity of the exterior parking lots. They will appear to be brighter to the human eye, but with no actual increase in light output.

**K. Total eligible costs to be financed by this loan:**

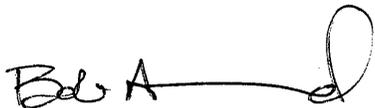
Estimated costs: \$669,832

Other funds to be used on project: \$30,168

**Total proposed loan amount: \$700,000**

**L. Attachments:**

- Summary of projects
- Vending machine energy savings
- Rocky Mountain Power incentive offers for different campuses and select buildings.

Approved by: 

Date: 7 JAN 14

Title: ASST. V.P. - FACILITIES SVCS.

**Summary:** These projects are grouped together by campus. There are some really good paybacks or “no brainers” retrofits at each location, but there is also some areas that were audited and included but will require us to further analyze and quantify the benefits vs. the cost of retrofitting. There are also some spaces that haven’t been yet identified, that a retrofit would provide a great payback for. Throughout the process of this project we will definitely be adding and subtracting on what we will be retrofit to ensure the best return on investment, in terms of both energy cost savings and maintenance parts and labor savings.

**Vending Machine Schedules:** Using smart power strips with wireless time clocks to turn the vending machines on and off based on the specific buildings schedule. The operating schedule will turn the vending machine on early enough to have the beverages cooled by the time the building is occupied.

**Redwood Campus Lighting Retrofit:** Converting the campus exterior parking lot and walkway lighting over to LED’s with a color temperature of 4100k, providing much better color accuracy than the existing lights. This retrofit will decrease energy use substantially, enable enhanced control (motion detection, step dimming) for further energy savings, minimize maintenance requirements, and increase light uniformity giving the appearance of increased brightness.

Areas in the ATC and LIB have some lighting fixtures being retrofit as well as enhancing control. This will save energy, maximize daylight use, and minimize maintenance parts and labor.

**Miller Campus Lighting Retrofit:** Retrofitting the exterior lighting much the same as Redwood Campus. There are some interior spaces on this campus as well that will be retrofit to decrease energy use, provide enhanced control, and minimize maintenance parts and labor.

**Meadow Brook Campus Lighting Retrofit:** Retrofitting the exterior lighting much the same as Redwood Campus.

**South City Campus Lighting Retrofit:** Retrofitting the exterior lighting much the same as Redwood Campus.

**Jordan Campus Lighting Retrofit:** Retrofitting the exterior lighting much the same as Redwood Campus. There are many spaces at this campus where the lighting needs and upgrade for more than just energy reasons. Aesthetically, some of the exterior flood lights are broken and don’t function properly. There are some interior corridor spaces that don’t have enough lighting as well so that will be addressed in the retrofit. Maintenance considerations are a big driving factor for some of the spaces as well such as the atrium and auditorium in the HSC. The fixtures can’t be reached easily without renting a special lift, so by retrofitting them with long lasting LED’s we can eliminate this problem for a long time. This project has a long payback but there are more drivers for retrofitting than just energy.

## Vending Machine Energy Savings

### Executive Summary

Vending machines provide cold beverages and refrigerated snacks conveniently, all without a human operator. They use energy to power the machines refrigeration process as well as the lamps that light up the displays and buttons. Just like the heating and cooling systems in a building only operate when the building is occupied, so should a vending machine only provide refreshment when the building is occupied with people to purchase it. When the building is unoccupied the machines can be on timers that shut them off and conserve energy. After a vending machine has been off all weekend, it needs catch up time to refrigerate the beverages it contains to be ready for sell as soon as the building is occupied. This is accomplished by adjusting the timer that controls the vending machine to come on 2-3 hours before the building is occupied after a full weekend to catch up, and only 1 hour before it is occupied after being off on a typical week night. This strategy will save on average 50-100 dollars/annually/per machine, depending on the type of machine and specific building schedule. The purchase price of the timers needed for this project range in price from 10-60 dollars. This project will provide a simple payback of less than one year, without affecting the machines ability to provide chilled beverages to its customers.

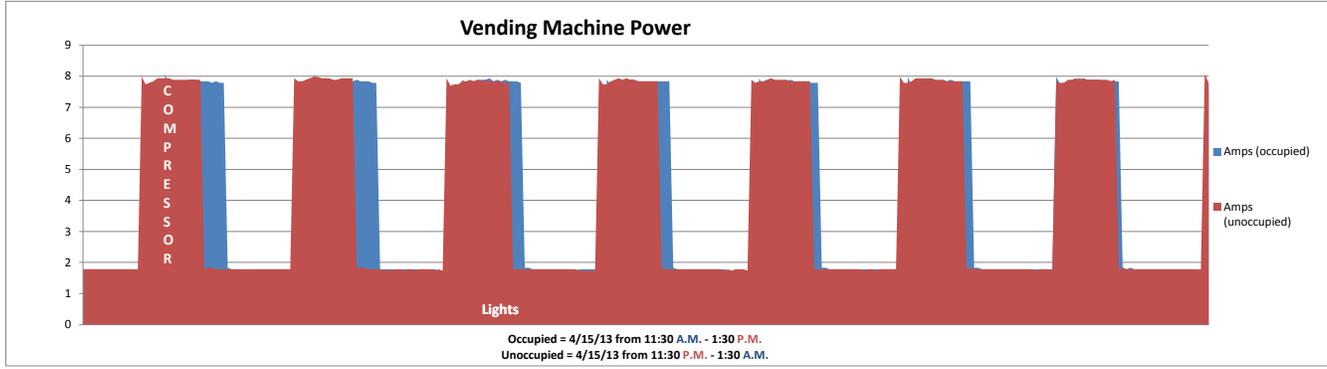
There are lot of benefits to gain from this strategy, such as energy/cost savings and increased equipment life, while there are relatively minimal disadvantages and inconveniences to deal with as a result of shutting off the machines, such as timing adjustments (daylight savings and special events, ect.) and warming and cooling of drinks continuously.

\*See the attachment for energy savings and documented compressor amperage.

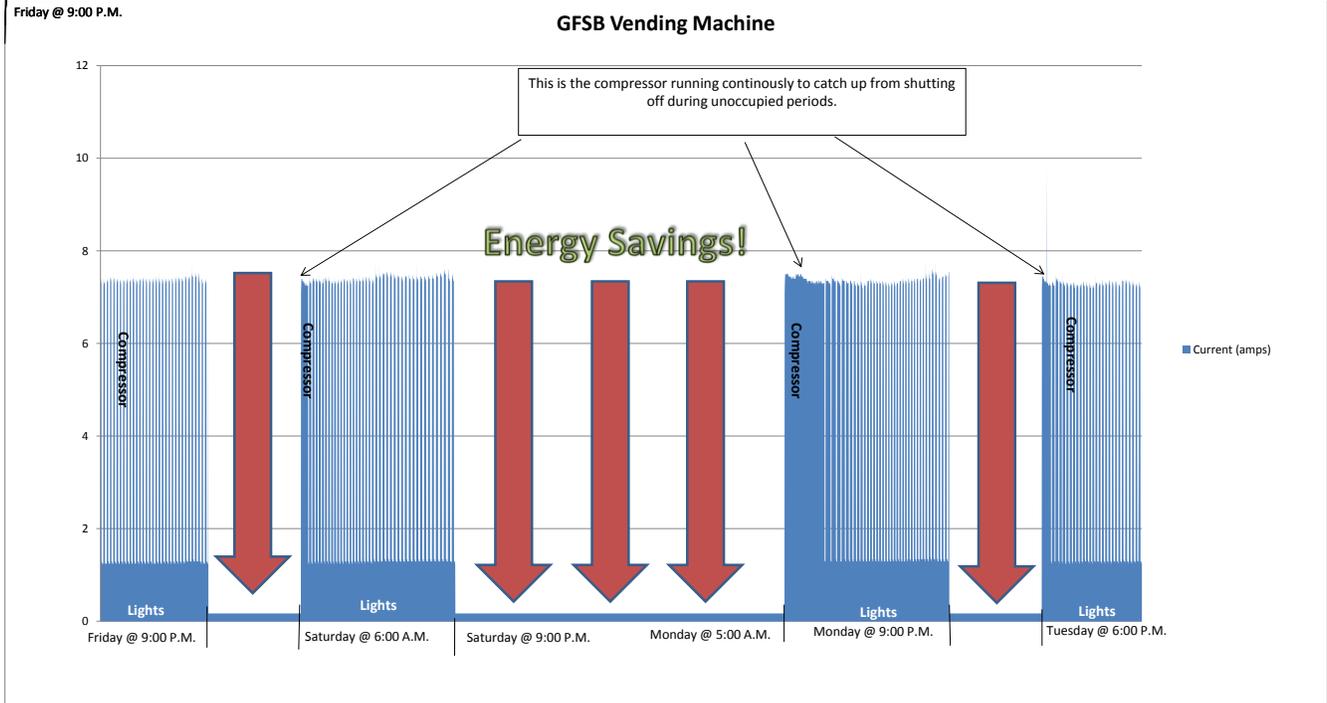
-The first graph is of a regular vending machine showing the amperage of the cycling compressor for about 2 hours of both occupied and un-occupied periods. The energy savings are calculated below based off how much energy is used to run the vending machines during unoccupied periods all year to get an annual energy cost savings.

- The second graph is of a vending machine (GFSB) on a timer that is scheduled off during unoccupied periods. It is showing the amperage of the compressor during occupied periods and shut off during unoccupied periods. This is ideally the best way to save energy and money with vending machines.

\* This graph shows the vending machine compressor cycling on and off as frequently during unoccupied periods as it does during building occupancy.



\* This graph is of a vending machine that is on a timer to shut off during unoccupied periods.



\*The tables below show the cost (left) and energy use (right) calculations

Gunderson Facilities Services Building	
Occupied: 7:00 a.m. - 9:00 p.m.	
Unoccupied: 9:00 p.m.-6:00 a.m.	
* 1 hour delay for compressor to bring drinks to temp on weekdays, 3	
<b>Annual Energy Usage KWH:</b>	<b>2,271.99</b>
<b>Monthly Energy Usage KWH:</b>	<b>189.33</b>

Billing Periods, Energy Rates, Power Rates: Schedule 8			
<b>Summer: May - September</b>		<b>Rate</b>	<b>Amount</b>
Total KWH :	946.66		
On Peak KWH:		\$ 0.044812	\$ -
Off Peak KWH:	946.66	\$ 0.03023	\$ 28.61
On Peak KW:		\$ 13.81000	\$ -
<b>Total</b>			<b>\$ 28.61</b>
<b>Winter: October - April</b>		<b>Rate</b>	<b>Amount</b>
Total KWH:	1,325.33		
On Peak KWH:		\$ 0.035078	\$ -
Off Peak KWH:	1,325.33	\$ 0.030227	\$ 40.06
On Peak KW:	0	\$ 9.94	\$ -
<b>Total</b>			<b>\$ 40.06</b>
<b>Grand Total</b>	<b>\$</b>	<b>68.68</b>	<b>/Annually</b>

Vending machine Quantity	59	
Average Annual Savings	\$ 68.68	2272 KWH/Year
Total Average Savings	\$4,052	134,048 KWH/Year

Compressor Annual KWH			
Monday-Saturday			
30 minutes per hour	312	nights per year	940 Watts (Average power)
8 hours per night	936.0	Hours per year	880 kWh per Year

Sunday			
30 minutes per hour	53	Sundays per year	940 watts per cycle
21 Hours per Sunday	557	hours per year	523 kWh per year
<b>Total</b>			<b>1,403 kWh/Year</b>

Lighting Annual Kwh			
Monday-Saturday			
9 hours per night	312	Nights per year	213 Watts
	2,808	Hours per year	598 KWh per year

Sunday			
24 hours per Sunday	53	Sundays per Year	213 Watts
	1,272	Hours Per Year	271 Kwh per year
<b>Total</b>			<b>869 kWh/Year</b>

<b>Grand Total</b>	<b>\$</b>	<b>68.68</b>	<b>/Annually</b>
<b>Grand Total</b>		<b>2,272</b>	<b>Kwh/Year</b>

Quantity	59
Bert Brain Cost	\$ 57.95
Total cost	\$ 4,680.00

<b>Return on Investment (Years)</b>	<b>1.16</b>
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201 South Main St., Ste 2000  
Salt Lake City, UT 84111

**wattsmart® Business (Utah) –Incentive Offer Letter**

Customer Information:  
Ezra Nielsen  
Salt Lake Community College  
4600 S. Redwood Road  
Salt Lake City, Utah 84123

Rocky Mountain Power Representative  
Mark Smith – Project Manager  
801-220-4710  
Mark\_D.Smith@pacificorp.com

**SLCC Taylorsville Campus – Street Lighting**

After reviewing your application we are pleased to provide you an incentive offer for the successful implementation of the approved energy efficiency measures described in the attached exhibit(s).

**Cash Incentive Estimate**

**Custom Incentive: \$0**  
**Typical Upgrade Incentive: \$39,294**  
**Total Incentive: \$39,294**

**Issue Date: 9/11/2013**  
**Completion Date: 9/30/2014**

For this offer to remain valid and to receive an incentive, it is the responsibility of the participant to:

1. Sign and return this offer to the contact above within 60 days of the issue date.
2. Implement the project by the Completion Date.
3. Notify Rocky Mountain Power of any changes that materially affect the implementation schedule, the measure costs or the savings.
4. Upon project completion notify Rocky Mountain Power.
5. Provide all required documentation and participate in any required inspections.

**Acknowledgement**

I understand: (1) my responsibilities listed above; (2) the incentive offer is an estimate; (3) the incentive paid will be based on verified electric energy savings and approved costs.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Exhibit A



# ROCKY MOUNTAIN POWER

Let's turn the answers on.

V 070113.5.3

### Customer Information

Project Name	SLCC Taylorsville Campus		
Business Name	Salt Lake Community College		
Installation Address	4600 South Redwood Road		
City, State, Zip	Salt Lake City	UT	84123
Contact, Title	Ezra Nielsen		
Phone, Email	(801801) 957-4932	ezra.nielsen@slcc.edu	
Account, Meter, Rate	08670306-005		8
Participant is:	<input checked="" type="checkbox"/> Acct Holder	<input checked="" type="checkbox"/> Elect. User	<input checked="" type="checkbox"/> Building Owner
Business Type	School - University		

### Contractor Information

Contact	<input type="checkbox"/> wattsmart Business vendor
Business Name	
Address	
City, State, Zip	
Phone, Email	

### Payee Information

Incentive Should Be Addressed To:	Installation Address
Business Name	Salt Lake Community College
Attention	Ezra Nielsen
Check Reference	
Address	4600 South Redwood Road
City, State, Zip	Salt Lake City UT 84123

### Eligibility Information

Business Name	
Address	
City, State, Zip	
Account #	
Meter Base #, Rate	Office Use Only

# wattsmart® Business - Utah

07/01/13 Effective Date

Project ID	FE000_000755
Lighting Coordinator	Mark Clary
Tool Prepared by	Gary Seegmiller
Project Manager	Malynda Ivory
Account Manager	Lori Hansen

You Can Now Use The Project Information Tab

### Processing Information

Construction Type	Retrofit	Stage	Preliminary
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### Project Cost

Material	Labor	Other	Total Project Cost
\$167,800.00	\$23,500.00	\$0.00	\$191,300.00

### Space Type & Size

Calculation Method	Exterior Only	Allowed Wattage	0
FT <sup>2</sup>			W/FT <sup>2</sup>
FT <sup>2</sup>			W/FT <sup>2</sup>
FT <sup>2</sup>			W/FT <sup>2</sup>
FT <sup>2</sup>			W/FT <sup>2</sup>
FT <sup>2</sup>			W/FT <sup>2</sup>
FT <sup>2</sup>		0	0.00

### Lighting Operation Schedule

# of Holidays Closed?	Day	A	B	C	D	E
6	Mon	12.0				
	Tue	12.0				
	Wed	12.0				
	Thu	12.0				
	Fri	12.0				
	Sat	12.0				
	Sun	12.0				
	Total	4,308				

Op Weeks Per Year: 52

Add/Edit:  
S is for 0 hrs/year  
X is for 8760 hrs/year  
Y is for 4380 hrs/year

### Additional Information

Import Existing Project	wattsmart Business Participant Info	Email Coordinator	Lighting Catalog	LED Policy	Report A Problem
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# ROCKY MOUNTAIN POWER

Let's turn the answers on.  
V 070113.5.3

# wattsmart® Business - Utah

07/01/13 Effective Date

Project ID	FE000_000755
Lighting Coordinator	Mark Clary
Lighting Tool Prepared by	Gary Seegmiller

Viewing The Preliminary Stage

## Customer Information

Project	SLCC Taylorsville Campus	
Company	Salt Lake Community College	
Customer Contact	Ezra Nielsen	

## Total Savings

	kWh/Year	Avg kW/Month	\$ Savings/Year
Lighting	486,574	0.00	\$21,696
Control	0	0.00	\$0
<b>Total</b>	<b>486,574</b>	<b>0.00</b>	<b>\$21,696</b>

## Project Costs

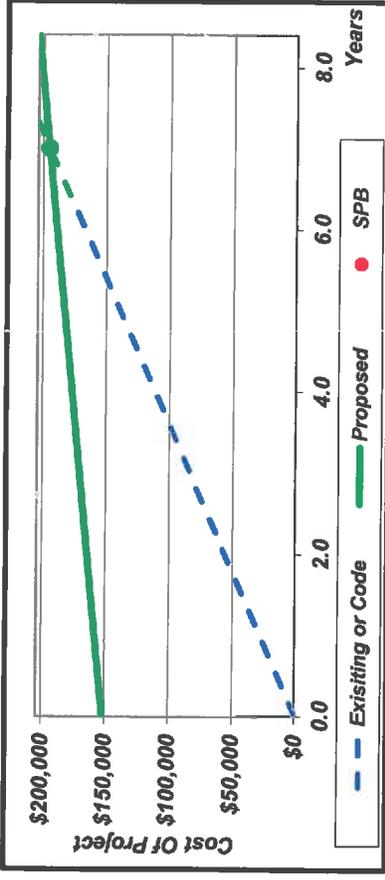
Total Cost	\$191,300	Lighting Controls Incentive	\$39,294
<b>Total Incentive</b>	<b>\$39,294</b>	<b>Standard Incentive</b>	<b>\$0</b>
21% Of Cost Paid By Incentive			<b>\$39,294</b>
Net Project Cost	\$152,006		

## Project Detail

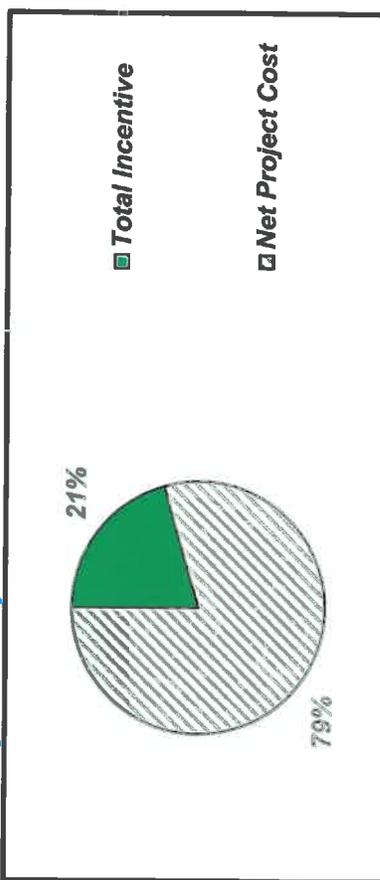
0% Better Than Code LPD		0% Worse Than Code Operation Cost/Yr	
Existing	Proposed	Existing	Proposed
0.00	0.00	\$27,857	\$6,160

Simple Payback (Without Incentive)	8.8 Yrs	Simple Rate Of Return (Without Incentive)	11%
<b>Simple Payback (With Incentive)</b>	<b>7.0 Yrs</b>	<b>Simple Rate Of Return (With Incentive)</b>	<b>14%</b>

## Cost of Lighting Energy Usage Over Time



## Percent of Initial Project Cost



The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects. Lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.

## Fixture Summary & Count

### Fluorescent

#### HID

#### Induction

#### LED

LEDWP-56W	42
LEDPM-108W	127

#### Other

CUST: LEDSI-30W	295
CUST: LEDPM-414W	16

#### Controls



*Let's turn the answers on.*

201 South Main St., Suite 2300  
Salt Lake City, Utah 84111

August 1, 2013

**Lighting Audit for: SLCC Markosian Library**  
**Performed by: RM Consulting, Gary Seegmiller**

Site Information: 4508 South 1905 West Taylorsville, Utah 84123  
The facility is comprised of: Circulation desk, entry, lobby, and exterior  
Site Contact: Ezra Nielsen (801) 957-4932

**Operating hours:**

Monday-Thursday: 7:30am-9:30pm, 14 hrs per day 4 days a week  
Friday – Saturday: 7:30am- 6:00pm 10.5 hrs per day 2 days a week  
Closed on Sunday  
Closed 7 holidays

**Summary:**

A lighting audit for SLCC Markosian Library was performed on July 31, 2013 by Gary Seegmiller of RM Consulting and encompasses the entire 10,000 sq. ft. facility. The existing lighting for the main areas comprise of old metal halide technology. The existing metal halides are experiencing significant lumen depreciation and ballast failure. Overall, this facility has significant energy savings opportunities.

**Recommendation:**

We recommend retrofitting the existing metal halide fixtures with 42 watt compact fluorescent or screw in LED lamps. The following spreadsheet shows these line item recommendations. Our counts indicated a total of 78 fixtures to be retrofitted to this technology. Please pay particular attention to the LED lamps being installed. To qualify for incentives, all LED lamps must be on one of Rocky Mountain Powers approved lists..

**Incentive:**

**\$ 380.00**

(The incentive is a good faith estimate and may vary based on the equipment selected, final project costs.)

**Costs:**

Projected installation costs are estimates. The estimated costs are based on experience from projects in the region. We encourage you to obtain competitive bids for this work to better determine your actual implementation costs. Upon completion of project installation please notify us, we will perform a post-inspection and collect labor and material invoices to reconcile the final costs. Your incentive is paid based a final inspection and review of invoices after installation.



*Let's turn the answers on.*

**Contacts:**

If you have questions on the Rocky Mountain Power incentive programs and the approval process please contact Malynnda Ivory, Energy Efficiency Project Manager at 801-220-4425 or [Malynnda.Ivory@pacificpower.com](mailto:Malynnda.Ivory@pacificpower.com) . Additionally, you may contact Gary Seegmiller with RM Energy Consulting at 801-557-4751 or [gary\\_seegmiller@msn.com](mailto:gary_seegmiller@msn.com) if you have technical questions on the recommendations included in this report.



Let's turn the answers on.

V 071412.4

**Utah FinAnswer Express Program**

07/14/12 Effective Date

You Can Now Use The Project Information Tab

Project ID EF000\_000871  
 Lighting Coordinator  
 Tool Prepared by Gary Seegmiller  
 Project Manager Malynda Ivory  
 Account Manager Lori Hansen

**Customer Information**

<b>Project Name</b>	SLCC Markosian Library		
<b>Business Name</b>	Salt Lake Community College		
<b>Installation Address</b>	4508 South 1905 West		
<b>City, State, Zip</b>	Taylorsville	UT	84123
<b>Contact, Title</b>	Ezra Nielsen		
<b>Phone, Email</b>	(801) 957-4932	ezra.nielsen@slcc.edu	
<b>Account, Meter, Rate</b>	08670306-005 007	375093829	9
<b>Participant is:</b>	<input checked="" type="checkbox"/> Acct Holder <input checked="" type="checkbox"/> Elect. User <input checked="" type="checkbox"/> Building Owner		
<b>Buisness Type</b>	School - University		

**Contractor Information**

<b>Contact</b>		<input type="checkbox"/> EEA Participant
<b>Business Name</b>		
<b>Address</b>		
<b>City, State, Zip</b>		
<b>Phone, Email</b>		

**Payee Information**

<b>Incentive Should Be Addressed To:</b>	<b>Installation Address</b>
<b>Business Name</b>	Salt Lake Community College
<b>Attention</b>	Ezra Nielsen
<b>Check Reference</b>	EF000_000871 SLCC Markosian Li
<b>Address</b>	4508 South 1905 West
<b>City, State, Zip</b>	Taylorsville UT 84123

**Eligibility Information**

<b>Business Name</b>	
<b>Address</b>	
<b>City, State, Zip</b>	
<b>Account #</b>	
<b>Meter Base #, Rate</b>	

**Processing Information**

<b>Construction Type</b>	Retrofit	<b>Project Stage</b>	Preliminary
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**Project Cost**

Material	Labor	Other	Total Project Cost
\$2,000.00	\$5,500.00	\$0.00	\$7,500.00

**Space Type & Size**

Calculation Method	Whole Building	Watts Allowed by Code	12,000
1 School/University		SQFT 10,000	1.20 W/FT <sup>2</sup>
2		SQFT	W/FT <sup>2</sup>
3		SQFT	W/FT <sup>2</sup>
4		SQFT	W/FT <sup>2</sup>
5		SQFT	W/FT <sup>2</sup>
School/University		SQFT 10,000	1.20 W/FT <sup>2</sup>

**Lighting Operation Schedule**

Number of Holidays Closed?	Day	A	B	C	D	E
7	Mon	14.0	12.0			
	Tue	14.0	12.0			
	Wed	14.0	12.0			
	Thu	14.0	12.0			
	Fri	10.5	12.0			
	Sat	10.5	12.0			
	Sun		12.0			
52	<b>Total</b>	<b>3,938</b>	<b>4,296</b>			
	<b>X is for 8760 hrs/year</b>					

**Additional Information**

Light Blue Fields Are Manually Entered
Red Fields Are Required
Gray Fields are Auto Filled

Fixture Filter	Fixture List	Favorites List	Project Details	Operation Schedule																																																							
<b>Category</b> LED <b>Fixture</b> Integral Screw-In <b>Lamp</b> 19 <b>Lamp (W)</b> 19 <b>Lamp Qty</b> 1 <b>Ballast</b> <b>Factor</b>	19 W - LEDSI-19W <<Clear Filter>> Build Fixture Remove Fixture >> Add Red Fixture	128 W - MH-100W-CWA 42 W - FCM-42W-IS N 19 W - LEDSI-19W	<b>Incentive</b> <b>\$380.00</b> <b>Savings Information</b> \$/Yr Saved \$1,659 SPB (Yrs) 4.3 kWh Saved 30,122 <b>Lighting Power Density</b> Existing Code Proposed 0.51 1.20 0.10 91.4% Better Than Code LPD	 Let's turn the answers on. V 071412.4 <b>Stage Completion Record</b> Preliminary Pre-Inspection Agreement Date As-Built Completion Post-Inspection	<table border="1"> <tr><th>Day</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr> <tr><td>Mon</td><td>14.0</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Tue</td><td>14.0</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Wed</td><td>14.0</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Thu</td><td>14.0</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Fri</td><td>10.5</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Sat</td><td>10.5</td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td>Sun</td><td></td><td>12.0</td><td></td><td></td><td></td></tr> <tr><td><b>Total</b></td><td><b>3,938</b></td><td><b>4,296</b></td><td></td><td></td><td></td></tr> </table>	Day	A	B	C	D	E	Mon	14.0	12.0				Tue	14.0	12.0				Wed	14.0	12.0				Thu	14.0	12.0				Fri	10.5	12.0				Sat	10.5	12.0				Sun		12.0				<b>Total</b>	<b>3,938</b>	<b>4,296</b>			
Day	A	B	C	D	E																																																						
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<b>Total</b>	<b>3,938</b>	<b>4,296</b>																																																									
Insert Line Add 25 Lines Fixture Help Click When Stage Is Complete		<b>19W - LEDSI-19W</b> LED Integral Screw-In (19W x 1L)    RIGHT CLICK OR DOUBLE CLICK BELOW TO ADD THIS FIXTURE TO PROJECT LINES BELOW    <b>Standard Incentive (5.1% of Cost Paid by Incentive)</b>																																																									

Count	Exterior Schedule	Space Description	Fixture	Existing		Proposed		Interior		Exterior		Project Notes	CTRL \$\$\$	LT \$\$\$	\$380.00 Total Possible Incentive
				Qty	Controls	Fixture Wattage	Space Wattage	Fixture	Qty	Controls	Fixture Wattage				
1	B	Exterior	MH-100W-CWA	38	0	128	4,864	FCM-42W-IS N	8	0	42	1,596			
2	A	Entry	MH-100W-CWA	8	0	128	1,024	FCM-42W-IS N	8	0	42	336		\$76.00	\$2/Lamp CFL
3	A	Circulation Desk	MH-100W-CWA	24	0	128	3,072	LEDSI-19W	24	0	19	456		\$16.00	\$2/Lamp CFL
4	A	Lobby	MH-100W-CWA	4	0	128	512	LEDSI-19W	4	0	19	76		\$240.00	\$10/Lamp LED
5	A	Entry Wall Pack	MH-100W-CWA	4	0	128	512	FCM-42W-IS N	4	0	42	168		\$40.00	\$10/Lamp LED
6														\$8.00	\$2/Lamp CFL
7															
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# Utah FinAnswer Express Program

Viewing The Preliminary Stage

07/14/12 Effective Date

Let's turn the answers on.

V 071412.4

Project ID **EF000\_000871**

Lighting Coordinator

Lighting Tool Prepared by **Gary Seegmiller**

## Customer Information

Project	SLCC Markosian Library
Company	Salt Lake Community College
Customer Contact	Ezra Nielsen

## Project Costs

Total Cost	\$7,500	Lighting	\$380
<b>Total Incentive</b>	<b>\$380</b>	Controls	\$0
5.1% of Cost Paid by Incentive		<b>Incentive</b>	<b>\$380</b>
Net Project Cost	\$7,120	<b>Standard Incentive</b>	

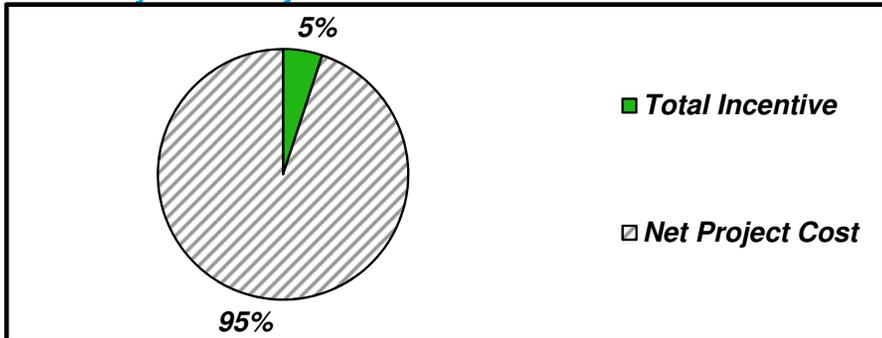
## Project Detail

LPD: 91.4% Better Than Code LPD			Est. Cost/Yr: 85.5% Better Than Code		
Existing	Code	Proposed	Existing	Code	Proposed
0.51	1.20	0.10	\$2,211	\$3,805	\$551
Simple Payback Without Incentive		4.5 Yrs	Simple Payback With Incentive		4.3 Yrs

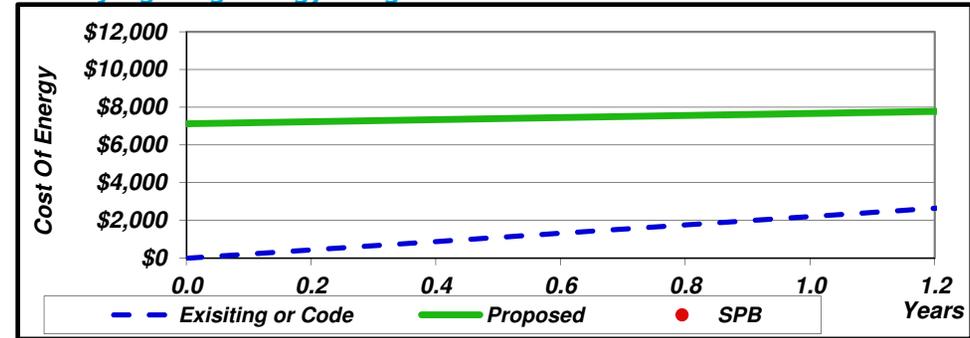
## Total Savings

73.4% Energy Savings	Lighting Control Total	kWh/Year	Avg kW/Month	\$ Savings/Year
		30,122	2.90	1659
		0	0	0
		30,122	2.90	<b>\$1,659</b>

## Percent of Initial Project Cost



## Cost of Lighting Energy Usage Over Time



**The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for FinAnswer Express lighting projects.**

Lighting incentives are capped at 50% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Agreement before purchasing equipment.



201 South Main St., Suite 2300  
Salt Lake City, Utah 84111

*Let's turn the answers on.*

July 9th, 2013

**Lighting Audit for: SLCC Applied Technology Center**  
**Performed by: RM Consulting, Gary Seegmiller**

Site Information: 1902 West Community Road Salt Lake City, Utah 84123  
The facility is comprised of: Classrooms, lobby, hallways, and an atrium  
Site Contact: Ezra Nielsen (801) 957-4932

**Operating hours:**

Science Industry

Monday-Friday: 7:00am-10:00pm, 15hrs per day 5 days a week

Saturday 8:00am-4:00pm

Applied Technology

Monday-Friday 6:00am-9:30pm 15.5 hrs per day 5 days a week

Saturday 7:00am-3:00pm

Closed major holidays

**Summary:**

A lighting audit for SLCC Applied Technology was performed on June 18 2013 by Gary Seegmiller of RM Consulting and encompasses 5,000 sq. ft. of this facility. The existing lighting for the main areas comprise of, incandescent, and halogen technology. Overall, this facility has significant energy savings opportunities.

**Recommendation:**

We recommend retrofitting or replacing the existing incandescent and halogen fixtures with new LED lamps. The following spreadsheet shows these line item recommendations. Our counts indicated a total of 90 fixtures to be retrofitted to this technology. Please pay particular attention to the LED replacements being installed. To qualify for the incentive, all lamps must be on one of Rocky Mountain Powers approved LED lists.

**Incentive:**

**\$ 900.00**

(The incentive is a good faith estimate and may vary based on the equipment selected, final project costs.)

**Costs:**

Projected installation costs are estimates. The estimated costs are based on experience from projects in the region. We encourage you to obtain competitive bids for this work to better determine your actual implementation costs. Upon completion of project installation please notify us, we will perform a post-inspection and collect labor and material invoices to reconcile the final costs. Your incentive is paid based a final inspection and review of invoices after installation.



*Let's turn the answers on.*

**Contacts:**

If you have questions on the Rocky Mountain Power incentive programs and the approval process please contact Malynda Ivory, Energy Efficiency Project Manager at 801-220-4425 or [Malynda.Ivory@pacificpower.com](mailto:Malynda.Ivory@pacificpower.com) . Additionally, you may contact Gary Seegmiller with RM Energy Consulting at 801-557-4751 or [gary\\_seegmiller@msn.com](mailto:gary_seegmiller@msn.com) if you have technical questions on the recommendations included in this report.



Let's turn the answers on.

V 071412.4

## Utah FinAnswer Express Program

07/14/12 Effective Date

You Can Now Use The Project Information Tab

Project ID FE000\_000716  
 Lighting Coordinator  
 Tool Prepared by Gary Seegmiller  
 Project Manager Malynda Ivory  
 Account Manager Lori Hansen

### Customer Information

<b>Project Name</b>	SLCC Applied Technology Center		
<b>Business Name</b>	Salt Lake Community College		
<b>Installation Address</b>	1902 Community Blvd		
<b>City, State, Zip</b>	Salt Lake City	UT	84123
<b>Contact, Title</b>	Ezra Nielsen		
<b>Phone, Email</b>	(801) 957-4932	ezra.nielsen@slcc.sdu	
<b>Account, Meter, Rate</b>		375093829	8
<b>Participant is:</b>	<input checked="" type="checkbox"/> Acct Holder <input checked="" type="checkbox"/> Elect. User <input checked="" type="checkbox"/> Building Owner		
<b>Buisness Type</b>	School - University		

### Contractor Information

<b>Contact</b>		<input type="checkbox"/> EEA Participant
<b>Business Name</b>		
<b>Address</b>		
<b>City, State, Zip</b>		
<b>Phone, Email</b>		

### Payee Information

<b>Incentive Should Be Addressed To:</b>	<b>Installation Address</b>
<b>Business Name</b>	Salt Lake Community College
<b>Attention</b>	Ezra Nielsen
<b>Check Reference</b>	FE000_000716 SLCC Applied Tech
<b>Address</b>	1902 Community Blvd
<b>City, State, Zip</b>	Salt Lake City UT 84123

### Eligibility Information

<b>Business Name</b>	
<b>Address</b>	
<b>City, State, Zip</b>	
<b>Account #</b>	
<b>Meter Base #, Rate</b>	

### Processing Information

<b>Construction Type</b>	Retrofit	<b>Project Stage</b>	Preliminary
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### Project Cost

Material	Labor	Other	Total Project Cost
\$5,400.00	\$1,000.00	\$0.00	\$6,400.00

### Space Type & Size

Calculation Method	Whole Building	Watts Allowed by Code	6,000
1 School/University		SQFT	5,000 1.20 W/FT <sup>2</sup>
2		SQFT	W/FT <sup>2</sup>
3		SQFT	W/FT <sup>2</sup>
4		SQFT	W/FT <sup>2</sup>
5		SQFT	W/FT <sup>2</sup>
School/University		SQFT	5,000 1.20 W/FT <sup>2</sup>

### Lighting Operation Schedule

Number of Holidays Closed?	Day	A	B	C	D	E
7	Mon	15.5	8.0	15.0		
	Tue	15.5	8.0	15.0		
	Wed	15.5	8.0	15.0		
	Thu	15.5	8.0	15.0		
	Fri	15.5	8.0	15.0		
	Sat	8.0	5.0	8.0		
	Sun					
52	<b>Total</b>	<b>4,373</b>	<b>2,301</b>	<b>4,245</b>		

### Additional Information

Light Blue Fields Are Manually Entered
Red Fields Are Required
Gray Fields are Auto Filled

Fixture Filter	Fixture List	Favorites List	Project Details	Operation Schedule																																																							
Category: LED Fixture: Integral Screw-In Lamp (W): 15 Lamp Qty: 1 Ballast: Factor: Insert Line Add 25 Lines Fixture Help Click When Stage Is Complete	15 W - LEDSI-15W <<Clear Filter>> Build Fixture Remove Fixture >> Add Red Fixture <b>15 W - LEDSI-15W</b> LED Integral Screw-In (15W x 1L) !! RIGHT CLICK OR DOUBLE CLICK BELOW TO ADD THIS FIXTURE TO PROJECT LINES BELOW !! Standard Incentive (14.1% of Cost Paid by Incentive)	20 W - ICMB-20W 54 W - FCP-26W x 2L-1S N 22 W - LEDDL-22W 53 W - LEDDL-53W 75 W - ICMB-75W 15 W - LEDSI-15W	<b>Incentive</b> <b>\$900.00</b> <b>Savings Information</b> \$/Yr Saved: \$1,004 SPB (Yrs): 5.5 kWh Saved: 14,439 <b>Lighting Power Density</b> Existing: 0.74    Code: 1.20    Proposed: 0.25 79.3% Better Than Code LPD	Let's turn the answers on. V 071412.4 <b>Stage Completion Record</b> Preliminary Pre-Inspection Agreement Date As-Built Completion Post-Inspection	<table border="1"> <tr><th>Day</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr> <tr><td>Mon</td><td>15.5</td><td>8.0</td><td>15.0</td><td></td><td></td></tr> <tr><td>Tue</td><td>15.5</td><td>8.0</td><td>15.0</td><td></td><td></td></tr> <tr><td>Wed</td><td>15.5</td><td>8.0</td><td>15.0</td><td></td><td></td></tr> <tr><td>Thu</td><td>15.5</td><td>8.0</td><td>15.0</td><td></td><td></td></tr> <tr><td>Fri</td><td>15.5</td><td>8.0</td><td>15.0</td><td></td><td></td></tr> <tr><td>Sat</td><td>8.0</td><td>5.0</td><td>8.0</td><td></td><td></td></tr> <tr><td>Sun</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td><b>Total</b></td><td><b>4,373</b></td><td><b>2,301</b></td><td><b>4,245</b></td><td></td><td></td></tr> </table>	Day	A	B	C	D	E	Mon	15.5	8.0	15.0			Tue	15.5	8.0	15.0			Wed	15.5	8.0	15.0			Thu	15.5	8.0	15.0			Fri	15.5	8.0	15.0			Sat	8.0	5.0	8.0			Sun						<b>Total</b>	<b>4,373</b>	<b>2,301</b>	<b>4,245</b>		
Day	A	B	C	D	E																																																						
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<b>Total</b>	<b>4,373</b>	<b>2,301</b>	<b>4,245</b>																																																								

Preliminary													FE000_000716 SLCC Applied Technology Center			Print Output Page			\$0.00	\$900.00	\$900.00 Total Possible Incentive			
Count	Exterior	Exterior Schedule	Space Description	Fixture	Qty	Controls	Interior	Interior	Interior	Interior	Interior	Interior	90	0	Exterior	Exterior	90	0	Exterior	Exterior	CTRL \$\$\$	LT \$\$\$	LT Incentive Type	
							Fixture Wattage	Space Wattage	Fixture	Qty	Controls	Fixture Wattage	Space Wattage			Fixture Wattage	Space Wattage							
1	+	A	Applied Tech Entry	HPS-150W	8		188	1,504	LEDL-53W	8		53	424											
2		A	Applied Tech Lobby	FCP-26W x 2L-IS N	9		54	486	LEDDL-22W	9		22	198									\$80.00	\$10/Fixture LED	
3		A	Applied Tech 2nd FL	FCP-26W x 2L-IS N	7		54	378	LEDDL-22W	7		22	154									\$90.00	\$10/Fixture LED	
4		A	Applied Tech 2nd FL	FCP-26W x 2L-IS N	18		54	972	LEDDL-22W	18		22	396									\$70.00	\$10/Fixture LED	
5		B	#235	ICMB-20W	16		20	320	LEDL-8W	16		8	128									\$180.00	\$10/Fixture LED	
6		B	#235	ICMB-20W	16		20	320	LEDL-8W	16		8	128									\$160.00	\$10/Lamp LED	
7		C	Atrium	ICMB-75W	16		75	1,200	LEDL-15W	16		15	240									\$160.00	\$10/Lamp LED	
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# Utah FinAnswer Express Program

Viewing The Preliminary Stage

07/14/12 Effective Date

Let's turn the answers on.

V 071412.4

Project ID **FE000\_000716**

Lighting Coordinator

Lighting Tool Prepared by **Gary Seegmiller**

## Customer Information

Project	SLCC Applied Technology Center
Company	Salt Lake Community College
Customer Contact	Ezra Nielsen

## Project Costs

Total Cost	\$6,400	Lighting Controls Incentive	\$900
<b>Total Incentive</b>			\$0
14.1% of Cost Paid by Incentive			<b>\$900</b>
Net Project Cost	<b>\$5,500</b>	<b>Standard Incentive</b>	

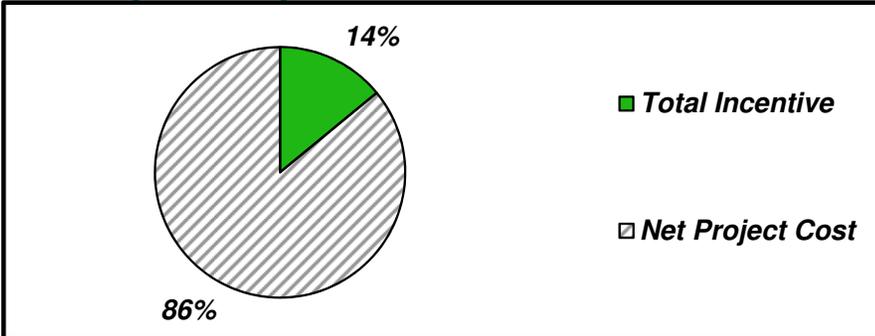
## Project Detail

LPD: 79.3% Better Than Code LPD			Est. Cost/Yr: 79.0% Better Than Code		
Existing	Code	Proposed	Existing	Code	Proposed
0.74	1.20	0.25	\$1,497	\$2,325	\$488
Simple Payback Without Incentive		6.4 Yrs	Simple Payback With Incentive		5.5 Yrs

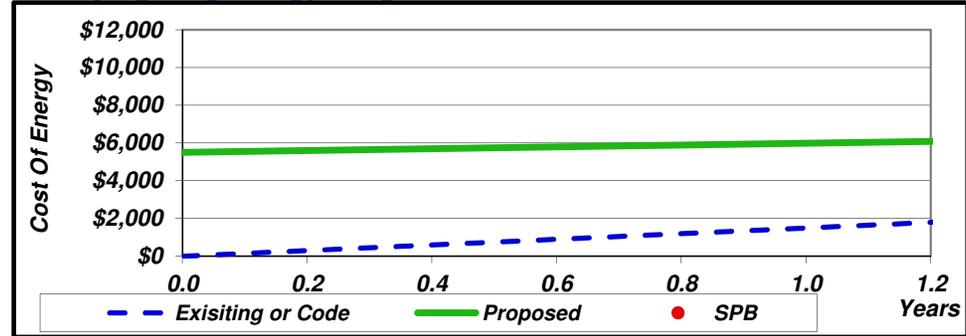
## Total Savings

68.2% Energy Savings	Lighting Control Total	kWh/Year	Avg kW/Month	\$ Savings/Year
		14,439	1.70	1004
		0	0	0
		14,439	1.70	<b>\$1,004</b>

## Percent of Initial Project Cost



## Cost of Lighting Energy Usage Over Time



**The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for FinAnswer Express lighting projects.**

Lighting incentives are capped at 50% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Agreement before purchasing equipment.



*Let's turn the answers on.*

201 South Main St., Suite 2300  
Salt Lake City, Utah 84111

September 6, 2013

**Lighting Audit for: SLCC Jordan Campus**  
**Performed by: RM Consulting, Gary Seegmiller**

Site Information: 9100 S. 3400 W. West Jordan, Utah 84088  
The facility is comprised of: Lobbies, walkways, stages, pavilions, and parking.  
Site Contact: Ezra Nielsen (801) 957-4932

**Operating hours:**

Monday-Friday: 5:00am-12:00am, 19 hrs per day 5 days a week  
Closed 6 holidays

**Summary:**

A lighting audit for SLCC Jordan Campus was performed on August 21, 2013 by Gary Seegmiller of RM Consulting and encompasses 33,000 sq. ft. of this facility. The existing lighting for the main areas comprise of older metal halide technology. The existing metal halides are experiencing significant lumen depreciation. Overall, this facility has significant energy savings opportunities.

**Recommendation:**

We recommend retrofitting or replacing the existing metal halides with new LED lamps or fixtures. The following spreadsheet shows these line item recommendations. Our counts indicated a total of 578 fixtures to be retrofitted to this technology. Please pay particular attention to the lamp types and fixtures being installed. All new LED lamps and fixtures must be on one of Rocky Mountain Powers approved lists to qualify for the incentive.

**Incentive:**

**\$ 35,700.00**

(The incentive is a good faith estimate and may vary based on the equipment selected, final project costs.)

**Costs:**

Projected installation costs are estimates. The estimated costs are based on experience from projects in the region. We encourage you to obtain competitive bids for this work to better determine your actual implementation costs. Upon completion of project installation please notify us, we will perform a post-inspection and collect labor and material invoices to reconcile the final costs. Your incentive is paid based a final inspection and review of invoices after installation.



*Let's turn the answers on.*

**Contacts:**

If you have questions on the Rocky Mountain Power incentive programs and the approval process please contact Malynda Ivory, Energy Efficiency Project Manager at 801-220-4425 or [Malynda.Ivory@pacificpower.com](mailto:Malynda.Ivory@pacificpower.com) . Additionally, you may contact Gary Seegmiller with RM Energy Consulting at 801-557-4751 or [gary\\_seegmiller@msn.com](mailto:gary_seegmiller@msn.com) if you have technical questions on the recommendations included in this report.



Let's turn the answers on.

V 070113.5.3

Please Enter Any Other Costs For This Project

Project ID	FE000_000744
Lighting Coordinator	Mark Clary
Tool Prepared by	Gary Seegmiller
Project Manager	Malynda Ivory
Account Manager	Lori Hansen

**Customer Information**

Project Name	SLCC Jordan Campus		
Business Name	Salt Lake Community College		
Installation Address	9100 South 3400 West		
City, State, Zip	West Jordan	UT	94088
Contact, Title	Ezra Nielsen		
Phone, Email	(801) 957-4932	ezra.nielsen@slcc.edu	
Account, Meter, Rate	08670306-017 004	277473890	6
Participant is:	<input checked="" type="checkbox"/> Acct Holder <input checked="" type="checkbox"/> Elect. User <input checked="" type="checkbox"/> Building Owner		
Business Type	School - University		

**Processing Information**

Construction Type	Retrofit	Stage	Preliminary
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**Project Cost**

Material	Labor	Other	Total Project Cost
\$245,800.00	\$25,500.00		\$271,300.00

**Space & Size**

Calculation Method	Whole Building	Allowed Wattage	39,600	
1 School/University		FT <sup>2</sup> 33,000	1.20	W/FT <sup>2</sup>
		FT <sup>2</sup>		W/FT <sup>2</sup>
		FT <sup>2</sup>		W/FT <sup>2</sup>
		FT <sup>2</sup>		W/FT <sup>2</sup>
		FT <sup>2</sup>		W/FT <sup>2</sup>
School/University		FT <sup>2</sup> 33,000	1.20	W/FT <sup>2</sup>

**Contractor Information**

Contact	<input type="checkbox"/> wattsmart Business vendor
Business Name	
Address	
City, State, Zip	
Phone, Email	

**Payee Information**

Incentive Should Be Addressed To:	Installation Address		
Business Name	Salt Lake Community College		
Attention	Ezra Nielsen		
Check Reference			
Address	9100 South 3400 West		
City, State, Zip	West Jordan	UT	94088

**Eligibility Information**

Business Name	
Address	
City, State, Zip	
Account #	
Meter Base #, Rate	Office Use Only

**Lighting Operation Schedule**

# of Holidays Closed?	Day	A	B	C	D	E
6	Mon	19.0	12.5	3.0	18.0	10.5
Op Weeks Per Year	Tue	19.0	12.5	3.0	18.0	10.5
	Wed	19.0	12.5	3.0	18.0	10.5
	Thu	19.0	12.5	3.0	18.0	10.5
	Fri	19.0	12.5	3.0	18.0	10.5
	Sat					
	Sun					
	Total		4,872	3,205	769	4,616

**Additional Information**

Import Existing Project	wattsmart Business Participant Info	Email Coordinator	Lighting Catalog	LED Policy	Report A Problem
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Let's turn the answers on.  
V 070113.5.3

Viewing The  
Preliminary Stage

Project ID	FE000_000744
Lighting Coordinator	Mark Clary
Lighting Tool Prepared by	Gary Seegmiller

Customer Information

Project	SLCC Jordan Campus
Company	Salt Lake Community College
Customer Contact	Ezra Nielsen

Total Savings

	kWh/Year	Avg kW/Month	\$ Savings/Year
Lighting	476,187	37.50	\$25,407
Control	8,302	0.00	\$312
<b>Total</b>	<b>484,489</b>	<b>37.50</b>	<b>\$25,719</b>

Project Costs

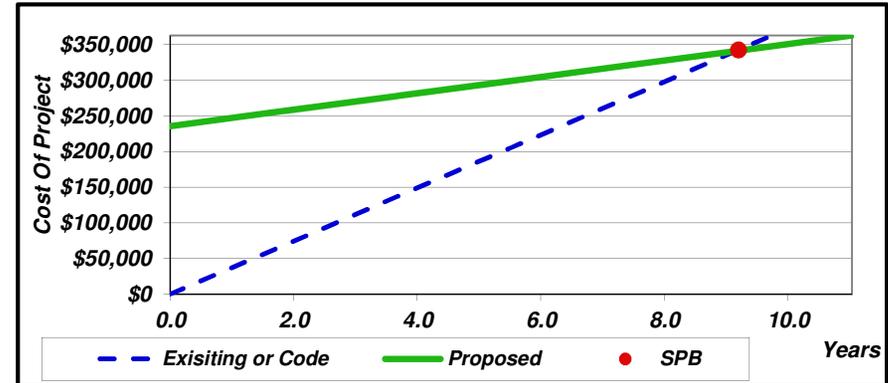
Total Cost	\$271,300	Lighting	\$32,700
<b>Total Incentive</b>	<b>\$35,700</b>	Controls	\$3,000
13% Of Cost Paid By Incentive		<b>Incentive</b>	<b>\$35,700</b>
<b>Net Project Cost</b>	<b>\$235,600</b>	<b>Standard Incentive</b>	

Project Detail

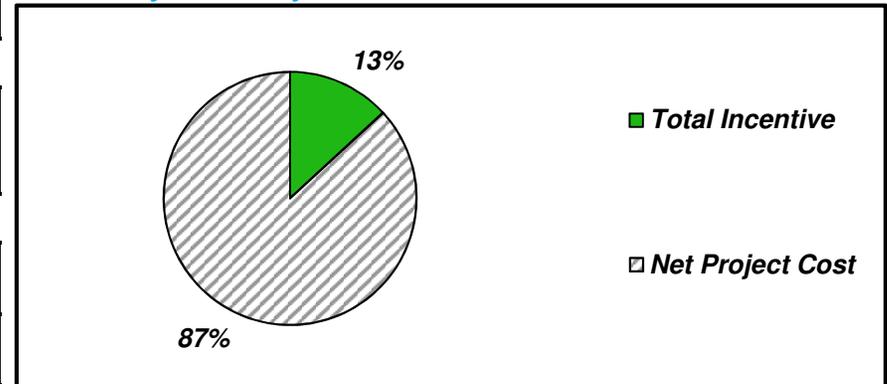
45% Better Than Code LPD			1% Better Than Code Operation Cost/Yr		
Existing	Code	Proposed	Existing	Code	Proposed
2.26	1.20	0.66	\$37,199	\$11,553	\$11,485

Simple Payback (Without Incentive)	10.5 Yrs	Simple Rate Of Return (Without Incentive)	9%
<b>Simple Payback (With Incentive)</b>	<b>9.2 Yrs</b>	<b>Simple Rate Of Return (With Incentive)</b>	<b>11%</b>

Cost of Lighting Energy Usage Over Time



Percent of Initial Project Cost



**The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects.**

Lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.



201 South Main St., Ste 2000  
Salt Lake City, UT 84111

**wattsmart® Business (Utah) –Incentive Offer Letter**

Customer Information:  
Ezra Nielsen  
Salt Lake Community College  
9750 S 300 W  
Sandy, Utah 84070

Rocky Mountain Power Representative  
Malynda Ivory – Project Manager  
801-220-4703  
Malynda.ivory@pacificorp.com

**Project Name: SLCC Miller Campus - Lighting**

After reviewing your application we are pleased to provide you an incentive offer for the successful implementation of the approved energy efficiency measures described in the attached exhibit(s).

**Cash Incentive Estimate**

Custom Incentive: \$0  
Typical Upgrade Incentive: \$ 18,967  
Total Incentive: \$ 18,967

Issue Date: 9/13/2013  
Completion Date: 9/30/2014

For this offer to remain valid and to receive an incentive, it is the responsibility of the participant to:

1. Sign and return this offer to the contact above within 60 days of the issue date.
2. Notify Rocky Mountain Power of any changes that materially affect the implementation schedule, the measure costs or the savings.
3. Implement and complete the project by the Completion Date.
4. Contact your Rocky Mountain Power Representative no later than 30 days prior to your required completion date to schedule final verification of energy savings and project closing steps.
5. Provide Rocky Mountain Power all required documentation no later than 60 days from the Completion Date.

**Acknowledgement**

I understand: (1) my responsibilities listed above; (2) the incentive offer is an estimate; (3) the incentive paid will be based on verified electric energy savings and approved costs.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Exhibit A**



*Let's turn the answers on.*

201 South Main St., Suite 2300  
Salt Lake City, Utah 84111

September 6, 2013

**Lighting Audit for: SLCC Miller Campus**  
**Performed by: RM Consulting, Gary Seegmiller**

Site Information: 9750 S. 300 W. Sandy, Utah 84070  
The facility is comprised of: Lobbies, walkways, conference rooms, offices, and parking.  
Site Contact: Ezra Nielsen (801) 957-4932

**Operating hours:**

Monday-Friday: 6:00am-10:00pm, 16 hrs per day 5 days a week  
Closed 6 holidays

**Summary:**

A lighting audit for SLCC Miller Campus was performed on August 21, 2013 by Gary Seegmiller of RM Consulting and encompasses 20,000 sq. ft. of this facility. The existing lighting for the main areas comprise of older metal halide, and halogen technology. The existing metal halides are experiencing significant lumen depreciation. Overall, this facility has significant energy savings opportunities.

**Recommendation:**

We recommend retrofitting or replacing the existing metal halides with new LED lamps or fixtures. We recommend upgrading the halogens with new LED lamps or fixtures. The following spreadsheet shows these line item recommendations. Our counts indicated a total of 538 fixtures to be retrofitted to this technology. Please pay particular attention to the lamp types and fixtures being installed. All new LED lamps and fixtures must be on one of Rocky Mountain Powers approved lists to qualify for the incentive.

**Incentive:**

**\$ 18,967.00**

(The incentive is a good faith estimate and may vary based on the equipment selected, final project costs.)

**Costs:**

Projected installation costs are estimates. The estimated costs are based on experience from projects in the region. We encourage you to obtain competitive bids for this work to better determine your actual implementation costs. Upon completion of project installation please notify us, we will perform a post-inspection and collect labor and material invoices to reconcile the final costs. Your incentive is paid based a final inspection and review of invoices after installation.







Project ID: FE000\_000743  
 Lighting Coordinator: Mark Clary  
 Lighting Tool Prepared by: Gary Seegmiller

Viewing The Preliminary Stage

Let's turn the answers on.  
 V 070113.5.3

**Customer Information**

Project	SLCC Miller Campus
Company	Salt Lake Community College
Customer Contact	Ezra Nielsen

**Total Savings**

	kWh/Year	Avg kW/Month	\$ Savings/Year
Lighting	240,138	34.80	\$15,986
Control	0	0.00	\$0
<b>Total</b>	<b>240,138</b>	<b>34.80</b>	<b>\$15,986</b>

**Project Costs**

Total Cost	\$89,400	Lighting Controls	\$18,967
<b>Total Incentive</b>	<b>\$18,967</b>	<b>Incentive</b>	<b>\$18,967</b>
21% Of Cost Paid By Incentive		<b>Standard Incentive</b>	\$0
Net Project Cost	\$70,433		

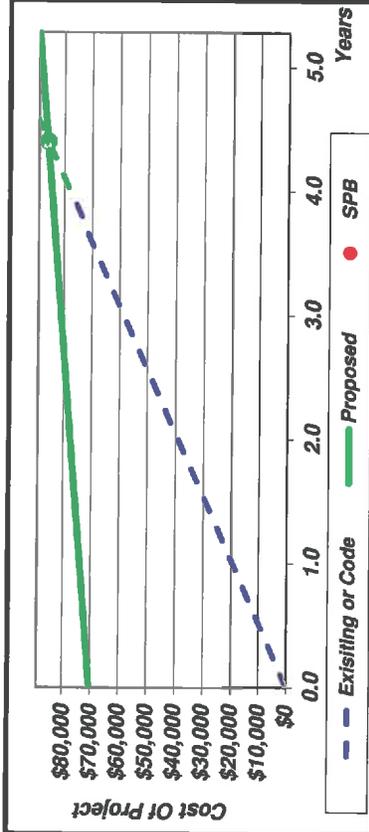
**Project Detail**

Existing	Code	Proposed	Existing	Code	Proposed
2.96	1.20	0.51	\$19,495	\$6,292	\$3,514
57% Better Than Code LPD			44% Better Than Code Operation Cost/Yr		

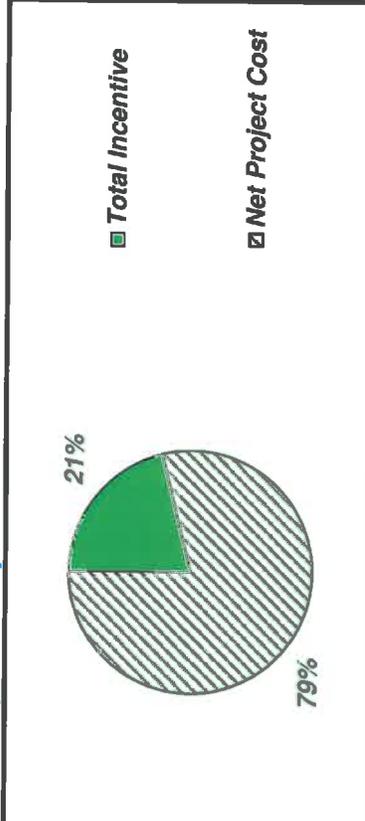
Simple Payback (Without Incentive)	5.6 Yrs	Simple Rate Of Return (Without Incentive)	18%
<b>Simple Payback (With Incentive)</b>	<b>4.4 Yrs</b>	<b>Simple Rate Of Return (With Incentive)</b>	<b>23%</b>

The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects. Lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.

**Cost of Lighting Energy Usage Over Time**



**Percent of Initial Project Cost**





201 South Main St., Ste 2000  
Salt Lake City, UT 84111

**wattsmart® Business (Utah) –Incentive Offer Letter**

Customer Information:  
Ezra Nielsen  
Salt Lake Community College  
1575 South State Street  
West Jordan, Utah 84115

Rocky Mountain Power Representative  
Malynda Ivory – Project Manager  
801-220-4703  
Malynda.ivory@pacificorp.com

**Project Name: SLCC South City Campus - Lighting**

After reviewing your application we are pleased to provide you an incentive offer for the successful implementation of the approved energy efficiency measures described in the attached exhibit(s).

**Cash Incentive Estimate**

**Custom Incentive: \$0**  
**Typical Upgrade Incentive: \$ 13,374**  
**Total Incentive: \$ 13,374**

**Issue Date: 9/13/2013**  
**Completion Date: 9/30/2014**

For this offer to remain valid and to receive an incentive, it is the responsibility of the participant to:

1. Sign and return this offer to the contact above within 60 days of the issue date.
2. Notify Rocky Mountain Power of any changes that materially affect the implementation schedule, the measure costs or the savings.
3. Implement and complete the project by the Completion Date.
4. Contact your Rocky Mountain Power Representative no later than 30 days prior to your required completion date to schedule final verification of energy savings and project closing steps.
5. Provide Rocky Mountain Power all required documentation no later than 60 days from the Completion Date.

**Acknowledgement**

I understand: (1) my responsibilities listed above; (2) the incentive offer is an estimate; (3) the incentive paid will be based on verified electric energy savings and approved costs.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Exhibit A**



*Let's turn the answers on.*

201 South Main St., Suite 2300  
Salt Lake City, Utah 84111

September 6, 2013

**Lighting Audit for: SLCC South City Campus**  
**Performed by: RM Consulting, Gary Seegmiller**

Site Information: 1575 South State Street Salt Lake City, Utah 84115  
The facility is comprised of: Control booths, walkways, a stage, and parking.  
Site Contact: Ezra Nielsen (801) 957-4932

**Operating hours:**

Monday-Friday: 8:00am-5:00pm, 9hrs per day 5 days a week  
Closed 6 holidays

**Summary:**

A lighting audit for SLCC South City Campus was performed on August 28, 2013 by Gary Seegmiller of RM Consulting and encompasses 20,000 sq. ft. of this facility. The existing lighting for the main areas comprise of older metal halide, and incandescent technology. The existing metal halides are experiencing significant lumen depreciation. Overall, this facility has significant energy savings opportunities.

**Recommendation:**

We recommend retrofitting or replacing the existing metal halides with new LED lamps or fixtures. We recommend upgrading the incandescents with new LED lamps or fixtures. The following spreadsheet shows these line item recommendations. Our counts indicated a total of 228 fixtures to be retrofitted to this technology. Please pay particular attention to the lamp types and fixtures being installed. All new LED lamps and fixtures must be on one of Rocky Mountain Powers approved lists to qualify for the incentive.

**Incentive:**

**\$ 13,374.00**

(The incentive is a good faith estimate and may vary based on the equipment selected, final project costs.)

**Costs:**

Projected installation costs are estimates. The estimated costs are based on experience from projects in the region. We encourage you to obtain competitive bids for this work to better determine your actual implementation costs. Upon completion of project installation please notify us, we will perform a post-inspection and collect labor and material invoices to reconcile the final costs. Your incentive is paid based a final inspection and review of invoices after installation.



# ROCKY MOUNTAIN POWER

Let's turn the answers on.

V 070113.5.3

### Customer Information

Project Name	SLCC South City Campus		
Business Name	Salt Lake Community College		
Installation Address	1575 South State Street		
City, State, Zip	Salt Lake City	UT	84115
Contact, Title	Ezra Nielsen		
Phone, Email	801-9574932	ezra.nielsen@slcc.edu	
Account, Meter, Rate	08670306-002 003	400815210	6
Participant Is:	<input checked="" type="checkbox"/> Acct Holder <input checked="" type="checkbox"/> Elect. User <input checked="" type="checkbox"/> Building Owner		
Business Type	School - University		

### Contractor Information

Contact	<input type="checkbox"/> wattsmart Business vendor
Business Name	
Address	
City, State, Zip	
Phone, Email	

### Payee Information

Incentive Should Be Addressed To:	Installation Address
Business Name	Salt Lake Community College
Attention	Ezra Nielsen
Check Reference	
Address	1575 South State Street
City, State, Zip	Salt Lake City UT 84115

### Eligibility Information

Business Name	
Address	
City, State, Zip	
Account #	
Meter Base #, Rate	Office Use Only

# wattsmart<sup>®</sup> Business - Utah

07/01/13 Effective Date

Project ID	FE000_000742
Lighting Coordinator	Mark Clary
Tool Prepared by	Gary Seegmiller
Project Manager	Malynda Ivory
Account Manager	Lori Hansen

You Can Now Use The Project Information Tab

### Processing Information

Construction Type	Retrofit	Stage	Preliminary
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### Project Cost

Material	Labor	Other	Total Project Cost
\$53,000.00	\$8,000.00	\$0.00	\$61,000.00

### Space Type & Size

Calculation Method	Whole Building	Allowed Wattage	24,000
1 School/University		FT <sup>2</sup> 20,000	1.20 W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
School/University		FT <sup>2</sup> 20,000	1.20 W/FT <sup>2</sup>

### Lighting Operation Schedule

# of Holidays Closed?	Day	A	B	C	D	E
7	Mon	9.0	1.0			
	Tue	9.0	1.0			
	Wed	9.0	1.0			
	Thu	9.0	1.0			
	Fri	9.0	1.0			
	Sat	9.0	1.0			
	Sun					
	Total	2,762	307			

Op Weeks Per Year

Add/Edit

S is for 0 hrs/year  
X is for 8760 hrs/year  
Y is for 4380 hrs/year

### Additional Information

Import Existing Project	wattsmart Business Participant info	Email Coordinator	Lighting Catalog	LED Policy	Report A Problem
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Project ID	FE000_000742
Lighting Coordinator	Mark Clary
Lighting Tool Prepared by	Gary Seegmiller

Viewing The Preliminary Stage

Let's turn the answers on.  
V 070113.5.3

### Customer Information

Project	SLCC South City Campus
Company	Salt Lake Community College
Customer Contact	Ezra Nielsen

### Total Savings

	kWh/Year	Avg kW/Month	\$ Savings/Year
Lighting	167,345	12.80	\$8,853
Control	0	0.00	\$0
<b>Total</b>	<b>167,345</b>	<b>12.80</b>	<b>\$8,853</b>

### Project Costs

Total Cost	\$61,000	Lighting Controls	\$13,374
<b>Total Incentive</b>	<b>\$13,374</b>	<b>Incentive</b>	<b>\$13,374</b>
Net Project Cost	\$47,626	<b>Standard Incentive</b>	

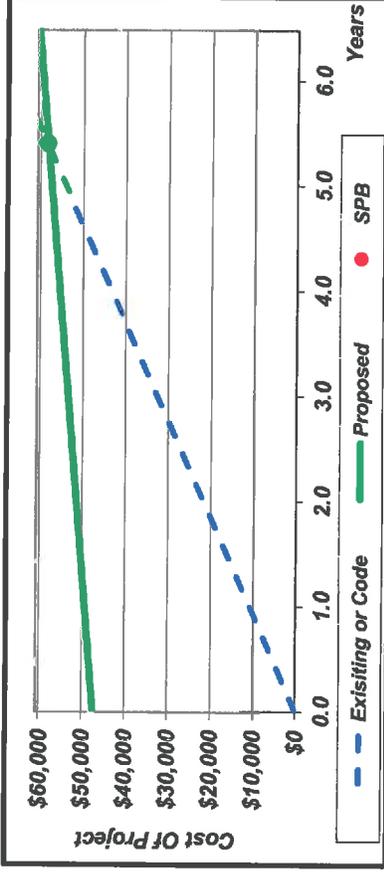
### Project Detail

87% Better Than Code LPD		72% Better Than Code Operation Cost/Yr	
Existing	Code	Existing	Code
1.06	1.20	0.16	0.16
		\$10,865	\$7,250
			\$2,003

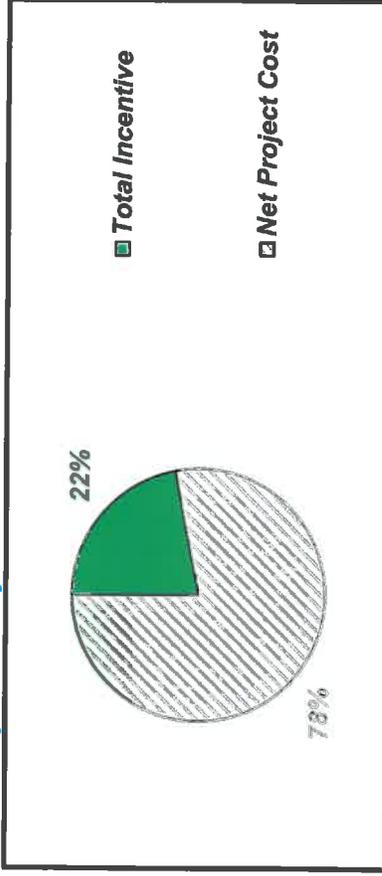
Simple Payback (Without Incentive)	6.9 Yrs	Simple Rate Of Return (Without Incentive)	15%
<b>Simple Payback (With Incentive)</b>	<b>5.4 Yrs</b>	<b>Simple Rate Of Return (With Incentive)</b>	<b>19%</b>

The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects. Lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.

### Cost of Lighting Energy Usage Over Time



### Percent of Initial Project Cost



## Fixture Summary & Count

### Fluorescent

#### HID

#### Induction

#### LED

LEDPM-108W	54
LEDWP-56W	9
LEDSI-18W	9
LEDSI-4W	60
LEDSI-13W	28

#### Other

CUST: LEDSI-30W	90
CUST: LED Flood Fixture	2

#### Controls



201 South Main St., Ste 2000  
Salt Lake City, UT 84111

**wattsmart® Business (Utah) –Incentive Offer Letter**

Customer Information:  
Ezra Nielsen  
Salt Lake Community College  
250 W 3900 S  
South Salt Lake, Utah 84107

Rocky Mountain Power Representative  
Malynda Ivory – Project Manager  
801-220-4703  
Malynda.ivory@pacificorp.com

**Project Name: SLCC Meadowbrook Campus - Lighting**

After reviewing your application we are pleased to provide you an incentive offer for the successful implementation of the approved energy efficiency measures described in the attached exhibit(s).

**Cash Incentive Estimate**

**Custom Incentive: \$0**  
**Typical Upgrade Incentive: \$ 9,203**  
**Total Incentive: \$ 9,203**

**Issue Date: 9/13/2013**  
**Completion Date: 9/30/2014**

For this offer to remain valid and to receive an incentive, it is the responsibility of the participant to:

1. Sign and return this offer to the contact above within 60 days of the issue date.
2. Notify Rocky Mountain Power of any changes that materially affect the implementation schedule, the measure costs or the savings.
3. Implement and complete the project by the Completion Date.
4. Contact your Rocky Mountain Power Representative no later than 30 days prior to your required completion date to schedule final verification of energy savings and project closing steps.
5. Provide Rocky Mountain Power all required documentation no later than 60 days from the Completion Date.

**Acknowledgement**

I understand: (1) my responsibilities listed above; (2) the incentive offer is an estimate; (3) the incentive paid will be based on verified electric energy savings and approved costs.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Exhibit A**



Let's turn the answers on.

V 070113.5.3

**Customer Information**

<b>Project Name</b>	SLCC Meadowbrook Campus		
<b>Business Name</b>	Salt Lake Community College		
<b>Installation Address</b>	250 West 3900 South		
<b>City, State, Zip</b>	South Salt Lake	UT	84107
<b>Contact, Title</b>	Ezra Nielsen		
<b>Phone, Email</b>	801-9574932	ezra.nielsen@slcc.edu	
<b>Account, Meter, Rate</b>	08670306-003	684296554	6
<b>Participant is:</b>	<input type="checkbox"/> Acct Holder <input type="checkbox"/> Elect. User <input type="checkbox"/> Building Owner		
<b>Business Type</b>	School - University		

**Contractor Information**

<b>Contact</b>	<input type="checkbox"/> wattsmart Business vendor		
<b>Business Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Phone, Email</b>			

**Payee Information**

<b>Incentive Should Be Addressed To:</b>	Salt Lake Community College		
<b>Business Name</b>	Salt Lake Community College		
<b>Attention</b>	Ezra Nielsen		
<b>Check Reference</b>			
<b>Address</b>	250 West 3900 South		
<b>City, State, Zip</b>	South Salt Lake	UT	84107

**Eligibility Information**

<b>Business Name</b>			
<b>Address</b>			
<b>City, State, Zip</b>			
<b>Account #</b>			
<b>Meter Base #, Rate</b>			Office Use Only

**wattsmart Business - Utah**

07/01/13 Effective Date

<b>Project ID</b>	FE000_000745
<b>Lighting Coordinator</b>	Mark Clary
<b>Tool Prepared by</b>	Gary Seegmiller
<b>Project Manager</b>	Malynda Ivory
<b>Account Manager</b>	Lori Hansen

You Can Now Use The Project Information Tab

**Processing Information**

<b>Construction Type</b>	Retrofit	<b>Stage</b>	Preliminary
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**Project Cost**

<b>Material</b>	<b>Labor</b>	<b>Other</b>	<b>Total Project Cost</b>
\$28,000.00	\$7,500.00	\$0.00	\$35,500.00

**Space Type & Size**

Calculation Method	Whole Building	Allowed Wattage	6,000
1 School/University		FT <sup>2</sup> 5,000	1.20 W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
		FT <sup>2</sup>	W/FT <sup>2</sup>
School/University		FT <sup>2</sup> 5,000	1.20 W/FT <sup>2</sup>

**Lighting Operation Schedule**

# of Holidays Closed?	Day	A	B	C	D	E
6	Mon	7.0				
	Tue	7.0				
	Wed	7.0				
	Thu	7.0				
	Fri	7.0				
	Sat					
	Sun					
<b>Op Weeks Per Year</b>						
<b>Add/Edit</b>						
S is for 0 hrs/year						
X is for 8760 hrs/year						
Y is for 4380 hrs/year						
<b>Total</b>						1,795

**Additional Information**

<b>Import Existing Project</b>	<b>wattsmart Business Participant Info</b>	<b>Email Coordinator</b>	<b>Lighting Catalog</b>	<b>LED Policy</b>	<b>Report A Problem</b>
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Let's turn the answers on.  
V 070113.5.3

**Customer Information**

Project	SLCC Meadowbrook Campus		
Company	Salt Lake Community College		
Customer Contact	Ezra Nielsen		

**Total Savings**

	kWh/Year	Avg kW/Month	\$ Savings/Year
Lighting	104,984	5.40	\$5,029
Control	0	0.00	\$0
<b>Total</b>	<b>104,984</b>	<b>5.40</b>	<b>\$5,029</b>

**Project Costs**

Total Cost	\$35,500	Lighting Controls	\$9,203
<b>Total Incentive</b>	<b>\$9,203</b>	<b>Incentive</b>	<b>\$9,203</b>
26% Of Cost Paid By Incentive		<b>Standard Incentive</b>	
Net Project Cost	\$26,297		

**Project Detail**

83% Better Than Code LPD		41% Better Than Code Operation Cost/Yr	
Existing	Code	Proposed	Code
1.73	1.20	0.21	\$1,813
			\$1,063

Simple Payback (Without Incentive)	7.1 Yrs	Simple Rate Of Return (Without Incentive)	14%
<b>Simple Payback (With Incentive)</b>	<b>5.2 Yrs</b>	<b>Simple Rate Of Return (With Incentive)</b>	<b>19%</b>

The incentive and energy savings above are estimates only. This tool is designed to calculate savings and incentives for wattsmart Business lighting projects. Lighting incentives are capped at 70% of eligible energy efficiency project costs, and the minimum simple payback (with incentive) for the project is one year. If needed, incentives will be decreased to reflect a one-year payback. The simple payback with incentive is the net project cost divided by the annual electric cost savings (dollar savings). To receive an incentive you MUST sign an Incentive Offer before purchasing equipment.

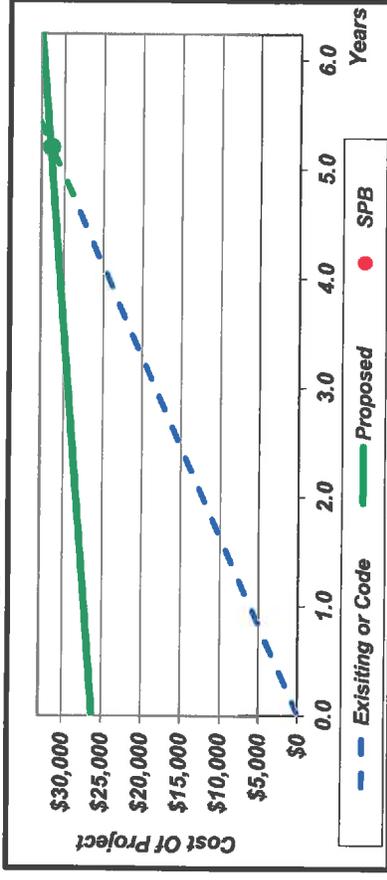
**wattsmart® Business - Utah**

07/01/13 Effective Date

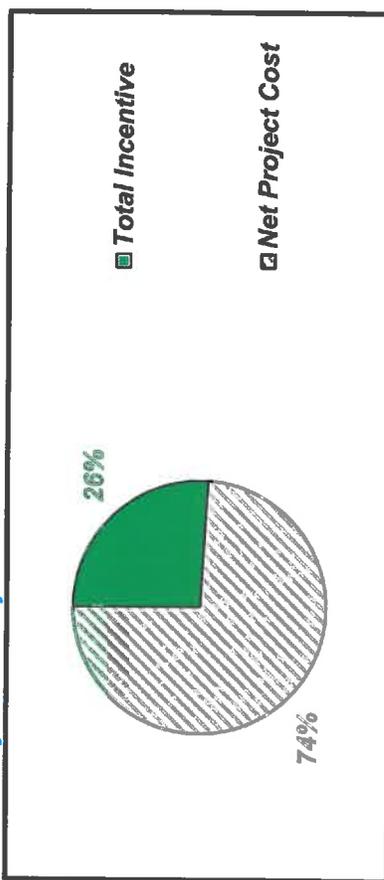
Project ID	FE000_000745
Lighting Coordinator	Mark Clary
Lighting Tool Prepared by	Gary Seegmiller

Viewing The Preliminary Stage

**Cost of Lighting Energy Usage Over Time**



**Percent of Initial Project Cost**



## Fixture Summary & Count

### Fluorescent

#### HID

#### Induction

#### LED

LEDPM-108W	25
LEDWP-56W	31
LEDWP-15W	2
LEDDL-26W	8
LEDSI-18W	13
LEDSI-8W	33

#### Other

CUST: LEDSI-30W	18
-----------------	----

#### Controls



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: February 5, 2014  
Subject: **Approval of Huntsman Center Sports Arena Upgrade and Remodel**  
Presenter: Mike Perez

---

### **Recommendation**

I recommend the Building Board approve the request from the University of Utah for the Jon M. Huntsman Sports Arena.

### **Background**

The U of U recently had a facilities study performed on their Recreation, Inter-Collegiate Athletics and College of Heath facilities. It was determined that the 44 year old Huntsman Arena was in need of an upgrade in order to accommodate the increasing demand for this facility. Construction will likely be in 3 phases and will result in the Huntsman Center's ability to increase the number of events scheduled as well as accommodate a larger variety of venues. Upgrades will include a new curtain divider system, an upgraded rigging system, sound lighting and fire suppression systems.

The proposed budget will be \$6,604,702.00 for this 91,845 sf facility at a cost of \$71.91 per sf. Funding will be obtained through athletic and auxiliary funds. The University proposes a May 2014 start time and completion date by October 2014.

JR:cn  
Enclosure



Office of the Vice President  
for Administrative Services

January 21, 2014

Mr. Jeff Reddoor, Director  
Capital Planning & Budget  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, UT 84114

Dear Mr. Reddoor:

***RE: Jon M. Huntsman Sports Arena  
Design and Construction Services***

The Jon M. Huntsman Sports Arena (Huntsman Arena), constructed in 1969, has served the University of Utah well for these past 44 years. Recently, VCBO Architects was retained to perform a facilities study of all facilities used by Campus Recreation, Inter-Collegiate Athletics and the College of Health to determine the condition of existing facilities and whether efficiencies might be achieved by the sharing of these facilities.

The 44 year old Huntsman Arena, an auxiliary facility, requires major upgrades. These will include the addition of a new curtain divider system, an upgraded rigging system, sound, lighting, and fire suppression systems. The University's Board of Trustees reviewed and approved the upgrade being proposed. The proposed total project budget is \$6,604,702 and will be funded by Athletic and Auxiliary funds.

The University of Utah respectfully seeks your support of this request and the opportunity to present this project to the Building Board at the February 5, 2014 meeting for approval. This request is being submitted pursuant to subsection 63A-5-104(3)(d)(i) of the Utah Code which we understand requires that remodeling projects that cost more than \$2.5 million and which are funded with non-state funds be approved by the Building Board.

Thanks, as always, for your consideration and support.

Sincerely,

Michael G. Perez  
Associate Vice President

Cc: Joshua Haines, DFCM  
Mark Grabl, University of Utah

Attachment: *Building Board Project Summary – Huntsman Arena*

Associate Vice President Facilities Management  
1795 East South Campus Dr Rm 222  
V. Randall Turpin University Services Building  
Salt Lake City, Utah 84112-9404  
801-581-6510  
Fax 801-581-6081

## **Building Board Project Summary**

<b>Project Name:</b>	<b>Huntsman Center Arena Upgrade and Remodel</b>
<b>Project Owner:</b>	<b>The University of Utah</b>
<b>Preliminary Cost Estimate:</b>	\$6,604,702
<b>Total Project Space (GSF)</b>	91,845s.f. (\$71.91 / s.f.)
<b>Sources of Funding:</b>	<b>University Auxiliary Services and Athletics</b>

### **History:**

Early on in the Recreation, Athletics, and College of Health Master Facility Plan it was discovered that the Huntsman Center Arena was in need of an upgrade. From the Master Facility Plan the Remodel and Upgrade originated. There will likely be 3 phases to the new upgrade. The phase 1 remodel will add a new curtain system, upgraded rigging system, sound, lighting, and fire suppression systems. Future Phases will address upgrades for access, enlargement of the concourse level, seating upgrades, banquet options and others. These future phases are still being defined.

### **Need:**

It is important for the Huntsman Center Arena to remain a competitive arena facility for many reasons; not only for Athletics (Crimson Club donations, recruiting, revenues) but concessions, merchandising, and special event facility rentals as well. Additionally, updating the infrastructure and facilities within the Arena is vital for keeping costs of future maintenance down.

The entire replacement of the 1960s era Huntsman Center Arena was studied as an option and was deemed not feasible from a cost or schedule viewpoint. It is therefore proposed that the "Icon" Huntsman Arena be upgraded instead of replaced. Therefore the Huntsman Center Arena Phase 1 Upgrade and Remodel of the Arena was undertaken as the first effort in the multi phased upgrade.

The lighting upgrade will allow the Huntsman Center Arena to meet NCAA lighting guidelines which will also dramatically enhance television and stage opportunities in the Phase 1 Upgrade. NCAA lighting guidelines increase the brightness in the arena by at least 30% allowing better television coverage and visibility from the upper bowl seats. The energy usage will decrease due to the replacement of next generation LED lighting instead of the existing metal halide lamps. Furthermore, the new lighting layout will allow for better distributed and focused lighting within the Arena and require far fewer light bulb replacements.

In addition, another major component of Phase 1 will be the installation of a rigging and curtain system. The rigging and curtain system will allow the indoor Huntsman Center Arena to be used more often and for more varied seating layouts. Additionally, events will be allowed to hang more weight (50,000 lbs) from the new rigging (curtains, props, speakers, lights, etc.) for events such as Commencement, Convocation, theatrical, and other uses.

Lastly the floor and sound system will be upgraded with minor upgrades to the information technology system and fire system. The upgrades will make for a more efficient, more easily operated, more flexible, and just better audience experience. As a result, we expect the new Huntsman Center Arena Phase 1 Upgrade and Remodel to be able to accommodate a larger variety of venues and more often during future years.

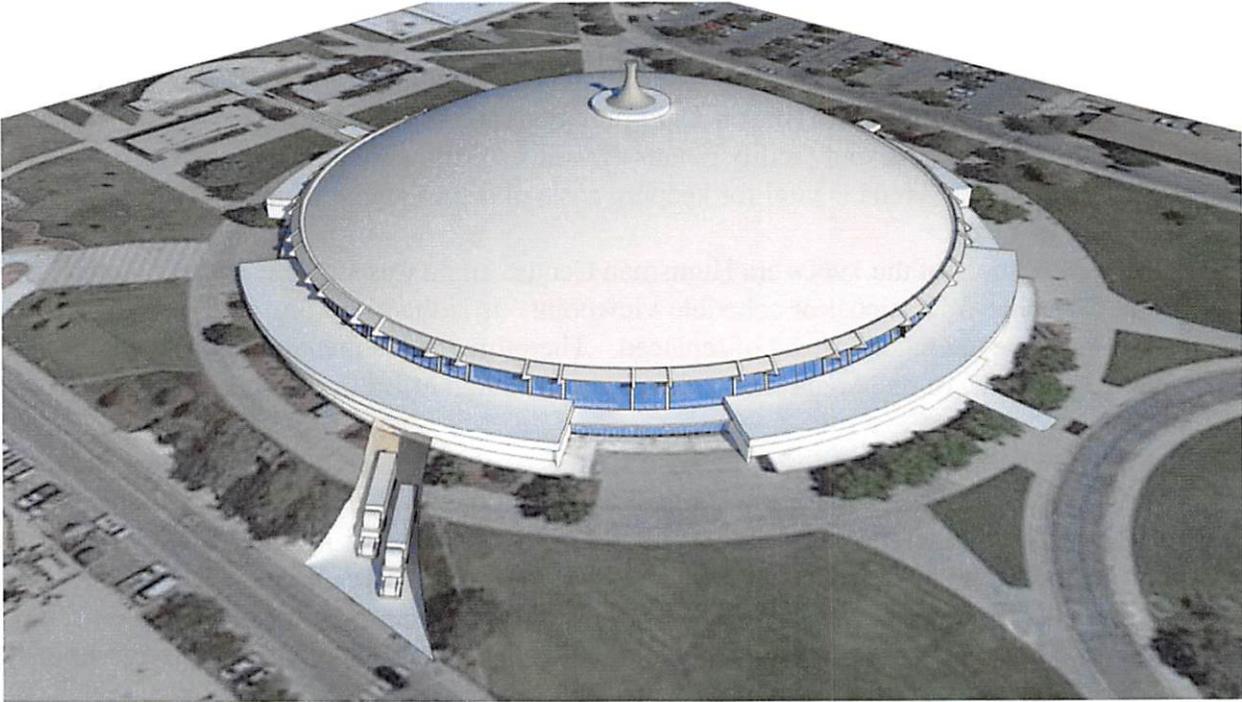
**Timeline:**

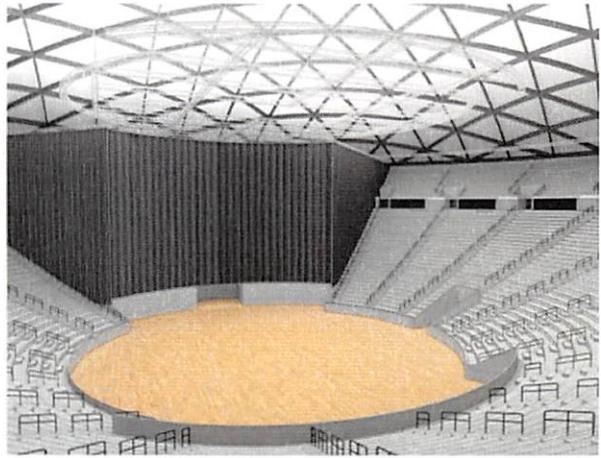
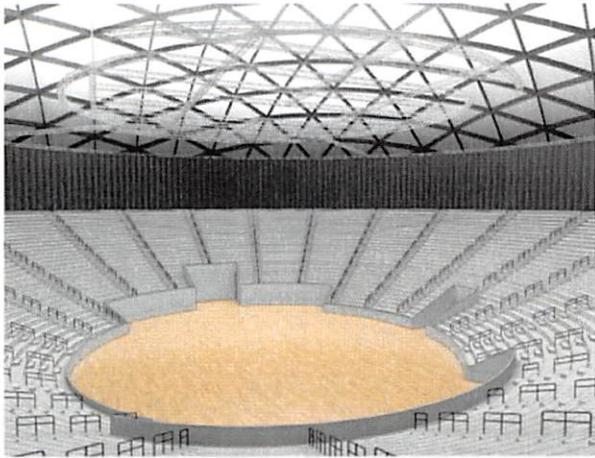
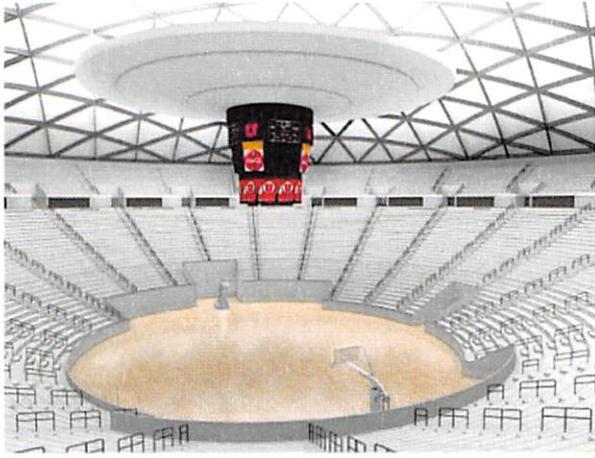
Start of Construction - May 2014  
Completion of Construction – October 2014

**Status:**

Design Phase

**Photographs and Maps:**







**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: February 5, 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

January 21, 2014

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 February 5, 2014 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period December 12, 2013 – January 16, 2014. Please include this in the packet for the February 5, 2014 Building Board meeting.

**Professional Services Agreements** (Page 1)

The Professional Services Agreements awarded during this period consist of:  
7 Design Agreements, 4 Planning/ Study/Other Agreements.

Item 11; Art & Arch Complex - Fume Hood & Fire Protection

Note that this \$21,600 cost of this 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.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
0 New Space Contracts, 5 Remodeling Contracts, 0 Site Improvement Contracts.

No significant items.

**Report of Project Reserve Fund Activity** (Page 3)

Increases:

None

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  
January 21, 2014  
Page 2

Decreases:

Project 21453; Genetics Bldg. Heating Water Piping Replacement

This transfer of \$7,927 covers the cost of replacing an additional five VAV box heating coils. Whenever possible, the project cleaned and repaired existing coils rather than replacing them. These five coils were found to be beyond repair.

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 December 11, 2013 - January 16, 2014**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Design</b>					
1	21502	University of Utah Hospital Infill Project	Tracy Stocking & Associates	\$ 1,600,000	\$ 125,000
2	21532	Commuter Services Shuttle And Maintenance Offices	Nolte Associates, Inc	\$ 100,000	\$ 8,555
3	21533	Huntsman Center Arena - Phase 1 Remodel and Upgrade	Valentiner Crane Brunjes Onyon	\$ 464,200	\$ 307,800
4	21541	President Circle Event Parking Plaza	Colony Design Collective LLC	\$ 2,835	\$ 2,700
5	21503	Redwood Clinic Suite Expansion	Dixon and Associates	\$ 2,296,765	\$ 16,430
6	21545	Marriott Library - Rare Book Remodel	MJSA Architecture	\$ 7,700	\$ 7,700
7	21575	Nephrology Relocation	Architectural Nexus	\$ 5,500	\$ 5,500
<b>Planning/Study/ Other</b>					
8	21585	Building 303 Economic Dispatch Study	Burns and McDonnell Engineering	\$ 15,000	\$ 15,000
9	21579	Fort Douglas Plan Update Phase II	Brailsford and Dunlavey	\$ 88,000	\$ 73,249
10	21580	Land use Analysis and Housing Master Plan Update	Brailsford and Dunlavey	\$ 80,000	\$ 73,249
11	21552	Art & Arch Complex - Fume Hood & Fire Protection	Ken Garner	\$ 21,600.00	\$21,600



**Construction Contracts**

**Awarded From December 11, 2013 - January 16, 2014**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Design Firm</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Construction - New Space</b>						
<b>Construction - Remodeling</b>						
1	21358	Williams Bldg AH5 &AH6 Upgrade	CCI Mechanical		\$ 308,256	\$ 169,173
2	21551	Building 61 Laboratory Equipment Cooling	Ralph Tye And Sons, Inc		\$ 49,685	\$ 40,354
3	21576	UMFA Temoprary Film Exhibit	Mark Hamilton Construction		\$ 26,500	\$ 20,780
4	21503	Redwood Clinic Suite Expansion	Easton River		\$ 2,296,765	\$ 1,053,000
5	21564	KUER Development Office Remodel	SCC Construction		\$ 110,498	\$ 69,737
<b>Construction - Site Improvement</b>						





**University Of Utah**  
**Report Of Contingency Reserve Fund Activity**  
**For the Period of December 12, 2013 to January 16, 2014**

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	<b>BEGINNING BALANCE</b>	2,030,655.00			
	<b>INCREASES TO CONTINGENCY RESERVE FUND</b>				
	None				
	<b>DECREASES TO CONTINGENCY RESERVE FUND</b>				
	<b>NEW CONSTRUCTION</b>				
	None				
21453	<b>REMODELING</b> Genetics Bldg Heating Water Piping Replacement	(7,927.00)	36,205.00	3.89%	Construction
	<b>ENDING BALANCE</b>	2,022,728.00			

20 January 2014

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 February 2014 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 12/16/13 to 01/20/14.

**Professional Contracts, 1 contract issued** (Page 1)

Comments are provided on the report.

**Construction Contracts, 12 contracts issued** (Page 2)

Comments are provided on the report.

**Report of Contingency Reserve Fund** (Page 3)

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

**Report of Project Reserve Fund Activity** (Page 4)

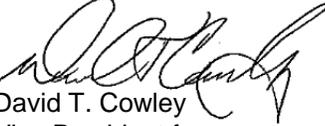
No funds were needed or returned during this reporting period. The project reserve fund is in good order.

**Current Delegated Projects List** (Pages 5-6)

Of USU's 55 projects, 0 are complete, 5 are substantially complete, 36 are in construction, 10 are in the design/study phase, and 4 are pending.

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 12/16/13 to 01/20/14

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 SER 005 Microscopy Lab Remodel	CRSA	\$23,000.00	\$23,000.00	Design Services

### MISCELLANEOUS CONTRACTS

None

## Construction Contracts Awarded From 12/16/13 to 01/20/14

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Kent Concert Hall Entry Replacement	Interior Construction Specialists	Method Studio	\$1,784,440.00	\$1,720,535.00	CMGC contract adjusted to the GMP
2 South Farm Equine Center Classroom	Spindler Construction	Axis Architects	\$646,963.00	\$164,486.00	Construction contract for project
3 USUE CEIC Building Remodel	Morris Electric	Ken Garner Engineering	\$743,265.00	\$49,258.00	Materials/labor for electrical work
4 Building Commissioning FY14	USU Facilities Operations	USU Facilities Planning and Design	\$185,185.00	\$21,939.00	ESLC building wide commissioning
5 Classroom Auditorium Upg FY13	Tandem Commercial	USU Facilities Planning and Design	\$271,493.00	\$4,500.00	Remove and install chairs in Widstoe Hall auditorium
6 Access Control FY13	USU Facilities Operations	USU Facilities Planning and Design	\$147,059.00	\$2,841.00	Eng Lab 017A panel for access control infrastructure
7 Access Control FY13	USU Facilities Operations	USU Facilities Planning and Design	\$147,059.00	\$2,546.00	LARC 235 panel for access control infrastructure
8 Health, LS, Code, Asbestos FY14	USU Facilities Operations	USU Facilities Planning and Design	\$138,889.00	\$2,125.00	Technology install roof access ladder
9 Health, LS, Code, Asbestos FY14	USU Facilities Operations	USU Facilities Planning and Design	\$138,889.00	\$2,067.00	Geology install roof access ladder
<b>MISCELLANEOUS CONTRACTS</b>					
10 Health, LS, Code, Asbestos FY14	Dixon Information		\$138,889.00	\$75.00	Hazardous material samplings
11 NFS 243/208 Kitchen remodel	Dixon Information		\$328,905.00	\$35.00	Hazardous material samplings
12 Health, LS, Code, Asbestos FY14	Dixon Information		\$138,889.00	\$15.00	Air sample testing

## Report of Contingency Reserve Fund From 12/16/13 to 01/20/14

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
<b>BEGINNING BALANCE</b>	<b>\$497,143.20</b>				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b>					
None					
<b>DECREASES FROM CONTINGENCY RESERVE FUND</b>					
<b>Miscellaneous Critical Improvements FY14</b> Membrane covered cricket on west awning	(871.50)	(4,609.25)	1.99%	Construction	7.65%
<b>ENDING BALANCE</b>	<b>\$496,271.70</b>				

**Report of Project Reserve Fund Activity  
From 12/16/13 to 01/20/14**

Project Title	Transfer Amount	Description	% of Construction Budget
<b>BEGINNING BALANCE</b>  <b>INCREASES TO PROJECT RESERVE FUND</b> None  <b>DECREASES TO PROJECT RESERVE FUND</b> None	<b>\$374,161.43</b>		
<b>ENDING BALANCE</b>	<b>\$374,161.43</b>		

## Current Delegated Projects List 1/20/2014

Project Number	Project Name	Phase	Project Budget
<b>CAPITAL DEVELOPMENT/IMPROVEMENT</b>			
A22907	Planning and Design Fund FY11	Design/Study	75,000
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 Control FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A27144	Building Commissioning FY13	Commissioning	190,991
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	Substantial Completion	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
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
A28856	USU SLC Bldg 822 Remodel	Construction	245,000
A28857	South Farm Equine Center Classroom	Construction	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	Commissioning	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Construction	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	249,979
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	116,269
A30086	SER005 Microscopy Lab Remodel	Design	163,000
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	831,209
C11368	USUE Mechanical/Lighting upgrade	Construction	853,565
C11375	USUE Library Concrete Replacement	Design	297,173

**TOTAL (55)**

\$28,353,360



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: February 5, 2014  
Subject: **Administrative Reports for DFCM**  
Presenter: Joshua Haines, DFCM Director

---

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

### **Lease Report** (Page 1)

No significant items

### **Professional Services Agreements, 22 Agreements Issued** (Pages 2- 4)

The Professional Services Agreements awarded during this period consist of:  
8 Design Agreements, 14 Planning/Study/Other Agreements.

No significant items

### **Construction Contracts, 24 Contracts Issued** (Pages 5 - 7)

The Construction Contracts awarded during this period consist of:

1 New Space Contract, 18 Remodeling Contracts, 1 Paving/Roofing Contracts, 4 Other

Item #1, West Jordan Courts Facility HVAC Improvements

Item #7, DCC Fine Arts Glendenning Fine Arts Bldg Refinish and Repair Hardware Flooring

Item #18, SUU Medium Voltage Power Upgrade

Item #24, UVU Woodbury Business Bldg Replace Transformers

Agency/Institution is covering amount over budget

Item #8, Vernal Human Services Bldg Restroom Upgrades and Interior Doors Replacement  
Funds from the Project Reserve Fund were used to award this contract

### **Report of Contingency Reserve Fund** (Page 8)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications,

Decreases, Capital Development

UVU New Classroom Building

This transfer of \$279,848 covers change order #3 & #4. See attached pages #9 - 12 for details and contract summary.

SLCC RRC New Instructional and Administrative Complex

This transfer of \$117,019 covers change orders #17 & #18. See attached pages #13 – 18 for details and contract summary.

**Report of Contingency Reserve Fund Continued**

Decreases, Capital Development Continued

State Hospital Building Consolidation, New Medical Services Bldg. and Pediatric Facility

This transfer of \$74,591 covers change order #14. See attached pages #19 - 21 for details and contract summary.

Decreases, Capital Improvement

WSU Replace Domestic Hot Water Tanks and Heat Exchangers

This transfer of \$21,681 covers change order #12. See attached pages #22 - 24 for details and contract summary.

Provo Regional Center Boiler Replacement

This transfer of \$19,012 covers change order #3. See attached pages #25 – 27 for details and contract summary.

**Report of Project Reserve Fund Activity** (Pages 28 - 29)

Increases

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

Decreases

The decrease is to award construction contracts that were over budget

This report 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:ccn

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 12/17/2013 to 1/15/2014

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

### LEASES

1.	N/A								
2.	N/A								

### AMENDMENTS

1.	Administrative Services DFCM Salt Lake City	Partial	Parking Stalls	2 Year	92 parking stalls, added 10 new stalls	\$1.60	\$1.60	Increase in parking stalls for program needs, no increase in rent
2.	N/A							
3.								
4.								
5.								
6.								
7.								



# State of Utah

Division of Facilities and Construction  
Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
1	Das - Navajo Trust Fund 13349310	Blanding Blue Mountain Dine Reroof dwight Palmer	Campbell & Associates	Design 147191	\$10,000	\$5,932
2	Capitol Preservation Bd 12146050	Capitol Preservation Board capitol Hill Signage	Mjsa Architecture Pc	Design 147205	\$7,600	\$7,635
3	Courts 13255150	Cedar City Courts Woodwork & Judges Chambers dwig	Archiplex Group Llc	Design 147188	\$6,736	\$7,402
4	Dfcm - Statewide Funds 13079300	Department Of Corrections, Cucf gale Housing Uni	R&r Environmental	Haz Mat Consult 147211	\$117,769	\$14,530
5	Dfcm - Statewide Funds 13079300	Dfcm ogden Regional Center Haz-mat Survey bob An	R&r Environmental	Haz Mat Consult 147204	\$117,769	\$11,485
6	Dfcm - Statewide Funds 12039300	Dfcm utah State Space Standards jim Russell	Gsbs Pc	Programming 147207	\$65,000	\$19,275
7	Dfcm - Statewide Funds 13079300	Dfcm Haz Mat slcc Nelson Admin Bldg bob Anderson	R&r Environmental	Haz Mat Consult 147198	\$117,769	\$10,495
8	Dfcm - Statewide Funds 13079300	Dfcm Hazardous Material provo 4th District Juveni	R&r Environmental	Haz Mat Consult 147196	\$117,769	\$21,500
9	Dfcm - Statewide Funds 13079300	Dfcm Hazardous Materials department Of Health-can	R&r Environmental	Haz Mat Consult 147195	\$117,769	\$49,540
10	Dfcm - Statewide Funds 13079300	Dfcm Hazardous Materials slcc Applied Technology	R&r Environmental	Haz Mat Consult 147197	\$117,769	\$9,540



# State of Utah

Division of Facilities and Construction  
Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
						<b>JAM</b>
<b>Design</b>						
11	Dfcm - Managed Buildings 13376310	Division Of Facilities Construction And Management	Fea Engineering Associates, Llc	Commissioning 147208	\$21,200	\$21,200
12	Dixie St College Of Utah 13231640	Dsu encampment Mall Lighting kurt Baxter/john Gi	Bna Consulting Inc	Design 147200	\$10,080	\$10,080
13	Dnr - Wildlife Resources 13111520	Dwr Egan Hatchery Re-roof Seismic Evaluation bob	Mcneil Engineering Inc	Design 147194	\$2,328	\$5,700
14	Courts 13257150	Provo Courts Boiler Replacement dwight Palmer	Whw Engineering Inc	Design 147193	\$6,101	\$6,100
15	University Of Utah 13042750	University Of Utah u Of U Basketball Training Fac	Gordon Geotechnical Engineering, Inc.	Geotechnical 147201	\$1,699,063	\$7,400
16	National Guard 13004480	Utah National Guard sunrise Hall jim Russell	Bott Pantone Architects	Design 147216	\$140,000	\$138,000
17	Utah State University 13050770	Utah State University student Recreation And Well	E-cube, Inc.	Commissioning 147178	\$150,000	\$148,275
18	Utah State University 13050770	Utah State University student Recreation And Well	Etc Group Inc	Energy 147218	\$2,057,827	\$28,920
19	Utah State University 13052770	Utah State University - Tooele Campus science And	Architectural Testing	Insp Observ Ser 147214	\$64,000	\$15,000
20	Utah Valley University 1303-1 CP_Contracts Awarded	Utah Valley University	Earthtec Engineering Inc	Insp Observ Ser	\$35,915	\$7,552

Jan 17, 2014 10:49 AM

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# State of Utah

Division of Facilities and Construction  
Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
		<b>Design</b>				<b>JAM</b>
	11317790	geneva Phase II Intramural		147185		
21	University Of Utah 13026750	Uu Business Loop Parking Structure rick James ji	Gordon Geotechnical Engineering, Inc.	Design 147172	\$905,926	\$15,300
22	Weber State University 12345810	Weber State University new Science Building elev	Lerch, Bates & Associates Inc.	Commissioning 147155	\$65,000	\$10,500



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
1	Courts 12181150	Administrative Office Of The Courts west Jordan C	Tod R Packer Heating & Air Conditioning	Const Remodel 147649	\$42,105	\$47,250
2	Courts 13154150	Administrative Office Of The Courts spanish Fork	Rod Lewis Construction Llc	Const Remodel 147650	\$42,105	\$18,019
3	Dfcm - Statewide Funds 13080300	Central Utah Correctional Facility, Gale Housing U	Environmental Abatement Inc	Haz Mat Const 147638	\$170,188	\$48,896
4	Davis Atc 13335220	Datc Culinary Arts Remodel Ph I lucas Davis	Thm Remodeling Llc	Const Remodel 147634	\$120,326	\$112,392
5	Davis Atc 13140220	Datc Dental Suite Remodel lucas Davis	Chad Husband Construction Inc	Const Remodel 147631	\$75,000	\$51,999
6	Davis Atc 13140220	Davis Applied Technology College datc Dental Suit	Burkhart / Dental Supply	Const Remodel 147646	\$75,000	\$24,268
7	Dcc - Division Of Arts 13076080	Dcc Fine Arts / Dfcm glen Denning Fine Arts Floo	Paulsen Construction	Const Remodel 147667	\$35,369	\$38,500
8	Human Services 13064400	Department Of Human Services vernal Dhs Building	Angus Construction Inc.	Const Remodel 147651	\$104,000	\$125,297
9	Corrections - Draper 13301100	Dept. Of Corrections draper Water Heater And Heat	Commercial Mechanical Systems & Service	Const Remodel 147670	\$215,967	\$202,186
10	Health 12188390	Dept. Of Health cannon Health Bldg. Upgrade Fire	Wasatch West Contracting	Const Remodel 147669	\$242,980	\$230,000
11	Dfcm - Managed Buildings 13092310	Dfcm heber Wells Parking Structure Upgrade Exhaust	Mechanical Service & Systems I	Const Remodel 147665	\$50,421	\$48,054
12	Dfcm - Managed	Division Of Facilities Construction And	Paulsen Construction	Const Remodel	\$418,614	\$5,100



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
	Buildings 12185310	Management		147648		
13	Dnr - Parks & Recreation 13100510	Division Of Parks And Recreation snow Canyon Stat	John Orton Excavating Inc	Const Remodel 147656	\$361,856	\$351,769
14	Dnr - Wildlife Resources 13362520	Dnr - Dwr fes New Zealand Mud Snail Control da	Whitaker Construction	Const Site Imp 147655	\$65,794	\$69,925
15	Workforce Services 13147920	Dws dws Ogden Reroof matt Boyer	Utah Correctional Industries	Roofing 147662	\$152,614	\$140,000
16	Dnr - Wildlife Resources 13357520	Hardware Ranch Power Poles tim Parkinson lynn Hi	Pine Valley Power	Const Remodel 147623	\$37,912	\$37,000
17	Snow College South 13186710	Snow College Richfield Exterior Lighting Retrofit	Blake Electric Company	Const Remodel 147659	\$106,830	\$20,120
18	Southern Utah University 13161730	Southern Utah University medium Voltage Power Upg	Hidden Peak Electric Co Inc	Const Site Imp 147652	\$192,802	\$214,000
19	Southern Utah University 13106730	Southern Utah University suu Centrum Loading Ram	Carter Enterprises	Const Site Imp 147668	\$160,600	\$139,850
20	Southern Utah University 13162730	Southern Utah University simplex Grinnel Fire Al	Simplex Grinnell	Const Remodel 147645	\$142,332	\$141,941
21	Ogden/weber Atc	Utah College Of Applied Technology	Sr Mechanical	Const Remodel	\$540,891	\$261,300



# State of Utah

Division of Facilities and Construction  
Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 12/17/2013; and less than 01/17/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
13194240		ogden Weber At		147657		
22	Dept Of Transportation 13126900	Utah Dept Of Transportation calvin Rampton Comple	Taylor Electric Inc.	Const Remodel 147660	\$175,000	\$139,000
23	National Guard 13142480	Utah National Guard aasf Aircraft Maintenance Han	Keller Construction Inc	Constr Cmgc 147589	\$1,900,000	\$7,394
24	Utah Valley University 13069790	Utah Valley University woodbury Business Bldg Tra	All-tech Electric	Const Remodel 147644	\$167,875	\$172,800

# DFCM

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

Development Project Development Projects Fund Balance  
Improvement Project Improvement Projects Fund Balance

6,063,635.28  
 5,726,978.48

Feb-14

## REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
<b>BEGINNING BALANCE</b>			6,576,975.96	5,373,594.48	7,415.55				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b>									
<b>FUNDING</b>									
13309	UDOT	Rampton VAV boxes/Controls	-	50,654.00	-	-	0.00%	Design	0%
13313	Tax	Replace AHU's With Fan Walls	-	45,393.00	-	-	0.00%	Design	0%
13300	CPB	Capitol Hill Security Camera Upgrades	-	34,508.00	-	-	0.00%	Pending	0%
13302	UDC	Draper - Olympus HVAC Upgrade	-	31,106.00	-	-	0.00%	Design	0%
13320	DWS	Admin Fire Alarm System	-	24,116.00	-	-	0.00%	Design	0%
13310	DFCM	Richfield Regional Carpet/Paint	-	21,875.00	-	-	0.00%	Design	0%
13301	UDC	Draper - Timpanogos #5 Water Heater Replacement	-	20,517.00	-	-	0.00%	Construction	0%
13305	UDC	Draper - Timp 1-5 Control Room Remodel	-	20,000.00	-	-	0.00%	Pending	0%
13364	UNG	Blanding Armory Generator	-	19,994.00	-	-	0.00%	Design	0%
13304	UDC	Draper - Wasatch & Oquirrh Control Room Intercom	-	19,717.00	-	-	0.00%	Pending	0%
13370	UNG	Tooele Armory Roll-Up Door	-	18,787.00	-	-	0.00%	Construction	0%
13363	UNG	Vernal Armory Upgrades	-	18,088.00	-	-	0.00%	Design	0%
13312	DNR	Admin Boiler Replacement	-	13,887.00	-	-	0.00%	Construction	0%
13327	DHS	Various Group Home Repairs	-	13,360.00	-	-	0.00%	Construction	0%
13308	UDC	APP/CCC Floor Grind & Seal	-	7,908.00	-	-	0.00%	Design	0%
13319	DWS	Admin Parking Structure Drain Line	-	7,575.00	-	-	0.00%	Design	0%
13303	UDC	Draper Wardens Admin Bldg Boiler	-	6,800.00	-	-	0.00%	Construction	43%
13299	ABC	Store #34 HVAC System	-	5,800.00	-	-	0.00%	Pending	0%
12062	ABC	Store #35 Entry Vestibule Addition	-	5,235.00	-	-	0.00%	Design	0%
13307	UDC	Draper Fire Panel Upgrade In 3 Bldgs	-	2,535.00	-	-	0.00%	Construction	100%
13318	DPS	Murray Fire Alarm Improvements	-	2,482.00	-	-	0.00%	Complete	100%
13311	DHS	JJS - Vernal Furnace/Condensing Unit Replacement	-	2,400.00	-	-	0.00%	Pending	0%
13371	UNG	Tooele Armory Cooler Replacement	-	2,177.00	-	-	0.00%	Design	0%
13359	ABC	Store #22 & 23 Store Front Replacement	-	1,920.00	-	-	0.00%	Pending	0%
13358	ABC	Store @14 Wiring/Loading Dock	-	880.00	-	-	0.00%	Pending	0%
<b>OTHER INCREASES</b>									
13069	UVU	Business Bldg Transformers Replacement	-	4,610.00	-	(4,610.00)	-2.67%	Construction	0%
<b>DECREASES TO CONTINGENCY RESERVE FUND</b>									
12192	UVU	New Classroom Building	(279,848.00)	-	-	464,804.11	1.12%	Construction	18%
10036	SLCC	RRC New Instructional and Admin Complex	(117,019.00)	-	-	1,113,908.00	3.62%	Construction	95%
11065	USH	Building Consolidation	(74,591.00)	-	-	1,092,870.00	4.33%	Construction	85%
11077	WSU	Professional Classrm Bld And Central Plant	(41,882.68)	-	-	240,106.08	0.75%	Construction	93%
11098	WSU	Replace Domestic Hot Water Tanks And Heat Exchangers	-	(21,681.00)	-	65,235.05	13.54%	Construction	95%
13093	DFCM	Provo Regional Boiler Replacement	-	(19,012.00)	-	53,066.00	31.55%	Construction	90%
11096	DWS Metro	Office Replace Rooftop HVAC Units	-	(8,247.00)	-	13,723.00	6.28%	Complete	100%
<b>TOTAL</b>			6,063,635.28	5,726,978.48	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 #3

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

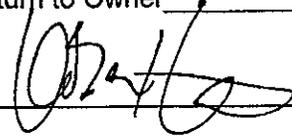
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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 26 r1	Mechanical infrastructure for the Kitchen unit that was omitted from the plans. When the Kitchen was removed from the bid scope, the architect inadvertently removed the connections. These must be completed prior to covering.	6	DFCM contingency	144,785	-
COR 24	Change to the wood from Teac to White Oak in order to reduce cost and pay for future chiller.	1	DFCM Contingency	(99,197.80)	-
COR 19	Change in Brick to conform to with campus standard brick. There was miscommunication between the architect and UVU/DFCM during the design phase.	6	DFCM Contingency	52,283	-
				97,870	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: 12-13-13

### 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 #4

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

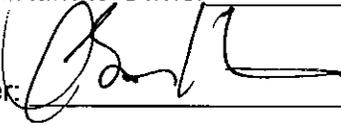
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In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD /COR	Description	Category (reason)	Funding Source	Amount	Time
COR 17	Power required for well house. Architect omitted power from design. Documents from DD showed that it was to be included in the design. Power has to be trenched through road from North Intersection. Two subconsultants provided proposals.	6	DFCM Contingency	181,977.50	0
	<i>SUB CONTRACTORS</i>				
Total				\$181,977.50	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: 12/13/13



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137871

## Construction Contract Summary

### 137871 - Utah Valley University new Classroom Building kurt Baxter

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

### Funding Sources

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

### 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	041255	Invoice Released	\$1,160,585.55
1/13/14	041398	Invoice Released	\$1,550,673.60
	<b>Total Payments:</b>		<b>\$ 8,474,380.38</b>

### 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
12/11/13	137871#5	Invoice Released	\$61,083.45
1/13/14	137871#6	Invoice Released	\$81,614.40
	<b>Retainage Total:</b>		<b>\$446,020.02</b>

### Release Summary

Release Date	Release	Amount
--------------	---------	--------

### Change Order Summary

#### Awards

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

#### 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
12/31/13	CO 003	Co Executed	\$97,870.20
1/13/14	CO 004	Co Executed	\$181,977.50

**Change Order Total:** \$464,803.81

Total Amendments (Less: Award Bid Pack Changes): \$464,803.81

**Adjusted Contract Value:** \$41,552,403.81

Change Order % of Original: 1.13%

Percentage of Contract Paid: 21.47%

Dates		Days	
From	To	Target	Lapsed
6/28/13	11/18/14	508	203



# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 137871

## Construction Contract Summary

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 446,020.02</b>

Adjusted	Substantial	Original	Days
11/18/14		10/31/14	490
<b>Percentage of Time Lapsed:</b>			<b>39.96%</b>

### Reasons for Change Orders

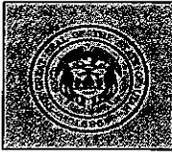
Reason	Percent	Amount
Scope - Dfcm	-32.70%	-\$151,984.32
Unknown - Dfcm	43.07%	\$200,204.63
Omiss - Dfcm Cn	89.63%	\$416,583.50
<b>Total Changes (less Award Bid Packs):</b>		<b>\$464,803.81</b>

### Contract Summary

Adjusted Contract Value:	\$ 41,552,403.81
Paid to Contractor:	\$8,474,380.38
Retainage to Bank:	\$446,020.02
Total Paid:	\$8,920,400.40
<b>Contract Balance:</b>	<b>\$32,632,003.41</b>

### Contractor Summary

Adjusted Contract Value:	\$ 41,552,403.81
Paid to Contractor:	\$8,474,380.38
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$8,474,380.38
<b>Contractor Balance:</b>	<b>\$33,078,023.43</b>

**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 #017**

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660  
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406  
 CONTRACTOR: Okland Construction DESIGNER: AJC 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 #131	Level 4 security revisions	6	Statewide Contingency Fund	\$9,058	0
PCO #141	Provide 2- 4" conduits from the level 2 hall into classroom 327 as per SLCC	2	SLCC Funds	\$6,084	0
PCO #143	Provide heat tape at the north entry canopy	6	Statewide Contingency Fund	\$5,769	0
PCO #147r1	Provide electrical power for chemical feed in the basement mechanical room	6	Statewide Contingency Fund	\$790	0
PCO #157	Demo and relocate existing light pole as per SLCC	2	SLCC Funds	\$6,386	0
PCO #164	Credit for curb gutter and landscape	3	Statewide Contingency Fund	(\$996)	0
PCO #169	Relocate door 310EA as per the Building Inspector	3	Statewide Contingency Fund	\$8,804	6
PCO #172	Revise roller shade soffit in the president's office and board room as per SLCC	2	SLCC Funds	\$16,690	5
PCO #173	Provide additional floor boxes in the ASL lab	6	Statewide Contingency Fund	\$8,059	3
PCO #174	Provide filler panels and jambs at curtain wall D and F in the atrium	3	Statewide Contingency Fund	\$7,931	2
PCO #176	Provide additional signage as per SLCC	2	SLCC Funds	\$1,217	0
PCO #181r1	Provide L6-30 outlets in the basement IT room as per SLCC	2	SCLL Funds	\$2,160	1
PCO #186r2	Provide flow meter and controls as per SLCC	2	SLCC Funds	(\$1,080)	0
PCO #187	Provide floor drain in lieu of floor sink	3	Statewide Contingency Fund	\$2,702	2
PCO #191	Provide lighting in the plumbing chase	6	Statewide Contingency Fund	\$1,793	1
PCO #192	Provide splash pans at roof scuppers as per DFCM roofing manager	1	Statewide Contingency Fund	\$1,853	1
PCO #194	Provide additional landscape due to document scaling error	5	Statewide Contingency Fund	\$6,212	0
PCO #202	Provide additional and new security cameras as per SLCC	2	SLCC Funds	\$1,001	1
<b>Total</b>				<b>\$84,433</b>	<b>22</b>

**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: \_\_\_\_\_



Date: \_\_\_\_\_

12/26/13

## 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 #018

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660  
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406  
 CONTRACTOR: Okland Construction DESIGNER: AJC Architects

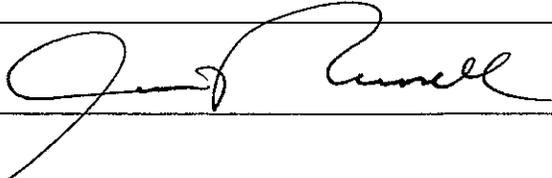
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In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #159r1	Level 4 security revisions	6	Statewide Contingency Fund	\$974	1
PCO #183	Provide 2- 4" conduits from the level 2 hall into classroom 327 as per SLCC	2	SLCC Funds	\$15,468	5
PCO #185	Provide heat tape at the north entry canopy	6	Statewide Contingency Fund	\$22,961	5
PCO #188r1r1	Provide electrical power for chemical feed in the basement mechanical room	6	Statewide Contingency Fund	\$20,531	5
PCO #189	Demo and relocate existing light pole as per SLCC	2	SLCC Funds	\$8,222	4
PCO #200	Credit for curb gutter and landscape	3	Statewide Contingency Fund	\$1,638	1
PCO #203	Relocate door 310EA as per the Building Inspector	3	Statewide Contingency Fund	\$5,408	3
PCO #205r1	Revise roller shade soffit in the president's office and board room as per SLCC	2	SLCC Funds	\$8,609	5
PCO #207	Provide additional floor boxes in the ASL lab	6	Statewide Contingency Fund	\$8,469	1
PCO #213	Provide filler panels and jambs at curtain wall D and F in the atrium	3	Statewide Contingency Fund	\$5,063	2
<b>Total</b>				<b>\$97,343</b>	<b>32</b>

### 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:  Date: 12/28/13



# State of Utah

Division of Facilities and Construction Management  
Consulting Contract = 127406

## Construction Contract Summary

### 127406 - Salt Lake Community College redwood Road Campus instructio

<b>Project Title:</b>	Slec Rrc New Instructional And Administrative Complex	<b>Vendor #:</b>	78012B
<b>Project #:</b>	<u>10036660</u>	Okland Construction Company, Inc. 1978 South West Temple Salt Lake City, Ut 84115-7103	
<b>Program Director:</b>	Jim Russell (163400)	<b>Status:</b>	Notice To Proceed
<b>Open PO's-Prj:</b>			
<b>Contract Name:</b>	Salt Lake Community College redwood Road Campus instructio	<b>DO #:</b>	12050760177
<b>Contract Type:</b>	Const New Space		

<b>Component Group:</b>	Construction	<b>Expense Budget:</b>	6813
<b>Component:</b>	Construction(8)	<b>Property #:</b>	
<b>Account:</b>	3000-300-3334-FVA-10036660	<b>Retainage #:</b>	8694848
<b>Project Title:</b>	Slec Rrc New Instructional And Administrative Complex	<b>Vendor #:</b>	78012B
<b>Project #:</b>	<u>10036660</u>	Okland Construction Company, Inc. 1978 South West Temple Salt Lake City, Ut 84115-7103	
<b>Program Director:</b>	Jim Russell (163400)	<b>Status:</b>	Notice To Proceed
<b>Open PO's-Prj:</b>			
<b>Contract Name:</b>	Salt Lake Community College redwood Road Campus instructio	<b>DO #:</b>	12050760177
<b>Contract Type:</b>	Const New Space		

<b>Component Group:</b>	Construction	<b>Expense Budget:</b>	6811
<b>Component:</b>	Construction(8)	<b>Property #:</b>	
<b>Account:</b>	3000-300-3334-FVA-10036660	<b>Retainage #:</b>	8694848

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2011	98.53	\$29,000,000.00	\$0.00
GFFY2012	1.47	\$400,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$29,400,000.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
5/18/12	10036660#1	Invoice Released	\$100,410.44
6/7/12	10036660#2	Invoice Released	\$475,915.25
7/13/12	10036660#3	Invoice Released	\$666,790.82
8/21/12	10036660#4	Invoice Released	\$1,077,398.42
9/20/12	10036660#5	Invoice Released	\$1,639,252.98
10/26/12	10036660#6	Invoice Released	\$1,560,835.37

### Change Order Summary

Awards			
Award Date	Number	Amount	
2/3/12	A001	\$20,000.00	
<b>Total Award:</b>		<b>\$ 20,000.00</b>	
Change Orders			
Date	Number	Status	Amount



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127406

## Construction Contract Summary

Date	Invoice #	Status	Amount
11/21/12	10036660#7	Invoice Released	\$2,187,187.02
12/13/12	10036660#8	Invoice Released	\$2,359,525.36
1/14/13	10036660#9	Invoice Released	\$1,793,363.70
2/11/13	10036660#10	Invoice Released	\$2,335,099.17
3/12/13	10036660#11	Invoice Released	\$2,254,257.56
4/5/13	10036660#12	Invoice Released	\$2,009,421.75
5/17/13	10036660#13	Invoice Released	\$1,704,202.45
6/10/13	11036660#14	Invoice Released	\$1,842,549.45
7/8/13	10036660#15	Invoice Released	\$1,420,386.41
8/15/13	10036660#16	Invoice Released	\$1,263,189.48
9/19/13	10036660#17	Invoice Released	\$1,602,967.66
11/14/13	10036660#18	Invoice Released	\$456,684.01
<b>Total Payments:</b>			<b>\$ 26,749,437.30</b>

### Retainage Summary

Date	Invoice #	Status	Amount
5/18/12	127406#1	Invoice Released	\$5,284.76
6/7/12	127406#2	Invoice Released	\$25,048.17
7/13/12	127406#3	Invoice Released	\$35,094.25
8/21/12	127406#4	Invoice Released	\$56,705.18
9/20/12	127406#5	Invoice Released	\$86,276.48
10/26/12	127406#6	Invoice Released	\$82,149.23
11/21/12	127406#7	Invoice Released	\$115,115.10
12/13/12	127406#8	Invoice Released	\$124,185.55
1/14/13	127406#9	Invoice Released	\$94,387.56
2/11/13	127406#10	Invoice Released	\$122,899.96
3/12/13	127406#11	Invoice Released	\$118,645.13
4/5/13	127406#12	Invoice Released	\$105,759.04
5/17/13	127406#13	Invoice Released	\$89,694.87
6/10/13	127406#14	Invoice Released	\$96,976.28
7/8/13	127406#15	Invoice Released	\$74,757.18
8/15/13	127406#16	Invoice Released	\$66,483.66
<b>Retainage Total:</b>			<b>\$1,299,462.40</b>

### Release Summary

Release Date	Release	Amount
9/19/13	Release # 1	\$ 40,626.33
11/14/13	Release # 2	\$ 179,317.57
	Release # 3	
	Release # 4	

### Change Orders

Date	Number	Status	Amount
5/7/12	C001	Co Executed	\$27,533,325.00
10/10/12	CO 002	Co Executed	\$115,074.00
11/21/12	CO 003	Co Executed	\$75,739.00
11/21/12	CO 004	Co Executed	\$6,038.00
2/6/13	CO 005	Co Executed	\$53,096.00
2/27/13	CO 006	Co Executed	\$78,706.00
3/20/13	CO 007	Co Executed	\$48,136.00
3/20/13	CO 008	Co Executed	\$44,447.00
5/20/13	CO 009	Co Executed	\$108,160.00
5/30/13	CO 010	Co Executed	\$73,241.00
6/25/13	CO 011	Co Executed	\$37,048.00
8/26/13	CO 012	Co Executed	\$66,094.00
10/7/13	CO 013	Co Executed	\$113,199.00
10/7/13	CO 014	Co Executed	\$194,190.00
11/12/13	CO 015	Co Executed	\$113,015.00
12/12/13	CO 016	Co Executed	\$38,499.00
1/13/14	CO 017	Co Executed	\$84,433.00
1/13/14	CO 018	Co Executed	\$97,343.00

**Change Order Total: \$28,879,783.00**

Total Amendments (Less: Award Bid Pack Changes): \$1,346,458.00

**Adjusted Contract Value: \$28,899,783.00**

Change Order % of Original: 144398.92%

Percentage of Contract Paid: 97.06%

Dates		Days	
From	To	Target	Lapsed
2/17/12	10/15/13	606	700
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
10/15/13	9/24/13	4/17/13	425

Percentage of Time Lapsed: 115.51%

### Reasons for Change Orders

Reason	Percent	Amount
Scope - Ag/inst	27.38%	\$368,691.00
Omissions	1.44%	\$19,402.00
A/e Err - Dfcm	5.03%	\$67,769.00
A/e Errors	0.28%	\$3,818.00



# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 127406

## Construction Contract Summary

### Release Summary

Release Date	Release	Amount
	Release # 5	
	<b>Release Total:</b>	<b>\$ 219,943.90</b>
	<b>Net Retainage:</b>	<b>\$ 1,079,518.50</b>

### Contract Summary

Adjusted Contract Value:	\$ 28,899,783.00
Paid to Contractor:	\$26,749,437.30
Retainage to Bank:	\$1,299,462.40
Total Paid:	\$28,048,899.70
<b>Contract Balance:</b>	<b>\$850,883.30</b>

### Contractor Summary

Adjusted Contract Value:	\$ 28,899,783.00
Paid to Contractor:	\$26,749,437.30
Retainage Releases:	\$219,943.90
Total Paid to Contractor:	\$26,969,381.20
<b>Contractor Balance:</b>	<b>\$1,930,401.80</b>

### Reasons for Change Orders

Reason	Percent	Amount
Award Bid Pack	2044.87%	\$27,533,325.00
Unknown - Dfcm	44.90%	\$604,613.00
Unk Cond	4.33%	\$58,243.00
Time Extension	0.00%	\$0.00
Scope - Dfcm	0.98%	\$13,199.00
Omiss - Dfcm Cn	15.65%	\$210,723.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$28,879,783.00</b>



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 #14\_\_**

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-48	Scope change that was required to recess the monitors and be able to lock and secure them and prevent tampering.	1	DFCM Contingency	55,119	
PCO-69r	Revisions to the fixtures layout that work better for the long term needs of the patients and the St. Hos.	1	DFCM Contingency	11,264	
PCO-81	Additional sidewalk was required to make the drop off point and staff entry to work and reduce risk of traffic and pedestrian contact	2	DFCM Contingency	3,965	
PCO-85	Flashing was omitted on the drawings next to the timber where the storefront intersects	5	DFCM Contingency	1,655	
PCO-91	Steel Deck supports that are required that were missing on the drawings	6	DFCM Contingency	2,588	
				74,591	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

<b>Project Title:</b>	State Hospital Consolidation New Medical Services Bldg And Pediatric Facility	<b>Vendor #:</b>	66309F
<b>Project #:</b>	<u>11065420</u>	Layton Construction Company	
<b>Program Director:</b>	Kurt Baxter (148663)	9090 S Sandy Pky	
<b>Open PO's-Prj:</b>		Sandy, Ut 84070-6409	
<b>Contract Name:</b>	Department Of Human Services utah State Hospital building	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	12112972204

<b>Component Group:</b>	Construction	<b>Expense Budget:</b>	6811
<b>Component:</b>	Construction(8)	<b>Property #:</b>	
<b>Account:</b>	3000-300-3127-FVA-11065420	<b>Retainage #:</b>	8694970

### Funding Sources

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

### 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
1/10/14	11065420#14	Invoice Released	\$713,716.00
<b>Total Payments:</b>			<b>\$ 20,998,945.35</b>

### 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

### Change Order Summary

#### Awards

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

#### 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
2/21/13	137640#3	Invoice Released	\$51,562.80
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
1/9/14	137640#14	Invoice Released	\$37,564.00
<b>Retainage Total:</b>			<b>\$1,105,207.65</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 1,105,207.65</b>

### Contract Summary

Adjusted Contract Value:	\$ 25,204,042.00
Paid to Contractor:	\$20,998,945.35
Retainage to Bank:	\$1,105,207.65
Total Paid:	\$22,104,153.00
<b>Contract Balance:</b>	<b>\$3,099,889.00</b>

### Contractor Summary

Adjusted Contract Value:	\$ 25,204,042.00
Paid to Contractor:	\$20,998,945.35
Retainage Releases:	\$0.00
Total Paid to Contractor:	\$20,998,945.35
<b>Contractor Balance:</b>	<b>\$4,205,096.65</b>

### 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
<b>Change Order Total:</b>			<b>\$4,418,042.00</b>
Total Amendments (Less: Award Bid Pack Changes):			\$988,042.00
<b>Adjusted Contract Value:</b>			<b>\$25,204,042.00</b>
Change Order % of Original:			21.25%
Percentage of Contract Paid:			87.70%
Dates		Days	
From	To	Target	Lapsed
11/27/12	4/22/14	511	416
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
4/22/14		2/21/14	451
Percentage of Time Lapsed:			81.41%

### 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
<b>Total Changes (less Award Bid Packs):</b>		<b>\$4,418,042.00</b>

### 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: WSU HX and Cond. Pumps Replacement      PROJECT NUMBER: 11098810  
 AGENCY: WSU      CONTRACT NUMBER:  
 CONTRACTOR: Carson Plumbing      DESIGNER: Advanced Concept Engineering

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
CCD 1	Browning Bld. Insulate Vent line Mckay Ed. Install 4' of 6" inlet pipe for expansion prior to the Steam powered Pump. Stewart Library. Install 4' of 6" inlet pipe for expansion prior to Steam Pump	1,2,3	Starte wide Contingecncy	\$21,681.00	
<b>TOTAL</b>				<b>\$21,681.00</b>	

**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 17, 2013



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137746

## Construction Contract Summary

### 137746 - Weber State University Replace Hw Tanks And Pumps

**Project Title:** Wsu Replace Domestic Hot Water Tanks And Heat Exchangers In Six Buildings **Vendor #:** VC0000152308

**Project #:** 11098810 **Carson Plumbing & Mechanical Inc**

**Program Director:** Tim Parkinson (104577) **Po Box 532**

**Open PO's-Prj:** \$5,000.00 **Logan, Ut 84323**

**Contract Name:** Weber State University Replace Hw Tanks And Pumps **Status:** Notice To Proceed

**Contract Type:** Const Remodel **DO #:** 13032978829

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

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

**Account:** 3000-300-3335-FVA-11098810 **Retainage #:** 8695017

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2012	100.00	\$472,865.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$472,865.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
5/1/13	11098810#1	Invoice Released	\$25,118.95
6/6/13	11098810#2	Invoice Released	\$169,940.70
7/1/13	11098810#3	Invoice Released	\$66,371.75
8/27/13	11098810	Invoice Released	\$66,949.35
8/29/13	11098810#5	Invoice Released	\$27,740.95
9/30/13	11098810#6	Invoice Released	\$44,570.20
11/6/13	11098810#7	Invoice Released	\$5,130.00
12/6/13	11098810#8	Invoice Released	\$6,419.15
12/16/13	11098810#9	Invoice Released	\$24,862.03
1/16/14	11098810#10	Invoice Released	\$20,596.95
<b>Total Payments:</b>			<b>\$ 457,700.03</b>

### Retainage Summary

Date	Invoice #	Status	Amount
5/1/13	137746#1	Invoice Released	\$1,322.05
6/6/13	137746#2	Invoice Released	\$8,944.25
7/1/13	137746#3	Invoice Released	\$3,493.25
8/27/13	137746#4	Invoice Released	\$3,523.65
8/29/13	137746#5	Invoice Released	\$1,460.05
9/30/13	137746#6	Invoice Released	\$2,345.80
11/6/13	137746#7	Invoice Released	\$270.00
12/6/13	137746#8	Invoice Released	\$337.85
12/16/13	137746#9	Invoice Released	\$1,308.53

### Change Order Summary

#### Awards

Award Date	Number	Amount
3/26/13	A001	\$404,965.00
<b>Total Award:</b>		<b>\$ 404,965.00</b>

#### Change Orders

Date	Number	Status	Amount
6/6/13	CO 001	Co Executed	\$16,160.95
6/29/13	CO 002	Co Executed	\$2,573.00
8/27/13	CO 003	Co Executed	\$2,929.00
8/27/13	CO 004	Co Executed	\$7,503.00
8/27/13	CO 005	Co Executed	
9/17/13	CO 006	Co Executed	\$(193.00)
9/17/13	CO 007	Co Executed	
11/25/13	CO 008	Co Executed	
11/25/13	CO 009	Co Executed	\$5,625.00
11/25/13	CO 010	Co Executed	
12/9/13	CO 011	Co Executed	\$20,545.56
12/31/13	CO 012	Co Executed	\$21,681.00

**Change Order Total: \$76,824.51**

**Total Amendments (Less: Award Bid Pack Changes): \$76,824.51**

**Adjusted Contract Value: \$481,789.51**



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137746

## Construction Contract Summary

### Retainage Summary

Date	Invoice #	Status	Amount
1/16/14	137746#10	Invoice Released	\$1,084.05
<b>Retainage Total:</b>			<b>\$24,089.48</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 24,089.48</b>

### Contract Summary

Adjusted Contract Value:	\$ 481,789.51
Paid to Contractor:	\$457,700.03
Retainage to Bank:	\$24,089.48
Total Paid:	\$481,789.51
<b>Contract Balance:</b>	<b>\$ .00</b>

### Contractor Summary

Adjusted Contract Value:	\$ 481,789.51
Paid to Contractor:	\$457,700.03
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$457,700.03
<b>Contractor Balance:</b>	<b>\$24,089.48</b>

Change Order % of Original: 18.97%  
 Percentage of Contract Paid: 100.00%

Dates		Days	
From	To	Target	Lapsed
3/28/13	11/30/13	247	295
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
11/30/13		6/21/13	85
<b>Percentage of Time Lapsed:</b>			<b>119.43%</b>

### Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	21.04%	\$16,160.95
Unknown - Dfcm	40.51%	\$31,123.56
Unk Cond	38.45%	\$29,540.00
Time Extension	0.00%	
<b>Total Changes (less Award Bid Packs):</b>		<b>\$76,824.51</b>





# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147508

## Construction Contract Summary

### 147508 - Division Of Facilities Construction & Management provo Regi

<b>Project Title:</b>	Provo Regional Center Boiler Replacement	<b>Vendor #:</b>	VC0000129154
<b>Project #:</b>	<u>13093310</u>	Commercial Mechanical Systems & Service	
<b>Program Director:</b>	Dwight Palmer (113263)	3673 West 1987 South	
<b>Open PO's-Prj:</b>		Salt Lake City, Ut 84104	
<b>Contract Name:</b>	Division Of Facilities Construction & Management provo Regi	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const Remodel	<b>DO #:</b>	13100890838
<b>Component Group:</b>	Construction	<b>Expense Budget:</b>	6400
<b>Component:</b>	Construction(8)	<b>Property #:</b>	
<b>Account:</b>	3000-300-3337-FXA-13093310	<b>Retainage #:</b>	8695124

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$244,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$244,000.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
11/21/13	13093310#2	Invoice Released	\$135,509.32
11/21/13	13093310#1	Invoice Released	\$8,474.00
<b>Total Payments:</b>			<b>\$ 143,983.32</b>

### Retainage Summary

Date	Invoice #	Status	Amount
11/21/13	147508#1	Invoice Released	\$446.00
11/21/13	147508#2	Invoice Released	\$7,132.07
<b>Retainage Total:</b>			<b>\$7,578.07</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 0.00</b>
<b>Net Retainage:</b>		<b>\$ 7,578.07</b>

### Contract Summary

Adjusted Contract Value: \$ 187,196.00

### Change Order Summary

#### Awards

Award Date	Number	Amount
7/30/13	A001	\$134,130.00
<b>Total Award:</b>		<b>\$ 134,130.00</b>

#### Change Orders

Date	Number	Status	Amount
10/7/13	CO 001	Co Executed	\$29,079.00
11/20/13	CO 002	Co Executed	\$4,975.00
1/13/14	CO 003	Co Executed	\$19,012.00

#### Change Order Total:

Total Amendments (Less: Award Bid Pack Changes): \$53,066.00

**Adjusted Contract Value: \$187,196.00**

Change Order % of Original: 39.56%

Percentage of Contract Paid: 80.96%

Dates		Days	
<u>From</u>	<u>To</u>	<u>Target</u>	<u>Lapsed</u>
8/16/13	10/9/13	54	154
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
10/9/13		10/9/13	54



# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 147508

## Construction Contract Summary

Paid to Contractor:	\$143,983.32
Retainage to Bank:	\$7,578.07
Total Paid:	\$151,561.39
<b>Contract Balance:</b>	<b>\$35,634.61</b>

Percentage of Time Lapsed: 285.19%

### Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	54.80%	\$29,079.00
Unknown - Dfcm	45.20%	\$23,987.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$53,066.00</b>

### Contractor Summary

Adjusted Contract Value:	\$ 187,196.00
Paid to Contractor:	\$143,983.32
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$143,983.32
<b>Contractor Balance:</b>	<b>\$43,212.68</b>

# 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

Feb-14

PRJT. #	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	% of Constr. Budget
	<b><u>BEGINNING BALANCE</u></b>	<b><u>6,657,294</u></b>	<b><u>4,707,852</u></b>	<b><u>968,481</u></b>		
	<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>					
13109900	UDOT Rampton Bldg Elevator		901,760.00		Balance of Construction Budget	54.75%
	<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>					
13303100	UDC Draper Warden Admin Bldg Boiler		(30,071.00)		To Award Construction Contract	35.38%
13312500	DNR Admin Bldg Boiler Replacement		(13,113.00)		To Award Construction Contract	7.24%
	<b><u>ENDING BALANCE</u></b>	<b><u>6,657,293.63</u></b>	<b><u>5,566,428.36</u></b>	<b><u>968,481.36</u></b>		

# DFCM

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## REPORT OF FISCAL YEAR PROJECT RESERVE FUNDS ACTIVITY

Feb-14

PRJT.

#	PROJECT TITLE	STATE FUNDS- DEVELOPME	STATE FUNDS- IMPROVEMENT	DOT FUNDS
	<u>FY2014 BEGINNING BALANCE</u>	<u>2,888,451</u>	<u>3,515,185</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	359,000.00	228,779.21	-
	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	-	959,152.00	-
	UVU Total	5,883,607.79	82,968.33	-
	WSU Total	-	36,709.39	-
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
	COURTS Total	(2,473,765.23)	-	-
	DCC Total	-	(7,823.00)	-
	DFCM Total	-	(5,189.00)	-
	DNR Total	-	(19,947.00)	-
	SLCC Total	-	(22,158.00)	-
	UDC Total	-	(52,310.00)	-
	UVU Total	-	(4,037.00)	-
	<u>ENDING BALANCE</u>	<u>6,657,293.63</u>	<u>5,566,428.36</u>	<u>968,481.36</u>