

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, June 2, 2004
Utah State Capitol
Room 303
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of May 5, 2004** Tab 1
- (Action) 2. **Capital Development Prioritization Process**..... Tab 2
- (Information) 3. **DFCM Claim Resolution Process** Tab 3
- (Information) 4. **Weber State University Planning Efforts** Tab 4
- (Action) 5. **Reallocation of Capital improvement Funds at Department of Corrections**
..... Tab 5
- (Information) 6. **Administrative Reports** Tab 6
- University of Utah
 - Utah State University
- (Information) 7. **Administrative Reports for DFCM** Tab 7
- (Information) 8. **Other** Tab 8
- VBS Schedule

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 Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



Olene S. Walker
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: May 5, 2004
Subject: **Approval of Minutes of May 5, 2004**

Attached for your review and approval are the Utah State Building Board meeting minutes from May 5, 2004

FKS:sll

Attachment

Utah State Building Board



MEETING

May 5, 2004

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice Chair
Steven Bankhead
Manuel Torres
Katherina Holzhauser
Darren Mansell
Cyndi Gilbert
Richard Ellis (Ex-Officio)

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Blake Court	Division of Facilities Construction & Management
Jeff Reddoor	Division of Facilities Construction & Management
Wayne Smith	Division of Facilities Construction & Management
Vic Middleton	Division of Facilities Construction & Management
Rick James	Division of Facilities Construction & Management
Darrell Hunting	Division of Facilities Construction & Management
Dan Clark	Division of Facilities Construction & Management
Bob Anderson	Division of Facilities Construction & Management
Tim Tucker	Division of Facilities Construction & Management
Bill Bowen	Division of Facilities Construction & Management
Craig Wessman	Division of Facilities Construction & Management
Brent Windley	Utah State University
Kevin Womack	Utah State University
Mark Spencer	Utah System of Higher Education
Matt Rich	Jacobsen Construction
Jackie McGill	Spectrum Engineers
RoLynne Christensen	VCBO Architecture

Mike Perez	University of Utah
John W. Huish	University of Utah
Pieter J. van der Have	University of Utah
Raymond Duda	Utah National Guard
Jim Michaelis	Utah Valley State College
Dennis Geary	College of Eastern Utah
Jim Evans	Mountainland ATC
Rob Brems	Mountainland ATC
Gregory G. Fitch	Utah College of Applied Technology
Stan Plewe	Dixie State College
Michael Wollenzien	USOR
Kim Wixon	DOH
Michael Jensen	State Fire Marshal
E. Bart Hopkin	Department of Human Service
Greg Peay	Department of Corrections
Bill Juszczak	Utah Department of Transportation
Wendy Mabey	Owen & Associates
Robyn Smith	HFS Architects
Stacy Meyer	HFS Architects
Jeremy Blanck	Okland Construction
Gary Adams	Department of Workforce Services
Clay Christensen	Alpine School District

On Wednesday, May 5, 2004, the Utah State Building Board held a regularly scheduled meeting in room 303 of the Utah State Capitol, Salt Lake City, Utah. Chairman Larry Jardine called the meeting to order at 9:00am. Keith Stepan excused Camille Anthony from the meeting.

Mr. Stepan mentioned the Building Board would hold a working session after the formal meeting to focus on the process the Board uses to prioritize buildings.

A handout honoring the Performing Arts Center at Snow College was distributed. This project has won several in-state awards, as well as national awards by the College of Planning and Management. The building was on time, on budget, and has set standards for performing art centers throughout the State.

APPROVAL OF MINUTES OF MARCH 17, 2004

Chair Jardine sought a motion to approve the minutes.

MOTION: Manuel Torres moved to accept the meeting minutes of March 17, 2004. The motion was seconded by Katherina Holzhauser and passed unanimously.

□ ALLOCATION OF FY2005 CAPITAL IMPROVEMENT FUNDS

Kent Beers referred to DFCM's recommendations for the allocation of FY2005 capital improvement funds. DFCM staff reviewed each of the improvement requests from state agencies and institutions of Higher Education in an attempt to address the highest priority needs across the state. This year DFCM received approximately \$170 million in requests for funding from the state agencies and institutions of Higher Education. The Legislature granted approximately \$43.9 million. DFCM worked with the agencies and institutions to minimize the \$170 million list to the \$43.9 million figure.

DFCM primarily focused on issues relating to critical repairs in HVAC, structural and electrical systems as well as infrastructure items. Issues relating to life safety were given a higher priority. In general, remodeling and the addition of new space were given a lower priority, although some projects were included.

Documents were identified summarizing the prioritization process. Mr. Beers referred to the summary of replacement costs of facilities versus the share of FY2005 capital improvement funding. The document showed that of the \$44 million allocated this year, \$24,573,800 went to Higher Education which represented 61% of the funding. State agencies received \$16 million and represented 39% of the funding. The share of funding received from the buildings in Higher Education represented 66% of the funding. Of the .9% of funding DFCM received, the buildings in Higher Education represent 66% and state agencies represent 34%.

Mr. Beers referred to the next report summarizing capital improvement funding for FY2001-FY2005. This document provided a history of funding over the years and showed a history each agency and institution has received in funding from capital improvements.

The FY2005 capital improvement projects were acknowledged in a document which identified the agency and a brief description of the project, the requested amount of funding from the agency or institution, and a third column representing the amount of funding DFCM recommended for each agency and institution. Mr. Beers highlighted the totals recommended for each agency and institution, however all projects were not included on the list. Of the \$170 million, those shown totaled approximately \$60 million.

Cyndi Gilbert questioned how DFCM determined which projects were included in the recommendations. She asked what the criteria was used to determine the recommended requested projects. Kent Beers responded he met with each of the agencies and institutions to review the requested priorities. Based on their prioritization and direct observation from DFCM's capital improvement staff and their in depth analysis of each project.

Steve Bankhead speculated that at least half to two thirds of the requested projects were in dire need. He asked Mr. Beers to provide the borderline projects that barely missed making the recommendations in effort to allow the Board to analyze the projects better. Keith Stepan felt the columns closely identified the projects in this concept. Kent Beers stated he also had a list of 12-15 projects considered as the next highest priorities.

Mr. Beers stated that at the College of Eastern Utah, DFCM recommended \$1,075,800 in funding, with one change that was not included. At the Price campus, DFCM proposed a conversion of church space into classroom and office space; however, the negotiations on the exchange with the LDS Church had not yet come to fruition. DFCM will continue to work on the exchange over the upcoming months to finalize the details. They hoped to present this project again next year. Therefore, DFCM recommended that the \$450,000 be combined with the CEU San Juan Campus demolition of two old homes, one adobe structure and old trailers for the addition of academic space in the Student Center. The project will be \$550,000 from DFCM to assist in the replacement space. The final cost is not finalized. DFCM is also working with UCAT to join together to use \$200,000 to construct a small classroom building and combine their funds. The College of Eastern Utah is also willing to provide some funding. Right now DFCM is performing the planning and programming to determine how much space is going to be needed. They may also discuss the options with Utah State University as they have a presence on that campus as well and some of the increased need is to increase their faculty.

The following recommendations were made for each agency and institution:

Dixie State College	\$1,242,000
Salt Lake Community College	\$1,770,200
Snow College	\$1.1 million
Southern Utah University	\$2,757,500
University of Utah	\$6,959,800
Utah State University	\$4,146,000
Utah Valley State College	\$2,151,000
Weber State University	\$2,487,800
UCAT	\$883,700
Alcoholic Beverage Control	\$89,100
Department of Agriculture	\$148,300
Capitol Preservation Board	\$806,700
Community and Economic Development	\$30,000
Department of Corrections	\$2,606,600
Courts	\$1,439,500
DFCM Managed Buildings	\$2,147,600
State Fairpark	\$253,600

Department of Health	\$724,000
Department of Human Services	\$2,143,900
National Guard	\$583,100
Natural Resources (including Parks & Wildlife)	\$2,637,300
Office of Education	\$75,900
Office of Rehabilitation	\$23,400
Public Safety	\$321,000
Tax Commission	\$51,000
Utah Department of Transportation	\$1,183,600
Department of Workforce Services	\$774,200
Statewide Programs for DFCM	<u>\$3,444,300</u>
Total FY2005 Capital Improvement Projects	\$44,056,900

DFCM received \$43,976,900 in FY05 funding from the Legislature. \$50,000 was received from a settlement on Department of Correction 300 bed facility. \$30,000 was received from a canceled FY04 project for the Rampton H2O expansion tanks. These funds will cover the capital improvement projects for FY2005.

Steve Bankhead asked how the money allocated for Oxbow would be spent. Mr. Beers responded negotiations appeared to have stalled, but the decision should be finalized in the next couple of months. If the purchase does not take place, the Department of Corrections would propose remodeling facilities at the Draper site and increasing the security level in order to accommodate the women's facility proposed for Oxbow, as well as distribute funds to other projects identified by Corrections.

Kent Beers then distributed a list of other high priority projects requested by agencies, but not recommended. He explained how the funding mechanism and the determination for each of the agencies and institutions occur. It is difficult to balance the amount of funding each agency received with their priorities. Each of the agencies and institutions has a certain number of buildings that contribute to the pot of money granted through the Legislature. In an attempt to be fair, DFCM strives to ensure each of the agencies and institutions are provided some funding each year. In addition to DFCM's recommendations, the list is also distributed to the agencies and institutions to provide an opportunity to comment.

Keith Stepan mentioned that the State of Utah has lagged in taking care of buildings due to the requests exceeding funding for several years. Statutorily, 1.1% is allocated for capital improvements; however, this amount has yet to be received.

Steve Bankhead did not understand the pressing need for some of the projects not funded. He wondered if it would be possible for DFCM to prepare a presentation on some of the critical, unfunded projects that the Board members could then address in the prioritization

to the Legislature this fall to provide the impact of .9% versus 1.1%. Kent Beers agreed to provide the information and stated this year, the difference between the percentages is approximately \$10 million.

Cyndi Gilbert was concerned that the State keeps building buildings, but is unable to continue to address their needs. Kent Beers stated DFCM spent several million dollars having ISES, a professional firm with architectural and engineering services; evaluate the majority of the state owned buildings. They identified approximately \$400 million in immediate needs and over a billion dollars in needs over the next ten years. He felt this presentation helped raise the funding from .9% to 1.1% because they were able to document the dollars needed for deferred maintenance. Unfortunately there has been a budget crisis over the last few years and they have never achieved the 1.1% of funding. DFCM should continue to present their case and update their condition assessments every five years. Their accurate database will represent the amount of deferred maintenance and documentation that they are not receiving adequate funding, possibly increasing the 1.1%.

Cyndi Gilbert asked if the Board could ease the frustration of the agencies and institutions to not have viable facilities. The Board needs to be proactive to support DFCM, the agencies, and the institutions to ease the frustration level in comparison to the maintenance level. Keith Stepan stated their support is critical, as were discussions with legislators. Part of DFCM's role is to balance and demonstrate the needs on both ends.

Chair Jardine asked if the funding available versus requests was getting worse year to year. Kent Beers responded the ISES report showed the deferred maintenance amounts was holding steady. When the reassessments are completed, it will be easy to determine if the maintenance is increasing, holding steady, or declining.

Steve Bankhead complimented DFCM staff on their efforts to examine each project, including the volume of work and detail involved.

Chair Jardine sought comments from the audience. Mark Spencer, Board of Regents, stated they appreciated the process as they represented 2/3 of the buildings. The process is an important part of their strategic planning.

MOTION: Cyndi Gilbert moved to approve the FY2005 capital improvement projects as presented to the Board including the modifications. The motion was seconded by Kerry Casaday.

Mr. Beers then referred to the Board to the FY2004 capital improvement project status report. This report card identified the progress made on projects authorized for funding last year. There were 150 project managed by the improvement team in FY2004, not including the projects at the University of Utah and Utah State University and those few managed

through force accounts. Of those 150 there are 140 that are either completed or currently under construction. This represents 93% of the projects that are currently under construction or completed. In addition, they have also completed another \$3.8 million in projects above and beyond those authorized by the Board. They were funded directly by the agencies or the institutions of higher education with their own money, but DFCM manages the project.

Mr. Beers also reviewed the color coded spreadsheet highlighting where canceled projects and moved funds.

☐ DFCM CAPITAL IMPROVEMENT GROUP

Kent Beers introduced the capital improvement team. He noted that each team member cross trains and handles different types of projects.

Craig Wessman is a mechanical engineer and has been with DFCM for 12 years. He handles a majority of the HVAC related projects.

Dan Clark is the paving manager.

Jeff Reddoor is the manager of the facility condition assessment reports (ISES reports) and is also a project manager. He primarily does projects in the southern part of the state.

Darrell Hunting is a roofing manager and also manages construction related projects. He primarily addresses projects in the northern part of the state.

Wayne Smith is the manager over the facility audit where the agencies that have accepted the delegation responsibility to maintain the buildings. He performs the audit function on them to ensure their maintenance meets the state DFCM maintenance standards. He primarily handles the National Guard projects.

Bob Anderson is the hazardous materials manager. He coordinates surveys to determine if hazardous materials exist before construction begins and coordinates abatement contractors to remove materials. He also manages a number of construction related projects as well.

Bill Bowen is from the private sector and has been with DFCM approximately two and a half years. He has picked up several of the larger and more complicated projects.

Rick James is a licensed architect who brings a great deal of expertise to the capital improvement team in terms of planning and analysis of designs. He manages several of the remodel projects and some water line and sewer replacement projects.

Vic Middleton is also a roofing manager who has been with the state for many years in various occupations.

Gaylen Rogers was not present. He is an electrical engineer who has been with the State for 31 years. He provides an outstanding resource to the state in terms of a knowledge and understanding of every electrical system and every campus in the state.

Chair Jardine thanked the group for their efforts and expertise which does not go unnoticed.

☐ DEVELOPMENT OF DFCM CLAIMS RESOLUTION PROCESS

Kenneth Nye stated the Legislature passed HB217 during the last session which primarily deals with the resolution of claims and disputes on construction projects and also encompasses a broader application.

Mr. Nye referred to the handout on DFCM claim resolution process. The concerns generating this legislation deal primarily with the University of Utah housing project. There were a number of concerns that arose due to the claims on the project. The document summarized the key points from the bill.

DFCM is required to develop rules to create a dispute resolution process to encompass more than construction contracts. They would also apply to architect/engineer agreements and to the leasing agreements. DFCM will be developing a process to apply to the broad spectrum, but will focus primarily on construction.

DFCM's approach in developing the statute was to limit detail specifying the process. The Legislature agreed to allow DFCM to develop a process and document it in administrative rules. Those rules would then govern the process. Developing this through the rule process allows DFCM to adapt the rule as needs change or problems are identified, rather than waiting for the next Legislative session.

DFCM will set up a requirement for a preliminary effort to be made between the claimant and the other parties involved before going to the formal dispute resolution process.

DFCM will also determine what types of claims are eligible to be considered and process requirements, which will allow DFCM to potentially define which types of claims are allowed through the process. DFCM will need to address the ability of subcontractors to submit

claims directly to the State. Under typical processes, subcontractors can only present a claim to the general contractor and not directly to the owner. The degree DFCM allows subcontractors to file claims directly with the State may be a controversial aspect of the issue.

The legislative representatives of this bill discussed limiting the ability of subcontractors to file a claim with the State only if they can demonstrate the State has some culpability for the issue. This will be a topic of substantial discussion when defining what can be presented by a subcontractor. DFCM will also be able to set up the processes that involve hearing officers and handles mediation and arbitration and can allocate the cost of the dispute resolution process to the parties involved.

One complication of the bill is the requirement for claims to be resolved within 60 days. The bill basically allowed two methods for extending the 60 days including giving the ability to a hearing officer or panel to extend the period for an additional 60 days if it is determined progress is being made and potential satisfactory resolution of the issue is probable. The other extension option includes parties to the dispute agreeing to extend the process indefinitely.

DFCM will also need to provide a method for administrative appeals. The bill provides that the decisions made at each step of the process are binding unless an appeal is filed. This will help in obtaining closure on some of the issues.

DFCM will also be able to require that certain types of claims use this process before they can be filed in court.

DFCM is required to develop draft rules with the industry as well as with the Building Board to be presented to a legislative interim committee by August 18. Mr. Nye was setting up an advisory group to provide input in developing the rules. The representatives desired for their involvement include two Building Board members, four representatives from general contractors, two or three subcontractors, two or three architects, and some representation from DFCM. The Board members should have a construction background since the claims issue is fairly technical.

Mr. Nye also mentioned that the Legislature has assigned its auditors to conduct an audit of DFCM. One key issue set for examination is the dispute resolution process. They anticipate in participating with this committee to find a solution. Representative Harper, sponsor of the legislation, has also been invited to participate. DFCM may also request input at a mid-point to ensure the direction desired is being adequately pursued.

Mr. Nye referred to the proposed schedule for the panel. In between the scheduled meetings, there will be a fair number of staff meetings to develop proposals. Mr. Nye

suggested there be four advisory group meetings and identified dates and times for those meetings. The advisory group will conclude prior to July 21 in order to have a final determination draft on August 4. After legislative review on September 10, they would then ask the Building Board to do the final adoption of the rule for submission into the rule making process. Mr. Nye anticipated they would be looking at other entities that have successful claims resolution processes. UDOT has recently implemented a program and has received positive comments. DFCM will also review suggestions made during the re-write of the general conditions.

Mr. Nye sought comments from the Board.

Steve Bankhead wanted to ensure a representative from the Attorney General's office would be participating as it is a potential dilemma. He felt it would be helpful to the Board if they could be brought in on the details of a few claims where there have been major disputes to provide an existing frame of reference. Mr. Nye anticipated providing live examples in the advisory group meeting in order to provide exposure to members. Mr. Bankhead posed passing a motion to strongly urge Representative Harper and other concerned members of the Legislature to be extremely involved due to the complexities involved. Kenneth Nye shared the concern and spoke with Representative Harper previously and proposed approaching it in various methods. One was to involve a broad spectrum of legislators in the discussions. Another alternative would be to try to talk to them in separate discussions involving only a few advisory group members. This has not been determined by DFCM yet. Keith Stepan felt that would be compatible with the original intent and appreciated the notion of a motion.

MOTION: Steve Bankhead moved to urge Representative Harper and other concerned members of the Legislature to be highly involved in the process. The motion was seconded by Manuel Torres and passed unanimously.

Chair Jardine and Steve Bankhead will be the Board members to participate on the advisory group.

☐ ARCHITECT/ENGINEER STANDARD OF CARE AND PEER REVIEW.....

Keith Stepan indicated there were two issues including the standard of care or change order error and omission issue with architects and engineers and the second is peer review. DFCM recommended some changes in the architectural/engineering consultant agreement in processes reviewed through the VBS committee work and other sources. The peer review process indicated DFCM previously performed peer review through their engineers in-house. In an effort to cut costs, the DFCM staff was reduced in 2002 and it was determined to put the drawing review responsibility back on the architect

commissioned for the job. They would be required to review the documents through another architectural/engineering firm. This has not proved to be fruitful or cost effective. Mr. Stepan suggested peer review be done independently of the commissioned architectural/engineering team and through Enzo Calfa, DFCM's new Building Official, who will do limited code reviews. Depending on the size of the project, other reviews will be sent to an independent firm specializing in code review or an appropriate engineering firm independent of the team.

DFCM recommended peer review be handled independent of the commissioned architect/engineering team and included the proposed language in the packet. It indicated that the consultant shall comply with any review process required by the Owner and the Consultant shall make submissions to the reviewing entity in a timely manner so as not to delay the reviewing entity.

Chair Jardine sought comments from the Building Board. He recalled the Board went through the process a few years ago and this was a change to make it more functional.

Cyndi Gilbert asked if there was ever a time that the Owner would not require a review process and what was the fallback position. Keith Stepan responded the minimum review would be done in-house to ensure codes and compliance was met. The Project Manager would determine if no further review was required, which would be developed through approval of the Director and based on the size of the project. She wondered if there was potential liability if the documents were not reviewed completely. Keith Stepan stated none of the liability for the content of the documents is taken away from the architect. Alan Bachman added that it is more the desire of the Owner than the responsibility. This is included in the full consultant's agreement.

Steve Bankhead asked if the results of a review process were included in an architect/engineer rating for future projects. Keith Stepan stated it had not been fully discussed, but it would be part of the project review and could very well be part of the rating system.

Katherina Holzhauser felt the agreement should state the consultant should comply with a minimum review and any additional review processes. Kent Beers noted that for some projects, there would not be any review primarily in the improvement area and the agreement needed to provide some leeway.

Keith Stepan suggested having the document include that the consultant shall comply with any review process that may be required by the Owner.

Blake Court stated in the International Building Code, which is the adopted code of the state, the projects requiring a code review were clearly stated. There is an exception in the

code for items such as carpeting, painting, ceiling tile replacement that are excluded from life safety code review processes. DFCM would rely on that statement in the Code to except those projects.

MOTION: Cyndi Gilbert moved approval of the changes as explained for Article II.B.3 and 4. The motion was seconded by Manuel Torres.

Alan Bachman clarified that the Board desired to include the words as written with the clarifications regarding the Code.

Keith Stepan stated another part of the article discussed refining the errors and omissions language in the contract. Currently the architectural contract indicates they will not be required to pay to correct any errors and omissions less than 2% of the initial construction contract amount. There is also some confusion about the 10% premium accepted by the owner in terms of paying for work that adds value to a contract. The agreement would now say "The Consultant shall be liable to the Owner for claims, liabilities, additional burdens, penalties, damages or third party claims (i.e., a Contractor claim against the Owner), related to errors or omissions that do not meet this standard of care." The standard of care is defined in the agreement and is the expected standard of the industry.

Cyndi Gilbert revised her previous motion to approve only Article II.B.4.

MOTION: Darren Mansell moved approval of Article II.B.3 and deletion of Article II.B.5. The motion was seconded by Steve Bankhead and passed unanimously.

☐ MOUNTAINLANDS ATC LEASE PURCHASE.....

Kenneth Nye stated one of the projects approved for the Legislature last year was for a lease purchase at the Mountainlands ATC. This project had not come before the Building Board. Part of the legislative authorization was a requirement for the Building Board to determine the lease purchase option is less costly to the State than the current lease prior to entering into a lease purchase agreement. MATC has been negotiating with Alpine School District to resolve how to proceed with the lease purchase and desired a determination from the Building Board.

A revised document was distributed as there was previous miscommunication with the ATC regarding the information Mr. Nye desired. After further discussion, Mr. Nye felt they had met the desired standard.

Rob Brems, campus President for MATC was present to address the purchase. Mr. Brems introduced Clay Christensen who is the Applied Technology Director of the Alpine School

District and Jim Evans, elected member of the Alpine School Board and UCAT Board member, and President Greg Fitch of the Utah College of Applied Technology.

Mr. Brems stated they had been working on the project for some time and felt this would be a good situation for MATC, Alpine School District and the State. MATC's mission is to serve Utah, Wasatch, and Summit Counties. The preponderance of their business takes place in Utah County and in the northern part of Utah County where significant growth is taking place.

In 2001, prior to the formation of UCAT, MATC along with Utah Valley State College, entered into a lease agreement on a facility in American Fork on East State Street. Formerly this newer facility served as a hardware lumber business.

Mr. Brems provided a history of the MATC, which opened under Utah Valley Community College in 1987 as a job training center. In 1993, the Mountainland Applied Technology Service Region was established under joint governments of public and Higher Education. In 2001, they became a regional campus under the Utah College of Applied Technology. The current facility was leased in June 2001 under a 10 year lease agreement. Some initial renovation took place that fall and programs began in January of 2002. Additional renovation took place inside of the facility in the summer of 2002 and programs started in August of that year. The facility has 25000sf of finished space currently in use. They wished to discuss an additional 20,000sf behind the facility for their use and operation. The back of the facility would expand their space by about 20,000sf and would provide a connection between the two buildings with a breezeway and some enhanced restroom facilities, as well as allow the rapidly growing automotive program to move into that facility. Mr. Brems referred to the intent language passed by the Legislature this year granting permission to use the existing funds to enter into a lease purchase agreement with the school district. The school district made an agreement with a private owner for a potential purchase if all of the approvals were met. They planned for the school district to become the owner of the facility.

Mr. Brems referred the Board to a table showing the "as is" status of the building and how this lease purchase agreement will work if the additional space is not taken. One column showed the annual scheduled payments under the present lease with a private owner up until 2010. They estimated the same increase through a 15 year period of time to provide perspective of what the potential savings to the State would be. The next column identified the annual lease purchase agreement negotiated and approved by the Alpine School Board, the MATC Board and the UCAT Board of Trustees. The first column showed the difference between the private lease and the lease purchase concept. Until 2017, they would be upside down in terms of savings to the State when they could pay the facility off mid-year and provide savings for two years. Under the "as is" scenario, the savings to the state would be a little bit over \$600,000 over a 15 year period.

MATC believed it was best to finish the remaining space due to increasing enrollment. The private owner indicated they would be willing to finish off the space, at an increase of \$7.00/sf per year escalating at a 3% rate. The column identifying the private owner lease has been adjusted accordingly. The next column indicated the same arrangement with the district including the \$600,000 to renovate the back area. The savings to the state in this scenario would begin immediately and would be approximately \$3.2 million.

Steve Bankhead compared the charts and stated without the improvement, the lease to the owner is \$242,000 and with the lease improvement \$382,000. He asked why the Alpine/MATC lease did not change. Mr. Brems responded they were asked to present the agreed upon lease purchase agreement between MATC and Alpine School District, which is reflected in the second table with the additional space. Kenneth Nye stated he had asked Mr. Brems to compare the lease purchase option to the current lease. He thought there were three different ways the Board could look at that determination including comparing the amount being paid under the current lease agreement without considering any additional space versus the proposed lease purchase which does include the additional space. A second way is to acknowledge the current lease did not include all of the space needed and allow that number to increase to reflect the cost paid to the private owner for the additional space. The third way is to look at the total cost over a period of time. Under either scenario under the third approach, as long as more than the initial 13 year period was considered, the savings were there for the lease purchase. Mr. Nye felt they were meeting the legislative requirement under all scenarios.

Darren Mansell expressed concern with the lease rate remaining the same. They were leasing 20,000sf more, yet the lease didn't change under the scenarios.

Mr. Nye responded that under the lease purchase plan, the current amount of space was not planned on. Instead their plan included a full build out of the additional space. Mr. Mansell felt that for the Board to be able to analyze the leases, they would need to know what the lease was on the whole package. He questioned how it could be the same on less square footage in the first analysis. Mr. Nye stated the schedule compared the proposal to two different alternatives of the private direction. The proposal is to build out the additional 20,000sf regardless. The private owner lease increases in the first schedule because the space increases through the private owner. Mr. Mansell did not feel it was a proper comparison and was hesitant on the savings. Kenneth Nye added that the maintenance and operations would be paid through the MATC.

Kenneth Nye stated for the lease purchase approach, both schedules have the identical proposal and include the additional space. The two different schedules were included because of the legislation requesting comparisons of the current lease not including the additional space. Steve Bankhead added the Building Board is supposed to determine the

lease purchase option is less costly to the state than the current lease, not including the additional space.

Kenneth Nye stated the document presented to the Legislature by MATC clearly identified their plan was to add the additional 20,000/sf as part of the package. The document also provided a comparison of the lease payment if they proceeded with having the private owner do the build out of the additional space. The adopted legislative language referred to the current lease instead of the lease as it would have been amended. In Mr. Nye's opinion, the language could still be satisfied by looking at a longer time period for the first schedule and then for the second schedule it obviously saves money from the beginning.

Manuel Torres asked who would pay the additional \$600,000 in order for them to have the 45,000sf total. Kenneth Nye responded the school district would be paying it as part of their financing. They would buy the building and pay for the built out. Part of what generates the savings in the school district doing it versus the private owner, is the school district has a much lower interest rate for the financing than the private owner. The biggest difference is the private owner being able to charge a market rate compared to the cost of enclosing the space. The school district will own the building until the lease is paid off in 2011 and UCAT will become the owners.

Darren Mansell felt it was escalating at a very high rate. He questioned if the numbers were correct. Kenneth Nye stated the current lease for the private owner is a ten year lease and it has a 3% annual escalation built into it.

Greg Fitch, UCAT, stated that in looking at the 15 year lease and the private owner lease annually, the present lease includes the 3% escalation clause for those 10 years. In 2007 under the Alpine lease purchase agreement, the lease decreases and they eventually end up with \$600,000 as part of the overall purchase. Alpine School District considered a bonding issue for the total amount. The legislative intent language desired consideration of the current lease with the lease purchase. Alpine School District would share these lease arrangements with the school district and provide an essential, value added service to those students. They could provide this type of bonding arrangement and lease purchase agreement. In 2017, there is a distinct change from what the 3% escalation clause would have done compared to what Alpine would do to help them own the building. This is a benefit of the owner allowing them to use the additional 20,000sf and then increasing his lease by 3% annually. The comparison of state agencies working together provides a positive bonding and financial sequence.

**MOTION: Manuel Torres moved to accept the Mountainlands ATC lease purchase.
The motion was seconded by Cyndi Gilbert and passed unanimously.**

AUTHORIZATION AND DELEGATION OF U OF U INDOOR PRACTICE FACILITY

Keith Stepan stated the University of Utah had placed a request for authorization from the Board to build an indoor practice field for their football program. Mike Perez stated it would be 100% donor funded and the University will not request any future O&M or capital improvements dollars from the State. This project is in the master plan and has been approved by their Trustees. They would like authorization or delegation to proceed with the design and construction. Because this project is just over \$6million, they required delegation. Keith Stepan added that HB226 gives the Board authority to authorize such a project and delegate it to the University.

MOTION: Vice Chair Kerry Casaday moved to approve authorization and delegation to the University of Utah for construction of the indoor practice facility. The motion was seconded by Darren Mansell and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

John Huish reported on the administrative report for the University of Utah for February 26 to April 16, 2004. During this period, the University awarded eight new contracts for design of facilities, one in programming and two studies. There were three remodeling contracts and two site improvement contracts awarded. There was no significant activity in the contingency reserve or project reserve funds.

Mike Perez directed the Board to a reallocation request for statewide roofing surplus funds. DFCM started a process a few years ago to include roofing and paving as part of the statewide program. Therefore, the University is trying to replace roofing and paving systems in a more responsible manner. The University was using primarily built up roof systems and are migrating to single-ply system creating a surplus due to changes in specifications. The single-ply system is less expensive and when the capital improvements were submitted with the older system, it reflected a higher cost. The University intended to reallocate their surplus within the roofing category.

Another frustration is with having to estimate capital improvement requests a year in advance. The University desired to use approximately \$130,000 of the roofing dollars towards the better development of some projects for next years capital improvement submission in hopes to firm up some of the estimates and curtail some reallocation requests.

Kent Beers stated this will better enable DFCM to understand the projects, funding requirements, and provide the ability to obtain better estimates. Mike Perez stated it will also help the University attempt to be successful in getting the project completed within that fiscal year.

MOTION: Steve Bankhead moved to approve the reallocation of the roofing funds to the three projects identified and also approve the establishment of this consulting fund of capital improvements for the University of Utah.

Kent Beers stated Randa Bezzant had requested that the University of Utah identify the projects in the administrative report to provide accountability of the funds.

Steve Bankhead amended his motion to include the project accountability in the administrative report. The motion was seconded by Cyndi Gilbert and passed unanimously.

MOTION: Manuel Torres moved to approve the University of Utah's administrative report. The motion was seconded by Darren Mansell and passed unanimously.

John Huish closed by expressing his appreciation and acknowledged the Board members who recently participated in the value based selections.

Brent Windley reported on Utah State University's administrative report for February 25 to April 14, 2004. During this period, three professional contracts were awarded. Mr. Windley noted the groundbreaking for the Recital Hall was held during this period and it served as the first phase of the redevelopment of the School of the Arts program. Four construction contracts were awarded and the Romney Stadium Turf is underway.

The project reserve fund activity included the Old Heat Plant Tank Removal and asbestos abatement being underway. The current delegated project list has approximately 40 items with approximately 14 items under construction, 8 in design and 5 in substantial completion.

MOTION: Manuel Torres moved to approve the administrative report of Utah State University. The motion was seconded by Katherina Holzhauser and passed unanimously.

ADMINISTRATIVE REPORTS FOR DFCM

Keith Stepan distributed acknowledgement of demolition of a building at Bear Lake. DFCM will begin this as a new policy and procedure to inform the Board of what is being built and what is being demolished. This will be included as part of DFCM's administrative report.

ADJOURNMENT

MOTION: Manuel Torres moved to adjourn at 11:23am. The motion was seconded by Katherina Holzhauser and passed unanimously.

The Board then proceeded to hold a working session to discuss the prioritization process of capital development projects.

BUILDING BOARD WORKING SESSION

Immediately following the regular business meeting of the Board, the Board convened a work session for the purpose of receiving a presentation from Ernie Nielsen regarding best practices in prioritizing projects. Mr. Nielsen is the managing director of Enterprise Project Management at Brigham Young University.

Mr. Nielsen presented a model that consisted of the following components.

1. Strategic Objectives – These are broad objectives of the State as a whole which have an impact on facility needs. These objectives need to be validated by the leadership of the State.
2. Criteria – The criteria interpret each objective and identify the discriminating factor that differentiates the degree to which each request satisfies the strategic objective. There should be one criterion for each objective. It is usually helpful to state the criteria in the form of a question.
3. Weighting Factor – Each objective should be “born equal” with a weighting factor of “1”. The weight for some of the objectives can be adjusted to either 1.5 or 0.5 but the majority should remain at 1.0.
4. Scoring Anchors – Scoring anchors define what a specific score means to facilitate consistent application.
5. Project Score – A project’s score is determined by multiplying the score for each objective by the applicable weighting factor. These amounts are then summed to arrive at the total score. The total score indicates how well the project meets the objectives as a whole.

Mr. Nielsen acknowledged that a project may have unique issues that act as a “trump card” and move the project up the priority list. He recommended against setting up objectives and criteria to address trump card issues.

Board members expressed interest in pursuing the development of a model for prioritizing capital development requests and asked DFCM to develop some ideas that could be addressed at the next meeting.



Olene S. Walker
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **Capital Development Prioritization Process**

Recommendation:

DFCM recommends that the Board adopt an evaluation guide to be used in evaluating and prioritizing capital development projects this fall. Additional guidance will be provided regarding schedule and content requirements for capital development requests.

Background:

Following the regular business meeting of the Board on May 5, the Board held a work session in which it heard a presentation from Ernie Nielsen who is the managing director of Enterprise Project Management at Brigham Young University. Mr. Nielsen presented a model that consisted of the following components.

1. Strategic Objectives – These are broad objectives of the State as a whole which have an impact on facility needs. These objectives need to be validated by the leadership of the State.
2. Criteria – The criteria interpret each objective and identify the discriminating factor that differentiates the degree to which each request satisfies the strategic objective. There should be one criterion for each objective. It is usually helpful to state the criteria in the form of a question.
3. Weighting Factor – Each objective should be “born equal” with a weighting factor of “1”. The weight for some of the objectives can be adjusted to either 1.5 or 0.5 but the majority should remain at 1.0.
4. Scoring Anchors – Scoring anchors define what a specific score means to facilitate consistent application.
5. Project Score – A project’s score is determined by multiplying the score for each objective by the applicable weighting factor. These amounts are then summed to arrive at the total score. The total score indicates how well the project meets the objectives as a whole.

Katherina Holzhauser represented the Board in working with DFCM to develop a preliminary draft of a guide for evaluating capital development projects. This draft is attached for consideration by the Board. DFCM is discussing this draft with a number of interested parties and will report on those discussions at the meeting.

Clarification of draft objectives, criteria and scoring anchors is provided below for each objective.

1. This objective seeks to measure the degree to which a request supports critical programs or initiatives. It is not addressing the level of support for a specific project. The scoring anchors address the level and breadth of support for the program or initiative. An example of an initiative that would be considered under this objective is the engineering initiative proposed by Governor Leavitt a few years ago.
2. This objective measures the degree to which a project takes care of deficiencies in existing state facilities. The measurement utilizes the information obtained through DFCM's facility condition assessment program. In order to limit the ability of a relatively small problem from justifying a much larger project, this measurement is calculated by dividing the cost of correcting deficiencies by the total amount requested for the project. Additional points may be awarded based on the potential impact of life safety deficiencies and their probability of occurrence.
3. This objective evaluates the degree to which the scope of the requested project is supported by demographic information. Due to the wide variety in types of requests submitted, it is anticipated that the requesting agency or institution will be expected to provide demographic data to support its request. The validity and completeness of the demographic support will be considered in evaluating the requested scope.
4. This objective measures the cost effectiveness of the request. It is expected that most projects would receive a score of "3". Windows of opportunity will need to be evaluated to assure their validity.
5. This objective addresses whether the project improves the effectiveness or capacity of a program through the use of technology or other innovative methods to deliver services.
6. This objective addresses the degree to which alternative funding is being obtained to reduce the funding impact on the state. The score may be reduced if it is perceived that the request would be less critical without the alternative funding.

A weight has not been suggested for the objectives. DFCM suggests that the Board discuss the weight that should be assigned to each objective after it has settled on the objectives and criteria.

DFCM will discuss with the Board the following potential impacts of using this approach.

1. Schedule for submitting requests
2. Information to be submitted with the request
3. Application of the model to evaluate requests
4. The Board's use of the results of the evaluation guide in arriving at its recommendations

FKS:KEN:sll

Attachment

**Building Board
Capital Development Request Evaluation Guide**

May 19, 2004 Preliminary Draft

	Strategic Objectives	Evaluation Criteria	Weight	Scoring Anchors
1	Provide facilities necessary to support critical state programs and initiatives	Does the project address a critical program or initiative that has received broad support?		5 = both Governor <u>and</u> Legislature 4 = Governor <u>or</u> Legislature 3 = statewide governing board 2 = department or institution head 1 = lower level official
2	Address life safety and other deficiencies in existing assets through renewal and replacement	Does the project address documented code and condition deficiencies? For life safety deficiencies, what is the potential impact and probability of occurrence?		5 = documented cost of deficiencies exceeds 60% of total request 3 = documented cost of deficiencies between 30% and 45% of total request 1 = documented cost of deficiencies is less than 15% -and- ↑↑ if substantial threat to life and property <u>and</u> higher probability of occurrence ↑ if substantial threat to life and property <u>or</u> higher probability of occurrence
3	Address essential program growth requirements	Does the project scope address documented growth of the essential program and to what degree are other needs/desires added onto the request?		5 = project scope matches demographics for existing demand plus a reasonable allowance for future growth for the essential program 3 = project scope matches demographics for existing demand and growth for the essential program while also incorporating other critical needs. 1 = project scope exceeds the level justified by demographics or no demographics are provided
4	Cost effective solutions	Does the project reflect a cost effective solution appropriate to the facility need? Is this a “bargain” with a limited window of opportunity?		5 = Alternative approach that is substantially less costly to the State in the long term than a standard approach 3 = Cost effective solution appropriate to the facility 1 = More costly than is appropriate for the facility need -then- ↑ if this is a bargain opportunity that requires immediate action or the opportunity will be lost
5	Improve program effectiveness and/or capacity	Does the project make use of technology or innovative methods to improve the delivery of services?		4 = substantial improvement in program effectiveness 2 = moderate improvement in program effectiveness -and- ↑ if significant increase in program capacity ↓ if minor increase in program capacity
6	Take advantage of alternative funding opportunities for needed facilities	What portion of the total project cost is covered by alternative funds? Would the project be pursued without the alternative funding?		5 = more than 60% 3 = between 20% and 40% 1 = no alternative funding -then- ↓ if request is not critical without the alternative funding

1. Scoring is on a scale of 1 to 5 using whole numbers only with the scoring anchors identifying specific points on this scale.
2. ↑ and ↓ indicate that one point may be added or subtracted. This adjustment will not be made if it would cause the score to be greater than 5 or less than 1.
3. The scores for each criterion are multiplied by the weighting factor and summed to arrive at a total score.



Olene S. Walker
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
Phone (801) 538-3018
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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **DFCM Claim Resolution Process**

DFCM will provide an update to the Board on the progress being made in developing an administrative rule for dispute resolution as required by HB217 that was passed in the last legislative session.

DFCM held the first meeting of the advisory committee on May 12. The following objectives were agreed upon at that meeting.

- Pay a fair amount on a timely basis for work performed.
- The process encourages fair and timely settlement of claims and disputes,
- The process encourages resolution of issues on an informal basis before they grow into formal claims.
- Claims and disputes are resolved in a manner that is as simple as possible and minimizes the cost to all parties in achieving resolution.
- Maintain contractual relationships and responsibilities.
- Whenever possible, resolve related issues and responsibilities as a package.
- Discourage frivolous or excessive claims
- Avoid having claims and disputes interfere with the progress of the work.
- Legitimate use of claims resolution process will not be viewed negatively in the selection process. Appropriate effort to resolve disputes will be viewed positively. Failure to pursue or facilitate resolution may be viewed negatively.

The committee also identified a number of critical issues to be addressed in the development of the rule. DFCM is currently developing a framework for the claims resolution process to discuss with the committee in its next meeting on June 2 at 2:00.

FKS:KEN:sll



Olene S. Walker
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **Weber State University Planning Efforts**

Weber State University will provide information to the Board regarding some planning efforts that are now being initiated as described in the attached letter from Kevin Hansen.

FKS:KEN:sll

Attachment



May 7, 2004

Mr. Keith Stepan, Director
Department of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith,

Weber State University would like to start programming and preliminary design work on the Student Union Building and programming and schematic design on Phase 1 of our Central Campus Master Plan, including the Stewart Library entrance modifications. We propose to accomplish this work with available non-State appropriated money and would like to commence these programming and design efforts this summer. We therefore respectfully request these items be added to the State Building Board agenda for their next meeting on June 2, 2004.

We understand that the State Building Board only needs to be notified of our proposed actions and that no approval is required at this time. We will be prepared to make a brief presentation to the Board on both of these projects at the upcoming Building Board meeting, if that is desired.

The projects we are proposing for programming and preliminary design development are the same ones that we identified to you during your visit to our campus on April 27. The help you and your staff provided during that visit gave us assurance that we should proceed with more detailed planning and preliminary design to meet schedule constraints.

If you or your staff have any questions, please feel free to call me at 801-626-8022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin P. Hansen'.

Kevin P. Hansen
Assistant Vice President for Facilities Management

CC: Norm Tarbox



Olene S. Walker
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **Reallocation of Capital Improvement Funds at Department of Corrections**

Recommendation

DFCM recommends that the Board reallocate \$512,000 in FY 2005 Capital Improvement funds from the Department of Corrections Uinta Five HVAC & Electrical upgrade project to three other projects: (a) \$110,000 to the Draper Prison Sewer Grinder project; (b) \$363,000 to the Draper Prison Oquirrh/Uinta Control Room project; and (c) \$39,000 to the Oxbow Jail Renovation.

Background

The Uinta Five HVAC & Electrical upgrade is a high priority need at the Draper prison. DFCM recommended the project for improvement funding at the May Building Board meeting. At the same time; however, DFCM had also authorized Johnson Controls to analyze the project for possible ESCO (Energy Service Company) funding. Johnson Controls recently completed their energy savings audit for phase II of the Draper prison ESCO project and recommends the Uinta Five HVAC & Electrical for funding.

Because of the importance of this project, DFCM did not want to take a chance of it not being funded. Consequently, DFCM felt it appropriate to pursue both avenues of funding. The Board should note that one of the benefits of an ESCO is the ability to provide funding for projects that could otherwise only be funded with Capital Improvement funds. Because this project can be funded through the ESCO, DFCM recommends that the improvement funds approved by the Board be reallocated to other projects at the Department of Corrections.

Attached is a letter from the Department of Corrections formally requesting the reallocation of the improvement funds. The letter also provides additional details pertaining to the Sewer Grinder and the Oquirrh/Uinta Control Room projects.

FKS:KDB:sl

Attachment



Olene S. Walker
Governor

Mike Chabries
Executive Director

State of Utah

DEPARTMENT OF CORRECTIONS
DIVISION OF ADMINISTRATIVE SERVICES
FACILITIES BUREAU

14717 Minute Man Drive
Draper, UT 84020
(801) 545-5500
(801) 545-5523 FAX

May 21, 2004

Kent Beers
c/o DFCM
4110 State Office Building
Salt Lake City, UT. 84114

Dear Kent, This is a formal request for Capital Improvement funding re-direction.

Johnson Controls have completed the audit of the ESCO second phase and have identified the Uinta V HVAC / Electrical upgrade as being accomplished by using savings from energy conservation projects at the Draper site.

Since this same project was funded by the Building Board on May 5, 2004 at the amount of \$512,000 Corrections would like to request that the completion of the Uinta V project be completed under the direction and supervision of Johnson Controls.

We thereby request that the Capital Improvement funding allocated for the Uinta V HVAC / Electrical upgrade be split between three projects at the Draper site.

Draper Sewer Grinder Installation 03240100:

Due to un-foreseen conditions and scope changes that extend the function and life of the Draper Sewer Grinder project, additional funds are needed. Therefore we request \$110,000 be moved from the Uinta V project to support this change.

Oquirrh / Uinta Control Room Upgrade

This project was originally requested at \$363,000 but was not supported in order to take care of an emergency need when the CUCF water heater tanks failed. Therefore we request \$363,000 be taken from the Uinta V Capital Improvement funding and restored to the Oquirrh / Uinta Control Room project so it may be accomplished. This project was our next priority on our Capital Improvement request list but was not funded.

We request the remaining \$39,000 be set aside as part of the Oxbow renovation project that was established from the last legislative session.

If you have any questions regarding this request please contact me so we may discuss the issues.

Sincerely, Greg Peay, Director, Facilities Bureau UDC.

Capital Improvement FY-05 fund re-direction.doc



Olene S. Walker
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

FKS:sll

Attachment



May 14, 2004

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

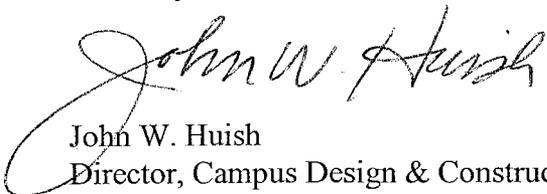
Reference: Delegated Projects Report for the Meeting of June 2, 2004

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-3135 if there are any questions.

Sincerely,



John W. Huish
Director, Campus Design & Construction

Enclosures

c: Mike Perez

Campus Design & Construction
V. Randall Turpin University Services Building
1795 E. South Campus Drive, Rm 201
Salt Lake City, Utah 84112-9403
(801) 581-6883
FAX (801) 581-6081



MEMORANDUM

To: Utah State Building Board
From: John W. Huish
Date: May 14, 2004
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Seven (7) new Design contracts.

Construction Contracts Awarded (Page 2)

No New Space or Design/Build contracts.

Two (2) Remodeling contracts and two (2) Site Improvement contracts.

Statewide Account (Pages 3 and 4)

Three (3) projects complete.

Improvements Account (Page 5)

Four (4) projects complete.

Report of Contingency Reserve Fund (Pages 6 & 7)

No activity since the last report.

Report of Project Reserve Fund Activity (Page 8)

No activity since the last report.

JWH:sf

Attachments

University of Utah
 Architect/Engineer Agreements
 Awarded From April 17, 2004 to May 14, 2004

Design						
Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Award Date	Comments
0064-11621	Joseph Merrill Engineering Building, Room 3555 - Add Cooling	TW Engineering Associates	\$127,145	\$7,900	Award Date 21 April 04	
0064-12245	Joseph Merrill Engineering Building, Room 3555 - Power Upgrade	James D. Graham & Associates, Inc.	\$130,936	\$11,300	Award Date 22 April 04	
0085-11621	Henry Eyring Building - Gauss Haus	AJC Architects, P.C.	\$7,591,254	\$710,504	Award Date 20 April 04, Value Based Selection	
0524-12116	Medical Center Parking Terrace Rehabilitation	Edwards & Daniels Architects, Inc.	\$1,519,577	\$122,332	Award Date 07 May 04	
8838-12194	Pedestrian Crossing at Kennecott Building and North Campus Drive	Meier Enterprises, Inc.	\$133,664	\$2,130	Award Date 07 May 04, Initial Schematic Fee	
8842-12155	East Ballfield - Soccer Lighting	AJC Architects, P.C.	\$428,939	\$13,400	Award Date 21 April 04	
8847-12117	Huntsman Cancer Institute Way Finding Signs	Meier Enterprises, Inc.	\$142,746	\$9,932	Award Date 07 May 04	
Programming						
Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Award Date	Comments
Study						
Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Award Date	Comments

**University of Utah
Construction Contracts
Awarded From April 17, 2004 to May 14, 2004**

Construction - New Space						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments

Construction - Remodeling						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments

0064-12036	Joseph Merrill Engineering Building - 2nd & 3rd Floors N.E. HVAC Upgrade	Alternative Mechanical Contractors, Inc.	WHW Engineering, Inc.	\$302,800	\$288,010	Issued 19 April
0560-12227	Health Science North East Parking Terrace - Top Deck Repairs	CDC Restoration & Construction, L.L.C.	Stantec Consulting, Inc.	\$125,000	\$111,111	Competitive Bidding Climate - Issued 30 April

Construction - Site Improvement						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments

8847-12035	University Hospital & Clinics - Way Finding Signs	Cameron & Company DBA Cameron Construction Company	Meier Enterprises, Inc.	\$234,000	\$165,587	Competitive Bidding Climate
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8804-11603	Electrical Contracting Services - 12470 Volt System Improvements	All-Tech Electric, Inc.	James D. Graham & Associates, Inc.	\$741,600	\$704,044	
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Design/Build						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt	Comments

SUMMARY OF THE STATEWIDE ACCOUNT
 UNIVERSITY OF UTAH
 May 14, 2004

Project Number	Project	State Funds	UofU Funds	Total Proj. Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Variance	Project Status
LIFE SAFETY - 1430									
Budget Balance at Start of Period									
		110,146	0	110,146					
8807-10974	Campus Fire Detection & Suppression Ph1	74,491		74,491	0	0	0	74,491	Scope/Program
8807-11074	Fire Safety - Various Improvements	34,398		34,398	11,661	6,310	17,971	16,426	Ongoing Project
Total Projects		<u>108,889</u>	<u>0</u>	<u>108,889</u>	<u>11,661</u>	<u>6,310</u>	<u>17,971</u>	<u>90,917</u>	
Total Uncommitted Budget		<u>1,257</u>		<u>1,257</u>					
ROOF REPAIR - 1432									
Budget Balance at Start of Period									
		1,526,229	0	1,526,229					
8911-11677	S Beh - Roof Repair - Bldg 0027	39,000	0	39,000	34,924	0	34,924	4,076	Construction
8911-11678	JFB - Roof Repair - Bldg 0083	178,000	0	178,000	155,859	0	155,859	22,141	Complete
8911-11796	Emergency Roof Repairs - Fy 2003 & 2004	69,311	0	69,311	70,266	2,013	72,279	- 2,968	Ongoing Project
8911-11940	Roofing: Military Science Bldg 023	38,000	0	38,000	38,105	6,000	44,105	- 6,105	Complete
8911-11941	Roofing Heartport Bldg. 853	118,000	0	118,000	100,000	0	100,000	18,000	Complete
8911-11942	Roofing: Energy and Mineral 056	69,000	0	69,000		0		69,000	Construction
8911-11943	Roofing: Hedco Bldg 057	140,000	0	140,000	21,050	0	21,050	118,950	
Total Projects		<u>651,311</u>	<u>0</u>	<u>651,311</u>	<u>420,204</u>	<u>8,012</u>	<u>428,216</u>	<u>223,094</u>	
Total Uncommitted Budget		<u>874,918</u>		<u>874,918</u>					
PAVING - 1433									
Budget Balance at Start of Period									
		1,197,445	893,237	2,090,682					
8836-10980	Business Loop Road Paving	1,133,319	893,237	2,026,556	2,015,241	81,785	2,097,026	- 70,470	Construction
8840-11317	PMT Parking Lot Repair	32,676	0	32,676	32,676	0	32,676	-	Subst. Complete
8840-11318	West Stadium Lot Repair	0	0	0	0	0	0	-	Complete
8836-11679	Union Bldg Loop Road Paving Repairs	18,260	0	18,260	15,876	0	15,876	2,384	Complete
8836-11680	1480 East to SSB Loading Dock Paving	5,707	0	5,707	5,707	0	5,707	-	Complete
8833-11681	Federal Way Curb & Gutter Repair	0	0	0	0	0	0	-	Canceled
8836-11682	1400 East Loop Road Slurry & Pavement Repair	6,538	0	6,538	6,538	0	6,538	-	Complete
8836-11712	Ballif Service Road Paving Repair	0	0	0	0	0	0	-	Canceled
8836-11939	Paving: 1925 East Campus Road	0	0	0	0	0	0	-	Study
Total Projects		<u>1,196,500</u>	<u>893,237</u>	<u>2,089,737</u>	<u>1,554,505</u>	<u>81,785</u>	<u>2,157,823</u>	<u>- 68,086</u>	
Total Uncommitted Budget		<u>945</u>		<u>945</u>					

ENERGY CONSERVATION - 1434									
Budget Balance at Start of Period									
0085-11749	Chem. Flow Limiters on Water Cooled Lasers	F, S	67,500	0	67,500	0	36,395	31,105	Complete
Total Projects			<u>67,500</u>	<u>0</u>	<u>67,500</u>	<u>0</u>	<u>36,395</u>	<u>31,105</u>	
Total Uncommitted Budget			<u>67,500</u>	<u>0</u>	<u>67,500</u>	<u>0</u>	<u>36,395</u>	<u>31,105</u>	
ADA / ASBESTOS -									
Budget Balance at Start of Period									
8826-11944	Hazardous Materials Abatement Fund	A, S04	25,000	0	25,000	210	14,628	10,162	Scope/Program
Total Projects			<u>25,000</u>	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>14,628</u>	<u>10,162</u>	
Total Uncommitted Budget			<u>25,000</u>	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>14,628</u>	<u>10,162</u>	
TOTALS			<u>2,049,200</u>	<u>893,237</u>	<u>2,942,436</u>	<u>1,986,370</u>	<u>110,736</u>	<u>2,618,849</u>	

CURRENT AVAILABLE BALANCE 877,120 877,120 0

KEY:
A - Projects From Priority List
D - Projects Traded in Lieu of those on Priority List
E - Projects Added to List
F - Projects Funded from Prior Years
S - Funds Held By DFCM

SUMMARY OF THE IMPROVEMENTS ACCOUNT
UNIVERSITY OF UTAH
 May 14, 2004

Project Number	Project Manager	Project	State Funds	UofU Funds	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Variance	Project Status	% Comp.	Phase Date
Budget Balance at Start of Period												
			13,484,648	267,152	13,751,800							
0800-9909	RWP	Fort Douglas - Infrastructure Imp.	2,349,105	230,291	2,579,396	2,578,722	674	2,579,396	-	Complete	100%	04/23/01
0040-1112	AEP	SSB - Glazing/Structure/Seals Study	45,688	-	45,688	-	9,460	9,460	36,228	Construction	30%	01/08/04
8804-11672	SFJ	East Campus Electrical Upgrades	802,650	-	802,650	802,650	5,850	808,500	- 5,850	Construction	60%	10/12/04
8804-11603	RWP	Electrical System Imp. Phill	1,317,823	-	1,317,823	552,895	729,029	1,281,724	36,099	Documents	34%	03/22/04
8804-11610	RWP	Fort Douglas - Infrastructure Imp. Ph V	1,174,030	-	1,174,030	904,235	78,682	982,917	191,113	Construction	57%	03/15/04
0026-11675	BWR	SW - ADA Elevator Upgrade Design	380,277	36,861	417,138	407,099	24,675	431,774	- 14,636	Subst. Complete	99%	02/17/04
0839-11676	JRH	BehS - Concrete/Steel Repairs	430,415	-	430,415	3,849	91,920	95,769	334,646	Study	1%	03/23/04
0084-11640	AEP	Biolog Building Panel Replacement	23,800	-	23,800	34,284	0	34,284	- 10,484	Complete	100%	01/07/04
0091-11932	AEP	Park Building Structural Study & Comice Repair	370,400	-	370,400	293,418	293,418	293,535	- 76,865	Documents	35%	04/12/04
0091-11935	DH	HPER Bldg: Cooling Tower Replacement	355,140	-	355,140	398,789	398,789	398,789	- 43,649	Complete	100%	04/28/04
0085-11936	DH	Chemistry Bldg: Chiller Replacement	232,525	-	232,525	164,472	58,743	223,215	9,310	Complete	100%	12/30/03
0081-11937	DH	Energy/Mineral Research Bldg: Chiller Replacement	161,510	-	161,510	156,073	7,344	163,417	- 1,907	Complete	100%	12/30/03
8900-11825	PV	Utilities Infrastructure Needs Assessment	323,230	-	323,230	211,850	75,373	287,223	36,007	Ongoing	100%	07/15/04
0084-11307	LJH	So Bio. Fume Hoods / Energy	597,268	-	597,268	306,896	197	307,093	290,175	Complete	100%	12/22/03
0091-11308	LJH	EMRL Lab Fume Hoods	145,000	-	145,000	127,534	1,400	128,934	16,066	Construction	88%	02/21/03
0064-11306	SFJ	MEB Fire Detection/Suppression System	277,544	-	277,544	277,320	-	277,320	224	Complete	100%	02/24/03
0005-11671	RWP	UMNH Fire System Upgrade	705,370	-	705,370	65,454	55	65,509	639,861	Construction	10%	04/12/04
0521-11673	LJH	SOM Fume Hood Upgrade Ph 1	1,629,882	-	1,629,882	1,658,377	78,122	1,736,499	- 106,617	Construction	12%	06/29/04
0091-11674	SFJ	HPER Complex Fire Detection & Supp	884,295	-	884,295	597,540	65,673	663,213	221,082	Construction	23%	04/09/04
8807-11716	SFJ	FIRE ALARM TRANSMISSION CAMPUS WIDE	320,000	-	320,000	275,946	1,600	277,546	42,454	Construction	82%	08/01/03
0097-11933	RWP	Life Science Bldg: Fire Detection & Suppression Upgr	337,712	-	337,712	266,009	46,541	312,550	25,162	Construction	95%	02/05/04
0372-11934	SFJ	Kennecott Bldg: Fire Detection & Suppression Upgrade	349,510	-	349,510	278,989	6,150	285,139	64,371	Subst. Complete	95%	08/20/04
0588-11938	SFJ	Nursing Building Fire Suppression System	548,307	-	548,307	53,884	0	53,884	494,423	Documents	1%	03/31/04
Total Projects			13,761,481	267,152	14,028,632	9,723,995	1,973,696	11,697,690				
Total Uncommitted Budget			-	-	-	-	-	-	-			

KEY:
 A - Projects From 2002-2003 Priority List
 D - Projects Traded in Lieu of those on Priority List
 E - Projects Added to 2002-2003 List
 F - Projects Funded from Prior Years
 S - State Holding Funds
 U - University of Utah Holding Funds

University Of Utah
 Report Of Contingency Reserve Fund
 For the Period of February 27, 2004 to May 14, 2004

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	902,713.07			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
	PLANNING / OTHER				
	ENDING BALANCE 01-00341-7000-05107	902,713.07			

**University Of Utah
Contingency Reserve Fund**

Project No.	Description	LAST QUARTERLY REPORT February-04		CURRENT QUARTERLY REPORT May-04		Current Project Status
		Contingency Budget Percentage	Transfers From Contingency	% Of Construction Budget	Transfers From Contingency	
Total Transfers			0		0	

University Of Utah
 Report Of Project Reserve Fund Activity
 For the Period of February 27, 2004 to May 14, 2004

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	172,982.70		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			

CURRENT BALANCE OF PROJECT RESERVE: 172,982.70



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

12 May 2004

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for June 2004 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 04/14/04 to 05/12/04. Quarterly reports on the Contingency Fund Cumulative Transfers, Summary of the Statewide Accounts, and Construction Contract Status are also included.

Professional Contracts, 4 contracts issued (Page 1)

No significant items.

Construction Contracts, 6 contracts issued (Page 2)

Item 1, HPER Upgrades - An amount of \$40,719 is needed from the Project Reserve Fund to award the contract for this project. The major contributing factor to the budget being low is increased cost of steel.

Report of Contingency Reserve Fund (Page 3)

No significant items.

Contingency Fund Cumulative Transfers Quarterly Report (Page 4)

Veterinary Science Electrical/Mechanical Upgrade and Steam System Supply (HPER/Museum of Art) - Contingency fund transfers in excess of the amount contributed to the fund were needed on both of these project due to unforeseen conditions that arose during the course of the projects. All other projects are in excellent order.

Report of Project Reserve Fund Activity (Page 5)

HPER Upgrades - An amount of \$40,719 is needed from the Project Reserve Fund to award the contract for this project as noted in Construction Contracts above.

Summary of the Statewide Accounts Quarterly Report (Page 6)

No significant items.

Construction Contract Status Quarterly Report (Page 7)

All projects are in very good order. The contract with Americom Technology on the Campus Fiber Optic Enhancements project indicates 42 days over in time only because the Certificate of Substantial Completion form had not been completed by the time the report was due.

F. Keith Stepan, Director
12 May 2004
Page 2

Current Delegated Projects List (Pages 8-9)

Four new projects have been added. The Central Energy Plant Electrical Upgrade, Central Energy Plant Chillers, and Art Barn Electrical Upgrade are all FY05 state funded capital improvement projects. The Nelson Fieldhouse Mezzanine project will add a second level over a portion of the Nelson Fieldhouse to expand the Student Recreation Center. This project will be funded with student fees.

Six projects have been completed. They are the Utah Botanical Center Pavilion/Restroom, Master Planning (Housing/Arts), Steam System Supply (HPER/Museum of Art), Old Heat Plant Tank Removal, Classroom/Office Sensors, and the Nutrition & Food Science Chiller Replacement.

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

Sincerely,



Kevin C. Womack
Associates Vice President for
Business and Finance

KCW/jm

c: Darrell E. Hart
Stanley G. Kane
Brent Windley



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

Professional Contracts Awarded From 04/14/04 to 05/12/04

Contract Name	Firm Name	Budget	Fee Amount	Comments
1 Veterinary Science Fire Pumps/ Generator	Stanley Consultants	\$18,600.00	\$18,600.00	
2 Art Barn Electrical Upgrade	Stanley Consultants	\$9,325.00	\$9,325.00	
3 Nelson Fieldhouse Mezzanine	RDF Engineering & Design	\$3,165.00	\$3,165.00	Fire sprinkler system design only
MISCELLANEOUS CONTRACTS				
4 HPER Upgrades	Stanley Consultants		\$604.50	Feasibility study
Total		\$31,090.00	\$31,694.50	



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

Construction Contracts Awarded From 04/14/04 to 05/12/04

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 HPER Upgrades	Jacobsen Construction	Spectrum Engineers	\$340,000.00	\$380,719.00	Transferring \$40,719 from Project Reserve Fund to award contract
2 Buried Natural Gas Pipe Replacement	Whitaker Construction	USU Facilities Planning and Design	\$82,000.00	\$10,382.00	Fine Arts Visual/Bullen Hall portion only
MISCELLANEOUS CONTRACTS					
3 Inside Wiring Phase I	Anixter Communications	USU Facilities Planning and Design		\$36,357.65	Materials only
4 Buried Natural Gas Pipe Replacement	Questar	USU Facilities Planning and Design		\$6,042.01	Gas pipe, meter, and regulator
5 Steam/Condensate Pipe Replacement	Tyco Valves & Controls	Stanley Consultants		\$4,132.99	Materials only
6 Lund Hall Chiller Replacement	Eagle Environmental	USU Facilities Planning and Design		\$853.00	Asbestos removal
Total			\$422,000.00	\$438,486.65	



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

Report of Contingency Reserve Fund From 04/14/04 to 05/12/04

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$392,763.86				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Transformer/High Voltage Distribution Line (Change orders)	(20,039.01)	(20,039.01)	2.40%	Partial Completion	84%
ENDING BALANCE	\$372,724.85				



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

Contingency Fund Cumulative Transfers Quarterly Report (As of 05/12/04)

Description	% of Const. Budget to Contingency Fund	02/25/04		05/12/04		Project Status
		Transfers To (From) Contingency	% To Construction Budget	Transfers To (From) Contingency	% To Construction Budget	
Veterinary Science Electrical/Mechanical Upgrade	8.00%	(\$26,139.47)	10.46%	(\$26,139.47)	10.46%	Substantial Completion
Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	8.00%	\$0.00	0.00%	(\$20,039.01)	2.40%	Partial Completion
Stream System Supply (HPER/Museum of Art)	5.32%	\$0.00	0.00%	(\$10,641.23)	6.98%	Complete
Guard Rails/Hand Rails	9.50%	(\$4,962.00)	2.47%	(\$8,191.10)	4.08%	Construction
Campus Fiber Optic Enhancements	3.64%	\$0.00	0.00%	(\$8,000.00)	3.64%	Construction
Nutrition & Food Science Fire Alarm Upgrade	8.00%	(\$4,219.90)	3.27%	(\$4,355.80)	3.38%	Substantial Completion
Water Lab Fire Alarm Upgrade	7.65%	(\$3,502.99)	2.06%	(\$3,502.99)	2.06%	Substantial Completion
Fine Arts Visual Fire Alarm/Generator Upgrade	9.05%	(\$1,283.78)	0.61%	(\$1,283.78)	0.61%	Substantial Completion
Water Tank Retrofit/Stabilize Reservoir	4.09%	(\$437.50)	0.29%	(\$437.50)	0.29%	Partial Comp/Construction
Campus Air Conditioning Phase II	8.00%	\$0.00	0.00%	(\$139.00)	0.03%	Substantial Completion
Central Plant Chiller Addition (Natural Res. & Spectrum)	9.00%	\$0.00	0.00%	(\$100.00)	0.17%	Construction
Fume Hoods Biology/Natural Resources	8.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion/Design
Campus Safety Lighting 2	9.05%	\$0.00	0.00%	\$0.00	0.00%	Pending
Electrical Cabling from North Sub-Station	7.65%	\$0.00	0.00%	\$0.00	0.00%	Pending
Technical Support Services Renovation	4.83%	\$0.00	0.00%	\$0.00	0.00%	Design
Tunnel Extension - Edith Bowen Area	9.00%	\$0.00	0.00%	\$0.00	0.00%	Construction
Buried Natural Gas Pipe Replacement	9.00%	\$0.00	0.00%	\$0.00	0.00%	Construction
Old Heat Plant Tank Removal	8.00%	\$0.00	0.00%	\$0.00	0.00%	Complete
Steam/Condensate Pipe Replacement	9.00%	\$0.00	0.00%	\$0.00	0.00%	Materials order
Lundberg Fire Escape	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
New Well	9.00%	\$0.00	0.00%	\$0.00	0.00%	Study
Veterinary Science Fire Pumps/Generator	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
CPD Fire Alarm Upgrade	9.00%	\$0.00	0.00%	\$0.00	0.00%	Pending



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

Report of Project Reserve Fund Activity From 04/14/04 to 05/12/04

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$185,904.88		
INCREASES TO PROJECT RESERVE FUND			
None			
DECREASES TO PROJECT RESERVE FUND			
HPER Upgrades	(40,719.00)	Amount needed to award contract	12.0%
ENDING BALANCE	\$145,185.88		



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

Summary of the Statewide Accounts Quarterly Report (As of 05/12/04)

DFCM Number	Project	Key	DFCM Statewide Funds	USU/ Other Funds	Total Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
LIFE SAFETY									
99115770	Ag Science Elevator/Communications	A	111,127	15,396	126,523	126,523	0	126,523	Construction
PAVING									
02086770	Motor Pool South/Public Safety	C	280,635	38,041	318,676	315,942	0	315,942	Construction
02238770	Slurry Seal at Various Lots	C	46,000		46,000	3,303	0	3,303	Partial Design
03117770	A-6 Parking Lot Overlay	D	95,000		95,000	0	0	0	Pending
03118770	A-2 Parking Lot Overlay	D	60,000		60,000	0	0	0	Pending
ROOFING									
	Miscellaneous Roofing		66,666		66,666	23,127	0	23,127	Pending
ENERGY & WATER CONSERVATION									
01214770	Classroom/Office Sensors	B	100,000		100,000	92,943	7,057	100,000	Complete
01215770	UWRL Lighting/Occupancy	B	112,000		112,000	80,266	23,504	103,770	In-house Installation
02239770	Nutrition & Food Science Chiller Replacement	C	222,186		222,186	222,186	0	222,186	Complete
02240770	Insulate Condensate Lines	C	200,000		200,000	0	0	0	Pending
TOTALS			\$1,293,614	\$53,437	\$1,347,051	\$864,290	\$30,561	\$894,851	

Key:

- A - Projects Funded from Prior Years
- B - Projects from 2001-02 Priority List
- C - Projects from 2002-03 Priority List
- D - Projects from 2003-04 Priority List

Construction Contract Status Quarterly Report (As of 05/12/04)

Manager	Project Number	Contract Name	Vendor	Current Contract Amount	Current Contract Days	Days Left	Perc Paid	Sub Comp
CLOSED CONTRACTS								
Mortensen	8-81083	Campus Air Conditioning Phase II	Raymond Construction	\$294,976	90	-4	100.0%	10/23/03
Holt	8-80527	Campus Fiber Optic Enhancements	Tec Electric	\$68,303	120	0	100.0%	03/21/04
Whitaker	8-81133	Water Tank Retrofit/Stabilize Reservoir	Island Heights Construction	\$19,500	103	0	100.0%	05/01/04
Holt	8-80530	Inside Wiring Phase I	Bailey Construction	\$76,116	145	0	100.0%	04/30/04
Whitaker	8-81100	Veterinary Science Electrical/Mechanical Upgrade	Bailey Construction	\$326,297	148	2	100.0%	09/09/03
Whitaker	8-81138	Nutrition & Food Science Fire Alarm Upgrade	Tec Electric	\$106,375	90	11	100.0%	01/20/04
Whitaker	8-81136	Water Lab Fire Alarm Upgrade	Tec Electric	\$89,762	90	11	100.0%	01/20/04
Whitaker	8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Tec Electric	\$82,250	90	11	100.0%	01/20/04
Kane	8-80429	Housing Fire and Life Safety Improvements (Sprinkler Systems)	SimplexGrinnell	\$695,359	487	41	100.0%	08/20/03
OPEN CONTRACTS								
Holt	8-80527	Campus Fiber Optic Enhancements	Americom Technology	\$120,815	77	-42	95.0%	
Whitaker	8-81133	Water Tank Retrofit/Stabilize Reservoir	ProTech	\$52,675		-11	35.0%	
Kane	8-80256	University Inn Renovation	Bailey Construction	\$365,065	55	0	67.6%	03/01/04
Fitch	8-80338	Bookstore Renovation/North and South (Revised start date for South Bookstore)	Raymond Construction	\$1,623,904	86	2	98.0%	
Huppi	8-81114	Motor Pool South/Public Safety (Paving)	LeGrand Johnson Construction	\$302,557	292	19	97.6%	
Fitch	8-81140	Tunnel Extension - Edith Bowen Area	Jacobsen Construction	\$253,942	120	36	87.8%	
Kane	8-81090	Cogeneration/Chilled Water	Jacobsen Construction	\$13,498,615	561	51	92.9%	
Mortensen	8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Jacobsen Construction	\$1,693,403	416	141	11.4%	
Mortensen	8-81021	Central Energy Plant Electrical Upgrade	Jacobsen Construction	\$350,000	416	141	0.0%	
Mortensen	8-81022	Central Energy Plant Chillers	Jacobsen Construction	\$600,000	416	141	0.0%	
Holt	8-80530	Inside Wiring Phase I	Cache Valley Electric	\$534,095	215	202	0.0%	
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	Whitaker Construction	\$37,785	180		0.0%	
Whitaker	8-81105	Water Lab Fire Damage Repairs	Bailey Construction	\$396,323	n/a	n/a	100.0%	(Not done)
Fitch	8-81065	Guard Rails/Hand Rails	Spindler Construction (Const mgt)	\$194,795	n/a	n/a	92.6%	
Fitch	8-81058	Ag Science Elevator/Communications	Spindler Construction (Const mgt)	\$126,523	n/a	n/a	15.6%	
NEW CONTRACTS								
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	G. T. Smith Construction	\$14,294	45	4	0.0%	
Huppi	8-81142	Romney Stadium Turf	Raymond Construction	\$634,091	66	49	26.3%	
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	Whitaker Construction	\$10,382		49	0.0%	
Mortensen	8-81109	HPER Upgrades	Jacobsen Construction	\$380,719	140	127	0.0%	
Mortensen	8-81013	Lund Hall Chiller Replacement	A.H. Palmer & Sons	\$59,382	49		0.0%	

Current Delegated Projects List 05/12/04

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
8-81065	Guard Rails/Hand Rails	Construction	\$250,000
8-80336	Utah Botanical Center Pavilion/Restroom	Complete	275,769
8-81081	Fume Hoods Biology/Natural Resources	Partial Completion/Design	905,000
8-81132	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion	990,000
8-81083	Campus Air Conditioning Phase II	Substantial Completion	500,035
8-80338	Bookstore Renovation (North and South)	Substantial Completion	1,980,776
8-80409	Housing Fire and Life Safety Improvements	Partial Completion/Design	2,500,287 *
8-80430	Master Planning (Housing/Arts)	Complete	587,155
8-81099	Steam System Supply (HPER/Museum of Art)	Complete	128,408
8-81100	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	388,174
8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Substantial Completion	194,732
	Campus Safety Lighting 2	Pending	50,000
	Electrical Cabling from North Sub-Station	Pending	200,000
8-80527	Campus Fiber Optic Enhancements	Construction	800,000
8-81133	Water Tank Retrofit/Stabilize Reservoir	Partial Completion/Construction	183,000
8-81136	Water Lab Fire Alarm Upgrade	Substantial Completion	116,266
8-81090	Cogeneration/Chilled Water	Construction	14,709,960 *
8-81101	Athletic Locker Room/Office Facility	Design	1,374,970
8-81096	Lab Animal Research Center Addition	Substantial Completion	297,691
8-81105	Water Lab Fire Damage Repairs	Construction	467,622
8-81009	Technical Support Services Renovation	Design	691,937
8-81140	Tunnel Extension - Edith Bowen Area	Construction	1,000,000
8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Construction	1,253,650
8-81141	Buried Natural Gas Pipe Replacement	Construction	100,000
8-80611	Old Heat Plant Tank Removal	Complete	26,631
8-81143	Steam/Condensate Pipe Replacement	Materials order	250,000
8-81138	Nutrition & Food Science Fire Alarm Upgrade	Substantial Completion	123,163
8-81137	Lundberg Fire Escape	Design	50,000
8-81139	New Well	Study	350,000
8-81019	Veterinary Science Fire Pumps/Generator	Design	350,000
8-80530	Inside Wiring Phase I	Construction	1,675,000
	CPD Fire Alarm Upgrade	Pending	165,841

8-81108	Recital Hall	Design	8,713,890	*
8-80346	University Inn Renovation	Construction	716,224	
	Brigham City Campus Remodel	Pending	450,000	*
8-81142	Romney Stadium Turf	Construction	687,453	
8-81109	HPER Upgrades	Construction	1,040,719	
8-81013	Lund Hall Chiller Replacement	Construction	79,382	
8-81021	Central Energy Plant Electrical Upgrade (NEW PROJECT)	Construction	350,000	
8-81022	Central Energy Plant Chillers (NEW PROJECT)	Construction	600,000	
8-81023	Art Barn Electrical Upgrade (NEW PROJECT)	Design	20,000	
8-81016	Nelson Fieldhouse Mezzanine (NEW PROJECT)	Design	500,000	
LIFE SAFETY (STATEWIDE)				
8-81058	Ag Science Elevator/Communications	Construction	126,523	
PAVING (STATEWIDE)				
8-81114	Motor Pool South/Public Safety	Construction	318,676	
8-81114	Slurry Seal at Various Lots	Partial Design	46,000	
8-81114	A-6 Parking Lot Overlay (Originally North Shuttle Bus Turnaround)	Pending	95,000	
8-81114	A-2 Parking Lot Overlay	Pending	60,000	
ROOFING (STATEWIDE)				
8-81008	Miscellaneous Roofing	Pending	66,666	
ENERGY & WATER CONSERVATION (STATEWIDE)				
8-81084	Classroom/Office Sensors	Complete	100,000	
8-81088	UWRL Lighting/Occupancy	In-house Installation	112,000	
8-81104	Nutrition & Food Science Chiller Replacement	Complete	222,186	
	Insulate Condensate Lines	Pending	200,000	
TOTAL (52)			<u>\$47,440,786</u>	

* Project management delegated to USU.



Olene S. Walker
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: June 2, 2004
Subject: **Administrative Reports for DFCM**

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

Lease Report (Page 1)

No significant Items.

Architect/Engineering Agreements Awarded, 16 Agreements Issued (Page 2)

No significant Items.

Construction Contracts Awarded, 38 Contracts Issued (Pages 3 - 4)

Item 11, WSU Technical Education Bldg. Steam Condensate & Domestic Water Piping Repl
A draw from the Project Reserve Fund and funds from Weber State University were required to award this construction contract.

Report of Contingency Reserve Fund (Page 5)

Increases

No significant Items.

Decreases, New Construction

Logan Court Facility

Change order #13 covers various omissions in the architectural door hardware schedule and electrical connections in the electrical plans. Part of this cost was covered by the architect. Other omissions such as additional coordination required by the steel erector, and fire rated doors are covered in this change order.

Decreases, Remodeling

State Developmental Center Willow Creek Building Remodel

This transfer covers costs of Change orders #2 – 6. Items included in these change orders are; home office overhead for 33 days time extension due to the discovery of asbestos, additional work to bring the existing fire alarm system into code, reroute heat piping, patch and repair gypsum board ceilings in high ceiling areas, omissions for plumbing work, to add a conduit from the mechanical room to the telecommunications room, electrical work, and to install a mud set over the concrete floors in the apartment bathrooms.

Report of Contingency Reserve Fund Continued

Decreases, Remodeling Continued

State Hospital Slate Canyon Water Pipeline

Change order #2 covers omissions to install a lateral water line between the central and north irrigation systems for backup supply, modifications to the existing pump house, and unknown conditions for replacement of two fire hydrants that were found to be unusable, and tie in existing irrigation systems to the main system,

Report of Project Reserve Fund Activity (Page 6)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute. Many projects were closed last month, as DFCM staff continues to make this a high priority. The large transfer from the Dixie State College Eccles Fine Arts Center project is the State's share of the construction budget balance after award and subsequent change orders to use some of the savings.

Decreases

These transfers were to award construction contracts that exceeded the construction budget. WSU participated in the award of the contract for the waste water line replacement project.

Statewide Planning Fund (Page 7)

No changes.

Emergency Fund Report (Page 8)

The decrease this month is for additional funds on the State Hospital pump repairs for their deep water well project.

Statewide Funds Reports (Pages 9 – 13)

No significant items.

Quarterly Contingency Fund Report (Pages 14 – 18)

FKS:DDW:sll

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 4/15/04 to 5/13/2004

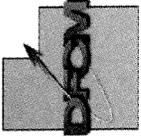
No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

NEW LEASES

1.	Administrative Services Capitol Preservation Board, Salt Lake City	Partial	Warehouse	5 Yrs.	21,734		\$0.4157		Warehouse space to store items that will be removed from the Capitol during the restoration.
2.	Administrative Services ITS, Riverside	Partial	Rack Space	5 Yrs.			\$3,000/Year		New Communication Site, Box Elder County.
3.	Health, Community & Family Health, Moab	Full	Office	3 Yrs.	212		\$11.32		New lease at market.

AMENDMENTS

1.	Human Services Child & Family Services Kanab	Full	Office	5 Yrs.	1,872	1,872	\$ 9.40	\$10.31	Renewal, increase to market.
2.	Human Services Child & Family Services Roosevelt	Full	Office	5 Yrs.	9,261	9,261	\$12.50	\$12.50	Renewal, no change.
3	Workforce Services Roosevelt	Full	Office	5 Yrs.	8,213	8,213	\$12.50	\$12.50	Renewal, no change.



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 4/16/2004 To 5/13/2004

Design

Agency	Contract Name	Firm	Type	Budget	Contract Amt
1 NG	NATL GUARD DUGWAY BLDG #5807 REMODEL DESIGN	AJC ARCHITECTS	DESIGN	\$26,000.00	\$27,020.00
2 CORR-OTHR	LIGHTING SECURITY FIRE ALARM UPGRADES VARIOUS AP&P LOCATIONS	BNA CONSULTING ENGINEERS II INC	DESIGN	\$28,000.00	\$27,600.00
3 NG	NATL GUARD DDO LOCKER RM EXPANSION DESIGN	JSA ARCHITECTS, LLC	DESIGN	\$12,000.00	\$11,125.00
4 COURTS	OGDEN COURTS 4TH FL SHELL SPACE COURTROOM ADDITION	SCOTT P EVANS ARCHITECT&ASSOC	DESIGN	\$40,500.00	\$40,500.00

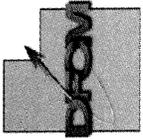
Programming/Master Planning

Agency	Contract Name	Firm	Type	Budget	Contract Amt
5 NG	VETERANS CEMETERY MASTER PLAN UPGRADE	DM ASSOCIATES	PRG MSTR PLAN	\$1.00	\$1.00

Miscellaneous Services

Agency	Contract Name	Firm	Type	Budget	Contract Amt
6 UVSC	UVSC NEW BASEBALL STADIUM INSPECTION/TESTING SVCS	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$25,000.00	\$18,478.90
7 CAP PRESV	ART MANAGEMENT SERVICES - STATE CAPITOL COMPLEX	JUDITH E. MCCONKIE	UNCLASS CONSULT	\$50,000.00	\$50,000.00
8 WSU	WSU TECH ED BLDG MECH PIPING ENVIRONMENTAL MGMT SVCS	ROWLAND CONSULTING INC	HAZ MAT CONSULT	\$10,000.00	\$9,584.96
9 ARCHIVES	ARCHIVES BUILDING COMMISSIONING SERVICES	TOTAL BUILDING COMMISSIONING INC	COMMISSIO NING	\$105,000.00	\$51,270.00
10 YTH CORR	WASATCH YTH DET MECH PIPING UPGRADE 3RD PARTY ENVIRONMENTAL MGMT	ROWLAND CONSULTING INC	HAZ MAT CONSULT	\$7,000.00	\$6,854.40

End of Report



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

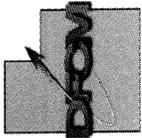
Construction Contracts Awarded From 4/16/2004 To 5/13/2004

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 WSU	Stewart Library Elevator Modernization	Thyssenkrupp Elevator	Const Remodel	\$231,987.00	\$162,778.00
2 HEALTH	Cannon Health Auditor's Office/Conf Rm Remodel	Ehp Construction Inc	Const Remodel	\$10,000.00	\$9,705.00
3 SLCC	SLCC Soc Annex #1 Bldg Demolition	Grant Mackay Compay	Const Site Imp	\$36,000.00	\$35,660.00
4 ABC	St George ABC Store #32 Landscaping Improvements	Gil Almquist Landscaping	Const Site Imp	\$12,500.00	\$12,260.00
5 CAP PRESV	Auditorium/Exercise Room Remodel - State Office Building	Ehp Construction Inc	Const Remodel	\$7,000.00	\$6,930.00
6 DFCM	Cedar City Reg Ctr - Ada Door Opener Improvements	Accent Automatics Inc	Const Remodel	\$13,524.00	\$6,400.00
7 CUCF BLDG	CUCF Fire Sprinkler/Ada Improvements	Delta Fire Systems Inc	Const Remodel	\$23,000.00	\$22,435.00
8 DFCM	State Mail Security Camera System Improvements	Wasatch Control Systems LLC	Const Remodel	\$6,000.00	\$5,371.00
9 DWS	DWS Admin 2nd Flr Lounges/Conference Room Remodel	Ehp Construction Inc	Const Remodel	\$6,500.00	\$6,174.00
10 OFF-EDUC	Education Ada Entrance Ramp Improvements	Ehp Construction Inc	Const Remodel	\$36,071.00	\$16,843.00
11 WSU	Tech Ed Bldg Steam Condensate & Domestic Water Piping Replacement	Harding Mechanical Inc	Const Remodel	\$564,926.00	\$564,926.00
12 SLCC	Pedestrian Crossing - Redwood Road Campus	Paulsen Eng & Constr	Const Remodel	\$140,818.00	\$128,900.00
13 DFCM	Matheson Courts 3rd/4th Flr Office Construction	Ehp Construction Inc	Const Remodel	\$12,500.00	\$12,410.00

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
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Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 4/16/2004 To 5/13/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
14 UVSC	UVSC Journal Bldg Warehouse Reroof	Western Contractors Inc	Roofing	\$16,000.00	\$15,700.00
15 DEQ	DEQ Bldg #1 Roofing Improvements	Redd Roofing & Construction Co	Roofing	\$72,124.00	\$48,946.00
16 NG	Tooele NG Armory Paving Improvements	Morgan Asphalt Inc	Paving	\$36,000.00	\$37,726.50
17 DEVEL CTR	USDC Willowcreek Unit Phase II Asbestos Abatement	Rocmont Industrial Corp	Haz Mat Const	\$24,000.00	\$20,830.00
18 NG	Lehi NG Armory Paving Improvements	Preferred Paving	Paving	\$48,630.00	\$48,630.20
19 WSU	WSU Tech Ed Bldg Mech Piping Asbestos Abatement	Rocmont Industrial Corp	Haz Mat Const	\$22,000.00	\$21,800.00
20 REGION 2	Wendover UDOT Restrooms Reroof (East/West Bound)	Roof Management Systems Inc	Roofing	\$30,000.00	\$16,285.00
21 PARKS	Jordanelle St Pk Roofing Repairs On Various Buildings	Utah Tile & Roofing Inc	Roofing	\$30,000.00	\$27,424.00
22 SUU	SUU Old Main Bldg Asbestos Abatement	Rocmont Industrial Corp	Haz Mat Const	\$11,000.00	\$10,431.00

End of Report

DFCM

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

Jun-04

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	6,605,703.06	52,316.81				
	INCREASES TO CONTINGENCY RESERVE FUND						
03003	SUU South Hall Demolition & Reconstruction	4,665.55	-	26,205	1.66%	Closed	100%
	DECREASES TO CONTINGENCY RESERVE FUND						
	NEW CONSTRUCTION						
00017	Courts New Logan Facility	(47,215.14)	-	325,872	3.04%	Complete	96%
00253	Snow College Performing Arts Building	(43,029.98)	-	365,133	2.32%	Complete	100%
00018	Dixie College Delores Dore Eccles Fine Arts Center	(29,230.00)	-	87,614	0.59%	Construction	89%
01275	UDOT Echo Maintenance Station Addition	-	(7,231.00)	45,875	11.67%	Complete	100%
	REMODELING						
03079	Human Services USDC Willowcreek Bldg Remodel	(116,402.00)	-	116,402	9.54%	Construction	50%
00144	State Hosp Slate Canyon Water Pipeline	(51,513.09)	-	106,852	9.67%	Construction	67%
03053	WSU Potable Water/Waste Line Replacement	(1,531.00)	-	1,531	0.26%	Construction	0%
	TOTAL						



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
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REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Jun-04

% of
 Constr.

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>	<u>3,267,276</u>	<u>39,449</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
DIXIE Eccles Fine Arts Center	770,093.28		Balance of Construction Budget	5.21%
OWATC Gym/Cosmetology HVAC Replace	62,020.96		Balance of Construction, Inspection & Insurance	22.46%
WSU Air Systems Replacement	48,558.23		Balance of Construction, Commissioning & Inspe	9.13%
HEBER WELLS HVAC Controls	42,774.59		Balance of Various Project Budgets	3.47%
WSU Education Bldg HVAC Upgrades	8,130.30		Balance of Design, Inspection & Insurance Budg	0.54%
SLCC South City Campus Pool Repairs	4,929.62		Balance of Construction & Testing Budgets	1.32%
CEU New Electrical Substation	1,449.07		Balance of Testing Budget	0.22%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
WSU Potable Water/Waste Water Line Replacement	(10,285.00)		To Award Construction Contract	1.75%
DWS Provo Replace Sprinkler System	(3,566.00)		To Award Construction Contract	22.03%
ABC Store #14 Seismic/Mechanical upgrade	(90.00)		To Reclose Project	0.91%
<u>Ending Balance</u>	<u>4,191,291</u>	<u>39,449</u>		

DFCM

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

STATEWIDE PLANNING FUND

\$350,000

Jun-04

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Southern Utah University	93177730	Shakespeare Expansion and Planning	5,950
Snow College	02273700	Master Plan	25,000
Dixie College/SLCC	03047640	Health Sciences Bldgs Programming	100,000
PLANNING FUND UNENCUMBERED BALANCE			\$219,050

DFCM

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EMERGENCY FUND REPORT

Jun-04

BEGINNING BALANCE: \$109,586

INCREASES TO EMERGENCY FUND:

DYC Decker Lake Fire Panel Return Funds To Close Project

437.56

DECREASES TO EMERGENCY FUND:

STATE HOSP Deepwater Well Pump Repairs

(7,899.20)

ENDING BALANCE OF EMERGENCY FUND \$102,124

DFCM

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STATEWIDE ASBESTOS ABATEMENT PROJECTS Jun-04

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
02044100	DFCM	DOC ACADEMY FIRE PUMP/RANGE ABATEMENT	545,700	276,609	185,990	462,599	Construction
02291050	Capitol Preserv Board	STATE CAPITOL BUILDING ASBESTOS ABATEMENT	1,140,954	155,134	73,698	228,832	Construction
03150750	U OF U	UU ASBESTOS ABATEMENT FUNDS	25,000	210	0	9,085	Delegated
03163310	DFCM	FY'04 HAZ MAT SURVEY/ASSESSMENT PROGRAM	707,124	75,152	219,937	295,090	Surveys
03164310	DFCM	FY'04 HAZ MAT EMERGENCY ABATEMENT FUNDS	473,397	43,341	232,897	276,238	Construction
03175810	Weber State	WSU STEWART LIBRARY ELEVATOR MODERNIZATION	255,000	668	163,217	163,885	Construction
03178100	Corrections	DRAPER FRED HOUSE ACADEMY INDOOR FIRING RANGE ABATEME	122,433	33	122,400	122,433	Closed
TOTALS			3,269,608	551,147	998,139	1,558,162	

CASH BALANCE OF STATEWIDE ASBESTOS FUNDS \$ 2,270,143
 UNENCUMBERED BALANCE \$ 1,711,445
 CURRENT AVAILABLE BALANCE \$ 609,193



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STATEWIDE ROOFING PROJECTS

Jun-04

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
01053750	U OF U	PIONEER MEMORIAL THEATER - DELEGATE	138,000	109,072	0	109,072	Delegated
01300470	National Guard	DRAPER HQ REROOF PH III	540,000	39,859	457,336	497,195	Construction
02123770	USU	PUBLIC SAFETY BLDG	69,295	63,643	5,652	69,295	Closed
02126770	USU	SPECTRUM ROOF IMPROVEMENTS	52,918	52,918	0	52,918	Closed
02207300	DFCM	UNALLOCATED ROOFNG FUNDS ACCOUNT	654,198	-606	218,419	217,813	Misc. Expenditures
02254640	Dixie College	SCIENCE BLD ROOFING IMPROVEMENTS	266,521	253,655	12,867	266,521	Closed
03074210	BATC	BRIDGERLAND ATC ROOFING/HVAC IMPROV	420,000	420	366,828	367,248	Construction
03075770	USU	USU UNIVERSITY RESERVWE BLD ROOFING	25,000	0	0	0	Delegated
03077770	USU	USU FINE ARTS ROOFING IMPROVEMENTS	185,000	0	148,989	148,989	Construction
03083810	WSU	WSU ANNEX BLDG#13 ROOFING IMPROVEM	15,000	9,978	0	9,978	Waiting for warranty
03084810	WSU	WSU ANNEX BLDG#9 ROOFING IMPROVEME	15,118	15,118	0	15,118	Waiting for warranty
03085750	U OF U	UU MILITARY SCIENCE BLDG#023 ROOFING	38,000	0	0	0	Delegated
03086750	U OF U	UU HEARTPORT BLD#853 ROOFING IMPROV	118,000	0	0	0	Delegated
03088750	U OF U	UU HEDCO BLDG #056 AND #057 ROOFING II	345,000	21,086	0	21,086	Design
03165300	DFCM	FY'04 ROOFING PREVENTATIVE MAINTENAN	465,404	170,194	288,124	458,318	Construction
03166300	DFCM	FY'04 ROOFING EMERGENCY PROGRAM	313,755	0	0	0	On-going
03167300	DFCM	FY'04 ROOFING SEISMIC PROGRAM	230,540	0	0	0	On-going
03168300	DFCM	FY'04 ROOFING UCI PROGRAM	343,066	-2,400	41,605	39,205	On-going
03171470	National Guard	CAMP WILLIAMS BLDG #517 ARMORY RERO	201,000	16,505	178,740	195,245	Complete
03181790	UVSC	UVSC PLAZA PAVERS IMPROVEMENTS	1,050,000	954,117	4,997	959,114	Complete
03185310	Environmental Quality	DEQ BLD#1 ROOFING IMPROVEMENTS	80,000	0	48,946	48,946	Construction
03186660	SLCC	SLCC REDWOOD RD AUTO TRADES BLD RC	228,000	10,445	197,300	207,745	Construction
03187670	SLCC	SLCC SO CITY CAMPUS EAST ENTRY ROOFI	20,000	0	12,113	12,113	Waiting for warranty
03204110	Corrections	CUCF ADMIN BLDG REROOF	63,530	61,026	2,504	63,530	Closed
03232510	DNR/PARKS	JORDANELLE ST PARK BUILDINGS PIPE FLA	30,000	0	27,424	27,424	Construction
03233900	DOT	WENDOVER DOT FAC RESTROOMS REROO	30,000	0	16,285	16,285	Construction
03262700	Snow College	FERN YOUNG BLDG ROOFING REPLACE	80,000	9,700	62,940	72,640	Construction
TOTALS			6,017,345	1,784,729	2,091,069	3,875,798	

CASH BALANCE IN STATEWIDE ROOFING FUNDS \$ 3,231,797
 UNENCUMBERED BALANCE \$ 2,141,547
 CURRENT AVAILABLE BALANCE \$ 436,385



Division of Construction and Management
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STATEWIDE PAVING PROJECTS

Agency	Project	Project		Previous		Current		Total		Project Status
		Budget	Encumb.	Encumb.	Encumb.	Encumb.	Encumb.	Encumb.	Encumb.	
SUU	WEST CAMPUS PARKING	88,000	88,000	0	0	0	0	88,000	88,000	Force Account
ABC	STORE #22	23,000	10,560	0	0	0	0	10,560	10,560	Construction
Courts	OGDEN JUVENILE	28,000	0	0	11,370	11,370	0	11,370	11,370	Construction
National Guard	TOOELE ARMORY	41,727	0	0	41,727	41,727	0	41,727	41,727	Construction
National Guard	LEHI ARMORY	56,680	6,150	0	50,530	50,530	0	56,680	56,680	Construction
Snow College	SNOW COLLEGE SOUTH TECH DRIVE PAVING	60,000	0	0	0	0	0	0	0	Bidding
UJFU	UU UNION BLDG LOOP PAVING REPAIRS - DELEGATED	18,260	15,928	0	0	0	0	15,928	15,928	Delegated
UVSC	UVSC NEW PARK LOT O - FORCE ACCOUNT	94,000	94,000	0	0	0	0	94,000	94,000	Closed
UBATC	UBATC TRUCK AREA PAVING	110,711	6,947	0	103,764	103,764	0	110,711	110,711	Construction
ABC	ABC STORE #25 PAVING REPAIRS	70,000	0	0	35,150	35,150	0	35,150	35,150	On Hold
Corrections	DRAPER PRISON TAMP GATEHOUSE TO OLYMPUS PAVI	45,000	0	0	29,883	29,883	0	29,883	29,883	Construction
Parks & Rec.	DNR GOBLIN VALLEY ST PK PAVING REPAIRS	285,000	20,964	0	225,960	225,960	0	246,924	246,924	Construction
Wildlife Resources	DWR NERO GAME FARM PARK LOT REPAIRS	65,000	35,049	0	1,982	1,982	0	37,031	37,031	Construction
USU	VARIOUS PRK LOTS SLURRY SEALING	46,000	0	0	3,303	3,303	0	3,303	3,303	Delegated
DFCM	FY'04 PAVING PREVENTATIVE MAINT FUND	333,073	161,019	0	163,177	163,177	0	324,197	324,197	Construction
DFCM	FY'04 PAVING UCI CRACKSEAL ACCOUNT	275,000	164,443	0	91,905	91,905	0	256,348	256,348	Construction
SUU	SUU MAIN PARKING LOT PAVING REPAIRS	120,000	75,000	0	45,000	45,000	0	120,000	120,000	Construction
CEU	CEU SCIENCE/PURCHASING BLDG PARK SLURRY	45,000	0	0	16,900	16,900	0	16,900	16,900	Construction
Youth Corrections	DYC WEBER VALLEY DET CTR PAVING REPAIRS	35,000	3,300	0	0	0	0	3,300	3,300	Construction
Developmental Center	USDC MAIN PARKING LOT PAVING REPAIRS	80,000	21	0	71,728	71,728	0	71,748	71,748	Construction
St Hospital	ST HOSPITAL MAIN PARK LOT PAVING REPAIRS	40,000	0	0	35,000	35,000	0	35,000	35,000	Construction
Dixie	DIXIE MAIN PARKING LOT PAVING REPAIRS	170,000	534	0	122,404	122,404	0	122,937	122,937	Complete
National Guard	DRAPER NAT GUARD ADMIN BLD FRONT/WEST PARK L	75,000	0	0	53,646	53,646	0	53,646	53,646	Construction
Parks & Rec.	BEAR LAKE BIG CREEK CAMPGROUND PAVING REPAIR	90,000	5,177	0	65,271	65,271	0	70,448	70,448	Construction
Parks & Rec.	GREEN RIVER PARK LOT ASPHALT REPAIRS	71,900	21	0	71,879	71,879	0	71,900	71,900	Closed
Parks & Rec.	ANTELOPE ISLAND BUFFALO PARK/PAVEMENT REPAIR	85,000	8,915	0	59,466	59,466	0	68,380	68,380	Construction
SLCC	SLCC JORDAN CAMPUS PARK LOT SLURRY SEAL	30,000	0	0	0	0	0	0	0	Bidding
SLCC	SLCC REDWOOD MAINT BLDG CONCRETE AND PAVING	120,800	8,513	0	103,856	103,856	0	112,369	112,369	Construction
SLCC	SLCC S CITY MAIN PARK LOT CONCRETE PAVERS	75,000	6,700	0	54,039	54,039	0	60,738	60,738	Construction
SLCC	SLCC REDWOOD RD CAMPUS RING ROAD SLURRY	49,021	21	0	49,000	49,000	0	49,021	49,021	Closed
Snow College	SNOW COLLEGE MAIN CAMPUS SLURRY	74,952	0	0	24,284	24,284	0	24,284	24,284	Construction
Snow College	SNOW LIBRARY PARKING ASPHALT REPAIRS	45,000	0	0	0	0	0	0	0	Design
USU	USU NORTH SHUTTLE BUS TURNAROUND - DELEGATEI	95,000	0	0	0	0	0	0	0	Delegated
USU	USU PARKING LOT A-2 OVERLAY - DELEGATED	60,000	0	0	0	0	0	0	0	Delegated
USU	UVSC PARK LOT J1/G PAVING REPAIRS	85,000	24	0	0	0	0	24	24	Design
UVSC	DWR LEE KAY HUNTER EDUC FAC PAVING REPAIRS	85,000	1,703	0	54,697	54,697	0	56,400	56,400	Construction
Wildlife Resources	DFCM Unallocated Paving Funds	571,555	402,849	0	77,889	77,889	0	480,737	480,737	Misc Expenditures
DFCM	Stadium Paving	63,000	63,000	0	0	0	0	63,000	63,000	Force Account
SUU		63,000	63,000	0	0	0	0	63,000	63,000	Force Account
TOTALS		3,805,678	1,178,835	1,663,809	2,842,644					

CASH BALANCE OF STATEWIDE PAVING FUNDS \$ 1,849,526
 UNENCUMBERED BALANCE \$ 963,034
 CURRENT AVAILABLE BALANCE \$ 90,818



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STATEWIDE LAND OPTIONS & ACQUISITION FUND

Jun-04

Project Number	Agency	Project	Project Budget	Previous		Current		Total		Project Status
				Encumb.	11,848	Encumb.	165,906	Encumb.	177,754	
FF 02208	DFCM	Option, Appraisals, Land	435,157							On Going
TOTALS			435,157	11,848	165,906	177,754				

CASH BALANCE OF STATEWIDE Land Options & Acquisition FUNDS

UNENCUMBERED BALANCE

CURRENT AVAILABLE BALANCE

\$ 297,402
 \$ 157,402
 \$ 157,402



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STATEWIDE ENERGY CONSERVATION ACCOUNT

Jun-04

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
99956300	DFCM	Unallocated Statewide Energy Funds	100,000	99,748	966	100,713	On Going
01204390	Health	Fraiser Health Lab Lighting Upgrades/Variable Frequency Drives	132,784	38,679	0	38,679	Pending
01214770	USU	USU Various Classrooms & Offices Install Sensor Equipment	100,000	89,621	10,379	100,000	Closed
01215770	USU	USU Utah Water Research Lab Lighting Conversion/Install Controls	112,000	80,266	0	80,266	Delegated
01216310	DFCM	Various Energy Audits	150,000	49,963	0	49,963	Pending
01287640	Dixie	North Instructional Bldg Boiler Replacement/Swimming Pool Retrofit	37,500	37,500	0	37,500	Closed
01290210	Bridgerland ATC	Lighting Retrofit	155,000	155,000	0	155,000	Force Account
02011730	SUU	Lighting Replacement	40,000	40,000	0	40,000	Force Account
02018240	O/W ATC	Install Controls to Irrigation System	8,000	0	8,000	8,000	Closed
02020810	WSU	install T-8 Lighting Bldg #3, Wattis, Allied Health	195,000	195,000	0	195,000	Force Account
			1,030,284	785,777	19,345	805,122	

CASH BALANCE OF ENERGY PROJECTS
 UNENCUMBERED BALANCE \$ 704,547
 CURRENT AVAILABLE BALANCE \$ 645,864
 \$ 419,988

