

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, April 6, 2011
Room 250 State Capitol Building
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of March 2, 2011**.....Tab 1
- (Action) 2. **Long Term Lease Request for U.S. Forest Service Land in Millard County, Utah on behalf of Department of Technology Services**.....Tab 2
- (Action) 3. **Allocation of FY 2012 Capital Improvement Funds**Tab 3
- (Action) 4. **Administrative Reports for University of Utah and Utah State University**
.....Tab 4
- (Information) 5. **Administrative Report for DFCM**Tab 5

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 CeeCee Niederhauser 538-3261 (TDD 538-3260) 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://buildingboard.utah.gov>*



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: March 21, 2011
Subject: **Approval of Minutes of March 2, 2011**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meeting held March 2, 2011.

DGB: cn
Attachment

Utah State Building Board



MEETING

March 2, 2011

MINUTES

Utah State Building Board Members in attendance:

Mel Sowerby, Chair
Cyndi Gilbert
Steve Bankhead
Jeff Nielson
Wilbern McDougal

DFCM and Guests in attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
W. Ralph Hardy	Office of the Commissioner of Higher Education
Gregg Stauffer	Office of the Commissioner of Higher Education
Ken Nye	University of Utah
Mike Perez	University of Utah
Gordon Crabtree	University of Utah Healthcare
Rob Lloyd,	University of Utah Ambulatory Services
Keith Davis	DHS
Lisa-Marie Jensen	AJC Architects
Tiffany Woods	BHB Engineers
J. Rocky Woodruff	Old Castle Materials
Gemma Gough	Diamond Phillips
Ben Berrett	Utah State University
Jim Michaelis	Utah Valley University
Kevin Hansen	Weber State University
Jerry Jensen	Utah Department of Corrections
Jason Perry	University of Utah
Chris Hill	University of Utah
Cynthia Cook	FFKR Architects

On Wednesday, March 2, 2011 the Utah State Building Board held a scheduled meeting at the Library for the Blind and Disabled, Room 227, Salt Lake City, Utah. Chair Mel Sowerby called the meeting to order at 9:01 a.m.

APPROVAL OF MINUTES OF FEBRUARY 2, 2011

Chair Sowerby sought a motion for approval of the minutes.

MOTION: Wilbern McDougal moved to approve the meeting minutes of February 2, 2011. The motion was seconded by Cyndi Gilbert and passed unanimously.

UNIVERSITY OF UTAH HOSPITAL AND CLINICS – SOUTH JORDAN HEALTH CENTER.....

Mike Perez from the University of Utah introduced Mr. Gordon Crabtree, CFO for University of Utah Healthcare and Rob Lloyd, Executive Director of Ambulatory Services. Mr. Perez reported the South Jordan Health Center was a project presented before the Regents, Trustees and Legislature as a lease arrangement with an option to purchase. They would like to exercise the option to purchase and need bonding authority as well as approval from the Building Board in order to proceed with their project. Mr. Crabtree reported the project was first introduced to the Board of Trustees with the idea it would be a donor supported facility and potentially an expanded campus for the U of U Healthcare system. The facility was initially conceptualized to be a lease with a donor support credit offered for the lease payments. Prior to April, 2010 University representatives negotiated with Kennecott Lands to put into the lease an option to purchase the property using a cost based calculation. The original lease had a market based option for purchase at any time over the 20 year lease period, however they felt strongly it would be in the best interest of the University to have a cost based purchase option. Because Kennecott was anxious to have the Healthcare facility on the property, they eventually agreed to the purchase with two options. Mr. Crabtree referred to the handout (Minutes **Attachment** p. 1).

1. The first option involved lease-based purchase terms and included a donation of \$12.5 Million against the lease payment which meant the 20 year cash flow on the project would be \$129 Million. Since it would be a privately owned facility, the local taxes paid would be about \$13 Million. The option to purchase the property at market price anytime during the 20 year period could be anywhere from \$75 - \$100 Million.
2. The second option, would allow the University two opportunities to purchase on a cost-based calculation anytime during the first five years. The expected

cost of the option, approximately \$66 Million would then be paid by the issuance of the bond approved by the Board of Regents. The total cash flow on this purchase option would run approximately \$115 Million compared to the \$129 Million on the lease. The savings would be about \$14 Million in cash flow. If the University owned the site they would continue their commitment to the community to provide services. In addition, they would not be required to pay local taxes of \$13 Million. The total cash flow savings would be \$27 Million with a net present value of 3% at \$15 Million and creates a very attractive option for the University to consider.

Mr. Crabtree continued with his report and indicated University financial advisors have recommended the second option because of the current favorable market conditions and suggested this purchase occur within the next year. If approved, the University would own the land and the facility itself. The value of the land, approximately \$4 Million, was offered to the University at a discount by the donor.

Rob Lloyd indicated the South Jordan Health Center was, in a major way, an expansion of the University of Utah Campus in the south part of the valley (Minutes Attachment p. 2). The population growth in this area demands a major medical presence in the south part of the valley. They expect over time that the facility will expand to be a larger facility which may include a small hospital and other ambulatory facilities. The Healthcare Center will presently be on 10 acres of land; however Kennecott has set aside 60 acres for possible future expansion. This facility is expected to house all of the specialties presently offered by the University Hospital – both primary and specialty care and many ancillary services, an Imaging Center, Huntsman Cancer Center, Moran Vision Center, and an Endoscopy Center and Ambulatory Surgical Center, a full Emergency Department, Air-med, etc. It will be a major presence for the University of Utah in that part of the valley. They have commitments from the University's School of Medicine to staff the facility with physicians and providers and they contemplate the opening would be January, 2012. This location is ideal because it is exactly across the street from the new Trax line which borders the property on the east and the new Mountainwest Corridor which borders on the west. The University would very much like to own this facility as they do their other facilities.

Mike Perez reminded the Building Board this is a non-state funded project. In addition they would not require state funding for the O & M. There were considerable questions and discussion concerning the reason the University wanted to expand to the Daybreak Community. Is the University motivated by the need for expansion and opportunities for training in the medical school or the need for more profits? Rob Lloyd responded that while the University does compete in every healthcare market their motive is not solely a profit motive. Mr. Crabtree added that this project is indeed, an expansion of the University's opportunity for teaching and research. There are teaching/ education rooms located in the facility. It will house medical students, residence and fellows as well as attending physicians. The University's academic mission is expanding to this facility and

that part of the valley. Mr. Crabtree clarified that the core mission of the University Health System is basically academic and research with clinical care providing the opportunity for those individuals who are entering into the field to be trained as well as providing opportunity for research. He explained the margin for University Healthcare and explained that the University has a broader mission to provide services and continue to support not just clinical care but other services that the community is unable to obtain elsewhere.

MOTION: Steve Bankhead moved to approve the University of Utah Hospital and Clinics – South Jordan Health Center. The motion was seconded by Mel Sowerby and passed unanimously.

□ UNIVERSITY OF UTAH DEE GLEN SMITH ATHLETIC CENTER EXPANSION..

Mike Perez explained that this project was brought before the Building Board earlier as part of the Capital Facilities request. The Board approved this along with other projects that were submitted. When the project was originally submitted they anticipated that most of the funding for construction would come from donations, however a few changes have occurred. One of these changes involved a donor who offered to pay interest on any bond on this project if the University had bonding authority. The other option involves a cash flow issue -- if donations do not meet expectations. The University would like to take advantage of the opportunity to have bonding authority along with donor involvement. Therefore, the University has gone back to the Board of Trustees and received approval for a request for bond issuance. They are presenting this project before the Building Board, and amending the original request so they receive bonding authorization. Dr. Chris Hill, Athletic Director for the University of Utah, explained the University fully intends to receive contributions for the project as they have with other facilities. This project will move more rapidly because the change the University has made to move to the Pack Twelve. Some donations have already been committed, however they did not want to go public with fundraising until this project was approved by the Legislature. Any bond payments not covered by contributions will be covered by revenues from their TV contract with the Pack Twelve. At the present time the University received \$1.2 Million a year from the Mountain West Conference. However the Pack Twelve will have a graduated scale beginning with \$6 Million the first 50% share and eventually receive \$9 Million annual. They will dedicate some of those funds, if needed toward on payment on the bond. There are also other revenues available to the University as a back-up plan from their fund-raising efforts. Mr. Perez said the Legislature indicated the University needs approval from the Building Board first in order to receive Legislative approval. Jeff Nielson asked what the amount of the original project was. Mr. Perez said it was \$20 Million.

Wilbern McDougal comments on the Capital Facilities tour of the University's infrastructure system in August, 2010 and the urgent need to fund the needed repairs to utilities, sewer and water. His concerns were that the University was growing faster than their

infrastructure could allow. Mr. Perez said they have been using Capital Improvement monies to make the needed repairs and since this was an on-going project they are in constant need of repairs and funding. However, he noted that the Dee Smith Athletic Center Expansion is not served by that substation. It's on the Windberg Campus on Guardsman Way and happens to have a direct feed from Rocky Mountain Power.

MOTION: Cyndi Gilbert made a motion to approve the University of Utah Dee Glen Smith Athletic Center Expansion.

Steve Bankhead wanted to clarify that the University is asking for a bond so they can commence construction before donation money is raised and in the event the money is not raised the University will use TV revenues from the Pack Twelve Association as a back-up plan. Mr. Hill responded in the affirmative. Chair Mel Sowerby asked if bonding was approved by the Board of Regents. Commissioner Gregg Stauffer explained the Regents were going to address the bond issue this week. The main focus the Regents will address are revenue streams, assuring from a conservative measure there is plenty of coverage should donations not materialize. Chair Mel Sowerby questioned should the main issue be the bonding capacity of the Regents? Commissioner Stauffer clarified that the Regents' focus was on individual bonds and the debt service coverage.

AMENDED

MOTION: Steve Bankhead moved to amend Cyndi Gilbert's motion that the Building Board approval is contingent upon approval by the Board of Regents. Cyndi Gilbert agreed to the Amended Motion. The Amended Motion was then seconded by Jeff Nielson and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye from University of Utah stated said they did not have a lot of activity this month. There were four design agreements issued. There was no activity in the Project Reserve Fund. The Contingency Reserve Fund on page 4 of the DFCM Report indicated one small draw for unforeseen conditions. Because this is a quarterly report, they have included on page 5 a summary of the Contingency draws from all the Capital Improvement Projects. Director Buxton asked Mr. Nye about the decrease in the Contingency Reserve Fund of \$9,000 to Develop Secondary Water System for Landscape Irrigation, New Construction. He clarified that the Contingency Reserve should be used for errors, omissions or mistakes on a project. Mr. Nye said that it is most commonly used for unknown conditions or omissions in design. This decrease to the Contingency is for unknown conditions as they began installing the irrigation system. This is infrastructure remodeling. Chair Sowerby asked for the name of the project, numbered 20253? Mr. Nye said this was a Capital

Improvement Project called Develop Secondary Water System for Landscape Irrigation. This project was approved by the Board almost a year ago. On page 5 is a list of all the Contingency draws as they occurred for the past two quarters. On page 6 is the status of their Capital Improvement projects. They continue to make progress to finish up their old projects. FY11 projects are well under way and there are some challenging projects to work through but are progressing well. The Construction Contract Status Report shows the current status of their construction contracts. Director Buxton said that each year the State delegates a number of Capital Improvement Projects to the University. Please tell us how many of those projects are under contract at this time? Mr. Nye reported they have eleven projects this year with six currently under construction, three in the bidding process and two have some complex design issues they are working on. Their goal is to have these under construction by the next Board meeting; however they may not reach their goal. Director Buxton reminded the University that the State's scorecard deadline is April 1st. He encouraged the University to meet the deadline and have 100% of their projects under contract. Mr. Nye said that in the past they have been able to do this and will try to reach the same goal this year.

MOTION: Steve Bankhead moved to approve the Administrative Report for University of Utah. The motion was seconded by Cyndi Gilbert and passed unanimously.

Ben Berrett gave the Administrative Report for Utah State University. Page one shows one Professional Contract for the CEU/USU Campus merger using transition money. This was to study the cost to upgrade the sprinkler system and fire alarm systems in the dormitories on the CEU Campus in Price. They anticipate this upgrade will be about \$300,000. There were four Construction Contracts. Project one was a fire sprinkler project in the Engineering Lab Building/Phase II which was difficult to retrofit. The construction amount was \$729,000. Because the building was occupied this semester, the University began working on small sections rather than the entire building at once to avoid disruption of classes. Project two involves Campus-wide Bike Rack replacements and additions for approximately \$50,000. Bike use has increased dramatically on campus and they are seeing bikes chained to every tree and handrail in the area. Project three involves upgrading some of the signage on campus and Project four is miscellaneous asbestos abatement which was ongoing. The Contingency Reserve Fund had two small draws – one for a Building Re-commissioning Project with controls upgrades they were not anticipating; the other one involved a Water Lab Fume Hood Upgrade and Repainting of Offices damaged by an asbestos abatement. Chair Mel Sowerby asked if this project was re-commissioning a new building. Mr. Berrett clarified that this work was on existing buildings. The University has been requesting about \$200,000 a year from Capital Improvement to use their in-house people to re-commission some of their buildings. The goal is to do one to two buildings a year and the process is very methodical. They try to look at buildings that are approximately twenty to thirty years old and rebalance the

building, recalibrate the controls and make sure everything is operating as designed. They are able to produce significant energy savings and reduced maintenance costs by proceeding this way rather than addressing problems one by one. Chair Sowerby asked if this process was being expanded to the newly acquired CEU Campus as well. Mr. Berrett said they will be sending a team to the CEU Facility to check on lab ventilation problems which attribute to temperature problems as well as a safety issues. Director Buxton addressed the Project Reserve Fund activity which lists building cladding, campus walkways, bike racks, etc. He asked if the University was using funds from the Project Reserve to do small projects. Mr. Berrett clarified that these were projects that closed with monies still left and were transferred to the Project Reserve and added to the transfer amount. They did not have any draws to the Project Reserve Account this month. Mr. Berrett indicated that these projects were all 1% or less of construction budget. Director Buxton said he questioned this because bids for state projects are coming in substantially lower due to problems with the economy and he did not see this reflected in the contracts from the University. Mr. Berrett said they saw significantly lower bids for the past several years but felt that much of this had leveled out over the past year. The University does as much as possible with the monies available to them. He used the example of the Campus Medium Wide Voltage Upgrade which was replacing high voltage switches, terminations, cable, etc., hence these projects are undefined. A lot of their Capital Improvement Projects are these types of projects. Mr. Berrett said that the University is 100% obligated on their projects.

MOTION: Wilbern McDougal moved to approve the Administrative Report for Utah State University. The motion was seconded by Steve Bankhead and passed unanimously.

□ CORRECTIONS REALLOCATION OF CAPITAL IMPROVEMENT FUNDS.....

Jerry Jensen, Facilities Director for the Department of Corrections said funds are urgently needed to complete projects from the FY 2011 and FY 2012 Capital Improvement Project requests. They are requesting a reallocation of \$1.14 Million from project savings from the Lone Peak Security Controls Project. This project, estimated at \$3 Million, originated in 2008. However when it went out to bid in March of 2009, construction prices were at an all-time low and it came in at \$1.6 Million. The project went fairly well with very little problems. There were a few unforeseen conditions which added about \$380,000 to the price. Because the project was completed at a little over \$2 Million, they were able to saved \$1.1 Million. For that reason they are requesting reallocation of those funds to other Capital Improvement Projects in need of additional funding. Chair Sowerby asked if the sum of all projects represented the \$1.1 Million requested. Mr. Jensen said they were slightly under that amount. The project selected would be an upgrade to their security cameras and equipment. Other projects include replacement of failing electrical transformers – six, which are old and leaking oil. Mr. Jensen indicated that if they lost one

of the transformers, they would lose their lights and have a huge problem. Director Gregg Buxton pointed out there was a great deal of talk concerning moving the prison, which could take several years if it happened. He wanted to know if Corrections would have a crisis if some of these projects were put on hold for three to four years. Mr. Jensen responded yes they would be in a crisis because they have to maintain what they presently have. Chair Sowerby asked if these upgrades added to the efficiencies on the property. Mr. Jensen answered in the affirmative. In addition, there are multiple boiler replacements and hot water heaters that urgently need replacement.

MOTION: Steve Bankhead moved to approve the Corrections Reallocation of Capital Improvement Funds. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ UVU REALLOCATION OF CAPITAL IMPROVEMENT FUNDS.....

Jim Michaelis from Utah Valley University explained they had a similar situation at UVU. They had a 5th Level HVAC Repair project designed and estimated at \$2 Million. The bids came in at less than \$1 Million. They would like to reallocate the \$1 Million left over on this project and continue down their Capital Improvement list to take care of items that need to be completed. These items include: 1) Repair and replace HVAC coil units on campus that are old and beginning to fail. 2) Replace the Trades Building elevators which are failing – necessary for ADA compliance. 3) Environmental Building HVAC Piping Repair, and 4) Walkway lights – there are two systems that need repair and are not working. This reallocation would also leave a substantial amount for the Contingency. Director Buxton reminded the Board members that last year, DFCM sponsored a bill which would enable the state to keep left over funds in a separate account and reallocate to the Universities with Building Board approval. The increases in reallocations are a direct result of this Legislature.

MOTION: Cyndi Gilbert moved to approve the UVU Reallocation of Capital Improvement Funds. The motion was seconded by Steve Bankhead and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR WEBER STATE UNIVERSITY

DFCM Project Manager, Jeff Wrigley presented a Revolving Loan Fund Application for Weber State University. This \$300,000 project involves campus-wide steam pipe expansion joint, trap and insulation with an overall simple payback of 3.21 years. DFCM's Energy Management Team found this to be an excellent energy-savings. Mr. Wrigley provided Board members a list which shows the current status of Energy projects approved

by the Board (Minutes Attachment p. 4). During last month's Building Board meeting there were questions regarding the capacity of the Revolving Loan Fund. There have been a couple of projects, (most notably the Capitol Hill Project, approved for \$175,000) which have been reduced and are not using funds from the Revolving Loan Fund at all. The total from this list is the amount presently obligated and does not include projects shaded in grey which have been cancelled or repaid to the fund. This list, along with the \$300,000 for the Weber State Project, will put the Fund at just over \$2 Million. There is approximately \$150,000 left in the fund. The total savings of \$545,784 is the estimated energy cost savings per year. You can see from the table the overall simple payback for overall projects at 2.7 years which is taking the total cost at \$1.75 Million minus the incentives of \$289,000 and dividing that by the annual savings. The Fund is healthy and is doing extremely well. It has been in existence for about two years. Director Buxton clarified that \$545,000 in energy savings per year is substantial savings for the state. Mr. Wrigley said that \$182,000 of those estimated savings would be from the Weber State University Project alone and confirmed it was an excellent project. Since the savings will largely be in gas which would be purchased from suppliers and not through Questar, they do not qualify for any incentives or rebates

MOTION: Steve Bankhead moved to approve the Approval of Revolving Loan Fund for Weber State University. The motion was seconded by Wilbern McDougal and passed unanimously.

☐ ADMINISTRATIVE REPORT FOR DFCM.....

Kurt Baxter from DFCM reported there were no significant lease reports. There were 18 Architectural/Engineering Agreements last month and among those noted were the Utah State University's Regional Campus Distance Education Building at \$740,000, and the University of Utah Henry Eyring Chemistry Building at \$1,063,000 which is fairly significant in size. On the Construction Project Report, there were 21 contracts. DFCM had listed four projects which required additional funding; therefore they used the Project Reserve Funds to assist with funding of those projects. The larger ones noted include DOT Warehouse Remodel at \$1.3 Million and Ogden Driver's License Division awarded \$1.8 Million. They continue to see competitive pricing; however increasing oil prices may continue in the near future. The Contingency Reserve is at \$13,000 which is healthy and the Accounting Department indicated DFCM is where they should be with this fund. They anticipate prices for copper and steel will rise when the economy gets stronger and are prepared for this inflation. The Project Reserve Fund Activity is at \$17 Million. Director Buxton indicated that \$12 Million of that fund will go toward Improvement Projects. In addition, Dixie Centennial Commons Project will return some funds since their project came in under estimated amounts. Director Buxton clarified that monies left over from projects are placed in the Project Reserve Fund. This year, DFCM offered the Project Reserve money as a way to increase funding for Capital Improvements. Chair Sowerby

asked how DFCM determines the target range for these funds. Mr. Baxter said their Accounting Department determines the amount based on the number and amounts of ongoing projects. A percentage of that sum is used to determine the amount DFCM should have in reserve.

The final issue presented by Mr. Baxter was notification to the Board of an exchange of property in Vernal. Mr. Baxter explained the state has one-third ownership of a building in Vernal with the County owning the remaining two-thirds. Originally there was some controversy concerning ownership and the details concerning implementation of O & M. There were no county records indicating state ownership but there was Legislative language indicating otherwise (Legislative Rule 63B-17-401 authorized the property exchange). In 2008, DFCM received Legislative approval giving authorization to exchange property and so DFCM will exchange their one-third ownership in the County Building in Vernal for a piece of property north of town which was previously owned by UDOT. This property exchange will enable DFCM to create a new facility for DNR. Chair Sowerby asked if UDOT formerly occupied the property we have acquired; didn't the state already own it? Mr. Baxter indicated the state had a \$1 a year lease on the UDOT property, but now have full ownership.

Wilbern McDougal's expressed concern with the handling of an accident on I-15 and the current need for adequate training of Utah drivers. His experience with the Highway Patrol was a very negative one. He requested that the Building Board present this issue to the Legislature. He would like to make this request a formal motion. Chair Mel Sowerby stated this issue was not in the authority of the Building Board since it is not concerning Utah State Buildings and suggested Mr. McDougal contact his local Legislator.

MOTION: Wilbern McDougal made a motion for the Building Board to contact the Utah State Legislature concerning amendments to the Driver Training Laws. The motion died for lack of a second and did not pass.

☐ ADJOURNMENT.....

MOTION: Chair Sowerby asked for a motion to adjourn. Steve Bankhead moved to adjourn the meeting at 10:45 a.m. The motion was seconded by Cyndi Gilbert and passed unanimously.



Utah State Building Board

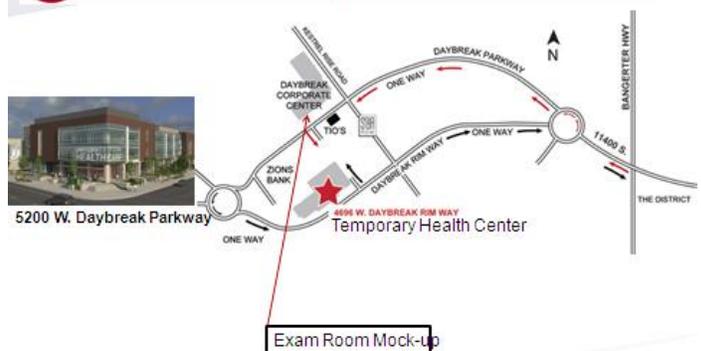
UUHC Seeks Legislative Authorization to Exercise Lease Purchase Option via Bonding

February, 2011



- In September, 2009, the University Board of Trustees approved a long-term lease for a multi-specialty medical facility in South Jordan, Utah.

- The South Jordan Health Center is located in the Daybreak community near 114th South---See Map



- In April, 2010 the University of Utah Hospitals and Clinics signed a 20 year lease with a **early cost based purchase option**.
- The purchase option may be exercised during the **first five years** of the lease.
- The lease terms also include a **market based purchase option** exercisable at any time.



- In light of the current favorable market conditions and the projected cost savings, the University and its financial advisor are recommending exercising the purchase option in the **next year**---possibly upon opening.

- If approved, the University will own the land and the building and will recognize significant expense savings.

Current "Market" Based Lease/Purchase Terms

- 20+ Years Lease Payments
 - Lease Credit (Donation) (\$ 12.5 M.)
 - Net 20 year Cash Flow Out--\$ 129 M
- Local Tax is to be paid by UUHC
 - Estimated 20 year Cash Out \$ 13 M
- Option to Purchase at Market Value Price--Appraisal Est.
 - \$ 75 M to \$ 100 M in 20+ years



Project Partners



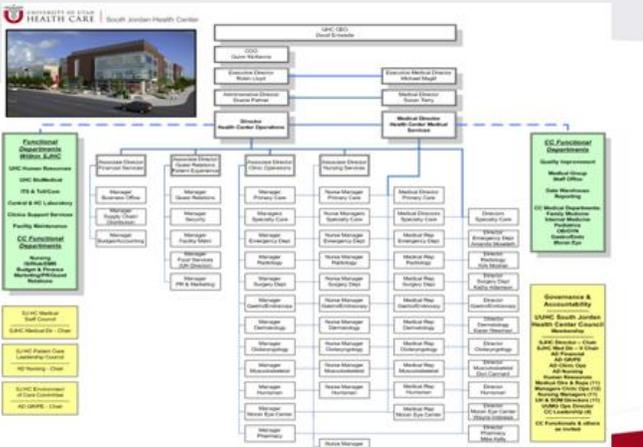
dixon + associates



• "Cost" Based Alternative---Purchase Option



- Issue Board of Regents Bond for up to \$ 66 Million
 - 20+ Years Debt Serv. Payments
 - Total Cash Flow---\$ 115 M vs. \$ 129 M
 - Cash Flow Savings---+\$ 14 M
- Local Taxes no payments by UUHC
 - Community Service Commitment
 - Cash Out \$0---Savings +\$ 13 M
- TOTAL Cash Savings
 - \$ 27 M total Cash Flow Savings
 - NPV @ 3 %---Savings \$ 15 M



CLINICAL SERVICES		ANCILLARY SERVICES/RESOURCES		FACILITY SYSTEMS
"A" First Floor	"B" First Floor	"B" First Floor	"B" Second Floor	Security C-Care Lock Controls Camera Surveillance Kronos Time Accounting Nurse Call System Pneumatic Tube Aisle Phone Switch Voicera Four Winds Interactive Medical Gases IT - wired/wireless ParExcellence Inv. Mgt. EPIC for Business EPIC Medical Record EPIC Welcome EPIC My Chart
Radiology X-Ray Ultrasound Mammography CT MRI Interventional Emergency Dept. AirMed Huntsman Cancer Infection Clinic Radiation Therapy Laboratory Walk-in	Ortho/PMAR/PT Orthopaedics Physical Med & Rehab Physical Therapy Wound Care Merian Eye Center Ophthalmology Ophthalmology Specialty Care Cardio Vascular Pulmonology Neurosciences Scheduled Use Clinic UWV Consults	Pharmacy Retail Clinic supply consultants Merian Optical Shop Food Services Cafe We Proudly Serve Clinic supply	Human Resources Health Center Admin. "B" Basement Level Central Stores Purchasing Distribution Storage Mail Room Exercise Room Bike Storage IT/TaCom Biomedical Facility Maintenance	
"A" Second Floor	"B" Second Floor	"A" Second Floor	"A" Basement Level	
Ambulatory Surgery Gastro-Endoscopy Dermatology Otolaryngology/ENT	Primary Care Family Medicine Pediatrics Internal Medicine IM/Peds OB/GYN	Central Processing Security/Cond Ctr Central Laboratory Clinic Support Services BIS/Code-Audit Call Center	Security C-Care Lock Controls Camera Surveillance Kronos Time Accounting Nurse Call System Pneumatic Tube Aisle Phone Switch Voicera Four Winds Interactive Medical Gases IT - wired/wireless ParExcellence Inv. Mgt. EPIC for Business EPIC Medical Record EPIC Welcome EPIC My Chart	



Overall Building Construction



Mullions for Curtain Walls on East Side of Building B





Planning & Opening Date

- Operational Functions & Infrastructure
- Staffing & Recruiting
- Proposed Opening Date - January 3, 2012



North side of Building A

Bonding Authority Requested from the Legislature:

- Approval for the issuance and sale of
 - State Board of Regents of the State of Utah of its University of Utah Hospital Revenue Bonds, Series 2011,
 - Amount not to exceed \$ 66 million plus amounts necessary for a debt service reserve and for issuance costs.
- Net proceeds are to be used to acquire the South Jordan Health Center.



State Facility Energy Efficiency Fund Projects (Revolving Loan Fund) Approved by Building Board

	Project	Estimated Cost	Savings (kWh)	Savings (kW)	Savings (DTH)	Savings (\$)	Incentives	Status
1	DHS/DJJS - Decker Lake Youth Center	\$26,250	51,000	14.2	0	\$3,650	\$19,800	Complete, Paid Back
2	DHS - Developmental Center Lighting and Controls	\$170,000	198,000	9.5	1,030	\$15,800	\$52,000	Cancelled - Costs too high, payback too long
3	UDOT Murray & Wanship Stations	\$8,300	29,800	4.7	0	\$2,040	\$1,540	Complete, in payback
4	Utah State University Lighting	\$323,800	1,028,000	155.0	0	\$64,700	\$0	Under Contract
5	Ogden Weber ATC - Various Energy Projects	\$80,300	273,000	7.1	3,300	\$39,700	\$38,400	Pending Retro-commissioning findings
6	Davis ATC - Various Energy Projects	\$11,300	62,000	0	0	\$1,650	\$8,200	Pending Retro-commissioning findings
7	Bridgerland ATC - Various Energy Projects	\$80,100	161,700	29.0	750	\$16,800	\$0	Pending Retro-commissioning findings
8	Uintah Basin ATC - Various Energy Projects	\$37,800	77,100	1.8	490	\$7,500	\$0	Pending available ARRA matching funds
9	UDOT Region 4 Lighting	\$87,900	152,000	5.8	0	\$15,400	\$19,900	Pending - coordination with ARRA funding
10	DHS/DJJS - Various Energy Projects	\$366,800	613,000	0.0	3,600	\$51,000	\$74,600	Pending - coordination with ARRA funding
11	Capitol Hill - Various Energy Projects	\$975,000	TBD	TBD	TBD	\$115,000	\$175,000	Cancelled - all measures funded by other means
12	DHS/DJJS - Ogden O & A - Various Energy Projects	\$10,000	21,621	6.7	0	\$2,377	\$1,861	Under Contract
13	UDOT Southeast Region 4 Lighting	\$40,000	69,384	0.0	0	\$6,498	\$9,923	Pending - coordination with ARRA funding
14	UDOT Aeronautics - Lighting	\$10,000	22,523	8.2	0	\$1,911	\$3,394	Complete - in payback
15	UVU ESCO	\$250,000	1,510,765	417.0	1,205	\$153,721	\$131,619	Pending - waiting on funding decisions
16	USU Steam Jackets	\$447,585	0	0.0	23,550	\$182,487	\$0	In process of contracting
	Totals	\$1,753,885	4,020,893	635	32,895	\$545,784	\$289,437	
	Overall simple payback		2.7	(total cost - incentives)/savings				



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: David G. Buxton
Date: April 6, 2011
Subject: **Long Term Lease Request for U.S. Forest Service Land in Millard County, Utah on behalf of Department of Technology Services.**

Recommendation:

DFCM recommends that the Board approve the request for a 20-year lease for the Department of Technology Services, as described in the attached documents.

Background:

The statute that requires Building Board approval of long term leases is contained in subsection 63A-5-302(2) and is repeated below.

2) *The director may:*

(a) subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and

(b) with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.

DGB: JN:cn

Attachment

April 2011

LONG TERM LEASE REQUEST

DEPARTMENT OF TECHNOLOGY SERVICES

ADDRESS: WHITE PINE PEAK

LOCATION: MILLARD COUNTY, UTAH

TYPE OF SPACE: GROUND LEASE FOR COMMUNICATIONS SITE

AMOUNT OF SPACE: APPROXIMATELY 10,000 SQUARE FEET (0.23 ACRE)

LENGTH OF LEASE: TWENTY YEAR LEASE TERM

COST: COST IS \$0.00 (No Cost) PER YEAR

JUSTIFICATION: THE DEPARTMENT OF TECHNOLOGY SERVICES IS IN NEED OF THIS LOCATION TO PROVIDE COMMUNICATIONS SERVICES TO VARIOUS STATE AND COUNTY PUBLIC SAFETY AGENCIES AS WELL AS THE USFS AND THE BLM IN THIS REMOTE AREA OF THE STATE. THE UNITED STATES FOREST SERVICE (USFS) HAS AGREED TO ALLOW THE LAND TO BE USED AS A COMMUNICATIONS SITE BY THE STATE OF UTAH AND MILLARD COUNTY IN EXCHANGE FOR COMMUNICATIONS SERVICES ON FOREST SERVICE LAND. THIS IS A NO COST LEASE AND THE LEASE WILL BE BENEFICIAL TO THE FOREST SERVICE, THE STATE, AND TO MILLARD COUNTY.



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: D. Gregg Buxton
Date: March 29, 2011
Subject: Allocation of FY 2012 Capital Improvement Funds

Recommendation

At the April Board meeting DFCM will distribute recommendations for the allocation of the FY 2012 capital improvement funds. DFCM has reviewed each project requested by state agencies and institutions of higher education and determined the highest priority needs across the state. DFCM suggests that an opportunity be provided for agencies and institutions to comment on the proposed allocations. At the conclusion of the discussion, the Board should take action to approve the allocation of capital improvement funds.

Background

DFCM's recommendations for the allocation of capital improvement funds were developed under the process approved by the Board. The total cost of all requests received this year totaled over \$206 million. Funding from the Legislature totaled \$53.6 million. Narrowing the list of projects to identify the highest priorities is a significant undertaking by DFCM staff. In developing its recommendations, DFCM placed the greatest priority on issues raised in facility condition assessments and on critical repairs to HVAC, structural, electrical, and infrastructure. Repairs and upgrades addressing life safety issues were given the highest priority.

Several documents will be distributed at the meeting to explain and support DFCM's recommendations. The first document entitled Summary of Replacement Costs of Facilities vs Share of FY 2012 Capital Improvement Funding shows how the recommended funding is allocated among state agencies and institutions of higher education compared to the share of the facility replacement cost that each classification generates. The second document entitled Summary of Capital Improvement Funding FY 2008 – FY 2012 provides a five-year overview of the allocation of capital improvement funding to each agency and institution. The third document entitled FY 2012 Capital Improvement Projects shows DFCM's recommendations for this year's allocation of improvement funds.

DGB:kfb
Attachments



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: David G. Buxton
Date: March 21, 2011
Subject: **Administrative Report for University of Utah and Utah State University**

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

DGB: cn
Attachments



Office of the Vice President
For Administrative Services

March 18, 2011

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

Subject: U of U Administrative Reports for April 6th Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period February 11, 2011 to March 17, 2011. Please include this in the packet for the April 6th Building Board meeting.

Professional Services Agreements (Page 1)

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

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 9 Remodeling Contracts, 2 Site Improvement Contracts.

Item 4; Project #21135, Spencer Eccles Field House Turf Replacement

This contract was awarded to FieldTurf USA on a sole source basis in order to keep the turf on the indoor practice field the same as that which is currently on the football field at Rice Eccles Stadium. This consistency is essential for the football team.

Report of Project Reserve Fund Activity (Page 3)

Increases:

None.

Decreases:

None.

Report of Contingency Reserve Fund (Page 4)

Increases:

None.

Decreases:

None.

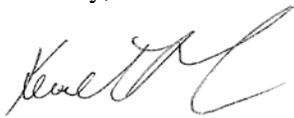
Associate Vice President Facilities Management

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

Gregg Buxton, Director
March 18, 2011
Page 2

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 the first name "Kenneth" being more legible than the last name "Nye".

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Gregory L. Stauffer



Professional Services Agreements
Awarded From February 11, 2011 to March 17, 2011

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
<i>Design</i>					
1	21011	RICE ECCLES STADIUM ELEVATOR TOWERS	SCOTT EVANS ARCHITECT	\$ 7,500.00	\$ 7,500.00
2	21032	DUMKE HEALTH PROFESSIONS ED BLDG REPLACE HVAC CONTROLS	SPECTRUM ENGINEERS	\$ 1,413,374.00	\$ 83,575.00
3	20160	USTAR INNOVATION CENTER	KEN GARNER ENGINEERING INC	\$ 155,425,564.00	\$ 5,720.00
4	21011	RICE ECCLES STADIUM PRESS BOX REROOF	SCOTT EVANS ARCHITECT	\$ 15,000.00	\$ 15,000.00
5	21134	WOMENS SOFTBALL FIELD RELOCATION	HOFFMAN ARCHITECTS LLC	\$ 122,000.00	\$ 68,000.00
6	21128	INC CONSTRUCTION OF NEW OFFICE SUITE AND OFFICE UPGRADE	AXIS ARCHITECTS LLC	\$ 350,000.00	\$ 24,000.00
7	21011	GYM FLOOR REPLACEMENT	EDWARDS AND DANIELS ARCHITECTS	\$ 500,000.00	\$ 8,180.00
8	21132	RBG ACCESSIBLE PATHWAY BELOW ORANGERIE	MGB+A INC	\$ 18,000.00	\$ 17,848.00
<i>Planning/Study/ Other</i>					
9	21005	WINTROBE - PARTIAL REMODEL & INFRASTRUCTURE	WESTERN TECHNOLOGIES	\$ 7,140,038.00	\$ 20,000.00
10	20242	LIFE SCIENCE BUILDING PRE RENOVATION HAZ MAT INSPECTION	WILSON CONSULTING INC	\$ 507,270.00	\$ 7,945.00
11	21011	JOHN WIDSOE BUILDING - COMMISSIONING	BIANCA LOUISA SHAMA	\$ 12,817.00	\$ 12,817.00
12	21011	WATER STEWARDSHIP INITIATIVE	NOLTE ASSOCIATES INC	\$ 20,000.00	\$ 20,000.00
13	20026	HEB NORTHWEST FUME HOOD UPGRADE	INDUSTRIAL HEALTH INC	\$ 2,187,890.00	\$ 7,035.00
14	50098	BRING SMOKE WALLS TO DECK IN ORTHO BLDG 851	ARCHITECTURAL NEXUS	\$ 12,146.00	\$ 12,146.00
15	50118	SURVEY FOR CODE COMPLIANCE BLDG 525	ARCHITECTURAL NEXUS	\$ 39,464.00	\$ 39,464.00
16	21016	UNIVERSITY BUILDING INSPECTIONS	JOHN STAHALI	\$ 350,000.00	\$ 350,000.00



Construction Contracts
Awarded From February 11, 2011 to March 17, 2011

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
<i>Construction - New Space</i>						
<i>Construction - Remodeling</i>						
1	21005	WINTROBE PARTIAL REMODEL & INFRASTRUCTURE	EAGLE ENVIRONMENTAL INC		\$ 7,140,038.00	\$ 36,127.00
2	21011	BLDG 533 R.O. WATER PIPING REPLACEMENT	MECHANICAL SERVICE AND SYSTEM		\$ 109,698.00	\$ 109,698.00
3	21125	BIOLOGY YAMAGUCHI LAB THIRD FLOOR	UTAH CORRECTIONAL INDUSTRIES		\$ 200,000.00	\$ 32,000.00
4	21135	SPENCER ECCLES FIELD HOUSE TURF REPLACEMENT	FIELDTURF USA INC		\$ 400,000.00	\$ 375,752.18
5	21068	BIOLOGY BLDG 84 2ND FLOOR REMODEL	UTAH CORRECTIONAL INDUSTRIES		\$ 500,000.00	\$ 36,000.00
6	21072	INSCC- LEVEL 3 REMODEL	ARCHER CONSTRUCTION INC		\$ 250,000.00	\$ 112,111.00
7	21065	UNION REMODEL AND DIVIDE RM 161	CRC CONSTRUCTION		\$ 119,777.00	\$ 58,014.00
8	20168	ARUP PHASES 3& 4	CERTIFIED FIRE PROTECTION INC		\$ 817,999.75	\$ 28,890.00
9	20168	UNIVERSITY HOSIPTAL - ARUP LAB	TRANSLOGIC CORP		\$ 817,999.75	\$ 25,696.50
<i>Construction - Site Improvement</i>						
10	21052	RIO MESA CAMPGROUND	B. HANSEN CONSTRUCTION INC		\$ 285,189.00	\$ 94,260.00
11	21079	ELECTRICAL DISTRIBUTION SYSTEM IMPROVEMENT	SKYLINE ELECTRIC COMPANY		\$ 2,324,650.00	\$ 736,423.00

18 March 2011

David G. Buxton, Director
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, Utah 84114-1284

Dear Gregg:

SUBJECT: USU Administrative Reports for April 2011 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 02/11/11 to 03/18/11:

Professional Contracts, 7 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 4 contracts issued (Page 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

The contingency reserve fund decreased by \$4,337.38 to fund miscellaneous items on two projects.

Report of Project Reserve Fund Activity (Page 4)

No activity for the reporting period.

Current Delegated Projects List (Pages 5-6)

Of USU's 40 projects, 1 is Complete, 8 Substantially Complete, 23 in Construction, 7 in the Design/Study phase, and 1 Pending. One new project was added.

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/jm

c: Gregory L. Stauffer
Darrell E. Hart
Ben R. Berrett
Stanley G. Kane



Utah State University

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 02/11/11 to 03/18/11

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 HSRC 2nd Floor Remodel	Architectural Design West	\$11,000.00	\$10,250.00	Design Phase II
2 CEP Chillers	Sine Source Engineering	\$128,205.00	\$3,100.00	Engineering services for Old Main and Ray B. West chilled water upgrades
MISCELLANEOUS CONTRACTS				
3 Innovation Campus Demolition/Land Cleanup	Health & Safety Services	\$16,000.00	\$11,381.00	Environmental testing
4 Chilled Water Thermal Storage	Gerber Construction	\$20,000.00	\$10,000.00	Stipend for design/build proposal
5 Chilled Water Thermal Storage	Whitaker Construction	\$20,000.00	\$10,000.00	Stipend for design/build proposal
6 Innovation Campus Demolition/Land Cleanup	R&R Environmental	\$16,000.00	\$5,023.00	Environmental testing
7 HSRC 2nd Floor Remodel	Ivie Code Group	\$3,234.00	\$2,720.00	Inspections



UtahStateUniversity

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Construction Contracts Awarded From 02/11/11 to 03/18/11

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Chilled Water Thermal Storage	Spindler Construction	Design/Build contract	\$2,606,629.00	\$2,606,629.10	
MISCELLANEOUS CONTRACTS					
2 Medium Voltage Upgrade FY11	Virginia Transformer Corp		\$442,478.00	\$263,050.00	Equipment only (Transformer)
3 Campus-wide Medium Voltage Upgrade FY10	Tec Electric		\$599,056.00	\$6,725.00	Miscellaneous conduit work at the Central Energy Plant
4 Miscellaneous Critical Improvements FY10	American Asbestos Abatement		\$176,786.00	\$865.00	Asbestos abatement in Military Science Building



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Contingency Reserve Fund From 02/11/11 to 03/18/11

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	557,571.31				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
A/C & Controls Upgrade FY08 (Change order)	(4,114.85)	(7,479.85)	1.97%	Substantial Completion	99%
Water Lab Fume Hood Upgrade (Ceiling tile/fire guard)	(222.53)	(9,346.11)	0.74%	Substantial Completion	94%
ENDING BALANCE	553,233.93				



Report of Project Reserve Fund Activity From 02/11/11 to 03/18/11

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$255,445.45		
INCREASES TO PROJECT RESERVE FUND			
None			
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$255,445.45		



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Current Delegated Projects List

03/18/11

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A21736	Equine Education Center	Substantial Completion	\$3,354,953 *
A16969	A/C & Controls Upgrade FY08	Substantial Completion	443,868
A16873	Fire Alarm Upgrades FY08	Construction	282,051
A16881	CEP Chillers	Partial Completion/Design	1,494,504
A16971	Planning & Design Fund FY08	Design/Study	100,000
A18972	Planning & Design Fund FY09	Design/Study	100,000
A18973	Health, Life Safety & Code Compliance Projects FY09	Substantial Completion	194,092
A18976	Water Lab Fume Hood Upgrade	Substantial Completion	1,401,993
A18985	Miscellaneous Critical Improvements FY09	Construction	206,800
A20557	Campus-wide Medium Voltage Upgrade FY10	Construction	624,013
A20794	Ray B. West Window Replacement	Substantial Completion	770,724
A20856	Miscellaneous Critical Improvements FY10	Construction	396,247
A20857	Planning & Design Fund FY10	Design/Study	100,000
A20858	Health, Life Safety & Code Compliance Projects FY10	Construction	107,612
A20859	Classroom Upgrades FY10	Construction	298,903
A20860	HPER Office/Classroom Upgrade	Construction	220,282
A20861	Fine Arts Complex Safety Repairs	Construction	431,836
A20864	Business MCC and E-Panel	Partial Completion	100,000
A21088	Utah Botanical Center Wetland Lab ARRA Improvements	Construction	512,771
A20593	Utah Botanical Center Classroom Building	Construction	2,860,656
A22986	Merlin Olsen Monument	Substantial Completion	250,000
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22908	Health, Life Safety & Code Compliance Projects FY11	Construction	100,000
A22909	Classroom Upgrades FY11	Construction	407,151
A22906	Family Life Window Replacement	Construction	677,031
A22910	Fire Protection (Various Buildings) FY11	Construction	573,795
A22911	Sign System FY11	Construction	47,747
A22912	NE Steam Line Phase IV FY11	Substantial Completion	689,671
A22913	Theater Stage Rigging	Construction	894,238
A22914	Medium Voltage Upgrade FY11	Equipment order	477,876
A22915	Campus Wide Bike Racks FY11	Construction	47,747

A22917	Miscellaneous Critical Improvements FY11	Construction	153,315
A23116	CPD Playground	Complete	114,455
A23644	HSRC 2nd Floor Remodel	Construction	468,951
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,815,654
A24112	Laub Indoor Turf Replacement	Substantial Completion	251,555
A23999	CEU Life Safety/Signage	Design	333,424
A24472	Innovation Campus Demolition/Land Cleanup (NEW PROJECT)	Study	336,139

PAVING (STATEWIDE)

A08076	Miscellaneous Paving	Pending	<u>562</u>
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TOTAL (40)

\$22,725,616

* Project management delegated to USU.



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: David G. Buxton
Date: April 6, 2011
Subject: **Administrative Reports for DFCM**

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

Lease Report (Page 1)

No significant items

Architect/Engineering Agreements Awarded, 29 Agreements Issued (Pages 2 - 4)

No significant items

Construction Contracts Awarded, 27 Contracts Issued (Pages 5 - 7)

Item #6, State Capitol East Garage Cameras Replacement

Item #7, SLCC Redwood Road Campus Pump House Piping Upgrade

Item #8 CUCF HVAC Upgrades

Item #23 Workforce Services South County Facility controls upgrade

Project Reserve funds were used to award this construction contract over budget

Item #10, Dixie St College Holland Centennial Commons Building

The State's share of construction budget savings was transferred to the project reserve fund and used by the Legislature for other State needs.

Item #15, UVU Gunther Trades Bldg. 5th level HVAC improvements

The construction budget savings was reallocated for other UVU improvement needs in the March Board meeting.

Item #18, Provo Juvenile Courts Bldg. HVAC Upgrade

Project Reserve funds and Courts funds were used to award this constr contract over budget.

Item #19, Wasatch Youth Center Reroof

Additional funds were transferred from unallocated roofing funds to complete the entire reroof of this building at this time.

Item #22, State Hospital Admin Bldg. HVAC Upgrades

Project Reserve funds were used to complete the initial project as well as take care of some other items that require funding at this time due to the age of the facility.

Report of Contingency Reserve Fund (Page 8)

Increases

Increases are budgeted contingency and decrease change orders.

Decreases, New Construction

University of Utah USTAR Neuroscience Research Center

This transfer of \$375,665 is the State's share of change orders #21 and #24. These change orders consist of scope changes for time extension and consequential costs, upgrade lab vacuum pumps, omissions for electrical additions for hood exhaust fans, add catch basin & piping to re-route drain around tunnel, upsize fans to meet smoke evacuation requirements, add glycol loops at nano fab air handlers, and an unknown for steel changes to accommodate design and BP3 value engineering.

USU Agriculture Building

This transfer of \$260,835 covers omissions on change order #5 for aluminum plate at terracotta transitions and fireproofing impacts.

UVU Health Science Building Addition

This transfer of \$154,375 covers change orders #6 and #7. These consist of an unknown for additional shoring at the tunnel from high water table, omissions to add air balancing controls for exhaust snorkels, added interior hose bibs and vent piping, and a design error for system-wide pipe size changes made to the laboratory reverse osmosis water system, wrong pipe sizes were indicated in the construction documents, scope change to reduce the humidification equipment sizes and the removal of trap primers.

USU USTAR Life Science Research Center

This transfer of \$94,739 covers scope changes on change order #19 to recover south vivarium wall, enclose clouded ceiling and to add sterilizer utilities.

Decreases, Remodeling

SUU Electronic Learning Center

This transfer of \$27,309 covers additional hazardous materials abatement costs to complete project.

Report of Project Reserve Fund Activity (Pages 9 - 10)

Increases

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

Decreases

Decreases are to award construction contracts that bid over budget. The Capital Improvement reallocations were approved in the March Board meeting. The other decreases are action taken by the Legislature in the 2011 General Session.

DGB:DDW:cn

Attachment



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 2/7/2011 to 3/14/2011

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

AMENDMENTS

1.	Alcoholic Beverage Control, Store Cottonwood Heights	Partial	Store	Same	Same		Same		Changes scope of work for Tenant Improvements.
2.	Corrections, Adult Probation & Parole Heber	Full	Office/Sublease	5 Yrs.	350	350	\$17.90	\$17.90	Renewal, no change in rent.
3.	Workforce Services Loa	Full	Office	3 Yrs.	355	355	\$15.70	\$15.70	Renewal, no change in rent.
4.	Workforce Services Manti	Full	Office	3 Yrs.	4,837	4,837	\$15.90	\$16.40	Renewal at market.
5.	Workforce Services Spanish Fork	Full	Office	2 Yrs.	6,194	12,818	\$22.69	\$13.00	Renewal, decrease in rent.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 02/09/2011; and less than 03/17/2011

#	Agency	Contract Name	Firm	Type	Budget	Award
						JAIM
Design						
1	Utah Valley University	Uvu West Parking Lot Addition	King Engineering Inc	Design	\$40,575	\$40,575
2	National Guard	Ung Lehi Armory Hvac Upgrade & Heating Water Piping	Whw Engineering Inc	Design	\$3,000	\$2,960
3	Salt Lake Comm College	Salt Lake Community College-larry Miller Campus auto Trades Building arra Funded Solar Array Design	Vcbo Architecture Llc	Design	\$10,779	\$11,100
4	Utah Valley University	Uvu Fan Coil Improvements	Van Boerum & Frank Assoc Inc	Design	\$25,000	\$24,750
5	National Guard	Ung Mount Pleasant Armory Fire Alarm Upgrade	Protection Consultants Inc	Design	\$4,989	\$5,400
6	University Of Utah	University Of Utah student Life Center - Design	Mhtn Architects Inc	Design	\$2,889,466	\$904,011
7	Courts - District Courts	West Valley Courts Rooftop Unit Replacement	Whw Engineering Inc	Design	\$9,189	\$10,300
8	National Guard	Ung Spanish Fork Armory Rooftop Units Replaced	Whw Engineering Inc	Design	\$18,861	\$5,530
9	National Guard	Utah National Guard - Camp Williams bachelor Enlisted Quarters Facility - Design	Eft Architects Inc	Design	\$852,000	\$852,330
10	Dfcm - Statewide Funds	Tax Comm Hvac Controls Upgrade	Colvin Engineering Associates	Design	\$19,410	\$14,550
11	Dixie St College Of Utah	Dixie College Gardner Student Center Reroof	Mesa Consulting Group Inc	Design	\$11,495	\$11,495
12	National Guard	Ung Blanding Armory Hvac Upgrade	Whw Engineering Inc	Design	\$9,388	\$9,410
13	Weber State	Wsu Swenson Gym Upper Roof Replacement	Scott P Evans Architect&assoc	Design	\$20,000	\$18,720

State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 02/09/2011; and less than 03/17/2011

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						JAM
University						
14	National Guard	Ung Mount Pleasant Armory Kitchen Upgrade	Eft Architects Inc	Design	\$4,000	\$4,035
15	Veterans Affairs	Vets Cemetery Turf/headstone/renovation/replacement	G Brown Site Architects	Design	\$14,000	\$13,945
16	Dnr - Geological Survey	Dnr Utah Geological Survey Core Library Work Shed	Ensign Engineering & Land Surveying Inc	Design	\$4,380	\$6,350
17	National Guard	Ung Lehi Armory Fire Alarm Upgrade	Protection Consultants Inc	Design	\$4,553	\$3,210
18	Dnr - Parks & Recreation	Snow Canyon State Park Paving Improvements	Johansen & Tuttle Engineering	Design	\$11,000	\$12,825
19	National Guard	Ung Spanish Fork Armory Fire Alarm Upgrade	Protection Consultants Inc	Design	\$3,000	\$2,670
Programming/Master Planning						JAM
20	Utah Valley University	Uvu Multi Cultural Remodel	Axis Architects	Programming	\$10,000	\$9,600
Miscellaneous Services						JAM
21	Dfcm - Statewide Funds	Division Of Facilities Construction & Management rampton Complex/state Office Building arra Funded Energy Analysis	Whw Engineering Inc	Unclass Consult	\$51,345	\$50,000
22	Driver License Division	Driver License Division ogden Driver License Building Replacement inspection And Testing Services	Western Technologies Inc	Insp Observ Ser	\$25,000	\$23,292
23	Salt Lake	Salt Lake Community College	Ajc Architects	Unclass Consult	\$64,000	\$63,800



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 02/09/2011; and less than 03/17/2011

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						JAM
	Comm College	redwood Road Campus arra Funded Energy Analysis				
24	Dixie St College Of Utah	Dixie State College holland Centennial Commons Building cost Consulting Services	Construction Control Corp	Unclass Consult	\$105,000	\$36,432
25	Dnr - Parks & Recreation	Division Of Parks And Recreation this Is The Place Heritage Park event Center And Livery Stable inspection And Testing Services	Western Technologies Inc	Insp Observ Ser	\$11,000	\$10,162
26	Weber State University	Weber State University a1 And Tlc Parking Lots Paving Improvements inspection And Testing Services	Western Technologies Inc	Insp Observ Ser	\$2,530	\$6,302
27	Dept Of Transportation	Utah Department Of Transportation richfield Warehouse Remodel inspection And Testing Services	Sunrise Engineering Inc	Insp Observ Ser	\$14,171	\$19,240
28	Dixie St College Of Utah	Dixie State College holland Centennial Commons Building scheduling Services	Poulsen Construction Mgt Inc	Unclass Consult	\$43,000	\$36,140
29	Weber State University	Weber State University wasatch/stansbury Halls - Asbestos Abtmnt/demo 3rd Party Environmental Management Services	R&r Environmental	Haz Mat Consult	\$186,000	\$38,790

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 02/09/2011; and less than 03/17/2011

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
1	Dfcm - Managed Buildings	Cedar City Reg Center Restroom Ada Upgrade	Dual A Construction	Const Remodel	\$67,200	\$49,400
2	Workforce Services	Dws Ogden Exhaust Fan Replacement	J & H Thompson Construction	Const Remodel	\$17,449	\$15,285
3	Courts - Juvenile Courts	Provo Juv Courts Animal Shelter Tenant Finish & Mech. Upgrade	Wade Payne Construction Inc	Const Remodel	\$634,250	\$538,600
4	Natural Resources	Dnr Admin Bldg Canopy Addition	Broderick & Henderson Construction Lc	Const Remodel	\$26,000	\$25,755
5	Southern Utah University	Suu Pe Bldg. 2nd Floor Remodel	Nichols Building Llc	Const Remodel	\$200,000	\$197,230
6	Capitol Preservation Bd	Capitol East Garage Cameras	Utah Yamas Controls	Const Remodel	\$69,053	\$74,000
7	Salt Lake Comm College	Slcc Rrc Pump House Piping Upgrade	Nelson Brothers Construction	Const Remodel	\$5,769	\$21,740
8	Corrections - Cucf	Department Of Corrections central Utah Correctional Facility hvac Upgrades	Sr Mechanical	Const Remodel	\$514,000	\$521,265
9	Workforce Services	Dws Clearfield Employment Center Reheat Valve Replacement	Utah Yamas Controls	Const Remodel	\$19,507	\$18,670
10	Dixie St College Of Utah	Dixie State College holland Centennial Commons - Construction	Jacobsen Construction	Const New Space	\$34,257,152	\$28,817,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 02/09/2011; and less than 03/17/2011

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAM
11	Alcoholic Beverage Control	Department Of Alcoholic Beverage Control asrs Expansion/warehouse Remodel alarm System Improvements	Wasatch Controls (harris Acquisition Iii Llc Dba)	Const Remodel	\$21,000	\$12,012
12	Salt Lake Comm College	Slcc Rrc Fountain Replacement Phase 2	Merrill Sheriff Construction Inc	Const Remodel	\$215,632	\$211,394
13	Dnr - Wildlife Resources	Division Of Wildlife Resources mantua Fish Hatchery raceway Cover Ridge Vent Improvements	Continental Engineering & Construction	Const Remodel	\$20,000	\$19,850
14	Salt Lake Comm College	Slcc Rrc New Woodshop Bldg	Brubaker Construction Inc	Const Remodel	\$382,806	\$294,500
Miscellaneous Construction						JAM
15	Utah Valley University	Gunther Trades 5th Level Hvac Improvements	Garff Construction Llc	Mechanical	\$1,996,400	\$962,838
16	Human Services	St. George Group Home Reroof	Contract West Roofing Inc	Roofing	\$29,011	\$34,100
17	Dfcm - Managed Buildings	Heber Wells Dws Chiller Replacement	Ralph Tye & Sons Inc	Mechanical	\$398,139	\$398,139
18	Courts - Juvenile Courts	Provo Juv Courts Hvac Upgrade	Rocky Mountain Mechanical	Mechanical	\$306,783	\$373,752
19	Juvenile Justice Services	Wasatch Youth Center Reroof	Kendrick Bros Roofing Inc	Roofing	\$280,000	\$513,600



State of Utah

Division of Facilities and Construction Management

Contract Type = C: Award Date >= 02/09/2011; and less than 03/17/2011

Construction Contracts Awarded

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
20	Human Services	Sandy Group Home Reroof	Utah Correctional Industries	Roofing	\$22,560	\$31,700
21	Dnr - Parks & Recreation	Soldier Hollow Day Lodge Roof Repair	Jts Roofing Inc.	Roofing	\$54,400	\$39,650
22	State Hospital	Ush Admin Bldg. Hvac Upgrades	Tod R Packer Heating & Air Conditioning	Mechanical	\$614,800	\$899,469
23	Workforce Services	Dws South County Controls Upgrade	Wasatch Controls (harris Acquisition lll Llc Dba)	Mechanical	\$82,457	\$128,921
24	College Of Eastern Utah	Ceu Student Activities Center Roofing Repairs	Jts Roofing Inc.	Roofing	\$37,863	\$27,400
25	Dixie St College Of Utah	Dixie State College various Energy Saving Capital Improvements esco Performance Contract	Johnson Controls Inc	Unclass Const	\$3,899,687	\$3,889,687
26	Salt Lake Comm College	Salt Lake Community College - South City Campus gym, Swimming Pool, Associated Areas asbestos Abatement	Rocmont Industrial Corp	Haz Mat Const	\$36,000	\$35,709
27	Capitol Preservation Bd	Dup Hvac Improvements	Mechanical Service & Systems I	Mechanical	\$84,070	\$44,131



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
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Apr-11

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			13,112,923.17	(8,863.57)				
INCREASES TO CONTINGENCY RESERVE FUND								
FUNDING								
10185	Dixie	Heating Plant Upgrades Ph 1	50,176.00	-	-	0.00%	Design	0%
OTHER INCREASES								
06281	Courts	St George Courthouse	32,906.24	-	(280,028.84)	-0.86%	Construction	75%
07037	Public Safety	SL County Joint Drivers License/DMV	19,492.00	-	710,217.00	11.75%	Closed	100%
06034	UDOT	Clearfield Maint Station Replacement	-	16,279.12	33,121.02	2.08%	Construction	100%
05055	USDC	New Housing Unit	3,938.00	-	650,473.01	22.76%	Construction	100%
09121	Courts	Richfield Courts Judge Prk Cover/Cement RP	849.23	-	7,476.43	5.68%	Construction	70%
DECREASES TO CONTINGENCY RESERVE FUND								
NEW CONSTRUCTION								
06291	USTAR	UU Neuroscience Research Center	(375,664.62)	-	2,476,649.15	1.53%	Construction	57%
07310	USU	Agriculture Building	(260,835.00)	-	398,447.00	0.87%	Construction	23%
09020	UVU	Health Science Building Addition	(154,374.71)	-	483,166.66	1.00%	Construction	12%
06292	USTAR	USU Life Science Research Center	(94,739.00)	-	1,261,444.00	2.10%	Construction	83%
07039	MATC	North Utah County Building	(56,933.00)	-	948,684.00	4.89%	Construction	81%
09219	National Guard	Richfield National Guard Armory Upgrades	(56,553.01)	-	126,420.29	9.63%	Construction	87%
09021	OWATC	Health Technology Building	(41,280.85)	-	299,476.05	1.37%	Construction	63%
07297	SUU	Gibson Science Center Addition	(40,289.94)	-	451,406.22	2.38%	Construction	57%
08032	UNG	Vernal, Camp Williams, Springville Armories Remodel	(18,322.96)	-	260,131.90	7.76%	Construction	82%
02243	U OF U	Museum Of Natural History	(15,418.27)	-	441,959.42	0.49%	Construction	65%
07042	Health	Unified Lab Facility	(431.00)	-	542,042.24	1.66%	Construction	81%
REMODELING								
10211	SUU	ELC Asbestos Abatement & Ceiling Tile	(27,309.00)	-	27,309.00	21.45%	Complete	100%
09071	DFCM	Ogden Regional Center Elevator Modernization	(1,753.31)	-	9,140.31	1.76%	Closed	100%
10125	CPB	State Capitol Bld Install Fan and Pump Alarms	(1,416.00)	-	1,416.00	4.72%	Construction	5%
10119	Agriculture	Upgrade Interior Lighting	(728.99)	-	728.99	0.58%	Construction	68%
07204	Courts	Various Facilities Security Upgrade	(230.00)	-	3,209.92	0.21%	Construction	87%
10153	Snow	Humanities Bld Print Studio Hood Sys Design	(47.24)	-	257.24	1.27%	Closed	100%
TOTAL			12,073,957.74	7,415.55				



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REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Apr-11	% of
					Constr.
				Budget	
<u>BEGINNING BALANCE</u>	<u>17,578,289</u>	<u>936,952</u>			
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
DIXIE - Centennial Commons Design	5,440,152.00		Balance of Construction Budget		11.41%
UVU - Gunther Trades Bldg HVAC	800,000.00		Balance of Construction Budget		33.44%
CUCF - Housing Lighting Protection	79,734.50		Balance of Construction, Inspection & Insurance Budget		50.79%
Fairpark - Admin Bldg Fire Alarm	35,211.00		Balance of Various Project Budgets		42.30%
Libbie Edwards School Purchase	34,054.25		Balance of Inspection & Insurance Budgets		0.52%
UDOT - Clearfield Maint Station		31,529.44	Balance of FF&E & Infotech Budgets		2.63%
MATC - Geneva Bldg Critical Improvements	24,382.70		Balance of Various Project Budgets		36.94%
ABC - Store #11 Rooftop Heating Replacement	22,631.53		Balance of Various Project Budgets		42.38%
DWS - Admin Bldg Telecommunications Upgrade	20,701.00		Balance of Various Project Budgets		14.03%
State Hospital - Swimming Pool Repairs	16,923.72		Balance of Various Project Budgets		10.91%
USP - North Point Perimeter Light Poles	9,867.00		Balance of Various Project Budgets		24.67%
DWS - Ogden South Bldg Masonry Repairs	3,919.23		Balance of Various Project Budgets		20.78%
DPS - Orem Office A/C Unit	1,447.78		Balance of Construction, Inspection & Insurance Budget		5.79%
Courts - Farnington Remodel	659.00		Balance of Inspection & Insurance Budgets		0.66%
<u>DECREASES TO PROJECT RESERVE FUND:</u>					
State Hospital - Admin Bldg HVAC Upgrade	(284,669.00)		To Award Construction Contract		38.84%
DWS - South County Controls Upgrade	(51,097.00)		To Award Construction Contract		52.14%
SLCC RRC Fountain Replacement	(14,000.00)		To Award Construction Contract		2.48%
Courts - Provo Juvenile HVAC Replacement	(13,968.86)		To Award Construction Contract		4.13%
Highland Reg Center Fire Panel Replacement	(5,789.00)		To Award Construction Contract		9.34%
State Capitol - East Parking Garage Replace Security Cameras	(4,947.00)		To Award Construction Contract		6.03%

REALLOCATIONS

Corrections - Draper Uintah #1-4 Surveillance Equipment	(360,974.00)	PER 2010 SENATE BILL 189	100.00%
UVU - Campus Wide HVAC Repair/Replace	(350,000.00)	PER 2010 SENATE BILL 189	100.00%
Corrections - Draper Boilers-timp, Uinta #2, Lone Peak	(200,346.00)	PER 2010 SENATE BILL 189	100.00%
UVU - Business and PE Bldgs Walkway Lights	(200,000.00)	PER 2010 SENATE BILL 189	100.00%
UVU - Trades Bldg Elevator Replace	(150,000.00)	PER 2010 SENATE BILL 189	100.00%
Corrections - Draper SouthPoint Transformers Replacement	(126,524.00)	PER 2010 SENATE BILL 189	100.00%
UVU - Environmental Tech Bldg HVAC Piping Repairs	(100,000.00)	PER 2010 SENATE BILL 189	100.00%
Corrections - Fred House Academy Boiler Replacement	(77,500.00)	PER 2010 SENATE BILL 189	100.00%
Corrections - Orange Street CCC Boiler Replacement	(75,000.00)	PER 2010 SENATE BILL 189	100.00%

OTHER DECREASES

To Be Used For Capitol Improvements Funding	(12,000,000.00)	Per 2011 House Bill #7 Item #30	100.00%
For Other Non-DFCM State Issues.	(5,000,000.00)	Per 2011 Senate Bill #2 Item #46	100.00%

ENDING BALANCE

5,053,157.85 968,481.36