AGENDA OF THE
UTAH STATE BUILDING BOARD

Monday, April 22, 2013
Room 250, Utah State Capitol Building
Salt Lake City, Utah
9:00 am

(Action)	1.	**Approval of Minutes of February 6, 2013**	Tab 1
(Action)	2.	**University of Utah Carlson Hall, Approval of Demolition**	Tab 2
(Action)	3.	**Capitol Preservation Board Reallocation of Capital Improvement Funds**	Tab 3
(Information)	4.	**Capital Improvement Process and New Legislation**	Tab 4
(Information)	5.	**Facilities Condition Assessment Presentation**	Tab 5
(Action)	6.	**Allocation of FY 2014 Capital Improvement Funds**	Tab 6
(Action)	7.	**Change of Location for Building Board Meetings**	Tab 7
(Action)	8.	**Administrative Reports for University of Utah and Utah State University**	Tab 8
(Information)	9.	**Administrative Reports for DFCM**	Tab 9

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

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To	Utah State Building Board
From:	Richard P. Amon
Date:	April 4, 2013
Subject:	**Approval of Minutes for February 6, 2013**

Attached for your review and approval are the minutes of the Utah State Building Board Meeting held February 6, 2013.

RPA: cn
Attachments

Utah State Building Board

MEETING

February 6, 2013

MINUTES

Utah State Building Board Members in Attendance:
N. George Daines, Chair
David Fitzsimmons
Chip Nelson
Ned Carnahan
Kristin Cox, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Rich Amon	Department of Administrative Services
Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Management and Budget
Tenielle Young	Governor's Office of Management and Budget
Bianca Shama	Division of Facilities Construction & Management
Denise Austin	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Dave Tanner	Southern Utah University
Ben Berrett	Utah State University
Sherry J. Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
W. Ralph Hardy	Commission of Higher Education
General Jeff Burton	Utah National Guard
Scot Olson	Utah National Guard
Lt. Col. Matt Price	Utah National Guard
James Montoya	Utah National Guard
Alyn Lunceford	Courts
David Tanner	Southern Utah University

Jared Doxey	LDS Church
Amber Craighill	BHB Engineers
Tracy Neale	GSBS Architects
Julee Attig	Reaveley Engineers
Lyndy Lovelady	Eaton Architecture
Mike Perez	University of Utah
Cory Higgins	University of Utah
Brian Garrett	Zion's Bank
Danny Fuhr	Utah Highway Patrol
Debbie Johnson	Department of Public Safety
Rachel Johnson	Department of Public Safety
Jerry Jensen	Department of Corrections
Lance Davenport	Department of Public Safety
Major Michael Rapich	Utah Highway Patrol
Nanette Rolfe	Utah Driver License Division
Susie Johnson	Futura Industries

On Wednesday, February 6, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 227 of the Library of the Blind and Disabled, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:08 am.

Chair Daines welcomed GOMB Director, Kristin Cox who is now the new Ex-Officio of the Board. He also announced that the DFCM Report would move up on the meeting agenda.

❑ APPROVAL OF MINUTES OF DECEMBER 5, 2012

Chair Daines sought a motion for approval of the minutes.

MOTION: David Fitzsimmons moved to approve the meeting minutes of December 5, 2012. The motion was seconded by Ned Carnahan and passed unanimously.

❑ DFCM ADMINISTRATIVE REPORT

DFCM Program Manager, Kurt Baxter reported that the new DFCM accounting reports were now available. There were fifty engineering/architectural agreements and eighty-five construction contracts which include the State Hospital Building Consolidation, State Hospital Rampton Building #1 Cafeteria Reroof, Utah Navajo Montezuma Creek Clinic Reroof, WSU Stromberg Athletic Complex, and WSU/Weber County Ice Sheet Expansion. The Contingency Fund, on page 14 started out at $6.2 Million. There were numerous deposits and withdrawals from that account which included the U of U Electrical High Temp Utilities Upgrade Contingency Funds coming in at $1.8 Million. Presently the fund is at $8.7 Million; however, DFCM anticipates a great deal of withdrawals in the future. The Project Reserve Fund had some activity which left the fund at $6.2 Million. The largest decrease being the Utah National Guard Spanish Fork Armory Lead Dust Remediation for $226,302.

❑ PROPOSED HIGH COST LEASE FOR THE ADMINISTRATIVE OFFICE OF THE COURTS OF JUAB COUNTY, LOCATED IN NEPHI, UTAH

Alan Lunceford from Courts explained that any lease over ten years falls into the category of a high cost lease. It doesn't necessarily mean that the lease is overly expensive. This project is a twenty year lease for an 8,700 square foot facility at $19.91 per square foot. It is a design build project so the exact cost of the project is not known. The highest project cost estimate is $2.7 Million. This lease also fits the definition of a capital lease, which means that the lease must also be approved by the Legislature. Courts understand that Board's approval is contingent upon Legislative approval being obtained during the present legislative session. Obtaining similar space on the open market would be dramatically higher in cost over the 20 year term. The facility is designed to meet the current design guidelines of the courts and accommodate future growth, and is being designed and built under DFCM supervision. Courts are required by statute and by the constitution to have a Court facility in every county in the state. Mr. Lunceford is requesting approval of the high cost lease as it is defined by the Board and potentially as this lease is negotiated to a complete document, they are requesting that they have the ability to add a potential purchase option when the CIB Loan is available. Mr. Lunceford assured the Board that the final lease documents would be reviewed and approved by DFCM before construction.

MOTION: Ned Carnahan moved to approve the Proposed High Cost Lease for the Administrative Office of the Courts of Juab County, located in Nephi Utah. The motion was seconded by Chip Nelson and passed unanimously.

❑ REQUEST PERMISSION FOR THE DEPARTMENT OF PUBLIC SAFETY, DIVISION OF DRIVER LICENSE AND DIVISION OF COMMUNICATIONS TO CONSTRUCT A NEW BUILDING ON THE UDOT SITE IN PRICE.

Lance Davenport, Commission of Utah Public Safety, Major Mike Rapich from the Highway Patrol and Nanette Rolfe, Director of the Utah Driver's License Division presented the request to build a 5,000 square foot building on a UDOT site in Price. Major Rapich reported their agencies are currently housed in the basement of the UDOT District Office Building. This building is inadequate for current and future needs in terms of space, program delivery requirements, ingress and egress, parking and safety. They would like to build a new building to the south of the UDOT District Office Building which would save costs because the existing towers at the site could be used with the new building. The Division of Communications provides primary and secondary dispatch support for the Utah Highway Patrol and local law enforcement agencies in Carbon, Emery, Grand, San Juan and Wayne Counties as well as primary 911 service for Carbon County and back-up 911 service for Uintah Basin Communications Center. The Driver License Facility services Carbon and Emery Counties from the Price Office. They believe they have the funding within their current budget to build this facility. They estimate it will cost between $1.2 Million to $1.5 Million. Board members expressed concern that the funds be in place before construction commences. Major Rapich said that there would probably be an increase in O & M for this building but that is something they would absorb with their current budget. They presented their project to the Infrastructure and General Government Subcommittee yesterday. Kurt Baxter informed Major Rapich that if they are not asking for O & M funding they would not need to go to the Legislature for approval as long as they received

Building Board approval. Major Rapich said they are not asking for additional O & M funds at this time.

MOTION: Chip Nelson moved to approve the Request from the Department of Public Safety, Division of Driver License and Division of Communications to Construct a New Building on the UDOT Site in Price. The motion was seconded by David Fitzsimmons and passed unanimously

❑ SLCC REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR SOUTH CITY CAMPUS

Bob Askerlund from SLCC reported they have completed the Window Sill Replacement Project on their South City Campus with a saving of $111,000. Their improvement request for next year is to replace the nearly 50 year old galvanized water piping in the north wing of the SLCC SCC Main Building. The repairs are becoming more and more frequent. They would like to proceed with this project by reallocating the savings from the Window Sill Replacement to this Piping Project. Board members asked for a cost estimate for revamping the galvanized water piping. Mr. Askerlund was not sure but estimates around $300,000.

MOTION: Chip Nelson moved to approve the SLCC Reallocation of Capital Improvement Funds for South City Campus. The motion was seconded by Ned Carnahan and passed unanimously.

❑ APPROVAL OF REVOLVING LOAN FUND FOR SALT LAKE COMMUNITY COLLEGE

DFCM Energy Project Manager, Bianca Shama reported that SLCC is requesting approval for a loan in the amount of $90,000. The funds will be used to install removable insulation blankets on the hot water and steam lines in all tunnels and most mechanical rooms on the Redwood/Taylorsville Campus. The funds will also be used to install automation controls on campus chillers to provide greater efficiencies. The payback for this project will be 3.06 years. The estimated loan repayment schedule will begin at the start of 2014. The project will result in both significant energy and cost savings.

MOTION: Ned Carnahan moved for approval of the loan from the Revolving Loan Fund for Salt Lake Community College for the amount of $90,000. The motion was seconded by David Fitzsimmons and passed unanimously.

❑ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-13, STATE OF UTAH PARKING RULES FOR FACILITIES MANAGED BY THE DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT

Assistant Attorney General, Alan Bachman reported that R23-13 will expire unless the Board has a motion to continue. If there are amendments to this rule, they should be brought to the Board at a

later time. He requested that the Board move to continue the rule. Board member Ned Carnahan asked if this rule contained any information concerning the number of parking spaces for specific facilities or a requirement of square footage that should be available for parking. Mr. Bachman said the rule did not address any zoning issues.

MOTION: Chip Nelson moved to approve the filing of a Five Year Notice of Review and Statement of Continuation for Rule R23-13. The motion was seconded by Ned Carnahan and passed unanimously

- **FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-22, GENERAL PROCEDURES FOR ACQUISITION AND SELLING OF REAL PROPERTY**

Assistant Attorney General, Alan Bachman reported that this is a fairly complex rule which sets different requirements in the process of acquiring and selling property. Board members commented that this rule was not well written and needed to be revised. Chair Daines told Mr. Bachman that the Board would agree to the Statement of Continuation of this rule, but requested that R23-22 be revised in the future. Ex-Officio Kristen Cox suggested that John Pearce be included in this revision process. Mr. Bachman agreed to return to the Board in eighteen months with a revised version of this Administrative Rule.

MOTION: Ned Carnahan moved to approve the filing of a Five Year Notice of Review and Statement of Continuation for Rule R23-22 with the provision that Counsel will return within eighteen months with revisions of the rule for further approval. The motion was seconded by Chip Nelson and passed unanimously

- **UNG CAMP WILLIAMS SUNRISE HALL WORSHIP CENTER**

Lt. Colonel Matt Price introduced General Jeff Burton and Retired Colonel Scot Olsen from the Utah National Guard, Jared Doxey from the LDS Church and Brian Garrett, Vice-President of Zion's Bank. They proposed the construction of Sunrise Worship Center at Camp Williams. This facility would be constructed at no cost to the state with ongoing O & M funding being handled through the Charitable Trust 501C3 Organization. Lt. Colonel Price said their focus has been on improving and modernizing their current armories with lighting, classroom training space and energy efficiencies. Recently they felt that they needed a facility at Camp Williams where soldiers returning or preparing for deployment could have a place to meet for resiliency training, counseling, or services. They would like to replace their outdated World War II chapel at Camp Williams with a new facility. This would be a 9,000 square feet facility placed near the southeast corner of the complex on the bluff overlooking Utah County to the south. This project includes the demolition of the current chapel. Donations are committed to allow for total project funding and design and construction this year. The major donor, The Church of Jesus Christ of Latter-Day Saints, will act as developer for the project, with DFCM providing oversight, code approval and inspections. Chair Daines reminded National Guard representatives that approval would only be given if funds were readily available for construction. Colonel Olsen reported that Sunrise Chapel would be a multi-denominational project and embraced by many parts of the community – both religious and secular. In addition, the

National Guard is requesting approval for demolition of the old facility.

MOTION: David Fitzsimmons moved that the Board approve the request by the Utah National Guard to replace the existing chapel with a new facility known as Sunrise Hall Worship Center and for demolition of the old chapel with authorization to proceed when the funds are in hand. The motion was seconded by Chip Nelson and passed unanimously

- **CAPITAL IMPROVEMENT REALLOCATION FOR UNIVERSITY OF UTAH ECCLES INSTITUTE OF HUMAN GENETICS BUILDING (EIHG) FOR EMERGENCY REPAIR.**

Cory Higgins from the University of Utah reported that the University is requesting approval to reallocate $930,000 from the Social and Behavioral Science Building (BEHB) elevator project to the twenty-three year old Eccles Institute of Human Genetics Building (EIHG) for emergency repair of heating water pipes which are leaking. These pipes have begun to cause damage to the building and surrounding equipment.

MOTION: David Fitzsimmons moved to approve the Capital Improvement Reallocation for University of Utah Eccles Institute of Human Genetics Building for Emergency Repair. The motion was seconded by Chip Nelson and passed unanimously

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

Cory Higgins reported there were eight design agreement and seven planning/study/other agreements awarded during this reporting period. None were significant. Under Construction Contracts, there were nineteen remodeling contracts and five new site improvement contracts for construction with nothing unusual there. The Project Reserve Fund received an increase from the Park Building Elevator Replacement Project which was completed with a remaining balance of $6,409 contributed to the Reserve Fund. There were three projects which requested funds from the Contingency Reserve – Fletcher Physics Building Replace Heating Water Pipes, Replace HVAC Controls in Buildings, Student Services Building Exterior Repairs.

MOTION: Ned Carnahan moved to accept the Administrative Report for the University of Utah. The motion was seconded by Chip Nelson and passed unanimously.

The Board discussed the reoccurring expenses of repairing the infrastructure at the University of Utah. Ralph Hardy, Assistant to the Commissioner of Higher Education said that the Commission's Study on Infrastructure is almost complete. There is a lot of great information in the report. Some of the key elements in the study include a complete inventory of all utilities, production and distribution infrastructure at all institutions of Higher Education. A consultant was hired to look at the infrastructure from the perspective of duration of assets and replacement costs – looking 50 years

into the future. This report will be available to the Board within the next few months.

Ben Berrett from Utah State University reported there were seven professional contracts and eight construction contracts issued during this reporting period. In addition there were a few minor draws from the Contingency Reserve Fund and none to the Project Reserve Fund. The professional contracts included the electrical engineering for the USUE CEIC Building Remodel, the BEERC Classroom Office Remodel, USUE San Juan Residential Hall and Roosevelt Education Center Building Leaks Mitigation. Under Construction Contracts is the BEERC Classroom Addition/Office Remodel for over $1 Million, Concrete Replacement Projects for FY13, VoIP Communication Closet Upgrades, several abatement projects and Fine Arts Precast Concrete Panel Replacement. There were several small change orders from the Contingency including the Fine Arts Precast Concrete Panel Replacement which is a phase project and consist of large concrete parapet walls bolted to the top of the building. The concrete was cracking where the bolts were connected on the building which is a seismic problem and general failure. All sections located above walkways were completed during the first phase of this project. They used a fiberglass reinforced concrete which was much lighter with stronger bolted connections and looked identical to the existing panels. The Old Main Masonry Restoration is another ongoing project for mortar repair. There was no activity with the Project Reserve Fund which is at $587,000 however they do have a large draw which will be brought before the Board at a future date.

MOTION: David Fitzsimmons moved to accept the Administrative Report for Utah State University. The motion was seconded by Ned Carnahan and passed unanimously.

- **ADJOURNMENT .....**

MOTION: Ned Carnahan moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 10:45 am.

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To:	Utah State Building Board
From:	Richard P. Amon
Date:	April 4, 2013
Subject:	**University of Utah Carlson Hall, Approval of Demolition**
Presenters:	Mike Perez, University of Utah Dean Hiram Chodosh Interim Dean Robert Adler

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Recommendation:

DFCM recommends that the Board approve the request for the Demolition of Carlson Hall. The site will be used for the construction of a new Law Building which was authorized by the Legislature during the 2012 session.

Background:

The University has worked to obtain community input regarding this demolition. DFCM has required the University to work with the State History Department concerning this historic facility. A Memorandum of Agreement will be obtained from the Utah State Historic Preservation Officer that will allow for this building's removal. The University is requesting approval of the demolition only.

RPA: cn
Attachment

THE UNIVERSITY OF UTAH

Office of the Vice President
for Administrative Services

January 18, 2013

Mr. David G. Buxton, Director
Division of Facilities Construction and Management
State Office Building Room 4110 PO Box 141160
Salt Lake City, UT 84114-1160

Dear Gregg:

RE: UNIVERSITY OF UTAH CARLSON HALL
APPROVAL OF DEMOLITION

The University of Utah requests approval for the demolition of Carlson Hall. This site will then be used for construction of the new Law School Building which was authorized by the Legislature in its 2012 session.

Prior to coming to the conclusion that demolition of Carlson Hall is the best available option, the University performed substantial study and analysis of alternatives. Information regarding Carlson Hall and the proposed use of this site is attached. The University has worked to obtain community input regarding the demolition of Carlson Hall, required by the Utah State Historic Preservation Officer (SPHO) and is about to execute the Memorandum of Agreement with SPHO that will allow for this building's removal.

We seek support of this request and respectfully ask for consideration and approval by the Utah State Building Board. Representatives of the University will be present at the February 6, 2013 meeting, so that any questions members of the Building Board may have can be addressed.

Thanks for your continued support.

Sincerely,

Michael G. Perez
Associate Vice President

c: John McNary, University of Utah
Rick James, DFCM

Attachments: University of Utah Request to Demolish of Carlson Hall (2 pages)
VCBO/SmithGroup Carlson Hall Assessment (4 pages)
Campus Master Plan Excerpt, Carlson Hall (3 pages)
SJ Quinney Site Narrative (2 pages)

Associate Vice President Facilities Management
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801-581-6510
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University of Utah
Request to Demolish of Carlson Hall
January 18, 2013

Description

Carlson Hall was built in 1938 as a women's residence hall. It is a three story building consisting of 33,689 GSF. It originally had single and double occupancy rooms along narrow unrated corridors. Carlson Hall is currently used as office space to house various programs. The current primary occupant is Military Science (ROTC). We are currently remodeling the former PX in Fort Douglas for use by Military Science. This is a more appropriate facility and location for the Military Science program.

Location

Carlson Hall is located on the western edge of campus, just north of the Rice Eccles Football Stadium and TRAX station. This is a prominent entry to the campus that would warrant a more substantial campus building.

Condition

In its 75 year history, Carlson Hall has never had a substantial renovation. As a result, there are numerous deficiencies that would cost far more to correct than the value of the building justifies. These deficiencies and the associated challenges of renovation are summarized in the attached excerpt from a recent condition assessment performed by VCBO/Smith Group.

Historical Significance

Carlson Hall was placed on the National Register of Historical Places in 1996. The category of historical significance that was identified in this process was: "Property is associated with events that have made a significant contribution to the broad patterns of our history". The nomination for historical status provides the following statement of historical significance:

> "[Carlson Hall] is historically significant as the first women's residence hall at the University of Utah as well as the first dormitory built on the university campus. It was the result of a three-decade long struggle to have a women's dormitory constructed. The building served as a women's residence hall as well as social center for female university students for 33 years... The building also represents part of a national trend from the teens through the 1930's, to provide better opportunities for women in higher education."

The University has been in discussions with the State Historical Preservation Office (SHPO) for many months to identify and agree on a suitable mitigation strategy for demolishing Carlson Hall. A Memorandum of Understanding has been drafted and is expected to be signed shortly that provides for the following:

1. RESEARCH MATERIALS: A copy of recent student research on Carlson Hall will be submitted to the Division of State History, Historic Preservation Office, to be placed on file.

2. OFF-SITE MITIGATION: Given that the architectural firm of Ashton and Evans designed both Carlson Hall and the George Thomas Library, the University will prepare an historic preservation plan for the George Thomas Building (#005) prior to it being renovated. Through the preparation of this plan, the University commits to retain, preserve, and rehabilitate the inherent historical character of the following interior features of the Thomas Library to the greatest extent possible:
   a. Ground floor entry corridor and the double-sided stairway such that they are one contiguous area with a view from the entry doors to the stairway.
   b. Materials included within the entry corridor and stairway including, but not limited to wood paneling, marble, and stainless steel railings.
   c. The plaque citing the original construction of the George Thomas Library.
   d. The circulation corridors on the second floor including its original materials and engraved statements along the frieze.
   e. The Reading Room in its entirety without compromising its volume of space.

3. PUBLIC EDUCATION: The University will provide, in a public area of the new law school building or within the new plaza, a history of Carlson Hall and information relative to its historic significance. This may include text and images.

Master Plan Considerations

The University's master plan, which was approved in 2008, considered the future of Carlson Hall. The master plan states that "The fate of Carlson Hall is quite a dilemma." After addressing the challenges of renovation, it further states: "Overall the site that Carlson Hall occupies at the corner of University Street and South Campus Drive would warrant a more substantial campus building. Re-building the College of Law in this location would be an appropriate candidate. An excerpt from the master plan is attached.

Proposed Use of Site

The proposed use of the site is the construction of the new Law School building that was authorized by the legislature in its 2012 session. The capital budget request for that project stated that it would be built on this corner of the University campus. Consideration was given to renovating Carlson Hall to become part of the Law School facilities but it was determined that this is not feasible given the challenges noted above.

Carlson Hall Assessment

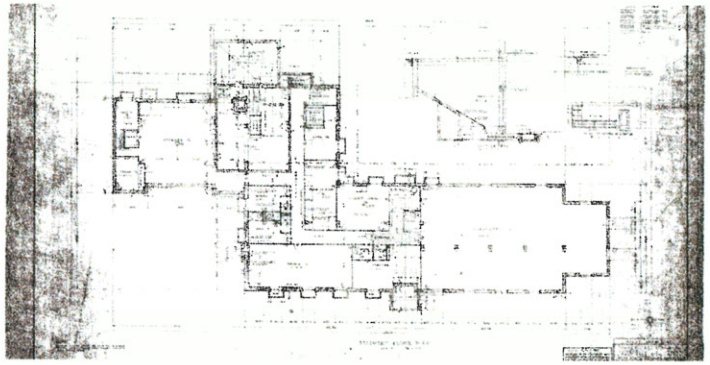
Building History & Significance

Built in 1937-38, Carlson Hall was the result of a decades-long effort to provide suitable on-campus housing for female students. It was the first on-campus dormitory at the University of Utah, is one of only two historic women's residence halls built in Utah and continued in this use until 1971. Carlson Hall is also significant as one of only four buildings on the University campus built by the Works Progress Administration (WPA) in a national effort to reduce unemployment during the Great Depression which hit Utah particularly hard.

Carlson Hall was successfully nominated to and listed in the National Register of Historic Places on April 12, 1996. While not a prominent or well-known University building, it adds to the historic character of the lower campus, and occupies an important and visible site.

Carlson Hall has been considered for renovation over the past few decades (see Carlson Hall ADA report dated August 11, 1993 by Ed Myrup and Ken Clements, and SJ Quinney College of Law Master Plan, May 2003, ajc architects) because of its prominent and key location at the juncture of South Campus Drive and University Street, just south of the historic President's Circle district.

The major concerns with renovation are 1) the mechanical, plumbing and electrical systems will need to be replaced in their entirety, with limited ceiling space in which to run and hide ducts and piping, 2) the historic relevance of the building is neither significant nor readily adaptable for reuse, 3) the structural system would require comprehensive upgrades to bring it into compliance with current seismic/structural code requirements, 4) ADA accessibility into and throughout the building is extremely challenging because of multiple steps and levels, stair details, elevator design, clearances and hardware, 5) the building's layout is not readily adapted for reuse as dorms or student housing, faculty offices, or classroom space.



Carlson Hall Current Conditions and Issues

As can be expected for a building over 70 years old, there are some maintenance and deterioration issues that need to be addressed to secure the building, including:

- As previously noted the windows are original single-pane steel factory sash and showing their age.
- There appears to be some settlement at the northeast corner of the building with open stair-stepping in the mortar joints.
- Granite treads at west entry have shifted from true position.

Additional issues have been noted during informal walk-through visits including:

- Accessibility challenges presented by the multi-level First Floor entries, halls and rooms; lack of code-compliant handrails, etc.
- Life safety and egress challenges (dead-end corridors, lack of exit signage, etc.)
- No passenger elevator and unsafe conditions presented by the current freight elevator.
- Unresponsive mechanical system (e.g., high mid-winter temperature resulting in user-opened windows in most offices).
- Window air conditioning units to provide cooled air but create unsightly exterior appearance.
- Some potential issues with storm water management (e.g., downspout water collection and removal).

Carlson Hall Selected Concept

This study was charged with investigating possible concepts for a new law school facility in the immediate vicinity of the current Law School buildings. During discussions with the Steering Committee in February and March of 2010, the decision was made to build a completely new facility and not to renovate any portion of the current building, the Library, or Carlson Hall. Further discussion deemed Carlson Hall to be expendable if its prominent corner site could be best utilized and advantaged to create a recognizable gateway entrance to the University of Utah Campus as part of the new Law School building.

After reviewing multiple schemes on various sites in the Law School neighborhood, the corner gateway concept became the favored location for the new building.

Carlson Hall Demolition

Demolish building and site infrastructure to provide a clear site ready for new construction.

Includes removal of hazardous materials from building and site prior to demolition. Building would first have to be formally removed from the National Historic Register.

Carlson Hall Alternate Scenarios

Maintain the Status Quo
This approach is essentially the 'do nothing' option. The building envelop and interior spaces continue to function as today with incremental deterioration, probably poor support level for the building occupants, high energy use, and low tenant comfort.

Upgrade & Renovate
Appropriate repairs, renovations and upgrades are possible for many of Carlson Hall's historic features, assemblies and systems. With thoughtful evaluation and design, the issues and challenges noted above and additional issues identified, could likely be successfully addressed with limited impact to the building's historic character.

Rehabilitate for Adaptive Use
Similar to renovation process described above but with specific responses to newly defined uses and requirements. If designed carefully, these changes could have limited impact on the historic character of the building.

Rehabilitate for Similar Historic Use
The possible reuse of Carlson Hall for its historic residential use could also be considered. Given its somewhat remote location from other residential student support services, the residential/ dormitory reuse of Carlson Hall may not be practical.

Carlson Hall - Building # 31
Built: 1938
Size: 33,689 GSF
College of Humanities

Carlson Hall - Main Entrance on University Street

Carlson Hall

Carlson Hall was built in 1938 as a women's residence hall. It is a three story building which originally had single and double occupancy rooms along narrow unrated corridors. Carlson Hall is currently used as office space to house various programs from the College of Humanities, the College of Social & Behavioral Sciences and the College of Law. The building's interior is in fair condition with paint remodeling at on-going "as needed" intervals. The original wood and stone wainscot detailing remain intact. The building infrastructure systems are worn and provide imbalanced air control throughout. Steam radiators provide heating and individual room air conditioners provide inefficient and costly cooling. The ADA access to this building is substandard with east entrance wheelchair bound visitors requiring assistance to negotiate the only grade level door entrance. Once inside this service access door there is a tight vestibule-hallway to access the elevator which is original to the building and has a manually difficult elevator door for access to all the floors, given that even the first floor is above the ground level entrance. The sitting room and dining room have historic coffered ceilings and fine furnishings.

Re-use/Demolition

The fate of Carlson Hall is quite a dilemma. As many of the un-reinforced masonry buildings on campus, it too would require seismic upgrade in order to provide adequate long-term earthquake preparedness. This will come at a substantial cost compared to the value of the building. It has historic value given its age, but will take considerable amount of remodel to provide ADA accessibility and code compliance. The College of Law in its adjacency is considering the possible reuse for faculty offices. Overall the site that Carlson Hall occupies at the corner of University Street and South Campus Drive would warrant a more substantial campus building. Re-building the College of Law in this location would be an appropriate candidate.

Another possible re-use for this building would be as a visiting scholar or performing artist residence. The College of Fine Arts currently rents space in local hotels to house their visiting performing arts faculty and staff which come to the University for several months at a time for seasonal stage productions and teaching engagements. The proximity to the performing arts

Carlson Hall - Rear Entrance at East Facade

venues on campus would be ideal. To re-use Carlson for this purpose would require toilet/bathroom upgrades and additions considering the previous residential accommodations were dormitory style with congregate toilet/showering facilities by floor. This amount of renovation would likely trigger an ADA upgrade and fire-life safety code compliance including a fire sprinkler system.

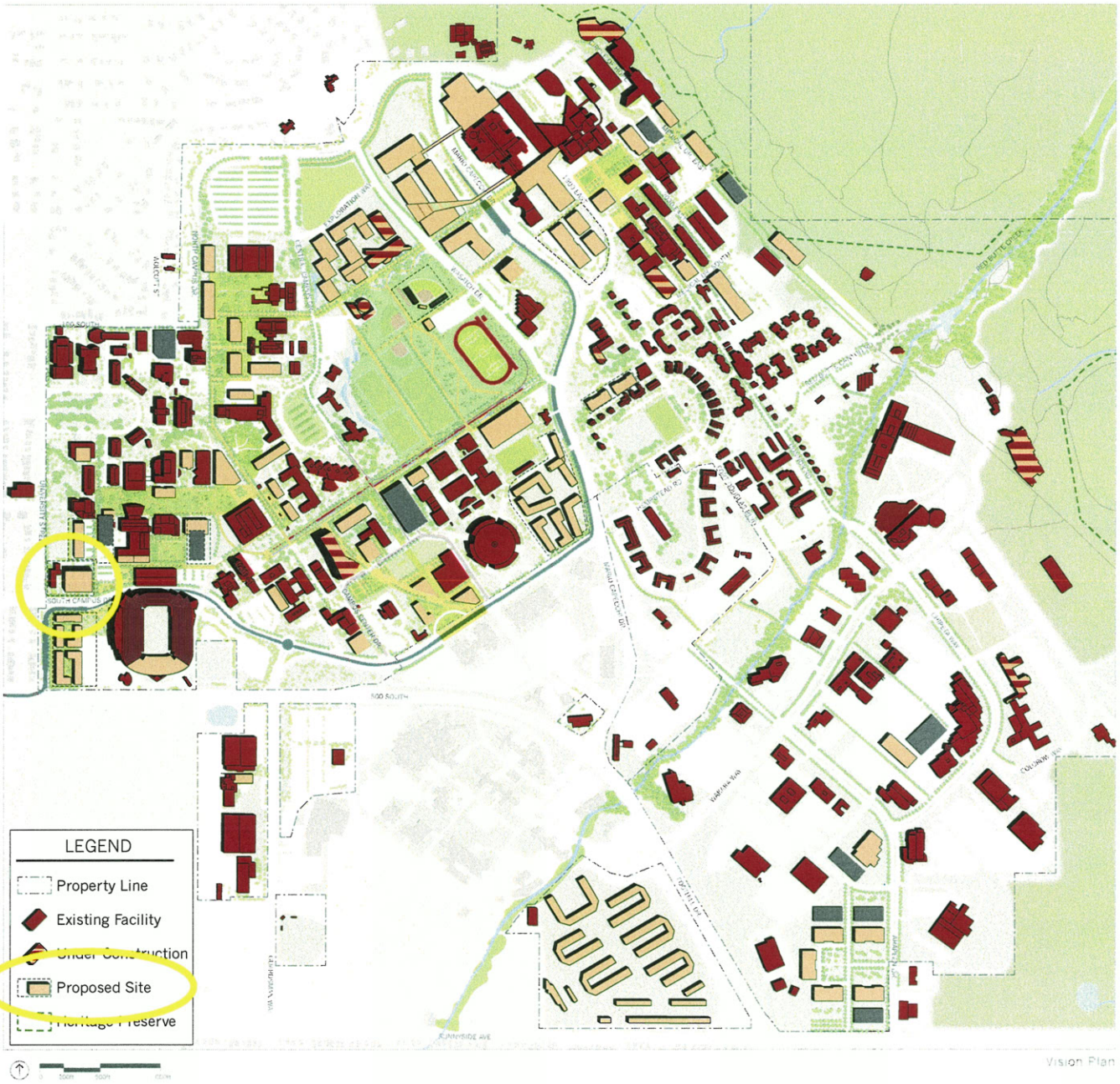
Structural

Building Description: The structure was built in 1939. In 1974, this building received a non-structural remodel. The approximate total square footage of the building is 33,689. The building has 3 floors at an average 11 ft height with the top story being approximately 8 ft – 4 in. The building height is 31 ft to the top of walls and 41 ft – 10 in to the top of the roof structure. In addition to the 3 floors, there is a basement and a small penthouse.

The foundation is a system of reinforced concrete continuous and spot footings. The floors are constructed of a system of concrete slab and one and two way concrete pan joists. The roof is composed of concrete one way pan joists bearing on steel trusses and concrete beams. Interior columns are made up of reinforced concrete. Exterior columns are concrete wall pilasters. Walls are constructed of unreinforced masonry. The lateral force resisting system consists of unreinforced masonry walls.

RVS Information: This building received a final structural score of -0.8 and given a seismic rating of very poor.

Seismic Deficiencies: The building configuration includes an irregular plan layout with vertical discontinuities. The un-reinforced masonry walls have inadequate capacity to resist the required lateral seismic forces. The horizontal diaphragms are not connected to the shear walls adequately to transfer the seismic shear forces.



Vision Plan

Updated: 2010

SJ Quinney Site Narrative

Building and Site Design:

The design of the new Quinney School of Law is consistent with the UU Master and Precinct Plans. The Master Plan envisions: 1) a strong new building anchoring the street corner at University and South Campus, 2) a clear terminus to the southern extension of the West Lawn upon the demolition of the existing College of Law, 3) a clear and accessible gateway to campus from the southwest street corner, and 4) an iconic architectural identity for the southern campus edge.

University buildings along University Street, moving north to south, extend from Libby Gardner Hall to the site of the new College of Law currently occupied by Carlson Hall. In between Libby Gardner and Carlson, the Thomas Building, Pioneer Memorial Theater and Law Library are held back a consistent 200 feet to create the West Lawn. The Stewart Building is setback an additional 100'. The new law school holds to the alignment of the west façade of Carlson Hall, maintaining the same 50' setback. Both the campus master plan and precinct plans show the eventual demolition of the current law school with the newly available site areas added to the West Lawn. The project site is constrained on the east by the access road serving the adjacent parking lots. This road also provides access to loading docks and deliveries for Pioneer Memorial Theater, Eyring Chemistry and the current SJ Quinney College of Law building and library. During the design process, multiple site development options for alternative vehicular access paths were explored.The single point of access from South Campus Drive offered the best solution.

This important corner, at the intersection of University and South Campus, is the primary gateway to campus from the south, served by public transit and major parking resources. Currently the University community and general public is greeted by a solid rock wall and aggressively sloped embankment which restrict access not only to any new building but also to the entire University . In the placement and arrangement of the new School of Law, great care is taken to create both a gracious corner garden entry for the new School and an expanded landscaped streetscape along South Campus Drive. Both building and site will provide a newly accessible route into the campus where none now exist.

The new building must respond to three specific and very different architectural contexts: 1) the overall character and scale of the University, 2) the west face of the Campus and the future lawn connecting President's Circle with this important corner, and 3) the very different 'cityscape' of the Stadium and downtown Salt Lake City. Rendered in natural stone, metal, and glass, this six story building will be consistent with the character of the University of Utah in massing, scale, materials, and coloration. This design has no back façade. The largely glass north wall of the new Law School building is designed to complement and complete the future extension of the west lawn, providing a modern backdrop and 'bookend' to the gracious older buildings of President's Circle. From the south, the simple massing, roof terrace, and entry court of the new School are large enough in scale to become important contributorsto the overall cityscape without attempting to compete with the stadium and future development on the parking lot.

The scale of University Street shifts dramatically from east to west throughout the entirety of its campus frontage. From campus scale to neighborhood scale – from large institutional buildings to very small scale residences- this street is an important part of a continuous campus edge.Within the specific context of this site, the new Law School goes to great lengths to be a good neighbor to both sides of University Street.

By placing the building largely along the eastern and northern extents of the site, this design dramatically reduces the apparent impact of the building along University Street.Only 50 feet of developed façade actually fronts onto the street. The large majority of the building is 120 feet removed from the street frontage on University and has a visual impact at the sidewalks that is less than the existing silhouette of Carlson Hall. The portion of the School of Law that does front on University is carefully designed to convey a strong message of openness. Care is taken to avoid large expanses of solid wall and corners are always rendered in glass. A garden will provide a second lower horizon line along the street.

The scale and quality of development along the west side of University Street and along South Campus Drive will change at a much faster and uncertain pace than development on University land to the east and north.The nature and scale of the 'public' street is undefined. We believe that it is imperative that the new Law School be first and foremost a brilliant new facility to support the mission of the school. Care has been taken to insure future internal flexibility and programmatic efficiency for the new Law School. Stringent energy and water use requirements will make the building efficient to operate far into the future. The planning and massing are simple and 'templates' provide for future flexibility with changing legal pedagogy. The sixth floor of the building houses a unique mix of educational and training spaces that will benefit not only the Law School but the entire University community. The visual 'presence' of this top floor will become an important part of the visual signature of the University from the City.

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To: Utah State Building Board
From: Richard P. Amon
Date: April 4, 2013
Subject: **Capitol Preservation Board Reallocation of Capital Improvement Funds**
Presenter: Kurt Baxter, DFCM

Recommendations

DFCM recommends that the Building Board review the request from the CPB for security improvements via the Governor's Office, and additional door security needs for the Capitol Complex.

Background

The Governor's office has requested modifications to the gates of the secure parking area to ensure additional safety and security. Also, during the remodel the original door lock sets were retained to keep the historical look of the building. However, locks set are wearing out and need to be replaced.

RPA: kfb

DFCM Capital Improvement Reallocation Request

Date: 27 February 2013
Agency: Capitol Preservation Board
Requestor: Allyson Gamble

Allocated From:
Project Name: Capitol Hill Senate/House Buildings Exterior Door Improvements
Project No.: 11177050
DFCM PM: Mike Ambre
Completion Date:
Project Savings: $157,000.00

Allocated To:
Project Name: Capitol Hill Various Improvements/Repairs
*Project No.: 11164050
ISES No.:
Amount: $157,000.00

Description of Work/Justification:

The Capitol Preservation Board is requesting reallocation of these funds to address two serious needs in the Capitol building.

First, the Board has been directed by the Governor's office to modify the vehicle access gates for the secured parking area. Initial estimates place the cost to address this between $40,000 - $50,000.

Additionally, the remainder of this funding would be used to address a serious issue related to numerous door failures throughout the building. The decision was made during the restoration project to reuse the old locks and door hardware in an attempt to keep the historical look and feel. These old systems are now repeatedly failing. Doors are failing throughout the building with exterior doors often unsecured when they fail. Maintenance is spending a significant amount of time and money repairing these as they happen. The most cost effective solution is to use this funding to start making the correct long term repairs.

Utah State Building Board

Gary R. Herbert
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MEMORANDUM

To	Utah State Building Board
From:	Richard P. Amon
Date:	April 4, 2013
Subject:	**Capital Improvement Process and New Legislation**
Presenter:	Richard P. Amon

DAS Deputy Director Rich Amon will address the Board concerning new legislation for Capital Improvements.

RPA: cn
Attachments

Capital Improvement Prioritization Process

Overview

During the 2013 General Session the Legislature modified the State Building Board statute and also included intent language requiring DAS and DFCM to study the capital improvement prioritization process. As the State Building Board plays the key role in prioritizing and allocating capital improvement funds, the Board may also wish to take part in the study and analysis of the prioritization process.

Current Statute (63A-5-104)

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

"(8) (a) The State Building Board **may** adopt a rule allocating to institutions and agencies their proportionate share of capital improvement funding."

Past (Unadopted) Policy of Hierarchy of Capital Improvement Projects

The following hierarchy ranks the Building Board's preference for the allocation of capital improvement funds. As a general rule, projects from lower ranked categories should not be funded ahead of projects in higher ranked categories. Capital improvement funds are intended to take care of existing buildings and existing infrastructure. Overall, approximately **80%** of the capital improvement project requests should come from the **highest priority projects listed in DFCM's Condition Assessment reports**. The balance of the projects requests (20%) may come from needs identified by agencies and institutions.

1. Projects addressing structural issues, fire safety, code violations and other "life safety" related needs;
2. Projects upgrading HVAC systems; electrical systems; essential building equipment and components; infrastructure such as utility tunnels, water/gas/sewer lines, roof repairs/replacements, parking lots and road repairs, etc.;
3. Demolition and replacement of existing buildings that are worn-out and dilapidated and not worth spending additional funds for repairs and maintenance;
4. Remodeling and aesthetic upgrades to meet agency/institution programmatic needs;
5. The addition of new space – unless justification demonstrates project is higher priority.

Senate Bill 2 (Item 50) - Intent Language for Capital Improvements

"The Legislature intends that the Department of Administrative Services and the Division of Facilities Construction and Management propose a prioritized scoring process for capital improvements similar to what the Transportation Commission uses to prioritize highway capacity projects, and that the proposal be provided to the Legislative Fiscal Analyst by July 1, 2013, with copies provided to the members of the Infrastructure and General Government Subcommittee. The Legislature also intends that the Department of Administrative Services and the Division of Facilities Construction and Management provide the State Building Board's prioritized list for distribution of Capital Improvement Funds to the members of the Infrastructure and General Government Subcommittee before the State Building Board gives final approval to that list."

Department of Administrative Services

Capital Improvement Prioritization Process

Senate Bill 278 - Capital Improvement Amendments

1. *Line 91-92: Additional information in the 5 year book:*
   "(C) the cost of capital improvements to the building or facility, estimated at 1.1% of the replacement cost of the building or facility, on an annual basis;"

2. *Line 217-238: Direction on Allocation of Capital Improvement Funds:*
   "(d) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate at least 80% of the funds that the Legislature appropriates for capital improvements to: (i) projects that address: (A) a structural issue; (B) fire safety; (C) a code violation; or (D) any issue that impacts health and safety; (ii) projects that upgrade: (A) an HVAC system; (B) an electrical system; (C) essential equipment; (D) an essential building component; or (E) infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road; or (iii) projects that demolish and replace an existing building that is in extensive disrepair and cannot be fixed by repair or maintenance. (e) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate no more than 20% of the funds that the Legislature appropriates for capital improvements to: (i) remodeling and aesthetic upgrades to meet state programmatic needs; or (ii) construct an addition to an existing building or facility."

3. *Lines 252-259: Requires the Legislature to fund O&M for non-state funded buildings at time they approve the building:*
   "(6) If construction of a new building or facility will be paid for by nonstate funds, but will require an immediate or future increase in state funding for operations and maintenance or for capital improvements, the Legislature may not authorize the new building or facility until the Legislature appropriates funds for: (a) the portion of operations and maintenance, if any, that will require an immediate or future increase in state funding; and (b) the portion of capital improvements, if any, that will require an immediate or future increase in state funding."

4. *Lines 273-274: Lowers 1.1% Capital Improvement Funding Requirement in FY14:*
   "For the 2013-14 fiscal year, the amount appropriated to capital improvements shall be reduced to 0.9% of the replacement cost of state facilities."

5. *Lines 295-300: Further clarification on Allocating Capital Improvement Funds:*
   "(11) (a) Subject to Subsection (11)(b), at least 80% of the state funds appropriated for capital improvements shall be used for maintenance or repair of the existing building or facility. (b) The State Building Board may modify the requirement described in Subsection (11)(a) if the State Building Board determines that a different allocation of capital improvements funds is in the best interest of the state."

Utah State Building Board

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Governor

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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: Richard P. Amon
Date: April 4, 2013
Subject: **Presentation on Facilities Condition Assessment**
Presenter: Bruce Whittington, DFCM

DFCM Deputy Director Bruce Whittington has been requested to provide a presentation on the Facilities Condition Assessment for FY 14.

State Building Board Statute (63A-5-104) requires the Board to "consider the results of facility evaluation completed by an architect/engineer" when prioritizing Capital Improvement projects. Prior to the reduction in Capital Improvement funding several years ago, the Board allocated improvement funds to Facility Condition Assessments (FCA) performed by contract engineers. These FCA evaluated the condition of specific state-wide buildings and proposed a schedule of Capital Improvement refreshment.

With the return of greater Capital Improvement funding and the Legislative mandate to better assess project needs, DAS recommends the Board consider a return to funding the FCA program at $900,000 each year which would enable the assessment of all major facilities state wide over a five year period.

RPA: cn

63A-5-103. Board -- Powers.

(3) (a) The State Building Board shall ensure that the five-year building plan required by Subsection (1)(c) includes:

(i) a list that prioritizes construction of new buildings for all structures built or contemplated based upon each agency's, department's, commission's, and institution's present and future needs;

(ii) information, and space use data for all state-owned and leased facilities;

(iii) substantiating data to support the adequacy of any projected plans;

(iv) a summary of all statewide contingency reserve and project reserve balances as of the end of the most recent fiscal year;

(v) a list of buildings that have completed a comprehensive facility evaluation by an architect/engineer or are scheduled to have an evaluation;

(vi) for those buildings that have completed the evaluation, the estimated costs of needed improvements; and

---

63A-5-104. Definitions -- Capital development and capital improvement process -- Approval requirements -- Limitations on new projects -- Emergencies.

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

10.0 Facility Inspections

10.1 The facility shall receive a detailed and comprehensive maintenance audit at least annually. The audit shall include HVAC filter condition, mechanical room cleanliness and condition, corrective and preventive maintenance programs, facility condition, ADA compliance, level of performance of the janitorial service, condition of the grounds, and a customer survey to determine the level of user satisfaction with the facility and the facility management and maintenance services.

10.2 A copy of the above audit shall be maintained at the facility.

10.3 Each year a Facility Risk Management Inspection shall be conducted, documented, and filed with the Risk Management Section of the Department of Administrative Services.

10.4 Actions necessary to bring the facility into compliance with Risk Management Standards shall be completed within two months following the above Risk Management Inspection for routine maintenance items. Items requiring capital expenditures shall be budgeted and accomplished as funds can be obtained.

10.5 Every five years the facility shall be inspected and evaluated by an Architect/Engineer (A/E) or qualified in-house personnel to determine structural and infra structural maintenance and preventive maintenance needs.

10.5.1 The structural inspection and evaluation shall include interior and exterior painting, foundations, walls, carpeting, windows, roofs, doors, ADA and OSHA compliance, brick work, landscaping, sidewalks, structural integrity, and exterior surface cleanliness.

10.5.2 The mechanical and electrical evaluation shall include the HVAC systems, plumbing systems, security, fire prevention and warning systems, and electrical distribution systems.

10.6 The above inspection shall be documented and shall serve as a basis for budgeting for needed capital improvements.

Statewide Facility Condition Assessment
And Infrastructure Assessments
DFCM Project No. 10194300/Contract No. 117094

Report of

Facility Condition Assessment

For
Southern Utah University
Randall Jones Theater
351 West University Boulevard, Cedar City, Utah

May 16, 2012

Provided By:

Faithful+Gould, Inc.

Provided For:

State of Utah
Division of Facilities Construction and Management
4110 State Office Building
SLC, UT 84114

TABLE OF CONTENTS

APPENDICES

SECTION 1 - EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between State of Utah, project #10194300 and Contract#117094 dated August 23, 2010 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Randall Jones Theater located at 351 West University Boulevard, Cedar City, Utah 84720 (The Facility).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of Property together with a capital expenditure forecast of expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units and only considers deficiencies above a $10,000 aggregated value.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or by direct sub-contract labor. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Chart EX-1 and EX-2 provide a summary of the anticipated primary expenditures over the 10 year study period. Further details of these expenditures are included within each respective report section and within the 10 year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Index (FCI) of the facility based upon the calculated FCI. Further discussion of the Facility Condition Index is detailed in the sections below.

This report was completed in general accordance with the ASTM E2018-08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

PROJECT DETAILS

On February 9, 2012, Mr. Richard Rankin of Faithful+Gould visited the Property to observe and document the condition of the building components. During our site visit, Faithful+Gould was assisted by Ben Johnson and Mike Smith who are associated with Southern Utah University.

BUILDING SUMMARY

Table EX-1 Facility Details

BUILDING NAME:	5816 - Randall Jones Theater		**UNIVERSITY BUILDING NUMBER:**	27	
ADDRESS:	351 West University Boulevard, Cedar City, Utah		**LAT/LONG**	N/A	
HISTORIC DISTRICT:	**YES** ☐	**NO** ☒	**HISTORIC BUILDING:**	**YES** ☐	**NO** ☒
GROSS SQUARE FOOTAGE OF BUILDING:	35,894	**GROSS SQUARE FOOTAGE OF LAND:**	N/A	**YEAR OF CONSTRUCTION:**	1989
CURRENT REPLACEMENT VALUE:	$9,007,133		**OCCUPANCY STATUS:**		
ADJUSTED REPLACEMENT VALUE:	$6,133,858		**OCCUPIED** ☒ **VACANT** ☐ **PARTIALLY** ☐		
BUILDING USE:	Theater		**NUMBER OF STORIES:**	2 (plus basement)	

BUILDING DESCRIPTION

The Southern Utah University Randall Jones Theater, property # 5816 (27), located at 351 West University Boulevard, Cedar City, Utah was built in circa 1989. We are unaware of any major upgrades since its construction.

The building contains reinforced concrete slab-on-grade floor slab and reinforced concrete spread strip footings supporting the exterior wall constructions, as well as reinforced concrete column foundations supporting the buildings steel framed structure. The exterior walls are comprised of masonry cavity wall constructions that contain wood frame curtain wall, and wood frame glazed entrance doors. The roofs are comprised of steel trussed with a metal deck and reinforced concrete roof slab, which contains both a Thermoplastic Polyolefin (TPO) single-ply membrane at the lower roofs and a Ethylene Propylene Diene Monomer (EPDM) single-ply membrane with a rock ballasted cover at the upper roof.

Heating and cooling at the building is provided by a number of air handlers located at the lower roof level mechanical area. The air handler units are supplied with chilled water from a liquid chiller, which is located within roof level mechanical area. The heating hot water is from the onsite boiler located in the first level mechanical room. The HVAC system is controlled via the Honeywell Controls building automation system, which is monitored at the campus Heating Plant building. Domestic hot water is provided via a natural gas domestic hot water heater.

The building contains one hydraulic passenger elevator, which provides access through each level of the building.

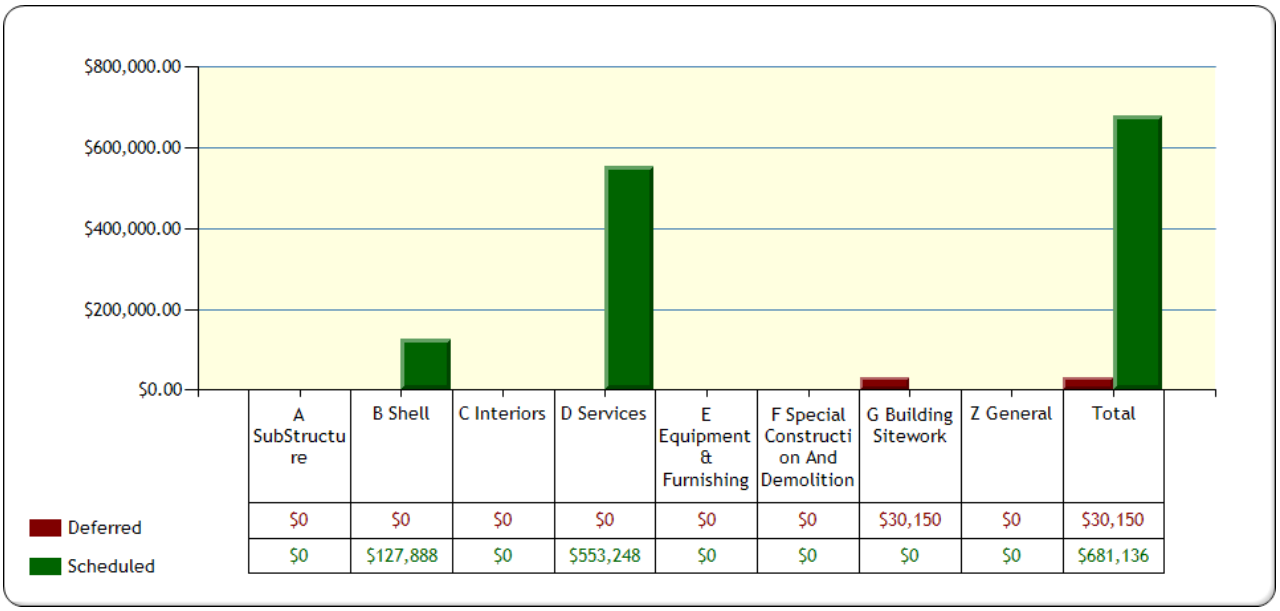
The main electrical systems Main Distribution Panel (MDP) rated at 208/120 volts at 2,000 amps and the main disconnect panel rated at 208/120 volts at 2,500 amps. Panel boards throughout the building vary in rating from 225, to 125 amps. The interior lighting is generally provided by recessed 2' x 4' fluorescent lighting fixtures with T8 32 watt bulbs and electronic ballasts, recessed can lights and chandeliers in the great hall, and numerous stage lights.

The building has a fire alarm system, wet pipe fire suppression systems present. In addition, there is a diesel emergency generator.

BUILDING EXPENDITURE SUMMARY

The building expenditure summary section provides an executive overview of the findings from the assessment. Chart EX-1 provides a summary of anticipated expenditures over the study period. In addition, we have scheduled key findings highlighting key items of greater than $10,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of circa $711,286.

Chart EX-1 Building Expenditure Summary [1, 2, 3]



	A SubStructure	B Shell	C Interiors	D Services	E Equipment & Furnishing	F Special Construction And Demolition	G Building Sitework	Z General	Total
Deferred	$0	$0	$0	$0	$0	$0	$30,150	$0	$30,150
Scheduled	$0	$127,888	$0	$553,248	$0	$0	$0	$0	$681,136

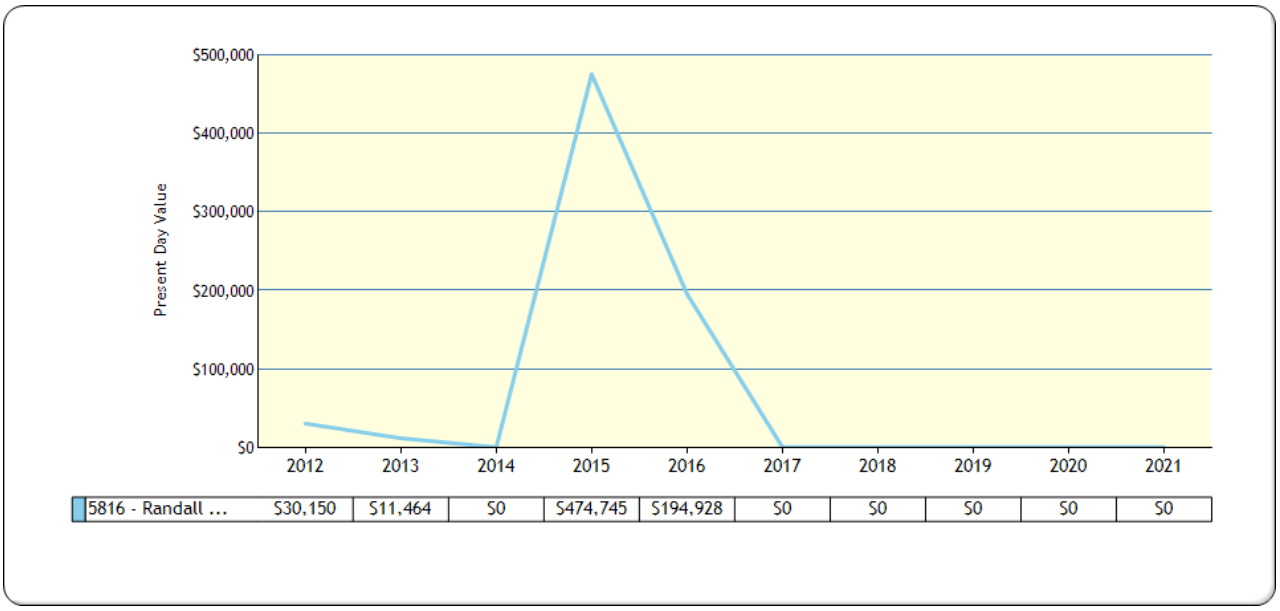
KEY FINDINGS

- B Shell: Replace EPDM single-ply roof membrane at an estimated cost of $116,424 in year 2015
- D Services: Overhaul rooftop units at a combined estimated cost of $170,460 in year 2015
- D Services: Upgrade building automation control system at an estimated cost of $17,861 in year 2015
- D Services: Replace air cooled chiller unit at an estimated cost of $170,000 in year 2015
- D Services: Replace heating steam boiler at an estimated cost of $47,628 in year 2016
- D Services: Replace main electrical switchboards at a combined estimated cost of $121,500 in year 2016
- G Building Sitework: Replace generator at an estimated cost of $30,150 in year 2012

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the **10** year study period
[3] Budget for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs

Chart EX-2 illustrates a summary of yearly anticipated expenditures over the cost study period for the building. A detailed breakdown of anticipated expenditures is contained within Appendix A of this report.

Chart EX-2 Expenditure Forecast



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
5816 - Randall ...	$30,150	$11,464	$0	$474,745	$194,928	$0	$0	$0	$0	$0

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the **10** year study period
[3] Budget for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs

This chart highlights significant expenditure for the Randall Jones Theater within years 2015 and 2016 due to the following systems which are expected to reach their Estimated Useful Life (EUL) and therefore due for replacement. The blue line represents the total expenditure for each year and is a useful tool to indicate that the magnitude of the impeding issues the building will face.

Year 2015

- Replacement of roof covering
- Overhaul of rooftop units
- Replacement of chiller

Year 2016

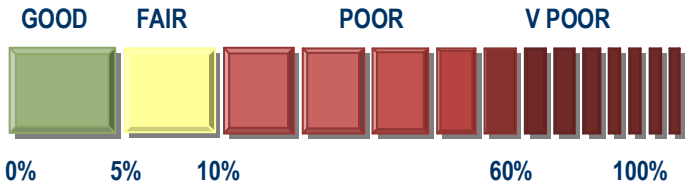
- Replacement of boiler
- Replacement of electrical equipment

INTERPRETING RESULTS

In this report we have calculated the **Facility Condition Index** (FCI) for the facility; illustrating the likely condition of the systems and equipment should the required funding not be expended over the cost study period. The FCI is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing DM by CRV (in this instance we have applied an Adjusted Replacement Value (ARV) to the CRV to reflect to value of the partial building assessment). The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline the FCI scoring system is as follows:

$$FCI = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facility(s) (DM)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on ranges of the FCI. There are a set of ratings: good (under 0.05 (under 5%)), fair (0.5 to 0.10 (5% to 10%)), and poor (over 0.10 (over 10%)) based on evaluating data from various clients at the time of the publication. Table EX-3 will help interpret the results:

Table EX-3 FCI Scoring System

Condition	Definition	Score	Percentage Value
GOOD	In a new or well maintained condition, with no visual evidence of wear, soiling or other deficiencies	0.00 to 0.05	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	0.05 to 0.10	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 0.10	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 0.60	Greater than 60%

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

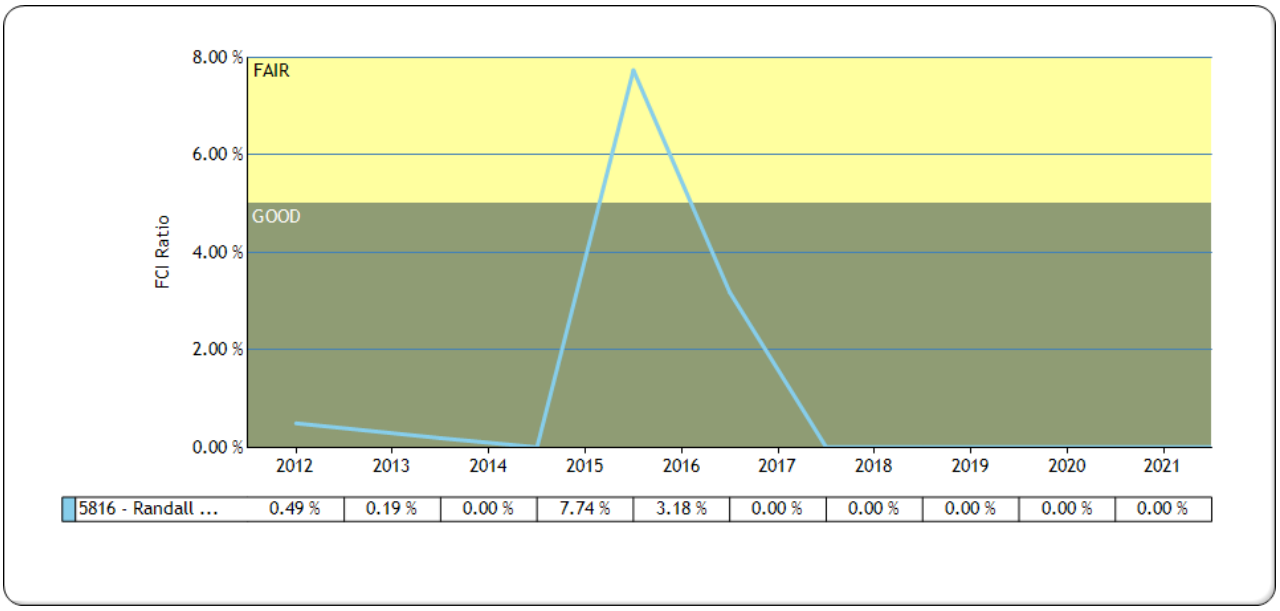
Table EX-3 provides a calculation of the FCI for the building illustrating both the current condition of the building and the likely condition of the building should the required funding not be expended over the study period. The results of the study indicate that currently the building contained a GOOD facility condition index rating, therefore suggesting that the building is well maintained.

Table EX-4 Facility Condition Index

Building Name	FCI	Gross Square Foot (GSF)	CRV per GSF	Adjusted Replacement Value (ARV)	Deferred Maintenance Value (DM)	FCI Ratio	Property Condition
5816 - Randall Jones Theater	Current FCI Ratio	35,894	$171	$6,133,858	$30,150	0.49 %	GOOD
5816 - Randall Jones Theater	Year 10 FCI Ratio	35,894	$171	$6,133,858	$711,286	11.60 %	POOR

Chart EX-3 indicates the affects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year. As explained, the building will remain in GOOD condition (below 5%) for the duration of the study period except for the year 2015 when it will fall into a FAIR condition. We recommend that the building is maintained primarily in GOOD condition; with identified recommendations implemented each year.

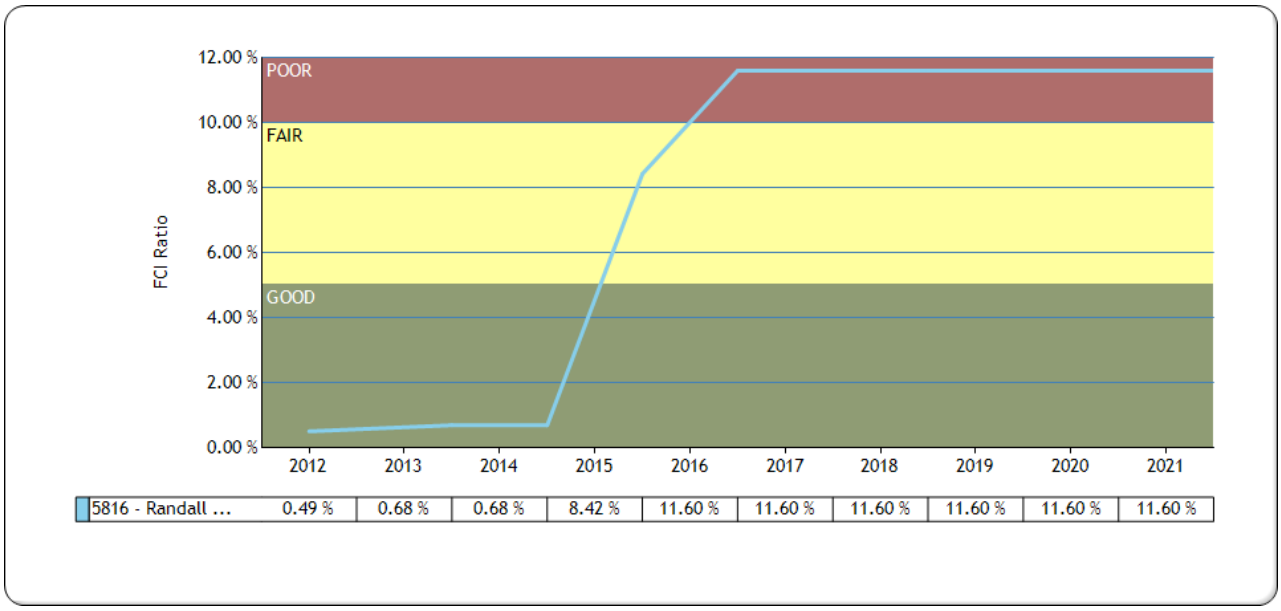
Chart EX-3 Year by Year Effects of FCI over the Study Period



5816 - Randall ...	0.49 %	0.19 %	0.00 %	7.74 %	3.18 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %

Chart EX-4 indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified actions and deferred maintenance each year. The results of the study indicate at this current time the building is well maintained and has a GOOD facility condition index rating; however it will fall into a FAIR condition index rating in 2015 and will continue to fall into a POOR condition index rating in 2016 where it will remain for the remainder of the study period.

Chart EX-4 Cumulative Effects of FCI over the Study Period



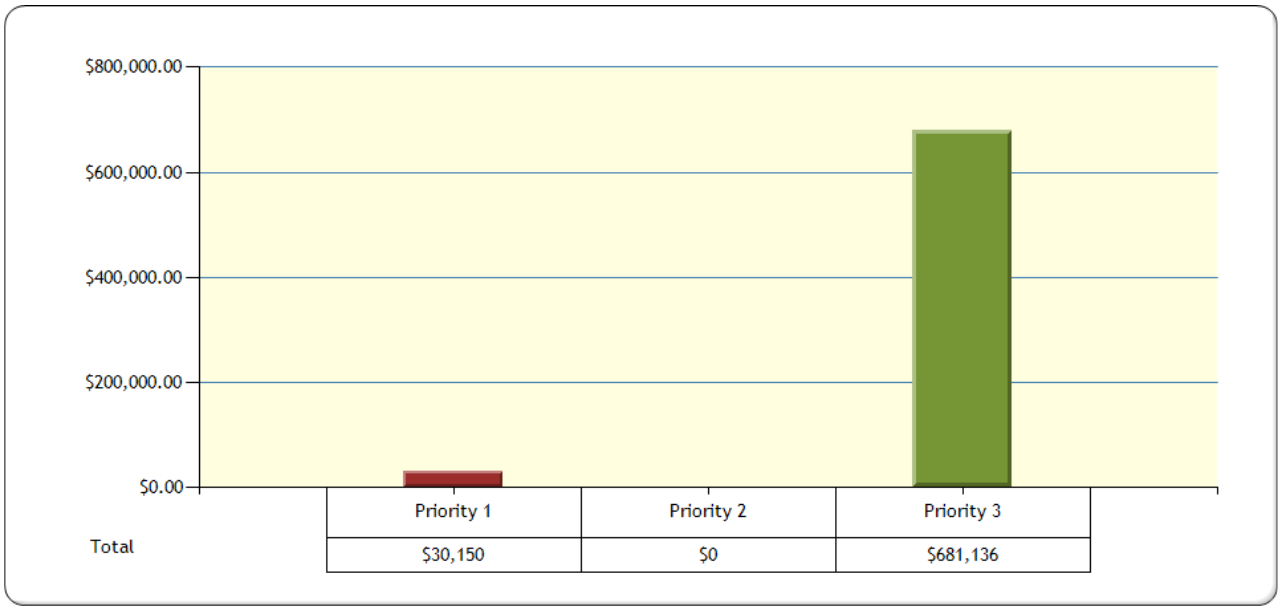
PRIORITIZATION OF WORK

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1 - Life Safety/ Code Compliance/ADA:	•Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards.
Priority 2 – Currently Critical:	•A system or component is inoperable or compromised and requires immediate action
Priority 3 – Necessary / Not Critical:	•Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life

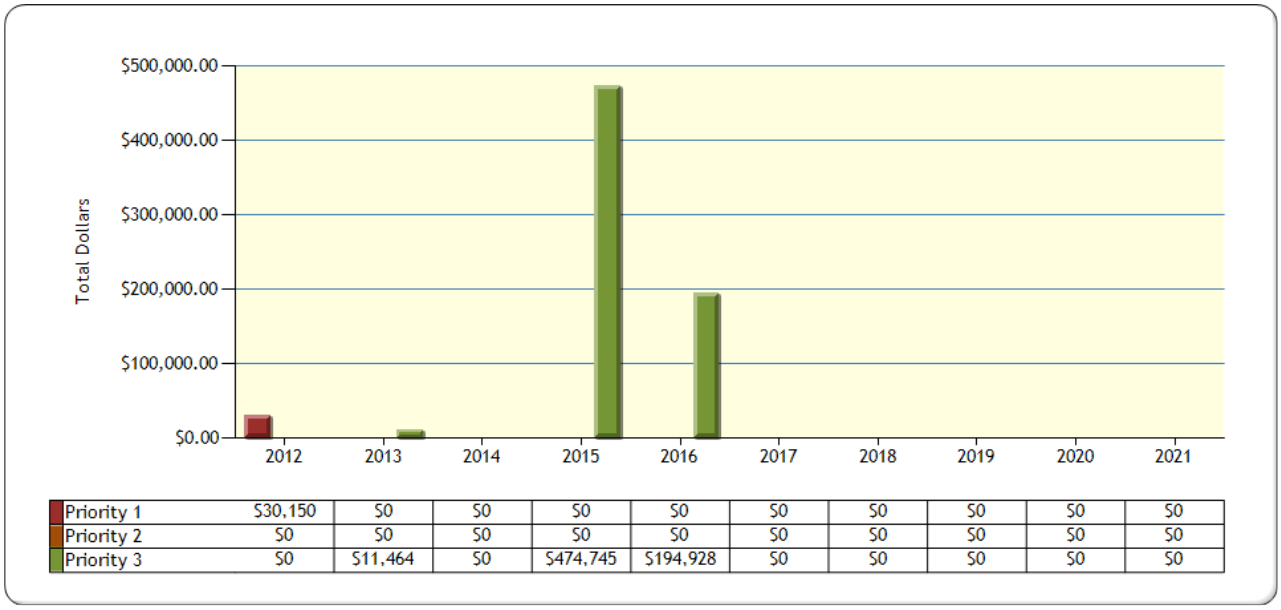
Chart EX-5 illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Chart EX-5 Cumulative Prioritization of Work



Priority 3 appears to require most of the expenditure amounts in this study followed by Priority 1 indicating the recommended actions needing to be undertaken are necessary future works but not currently critical such as replacing the EPDM roof membrane, chiller unit, and main electrical switchboards.

Chart EX-6 Year by Year Cumulative Prioritization of Work



Priority 1	$30,150	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$0	$11,464	$0	$474,745	$194,928	$0	$0	$0	$0	$0

Chart EX-6 illustrates that there is significant expenditure for priority 3 falls within 2015 and 2016.

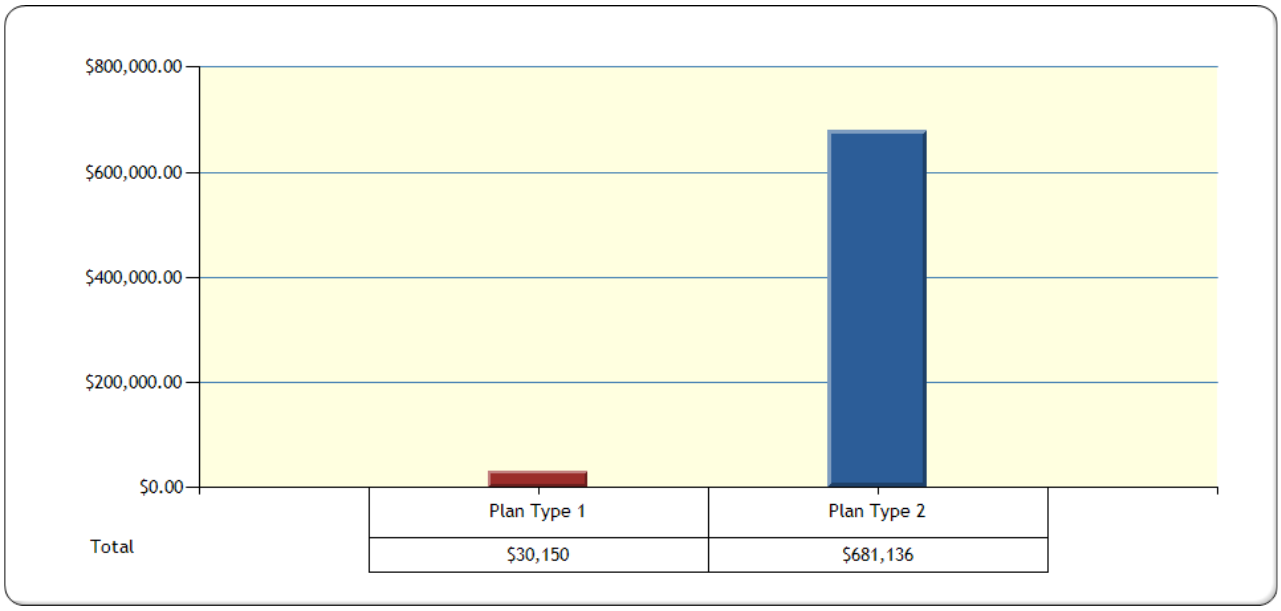
PLAN TYPES

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Capital Renewal	•Planned replacement of building systems that have reached the end of their useful life

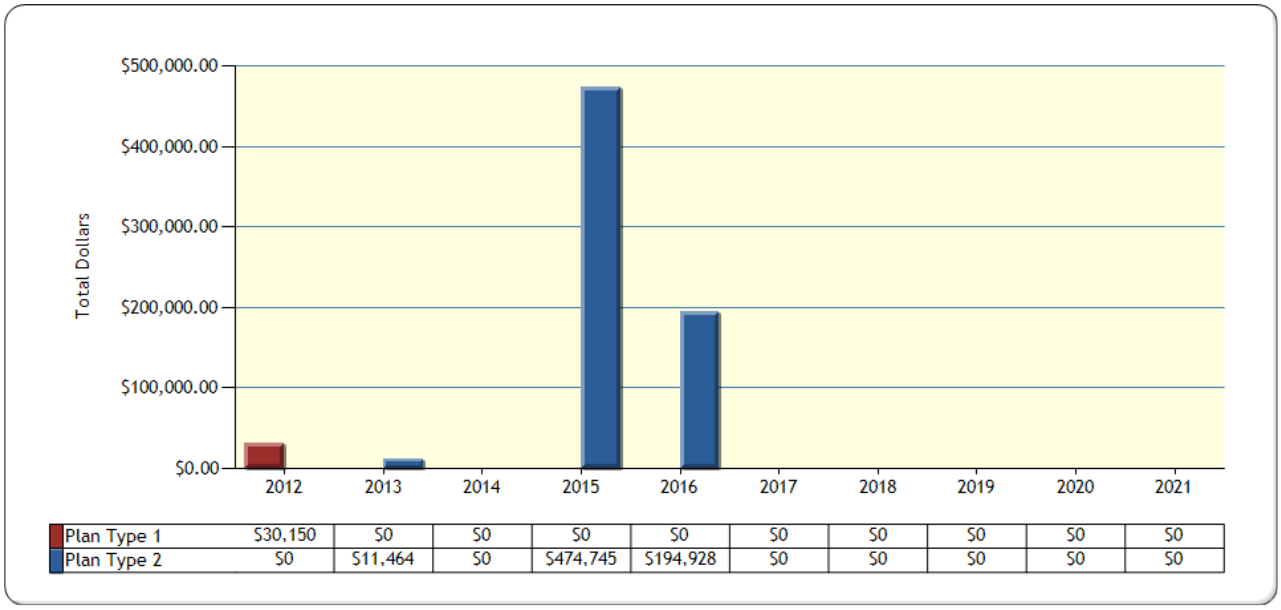
Chart EX-7 illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Chart EX-7 Cumulative Expenditure by Plan Type



Plan Type 2 – Capital Renewal appears to require the most amount of expenditure in this study followed by Plan Type 1 at a lesser amount.

Chart EX-8 Year by Year Cumulative Categorization of Work



Plan Type 1	$30,150	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plan Type 2	$0	$11,464	$0	$474,745	$194,928	$0	$0	$0	$0	$0

Chart EX-8 illustrates that there is expenditure needed for Plan Type 1 – Deferred Maintenance in 2012 and significant expenditure for Plan Type 2 – Capital Renewal in years 2015 and 2016.

SECTION 2 - A. SUBSTRUCTURE

A10 FOUNDATIONS

DESCRIPTION

The description of the respective structural systems for the building is based upon our review of available drawings, and our observation of exposed portions of the building structure.

A1010 STANDARD FOUNDATIONS

A1011 Wall Foundations

The building is supported by a reinforced concrete spread footings around the perimeter of the foundation wall for the basement and first floor, as well as the elevator towers. The compressive strength of the concrete is unknown.

A1012 Column Foundations & Pile Caps

The building is supported by steel framed construction with the steel columns supported by concrete footings. The compressive strength of the concrete is unknown.

A1030 SLABS ON GRADE

A1031 Standard Slab on Grade

The basement and sections of the first floor level consisted of cast-in-place concrete slab-on-grade, reinforced with welded wire fabric. The floor slab was placed over a vapor barrier and compacted gravel fill, with the thickness of the slab approximately 6" laid over a aggregate base course.

CONDITION

A1010 STANDARD FOUNDATIONS

A1011 Wall Foundations

The footings are not visible due to their location below the exterior wall construction. However there is no deterioration to the wall constructions that they are supporting, therefore we assume them to be in fair to good condition and free from defects.

A1012 Column Foundations & Pile Caps

The steel column foundations are not visible due to their location below the slab-on-grade floor construction. However there is no deterioration to floor constructions, therefore we assume them to be in fair to good condition and free from defects.

A1030 SLABS ON GRADE

A1031 Standard Slab on Grade

The slab-on-grade was observed to be in good condition. While the majority of the slab was not visible there were no signs of undue settling or major cracks noted.

PROJECTED EXPENDITURES

There are no projected expenditures for A10 Foundations during the study period.

A20 BASEMENT CONSTRUCTION

DESCRIPTION

A2020 BASEMENT WALLS

A2021 Basement Wall Construction

The basement areas contained a reinforced cast-in-place concrete wall construction. These are supported via the concrete spread footings. The thickness of the wall construction and compressive strength of the concrete is unknown. The concrete wall also appears to be present at parts of the elevations above ground level, forming part of the outer wall construction (reference Photograph A2021 Basement Wall Construction.1 in Appendix B).

CONDITION

A2020 BASEMENT WALLS

A2021 Basement Wall Construction

The basement wall construction was observed to be in fair to good condition. There were no signs of undue settling, major cracks or excessive water ingress noted.

PROJECTED EXPENDITURES

There are no projected expenditures for A20 Basement Construction during the study period.

SECTION 3 - B. SHELL

B20 EXTERIOR ENCLOSURE

DESCRIPTION

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

The building's exterior wall construction consists of a masonry cavity wall with facing brick at the exterior and a backing wythe of Concrete Masonry Unit (CMU). The two wall constructions are separated by a continuous air space and bonded usually with a metal wall tie or horizontal joint for reinforcement (reference Photograph B2011 Exterior Wall Construction.1 in Appendix B). Below the masonry construction is a cast-in-place reinforced concrete basement wall construction. The brick for the masonry wall construction is laid in a stretcher bond with standard mortar joints and also expansion joints spaced at regular intervals.

B2020 EXTERIOR WINDOWS

B2022 Curtain Walls

The building contained wood framed insulated glazed paneled curtain walling systems at the north and northeast elevations (reference Photograph B2022 Curtain Walls.1 and 2 in Appendix B).

B2030 EXTERIOR DOORS

B2031 Glazed Doors & Entrances

The building contains two double and three single wood glazed doors with insulated tempered glass glazing at the first floor level. The doors generally contain panic hardware at the interior and pull plates at the exterior, as well as door closing devices (reference Photograph B2031 Glazed Doors & Entrances.1 in Appendix B).

B2034 Overhead Doors

The building contains one electrically operated steel roll-up door at the south elevation.

B2039 Other Doors & Entrances

There are two single hollow metal doors with a painted finish, at the first floor ((reference Photograph B2039 Other Doors & Entrances.1 in Appendix B). The doors generally contain panic hardware and door closing devices at the interior and pull lever handles at the exterior.

CONDITION

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

The exterior masonry and concrete wall constructions were observed to be in fair to good condition with no obvious bulging or cracking present, therefore no actions will be generated during the study period for either construction.

B2020 EXTERIOR WINDOWS

B2022 Curtain Walls

The curtain walling systems appeared to be in fair to good condition, with no noted deterioration of the glass which would require any actions during the study period. However, the finish at the exterior of the wood curtain wall frame will need to be refinished early in the study period (reference Photograph B2022 Curtain Walls.3 in Appendix B).

B2030 EXTERIOR DOORS

B2031 Glazed Doors & Entrances

The glazed doors appeared to be in fair condition. They operated satisfactory with the hardware performing as required; however they will reach the typical EUL of thirty-years early in the study period. We have extended to EUL to beyond the study period, and recommend that doors be refinished early in the study period which has been included in the curtain wall wood frame refinishing.

B2034 Overhead Doors

The roll-up door appeared to be in fair condition, we are unaware of any operating issues; therefore no actions will be generated during the study period. We recommend that the door is regularly serviced.

B2039 Other Doors & Entrances

The two single hollow metal doors appeared to be in fair condition with no major signs of damage or deterioration. There were no issues with these doors therefore no actions will be generated during the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate $	Cost $	Year	Priority Code	Plan Type
B2022	Curtain Walls	Refinish exterior of wood curtain wall frame	1,398	LF	$8.20	$11,464	2013	3	2
		Total Anticipated Expenditure for B20 Exterior Enclosure				$11,464			

B30 ROOFING

DESCRIPTION

B3010 ROOF COVERINGS

B3011 Roof Finishes

The upper roof level is comprised of a reinforced concrete low-sloped roof slab with a Thermoplastic Polyoefin (TPO) single-ply membrane. The TPO membrane is bonded to the perimeter of the roof constructions with a metal flashings. The roof drained to 4" diameter field roof drains located throughout the roof surface and connected to interior leaders.

The lower roof level is comprised of a reinforced concrete low-sloped roof slab which contains a Ethylene Propylene Diene Monomer (EPDM) single-ply membrane. The EPDM membrane is bonded to the perimeter parapet wall constructions and the parapet is finished with a metal capping. The roof drained to 4" diameter field roof drains located throughout the roof surface and connected to interior leaders.

CONDITION

B3010 ROOF COVERINGS

B3011 Roof Finishes

The TPO single-ply membrane appeared to be in fair to good condition, having being installed in 2007. The surface of the TPO membrane appeared to have no deterioration which would cause water ingress at this time and we are unaware of any roof leaks. We do not anticipate any actions for replacement within the study period.

The EPDM single-ply membrane appeared to be in fair condition, considering having being installed in 1989 and has exceeded the typical EUL of twenty-years. The single-ply membrane appeared to have no deterioration which would cause water ingress at this time and we are unaware of any roof leaks. We anticipate that the roof covering will require replacement mid-term of the study period, based on the EUL; however a review at that time should be undertaken to ascertain if the roof covering contained any further useful years. In the meantime replacement has been included in year 2015.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate $	Cost $	Year	Priority Code	Plan Type
B3011	Roof Finishes	Replace EPDM single-ply roof membrane	9,702	SF	$12	$116,424	2015	3	2
		Total Anticipated Expenditure for B30 Roofing				$116,424			

SECTION 4 - D. SERVICES

D10 CONVEYING SYSTEMS

DESCRIPTION

D1010 ELEVATORS AND LIFTS

D1011 Passenger Elevators

The building contained one hydraulic-drive passenger elevator. The elevator is manufactured by US Elevator Company and has a capacity of 2,000 lbs and a speed of 125 fpm. Elevator records were not made available during the site inspection.

Machine Room Equipment

The machine room contained the hydraulic fluid tank, pump and valve equipment serving the hydraulic ram to the elevator car together with its individual control equipment (reference Photograph D1011 Passenger Elevators.1 in Appendix B)

Cabs

The elevator cab consists of front entry pre-finished steel elevator doors and with laminate sheet panel interior walls (reference Photograph D1011 Passenger Elevators.2 and 3 in Appendix B) . A car-operating panel is provided within cab.

Table D10-1 provides a summary of the Elevator:

Table D1010 Summary of Elevator

Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity (Pounds)	Speed (FPM)	No of Landings	Year of Install
Hydraulic Elevator	US Elevator	Unknown	Unknown	Unknown	2,000	125	4	1988

Unknown = Access limited or equipment had no name plates present.

CONDITION

D1010 ELEVATORS AND LIFTS

D1011 Passenger Elevators

The hydraulic elevator appeared to be in good condition. The equipment was operational at the time of the assessment and no issues were reported to us. As the elevator and equipment was refurbished and the hydraulic equipment replaced in 2010, no replacement actions are anticipated during the study period. We do recommend that continued maintenance is undertaken.

Performance measurements were not taken to evaluate system performance to industry standards as published by the National Elevator Industry Inc. (N.E.I.I.). General system performance was observed such as door operation, acceleration and stopping. Where observed, performance appeared adequate.

PROJECTED EXPENDITURES

There are no projected expenditures for D10 Conveying Systems during the study period.

D20 PLUMBING

DESCRIPTION

D2010 PLUMBING FIXTURES

D2011 Water Closets

There are approximately nineteen wall mounted and five floor mounted vitreous china water closets with plastic seats within the buildings restrooms. These are tank-less type units with manual flush valves (reference Photographa D2011 Water Closets.1 and 2 in Appendix B).

D2012 Urinals

There are nine wall mounted vitreous china urinals with manual flush valves throughout the men's restrooms (reference Photograph D2012 Urinals.1 in Appendix B).

D2013 Lavatories

The building contained approximately twenty-four vanity top lavatories and two wall mounted vitreous china lavatories within the restrooms. The lavatories have single handle non-metered faucets (reference Photographs D2013 Lavatories.1 and 2 in Appendix B).

D2014 Sinks

The building contained three stainless steel counter top sinks within the break room areas, two stainless steel shop sinks and on large double stainless steel laundry sink (reference Photograph D2014 Sinks.2 through 4 in Appendix B).

There is one custodial floor mounted sink located within the custodial room at the basement level which comprised of porcelain over cast iron (reference Photograph D2014 Sinks.1 in Appendix B).

D2017 Showers

The building contains six separate shower heads in the dressing rooms (reference Photograph D2017 Showers.1 in Appendix B).

D2018 Drinking Fountains and Coolers

There are three wall mounted refrigerated drinking fountains located throughout the building (reference Photograph D2018 Drinking Fountains and Coolers.1 in Appendix B).

D2020 DOMESTIC WATER DISTRIBUTION

D2021 Cold Water Service

The domestic cold water system is supplied directly from Cedar City Public Utilities and enters the building within the first floor mechanical room (reference Photograph D2021 Cold Water Service.1 in Appendix B).

D2022 Hot Water Service

The domestic hot water system utilizes one 100 US Gallon natural gas hot water heater manufactured by A.O. Smith (reference Photograph D2022 Hot Water Service.1 in Appendix B). It is located in first level mechanical room.

Table D20-1 provides a summary of the water heating system:

Table D2020 Summary of Domestic Water Heating Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
First Level Mechanical Room	Water Tank	A.O. Smith	BT 200 840	M088 – 0131880 - 840	Unknown	100 US Gallon	Natural Gas	2008

Unknown = Access limited or equipment had no name plates present.

D2030 SANITARY WASTE

D2031 Waste Piping

Waste piping is assumed to be cast iron piping throughout the building.

D2090 OTHER PLUMBING SYSTEMS

D2099 Other Piping Systems

The building contains one two stage air compressor, located within the first level mechanical room and is manufactured by Barber Colman Company (reference Photograph D2099 Other Piping Systems.1 in Appendix B).

CONDITION

D2010 PLUMBING FIXTURES

D2011 Water Closets

The water closets were observed to be in fair to good condition. The water closets flushed properly and did not have any cracks in the china therefore no actions will be generated during the study period.

D2012 Urinals

The urinals were observed to be in fair to good condition. The urinals flushed properly and did not have any cracks in the china therefore no actions will be generated during the study period.

D2013 Lavatories

The lavatories were observed to be in fair to good condition. The sinks drained properly and did not have any cracks in the china therefore no actions will be generated during the study period.

D2014 Sinks

The stainless steel sinks were observed to be in fair condition. They are suitable for their intended use and therefore we do not anticipate any replacements during the study period.

The custodial sink were observed to be in fair condition. They are suitable for their intended use and therefore we do not anticipate any replacements during the study period.

D2017 Showers

The shower components appeared to be in fair condition. There are no anticipated actions for replacement, apart from valve replacement when necessary, which falls below the threshold level of this study period.

D2018 Drinking Fountains and Coolers

The drinking fountains appeared to be in fair condition and operated properly when tested. We do not anticipate any actions during the study period.

D2020 DOMESTIC WATER DISTRIBUTION

D2021 Cold Water Service

The domestic cold water system at the building both appeared to be in fair to good condition. No known corrosion was observed that could be attributed to age and deferred maintenance.

D2022 Hot Water Service

The domestic hot water heater appeared to be in fair to good condition, as it was installed in 2008 with no reported operational issues. The typical EUL for a commercial hot water heater is twenty-years and is expected to last beyond the study period, with no replacement actions necessary.period.

D2030 SANITARY WASTE

D2031 Waste Piping

No visually apparent problems with the sanitary waste piping were observed or reported recently by the maintenance personnel. The waste system can be serviceable, through the end of the study period, with regular maintenance.

D2090 OTHER PLUMBING SYSTEMS

D2099 Other Piping Systems

The air compressor appeared to be in poor to fair condition due to age although the exact age of the compressors storage tank and electric motors could not be determined. We anticipate that there will be a action for replacement of the air compressor during the study period. However as the cost falls below the threshold of $10,000 therefore it will not be included in the study period.

PROJECTED EXPENDITURES

There are no projected expenditures for D20 Plumbing during the study period.

D30 HVAC

DESCRIPTION

D3010 FUEL ENERGY SUPPLY SYSTEMS

D3012 Gas Supply System

The building's natural gas is supplied directly from Questar Gas Company and supplies the hot water boilers. The gas meter is located at the east side of the building.

D3020 HEAT GENERATION SYSTEMS

D3021 Boilers

The buildings heating hot water system is provide via one natural gas steam boiler and one high temperature hot water convertor. The boiler was manufactured by Bryant and is rate at 2,268 MBH (reference Photograph D3021 Boilers.1 in Appendix B).

The buildings heating hot water is provide via a high temperature hot water convertor located in the first level mechanical room. The temperatures are monitored and controlled from campus Heat Plant building reference Photograph D3021 Boilers.2 in Appendix B). The convertor manufacture and capacity details were unavailable.

D3022 Boiler Room Piping & Specialties

The building contained a number of heating hot water, condensate return and chilled water pumps within the first level mechanical room and second level roof mechanical area. The pump motors vary in size/capacity and are manufactured by a variety of companies (reference Photographs D3022 Boiler Room Piping & Specialties.1 through 3 in Appendix B). The pump and motors can be viewed in the mechanical equipment table below.

D3030 HEAT REJECTION SYSTEMS REFRIGERATION

D3031 Chilled Water Systems

The building uses a chilled water system for cooling which is provided by one air cooled liquid chillers manufactured by Trane. No information regarding it's capacity was present/available; therefore we assumed the chiller to have a capacity of 100 tons and was manufactured in 1986 (reference Photograph D3031 Chilled Water Systems.1 in Appendix B).

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

D3041 Air Distribution Systems

The building utilizes two air handler units which contained a fan section along with heating and cooling coils which are manufactured by Trane (reference Photograph D3041 Air Distribution Systems.1 in Appendix B). The air handlers are controlled via Variable Frequency Drive's (VFD's) which are located near the air handler units. The mechanical equipment table below provides capacities for each unit.

The ductwork is sheet metal, except for flexible duct connections to ceiling diffusers in suspended ceiling areas.

D3042 Exhaust Ventilation Systems

The building has one return/relief fan and one exhaust fan at roof level which mainly serves the restroom accommodation below. It does not appear to operate continuously, only when needed. The manufacturer of the exhaust fan unit is unknown as there was limited information present. The relief air fan unit has a capacity of 8,000 CFM and the exhaust fan has capacity of 2,835 CFM.

D3060 HVAC INSTRUMENTATION AND CONTROLS

D3068 Building Automation Systems

The Building Automation System (BAS) is a Honeywell Control system (reference Photograph D3068 Building Automation Systems.1 in Appendix B) . It is a web based system which can monitor the buildings HVAC systems via a combination of pneumatic and digital controls. The building's pneumatic system controls the valve actuators and thermostats and is monitored from the high temperature water heating plant, building 303 on campus.

Table D30-1 provides a summary of the HVAC equipment:

Table D30-1 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
First Level Mechanical Room	Circulation Pump	Unknown	Unknown	Unknown	P - 1	Assumed 5 HP	Electric	2005
First Level Mechanical Room	Circulation Pump	Unknown	Unknown	Unknown	P - 2	Assumed 5 HP	Electric	2005
First Level Mechanical Room	Circulation Pump	US Electrical Motors	UJ15S2AM	Unknown	Unknown	Assumed 5 HP	Electric	2008
First Level Mechanical Room	Circulation Pump	US Electrical Motors	UJ15S2AM	Unknown	Unknown	Assumed 5 HP	Electric	2008
Basement Level	Circulation Pump	Magentak	B657	Unknown	Unknown	1/2 HP	Electric	1998
First Level Mechanical Room	Heating Boiler	Bryant	OL – 270W – 45 - GI	64434	Unknown	2,268 MBH	Natural Gas	1986
First Level Mechanical Room	Heat Convertor	Unknown	Unknown	Unknown	Unknown	Unknown	Steam Heat	1986
Roof Mechanical Area	Chiller - Air Cooled	Trane	Unknown	Unknown	Unknown	Assumed 100 Ton	Electric	1986

Roof Mechanical Area	Exhaust Fan	Unknown	Unknown	Unknown	EF - 1	2835 CFM	Electric	1986
Roof Mechanical Area	Air Handler	Pace	Unknown	Unknown	RTU - 1	47,350 CFM	Electric	1986
Roof Mechanical Area	Air Handler	Pace	Unknown	7 - 541 - 1 - 01	RTU - 2	47,350 CFM	Electric	1986
Roof Mechanical Area	Exhaust Fan	Trane	SAAHCC3060E38C5CD3B00E2MNTXARU	J88B70480	RTU - 3	8,000 CFM	Electric	1986
Throughout Building	BAS - Building Automation System	Hoenywell Controls	Unknown	Unknown	Unknown	N/A	Electric	1986

Unknown = Access limited or equipment had no name plates present.
Assumed = Approximate period when we have assume used from/installed, however this is an estimate as no information available.

CONDITION

D3010 FUEL ENERGY SUPPLY SYSTEMS

D3012 Gas Supply System

The natural gas system at the building appeared to be in fair to good condition. No major corrosion was observed that could be attributed to age and deferred maintenance, therefore no replacement actions are identified.

D3020 HEAT GENERATION SYSTEMS

D3021 Boilers

The boiler is original to the building construction and appeared to be in fair condition. Based on a typical EUL of thirty-years for the boiler suggests that it is to be replaced mid-term in the study period, however a review at that time should be undertaken to ascertain if the boiler contained any further useful years. In the meantime replacement has been included in year 2017.

The heating hot water convertor is original to the building construction and appeared to be in fair condition. Based on a typical EUL of thirty-years for the boiler suggests that it is to be replaced mid-term in the study period, however a review at that time should be undertaken to ascertain if the convertor contained any further useful years. In the meantime replacement has been included in year 2017.

D3022 Boiler Room Piping & Specialties

The pumps were observed to be in fair condition, we do not know the age of all the pumps, however we understand that none are original and have been replaced. Based on a typical EUL of fifteen-years for this type of equipment and based on their observed condition, we anticipate replacement during the study period for a number of the pumps. However as their cost falls below the

threshold of $10,000 individually and through repair we recommend that they are replaced on an as needed basis and therefore will not be included in the study period.

D3030 HEAT REJECTION SYSTEMS REFRIGERATION

D3031 Chilled Water Systems

The chiller appeared to be in fair condition. The chiller has exceeded the typical EUL of twenty-years for this type of equipment, which suggests that it is to be replaced at the beginning of the study period, however as it is in fair working order we recommend extending the EUL to mid-term in the study period. which at that time to maintain efficiency it is to be replaced, however a review at that time should be undertaken to ascertain if the chiller contains any further useful years. In the meantime replacement has been included in year 2015.

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

D3041 Air Distribution Systems

The two air handling units each appeared to be in fair condition and well maintained. We are unaware of any failures with the units. The units were installed in 1986 as part of the original construction and have exceeded the typical EUL of twenty-five years for these types of units, which suggest that replacement would fall at the beginning of the study period. However, due to current condition we have extended the EUL three years. Due to the size and location of the air handlers we recommend that the units be refurbished and upgraded with new heating and cooling coils, fan bearing, control valves, fan motors and any modifications need to the housing to maintain efficiency and operations. We estimate that the refurbishing and upgrades expenditure to be 60% of full replacement cost.

Only a small proportion of the ducting in the building was reviewed but that portion was noted to be in fair to good condition with no deficiencies.

D3042 Exhaust Ventilation Systems

The roof level relief and exhaust fans appeared to be in fair condition and functioned properly. We anticipate replacement of the units would be needed during the study period based on the typical EUL, however we do suggest replacement as needed and the expenditure would be less than the threshold level therefore no actions will be generated during the study period.

D3060 HVAC INSTRUMENTATION AND CONTROLS

D3068 Building Automation Systems

The buildings pneumatic controls system appeared to be in poor to fair condition due to age. Although the system can be maintained and no issue were raised with performance, consideration should be given to upgrading the system to a Direct Digital Control (DDC) as the actuators and pneumatic thermostats are inefficient and can be hard to maintain when they are at this age (reference Photograph D3068 Building Automation Systems.2 in Appendix B). We recommend that this is undertaken at the same time as the other HVAC recommend replacements.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate $	Cost $	Year	Priority Code	Plan Type
D3021	Boilers	Replace heating convertor	1	EACH	$15,000	$15,000	2016	3	2
D3021	Boilers	Replace heating steam - natural gas boiler	2,268	MBH	$21	$47,628	2016	3	2
D3031	Chilled Water Systems	Replace air cooled chiller unit	100	TON	$1,700	$170,000	2015	3	2
D3041	Air Distribution Systems	Refurbished and upgraded the AHU's heating and cooling coils, fan bearing, control valves, fan motors and any modifications need to the housing and operations	2	LS	$85,230	$170,460	2015	3	2
D3068	Building Automation Systems	Upgrade building automation control system	35,721	SF	$.50	$17,861	2015	3	2
		Total Anticipated Expenditure for D30 HVAC				$420,949			

D40 FIRE PROTECTION SYSTEMS

DESCRIPTION

D4010 SPRINKLERS

D4011 Sprinkler Water Supply

The building is protected with an automatic wet-pipe fire suppression system utilizing standard pendent commercial sprinkler heads fixed to fire-line pipes which are supported via the upper structure. The system is monitored by water flow and tamper switches connected to the fire alarm system. The sprinkler main enters the building within the basement and then travels up through the building staircase (reference Photograph D4011 Sprinkler Water Supply.1 in Appendix B). The water main, incoming is a 8" line at the point of service. The water is supplied directly from Cedar City Public Utilities.

CONDITION

D4010 SPRINKLERS

The sprinkler system was observed to be in fair to good condition and all inspections up to date. No visible corrosion or leaks were observed. We do not anticipate any work within the cost study period, except for regular maintenance and testing of the system.

PROJECTED EXPENDITURES

There are no projected expenditures for D40 Fire Protection Services during the study period.

D50 ELECTRICAL SYSTEMS

DESCRIPTION

D5010 ELECTRICAL SERVICE AND DISTRIBUTION

D5012 Low Tension Service & Dist.

The building contains a Main Distribution Panel (MDP) that is rated at 208/120 volts at 2,000 amps and a main disconnect switch rated at 208/120 at 2,500 amps, of which both are manufactured by a Square D Company and located within the basement electrical room (reference Photograph D5012 Low Tension Service & Dist..1 in Appendix B).

D5020 LIGHTING AND BRANCH WIRING

D5021 Branch Wiring Devices

The branch wiring devices including switches, receptacles, GFCI and other devices were observed to be commercial grade in standard non-decor format. Branch wiring was observed to be distributed in Electrical Metallic Tubing (EMT) conduit except in locations that may vibrate where flexible metal clad cable is typically used.

D5022 Lighting Equipment

The interior lighting is provided by a combination of a variety of light fixtures which are ceiling hung, surface, track lighting and recessed mounted incandescent and metal halide fixtures (reference Photograph D5022 Lighting Equipment.1 through 4in Appendix B). We noted 4' strip fluorescent fixtures within the mechanical rooms and recessed 1' x 4' fluorescent fixtures in the restrooms, all with T8 32 watt bulbs and electronic ballasts. All of the in-room lighting is controlled via local switching in the respective rooms and areas.

Exterior lighting at the building entrances is lit with recessed can lights at the main entrances and metal halide lighting fixtures with aluminum housing fixed to the roofs flashing (reference Photograph D5022 Lighting Equipment.5 in Appendix B).

D5030 COMMUNICATIONS AND SECURITY SYSTEMS

D5033 Telephone Systems

The telephone service board is located within the telephone room at the basement level, mounted on plywood board (reference Photograph D5033 Telephone Systems.1 in Appendix B).

D5037 Fire Alarm Systems

There is a Simplex 4100U intelligent fire detection system with addressable Fire Alarm Control Panel (FACP) at the building (reference Photograph D5037 Fire Alarm Systems.1 in Appendix B). The FACP is wall mounted in the main corridor on the basement floor. The FACP monitors manual pull stations and smoke detectors throughout the building interior. The fire alarm system is monitored on campus at the campus call center.

D5090 OTHER ELECTRICAL SYSTEMS

D5092 Emergency Light & Power Systems

There are approximately twenty exit signs at all egress points from the building. The signs are plastic with green lettering (reference Photograph D5092 Emergency Light & Power Systems.1 in Appendix B).

D5094 Other Special Systems & Devices

The studio lighting is provided by a combination of a variety of light fixtures, which are ceiling hung. We noted incandescent, LED and remote controlled spot lights. All of the lights are controlled via the control room through a series of stage lighting dimmers and switching (reference Photograph D5094 Other Special Systems & Devices.1 in Appendix B).

CONDITION

D5010 ELECTRICAL SERVICE AND DISTRIBUTION

D5012 Low Tension Service & Dist.

The MDP, main disconnect switch and branch panels appeared to be in fair condition for their age. There were no signs of deterioration or issues noted at the MDP, switchboards or the branch panels. The typical EUL for the main electrical gear such as these is thirty-years; therefore replacement will be due and necessary at mid-term of the study period. Replacing the switchboard will reduce the possibility of outages and losses and also reduce electrical costs by increasing energy efficiency. We do however recommend further evaluation of the switchboard via an infrared electrical inspection which will highlight if high temperatures, excessive electrical resistance, failing components, ground faults and short circuiting issues exist.

The electrical equipment should receive preventive maintenance consisting of cleaning the interiors of all enclosures, and infrared scans of connections, fuses, and breakers in switches, panel boards, and motor starters beginning at the start of the study period and repeated no more than every three-years thereafter. Any items identified as abnormal during the infrared scans should be corrected at that time

D5020 LIGHTING AND BRANCH WIRING

D5021 Branch Wiring Devices

The branch wiring was observed to be in good condition with no broken outlets or switches therefore no actions will be generated during the study period.

D5022 Lighting Equipment

The interior lighting was observed in fair condition and all fixtures were operating properly with no broken lenses or deteriorated housings. No actions will be generated during the study period and we anticipate the light fixtures will be replaced on an as needed basis.

The exterior recessed light fixtures appeared to be in fair condition, with no yellowing lenses or visible deterioration therefore no actions will be generated during the study period.

D5030 COMMUNICATIONS AND SECURITY SYSTEMS

D5033 Telephone Systems

The existing telephone equipment was observed to be in fair to good condition. We are unaware of any issues with the system and equipment at the building. We do not anticipate any replacement during the cost study period.

D5037 Fire Alarm Systems

The fire alarm system appeared to be in fair to good condition with no operational issues observed or noted to us. There is no action for either the system or FACP replacement during the study period, as we believe both will last beyond the study period with regular maintenance and testing.

D5090 OTHER ELECTRICAL SYSTEMS

D5092 Emergency Light & Power Systems

The exit signs were observed to be in fair to good condition with no issues, therefore no actions will be generated during the study period.

D5094 Other Special Systems & Devices

The stage lighting and dimmer controls were observed to be in good condition as having been installed in 2010 with a typical EUL of twenty-years, therefore no actions will be generated during the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate $	Cost $	Year	Priority Code	Plan Type
D5012	Low Tension Service & Dist.	Replace MDP switchboard	2,000	AMP	$27	$54,000	2016	3	2
D5012	Low Tension Service & Dist.	Replace main disconnect switchboard	2,500	AMP	$27	$67,500	2016	3	2
D5012	Low Tension Service & Dist.	Replace stage lighting panel	400	AMP	$27	$10,800	2016	3	2
		Total Anticipated Expenditure for D50 Electrical Systems				$132,300			

SECTION 5 - G. BUILDING SITEWORK

G40 SITE ELECTRICAL UTILITIES

DESCRIPTION

G4090 OTHER SITE ELECTRICAL UTILITIES

The building is backed-up by a 50kW diesel generator, which is located at the south side of building. The transfer switch is wall mounted within the first level electrical room. The generator is manufactured by Kohler (reference Photograph G4092 Site Emergency Power Generation.1 in Appendix B).

Table G40-1 provides a summary of the generator equipment:

Table G40-1 Summary of the Generator Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Fuel Type	Year
South Elevation	Generator	Kohler	Unknown	Unknown	50 kW	Diesel	1987

Unknown = Access limited or equipment had no name plates present.

CONDITION

G4090 OTHER SITE ELECTRICAL UTILITIES

The emergency generator appeared to be in fair condition. Equipment such as this has a typical EUL of twenty-years, and as this was installed at the time the building was constructed will mean that at the start of the study period it will have exceeded its EUL. We recommend that the generator is replaced at the start of the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate $	Cost $	Year	Priority Code	Plan Type
G4092	Site Emergency Power Generation	Replace generator	1	EACH	$30,150	$30,150	2012	1	1
		Total Anticipated Expenditure for G40 Site Electrical Utilities				$30,150			

Appendix A

Ten-Year
Expenditure Forecast
2012 - 2021

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

10 YEAR EXPENDITURE FORECAST

5816 - Randall Jones Theater
351 West University Boulevard
Cedar City, Utah

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	Total
						$			0	1	2	3	4	5	6	7	8	9		
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled
A. SUBSTRUCTURE																				
								A. SUBSTRUCTURE SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																				
B20	EXTERIOR ENCLOSURE																			
B2022	Refinish exterior of wood curtain wall frame	10	1	1,398.00	LF	$8.20	Capital Renewal	3	$0	$11,464	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,464
B30	ROOFING																			
B3011	Replace EPDM single-ply roof membrane	20	3	9,702.00	SF	$12.00	Capital Renewal	3	$0	$0	$0	$116,424	$0	$0	$0	$0	$0	$0	$0	$116,424
								B. SHELL SUB-TOTALS	$0	$11,464	$0	$116,424	$0	$0	$0	$0	$0	$0	$0	$127,888
C. INTERIORS																				
								C. INTERIORS SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D. SERVICES																				
D30	HVAC																			
D3021	Replace heating convertor	30	4	1.00	EACH	$15,000.00	Capital Renewal	3	$0	$0	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$15,000
D3021	Replace heating steam - natural gas boiler	30	4	2,268.00	MBH	$21.00	Capital Renewal	3	$0	$0	$0	$0	$47,628	$0	$0	$0	$0	$0	$0	$47,628
D3031	Replace air cooled chiller unit	20	3	100.00	TON	$1,700.00	Capital Renewal	3	$0	$0	$0	$170,000	$0	$0	$0	$0	$0	$0	$0	$170,000
D3041	Refurbished and upgraded the AHU's heating and cooling coils, fan bearing, control valves, fan motors and any modifications need to the housing and operations	10	3	2.00	LS	$85,230.00	Capital Renewal	3	$0	$0	$0	$170,460	$0	$0	$0	$0	$0	$0	$0	$85,230
D3068	Upgrade building automation control system	20	3	35,721.00	SF	$0.50	Capital Renewal	3	$0	$0	$0	$17,861	$0	$0	$0	$0	$0	$0	$0	$17,861
D50	ELECTRICAL SYSTEMS																			
D5012	Replace stage lighing panel	30	4	400.00	AMP	$27.00	Capital Renewal	3	$0	$0	$0	$0	$10,800	$0	$0	$0	$0	$0	$0	$10,800
D5012	Replace main disconnect switchboard	30	4	2,500.00	AMP	$27.00	Capital Renewal	3	$0	$0	$0	$0	$67,500	$0	$0	$0	$0	$0	$0	$67,500
D5012	Replace MDP switchboard	30	4	2,000.00	AMP	$27.00	Capital Renewal	3	$0	$0	$0	$0	$54,000	$0	$0	$0	$0	$0	$0	$54,000
								D. SERVICES SUB-TOTALS	$0	$0	$0	$358,321	$194,928	$0	$0	$0	$0	$0	$0	$553,249
E. EQUIPMENT & FURNISHING																				
								E. EQUIPMENT & FURNISHING SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																				
								F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																				
G40	SITE ELECTRICAL UTILITIES																			
G4092	Replace generator	20	0	1.00	EACH	$30,150.00	Deferred Maintenance	1	$30,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,150	$0
								G. BUILDING SITEWORK SUB-TOTALS	$30,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,150	$0
Z. GENERAL																				
								Z. GENERAL SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
								Expenditure Totals per Year	$30,150	$11,464	$0	$474,745	$194,928	$0	$0	$0	$0	$0	$30,150	$681,136
								Total Cost (Inflated @ 4% per Yr.)	$30,150	$11,922	$0	$534,023	$228,038	$0	$0	$0	$0	$0	**Total ***	**$711,286**

* - Present Value Dollars

Appendix B
Photographs

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

Photograph A2021 Basement Wall Construction.1

View of the upper section of the basement wall.

Photograph B2011 Exterior Wall Construction.2

View of the brick cavity wall.

Photograph B2022 Curtain Walls.3

View of the curtain wall from the interior.

Photograph B2022 Curtain Walls.1

View of the wood window frame of the curtain wall.

Photograph B2022 Curtain Walls.2

View of the window sill from the interior.

Photograph B2031 Glazed Doors & Entrances.1

View of a set of double wood glazed doors.

Photograph B2039 Other Doors & Entrances.1

View of a single hollow metal door.

Photograph D1011 Passenger Elevators.1

View of the elevator hydraulic equipment.

Photograph D1011 Passenger Elevators.2

View of the elevator doors.

Photograph D1011 Passenger Elevators.3

View of the cab control panel.

Photograph D2011 Water Closets.1

View of a floor mounted water closet.

Photograph D2011 Water Closets.2

View of a wall mounted water closet.

Photograph D2012 Urinals.1

View of a wall mounted urinal.

Photograph D2013 Lavatories.1

View of a wall mounted lavatory.

Photograph D2013 Lavatories.2

View of vanity top lavatories.

Photograph D2014 Sinks.1

View of the floor sink.

Photograph D2014 Sinks.2

View of the double stainless steel laundry sink.

Photograph D2014 Sinks.3

View of a stainless steel shop sink.

Photograph D2014 Sinks.4

View of a single stainless steel sink.

Photograph D2017 Showers.1

View of a typical shower.

Photograph D2018 Drinking Fountains and Coolers.1

View of a wall mounted drinking fountain.

Photograph D2021 Cold Water Service.1

View of the cold water service.

Photograph D2022 Hot Water Service.1

View of the domestic hot water heater.

Photograph D2099 Other Piping Systems.1

View of the air compressor.

Photograph D3021 Boilers.1

View of the heating system steam boiler.

Photograph D3021 Boilers.2

View of the heating hot water convertor.

Photograph D3022 Boiler Room Piping & Specialties.1

View of heating hot water pumps.

Photograph D3022 Boiler Room Piping & Specialties.2

View of the chilled water circulation pumps.

Photograph D3022 Boiler Room Piping & Specialties.3

View of the condensate return system.

Photograph D3031 Chilled Water Systems.1

View of the air cooled chiller.

Photograph D3041 Air Distribution Systems.1

View of air handler RTU - 2.

Photograph D3068 Building Automation Systems.1

View of a Honeywell thermostat.

Photograph D3068 Building Automation Systems.2

View of HVAC pneumatic control monitoring panel.

Photograph D4011 Sprinkler Water Supply.1

View of a fire sprinkler riser.

Photograph D5012 Low Tension Service & Dist..1

View of the main distribution panel.

Photograph D5022 Lighting Equipment.1

View of fluorescent strip lighting.

Photograph D5022 Lighting Equipment.2

View of the track lighting in hallway.

Photograph D5022 Lighting Equipment.3

View of the recessed lighting above the theater seating area.

Photograph D5022 Lighting Equipment.4

View of stage lighting.

Photograph D5022 Lighting Equipment.5

View of exterior lighting.

Photograph D5033 Telephone Systems.1

View of telephone system.

Photograph D5037 Fire Alarm Systems.1

View of the fire alarm panel.

Photograph D5092 Emergency Light & Power Systems.1

View of a typical exit sign.

Photograph D5094 Other Special Systems & Devices.1

View of the stage lighting and dimmer controls.

Photograph G4092 Site Emergency Power Generation.1

View of the emergency generator.

Appendix C

Document Review and
Warranty Information

DOCUMENT REVIEW & WARRANTY INFORMATION

- No Documents Reviewed

Appendix D

Glossary of Terms

Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCI	Facility Condition Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
GPF	Gallons Per Flush
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
FCU	Fan Coil Unit
EF	Exhaust Fan
VFD	Variable Frequency Drives
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
AMP	Amperage

Acronyms & Glossary of Terms

BTU – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

Building Envelope - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

Building Systems – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

Caulking – Soft, putty-like material used to fill joints, seams, and cracks.

Codes – See building codes.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Deferred Maintenance – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

Expected Useful Life (EUL) – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

Facility – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

Flashing – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

Remaining Useful Life (RUL) – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

Thermal Resistance (R) – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: R = Thickness(in inches)/K

Structural Frame – The components or building systems that support the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).

Warranty – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

Utah State Building Board

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Governor

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MEMORANDUM

To: Utah State Building Board
From: Richard P. Amon
Date: April 8, 2013
Subject: **Allocation of FY 2014 Capital Improvement Funds**
Presenter: Kurt Baxter, DFCM

Recommendation

At the April Board meeting DFCM will distribute recommendations for the allocation of the FY 2014 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 estimate of all requests received this year totaled over $181 million. Funding from the Legislature totaled $87.7 million. Narrowing the list of projects to identify the highest priorities is a significant undertaking by DFCM staff. In developing its recommendations, DFCM reviewed facility personnel recommendations, DFCM project manager's reviews, and facility condition assessments to address 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 2014 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 2010 – FY 2014 provides a five-year overview of the allocation of Capital Improvement funding to each agency and institution. The third document entitled FY 2014 Capital Improvement Projects shows DFCM's recommendations for this year's allocation of improvement funds.

RPA: kfb

FY 2014 Capital Improvement Funding Recommendations

Agency/Institution	Estimate
USU/Eastern	
Price Campus: WIB Chiller/Mechanical Upgrade & Exterior Lighting Upgrade Blanding Campus: Te	900,000
Price Campus: WIB-Replace Air Handler 2 & 3 Blanding Campus: Building Automation System	
Price Campus: Library HVAC & Mechanical System Upgrade	
Price Campus: Geary Theater Mechanical Upgrade	
Price Campus; Geary Theater Fire System and ADA upgrade	
Price Campus: Purchasing Building HVAC, Fire System, & Electrical Upgrade	
Price Campus: MCC Mechanical System & Fire System Upgrade	
Price Campus: Music Building Structural, Fire System, HVAC, Door Upgrade	
Price Campus: SAC Seismic & Plumbing Upgrade	
Price Campus: SAC Electrical, Fire System, & Door Upgrade	
Dixie State College	
Upgrade to Campus Fire Alarm and Control Front End	275,000
New Boiler for Campus Heating System	730,000
Encampment Mall Sidewalk and Lighting	150,000
North Instruction Building Structural and Architectural Study	15,000
Campus Fiber Optic Distribution	305,000
Central Control Irrigation System	
GIS Mapping System	
Education and Family Studies	
Cox Auditorium Partial Re-Roof	237,000
Fitness Center Re-Roof	
General Campus parking lot maintenance.	
Underground Oil Tank Removal	
Salt Lake Community College	
RRC - S&I Window Replacement	120,000
RRC - HP Replace Boiler #1	345,000
RRC- TB Upgrade Vav Controls	543,000
SCC - Upgrade Restrooms	361,000
SCC - Replacement Of Galvanized Piping In North Wing	482,000
RRC- LAC Roof Replacement	1,124,000
SCC - Replace Pavers East Entrance Fountain Area	302,000
RRC - SI Install VFD To Cooling Tower	21,000
RRC - ATC, HP, Lib, SI Fire Alarm Upgrade	163,000
RRC - Replace Amphitheater & S&I Walkway Lighting	
RRC- CP Upgrade Central Plant Controls	
LHM - MCPC Emergency Egress Stairs - Exterior	
MBC - Replace Roof Bulding B	400,000
LHM - MFEC, Gmcc, Mfec, Matc Fire Alarm Upgrade	
RRC - Insulate All Piping	
RRC - Tunnel Leakage Repair	

SLCC - College Wide Electrical Metering Of All Bldgs	
RRC - Install Instant Water Heaters Campus Wide	
MBC - Infill Ramps Building A	
RRC - BB Window Replacement	
Snow College	
Noyes Building seamless gutters, soffit and wood shake shingle replacement - Ephraim	542,000
Humanities Building - replacement of (2) air-cooled chillers (1) 115 ton unit and (1) 150 ton unit - Ep	450,000
Washburn Building Main Air Handler - Richfield Campus	148,000
Parking Lot Outside Lighting - Richfield Campus	130,000
VFD's (Variable Frequency Drives) for Air Handlers - Richfield	29,000
Recommissioning - equipment upgrades and replacement for the Humanities & Noyes Buildings He	-
Lucy Phillips Parking Lot Upgrade - Ephraim	225,000
Irrigation System Central Control System - Ephraim	143,000
Replacing Aging Irrigation System - Ephraim-Design only	50,000
Southern Utah University	
New Storm Drain: 300 West	190,000
Roof Replacement: Bennion	300,000
Centrum area chiller and cooling tower replacement-Phase II #12134730	422,000
ADA Access Improvements: Library	200,000
Separation of Campus Fire Alarm Systems	155,000
Campus Utility Tunnel Master Plan Study	35,000
Electronic Access Control: Phase I	180,000
Library Cooling Tower Replacement and Underground Tank Sealing	100,000
Master Plan and Feasibility Study: Multipurpose	35,000
Roof Fall Protection Anchors: Phase I	80,000
Moisture Mitigation: Sharwan Smith Center	150,000
Concrete replacement: Centrum Ramp	100,000
Boiler replacement: Sharwan Smith Center	94,000
Door Locks: ADA upgrade	200,000
Medium Voltage Cabling Replacement: Phase I	230,000
ADA Parking Lot Replacement: Hunter Conference Center	65,000
Generator Replacement: Library	52,000
Boiler Replacement: Hunter Conference Center	50,000
Exterior Walkway and Parking Lot Lighting Improvements: Parking lot south of soccer field, Sharwa	-
Elevator Modernization: Bennion Building	
Elevator Modernization: Science Building	
Chiller Replacement: Hunter Conference Center	
Stage Elevator Upgrades: Auditorium	
Medium Voltage Switching System Upgrade: Old Main	
Medium Voltage Switching System Upgrade: Randall Jones Theater, Motor Pool	
Boiler #3 Replacement: Heat Plant	
Medium Voltage Cabling Replacement: Phase II	
Water Conservation: Connect Irrigation to Cedar City Pressurized System	
Upgrade Women's and Men's Locker Room Area: Multi-purpose Building	
Medium Voltage Extension	

Xeriscaping Projects: Various Sites	
Extend Loading Dock: Receiving	
Press Box and Locker Room Improvements: Coliseum	
Replace Steam System: Multipurpose	
Replace Switch Boards: Business, Bennion & Technology	
U of U	
Electrical Service Replacement to School of Medicine	2,500,000
Electrical Service Replacement to Pharmacy & Medical Examiner Areas	2,500,000
Electrical Service Replacement to Health Science Research Area	2,500,000
HTW Plant - Replacement Boiler #1	2,275,000
Hillside Fire Suppression	-
Chiller Consolidation - South Area	1,365,000
Eyring Chemistry North Tower East Fumehood Upgrade	2,405,000
Science Area Chiller Plant Replacement - Design & Distribution Lines	1,585,000
Life Sciences Bldg. - Fume Hood Upgrade - Design Only	50,000
HVAC Upgrade for 585/586/587 Complex	450,000
Social & Behavioral Sciences Building - Replace 3 Elevators - Construction Funding	930,000
INSCC Fire Alarm Replacement	-
Miscellaneous, Critical Improvements	400,000
Study & Design Funds	150,000
Social & Behavioral Science - Upgrade Structure at Basement Level - Design	240,000
Energy Projects Associated Work	1,750,000
Sidewalk and Bike Path Improvements	500,000
Campus Fire Alarm Reporting System Upgrade - Study	50,000
Browning Bldg - Comprehensive Condition Assessment	-
Develop Secondary Water System for Landscape Irrigation - North Area	-
Replace HVAC Controls in Buildings	500,000
Humanities Area Sidewalk Improvements	-
Campus Site Lighting Upgrade	-
Historical Buildings Stair Replacement	-
Biomedical Polymers Research Bldg Elevator Upgrades	-
Art & Architecture Bldgs. - Fume Hood Upgrade	-
HPER Mall Storm Water Retention/Drainage System	-
HTW Plant Seismic Upgrade - Floor Diaphragm	-
John Price Museum of Fine Art Humidity Problem	-
Eye Wash Stations in Various Buildings	-
Boiler Replacements in Various Buildings	-
Performing Arts Building Re-roof	400,000
Biomedical Polymers Research Repair	-
Student Services Building Reroof	-
Connor Road Repaving	-
Various Paving Repairs on Campus	-
Repave Heritage Bus Loop	-
	-
Utah State University	
Planning and Design Fund	100,000
Campus-Wide Health, Life Safety, Code Compliance & Asbestos Abatement	150,000

Business Chilled Water & Steam	400,000
Campus-Wide Classroom and Auditorium Upgrades	300,000
CW Building Commissioning	200,000
Misc Critical Improvements	250,000
Roofing Projects	600,000
Campus-Wide Sign System	50,000
Campus Concrete Replacement	250,000
Campus-Wide Access Control	100,000
Campus-Wide Controls Upgrade	250,000
Campus Wide E-Generator	250,000
Medium Voltage Upgrade	350,000
OM Masonry Restoration	500,000
Campus Elevator Upgrades	400,000
Moab ADA Upgrades	100,000
Kent Concert Hall Ceiling Replacement	1,450,000
Parking Lot Paving	725,000
NFS Mechanical System PH I	
Campus-Wide Chilled Water Upgrades	350,000
South Farm Paving	
BNR Fire Protection Upgrade - Phase III	
U. Inn to Widstoe Steam Line Replacement	
HPER Swimming Pool	
Campus-Wide Irrigation & Landscape Upgrades	
Site & Safety Lighting	
Campus-Wide Chiller Delta-T	
Additional Chiller at CEP	
Kent Concert Hall New Elevator and Restroom Lobby	
Morgan Ceiling Replacement	
Spectrum - Seismic Retrofit PH 1	
Upgrade Water Irrigation Infrastructure	
Campus Fume Hood Upgrades	
Paving Between Facilities & Shops	
Replace steam & chilled water piping and refurbish existing tunnel located North of Ray B West and Family Life.	
Old Main Fire Alarm Upgrades	
Vet Sci HVAC & Electrical Upgrade	
Eccles Conf Center Auditorium	
Fieldhouse Classroom Floor	
Geology Greenhouse	
Campus Electrical Upgrades	
PDP AHU	
ADA Access for Information Services	
Sewer Line & MH Replacement	
Water Lab front bridge	
Education Atrium	
Exterior Shades for Library Phase I	
Culinary Water Reservoir	
USU Culinary Line to Connect to North Campus to Establish a Loop	
Road Improvements at South Sub Station	
850 North Road Improvements:	

Utah Valley University	
Parking Lot repairs-Campus wide maintenance and repair	800,000
Walkway lighting repairs	125,000
Replace campus Fire Alarm System	1,750,000
Sparks Automotive Bldg. - Replace exhaust fans, waterlines, and fan coil replacements	150,000
Sprinkler System Upgrades	150,000
UCCU Center - Re-roof	390,000
Business Building - Replace transformers	200,000
Replace storm drains Hall of Flags	
Storm Drain repair on campus`	
Weber State University	
Phase III: Dee Event Center Site Improvements (Southwest)	650,000
Phase II: High Voltage Substation and Building Switching Upgrades	555,000
Phase III: Steam Tunnel Repairs	500,000
Stromberg Roof	300,000
Pay Lot Asphalt Overlay and Site Improvements	162,000
Tech Ed Roof	1,200,000
South Science Lab Irrigation	
Roof Allied Health	
Dee Event Center Concrete and Stair Replacement (West)	
Education Building Roof	
Stromberg Stairs	
Allied Health North Stairway and Handrail Improvements	
Allied Health South Stairway and Handrail Improvements	
Water main replacement	
Phase 1 Fire panel upgrades all building	
Campus Facilities ADA Upgrades Analysis	
Landscape and Irrigation in the Areas Surrounding the Browning Center and Visual Arts.	
Boiler Replacement Facilities Management	
Mechanical System, Piping and Controls Upgrades Social Sciences Building	
Davis Campus Parking lot	
Tracy Plaza Retaining Walls and Landing	
Galvanized Piping Replacement, Restroom, and HVAC Upgrades Miller Administration	
Improve Landscaping east of Engineering Tech (failed retaining wall and walks)	
Galvanized Piping and Controls Replacement and Restroom Upgrades Stewart Library	
Dee Events Center Irrigation Upgrades	
Browning Center Roof Replacement	
W8 Parking Lot Asphalt and Site Improvements	
Replace Entry Doors – Lind Lecture Hall & Technical Education Building	
Edvalson Walk A2 to Wattis building Drive	
Galvanized Piping Replacement and Restroom Upgrades Education Building	
Raised Floor Replacement Technical Education Building	
Galvanized Piping Replacement and Restroom Upgrades Stromberg Athletic	
A10 Parking Lot Asphalt and Site Improvements	
Science Lab Building	
Math and Tech (Building 4)	
Lind Lecture Hall	
Engineering Tech	
Visual Arts	
Student Services	

Wattis Business Building	
Alumni	
UCAT	
Bridgerland ATC	
Replace/Install Emergency Generators at the Main and West Campus Locations, Install Egress and	721,000
BATC West Campus HVAC System Upgrade	
BATC West Campus Fire Alarm System Replacement	
Main Campus Remodel of Student Services	
West Campus CDL Professional Truck Driving Staging Area	
Main Campus Driving Range for Police Academy, Fire and Rescue, and CDL Programs	
Davis ATC	
Roof Replacement - Phase B	217,000
Electrical System Upgrade	150,000
Air Handling Units / Exhaust Fans Replacement - Phase I	395,000
Concrete Through Drains	
Boiler Replacement Building A	
Air Handling Unit Replacement / Exhaust Fans Replacement - Phase II	
Hydraulic Auto Lift Replacement	
Freeport D-5 Roof Replacement	
Freeport D-5 Building Upgrade - Phase II	
Laurelwood Entrance to DATC/Re-route 550 East	
Carpet Replacement	
Paint	
Seconary Electrical Upgrade	
Electrical System Upgrade Hill Training Lab	
Room# 1013 Lab Upgrade	
Room# 1021 Lab Upgrade	
Room# 1013 Lab Upgrade	
Room# 1021 Lab Upgrade	
Room# 1051 Lab Upgrade	
Room# 1059 Lab Upgrade	
Mountainland ATC	
Geneva Building Remodel	450,000
Ogden/Weber ATC	
Main Campus: Upgrade HVAC Controls System in Manufacturing Tech., Construction Tech. and C	625,000
BDO Campus: Seismic, Code, Insulation, Heating and Cooling - Bay-2	
Main Campus: Upgrade Culinary Water System in Construction and Manufacturing Tech. Buildings	
Main Entrance and Exit Road Lighting Upgrade	
Main Campus: Upgrade of the Secondary Water System and Lower Pump House	
Main Campus: Business Building Chiller Replacement	
Construction Tech./Manufacturing Tech. Loading and Fire Lane/Lot Area re-construction	
Main Campus: Upgrade of the Construction Tech. & Manufacturing Tech. Front Lobby Space and Office Suite	
Main: Phase 2 of the Campus restroom Upgrade Project	

Uintah Basin ATC	
Replace Sprinkler Heads and fire system/monitoring defficiency repairs	72,000
Replace Emergency Generator	126,000
Replace Interior Doors ADA	99,000
Electronic Door Lock & Security System	
Dust Collection and Exhaust Systems	100,000
Replace Exterior Doors	
Water Piping Replacement	
Fire Alarm System Replacement	
Replace Sprinkler Heads	
Window Replacement	
Upgrade Electrical Service	
Electrical System Repairs	
Refinish Flooring	
Restroom Renovation	
Site Paving Upgrades	
DXATC	
Old Airport Terminal Remodel	400,000
Requests From State Agencies	
Agriculture	
William Spry Agriculture 01648 Replace Patio Should Be Condemned Safety Hazard	79,000
William Spry Agriculture 01648 Replace Door Hardware	121,000
William Spry Agriculture 01648 Boiler Replacement	
Alcoholic Beverage Control	
ABC#5 PROVO 06280 Waterproof exterior wall	40,000
ABC #10 0951 Replace Cardboard Box Bailer EQUIPMENT ?	12,000
ABC 7 PRICE 03891 Replace Floor	35,000
ABC 27 MOAB 03069 Parking Lot Repairs	15,000
ABC 32 ST GEORGE 06288 Replace AC Unit	85,000

ABC #34 Renovate HVAC System	72,500
ABC 19 OGDEN 06285 Install Fire Sprinkler System	50,000
ABC 6 LOGAN 02627 Install Emergency Egress Lighting & Exit Sign UnitsOM-Install Anti-Siphon B	41,000
Miscellaneous store security upgrades	237,500
ABC #16 08940 SANDY Fire and Security Panel Upgrades	
ABC 30 LAYTON 02902 Fire Alarm System Upgrades	
ABC 22 BRIGHAM 06509 Add Compliant Stair Handrails Level Handle Door HardwareBuilding Sig	-
ABC 19 OGDEN 06285 Stair UpgradesLever Handle Door UpgradesBuilding Signage UpgradesR	-
ABC 30 LAYTON 02902 Install Emergency Egress Lighting UnitsBackflow Install PreventerKitcher	-
ABC 23 Roy 04824 Replace Exit Signs & Install Emergency LightsStair Handrail UpgradesBuilding	-
ABC #31 9470 Stainless Steel Handrailing	
ABC #40 10473 Stainless Steel Handrailing	
ABC #10 09517 Non-slip pads on roof.	
ABC #10 0951 Replace Automatic Door Openers - All Doors	
ABC #11 09460 Safety rail and non-slip pads to roof.	
ABC #13 08733 Non slip pads to roof	
ABC #14 03902 Door Hardware Modifications	
ABC #16 08940 SANDY Stainless Steel Handrailing	
ABC 23 ROY 04824 Power Assisted Door Openers	
ABC 30 LAYTON 02902 Renovate Landscape	
ABC #28 06287 Door Hardware Improvements	
ABC #14 canopy for loading dock	
Capitol Preservation Board	
STATE OFFICE BUILDING 0494 Window/Curtain Wall Renovation	2,400,000
STATE OFFICE BUILDING 0494 Replace Pillow Block Bearings in Supply Fans	31,000
CAPITOL PRESERVATION BOARD Misc. Improvements	150,000
UTAH TRAVEL COUNCIL 00496 Restroom Upgrade	30,000
DUP Museum 00497 Replace Compressor and Water Cooled Condensor	110,000
Security Camera Upgrade	448,000
SOB Transformer replacement	80,000
Community And Culture	
UTAH FINE ARTS 01633 Glendinning HVAC Upgrade	39,000
UTAH FINE ARTS 01633 Refinish & Repair Hardware Flooring	42,000
RIO GRANDE DEPOT 01654 Replace exterior doors and hardware at building and Café	
Natural History Museum: Painting and wall repair- Allocated number per GB	60,000

Corrections	
Draper-SSD Water Heater	100,000
Draper-Timp 5 water heater	132,000
CUCF-Henry Camera Upgrade	199,000
Draper-Culinary Arts phase 1	-
Draper-Olympus HVAC upgrade	400,000
AP&P Combined Security Project	71,000
AP&P Bonneville- Offender Rest Rm Remodel	177,000
Draper- Wardens Admin Boiler Installation	169,000
CUCF-Asphalt Improvements	152,000
Draper- Wasatch and Oquirrh Control rm Intercom replacement	247,000
Draper-Timp control rooms remodel	250,000
CUCF-Perimeter fence modifications	191,000
Draper-Oq 1-4 waterproofing	-
AP&P Bonneville Water Heaters	22,000
Draper-Wasatch CR Sliders	26,000
Draper-Fire panel upgrade, 3 locations	31,000
AP&P- NUCCC Concrete floor grind & seal	99,000
AP&P- Bonneville Security Card Readers	14,000
Draper- Ashalt repair Project	-
Draper-Wardens Admin HVAC upgrade	-
CUCF-Repair sprinkler system	90,000
CUCF- Perimeter Lighting	
Draper-Sewer Chopper (muffin monster)	-
Draper-Oq-SSD Heat exchanger	25,000
CUCF-Motor Pool upgrade	
CUCF-Henry Chapel Flooring	
Draper-Uinta horseshoe ceiling replacement	
Draper-U-5 back up generator	
Draper-Boiler 1 replacement	
Draper-Portable Generator	
Draper-Emergency Portable Lights	
Draper-Dairy fence lighting	
Draper-Gas Pump Canopy	
Draper-Propane stand-by system	
Draper-Repeater back-up system	
Draper-Oq-5 ADA hardware compliance	
Courts	
Provo Juvenile: Replace Site Lighting Electrical Runs And Fixtures And Landscape Sprinkler System	110,000
Provo Juvenile Work Crew: Replace Failing Rock Wall And Landscape, Add Stairs And Sidewalk To A	95,000
West Jordan: Dvr Replacement And Upgrade And Replace Out Dated Camera	180,000
West Jordan: Relocation Of Communications Center To Better Accommodate Equipment/Employe	60,000
Layton: Replace Fire Sprinkler Alarm System In Accordance With Current Nfpa And Ada Requirem	125,000
Layton: Replace Antiquated Hvac Head End Components	51,000
Layton: Replacement Of 2 Water Heaters And Seismically Brace As Necessary	26,000
Matheson: Replace Fire Alarm System In Accordance With Current NFPA And ADA Requirements	550,000
Matheson: Replace Hot Water Systems	145,000
Matheson: Replace Roll Top Gates, Enterance And Exit Control Systems	120,000
Farmington: Replace The Card Access System, Install Security Camerasin The Secure Areas Of T	125,000

Farmington: Replacement Of Air Conditioning Controls And Equipment For Computer Room	25,000
Farmington Carpet Replacement	163,000
Matheson 3rd Floor North Reception Remodel	30,000
Matheson Juvenile Counter Remodel	30,000
Ogden District: Replace Antiquated Hvac Components In Jury Rooms On Northside Of Building	40,000
Ogden District: Replace And Update Cameras & DVR	50,000
Orem Juvenile: Replace HVAC Controls	50,000
Tooele: Front Counter Remodel	119,000
Tooele: Replace Court Room Automated Theater Lighting System	83,000
Brigham: Replace Antiquated Hvac Head End Components	68,000
Brigham: Replace The Main Boiler	43,000
Richfield: Recarpet Both Courtrooms	40,000
Ogden Juvenile: Upgrade Interior Lighting	39,000
Ogden Juvenile: Removal And Replacement Of The Lay-In Acoustical Ceiling	16,000
Price: Clerical Work Area Remodel	50,000
Price: Security Cameras	20,000
Spanish Fork Front Counter Remodel	50,000
Cedar City Judges Chambers And Break Room Remodel	50,000
Cedar City: Courtroom Wood Work Needs To Be Refinished	50,000
West Jordan: Counter And Security Remodel	250,000
Tooele: Reconstruction Of The Exterior Front Entry Stairs To Current Building Code	
Matheson: Replace And Update Plc System, Cameras & DVR	
Provo: Replace Boilers And Pumps	
Provo Juvenile: Carpet Replacement	
Scott Matheson: Replace Window Coverings	
West Jordan: Courtroom Completion (WJ)	
Wasatch: Buildi A Additional Courtroom In Wasatch County Court Complex (County-Funded Lease Rev. Bond)	
Farmington Juvenile: Conference Rooms For Farmington Probation	
Farmington: Repair Areas In The Rated Walls And That Have Been Compromised	
DFCM	
UDOT Calvin Rampton Building 01644 Upgrade Remaining VAV Boxes For Floors 2 Through Base	662,000
Ogden Regional Center 04916 Repair Water 45000 Gallon Storage Tank For Fire Suppression Sy	85,000
Brigham Regional Center 08441 Fire Alarm Systems Replacement	340,000
Calvin Rampton Building 01644 Lighting Retrofit	207,000
Regional Center # 2 7277 Elevator Upgrades	118,000
Brigham Regional Center 08441 Replace Failing RTU And Add 1 RTU	13,000
Ogden Regional Center 04916 Restroom ADA Modifications	297,000
Calvin Rampton Building 01644 New Epoxy Flooring And Painting Of Crime Lab	91,000
Governor's Mansion 01655 ADA Upgrade For Exterior Elevator or Lift-Modified + Seismic	181,000
Heber M Wells Bldg 01652 Exhaust Fans Upgrade Control	60,000
Calvin Rampton Building 01644 Cafeteria And Kitchen Space Reallocation	100,000
Provo Regional Center 05374 Replace Boilers And Pumps	244,000
Richfield Regional Center 01843 Paint & Carpet Finishes	300,000
Calvin Rampton Bldg 1644 Relocate Switchgear To Appropriate Housing That Is Weather-Rated	18,000
Provo Regional Center 05374 Lighting Upgrade	178,000
Provo Regional Parking Terrace 09347 Lighting Upgrade	142,000
Calvin Rampton Building 01644 Elevator Upgrades	1,647,000
Governor's Mansion 01655 Upgrade Chiller	187,000

Academy Square 09843 Renovate Shrub Beds & Weed Barriers	33,000
Ogden Regional Center 04916 Halon Fire Suppression Alternative (4105)	
Brigham Regional Center 08441 Domestic Water Heater Replacement - Units A.D.E.	
Academy Square 09843 Install PA System On First And Second Floors Of Building	
Multi-Agency State Office Bldg 10892 Dock Lift Addition	
Cedar City Regional Center 05304 Fire Panel Upgrade	
Multi-Building HVAC IT Study	100,000
	-
Fairpark	
Grand Street Sewer Replacement (PH2)	160,000
IT Communication Upgrade	48,000
Fairpark Slurry Seal	98,000
Pioneer Building Ceiling Replacement	32,000
Pioneer Fire System	25,000
South Food Court Fire Alarm System	16,000
Wildlife Building HVAC Upgrades	
Zion Building HVAC Upgrades	
Sheep Barn Fire System	22,000
Goat Barn Fire System	22,000
Dairy Cattle Barn Fire System	22,000
Zion Building HVAC Upgrades	22,000
Barn 8/Goat Barn- Backflow Preventer	
Barn 9/Dairy Barn- Backflow Preventer	
Barn 10/ Beef Barn Backflow Preventer	
Barn 11/ Sheep Barn-Backflow Preventer	
Rabbit Barn (Agriculture)-Backflow Preventer	
Bonneville Roofing System Replacement	
Bonneville Skylight Replacement	
Discovery Building Electrical Distribution Up-Grade	
Discovery Building HVAC Installation.	
Health	
Office Of Medical Examiners 05850 Replace Water Heater	30,000
Family Health Services 05849 Replace Or Repair Expansion Tanks	18,000
Cannon Health 04275 Carpet Replacement Entire Building	709,000
Family Health Services 05849 Replace Common Area Carpet	197,000
Cannon Health 04275 Plumbing Fixtures Bathrooms / Partitions	
Cannon Health 04275 ADA Door Hardware	
Cannon Health 04275 Exit Signs Throughout	
Cannon Health 04275 Parking Lot Lighting Replacement	
Cannon Health 04275 Electrical Circuit Identification	
Cannon Health 04275 Replace Weather Stripping Around Exterior & Interior Windows	
Human Services	

DJJS Southwest Remodel	1,400,000
Vernal HS 01915: Replace Packaged HVAC Units	151,000
USH Slate Canyon Spring Development	398,000
DHSDC - TLC Building-HVAC System Replacement	379,000
BAS DSPD Various Group Homes Exterior and interior repairs	167,000
DHS Youth Corrections 04892: Replace Furnaces, Replace Condensing Unit	30,000
Vernal Human Services Building Controls upgrade	131,000
Vernal HS 01915: Restroom Renovation	73,000
Vernal HS 01915: Replace Interior Doors	50,000
USH Laundry/Recreation Storage	578,000
DHSDC Key Card Access	
USH Excel House/Museum	
BAS Richfield Regional	
DHSDC - Heather Lodge-HVAC System Replacement	
Rampton I Dx Cooling RTU's	
DHSDC - Oakridge Lodge-HVAC System Replacement	
BAS Salt Lake Central (1385 North)	
DJJS Cache Valley Youth Center Control Door Upgrade	
DJJS Canyonlands Youth Center Control Board	
BAS Clearfield Multi Agency	
DJJS Castle Country Youth Center Control Board Interface (Centralized Control)	
USH Temporary Housing	
DHSDC - Quailrun Lodge- HVAC System Replacement	
DJJS Exterior Block Seal/Cache Valley/Farm Bay YC	
National Guard	
West Jordan Remodel	522,000
Spanish Fork, 07530, Parking Lot Seal Coat	114,000
Orem, 09035, Parking Lot Seal Coat	81,000
Vernal Project Remodel	228,000
Price, 00115, N/A Paving and Grading	40,000
Cedar City, 00175, N/A Seal Coat and striping	50,000
Brigham City Project Paving and general building repairs	218,000
Tooele, 00562, Roll-Up Door Replacement	220,000
Blanding, 07531, Install Generator And Transfer Switch	260,000
Tooele, 00562, Swamp Cooler Or Air Conditioner Replacement In Gymnasium. Install Exterior Har	27,000
Camp Williams Bldg 5110-Paving	150,000
Camp Williams Bldg 1190-2220-Paving	250,000
Camp Williams Bldgs 7030 - 7060-Paving	
Camp William Bldg 6000 Series-Paving	
Camp Williams Bldgs 3030-Paving	
Camp Williams Bldgs 6280 - 6300 And Generals House And O-Club -Paving	
Camp Williams Bldg 5000 Series-Paving	

Natural Resources	
DNR "OLD" & "NEW" 0625 Add safety rail around cooling tower / door access to tower base from	60,000
DNR "OLD" & "NEW" 0625 Exit sign replacement	60,000
DNR "OLD" & "NEW" 0625 Replace boilers	181,000
Parks & Recreation	
Utah Lake State Park Dock Replacement	368,000
Willard Bay State Park North Marina Main Electrical Line Replacement	475,000
Rockport State Park Main Culinary Water Line	325,000
Snow Canyon State Park Main Culinary Water Line	
Goblin Valley State Park Main Water Tank	
Fremont Indian State Park Asphalt Repairs	
Frontier Homestead State Park Asphalt Repairs	
Steinaker State Park Culinary Water Line Replacement	
Wasatch Mountain State Park Sewer Line Repair	
Wasatch Mountain State Park Power Line Repair	
Wildlife Resources	
EGAN HATCHERY, Mortar joints	52,000
EGAN HATCHERY, Paint	30,000
EGAN Hatchery, Roofing	35,000
FLAMING GORGE, Roofing	51,000
SALT CREEK, Wash Pad	119,000
OGDEN BAY, Seal Coat	55,000
MIDWAY HATCHERY, Roofing	20,000
BIG WATER HATCHERY, Roofing	20,000
Office Of Education	
USDB: Salt Lake Campus: Building Roof Repairs	607,000
Training Housing USDBVI (Thftb) /15278 Add Cctv And Security System To Monitor Facility Via Re	35,000
Training Housing USDBVI (Thftb) / 15278 Add Bollards Along Walkway To Housing	30,000
Utah State Library & Services For The Blind & Visually Impaired 08743 Fire Panel Replacement	
Judy Ann Buffmire ORS Building 01664 Window Resealing They Leak	
Judy Ann Buffmire ORS Building 01664 Exit Sign Replacement	
Board Of Education 03848 Lighting Panel Upgrade	
Utah State Library & Services For The Blind & Visually Impaired 08743 Boiler Replacement ASAP	
Judy Ann Buffmire ORS Building 01664 Dx Chiller Replacement	
Utah State Library & Services For The Blind & Visually Impaired 08743 Replace All AHU And Roofto	-
Judy Ann Buffmire ORS Building 01664 It Restroom Upgrade	
Public Safety	

Building Remodel At EVO Track (Post)	
K-9 Training Facility (Post)	
Landscaping at The South Valley Driver License/DMV Facility	
Farmington DLD/UHP 01241: Parking	95,000
Farmington PS 01241: Replace Irrigation System	
Farmington P 01241: Partial Interior Lighting Upgrade; Exit Sign Replacement	
Farmington PS 01241: Install Emergency Generator	
PS UHP/BDO 08969: Window Replacements	
Ogden Crime Lab 08969: Built-Up Roof Replacement	
Ogden Crime Lab 08969: Repave Parking Lot	
Ogden Crime Lab 08969: Electrical System Repairs	
AP&P Downtown-Freemont 08518: VAV Box Upgrades	
AP&P Downtown-Freemont 08518: Security Camera Upgrade	
Driver's License Call Center 06145: Roofing System & Skylight Replacement	
Murray HP 05572: Install New Flooring In Entrance	
Murray HP 05572: Replace Fire Panel And Devices	
Murray HP 05572: Replace HVAC Controls	
Taylorsville BCI 05817: Lighting Retrofit	
Taylorsville BCI 05817: Replace Air Handler Motor & VFD	
Taylorsville BCI 05817: Concrete Repairs, Courtyard Landscaping Improvements, Awning Repairs	
Tax Commission	
Tax Commission 07418 Replace carpet throughout the building	
Tax Commission 07418 Replace Existing AHU's with Fan Walls	600,000
Tax Commission 07418 Replace Door Hardware/Add ADA Door Opener to West Double Doors	
Tax Commission 07418 Replace Chiller	
UDOT	
Replace Existing Building - Salina Maintenance Station	1,300,000
Replace Existing Building - Morgan Maintenance Station	
New Detention Basin Regrade Site Colton Maintenance Station	
Replace Existing Building - Fairview Canyon Maintenance Station	
Addition & Remodel - Snowville Maintenance Station	
UDOT Calvin Rampton Building 01644 Energy Efficiency Project. Upgrade Lighting Controls	
Calvin Rampton Bldg 1644 Relocate Switchgear To Appropriate Housing That Is Weather-Rated	
Calvin Rampton Bldg 1644 Re-Key Ramptom Complex	32,000
Orem UDOT 9349 Finish Landscaping Upgrade For Building	
Maintenance Testing Facility 01646 Fire Alarm Monitoring & Control Panel Upgrade	
Maintenance Testing Facility 01646 Replace Fire Sprinkler Heads	42,000
Maintenance Testing Facility 01646 Replace Shop Overhead Doors	
Reroof Brigham City Welcome Center	37,000
Orem Region 3 UDOT 09349 Upgrade Fire Suppression System	50,000
UDOT Calvin Rampton Building 01644Upgrade Remaining VAV Boxes For Floors 2 Through Baser	-
Calvin Rampton Building 01644 Elevator Upgrades	
Calvin Rampton Building 01644 Cafeteria And Kitchen Space Reallocation	

Calvin Rampton Building 01644 New Epoxy Flooring And Painting Of Crime Lab	
Calvin Rampton Building 01644 Lighting Retrofit	
Maintenance Testing Facility 1646 Fire Alarm Monitoring & Control Panel Upgrade	
Maintenance Testing Facility 1646 Replace Fire Sprinkler Heads	
Aeronautics Finish Back RR In Shop Area Along With Plumbing Upgrades	
Work Force Services	
DWS Admin 06579 Replace Drain Lines In Parking Structure	101,000
DWS Admin 06579 Upgrade Fire Alarm System	302,000
DWS Midvale 04794 Update Fire Sprinkler Heads	13,000
DWS Midvale 04794 Lighting Retrofit	53,000
Clearfield EC 09077 Carpet Replacement	75,000
DWS Ogden South 04276 Roofing & Flashing System Replacement	181,000
DWS South County 05632 Carpet Replacement (Partial)	
DWS Cedar City 00176 Fire Panel Upgrade	50,000
DWS Admin 06579 Repair Outside Air Dampeners	
WFS St George 05667 Fire Panel Upgrade	
DWS 1385 South State 06625 Repair Parking Lot	
DWS Vernal 00579 Replace Rooftop Package Units	
DWS 1385 South State 06625 Replace HVAC Units	
DWS Ogden South 04276 Safety Upgrades Guardrails & Handrails	
DWS 1385 South State 06625 Upgrade Hot Water Heater & Drain System	
DWS South County 05632 Landscaping Upgrades	
DWS Admin 06579 Painting Common Areas	
DWS Midvale 04794 Landscaping Upgrades Plus Upgraded ADA Ramp	
DWS Vernal 00579 Interior Door And Hardware Upgrades	
Regional Center #1 (Closest To North Temple 150 North) 05870 Air Conditioning Compressor Replacemen	
Regional Center #1 (Closest To North Temple 150 North) 05870 Elevator Upgrades	
Regional Center #1 (Closest To North Temple 150 North) 05870 Add Generator	
Roofing Requests DFCM	
Courts - Richfield Court Flat Roof Replacement	217,000
DNR - DWR Wahweap Bunk House Lower Reroof	43,000
DNR - Parks & Rec Palisades Reroof	50,000
OWATC - Community Services Building Reroof	28,000
UDOT - Logan Summit Reroof	65,000
DHS - USH Heat Plant Reroof	36,000
DHS - USH Museum Excel House Reroof	39,000
USU - Eastern Campus (CEU) Computer Business Building Reroof	348,000
USU - HPER Lower South Roof Replacement	350,000
USU - HPER Upper Roof Replacment	514,000
USU - Industrial Science Reroof	280,000
UVU - Mckay Education Building Reroof	30,000

Paving Requests DFCM	
DOC – Draper Prison Various Paving Improvements	265,000
DOC – CUCF Entrance Road Paving Upgrade	182,000
DOC – UCI Paving Improvements	315,000
USDC – Steam Line Roadway Repairs	166,000
Dixie College Various Paving Improvements	110,000
UNG – West Jordan Armory Parking Lot Reconstruct	328,000
PS – EVO Training Facility Entrance Road	102,000
PS – DLD West Valley Facility & Test Range Paving Maint	140,000
USH – Paving Improvements Phase III	185,000
UDOT Rampton Complex Paving Improvements	283,000
OWATC Various Parking Lot & Roadway Repairs	218,000
Dept. of Health Parking Lot Upgrades	250,000
BOE – Ogden School for the Deaf & Blind Parking Lot Improv	172,000
Tax Commission: Roadway Repairs	265,000
Total Request	**80,242,000**
Statewide Programs	
Capital Impr. PM/Audits	2,100,000
FCA Program	900,000
HazMat Materials Survey	150,000
HazMat Emergency Abatement	350,000
Roofing Emergency Funding	100,000
Roofing Seismic Program	150,000
Paving Preventative Maint.	50,000
Paving UCI	150,000
Roofing Preventative Maint.	50,000
Unallocated Roofing	100,000
Unallocated Paving	-
Emergency Fund	600,000
Planning & Design Fund	150,000
Land Option Fund	150,000
Total Statewide funds	**5,000,000**
Total Allocated for Aprill 22 Building Board	**$ 85,242,000**
Total Funds approved by Legislature	**$ 87,700,000**
Funds to be allocated at May Building Board	**$ 2,458,000**

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To: Utah State Building Board
From: Richard P. Amon
Date: April 4, 2013
Subject: **Change of Location for Building Board Meetings**
Presenter: Richard P. Amon

Recommendation:

DAS recommends that the Board consider changing the meeting place of some Building Board meetings to Institutions of Higher Learning in various locations around the state.

Background:

After a campus-located Building Board meeting, Board members would have an opportunity to visit with campus leadership, have lunch at the facility and tour the campus. In addition, Building Board members could view Capital Development and Capital Improvement projects at the campus.

The proposed changes in meeting locations are as follows:

June 5, 2013	Utah Valley University
July 10, 2013	University of Utah
September 4, 2013	Salt Lake Community College

RPA: cn

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To:	Utah State Building Board
From:	Richard P. Amon
Date:	April 4, 2013
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 and approval are the Administrative Reports for University of Utah and Utah State University.

RPA: cn
Attachments

Office of the Vice President
For Administrative Services

February 15, 2013

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 March 2013 Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period January 19, 2013 – February 15, 2013. Please include this in the packet for the March 6, 2013 Building Board meeting.

Professional Services Agreements (Page 1)
The Professional Services Agreements awarded during this period consist of:
10 Design Agreements, 1 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, 0 Site Improvement Contracts.

Item 4; Fort Douglas PX Building Remodel
This is a Construction Management/General Contractor agreement. Per standard practice, the initial contract amount is only for pre-construction services. The remaining costs will be added later by change order.

Item 6; Genetics Building 533 Heating Pipe Replacement
The heating water pipe distribution system in this building began to have numerous leaks which were causing substantial damage to the building and equipment. This contract was awarded on an emergency basis to address the most problematic sections of the system. The University obtained bids from three contractors without going through a ten-day advertising procedure. As a clarification, the capital improvement funds that the Building Board redirected to this purpose in its last meeting will be used to replace the rest of the heating water pipes in the building. That work will be bid separately using standard procedures.

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

Report of Project Reserve Fund Activity (Page 3)
Increases:
None

Decreases:
None

Report of Contingency Reserve Fund (Page 4)
Increases:
None

Decreases:
Relatively small amounts were transferred to two capital improvement projects to address unknown conditions.

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

Sincerely,

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

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

Professional Services Agreements

Awarded From January 19 - February 15, 2013

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
	Design				
1	21222	Social & Behavioral Science Building Elevator Upgrade	MJSA Architecture	$ 929,599.00	$ 67,658.00
2	21352	ADA Sidewalk Improvements	G Brown Site Arch	$ 124,265.00	$ 16,000.00
3	21414	University Student Apartments 2013 Balcony Repairs	Reaveley	$ 165,555.00	$ 9,945.00
4	21428	Childrens Center Reroof	Prescott Muir Arch	$ 5,500.00	$ 5,500.00
5	24130	TPM Chilled Water Renovation - FY 13	Musgrove	$ 15,000.00	$ 15,000.00
6	21435	Eyring Chemistry Northeast Tower Fume Hood Replacement phase 2	DLJ Mech	$ 25,000.00	$ 25,000.00
7	21387	Fort Douglas PX Bldg Remodel	Edwards and Daniels Arch	$ 2,000,000.00	$ 130,752.00
8	21416	South and West Parking Terrace Repairs	Reaveley	$ 300,000.00	$ 25,620.00
9	21417	HSEB Parking Garage Lighting Upgrade	Ken Garner	$ 175,000.00	$ 6,500.00
10	21421	Emergency Boiler Replacement	Colvin	$ 500,000.00	$ 12,270.00
	Planning/Study/ Other				
11	21291	Central Campus Shuttle Road	Project Engineering	$ 200,000.00	$ 21,560.00

THE UNIVERSITY OF UTAH

Construction Contracts

Awarded From January 19 - February 15, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
	Construction - New Space					
	Construction - Remodeling					
1	21264	Williams Bldg Re-caulking of Exterior Aluminum Panels	Bailey Builders		$ 165,026.00	$ 115,779.00
2	21360	Redwood Clinic Moran Eye Center Remodel	Mitchell Acoustics		$ 125,903.00	$ 9,239.00
3	21370	Huntsman Cancer Institute Rm 2400 & 2160 Remodel	Slider Construction		$ 269,678.00	$ 145,354.00
4	21387	Fort Douglas PX Building Remodel	Gramoll Construction		$ 2,000,000.00	$ 7,500.00
5	21413	TPM Direct Evaporative Cooling Retrofit	Easton River Construction		$ 251,603.00	$ 182,300.00
6	21420	Genetics Bldg 0533 Heating Pipe Replacement	KOH		$ 199,329.00	$ 178,139.00
7	21421	585 Emergency Boiler Removal	AMSS		$ 500,000.00	$ 23,642.00
9	21421	Emergency Boiler Replacement	KOH		$ 500,000.00	$ 98,250.00
	Construction - Site Improvement					

University Of Utah
Report Of Project Reserve Fund Activity
For the Period of January 19, 2013 to February 15, 2013

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	**674,813.22**		
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	**674,813.22**		

University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of January 19, 2013 to February 15, 2013

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,569,106.34			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
21166	Behavioral Science Plaza Concrete Repairs	(8,577.86)	(14,577.86)	2.92%	Construction
21225	Fletcher Physics Bldg - Replace Heating Water Pipes	(3,976.00)	(60,484.00)	5.74%	Construction
	ENDING BALANCE	1,556,552.48			

Office of the Vice President
For Administrative Services

March 18, 2013

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 2013 Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period February 16, 2013 – March 15, 2013. Please include this in the packet for the April 3, 2013 Building Board meeting.

Professional Services Agreements (Page 1)
The Professional Services Agreements awarded during this period consist of:
7 Design Agreements, 6 Planning/ Study/Other Agreements.

Item 7; Genetics Bldg 0533 Heating Water Piping Replacement
This is the design agreement for the emergency project for which the Building Board approved transferring capital improvement funding in the last meeting. The construction will go out to bid shortly.

Construction Contracts (Page 2)
The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 5 Remodeling Contracts, 1 Site Improvement Contracts.

Item 1; Tanner Dance Bldg 101 Abatement
The Tanner Dance Building must be removed to make way for the new Student Life building as was anticipated when the Student Life project was authorized by the Legislature. While the Student Life project is being managed through DFCM, the University was asked to take care of the abatement and demolition of the old barracks housing Tanner Dance.

Report of Project Reserve Fund Activity (Page 3)
Increases:
None

Decreases:
None

Associate Vice President Facilities Management
1795 East South Campus Dr, Room 219
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Salt Lake City, UT 84112-9404
(801) 581-6510
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Report of Contingency Reserve Fund (Page 4)
Increases:
Genetics Bldg Heating Water Piping Replacement
This is the amount budgeted for contingency for this project. It is transferred into the Contingency Reserve as required by law.

Decreases:
Social & Behavioral Sciences Building – Replace 3 Elevators
Due to the emergency condition that arose with the Heating Water Pipes in the Genetics Building, the Building Board redirected all but the design budget from this project to the Genetics Heating Water Pipe project. As a result, the amount previously transferred to the Contingency Reserve was transferred back to the project so that it could be included in the amount redirected to the Genetics project.

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

Sincerely,

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

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

THE UNIVERSITY OF UTAH

Professional Services Agreements

Awarded From February 16 - March 15, 2013

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
	Design				
1	21223	SBS Bldg Structural Repairs	GSBS Architects	$ 235,600.00	$ 213,987.00
2	21330	Astronomy Center Outreach Remodel	Synectic Design Studio Inc	$ 103,786.00	$ 7,256.72
3	21342	Marriott Center for Dance - Replace Ballet Floors	FFKR Architects	$ 6,200.00	$ 6,200.00
4	21439	Chemistry Bldg 085 Evaporative Cooling Addition	Musgrove Engineering	$ 16,650.00	$ 16,650.00
5	21441	HSE Bldg 575 Evaporative Cooling Addition	Musgrove Engineering	$ 15,450.00	$ 15,450.00
6	21448	Student Union Remodel Rooms 316 & 317	Blalock and Partners	$ 141,517.00	$ 13,835.33
7	21453	Genetics Bldg 0533 Heating Water Piping Replacement	DLJ Mechanical	$ 861,312.00	$ 65,795.00
	Planning/Study/ Other				
8	21291	Central Campus Shuttle Road	Project Eng Consultants	$ 200,000.00	$ 21,560.00
9	21375	University Student Apartments Stairwell Study	Reaveley Engineers and Assoc	$ 18,913.00	$ 9,730.00
10	21377	SOM Replacement Study	MHTN Architects	$ 615,350.00	$ 615,350.00
11	21408	Benchmarking & Huntsman Tunnel Study	Edwards and Daniels Arch	$ 16,090.00	$ 16,090.00
12	21431	Fort Douglas Redevelopment Study	Brailsford and Dunlavey	$ 81,000.00	$ 80,828.00
13	21437	Crocker Science Center - Geotechnical Study	Gordon Geotechnical Eng	$ 10,500.00	$ 10,500.00

THE UNIVERSITY OF UTAH

Construction Contracts

Awarded From February 16 - March 15, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
	Construction - New Space					
	Construction - Remodeling					
1	21102	Tanner Dance Bldg 101 Abatement	Eagle Environment		$ 45,750,000.00	$ 69,406.00
2	21160	HEB Northeast Tower Fume Hood Upgrade	Okland Construction		$ 4,379,429.00	$ 3,783,000.00
3	21421	Emergency Boiler Replacement	Ralph and Sons Inc		$ 500,000.00	$ 191,112.00
4	21444	Bldg 85 Cooling Coil Repair	American Mechanical System		$ 26,500.00	$ 26,500.00
5	21460	Shoreline Ridge ADA toilet	Mark Hamilton		$ 16,500.00	$ 14,875.00
	Construction - Site Improvement					
6	21350	Legacy Bridge Deck Coating	Coatings and Restoration		$ 60,000.00	$ 33,311.00

University Of Utah
Report Of Project Reserve Fund Activity
For the Period of February 16, 2013 to March 15, 2013

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	**674,813.22**		
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	**674,813.22**		

University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of February 16, 2013 to March 15, 2013

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,556,552.48			
	INCREASES TO CONTINGENCY RESERVE FUND				
21453	Genetics Bldg Heating Water Piping Replacement	68,688.00		7.39%	Schematic Design
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
21222	Social & Behavioral Sciences Building - Replace 3 Elevators	(75,151.00)			Design
	ENDING BALANCE	1,550,089.48			

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

15 February 2013

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

Dear Gregg:

SUBJECT: USU Administrative Reports for the March 2013 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 01/21/13 to 02/15/13.

Professional Contracts, 6 contracts issued (Page 1)
Comments are provided on the report.

Construction Contracts, 5 contracts issued (Page 2)
Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)
One project needed funds from the contingency fund for this reporting period. The contingency fund is in good order. Comments are provided on the report.

Report of Project Reserve Fund Activity (Page 4)
One project was closed contributing to the Project Reserve fund for this reporting period.

Current Delegated Projects List (Pages 5-6)
Of USU's 52 projects, 5 are complete, 7 are substantially complete, 25 are in construction, 10 are in the design/study phase, and 5 are pending. The completed projects for this reporting period are Bldg 620 STE 227 remodel-Thompson, HPER Landscape and Irrigation, Morgan Hall Renovation, Sant Engineering Clean Room Remodel and Skaggs Lab Remodel.

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

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Professional Contracts
Awarded From 01/21/13 to 02/15/13

	Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1	Planning & Design Fund FY13	JUB Engineers	$100,000.00	$29,660.00	Study for consolidation of irrigation pump houses
2	Planning & Design Fund FY13	Civil Solutions	$100,000.00	$25,000.00	Master plan study for recreation and open space on campus ($15K being contributed from other departments)
3	Roosevelt Education Center Building Leaks Mitigation	Brixen & Christopher Architects	$14,373.00	$14,373.00	Design for building envelope upgrade
4	Planning & Design Fund FY13	Structural Solutions	$100,000.00	$3,600.00	Structural analysis/design for stairway canopy at Lilly White
5	Planning & Design Fund FY13	Civil Solutions	$100,000.00	$3,100.00	Design for replacement sewer line
6	Planning & Design Fund FY13	Total Tree Care	$100,000.00	$2,500.00	Quad tree assessment

MISCELLANEOUS CONTRACTS

NONE

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Construction Contracts
Awarded From 01/21/13 to 02/15/13

	Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1	Building Commissioning FY12	USU Facilities Operations	USU Facilities Planning and Design	$180,180.00	$35,135.00	Phase 2 of Maeser recommissioning
2	VoIP Communication Closet Upgrade	USU Facilities Operations	Sine Source Engineering	$1,241,821.00	$3,516.00	CPD 001b install A/C unit in communication room
	MISCELLANEOUS CONTRACTS					
3	Miscellaneous Critical Improvements FY12	Hufcor Deseret West		$231,481.00	$15,833.00	HPER gym hoist/mat
4	Classroom/Auditorium Upgrades FY12	CIS Office Furniture		$363,455.00	$2,250.00	chairs for ADA compliance
5	Health/LS/Code/Asbestos FY13	Eagle Environmental		$136,364.00	$1,022.00	Asbestos abatement in Brasc Bldg

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Report of Contingency Reserve Fund
From 01/21/13 to 02/15/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	**$387,291.39**				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES FROM CONTINGENCY RESERVE FUND					
BNR Fire Protection Phase II	(18,530.95)	(32,099.41)	6.00%	Construction	97.95%
added add'l smoke detectors on 3rd floor/wiring for exit signs/added electrical panels					
ENDING BALANCE	**$368,760.44**				

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Report of Project Reserve Fund Activity
From 01/21/13 to 02/15/13

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	**$587,074.77**		
INCREASES TO PROJECT RESERVE FUND			
Skaggs Lab Remodel	2,347.14	Close project	0.05%
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	**$589,421.91**		

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Current Delegated Projects List
02/15/13

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22909	Classroom Upgrades FY11	Substantial Completion	407,151
A22911	Sign System FY11	Substantial Completion	54,490
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,568,183
A24756	Sant Engineering Clean Room Remodel	Complete	523,500
A24855	Planning and Design Fund FY12	Design/Study	124,802
A24856	Health/Life Safety/Code/Asbestos FY12	Substantial Completion	143,363
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	273,313
A24860	BNR Fire Protection Phase II	Construction	605,342
A24862	NFS HVAC Design	Construction	195,532
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25415	Animal Science Refreshment	Substantial Completion	748,024
A25416	HPER Field Turf Upgrade	Construction	2,999,309
A25442	Experimental Stream Facility	Design	80,400
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26109	Skaggs Lab Remodel	Complete	546,677
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A26741	Morgan Hall Renovation	Complete	924,182
A26808	Stadium Pavement Replacement	Substantial Completion	158,005
A27065	Bldg 620 STE 227 remodel-Thompson	Complete	182,412
A27144	Building Commissioning FY13	Pending	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Pending	245,098
A27147	Campus-wide Bike Racks FY13	Construction	49,074

A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Pending	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	398,898
A27152	FAV Cooling	Design	1,147,368
A27153	Health/LS/Code/Asbestos FY13	Construction	147,273
A27154	HPER Landscape and Irrigation	Complete	364,309
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	375,151
A27157	Planning & Design Fund FY13	Design/Study	100,000
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,436,929
A27311	Bldg 620 STE-Zane Lab Remodel	Substantial Completion	318,850
A27993	Roosevelt Education Ctr Building Leaks Mitigation	Design	208,230
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Pending	184,300
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	75,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade	Design	765,789
C11314	USUE CEIC Building Remodel	Construction	759,460
TOTAL (52)			$28,520,200

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

18 March 2013

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

Dear Gregg:

SUBJECT: USU Administrative Reports for the April 2013 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 02/15/13 to 03/18/13.

Professional Contracts, 2 contracts issued (Page 1)
Comments are provided on the report.

Construction Contracts, 17 contracts issued (Pages 2-3)
Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)
No projects needed funds for this reporting period. The contingency fund is in good order

Report of Project Reserve Fund Activity (Page 5)
One project used funds to award a contract for this reporting period. The project reserve fund is in good order.

Current Delegated Projects List (Pages 6-7)
Of USU's 48 projects, 1 is complete, 6 are substantially complete, 30 are in construction, 9 are in the design/study phase, and 2 are pending. The completed project for this reporting period is Bldg 620 STE-Zane Lab Remodel.

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

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Professional Contracts
Awarded From 02/15/13 to 03/18/13

	Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1	Wellness Center Remodel	AJC Architects	$39,980.00	$39,980.00	Pre-design/design for remodel
2	Roosevelt Building 132A Fire Alarm Upgrade	CRSA	$22,466.00	$22,466.00	Fire alarm upgrade design
	MISCELLANEOUS CONTRACTS				
	NONE				

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Construction Contracts
Awarded From 02/15/13 to 03/18/13

	Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1	FAV Cooling	Darrell W Anderson Construction	Van Boerum & Frank	$1,028,532.00	$1,297,317.00	$268,785 used from bid reserve to award the contract
2	Campus Controls Upgrade FY13	USU Facilities Operations	USU Facilities Planning and Design	$245,098.00	$194,277.00	new heating control valves, new fan wall, heat pumps & VAV boxes
3	Roosevelt Building 132A Fire Alarm Upgrade	Gramoll Construction	CRSA	$142,500.00	$142,500.00	remodel/update fire alarm system
4	Building Commissioning FY13	USU Facilities Operations	USU Facilities Planning and Design	$180,180.00	$114,360.00	Widtsoe commissioning
5	Miscellaneous Critical Improvements FY13	Spindler Construction	Civil Solutions	$231,481.00	$63,758.00	replacement of sewer line
6	Building Commissioning FY13	USU Facilities Operations	USU Facilities Planning and Design	$180,180.00	$55,990.00	Eccles conference center commissioning
7	Campus Controls Upgrade FY13	USU Facilities Operations	USU Facilities Planning and Design	$245,098.00	$49,901.00	Eccles conference center upgrade controls
8	USUE Library Building Upgrade	Advanced Heating & Air Conditioning	Colvin Engineering	$684,210.00	$5,600.00	pre-construction services
9	Health/LS/Asbestos FY13	USU Facilities Operations	USU Facilities Planning and Design	$136,364.00	$4,907.00	Install auto door openers at South entrance doors
10	Medium Voltage FY13	USU Facilities Operations	USU Facilities Planning and Design	$225,225.00	$4,790.00	ASTE replace switch
11	Medium Voltage FY13	USU Facilities Operations	USU Facilities Planning and Design	$225,225.00	$3,700.00	University Inn replace switch

12	USUE Workforce Education Remodel	Lundahl Building Systems	Skyline A/E/S	$318,000.00	$3,000.00	pre-construction services
13	Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	$231,481.00	$2,867.00	fix doors in VSB 214/212
	MISCELLANEOUS CONTRACTS					
14	Health/LS/Code/Asbestos FY13	Environmental Abatement		$136,364.00	$5,285.00	Asbestos abatement
15	Health/LS/Code/Asbestos FY13	Eagle Environmental		$136,364.00	$990.00	Asbestos abatement
16	Health/Life Safety/Code/ Asbestos FY12	Eagle Environmental		$143,363.00	$769.00	Asbestos abatement
17	Health/LS/Code/Asbestos FY13	Environmental Abatement		$136,364.00	$250.00	remove/dispose of drywall

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Report of Contingency Reserve Fund
From 02/15/13 to 03/18/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	**$368,760.44**				
INCREASES TO CONTINGENCY RESERVE FUND None					
DECREASES FROM CONTINGENCY RESERVE FUND None					
ENDING BALANCE	**$368,760.44**				

VICE PRESIDENT FOR BUSINESS AND FINANCE

Report of Project Reserve Fund Activity
From 02/15/13 to 03/18/13

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	**$589,421.91**		
INCREASES TO PROJECT RESERVE FUND			
None			
DECREASES TO PROJECT RESERVE FUND			
FAV Cooling	(268,785.00)	Award contract	26.00%
ENDING BALANCE	**$320,636.91**		

UtahState University
VICE PRESIDENT FOR BUSINESS AND FINANCE

Current Delegated Projects List
3/18/2013

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22909	Classroom Upgrades FY11	Substantial Completion	407,151
A22911	Sign System FY11	Substantial Completion	54,490
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,568,183
A24855	Planning and Design Fund FY12	Design/Study	124,802
A24856	Health/Life Safety/Code/Asbestos FY12	Substantial Completion	143,363
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	273,313
A24860	BNR Fire Protection Phase II	Construction	605,342
A24862	NFS HVAC Design	Construction	195,532
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25415	Animal Science Refreshment	Substantial Completion	748,024
A25416	HPER Field Turf Upgrade	Construction	2,399,309
A25442	Experimental Stream Facility	Design	80,400
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A26808	Stadium Pavement Replacement	Substantial Completion	158,005
A27144	Building Commissioning FY13	Commissioning	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	49,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Pending	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	398,898

A27152	FAV Cooling	Construction	1,416,153
A27153	Health/LS/Code/Asbestos FY13	Construction	147,273
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	375,151
A27157	Planning & Design Fund FY13	Design/Study	115,000
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,436,929
A27311	Bldg 620 STE-Zane Lab Remodel	Complete	292,260
A27993	Roosevelt Education Ctr Building Leaks Mitigation	Design	208,230
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Construction	184,300
A28266	Wellness Center Remodel (NEW PROJECT)	Design	350,000
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	75,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade	Construction	765,789
C11314	USUE CEIC Building Remodel	Construction	759,460
TOTAL (48)			$25,986,315

Utah State Building Board

Gary R. Herbert
Governor

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

MEMORANDUM

To: Utah State Building Board
From: Richard P. Amon
Date: April 4, 2013
Subject: **Administrative Reports for DFCM**
Presenter: Kurt Baxter, DFCM

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

Lease Report (Pages 1 - 2)
No significant items

Architect/Engineering Agreements Awarded, 27 Agreements Issued (Pages 3 -5)
No significant items

Construction Contracts Awarded, 17 Contracts Issued (Pages 6 - 7)
No significant items

Report of Contingency Reserve Fund (Pages 8 - 9)
Increases
Increases are from FY'13 budgeted contingency transfers, decrease change orders and modifications.

Decreases, New Construction
SLCC RRC Instructional and Administration Building
This transfer of $53,096 covers change order #5. See attached page #10 for details.

Univ of Utah USTAR Neuroscience and Biomedical Tech of Research Center
This transfer of $42,641 covers the State's share of change orders #85 and #86. See attached pages #11 – 12 for details.

SLCC South City Campus New Center for Media Building
This transfer of $35,772 covers the State's share of additional asbestos abatement costs and change order #66. See attached page #13 for details.

Decreases, Remodeling
Capitol Hill Security Upgrades
This transfer of $39,401 covers change order #3. See attached pages #14 – 15 for details.

Spanish Fork Armory Lead-Dust Remediation
This transfer of $25,638 covers change orders #4 - #7. See attached pages #16 – 19 for details

Report of Contingency Reserve Fund (Pages 8 - 9)
Decreases, Remodeling
Uintah Basin ATC Roosevelt Bldg. HVAC System Improvements
This transfer of $21,290 covers #3. See attached page #20 for details.

Report of Project Reserve Fund Activity (Page 21)
Increases
These items reflect savings on projects that were transferred to Project Reserve per statute.

Decreases
The transfer of $250,000 for the Tooele ATC building is funds to complete the project.
The transfer of $200,000 is the annual share of project reserve funds for the DFCM Administration Budget

Contingency Reserve Fund Analysis (Pages)
Statewide Funds Reports (Pages)
Construction Contract Status (Pages)
These reports are all being re-written to pull data from the new DFCM CPPM project management database. These reports are behind other higher priority reports, but should be complete for the next quarterly report. This has also been complicated with the vendor not having the interface between CPPM and FINET databases complete at this time.

RPA:DDW:cn
Attachment

DFCM

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 1/17/2013 to 3/11/13

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment
LEASES									
1.	Natural Resources Wildlife Resources Vernal	Partial	Residential	M-M		1,152		$12.50	New lease for program needs.
2.	Public Safety Utah Highway Patrol Cedar City	Partial	Hangar/Office	1 Yr.		2,020		$0.611	New lease for program needs.
AMENDMENTS									
1.	Environmental Quality Air Quality, Logan	Cost Not Relevant	Air Monitor Station	5 Yrs.	560	560	$ 0.00	$ 0.00	Renewal, zero-cost lease.
2.	Environmental Quality Air Quality Salt Lake City	Cost Not Relevant	Air Monitor Station	5 Yrs.	560	560	$ 0.00	$ 0.00	Renewal, zero-cost lease.
3.	Environmental Quality Air Quality, Tooele	Cost Not Relevant	Air Monitor Station	5 Yrs.	560	560	$ 0.00	$ 0.00	Renewal, zero-cost lease.
4.	Governor's Office Washington D.C.	Full	Office	1 Yr.	200	200	$90.00	$90.00	Renewal, no change in rent.

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LEASE REPORT
From 1/17/2013 to 3/11/13

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment
5.	Health, Salt Lake City	Cost Not Relevant	Land Lease	5 Yrs.	256,331	184,324	$ 5.00 per year		Renewal, minimal rent, reduction of square footage due to partial move to new Unified Lab Building.
6.	Human Services, Juvenile Justice Services Salt Lake City	Partial	Office/Other	5 Yrs.	19,235	13,489	$16.84	$17.50	Renewal at market, reduction in square footage.
7.	Public Safety Utah Highway Patrol Fillmore	Full	Office	5 Yrs.	1,350	1,350	$ 7.50	$ 7.50	Renewal, no change in rent.
8.	Public Safety Utah Highway Patrol Heber	Full	Office	3 Yrs.	3,789	3,789	$14.00	$14.00	Renewal, no change in rent.
9.	Public Safety Utah Highway Patrol and Driver License Roosevelt	Full	Office	5 Yrs.	2,480	3,480	$14.47	$14.47	Renewal, no change in rent, increase in square footage for program needs.
10.	Public Safety Utah Highway Patrol Wendover	Full	Office	3 Yrs.	754	754	$11.50	$11.50	Renewal, no change in rent.

DFCM

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LEASE REPORT
From 1/17/2013 to 3/11/13

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment
11.	Tax Commission, Motor Vehicle, Price	Full	Office	3 Yrs.	1,849	1,849	$21.44	$21.44	Renewal, no change in rent.
12.	Workforce Services Price	Full	Office	5 Yrs.	17,151	17,151	$21.29	$18.40	Renewal, reduction in rent.
13.	Workforce Services Salt Lake City	Partial	Parking	3 Yrs.	Up to 3,000 hrs.		$ 1.50 per hour		Renewal of validated parking lease, no change in rent.
14.	Workforce Services Woods Cross	Full	Office	5 Yrs.	8,000	8,000	$21.30	$18.90	Renewal, reduction in rent.

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Miscellaneous Services					AiM
1		Administrative Office Of The Courts new Ogden Sec	E-cube, Inc.	Commissioning	$0	$50,865
2		Administrative Office Of The Courts new Ogden Sec	E-cube, Inc.	Commissioning	$130,000	$50,865
3		Administrative Office Of The Courts new Ogden Sec	E-cube, Inc.	Commissioning	$1,625,000	$50,865
4		Administrative Office Of The Courts new Ogden Sec	E-cube, Inc.	Commissioning	$2,840,000	$50,865
5		Administrative Office Of The Courts sevier County	Utah Title & Abstract Co	Real Estate	$1,900,000	$1,900,000
6		Camp Williams Southwest Area Power Upgrade	Ridgeline Design Architects	Design	$10,000	$7,830
7		Cap Hill Central Plant Chiller/exchanger	Fea Engineering Associates, Llc	Design	$0	$14,897
8		Capital Preservation Board state Capitol Renovati	Poulsen Construction Mgt Inc	Unclass Consult	$106,949	$9,950
9		Department Of Alcoholic Beverage Control logan St	Archiplex Group Llc	Design	$0	$5,124
10		Dhs-djjs Cedar Remodel	Archiplex Group Llc	Design	$0	$95,976
11		Division Of Facilities Construction & Management	Bacgen Technologies Inc dba Bacgen Solar Group	Study	$0	$98,000
12		Division Of Facilities Construction And Management	Western Technologies Inc	Insp Observ Ser	$9,322	$6,702
13		Division Of Facilities Construction And Management	Western Technologies Inc	Insp Observ Ser	$74,576	$6,702
14		Division Of Wildlife Resources	Jones & Demille Engineering	Geotechnical	$0	$14,460

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Miscellaneous Services					JAIM
		egan Fish Hatchery				
15		Faripark Sewer Replacement Phase 2	Nolte Associates	Design	$12,794	$17,650
16		It Remodel And Uen Coordination	Scott P Evans Architect&assoc	Design	$28,699	$28,075
17		Montezuma Creek Unhc Paving Improvements	Johansen & Tuttle Engineering	Design	$9,925	$11,125
18		Mount Pleasant Armory Electrical Upgrade	Eft Architects Inc	Design	$20,500	$15,930
19		Ogden Regional Center Dws Remodel Of 1st & 2nd Flo	Sanders Associates Architects	Design	$0	$18,000
20		Quail Creek St Park	Johansen & Tuttle Engineering	Design	$12,600	$19,594
21		Sob Dts 6th Floor West Remodel	Hart Fisher Smith & Associates	Design	$3,292	$11,302
22		Southern Utah University juniper Hall Abatement A	R&r Environmental	Haz Mat Consult	$525,000	$49,870
23		State Mail Storage Building	Njra Archtiects	Design	$14,850	$14,850
24		Suu Bennion Administration Building Reroof	Campbell & Associates	Design	$13,249	$13,365
25		Uniersity Of Utah electrical And Htw Utility Dist	Forsgren Associates	Insp Observ Ser	$50,000	$72,000
26		Uniersity Of Utah electrical And Htw Utility Dist	Forsgren Associates	Insp Observ Ser	$525,000	$72,000
27		Uniersity Of Utah electrical And Htw Utility Dist	Forsgren Associates	Insp Observ Ser	$6,009,500	$72,000
28		University Of Utah beverley Taylor Sorensen Arts/	Gordon Geotechnical Engineering, Inc.	Geotechnical	$113,643	$15,000

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Miscellaneous Services					AIM
29		University Of Utah beverley Taylor Sorensen Arts/	Gordon Geotechnical Engineering, Inc.	Geotechnical	$147,948	$15,000
30		University Of Utah beverley Taylor Sorensen Arts/	Gordon Geotechnical Engineering, Inc.	Geotechnical	$428,522	$15,000
31		University Of Utah beverley Taylor Sorensen Arts/	Gordon Geotechnical Engineering, Inc.	Geotechnical	$1,989,428	$15,000
32		University Of Utah electrical Distribution Utilit	Ken Garner Engineering Inc	Unclass Consult	$50,000	$16,525
33		University Of Utah electrical Distribution Utilit	Ken Garner Engineering Inc	Unclass Consult	$525,000	$16,525
34		University Of Utah electrical Distribution Utilit	Ken Garner Engineering Inc	Unclass Consult	$6,009,500	$16,525
35		University Of Utah fraser Laboratory 3rd Party E	R&r Environmental	Haz Mat Consult	$0	$39,250
36		University Of Utah high Temperature Water Utility	Staheli & Associates john Staheli	Insp Observ Ser	$50,000	$72,000
37		University Of Utah high Temperature Water Utility	Staheli & Associates john Staheli	Insp Observ Ser	$525,000	$72,000
38		University Of Utah high Temperature Water Utility	Staheli & Associates john Staheli	Insp Observ Ser	$6,009,500	$72,000

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Miscellaneous Services					
39		University Of Utah school Of Dentistry design	Mhtn Architects Inc	Design	$172,714	$1,771,425
40		University Of Utah school Of Dentistry design	Mhtn Architects Inc	Design	$1,400,177	$1,771,425
41		University Of Utah school Of Dentistry geotechni	Agec Stg	Geotechnical	$172,714	$11,500
42		University Of Utah school Of Dentistry geotechni	Agec Stg	Geotechnical	$1,400,177	$11,500
43		Usdc Evergreen Bldg. Hvac System Renovation	Whw Engineering Inc	Design	$57,751	$55,945
44		Usu Geology Building Reroof	Forsgren Associates	Design	$15,031	$6,800
45		Utah National Guard c-10 Hanger asbestos Abateme	Hill West Environmental Llc	Haz Mat Consult	$0	$21,930
46		Utah National Guard c-10 Hanger asbestos Abateme	Hill West Environmental Llc	Haz Mat Consult	$11,000	$21,930
47		Utah National Guard	Western Technologies Inc	Insp Observ Ser	$0	$8,607

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						JAiM
		tooele Armory - Kitchen Addit				
48		Utah National Guard tooele Armory - Kitchen Addit	Western Technologies Inc	Insp Observ Ser	$70,000	$8,607
49		Utah State Developmental Center woodland Housing	R&r Environmental	Haz Mat Consult	$0	$7,213
50		Utah State Developmental Center woodland Housing	R&r Environmental	Haz Mat Consult	$50,000	$7,213
51		Utah State University athletics Competition And T	Civil Solutions Group Inc	Geotechnical	$0	$9,380
52		Utah Valley University wee Care Center building	Earthtec Engineering Inc	Insp Observ Ser	$15,000	$18,802
53		Utah Valley University wee Care Center building	Earthtec Engineering Inc	Insp Observ Ser	$110,000	$18,802
54		Weber State University Stadium Restroom And Breeze	Mhtn Architects Inc	Design	$0	$34,000
55		Weber State University/weber County ice Sheet Add	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser	$78,139	$70,200
56		Wsu Dee Event Center Phase Iv Parking Lot Rehab	Project Engineering Consultants	Design	$43,975	$49,975
57		Wsu Technical Education Building Reroof	Scott P Evans Architect&assoc	Design	$61,414	$55,950

State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Miscellaneous Services					JAiM
58		Yuba Lake State Park Breakwater	Johansen & Tuttle Engineering	Design	$20,460	$27,563

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Construction					AiM
1		Administrative Office Of The Courts new Ogden Juv	Diamond Tree Experts	Const Site Imp	$0	$81,000
2		Administrative Office Of The Courts new Ogden Juv	Diamond Tree Experts	Const Site Imp	$260,000	$81,000
3		Administrative Office Of The Courts new Ogden Juv	Environmental Abatement Inc	Haz Mat Const	$0	$23,639
4		Administrative Office Of The Courts new Ogden Juv	Environmental Abatement Inc	Haz Mat Const	$260,000	$23,639
5		Cannon Health 4 Office Add Project	Rueckert Construction Company	Const Remodel	$0	$49,420
6		Datc Ada Upgrades	Randy Hadlock/ Hadlock Construction	Const Remodel	$58,306	$16,122
7		Datc Automotive Tech Painting	John Simmonds Painting	Const Remodel	$358,737	$21,500
8		Datc Electrical System Upgrade	Castor Electric	Const Remodel	$237,474	$16,877
9		Datc Electrical System Upgrade	True Power	Const Remodel	$237,474	$24,248
10		Department Of Alcoholic Beverage Control four Sou	Utah Correctional Industries	Const Remodel	$494,515	$34,807
11		Department Of Corrections central Utah Correction	Cml Rw Security Llc	Const Remodel	$436,135	$437,870
12		Department Of Corrections central Utah Correction	Sr Mechanical	Const Remodel	$282,064	$279,900
13		Department Of Corrections draper Prison - Timpano	Sbs Architectural Building Supply	Const Remodel	$88,421	$37,965

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Construction					
14		Dixie State University-val A. Browning Library Rem	Watts Construction	Const Remodel	$0	$1,084,605
15		Dixie State University-val A. Browning Library Rem	Watts Construction	Const Remodel	$990,481	$1,084,605
16		Djjs Weber Valley Reroof	North Face Roofing Inc	Roofing	$137,684	$123,100
17		Dnr Attorney And Conference Room Add	Rueckert Construction Company	Const Remodel	$0	$25,196
18		Dsbvi Two Office Add #321 And #325	Chad Husband Construction Inc	Const Remodel	$0	$10,897
19		Dwr Southeast Region Office Parking Lot Expansion	Nielson Construction	Paving	$87,500	$90,004
20		Install 1070 Lin Ft. Of 9 Gauge Fencing With 2" Sc	Roylance Fence Inc.	Const Remodel	$0	$11,235
21		Judy Ann Buffmire (ors) Office Add	Rueckert Construction Company	Const Remodel	$0	$26,571
22		Montezuma Creek Unhc Paving Improvements	Legrand Johnson Construction	Paving	$89,000	$86,564
23		Remodel State Courts Clerical Area Of Building	Dual A Construction	Const Remodel	$23,150	$41,300
24		Replace Dvr And Security Camera Upgrade	Advent Systems Inc	Const Remodel	$0	$16,053
25		Salt Lake Community College redwood Road Campus	Ralph Tye & Sons Inc	Const Remodel	$41,754	$64,406
26		Slcc Redwood Campus S & I Bldg. Condenser Water Pi	Commercial Mechanical Systems & Service	Const Remodel	$66,800	$39,301
27		Slcc Scc Dumpster Enclosure	Oma Construction	Const Remodel	$33,684	$23,815
28		Snow College Richfield-washburn Bldg Cosmotology A	Wasatch West Contracting	Const Remodel	$287,265	$169,000

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
29		Southern Utah University juniper Hall demolition	Schmidt Construction	Const Site Imp	$65,000	$94,500
30		Southern Utah University juniper Hall demolition	Schmidt Construction	Const Site Imp	$525,000	$94,500
31		Southern Utah University Utah Shakespearian Festi	Aj Construction	Const New Space	$229,700	$218,868
32		State Surplus Handrail Replacement	Randy Hadlock/ Hadlock Construction	Const Remodel	$25,851	$11,782
33		Sudc Boiler Plant Demolition	Hughes General Contractors Inc	Const Remodel	$100,000	$164,787
34		Sudc Boiler Plant Demolition	Hughes General Contractors Inc	Const Remodel	$2,136,439	$164,787
35		Suu Automation And Building Mechanical System Upg	Honeywell Building Solutions	Const Remodel	$209,000	$208,995
36		Tax Commission Reroof Of The Entire Building	Perkes Roofing Inc	Roofing	$357,505	$370,140
37		Two Conference Rooms Remodeled To Four Offices	Daw Construction Group Llc	Const Remodel	$0	$15,284
38		Utah College Of Applied Technology davis Atc - Bo	Carson Plumbing & Mechanical Inc	Const Remodel	$133,800	$139,578
39		Utah National Guard spanish Fork Armory lead Dus	Rocmont Industrial Corp	Haz Mat Const	$350,000	$157,045

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
	Construction					JAiM
40		Utah State Developmental Center heather Building	Rocmont Industrial Corp	Haz Mat Const	$100,000	$39,024
41		Utah State Developmental Center woodland, Sunset,	Rocmont Industrial Corp	Haz Mat Const	$100,000	$23,429
42		Utah State Hospital beesley Building lead Abatem	Rocmont Industrial Corp	Haz Mat Const	$95,000	$21,274
43		Utah State Hospital beesley Building lead Abatem	Rocmont Industrial Corp	Haz Mat Const	$20,427,000	$21,274
44		Utah State Tax Commission bus Duct Replacement	Patriot Construction	Const Remodel	$126,316	$52,550
45		Utah State University athletics Competition And T	Okland Construction Company, Inc.	Const New Space	$0	$25,000
46		Utah Valley University lower Plant Chiller Replac	Commercial Mechanical Systems & Service	Const Remodel	$125,260	$424,317
47		Utah Valley University wee Care Center	Zwick Construction Company	Const New Space	$1,700,000	$2,959,573
48		Uvu Elevator Improvements	Wade Payne Construction Inc	Const Remodel	$225,470	$246,800
49		Uvu Geneva Site 1 Phase I	S & L Landscaping & Excavating Inc	Const Remodel	$850,000	$124,500

State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C;Award Date >= 01/17/2013; and less than 03/18/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAiM
50		Weber State University ogden And Davis Campuses	Cci Mechanical Service	Const Remodel	$400,000	$303,604
51		Wfs Cedar Fire Panel Replacement	Mountain Alarm Corp	Const Remodel	$50,000	$29,725
52		Wsu Medium Voltage Substation Upgrades	Power Electric Company	Const Remodel	$445,570	$304,500

DFCM

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

Mar-13

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		8,729,997.28	7,415.55				
	INCREASES TO CONTINGENCY RESERVE FUND							
	FUNDING							
12222	USDC	Evergreen Bldg HVAC Replacement	64,970.00	-	-	NA	Pending	#DIV/0!
12214	State Hospital	Slate Canyon Spring Development	27,321.00	-	-	0.00%	Construction	54%
12202	Courts	Matheson Front Counter Remodel	14,960.00	-	-	NA	Design	#DIV/0!
12194	SLCC	RRC Lifetime Activities Ctr Locker Room Tile	14,745.00	-	-	0.00%	Construction	53%
12198	SLCC	Miller Campus MFEC Bldg Carpet	8,578.00	-	-	NA	Pending	#DIV/0!
12196	SLCC	RRC Const Trades Bldg Furniture/Carpet	7,200.00	-	-	NA	Pending	#DIV/0!
12195	SLCC	RRC Technology Bldg Rm 207 & 209 Furniture	7,200.00	-	-	NA	Pending	#DIV/0!
12212	Courts	Provo Juvenile Fire Panel Replacement	4,841.00	-	-	0.00%	Construction	77%
12191	SLCC	SCC Replace AHU 16 Enclosure	4,558.00	-	-	NA	Pending	#DIV/0!
12213	Courts	Orem Juvenile Probation Office Remodel	4,000.00	-	-	NA	Design	#DIV/0!
12193	SLCC	SCC Garbage Dumpster Containment	3,200.00	-	-	NA	Design	#DIV/0!
12211	ABC	St George Store AC Unit Replacement	2,726.00	-	4,000.00	NA	Design	#DIV/0!
12038	DNR/DWR	Cache Hunter Ed Bldg Well House	2,589.00	-	-	NA	Closed	#DIV/0!
12215	DWS	Metro Fire Panel Emergency Upgrade	998.00	-	1,402.00	4.01%	Construction	98%
	DECREASES TO CONTINGENCY RESERVE FUND							
	NEW CONSTRUCTION							
10036	SLCC	RRC New Insructional and Admin Complex	(53,096.00)	-	411,548.00	1.49%	Construction	2%
06291	USTAR	UU Neuroscience Research Center	(42,641.31)	-	4,279,157.97	3.20%	Construction	99%
09024	SLCC	SCC Center For New Media Bldg	(35,771.88)	-	1,012,336.69	2.53%	Construction	72%
11064	Tooele	Applied Technology College Campus	(24,630.97)	-	33,584.30	0.27%	Design	0%
02243	U OF U	Museum Of Natural History	(20,253.43)	-	522,247.41	0.72%	Construction	99%
10285	UDOT	Kamas Maint Station Replacement	(17,397.99)	-	129,025.09	8.60%	Construction	50%
10288	UNG	Beaver Armory Remodel	(13,754.65)	-	74,558.98	4.30%	Construction	89%
11072	Vernal DNR	New Wildlife Office	(9,027.60)	-	131,566.55	5.76%	Construction	99%
06297	Dixie	Holland Centennial Commons	(7,241.26)	-	988,251.10	2.68%	Construction	82%
11077	WSU	Professional Classrm Bld And Central Plant	(4,701.62)	-	(62,667.82)	-0.19%	Construction	0%
10255	UNG	Logan Armory Remodel	(2,682.95)	-	79,383.42	8.11%	Construction	73%
	REMODELING							
11153	SOB	Das Security Upgrades Phase 11	(39,401.44)	-	60,513.48	27.51%	Design	76%

DFCM

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

Mar-13

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		8,729,997.28	7,415.55				
12210	UNG	Spanish Fork Armory Lead Dust Remediation	(25,638.00)	-	87,978.00	7.33%	Construction	2%
10284	UBATC	Roosevelt Bldg Hvac System Improvements	(21,290.00)	-	46,495.00	6.64%	Construction	13%
11143	Dixie	State College Browning Library Classroom ADTN And Remodel	(15,391.47)	-	89,854.10	4.93%	Construction	4%
11063	Freeport	Ctr Warehouse Multi-Agency Improvements	(12,614.15)	-	432,425.89	14.75%	Construction	91%
12187	Health	CCTV Security System	(10,023.60)	-	10,023.60	3.13%	Construction	4%
10220	CPB	SOB East Staircase Improvements	(9,110.20)	-	48,399.20	15.12%	Construction	9%
11190	USH	Seasonal Equipment Shed	(8,155.94)	-	8,155.94	3.93%	Construction	0%
11184	SUU	Music & Multi Purpose Accoustical Upgrade	(5,569.00)	-	5,569.00	9.35%	Construction	0%
12097	SLCC	SSC/Jordan Waterless Urinals to Low Flow	(2,435.00)	-	2,435.00	9.74%	Construction	56%
12001	SUU	Stair Replacement Between Music & ELC Bldgs	(1,716.00)	-	68,921.75	12.91%	Construction	90%
11158	Slate Canyon	Youth Facility Control Room Upgrade	(1,543.87)	-	59,258.94	15.41%	Construction	59%
	PLANNING / OTHER							
00000	DFCM	To FY13 DFCM Admin Per 2012 Senate Bill #6 Item #15	(82,300.00)	-	82,300.00	100.00%	dministration	NA
	TOTAL		8,431,494.95	7,415.55				

DFCM

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

Apr-13

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		8,431,494.95	7,415.55				
	INCREASES TO CONTINGENCY RESERVE FUND							
	FUNDING							
		NONE						
	OTHER INCREASES							
06292	USTAR	USU Life Science Research Center	92,968.49	-	2,326,629.16	3.89%	Closed	100%
09218	UDOT	Strawberry Maintenance Station Replacement	8,541.38	-	165,632.83	8.15%	Closed	100%
09242	National Guard	Fillmore National Guard Armory Remodel	6,015.60	-	88,973.70	12.49%	Closed	100%
11066	Wellsville DOT	Maintenance Stn Replacement	5,947.90	-	180,676.14	8.79%	Closed	100%
10184	Dixie	Heating Plant High Voltage Upgrade	1,997.84	-	72,268.01	9.40%	Closed	99%
	DECREASES TO CONTINGENCY RESERVE FUND							
	NEW CONSTRUCTION							
10036	SLCC	RRC New Insructional and Admin Complex	(60,382.00)	-	471,930.00	1.71%	Construction	71%
10287	UNG	Cedar City Armory Remodel	(41,118.44)	-	124,825.16	7.67%	Construction	100%
10254	UNG	Ogden Armory Remodel	(15,245.40)	-	72,996.95	6.10%	Construction	100%
02243	U OF U	Museum Of Natural History	(5,965.52)	-	528,212.93	0.59%	Construction	98%
06297	Dixie	Holland Centennial Commons	(5,816.00)	-	994,067.10	2.42%	Construction	99%
10285	UDOT	Kamas Maint Station Replacement	(1,884.85)	-	130,909.94	4.54%	Construction	98%
07310	USU	Agriculture Building	(450.50)	-	1,909,996.58	4.06%	Construction	99%
	REMODELING							
11063	Freeport	Ctr Warehouse Multi-Agency Improvements	(89,950.13)	-	522,376.02	8.06%	Construction	94%
12168	OWATC	Culinary Arts Dock Improvements	(30,458.97)	-	30,458.97	6.09%	Construction	94%
10208	DOC/CUCF	Perimeter Security Upgrade	(22,085.02)	-	45,765.69	3.83%	Construction	94%
10220	CPB	SOB East Staircase Improvements	(18,348.82)	-	66,748.02	9.41%	Construction	98%
10167	CEU	San Juan Admin Bld Replace/Demolition/Landscape	(14,846.35)	-	129,404.44	13.76%	Complete	100%
09043	Courts	3rd District Juvenil Court Upgrade Interior Lights	(8,748.79)	-	139,324.10	18.08%	Complete	98%
11115	Farmington Courts	Facility ADA Courtroom And Exterior Entrance Improvments	(8,201.58)	-	26,545.63	9.08%	Construction	99%
12210	UNG	Spanish Fork Armory Lead Dust Remediation	(6,222.00)	-	94,200.00	7.85%	Construction	96%
11324	Health	Cannon Kitcchen Cabinets/Firewall Repair	(4,695.00)	-	4,695.00	6.33%	Construction	88%
10043	DOH	Medical Examiners Bld Replace Cadaver Cooler Units	(2,152.00)	-	18,871.00	22.54%	Complete	100%
12183	DATC	Boiler Replacement	(1,807.00)	-	1,807.00	1.13%	Construction	6%
11153	SOB	Das Security Upgrades Phase 11	(1,777.88)	-	62,291.36	28.31%	Construction	85%
08067	Courts	Matheson Concrete Settling Repairs	(155.00)	-	23,264.78	2.76%	Closed	100%
	TOTAL		8,206,654.91	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 #005

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 #050	Provide a temporary construction access road around the entire building to allow all weather access.	3	Statewide Contingency Fund	$53,096	0
Total				$53,096	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: _____

By DFCM Project Manager: _____ Date: 1/24/2013

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 #006

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 #02r1	Revisions to 4th floor finishes as per SLCC President	2	SLCC Funds	$16,545	0
PCO #018	Provide lintel and jamb reinforcing due to an increase in mechanical opening in the tunnel	3	Statewide Contingency Fund	$707	0
PCO #031	Revisions cooling tower CT-1 and associated natural gas pipe rerouting	3	Statewide Contingency Fund	$2,049	0
PCO #040	Provide geofoam blocks on the east side of the utility tunnel to limit pressure on the tunnel lid as per the structural engineer	3	Statewide Contingency Fund	$20,769	0
PCO #048	Provide doors and hardware for doors 003B,003C & 003D	6	Statewide Contingency Fund	$1,186	0
PCO #033r1	Revise precast window sills, flashings and caulking	5	Statewide Contingency Fund	$12,919	0
PCO #045	Provide copper drain piping for roof hose bib for freeze protection	6	Statewide Contingency Fund	$986	0
PCO #013r2	Revisions to the cooling tower/generator enclosure due to generator manufacture required clearance for air intake and exhaust.	3	Statewide Contingency Fund	$20,357	0
PCO #055	Add HVAC grills and sound boots for level 4	6	Statewide Contingency Fund	$1,409	0
PCO #056r1	Provide concrete footing for the Art Work. This is to be paid by the Utah Arts Council	1	Project Art Budget	$1,779	0
Total				**$78,706**	**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: _____

By DFCM Project Manager: _____ Date: 1/24/13

STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management | DFCM

Change Order Justification Statement

PROJECT NAME: U of U USTAR Sorenson Molecular Biotechnology Building
PROJECT NO.: 06291750
CONTRACTOR: Layton Construction Company
CONTRACT NO.: 097183
DATE: January 2, 2013
CHANGE ORDER NO.: #85

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

PCO CR	Description	Category	Funding Source	Amount	Time
597	Connect CMP Room sanitary sewer directly to existing sanitary sewer	Design Omission	Project contingency	$2,097	
611	Provide occupancy sensors in 12 rooms noted in CR	Design Omission	Project contingency	$16,539	
616	Provide 2 flammable exhaust vents for fume hoods in CMP & OMVPE rooms	Design Omission	Project contingency	$11,891	
623	Install new drain pan for humidifier section of makeup air unit	Design Omission	Project contingency	$9,740	
Total				$40,267	0

By: David A. McKay, Project Manager

STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management — DFCM

Change Order Justification Statement

PROJECT NAME: U of U USTAR Sorenson Molecular Biotechnology Building
PROJECT NO.: 06291750
CONTRACTOR: Layton Construction Company
CONTRACT NO.: 097183
DATE: January 4, 2013
CHANGE ORDER NO.: #86

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

PCO CR	Description	Category	Funding Source	Amount	Time
602	Power modifications in the Ostafin lab	University request	University funds	$2,320	0
607	Modification on overhead door controls to assure door closure	Unforseen condition	Project contingency	$369	0
613	Drain system modifications to prevent fouling of the AWN system	Omission	Project contingency	$17,343	0
614	Modification trench drain in Gas Chem Storage Area	Omission	Project contingency	$1,314	0
618	Misc. drywall changes	Authorized use of cont'r contingency	Contractor contingency	0	0
619	Code changes requiring railing & trench cover changes	Authorized use of cont'r contingency	Contractor contingency	0	0
626	Rewire duct detector and disable duct damper IAW Campus Fire Marshal	Request of Campus F.M.	Project contingency	$5,732	0
628	Relocate fire extinguisher to eliminate false alarms at the Mija sensor	Unforseen condition	Project contingency	$1,105	0
629	Changes in medical gas piping in Vivarium	University request	University funds	$4,870	0
633	Replace lost attic stock	Authorized use of cont'r contingency	Contractor contingency	0	0
Total				**$33,053**	**0**

By: David A. McKay, Project Manager

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: Cedar City Armory Upgrade
AGENCY: Utah National Guard
CONTRACTOR: Wade Payne Construction

PROJECT NUMBER:10287470
CONTRACT NUMBER:127298
DESIGNER: JSA 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
4	Change Kitchen door to accommodate kitchen equipment removal and installation	3	Contingency	$2,437.17	
11	Labor and equipment to dewater tunnel	3	Contingency	$695.75	
14	Create new electrical room for convenience	3	Contingency	$2,932.14	
17R.1	Demo evac cooler rm120; remove and relocate diffusers; provide door grills	6	Contingency	$1,800.90	
18R.1	Extend roof drain away from building	3	Contingency	$745.35	
27	Add hard lid ceiling vestibule 132 & scullery 130	6	Contingency	$1,401.86	
29	Relocate split system in new IT room	3	Contingency	$768.02	
33	Paint CMU Shed wall and 5 man doors	6	Contingency	$2,886.50	
35	Add door hold open devices per fire marshal requirements	6	Contingency	$4,319.43	
40	Add force protection landscape boulders	3	Contingency	$2,150.50	
41	Modifications to hood fire suppression system	3	Contingency	$2,044.14	
42	Add wall lights at shed underground power cut during trenching	3	Contingency	$1,196.00	
44				$529.93	
45R.2	Add New Door & Hardware 107A	6	Contingency	$1,691.56	
47	Change smoke detectors to heat detectors	5	Contingency	$500.45	
48R.1	Add LED lighting to back of shed	6	Contingency	$3,089.79	
49	Add switching for Drill Hall Lights	6	Contingency	$317.18	
	Credit for allowance not used			($85.94)	
Total					

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: _____

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 #66

PROJECT NAME: Center for New Media
AGENCY: Salt Lake Community College
CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
CONTRACT NUMBER: 107073
DESIGNER: GSBS 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, and 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-469	CFNM - Window revisions in room 1-38	5	Statewide Contingency Fund	$706	
PCO-477r1	CFNM – Change area under the northeast stairway #4 into a storage area as per SLCC	3	SLCC Funds	$11,811	
PCO-478	CFNM – Add waterproofing to the floor and curb of the mechanical penthouse	3	Statewide Contingency Fund	$10,557	
PCO-479	CFNM – Add a VFD for pump P-24 and delete the VFD for pump P-23	5	Statewide Contingency Fund	$0	
PCO-480	CFNM – Provide lighting in the mechanical penthouse	6	Statewide Contingency Fund	$3,518	
PCO-483	CFNM – acoustical panel revision in the studio spaces	3	Statewide Contingency Fund	($8,349)	
PCO-484	CFNM – Eliminate CUH-6 and associated piping that has not been installed to date	3	Statewide Contingency Fund	($92)	
PCO-485	CFNM – Clean and repoint brick in area A plaza as per the direction of SLCC	2	SLCC Funds	$922	
PCO-486r1	CFNM – Add ladders for the sound stage and photography studio	6	Statewide Contingency Fund	$3,471	
PCO-487	CTE – Change waterless urinals to low flow urinals as per the SLSD and SLCC	2	SLCC Funds	$4,134	
PCO-488	CFNM – revision to door 1-111B hardware	6	Statewide Contingency Fund	$1,456	
PCO-489	CFNM – Relocate junction box in the Midi Mixing Classroom	3	Statewide Contingency Fund	$882	
Total				**$29,016**	**0**

CATEGORY (REASON):.0

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: 1/24/2013

4110 State Office Building, Salt Lake City, Utah 84114 Phone: 801-538-3018 Fax: 801-538-3267 http://dfcm.utah.gov

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 # 5

PROJECT NAME: DATC Freeport D-5 Remodel
AGENCY: DATC
CONTRACTOR: Landmark Companies Inc.

PROJECT NUMBER: 11063310
CONTRACT NUMBER: 137512
DESIGNER: JRCA 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 # 16	Install facia at perimeter of roof. Existing damage	3	Statewide contingency	$1,435.20	
PCO #18	Add Carpet to new office area	2	Agency Funded	$19,842.70	
PCO #19	Replace existing ols fire doors	3	Statewide Contingecy	$9,509.50	
PCO #20	Repairs to existing and extend wood framing to existing deck	3	Statewide contingency	$7,523.99	
PCO #21	State Fire Marshall requirement hydraulic calculations entire remodel area	3	Statrewide Contingency	$2,952.68	
PCO #22	Remove old furnace and exhaust fans to accomadate header repairs and windows	3	Statewide Contingency	$327.75	
PCO # 23	Change 11/2 " Z furning to 21/2" metal studs	3	Statewide contingency	$1,285.93	
PCO # 24	Run circuit to accoamdat new enatance sign	3	Statewide Contingency	$747.50	
PCO # 25	Cost to add gyp board trim at 3 column locatins	3	Statewide Contingency	$ 910.46	
PCO # 27	Replace broken damaged hose bib in front of building	3	Statewide Contingency	$256.86	
TOTAL				**$44,792.54**	

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: _____

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER # 6

PROJECT NAME: DATC Freeport D-5 Remodel
AGENCY: DATC
CONTRACTOR: Landmark Companies Inc.

PROJECT NUMBER: 11063310
CONTRACT NUMBER: 137512
DESIGNER: JRCA 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
17	Provide edge detail to south rake on roof, Terminate roof membrane to accomadate existing	3	Statrewide Contingency	$2,485.15	
26	Provide ceramic tile in RestroomsTrim tile not shown on plans	1,2,3	Statewide Contingency	$6,022.55	
28	Install new copper lines to all 7 swamp coolers in shop. Old ones leaking a inoperable	1,2,3	Statewide Contingency	$2,968.66	
30	Install Security cameras for security	1,2,3	Statrewide Contingency	$18,261.65	
31	Repairs to existing broken riser on fire line	3	Statewide contingency	$656.98	
				$30,394.99	

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: February 27, 2013

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 # 7

PROJECT NAME: DATC Freeport D-5 Remodel
AGENCY: DATC
CONTRACTOR: Landmark Companies Inc.

PROJECT NUMBER: 11063310
CONTRACT NUMBER: 137512
DESIGNER: JRCA Architects

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PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
33	Add Additional lights for the cxlassrooms the existing is very dim	1,2,3	Statewide Contingency	$2,797.03	
34	Provide panel skirts on north classroom wall	1,2	Statewide Contingency	$559.87	
35	Install backlit box for the exterior sign as per PR 8	1,2,3	Statewide Contingency	$3,575.96	
36	Raise the drains in the Restrooms to proper floor level	3	Statewide Contingency	$230.00	
38	Fabricate and install 20 ea. 3x3x3/16 Steel columns. Cut existing old window rollers out.	3	Statewide Contingency	$5,335.22	
39	Provide labor and materials to install supports in walls as per Reavley Engineers	3	Statewide Contingency	$2,258.22	
				$14,756.30	

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: February 27, 2013

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 #7

PROJECT NAME:Freeport Warehouse C-6 Improvements
AGENCY: - DFCM - DNR
CONTRACTOR:Saunders Construction

PROJECT NUMBER: 11063310
CONTRACT NUMBER: 127290
DESIGNER: WPA 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.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
Fill Vault	Found vault in area of ramp and had to fill with flowable fill.	Unknown	Project Contingency	$19,849.00	0
Lights	Add four additional lights to the Upgrade of Lights in C-6 North bay	DFCM Scope	Project funds approved by Building Board from National Guard Improvement funds	$1,629.55	0
Overhead doors	Replace motors on two over head doors to make operable.	DFCM Scope	50 % Project funds approved by Building Board from National Guard Improvement funds 50% DWS funds as approved in below email by Ray Caldwell.	$4,665.55	0
Total				$26,144.10	0

By DFCM Project Manager: Darrell Hunting_____ Date: 2/25/2013

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

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

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
Pr-1r	Replace the Security control Station located in the govenors office. Not addressed in bid docs.	6	contingency	$ 5,978.97	0
Pr-3r	Provide new fiber connection to 5 outdoor camera locations. The original Capitol remodel plans indicated that fiber existed at these locations. The engineer relied on that information from a 3rd source without investigating what actually existed. This price includes a subcontractor to install new fiber for long underground runs and in cable tray within the building. It also includes the labor that Americam expended to actually trace and verify the existing systems so that the correct solution could be determined. As a side note the existing system was not Code compliant because it mixed low voltage and line voltage conductors.	5	contingency	$ 17,502.34	123 This can not be done Until the ent of Session and warmer weather
Pr-5	This change was required to match the existing Capitol wiring systems.	3	contingency	$ 6,559.80	0
Pr-6	This cost was to remedy the poor line of sitefor cameras and avoid additional high mounted camera locations. The existing cameras did not provide adequate line of site for critical areas.	3	contingency	$ 6,288.02	00
Pr-7r	Provide and program 1 single joy stick control for the main control room. This is a control method that they prefer and utilized with the old system	6	contingency	$ 1,231.63	0
Pr-8	Camera changes required to adapt to and not damage the State Capitol finish surfaces and moldings. The engineer did not verify surface at camera locations and specified incorrect camera type.	5	contingency	$ 1,840.68	0
Total				$ 39,401.44	123

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 Brian Boles Date: 1-28-13

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 # 1

PROJECT NAME: OWATC Culinary Arts Remodel
AGENCY: OWATC
CONTRACTOR: Partiot Construction

PROJECT NUMBER: 12168240
CONTRACT NUMBER:
DESIGNER: Bertoldi 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
CCD 1	Repair floor tile in Kitchen, Revise SS connection to accomadate new Dishwasher, Move grease trap	3	Statewide Contingency	$2,750.00	17 Days
CCD 2	Move Waterlines South wall for new hood	3	Statewide Contingency	$5,106.00	
CCD 2	Install new 38' Drop Wall to accomadate new waterlines so. wall	3	Statewwide Contingency	$1,861.00	
CCD 2 RFP 4	Install 72' fur out wall to accomadate new Refer unit	3	Statewide Contingency	$3,972.40	
RFP 4	Install new door frame	1,2,	Project Funds	$1,530.10	
RFP 4	Add Ceiling in dish washer room	1,2,	Project Funds	$1,086.03	
RFP 4	Add new tilesto hallway 117	1,2	Project Funds	$671.22	
CCD 3	Demo outletseast wall for new sink	3	Statewide Contingency	$110.00	
CCD3	Install FA pull station by exit, New location	3	Statewwide Contingency	$275.00	
CCD 3	Add epoxy Floor in Rm 112,113	1,2,	Project Funds	$5,489.00	
CCD 3	Demo and install 5 heat detectors	1,2,	Project funds	$275.00	
CCD 3	Replace Janitors sink drain and faucet	3	Project Funds	$284.00	
CCD 3	New Hose Bib move into storage room	1,2,	Project funds	$664.00	
CCD 3	Add ¾" waterline south wall for ovens	3	Statewide Contingency	$5,106.00	
CCD 3	Add 11/2" drain line so. Wall for ovens	3	Statewide Contingency	$1,095.00	
CCD 3	New FRP in Janitors closet	1,2,	Project Funds	$243.00	
~~CCD 4~~	~~Add Crickets around new RTU~~	3	~~Statrewide~~ Contingency	$1,742.40	
CCD 5	Demo and patch ceiling around foldable doors	3	Statrewide Contingency	$ 2,018.50	
TOTAL				**$28,740.20**	**17 Days**

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: February 7, 2013

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 #4

PROJECT NAME: Span Fork UNG HVAC Upgrades — PROJECT NUMBER: 12210470
AGENCY: UNG / DFCM — CONTRACT NUMBER: 137565
CONTRACTOR: Tod Packer HVAC — DESIGNER: WHW Engineering, Inc.

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#4 1	It was discovered that a existing duct system to be replaced did not meet code for fire detection and a system would have to be designed and installed to pass inspection.	3	Project Funds		00000
PR#4 2	It was proposed by DFCM Facilities and UNG to install a supply and return duct system to the Learning Center Room to be able to climatize the room when used.	2	Project Funds		00000
PR#4 3	It was proposed to install a restroom style 2' X 4' ceiling tile in the facility locker room to help prevent mold, mildew and create the ability to washdown and disinfect when cleaning	1 & 2	Project Funds		00000
PR#4 4	It was proposed to seal off the tops of the CMU walls of the HWT room and modify existing duct work to isolate room to properly heat.	1 & 2	Project Funds	$8,492.00	00000
Total				$8,492.00	00000

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: R J Anderson Date: 1/2/13

4110 State Office Building, Salt Lake City, Utah 84114 Phone: 801-538-3018 Fax: 801-538-3267 http://dfcm.utah.gov

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 #5

PROJECT NAME: Span Fork UNG HVAC Upgrades
AGENCY: UNG / DFCM
CONTRACTOR: Tod Packer HVAC

PROJECT NUMBER: 12210470
CONTRACT NUMBER: 137565
DESIGNER: WHW Engineering, Inc.

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.

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PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#5 1	It was discovered that a existing ceiling was a hard ceiling in the janitor's closet. The ceiling required demolition to reach lead-dust contamination to clean. Cost reflects new track, grid & washable ceiling tile installation.	3	Project Funds		00000
PR#5 2	It was discovered that approx. 4 each roof drain bans were leaking and required repair.	3	Project Funds		00000
PR#5 3	It was discovered that existing roof-top units (28) wiring required extending or replacement due to the elevation change due to the new roof and roofing material.	3	Project Funds		00000
PR#5 4	The existing swamp cooler (3) curbs located over the FMS side were removed during the abatement/roof removal phase of the project under the direction of DFCM Project Manager. They were to remain and now require re-installation.	1	Project Funds	$10,924.00	00000
Total				$10,924.00	00000

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition

By DFCM Project Manager: R J Anderson Date: 1/8/13

STATE OF UTAH · DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management — DFCM

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #6

PROJECT NAME: Span Fork UNG HVAC Upgrades
AGENCY: UNG / DFCM
CONTRACTOR: Tod Packer HVAC

PROJECT NUMBER: 12210470
CONTRACT NUMBER: 137565
DESIGNER: WHW Engineering, Inc.

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#6 1	The light sensors, approx. 10 each that controlled lights to the battalion offices and classrooms were damaged during ceiling demolition and require replacement.	1	Project Reserve	2,053.00	
PR#6 2	The support legs for the roof-top support units were damaged during removal of the lead-containing roofing material. New support legs were required to stabilize the units.	1	Project Reserve	2,473.00	
Total				$4,526.00	

CATEGORY (REASON):
1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition

By DFCM Project Manager: R Clinton Date: 1/29/13

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 #7

PROJECT NAME: Span Fork UNG HVAC Upgrades
AGENCY: UNG / DFCM
CONTRACTOR: Tod Packer HVAC

PROJECT NUMBER: 12210470
CONTRACT NUMBER: 137565
DESIGNER: WHW Engineering, Inc.

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.

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PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#7	It was discovered that the existing placement of the data cable located above the track, grid and tile ceiling did not meet code as discovered through code inspection. The cable is required to be secured and suspended off of the ceiling.	3	Project Reserve	1,696.00	46 days
Total				$1,696.00	46 days

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition

By DFCM Project Manager: R Anderson Date: 1/29/13

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 #3

PROJECT NAME: UBATC Remodel
AGENCY: UCAT - UBATC
CONTRACTOR: Ralph Tye & Sons, Inc

PROJECT NUMBER: 10284250
CONTRACT NUMBER: 127689
DESIGNER: Van Boerum & Frank Assoc.

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
#10	Boiler Feed system	Unknown	Contingency Funds	$3,432.00	0
#14	Heat pump condensate piping	Unknown	Contingency funds	$14,131.00	0
#16	Heat pump fire alarm shut down	Unknown	Contingency funds	$2,145.00	0
#Elec Cab Trim	Electrical cabinet trim	Unknown	Contingency funds	$1,582.00	0
Total				$21,290.00	

CATEGORY (REASON):

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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: Darrell Huntig_____ Date: 2-11-2013

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

Mar-13

PRJT. #	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	% of Constr. Budget
	BEGINNING BALANCE	**6,214,150**	**968,481**		
	INCREASES TO PROJECT RESERVE FUND:				
	None				
	DECREASES TO PROJECT RESERVE FUND:				
11064280	Tooele ATC Campus	(250,000.00)		Additiional Funds Needed To Construct Project	1.79%
	DFCM FY'13 Budget	(200,000.00)		Per 2012 SB#6, Item #15	
12215920	DWS Metro Fire Panel Upgrade	(5,237.00)		To Award Construction Contract	14.96%
	ENDING BALANCE	**5,758,913.04**	**968,481.36**		

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

Apr-13

PRJT. #	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	% of Constr. Budget
	BEGINNING BALANCE	**5,758,913**	**968,481**		
	INCREASES TO PROJECT RESERVE FUND:				
10263420	STATE HOSPITAL FORENSIC BLDG LOCK AND HARDWARE REPLACEMENT	72,193.16		Balance of Construction, Inspection & Insurance Budgets	12.03%
10222050	CPB DUP MUSEUM HVAC IMPROVEMENTS	33,579.75		Balance of Construction, Inspection & Insurance Budgets	33.58%
11074550	OGDEN CRIME LAB SHOOTING RANGE HVAC	29,756.68		Balance of Construction, Inspection & Insurance Budgets	16.62%
10039150	MATHESON COURTHOUSE CONCRETE REPLACEMENT/REPAIRS	27,830.41		Balance of Various Project Budgets	4.28%
11079310	OGDEN REGIONAL CENTER PARK STRUCTURE REPAIRS AND COATING	25,850.13		Balance of Various Project Budgets	7.01%
10047210	BATC WEST CAMPUS HVAC SYS UPGRADE	4,166.67		Balance of Construction, Inspection & Insurance Budgets	1.28%
11067150	LOGAN DISTRICT COURT BLDG SECURITY UPGRADES	2,273.84		Balance of Inspection & Insurance Budgets	0.55%
11047100	DRAPER PRISON MAXIMUM SECURITY UINTA SECTIONS #1-4 SURVEILLANCE	614.31		Balance of Construction Budget	0.17%
	DECREASES TO PROJECT RESERVE FUND:				
11065420	STATE HOSPITAL BUILDING CONSOLIDATION	(359,000.00)		To Award Construction Contract	3.59%
11053790	UVU TRADES BLDG ELEVATOR REPLACEMENT	(21,330.00)		To Award Construction Contract	7.90%
	ENDING BALANCE	**5,574,847.99**	**968,481.36**		