

# AGENDA OF THE UTAH STATE BUILDING BOARD

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Wednesday, June 5, 2013  
Room 250, Utah State Capitol Building  
Salt Lake City, Utah  
9:00 am

- (Action) 1. **New Building Board Appointments**..... Tab 1
- (Action) 2. **Approval of Minutes of April 22, 2013** ..... Tab 2
- (Information) 3. **New DFCM Organizational Model**..... Tab 3
- (Information) 4. **Renaming of UNG Building 9000 at Army Garrison Camp Williams** ..... Tab 4
- (Action) 5. **Approval of Revolving Loan Fund for Department of Human Services/Utah State Hospital** ..... Tab 5
- (Action) 6. **Approval of DNR Fire Cache Building**..... Tab 6
- (Action) 7. **Approval of USDC Reallocation from TLC to Evergreen Project**..... Tab 7
- (Action) 8. **Approval of Planning and Design of University of Utah Lassonde Living Learning Center**..... Tab 8
- (Action) 9. **Reallocation of Funds to USU Eastern Library Building South Entrance** ..... Tab 9
- (Information) 10. **U of U Infrastructure Project Update**..... Tab 10
- (Information) 11. **2013 Legislative Session Approved Capital Development Projects** ..... Tab 11
- (Information) 12. **Administrative Reports for University of Utah and Utah State University**..... Tab 12
- (Information) 13. **Administrative Reports for DFCM** ..... Tab 13

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



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## **MEMORANDUM**

To: Utah State Building Board  
From: Richard P. Amon  
Date: May 28, 2013  
Subject: **New Building Board Appointments**  
Presenter: Jeff Reddoor

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Three new Building Board members have been appointed by Governor Herbert. These new members will take the Oath of Office as administered by Notary Public Cee Cee Niederhauser.

RPA: cn



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4110 State Office Building  
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Phone (801) 538-3018  
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## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **Approval of Minutes for April 22, 2013**

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Attached for your review and approval are the minutes of the Utah State Building Board Meeting held April 22, 2013.

JR: cn  
Attachments

# Utah State Building Board



## MEETING

April 22, 2013

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## **MINUTES**

### **Utah State Building Board Members in Attendance:**

N. George Daines, Chair  
David Fitzsimmons  
Chip Nelson  
Ned Carnahan  
Jeff Nielson  
Gordon Snow  
Kristin Cox, Ex-Officio

### **DFCM and Guests in Attendance:**

Rich Amon	Department of Administrative Services
Kim Hood	Department of Administrative Services
Lynn Hinrichs	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Management and Budget
Mark Bleazard	Legislative Fiscal Analyst
Juliette Tennert	Governor's Office of Management and Budget
Denise Austin	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Wayne Christsensen	Division of Facilities Construction & Management
Rich Young	Division of Facilities Construction & Management
Jeff Reddoor	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Dorian Page	Southern Utah University
Dave Tanner	Southern Utah University
Ben Berrett	Utah State University
Sherry J. Ruesch	Dixie State College
Malin Francis	Salt Lake Community College
W. Ralph Hardy	Commission of Higher Education

Alyn Lunceford	Courts
Senator Wayne Harper	Utah State Senate
Representative Gage Froerer	Utah House of Representatives
Mike Perez	University of Utah
Cory Higgins	University of Utah
Ken Nye	University of Utah
Julie Attig	Reaveley Engineers
Tracy Neale	GSBS Architects
Brent Petersen	Davis Applied Technology College
Amber Craighill	BHB Engineers
Lyndy Lovelady	Eaton Architecture
James Kilpatrick	BNA Consulting
Keri Hammond	EDA Architecture
Kim Johnson	MHTN Architecture
Jim Michaelis	Utah Valley University
Frank Young	Utah Valley University
Darren Jones	Davis Applied Technology College
Jerry Jensen	Utah Department of Corrections
Paul Morris	Dixie State College
Roy Bartee	Wadman Corporation
Mark Halverson	Weber State University
Kevin Hansen	Weber State University
Tyler Brinkerhoff	Utah College of Applied Technology
Keith Davis	Department of Human Services
Salvador Mendez	Division of Juvenile Justice System
Eric Browning	University of Utah

On Monday, April 22, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:00 am and noted a quorum was present.

**APPROVAL OF MINUTES OF FEBRUARY 6, 2013**

Chair Daines sought a motion for approval of the minutes.

**MOTION: Ned Carnahan moved to approve the meeting minutes of February 6, 2013. The motion was seconded by David Fitzsimmons and passed unanimously.**

**UNIVERSITY OF UTAH CARLSON HALL, APPROVAL OF DEMOLITION**

Mike Perez introduced Dean Hiram Chodosh from the School of Law and John McNary, Director of Campus Planning at the University of Utah. The University is about to construct a new Law School Building and is requesting approval for the demolition of Carlson Hall which is located on

the building site and is a historic structure. Dean Chodosh reminded the Board that they had previously given approval for the new Law School Building and that demolition of Carlson Hall is the last step in that process. Consideration was given to renovating Carlson Hall to become part of the Law School facilities but it was determined that this is not feasible given particular challenges. Prior to coming to this conclusion, the University performed substantial study and analysis of alternatives. The University worked to obtain community input regarding the demolition of Carlson Hall, required by the Utah State Historic Preservation Officer (SPHO) and is about to execute the Memorandum of Agreement with SPHO which will allow for removal. Dean Chodosh pointed out that this location is the primary gateway to campus from the south; served by public transit and major parking resources. Currently the University community and general public are greeted by a solid rock wall and aggressively sloped embankment which restricts access not only to any new building but also to the entire University. In the placement and arrangement of the new School of Law, great care will be taken to create both a gracious corner garden entry for the new School and an expanded landscaped streetscape along South Campus Drive. Both building and site will provide a newly accessible route into the campus where none now exist. Director John McNary informed the Board that the proposal to remove Carlson Hall was formed by three principles that were suggested by the Advisory Council on Historic Preservation: 1) Focus on the significance, 2) Be guided by the University mission, and 3) Manage resources wisely. These three guiding principles helped the planning committee determine that demolition was the best option for the University. Chair Daines asked if there were any comments from the general public. There were none at this time.

**MOTION: David Fitzsimmons moved to approve the Request for Demolition of Carlson Hall as presented. The motion was seconded by Ned Carnahan and passed unanimously.**

**☐ CAPITOL PRESERVATION BOARD REALLOCATION OF CAPITAL IMPROVEMENT FUNDS**

Kurt Baxter reported the Capitol Preservation Board has requested to reallocate funds to address two serious needs in the Capitol Building. First, the Preservation Board has been directed by the Governor's office to modify the vehicle access gates for the secured parking area to secure additional safety and security. Second, the remainder of this funding would be used to address an issue related to numerous door failures throughout the building. During the State Capitol Restoration Project, the decision was made to reuse the old locks and door hardware in an attempt to keep the historical look and feel of the building. This old hardware has been failing repeatedly, leaving exterior doors often unsecured. As a result, maintenance is spending a significant amount of time and money making these repairs as they happen. The most cost effective solution is to use this funding for a long term repair of all faulty door hardware. The amount allocated would be \$157,000 for these two projects.

**MOTION: Gordon Snow moved to approve the Capitol Preservation Board Reallocation of Capital Improvement Funds. The motion was seconded by Chip Nelson and passed unanimously.**

☐ **CAPITAL IMPROVEMENT PROCESS AND NEW LEGISLATION**

DAS Deputy Director, Rich Amon explained that during the 2013 General Session the Legislature modified the State Building Board statute (63A-5-104) and also included intent language requiring DAS and DFCM to study the capital improvement prioritization process. This year the Legislature allocated \$87 Million for capital improvements. This is about one percent of the replacement value of these projects and is more than it has been in the last several years. As the Legislature continues to allocate funds for projects, we want to make sure that these resources are going to the most needed projects in order to leverage these scarce resources. Mr. Amon invited the Board to join DFCM in exploring three concepts to improve this process, which are 1) Metrics and accountability (How do we know and understand the conditions of our buildings), 2) Transparency (for the Board as well as all the entities involved in this process), and 3) Partnership (This includes the Board, Legislators, the Governor's Office, as well as Institutions and Agencies so that we are all trying to focus on need). The intent language is to study this process with a timeline to come back to the Committee in July with a framework for discussion of how this should move forward. There are five key items from Senate Bill 278 included in your informational packet.

- 1) Additional Information in the 5-year book
- 2) Direction of Allocation of Capital Improvement Funds
- 3) Requirement of Legislature to fund O & M for non-state funded buildings at the time they approve the building
- 4) Lowers 1.1% Capital Improvement Funding Requirement in FY14
- 5) Further clarification on Allocating Capital Improvement Funds.

Mr. Amon also introduced the Facilities Condition Assessments which are required by state statute. This program was impacted by budget reductions during the economic downturn and needs to have additional funding reinstated. Kurt Baxter will address this in his presentation on Capital Improvement Funding.

☐ **PRESENTATION ON FACILITIES CONDITION ASSESSMENT**

Bruce Whittington, Assistant Director of Facilities at DFCM distributed copies of an example of a Facilities Condition Assessment prepared by Faithful+Gould. The purpose of the Facilities Condition Assessment is to have an independent evaluation of the major building components as well as the shell of the building, the window systems etc. It forecasts the remaining useful life expectancy for each component as well as provides an estimated replacement cost over the next ten years. This detailed process involves a summary of facility information known at the time of the study, the scope of the work performed, an equipment inventory, evaluation of the visually apparent condition of property together with a capital expenditure forecast of expenditures anticipated over the next ten years. In addition there is a simple building summary which contains information such as location, square footage, major components of the building, as well as current replacement value and adjusted replacement value. An example of key findings are on pages 5 and 6 where they recommend that the EPDM single-ply roof membrane be replaced in 2015 and the overhaul of rooftop units as well. The chart shows the breakdown

by components. Evaluators look at the building shell, interiors, services containing HVAC equipment, electrical, plumbing as well as site work. Pages 7, 8 and 9 show the definition of the facilities condition index, the current index on this particular building, and the projected future index of this building. The facility condition index is an industry rating system that gives a score to a facility based on its condition. It is simply a formula that takes the amount of deferred maintenance items divided by the replacement costs. The ranking systems are set. A ranking of 0-5% means the facility is in good condition. A ranking of 5-10% means the facility is in fair condition and greater than 10% is poor condition. This sample building is actually the Randall Jones Theater at Southern Utah University. It shows the deferred maintenance issue, (the current was \$30,000 with the replacement value of \$6 Million) so the FCI rating on this building is ½ of 1 percent which is very good condition. The second line of the table forecasts conditions as we anticipated expenditures over the next 10 years. If they were not performed, the condition index would go to 11.6 which would take it to poor condition. Page 11 and 12, shows the impact on this building and what might occur if these needs are not taken care of and when this would likely occur. The vendor prioritizes needs in forecasted years and categorizes them in a priority system as 1, 2, 3. Priority one is life-safety, code compliance or ADA related issues. Priority two is a critical issue. Priority three means it is not critical and indicates the equipment is coming to the end of its expected use or life.

A report is generated from the system showing all of the identified needs over the next 10 years along with the projected costs in the year they will be required. The amount of \$900,000 has been appropriated by the Legislature for the assessment program this year. State statute requires that DFCM complete these assessments on a five years rotation. Gordon Snow expressed concern with funding the Faithful+Gould Assessment program. If there were another downturn in the economy and funding pulled, would that create problems of never being able to catch up on assessments? Mr. Whittington said that is why this information is so valuable. It ensures that DFCM spends these limited funds on appropriate projects. This program is even more appreciated in an economic downturn so that taxpayer dollars are not wasted but are spent on the most needful projects. There was discussion concerning the prioritization of allocations, standardization, the standard of measure, the accuracy of the SUU report, and the ISIS Report which was previously used as well as the infrastructure for buildings included in the study.

Chair Daines welcomed Representative Gage Froerer and Senator Wayne, members of the Infrastructure and General Government Subcommittees.

#### **☐ ALLOCATION OF FY 2014 CAPITAL IMPROVEMENT FUNDS**

DFCM Program Manager, Kurt Baxter distributed copies of the Recommendations for the Allocation of FY 2014 Capital Improvement Funds. He explained that in September, DFCM receives a list from agencies and institutions for their Capital Improvement requests. These submittals include a description of their project as well as ISIS numbers. From this information, DFCM determines the most important projects. A project manager is assigned to visit the project, verifies the work needed and obtain a cost estimate. Next, the projects are allocated based on a share of replacement value for their buildings. So, if a large institution has a larger number of buildings they will be getting a larger share in order to take care of those buildings

based on their request. The Legislature determines the amount that will be allocated for the year so the allotment is then based on those shares and top priorities. This year there was about \$1.8 Million that was not allocated and has been added to the list. In addition, the numbers have changed a little based on additional findings from the agencies since their original submittals (see attachment). Mr. Baxter explained the Summary of Replacement Costs of Facilities vs. Share of FY2014 Capital Improvement Funding which shows the total allocated to Higher Ed and State Agencies (see attachment). Higher Ed funding was \$51,561,000 which was 62.35% of funding and 61.34% replacement costs. State Agencies received \$31,139,000 which was 37.65% of funding and 38.66% of the replacement costs. \$5,000,000 is being used for statewide funding issues with a grand total of \$87,700,000. The Summary of Capital Improvement Funding from FY2010 to FY1014 shows amounts allocated this year as well as allocation for Higher Ed and State Agencies during the past five years (see attachment). It also includes the percentages of the total funding each year. There were a few last minute requests for the list submitted on Friday which did not make the list today. These will be included and presented to the Board for approval next month if they cause changes to the FY 14 Capital Improvement list. Chair Daines asked if there were any agencies or institutions who were not satisfied with their allocation. Alyn Lunceford from Utah Courts and Jerry Jensen from Corrections expressed concerns with their allocation and requested further consideration for their request. They were instructed to work with Kurt Baxter and return to the Board for approval of their change in allocation.

**MOTION: Chip Nelson moved for approval of the Allocation of FY 2014 Capital Improvement Funds as presented by DFCM and that changes in this allocation be reviewed as they occur on a case by case basis during the fiscal year. The motion was seconded by Ned Carnahan and passed unanimously.**

Senator Wayne Harper addressed the changes in the allocation process from percentage to needs based. The intent of the new legislation is to involve the Building Board more in this process, and to make the process better and more equitable so that focus is on addressing the most needful projects with the funding allocated. Chair Daines expressed appreciation and reminded Senator Harper and Representative Froerer that the Board needs further interaction and communication with leadership of the IGG Subcommittee so that there is support and consistency with the funds allocated. Representative Gage Froerer said that the IGG Subcommittee would like to see less allocation based on percentages and more from critical needs on the priority list. Allocations of one-time funding may decrease in the future. As the state continues to build facilities there will be an increase in need for capital improvements so critical needs should have priority. He stated that regionalization or voting districts should have no influence in determining where the funding should be directed. Gordon Snow added that if there was enough money to ever bring the Capital Improvement List current, then this would be an ideal system. If there isn't enough money, every one of these institutions and agencies have a lengthy list which could possibly never be completely funded in one year. Then it is a matter of allocating possibly by square footage or costs of facilities owned or maintained and that equates to a percentage. We are not there yet and the principle of the project remains the same. Senator Harper explained that the IGG Subcommittee appreciates the recommendations of the Board. This process referred to is similar to what is used by UDOT for their road projects.

It takes politics out of the selection and enables choices to be made by a scoring process.

**❑ CHANGE OF LOCATION FOR BUILDING BOARD MEETINGS**

Rich Amon said that DAS leadership thought it might be useful if some Board meetings were held at campuses of higher learning or state agencies so that an hour could be spent after the meeting to tour the facility and look at improvements or building needs. Suggestions for future meetings would involve a possible tour of infrastructure at the U of U Campus, the New Classroom Building at UVU, or Human Services Building here on the Wasatch Front. Chair Daines expressed concern with the additional time and travel but clarified that these visits may lessen the number of stops at the Building Board Tour this summer. Chip Nelson said he felt the Board existed to represent all state agencies and Institutions and did not like the idea of visiting location just on the Wasatch Front. He felt it would be more beneficial to meet on Capitol Hill so that more members of the Legislature could be in attendance. Mr. Nelson said if the Chair felt a specific site needed to be visited by the Board, he would be willing to do so. Ned Carnahan and Gordon Snow also said that additional travel would cause a hardship since they travel long distances to attend the Board meeting. They would prefer meeting on Capitol Hill. David Fitzsimmons said he lives locally and was in favor of visiting state facilities as often as possible. He expressed the idea that Board members could be more involved with the facilities in their localities by visiting sites on their own. Jeff Nielson liked the idea of consistency in location for meetings but felt it was a good idea to visit various locations. Chair Daines said that he did not feel that the Board should make a motion today. There will be some changes in the Board today and it would be appropriate to defer voting until those changes have been made.

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

Ken Nye reported that the informational packet contains two monthly reports due to the cancellation of the March meeting. The first report with a cover letter dated February 15, 2013 has ten design agreements and one planning/study/other agreement awarded during this reporting period. None were significant. Under Construction Contracts, there were nine remodeling contracts with nothing unusual there. Item 4: Fort Douglas PX Building Remodel is a Construction Management/General Contractor Agreement. The initial agreement is for pre-construction services and the remaining costs will be added later by change order. Item 6: Genetics Building 533 Heating Pipe Replacement is a project where the heating pipes began failing causing substantial damage to the building and equipment. This contract was awarded on an emergency basis to address the most problematic sections of the system. The University obtained bids from three contractors without going through a ten-day advertising procedure. The Capital Improvement funds that the Building Board redirected to this purpose in its last meeting will be used to replace the rest of the heating water pipes in the building. That work will be bid separately using standard procedures. The Project Reserve Fund had no activity. The Contingency Reserve saw two small deductions totally about \$14,000 which were to address unknown conditions. The second report with a cover letter dated March 18, 2013 has seven

design agreements and six planning/study/other agreements awarded during this reporting period. Notable is Item 7: Genetics Building 0533 Heating Water Piping Replacement which is the agreement for the design for the additional scope of work on this project. Under Construction Contracts, there were five remodeling contracts and one site improvement contract. Item 1: Tanner Dance Building 101 Abatement, is to abate the building in preparation for demolition which is to be removed to make way for the new Student Life Building as was anticipated when the Student Life Project was approved by the Legislature. The Project Reserve Fund had no activity. The Contingency Reserve saw an increase from the Genetics Building Heating Water Piping Replacement project. This is the amount budgeted for contingency for this project. It is transferred into the Contingency Reserve as required by law. Decreases to the fund came from the Social & Behavioral Science Building – Replacement of three Elevators. Due to the emergency condition that arose with the Heating Water Pipes in the Genetics Building, the Building Board redirected all but the design budget from this project to the Genetics Heating Water Pipe project. As a result, the amount previously transferred to the Contingency Reserve was transferred back to the project so that it could be included in the amount redirected to the Genetics project.

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

Ben Berrett from Utah State University reported that the informational packet contains two monthly reports due to the cancellation of the March meeting. The first report with a cover letter dated February 15, 2013 shows there were six professional contracts and five construction contracts issued during this reporting period with nothing notable due to the size of the projects. In addition there was one small decrease from the Contingency Reserve Fund for the BNR Fire Protection Phase II to add some additional smoke detectors on the third floor and wiring for exit signs. The Project Reserve Fund shows an increase of \$2,347 for the closing of the Skaggs Lab Remodel. This remodel was for two lab rooms and included replacement of boilers, air handler, exhaust system, condensers, and fume hoods. Utah State is careful not to call this a remodel or renovation under the new rules because this was actually a mechanical upgrade since ninety percent of this project was on the mechanical system. For the March 18, 2013 report, there were two professional contracts and seventeen construction contracts, which were small projects except for the FAV Cooling Project which is the Fine Arts Visual Building. This project includes the replacement of two hair handlers, the addition of cooling for these two handlers and connection on to the central plant. The Project Reserve Fund shows a decrease of \$268,785 to award the FAV Cooling contract which made it a \$1.4 Million construction contract. The balance for the Project Reserve is at \$320,636.

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

**☐ ADMINISTRATIVE REPORTS FOR DFCM**

Kurt Baxter reported there were no significant items on the Lease Report but it does include the changes in square footage and rates, as DFCM has renegotiated leasing rates. There were twenty-seven architectural engineering agreements and seventeen construction contracts awarded but nothing noteworthy. The Contingency Reserve Fund started out at \$8.7 Million. There were numerous additions to the fund because of new projects. There have also been numerous deductions. The final balance of the Contingency Reserve is \$8.4 Million. Kristen Cox asked what percentage of projects pull from the Contingency Reserve? Mr. Baxter answered that every project is allocated a certain amount of contingency when the estimates are created for that project. For example, for remodel projects it could be as much as 9% and for new projects as little as 3%-4%. Every project will probably use contingency at some point based on unknown conditions when it comes to improvements because there is so much that we don't know. There are a few exceptions but they are not common. Page 37 shows the report of the Project Reserve Fund which began at \$6.2 Million. There were three decreases which leaves the ending balance of \$5.7 Million in Reserve. There are a few projects in the Project Reserve from FY2013 that were cancelled. These projects will be reallocated at the next month's Building Board meeting and include a project from State Mail Services and an ABC Roofing Project (\$300,000).

Cee Cee Niederhauser asked whether the Board would be meeting on May 1 which was nine days away. She indicated there were few agenda items for this date. The next meeting was scheduled for June 5<sup>th</sup>. Chair Daines suggested a cancellation of the May meeting.

**MOTION: Chip Nelson moved that the May 1, 2013 Board meeting be cancelled. The motion was seconded by Jeff Nielson and passed unanimously.**

Rich Amon and Kim Hood expressed appreciation for three departing Building Board members. He presented Chair George Daines, Jeff Nielson and Sheila Gelman (not present) with a plaque commemorating their years of service to the Board.

**☐ ADJOURNMENT .....**

**MOTION: David Fitzsimmons moved to adjourn the meeting. The motion passed unanimously.**

The meeting adjourned at 11:35 am.

## FY 2014 Capital Improvement Recommendations

Agency/Institution	Estimate
<b>USU/Eastern</b>	
Price Campus: WIB Chiller/Mechanical Upgrade & Exterior Lighting Upgrade Blanding Campus: Techn	900,000
Price Campus: WIB-Replace Air Handler 2 & 3 Blanding Campus: Building Automation System	
Price Campus: Library HVAC & Mechanical System Upgrade	
Price Campus: Geary Theater Mechanical Upgrade	
Price Campus; Geary Theater Fire System and ADA upgrade	
Price Campus: Purchasing Building HVAC, Fire System, & Electrical Upgrade	
Price Campus: MCC Mechanical System & Fire System Upgrade	
Price Campus: Music Building Structural, Fire System, HVAC, Door Upgrade	
Price Campus: SAC Seismic & Plumbing Upgrade	
Price Campus: SAC Electrical, Fire System, & Door Upgrade	
USU - Eastern Campus (CEU) Computer Business Building Reroof	348,000
<b>Dixie State College</b>	
Upgrade to Campus Fire Alarm and Control Front End	275,000
New Boiler for Campus Heating System	800,000
Encampment Mall Sidewalk and Lighting	150,000
North Instruction Building Structural and Architectural Study	15,000
Campus Fiber Optic Distribution	
Central Control Irrigation System	120,000
GIS Mapping System	
Education and Family Studies	
Cox Auditorium Partial Re-Roof	237,000
Fitness Center Re-Roof	
General Campus parking lot maintenance.	
Underground Oil Tank Removal	
Dixie College Various Paving Improvements	110,000
<b>Salt Lake Community College</b>	
RRC - S&I Window Replacement	120,000
RRC - HP Replace Boiler #1	345,000
RRC- TB Upgrade Vav Controls	543,000
SCC - Upgrade Restrooms	361,000
SCC - Replacement Of Galvanized Piping In North Wing	482,000
RRC- LAC Roof Replacement	1,124,000
SCC - Replace Pavers East Entrance Fountain Area	302,000
RRC - SI Install VFD To Cooling Tower	21,000
RRC - ATC, HP, Lib, SI Fire Alarm Upgrade	163,000
RRC - Replace Amphitheater & S&I Walkway Lighting	



Boiler Replacement: Hunter Conference Center	50,000
Exterior Walkway and Parking Lot Lighting Improvements: Parking lot south of soccer field, Sharwan S	-
Elevator Modernization: Bennion Building	
Elevator Modernization: Science Building	
Chiller Replacement: Hunter Conference Center	
Stage Elevator Upgrades: Auditorium	
Medium Voltage Switching System Upgrade: Old Main	
Medium Voltage Switching System Upgrade: Randall Jones Theater, Motor Pool	
Boiler #3 Replacement: Heat Plant	
Medium Voltage Cabling Replacement: Phase II	
Water Conservation: Connect Irrigation to Cedar City Pressurized System	
Upgrade Women's and Men's Locker Room Area: Multi-purpose Building	
Medium Voltage Extension	
Xeriscaping Projects: Various Sites	
Extend Loading Dock: Receiving	
Press Box and Locker Room Improvements: Coliseum	
Replace Steam System: Multipurpose	
Replace Switch Boards: Business, Bennion & Technology	
<b>U of U</b>	
Electrical Service Replacement to School of Medicine	2,500,000
Electrical Service Replacement to Pharmacy & Medical Examiner Areas	2,500,000
Electrical Service Replacement to Health Science Research Area	2,500,000
HTW Plant - Replacement Boiler #1	2,275,000
Hillside Fire Suppression	-
Chiller Consolidation - South Area	1,365,000
Eyring Chemistry North Tower East Fumehood Upgrade	2,405,000
Science Area Chiller Plant Replacement - Design & Distribution Lines	1,585,000
Life Sciences Bldg. - Fume Hood Upgrade - Design Only	50,000
HVAC Upgrade for 585/586/587 Complex	450,000
Social & Behavioral Sciences Building - Replace 3 Elevators - Construction Funding	930,000
INSCC Fire Alarm Replacement	-
Miscellaneous, Critical Improvements	400,000
Study & Design Funds	150,000
Social & Behavioral Science - Upgrade Structure at Basement Level - Design	240,000
Energy Projects Associated Work	2,400,000
Sidewalk and Bike Path Improvements	500,000
Campus Fire Alarm Reporting System Upgrade - Study	50,000
Browning Bldg - Comprehensive Condition Assessment	-
Develop Secondary Water System for Landscape Irrigation - North Area	-
Replace HVAC Controls in Buildings	750,000
Humanities Area Sidewalk Improvements	-
Campus Site Lighting Upgrade	-
Historical Buildings Stair Replacement	-
Biomedical Polymers Research Bldg Elevator Upgrades	-
Art & Architecture Bldgs. - Fume Hood Upgrade	-





Tech Ed Roof	1,200,000
South Science Lab Irrigation	250,000
Roof Allied Health	
Dee Event Center Concrete and Stair Replacement (West)	300,000
Education Building Roof	
Stromberg Stairs	
Allied Health North Stairway and Handrail Improvements	
Allied Health South Stairway and Handrail Improvements	
Water main replacement	
Phase 1 Fire panel upgrades all building	
Campus Facilities ADA Upgrades Analysis	
Landscape and Irrigation in the Areas Surrounding the Browning Center and Visual Arts.	
Boiler Replacement Facilities Management	
Mechanical System, Piping and Controls Upgrades Social Sciences Building	
Davis Campus Parking lot	
Tracy Plaza Retaining Walls and Landing	
Galvanized Piping Replacement, Restroom, and HVAC Upgrades Miller Administration	
Improve Landscaping east of Engineering Tech (failed retaining wall and walks)	
Galvanized Piping and Controls Replacement and Restroom Upgrades Stewart Library	
Dee Events Center Irrigation Upgrades	
Browning Center Roof Replacement	
W8 Parking Lot Asphalt and Site Improvements	
Replace Entry Doors – Lind Lecture Hall & Technical Education Building	
Edvalson Walk A2 to Wattis building Drive	
Galvanized Piping Replacement and Restroom Upgrades Education Building	
Raised Floor Replacement Technical Education Building	
Galvanized Piping Replacement and Restroom Upgrades Stromberg Athletic	
A10 Parking Lot Asphalt and Site Improvements	
Science Lab Building	
Math and Tech (Building 4)	
Lind Lecture Hall	
Engineering Tech	
Visual Arts	
Student Services	
Wattis Business Building	
Alumni	
<b>UCAT</b>	
<b>Bridgerland ATC</b>	
Replace/Install Emergency Generators at the Main and West Campus Locations, Install Egress and Ex	721,000
BATC West Campus HVAC System Upgrade	
BATC West Campus Fire Alarm System Replacement	
Main Campus Remodel of Student Services	
West Campus CDL Professional Truck Driving Staging Area	
Main Campus Driving Range for Police Academy, Fire and Rescue, and CDL Programs	

<b>Davis ATC</b>	
Roof Replacement - Phase B	217,000
Electrical System Upgrade	150,000
Air Handling Units / Exhaust Fans Replacement - Phase I	395,000
Concrete Through Drains	
Boiler Replacement Building A	
Air Handling Unit Replacement / Exhaust Fans Replacement - Phase II	
Hydraulic Auto Lift Replacement	
Freeport D-5 Roof Replacement	
Freeport D-5 Building Upgrade - Phase II	
Laurelwood Entrance to DATC/Re-route 550 East	
Carpet Replacement	
Paint	
Secondary Electrical Upgrade	
Electrical System Upgrade Hill Training Lab	
Room# 1013 Lab Upgrade	
Room# 1021 Lab Upgrade	
Room# 1013 Lab Upgrade	
Room# 1021 Lab Upgrade	
Room# 1051 Lab Upgrade	
Room# 1059 Lab Upgrade	
<b>Mountainland ATC</b>	
Geneva Building Remodel	500,000
<b>Ogden/Weber ATC</b>	
Main Campus: Upgrade HVAC Controls System in Manufacturing Tech., Construction Tech. and Cosr	625,000
BDO Campus: Seismic, Code, Insulation, Heating and Cooling - Bay-2	
Main Campus: Upgrade Culinary Water System in Construction and Manufacturing Tech. Buildings	
Main Entrance and Exit Road Lighting Upgrade	
Main Campus: Upgrade of the Secondary Water System and Lower Pump House	
Main Campus: Business Building Chiller Replacement	
Construction Tech./Manufacturing Tech. Loading and Fire Lane/Lot Area re-construction	
Main Campus: Upgrade of the Construction Tech. & Manufacturing Tech. Front Lobby Space and Offi	-
Main: Phase 2 of the Campus restroom Upgrade Project	
OWATC - Community Services Building Reroof	28,000
OWATC Various Parking Lot & Roadway Repairs	218,000
<b>Uintah Basin ATC</b>	
Replace Sprinkler Heads and fire system/monitoring difficiency repairs	72,000
Replace Emergency Generator	126,000







Draper-Repeater back-up system	
Draper-Oq-5 ADA hardware compliance	
DOC – Draper Prison Various Paving Improvements	265,000
DOC – CUCF Entrance Road Paving Upgrade	182,000
DOC – UCI Paving Improvements	315,000
<b>Courts</b>	
Provo Juvenile: Replace Site Lighting Electrical Runs And Fixtures And Landscape Sprinkler System	110,000
Provo Juvenile Work Crew: Replace Failing Rock Wall And Landscape, Add Stairs And Sidewalk To Acc	95,000
West Jordan: Dvr Replacement And Upgrade And Replace Out Dated Camera	180,000
West Jordan: Relocation Of Communications Center To Better Accommodate Equipment/Employees	60,000
Layton: Replace Fire Sprinkler Alarm System In Accordance With Current Nfpa And Ada Requirements	125,000
Layton: Replace Antiquated HVAC Head End Components	51,000
Layton: Replacement Of 2 Water Heaters And Seismically Brace As Necessary	26,000
Matheson: Replace Fire Alarm System In Accordance With Current NFPA And ADA Requirements	550,000
Matheson: Replace Hot Water Systems	145,000
Matheson: Replace Roll Top Gates, Entrance And Exit Control Systems	120,000
Farmington: Replace The Card Access System, Install Security Cameras In The Secure Areas Of The	125,000
Farmington: Replacement Of Air Conditioning Controls And Equipment For Computer Room	25,000
Farmington Carpet Replacement	163,000
Matheson 3rd Floor North Reception Remodel	30,000
Matheson Juvenile Counter Remodel	30,000
Ogden District: Replace Antiquated HVAC Components In Jury Rooms On Northside Of Building	40,000
Ogden District: Replace And Update Cameras & DVR	50,000
Orem Juvenile: Replace HVAC Controls	50,000
Tooele: Front Counter Remodel	119,000
Tooele: Replace Court Room Automated Theater Lighting System	83,000
Brigham: Replace Antiquated HVAC Head End Components	68,000
Brigham: Replace The Main Boiler	43,000
Richfield: Recarpet Both Courtrooms	40,000
Ogden Juvenile: Upgrade Interior Lighting	39,000
Ogden Juvenile: Removal And Replacement Of The Lay-In Acoustical Ceiling	16,000
Price: Clerical Work Area Remodel	50,000
Price: Security Cameras	20,000
Spanish Fork Front Counter Remodel	50,000
Cedar City Judges Chambers And Break Room Remodel	50,000
Cedar City: Courtroom Wood Work Needs To Be Refinished	50,000
West Jordan: Counter And Security Remodel	250,000
Tooele: Reconstruction Of The Exterior Front Entry Stairs To Current Building Code	
Matheson: Replace And Update PLC System, Cameras & DVR	
Provo: Replace Boilers And Pumps	88,000
Provo Juvenile: Carpet Replacement	
Scott Matheson: Replace Window Coverings	
West Jordan: Courtroom Completion (WJ)	
Wasatch: Build A Additional Courtroom In Wasatch County Court Complex (County-Funded Lease Rev	-
Farmington Juvenile: Conference Rooms For Farmington Probation	
Farmington: Repair Areas In The Rated Walls And That Have Been Compromised	



Goat Barn Fire System	22,000
Dairy Cattle Barn Fire System	22,000
Zion Building HVAC Upgrades	22,000
Barn 8/Goat Barn- Backflow Preventer	
Barn 9/Dairy Barn- Backflow Preventer	
Barn 10/ Beef Barn Backflow Preventer	
Barn 11/ Sheep Barn-Backflow Preventer	
Rabbit Barn (Agriculture)-Backflow Preventer	
Bonneville Roofing System Replacement	
Bonneville Skylight Replacement	
Discovery Building Electrical Distribution Up-Grade	
Discovery Building HVAC Installation.	
<b>Health</b>	
Office Of Medical Examiners 05850 Replace Water Heater	30,000
Family Health Services 05849 Replace Or Repair Expansion Tanks	18,000
Cannon Health 04275 Carpet Replacement Entire Building	709,000
Family Health Services 05849 Replace Common Area Carpet	197,000
Cannon Health 04275 Plumbing Fixtures Bathrooms / Partitions	
Cannon Health 04275 ADA Door Hardware	
Cannon Health 04275 Exit Signs Throughout	
Cannon Health 04275 Parking Lot Lighting Replacement	
Cannon Health 04275 Electrical Circuit Identification	
Cannon Health 04275 Replace Weather Stripping Around Exterior & Interior Windows	
Dept. of Health Parking Lot Upgrades	250,000
<b>Human Services</b>	
DJJS Southwest Remodel	1,400,000
Vernal HS 01915: Replace Packaged HVAC Units	151,000
USH Slate Canyon Spring Development	398,000
DHSDC - TLC Building-HVAC System Replacement	379,000
BAS DSPD Various Group Homes Exterior and interior repairs	167,000
DHS Youth Corrections 04892: Replace Furnaces, Replace Condensing Unit	30,000
Vernal Human Services Building Controls upgrade	131,000
Vernal HS 01915: Restroom Renovation	73,000
Vernal HS 01915: Replace Interior Doors	50,000
USH Laundry/Recreation Storage	578,000
DHSDC Key Card Access	
USH Excel House/Museum	
BAS Richfield Regional	
DHSDC - Heather Lodge-HVAC System Replacement	





<b>Public Safety</b>	
Building Remodel At EVO Track (Post)	
K-9 Training Facility (Post)	
Landscaping at The South Valley Driver License/DMV Facility	
Farmington DLD/UHP 01241: Parking	95,000
Farmington PS 01241: Replace Irrigation System	
Farmington P 01241: Partial Interior Lighting Upgrade; Exit Sign Replacement	
Farmington PS 01241: Install Emergency Generator	76,000
PS UHP/BDO 08969: Window Replacements	
Ogden Crime Lab 08969: Built-Up Roof Replacement	103,000
Ogden Crime Lab 08969: Repave Parking Lot	
Ogden Crime Lab 08969: Electrical System Repairs	
AP&P Downtown-Fremont 08518: VAV Box Upgrades	
AP&P Downtown-Fremont 08518: Security Camera Upgrade	
Driver's License Call Center 06145: Roofing System & Skylight Replacement	
Murray HP 05572: Install New Flooring In Entrance	
Murray HP 05572: Replace Fire Panel And Devices	30,000
Murray HP 05572: Replace HVAC Controls	
Taylorsville BCI 05817: Lighting Retrofit	
Taylorsville BCI 05817: Replace Air Handler Motor & VFD	
Taylorsville BCI 05817: Concrete Repairs, Courtyard Landscaping Improvements, Awning Repairs	-
PS – EVO Training Facility Entrance Road	102,000
PS – DLD West Valley Facility & Test Range Paving Maint	140,000
<b>Tax Commission</b>	
Tax Commission 07418 Replace carpet throughout the building	
Tax Commission 07418 Replace Existing AHU's with Fan Walls	600,000
Tax Commission 07418 Replace Door Hardware/Add ADA Door Opener to West Double Doors	
Tax Commission 07418 Replace Chiller	
Tax Commission: Roadway Repairs	265,000
<b>UDOT</b>	
Replace Existing Building - Salina Maintenance Station	1,500,000
Replace Existing Building - Morgan Maintenance Station	
New Detention Basin Regrade Site Colton Maintenance Station	
Replace Existing Building - Fairview Canyon Maintenance Station	
Addition & Remodel - Snowville Maintenance Station	
UDOT Calvin Rampton Building 01644 Energy Efficiency Project. Upgrade Lighting Controls	
Calvin Rampton Bldg 1644 Relocate Switchgear To Appropriate Housing That Is Weather-Rated	
Calvin Rampton Bldg 1644 Re-Key Rampton Complex	32,000
Orem UDOT 9349 Finish Landscaping Upgrade For Building	



<b>Statewide Programs</b>	
Capital Impr. PM/Audits	2,100,000
FCA Program	900,000
HazMat Materials Survey	150,000
HazMat Emergency Abatement	350,000
Roofing Emergency Funding	100,000
Roofing Seismic Program	150,000
Paving Preventative Maint.	50,000
Paving UCI	150,000
Roofing Preventative Maint.	50,000
Unallocated Roofing	100,000
Unallocated Paving	
Emergency Fund	600,000
Planning & Design Fund	150,000
Land Option Fund	150,000
<b>Total Statewide funds</b>	<b>5,000,000</b>
<b>Total Allocated</b>	<b>87,700,000</b>

80/20 Split

89%/11%

**Division of Facilities Construction and Management**  
**Summary of Replacement Costs of Facilities Versus**  
**Share of FY 2014 Capital Improvement Funding**

<b>Agency/Institution</b>	<b>FY 2014 Funding</b>	<b>Percent FY 2014 Funding</b>	<b>Percent Replacement Cost</b>
Total Higher Education	\$ 51,561,000	62.35%	61.34%
Total State Agencies	\$ 31,139,000	37.65%	38.66%
Subtotal	\$ 82,700,000	100.00%	100.00%
Statewide Funding Issues	\$ 5,000,000		
Grand Total	\$ 87,700,000		

# Summary of Capital Improvement Funding FY2010 - FY2014

Agency	FY 2010	%	FY 2011	%	FY 2012	%	FY 2013	%	FY 2014	%	Total	%
<b>Higher Education</b>												
College of Eastern Utah	420,000	1%	1,120,000	2%	910,000	2%	800,000	1%	1,248,000	2%	4,498,000	2%
Dixie College	600,400	2%	1,125,000	2%	1,323,100	3%	1,659,500	2%	1,707,000	2%	6,415,000	2%
Salt Lake Community College	1,733,200	5%	2,207,585	5%	2,260,000	5%	2,861,000	4%	3,861,000	5%	12,922,785	5%
Snow College	781,700	2%	1,046,500	2%	1,244,000	3%	1,448,000	2%	1,750,000	2%	6,270,200	2%
Southern Utah University	1,199,400	3%	1,750,000	4%	1,646,000	3%	2,010,000	3%	2,638,000	3%	9,243,400	3%
University of Utah	8,288,000	23%	10,252,000	22%	11,124,000	23%	20,586,000	31%	21,450,000	26%	71,700,000	25%
Utah State University	4,000,000	11%	4,970,000	11%	5,059,000	10%	5,752,000	9%	7,469,000	9%	27,250,000	10%
Utah Valley State College	1,526,300	4%	2,411,000	5%	2,125,000	4%	2,645,000	4%	3,820,000	5%	12,527,300	4%
Weber State University	1,958,500	5%	2,449,500	5%	2,417,000	5%	2,775,500	4%	3,917,000	5%	13,517,500	5%
<b>UCAT</b>	<b>1,485,000</b>	<b>4%</b>	<b>1,867,000</b>	<b>4%</b>	<b>1,462,555</b>	<b>3%</b>	<b>3,340,401</b>	<b>5%</b>	<b>3,701,000</b>	<b>4%</b>	<b>11,855,956</b>	<b>4%</b>
<b>Total Higher Education</b>	<b>\$ 21,992,500</b>	<b>60%</b>	<b>\$ 29,198,585</b>	<b>62%</b>	<b>\$ 29,570,655</b>	<b>60%</b>	<b>\$ 43,877,401</b>	<b>65%</b>	<b>51,561,000</b>	<b>62%</b>	<b>176,200,141</b>	<b>62%</b>
<b>State Agencies</b>												
Agriculture	27,900	0%	172,760	0%	215,982	0%	255,485	0%	200,000	0%	872,127	0%
Alcoholic Beverage Control	284,200	1%	234,909	0%	267,484	1%	844,977	1%	588,000	1%	2,219,570	1%
Capitol Preservation Board	1,317,600	4%	1,842,000	4%	2,560,500	5%	1,432,000	2%	3,249,000	4%	10,401,100	4%
Community & Culture	328,200	1%	240,000	1%	80,000	0%	102,000	0%	141,000	0%	891,200	0%
Corrections	1,994,400	5%	2,476,900	5%	2,387,869	5%	3,137,869	5%	3,073,000	4%	13,070,038	5%
Courts	1,806,800	5%	2,305,766	5%	2,514,092	5%	2,715,000	4%	3,158,000	4%	12,499,658	4%
DFCM	1,423,200	4%	2,822,600	6%	2,831,350	6%	2,147,571	3%	4,903,000	6%	14,127,721	5%
Environmental Quality	1,000,000	3%	89,192	0%	-	0%	600,000	1%	-	0%	1,689,192	1%
Fairpark	183,200	1%	174,000	0%	250,457	1%	357,820	1%	619,000	1%	1,584,477	1%
Health	303,000	1%	540,000	1%	245,381	0%	903,423	1%	1,204,000	1%	3,195,804	1%
Human Services	1,574,200	4%	2,048,945	4%	2,072,000	4%	3,878,151	6%	3,783,000	5%	13,356,296	5%
National Guard	720,000	2%	975,476	2%	1,008,264	2%	2,127,000	3%	2,553,000	3%	7,383,740	3%
Natural Resources	1,265,000	3%	1,527,382	3%	2,669,000	5%	780,580	1%	2,629,000	3%	8,870,962	3%
Public Ed/Rehab/Deaf & Blind	310,200	1%	189,472	0%	256,418	1%	600,000	1%	844,000	1%	2,200,090	1%
Public Safety	172,300	0%	255,000	1%	353,423	1%	520,000	1%	546,000	1%	1,846,723	1%
Tax Commission	112,500	0%	342,663	1%	326,776	1%	799,773	1%	865,000	1%	2,446,712	1%
Transportation	1,120,000	3%	1,322,000	3%	1,260,000	3%	1,637,525	2%	2,009,000	2%	7,348,525	3%
Veterans Affairs	180,000	0%	-	0%	120,000	0%	-	0%	-	0%	300,000	0%
Workforces Services	299,800	1%	477,750	1%	408,949	1%	360,525	1%	775,000	1%	2,322,024	1%
<b>Total State Agencies</b>	<b>\$ 14,422,500</b>	<b>40%</b>	<b>\$ 18,036,815</b>	<b>38%</b>	<b>\$ 19,827,945</b>	<b>40%</b>	<b>\$ 23,199,699</b>	<b>35%</b>	<b>31,139,000</b>	<b>38%</b>	<b>106,625,959</b>	<b>38%</b>
<b>Subtotal</b>	<b>\$ 36,415,000</b>	<b>100%</b>	<b>\$ 47,235,400</b>	<b>100%</b>	<b>\$ 49,398,600</b>	<b>100%</b>	<b>\$ 67,077,100</b>	<b>100%</b>	<b>\$ 82,700,000</b>	<b>100%</b>	<b>282,826,100</b>	<b>100%</b>
Restore/Deduct FY2009 Funds**	\$ 15,000,000											
Statewide Funding	\$ 4,247,500		\$ 3,450,000		\$ 4,250,000		\$ 4,662,000		\$ 5,000,000		\$ 21,609,500	
<b>Grand Total</b>	<b>\$ 55,662,500</b>		<b>\$ 50,685,400</b>		<b>\$ 53,648,600</b>		<b>\$ 71,739,100</b>		<b>\$ 87,700,000</b>		<b>\$ 319,435,600</b>	



**Gary R. Herbert**  
Governor

# Utah State Building Board

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

## MEMORANDUM

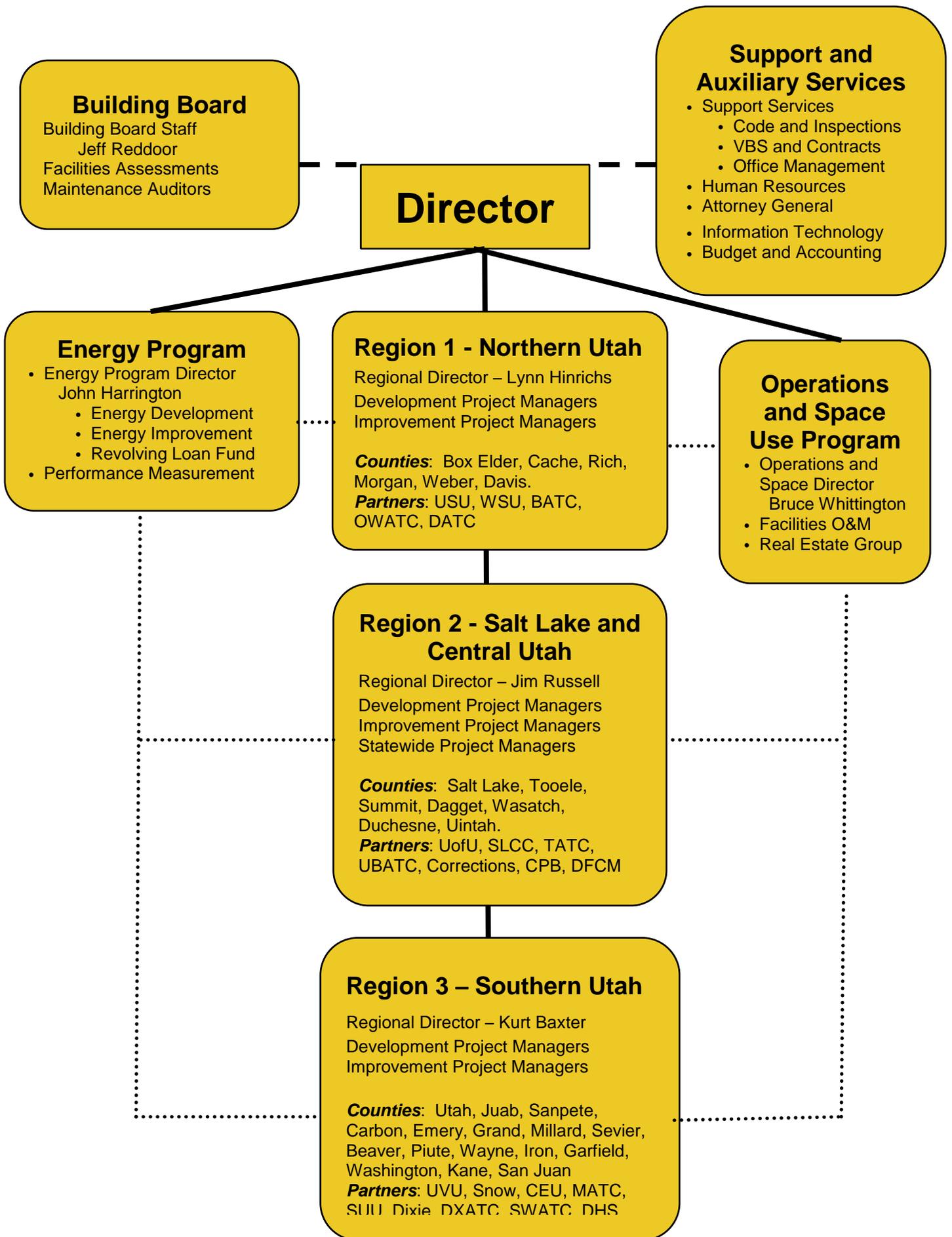
To: Utah State Building Board  
From: Richard P. Amon  
Date: May 28, 2013  
Subject: **New DFCM Organizational Model**  
Presenter: Richard P. Amon, DAS Deputy Director

---

The Department of Administrative Services has re-evaluated the organization of the Division of Facilities in light of statutory responsibilities and realigned the Division to better focus resources on energy efficiency and space utilization as well as the continued focus on construction. In so doing, the Division will emphasize partnership, transparency, and accountability.

The Department has also refocused the priority to provide the State Building Board adequate staff to perform their statutory responsibilities. Under the new model, Jeff Reddoor will be assigned full-time to the State Building Board to provide research, analysis, and support for Board assignments and inquiries. He will also manage the Facility Condition Assessment (FCA) and Facility Audit programs.

RPA  
Attachment





Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **Renaming of UNG Building 9000 at Army Garrison Camp Williams**  
Presenter: Lieutenant Colonel Matt Price  
Mr. Darek Sagers

---

### **Recommendation**

I recommend renaming the UNG Building 9000 at Army Garrison Camp Williams and to erect a plaque in front of the Building in honor of Lieutenant Scott Lundell.

### **Background**

In November of 2006, Utah Army National Guard member Second Lieutenant Scott Lundell lost his life due to an enemy ambush in Afghanistan. His heroic actions saved the lives of his comrades who were outnumbered and under direct enemy fire. UNG would like to rename Building 9000 and erect a plaque in honor of this fallen hero. The building will be renamed: 2LT Scott B. Lundell Readiness Center.

JR: cn  
Attachment



Gary R. Herbert  
Governor  
MG Jefferson S. Burton  
The Adjutant General

# State of Utah

UTAH NATIONAL GUARD

12953 MINUTEMAN DRIVE  
DRAPER, UTAH 84020-9286  
(801) 432-4400

15 May, 2013

Mr. Rich Amon  
Interim Director  
DFCM  
State of Utah

Dear Mr. Amon,

The Utah Army National Guard would like to notify the Utah State Building Board of the intent to name Building 9000 at Army Garrison Camp Williams after fallen hero, 2 LT James Lundell, who was killed in action in Afghanistan November of 2006.

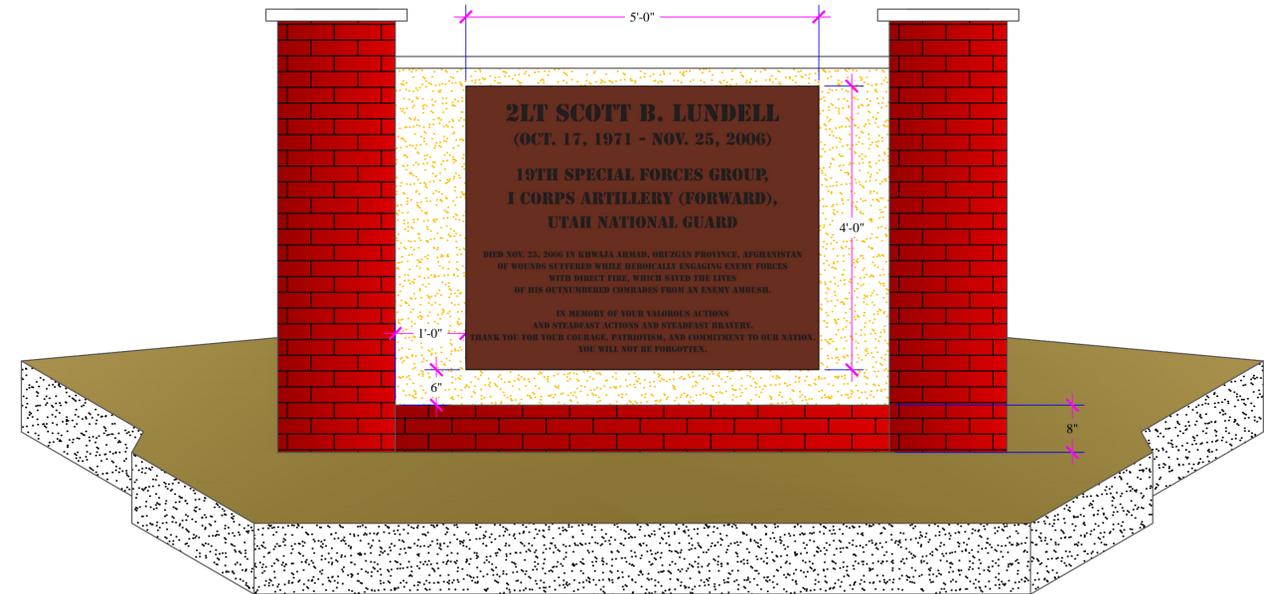
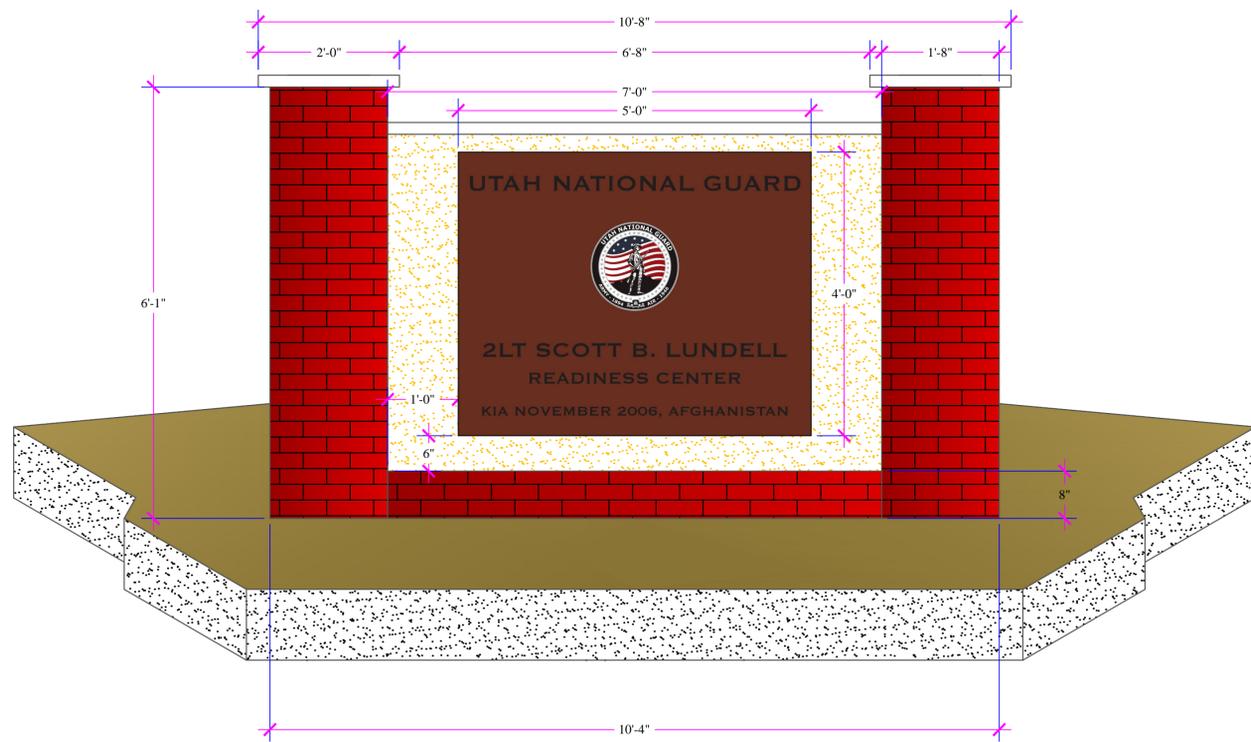
2 LT Lundell was a member of the 19<sup>th</sup> Special Forces and was serving in support of the I Corps Artillery Forward in Khwaja Ahmad, Afghanistan. He succumbed to wounds suffered while heroically engaging enemy forces with direct fire which saved the lives of his outnumbered comrades from an enemy ambush. It is our desire to name this facility after this brave American and erect a plaque in front of the building in his memory. A copy of the plaque is attached to this letter.

I appreciate your support in this effort. If you have any questions, please feel free to direct them to LTC Matt Price at (801) 432-4440 or Mr. Darek Sagers at (801) 432-4448.

Thank you for your consideration.

Sincerely,

Jefferson Burton  
Major General  
The Adjutant General  
Utah National Guard



**UTAH ARMY NATIONAL GUARD - LUNDELL MONUMENT**  
SCALE 3/4" = 1'



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Richard P. Amon  
Date: May 28, 2013  
Subject: **Approval of Revolving Loan Fund for Department of Human Services/Utah State Hospital**  
Presenter: Bianca Shama, Energy Program Director

---

### **Recommendation:**

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's energy revolving loan fund, each project seeking funding requires Building Board approval prior to moving forward. DFCM recommends that the Building Board review the request from Department of Human Services/Utah State Hospital. This application has been reviewed and approved by the State Building Energy Efficiency Program Director and is submitted for your approval.

Scoring and Approval By SBEEP Based On:

1. Feasibility and Practicality (maximum 30 points) **30**
2. Projected Energy Cost Payback Period of Project (maximum 20 points) **18**
3. Energy Cost Savings Attributable to Eligible Energy Efficiency Measure (maximum 30 points) **30**
4. Financial Need of the Agency for the Loan including its financial condition (maximum 10 points) **10**
5. Environmental and other benefits to the state and local community attributable to the project (maximum 10 points) **10**

**Total Points = 98**

### **Background:**

Attached is an application pending approval for Department of Human Services/Utah State Hospital. Department of Human Services/Utah State Hospital is requesting a loan in the amount of \$18,233.00. The funds will be used to install three Variable Frequency Drives to three existing boiler feed water pumps. This will reduce the amount of power consumption, increase life expectancy of the pumps and motor, and reduce the maintenance costs of boiler feed water valves due to the lower pressure that will be attained after the installation of the VFDs. The payback for this project will be 5.58 years. The estimated loan repayment schedule will begin in 2014 based on project completion date. The project will result in both significant energy savings and cost savings for the facility.

RPA: bs

Attachment: Loan application and supporting documentation

# State of Utah

## State Facility Energy Efficiency Fund Loan Application

**A. State Agency:**

Department of Human Services / Utah State Hospital

**B. Building name & location:**

Heating Plant 1300 E Center Provo

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

Boiler Plant use is to provide steam to campus buildings.

Sq. Ft. = 4800

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

N/A

**E. Project Description:**

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Variable Frequency Drives	\$23098.00	9.33 kw / hr	\$3266.00
<b>TOTAL</b>			

**F. Rebates and Incentives:**

Provider and type of rebate or incentive	Estimated Amount of incentive
Questar Gas	
Rocky Mountain Power	\$4875.00
<b>TOTAL</b>	\$4875.00

**G. Payback**

After applying the RMP discount payback would be approximately 5.58 years.

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

This project would consist of adding three Variable Frequency Drives to three existing boiler feed water pumps. This will reduce the amount of power consumption, increase life expectancy of pumps and motor, and maintenance costs of boiler feed water valves, due to the lower pressures that we will be able to attain after installing the VFD's.

We have consulted with Energy Management Corporation to attain these figures and calculations.

**I. Commissioning procedures:**

A power consumption base line will need to be determined prior to installation, which will be used to compare power usages after installation to determine actual energy & cost savings.

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

Benefits will be: Less energy consumption, extended equipment life, which equals less costs to the State of Utah.

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

Estimated costs:	\$18233.00
Other funds to be used on project:	\$
<b>Total proposed loan amount:</b>	<b>\$18233.00</b>

**L. Attachments**

Energy Management quotation & project calculations.



# Quotation

Quote Number: 35527  
 Quote Date: 3/12/2013  
 Page: 1

EMC/BGE - SLC

<b>Quote To:</b> UTAH STATE HOSPITAL P.O. BOX 270 PROVO, UT 84603		<b>Ship To:</b> UTAH STATE HOSPITAL P.O. BOX 270 PROVO, UT 84603	
Entered By: TC Location: Direct Ship Account CD: UTASTA 1 Salesperson: Bruce	RFQ Number: Ship Via: Taxable: Pmt Terms:	Co Delivered No Net 30	

Order Line	Qty	Part No.	Description	Price	UM	Extended	Est Ship
1	1	PANEL	3-25HP, Panels with harmonic filter, 480V, 3 ea Door  mounted parameter units, Nema 1 forced air ventilated	15,948.00	EA	15,948.00	
	1		Labor and Install	6,000.00	EA	6,000.00	
2	1	Misc Parts	Misc parts	100.00	EA	100.00	
3	3	Transducer	Transducer	350.00	EA	1,050.00	
4	-1	Finanswer	Rocky Mountain Power discount	4,875.00		(4,875.00)	

Sub Total: \$ 18,223.00  
 Sales Tax: -  
 Freight & Processing: Prepaid & Add  
 Total: \$ 18,223.00

Thank you for the opportunity of quoting.

501 West 700 South  
 Salt Lake City, Utah 84101  
 Tel: (801) 366-4100

Calculated the following based on these formulas:

Power = Pressure X Flow

From the information given to me the pressure is about 250 psi and needs to be 125-150 psi. The flow will remain about the same with the lowered psi. The rate of \$.04kWh is used.

25 HP X .746 = 18.65 kWh .746 is the multiplier to change hp into kilowatts

Full speed kW= 18.65 X P 100% X F 100% = 18.65 kW per hour

VFD kW = 18.65 X P 50% X F 100% = 9.33 kW per hour

Power Savings = 18.65kW – 9.33kW = 9.32kW

\$ Savings = 9.32kW X 8760 hr/yr X \$.04 = \$3265.73

Payback = \$18233 quoted price/\$3266 savings per year X 12 months/year = \$5.58 years approx.

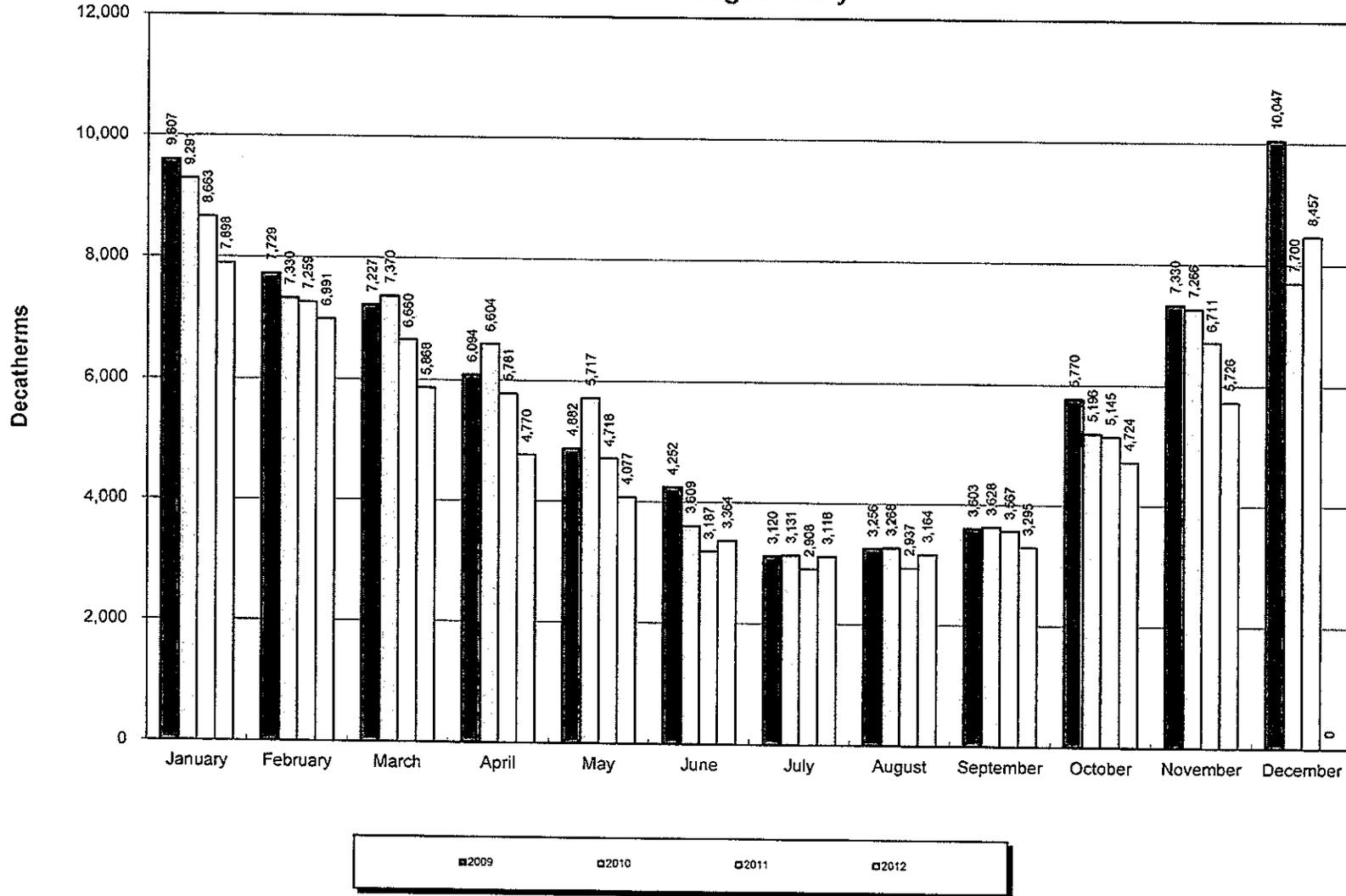
CUSTOMER INFORMATION			CUSTOMER USAGE in DTH						
CUSTOMER	Utah State Hospital		MONTH	Previous Months Usage				Moving Three	Moving Three Year
Address	1500 E Center / Trans. Provo			2009	2010	2011	2012	Average	Total
Primary Contact	Kendall Johnson		January	9,607	9,291	8,663	7,898	8,617	25,852
SA ID	1953800489		February	7,729	7,330	7,259	6,991	7,193	21,580
ACCOUNT	1953800000		March	7,227	7,370	6,860	5,868	6,633	19,898
Questar Rep	Stephanie Gallegos		April	6,094	6,604	5,781	4,770	5,718	17,155
Current Rate	UTTS		May	4,882	5,717	4,718	4,077	4,837	14,512
1st Meter Number	15800311		June	4,252	3,609	3,187	3,364	3,387	10,160
2nd Meter Number			July	3,120	3,131	2,908	3,118	3,052	9,157
3rd Meter Number			August	3,256	3,266	2,937	3,164	3,123	9,369
4th Meter Number			September	3,603	3,628	3,567	3,295	3,497	10,490
5th Meter Number			October	5,770	5,196	5,145	4,724	5,022	15,065
Sales Tax Rate			November	7,330	7,266	6,711	5,726	6,568	19,703
MET Rate	4.00%		December	10,047	7,700	8,457		8,735	26,204
Franchise Rate	2.00%		Total DTH	72,917	70,110	65,993	52,995	66,382	199,145
Daily Contract Limit - ICS Database		333	Total Gas Costs	\$427,069	\$222,375	\$21,622	\$18,819		
RDU (max over last 4 years) - ICS database		411	Cost/Dth	\$5.86	\$3.17	\$0.33	\$0.36		
GAS Cost Estimate		\$4.16	Total Cost w/taxes	\$453,035	\$235,507	\$22,054	\$19,947		
Firm DTH per day - ICS database		200	Cost/Dth w/taxes	\$6.21	\$3.36	\$0.33	\$0.38		
			Jul-Jun DTH		73,047	66,457	62,693		
			Jul-Jun Costs w/tax		\$413,988	\$20,815	\$22,672		

Prepared By: Stephanie Gallegos  
 Questar Gas  
 PO Box 45360  
 Salt Lake City, Ut 84145-0360  
 801.324.2734

Date: December 19, 2012

Utah State Hospital

Three Year Usage History



Source: Questar Customer Database



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2012  
Subject: **Approval of DNR Fire Cache Building**  
Presenter: Mike Styler

---

### **Recommendations**

I recommend the Building Board review the request from the Department of Natural Resources to build a Fire Cache Building adjacent to the new Northern Region Interagency Fire Dispatch Center.

### **Background**

The Interagency Fire Dispatch Center was dedicated in the spring of 2012 with approximately \$300,000 in cost savings. With additional funding of \$250,000 from the Forestry Fire and State Lands Restricted Account appropriated by the Natural Resources Appropriation Sub-Committee, the DNR has been able to meet their budget of \$500,000 for the building. The O & M for both buildings will be split between the agencies with the majority of O & M funding being transferred over from the previous dispatch complex which will be closed down. The Cache Building will require an additional acre of land which will give a total of 7 acres to the complex.

JR: cn  
Attachment



GARY R. HERBERT  
Governor

GREG BELL  
Lieutenant Governor

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER  
Executive Director

May 13, 2013

Mr. Rich Amon  
Interim Director  
DFCM  
State of Utah

Dear Rich,

We received an email from Lynn Hinrichs of your office on May 3<sup>rd</sup>, requesting that we respond to several questions regarding the Fire Cache Building that is to be built adjacent to the new Northern Region Interagency Fire Dispatch Center.

A bit of history may help to clarify. In the summer of 2009, the BLM received a federal appropriation for \$3.2 million to build a Interagency Fire Dispatch Complex for Northern Utah. Each agency agreed to participate in the project with the BLM providing the majority of the funding, the Forest Service providing funding and in-kind support, and the State of Utah providing land and project management thru DFCM.

We embarked jointly on an ambitious design schedule with the goal in mind that there would be sufficient cost savings to build a Fire Cache Building adjacent to the Dispatch Center. Every Interagency Dispatch Center in the state has a Fire Cache in tandem.

The Dispatch Center was dedicated in the spring of 2012 with approximately \$300,000 in cost savings left over to complete the Cache. That left us \$250,000 short of what we needed so we went to our Natural Resources Appropriation Sub-Committee and they appropriated the funds to complete the project from the Forestry Fire and State Lands Restricted Account. We were moving ahead on the design of the Cache when we were asked to place the project on hold pending a review for the Prison. Recently the Governor's Office gave approval to complete the Fire Complex.

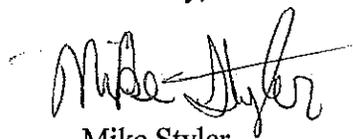
In regards to Lynn's questions, the Cache Building will require an additional acre for a total Dispatch/Cache footprint of approximately seven acres. The budget for the Cache building is \$550,000, which is \$300,000 from savings from the Dispatch Building, and \$250,000 from FF&SL. The operation and maintenance for both buildings are split between the agencies, and the majority of the funds will transfer from the previous Dispatch complex which will close down. This will complete all of the construction needed to operate this complex for decades to come. For what it is worth, the Dispatch Center is a state-of-the-art Leed Gold Building, which won a Regional Award for Design and Energy Efficiency.



Page 2  
May 13, 2013

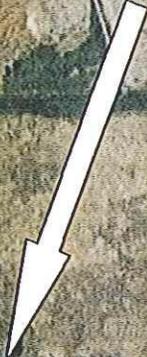
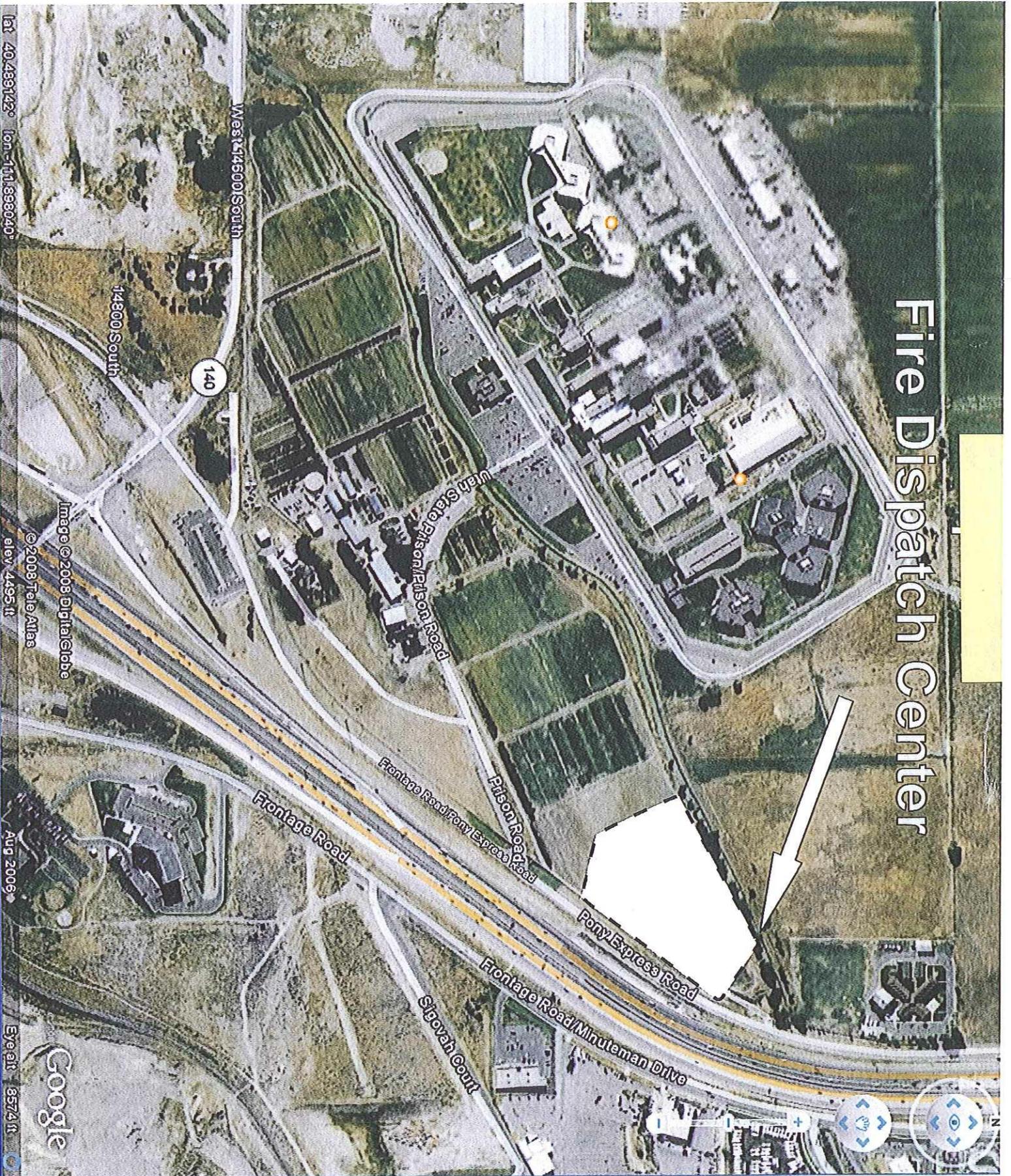
I hope that this provides the information that you need. We look forward to meeting with the Building Board on June 5<sup>th</sup> to further answer any questions they may have.

Sincerely,

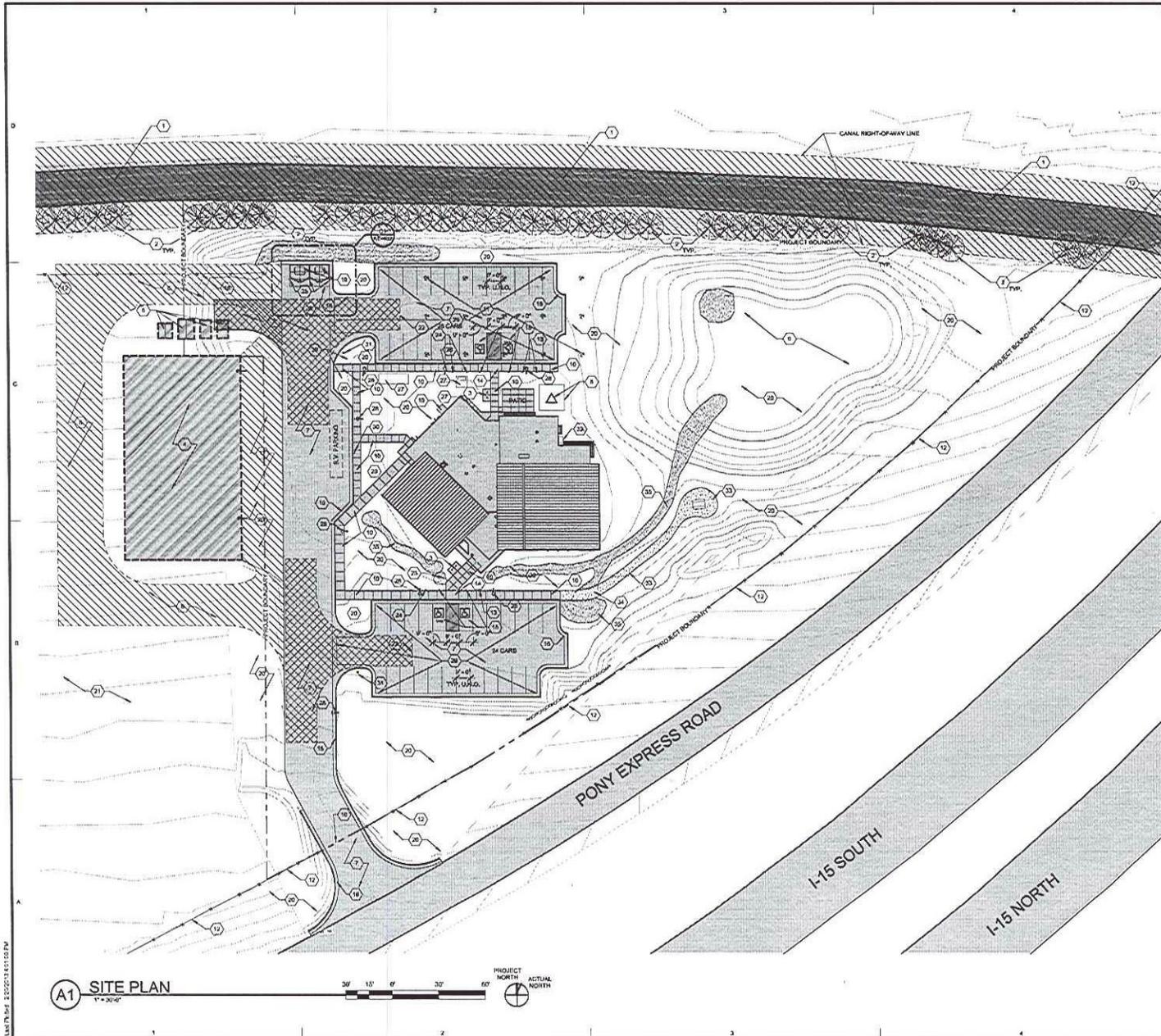
A handwritten signature in black ink that reads "Mike Styler". The signature is written in a cursive style with a horizontal line crossing through the middle of the name.

Mike Styler  
Executive Director

# Fire Dispatch Center



lat 40.4389142° lon -111.898840°  
Image © 2008 DigitalGlobe  
© 2008 TeleAtlas  
elev. 4495 ft  
Aug 2006  
Eye alt 8574 ft  
Google



### KEYED NOTES

- 1 EXISTING CANAL.
- 2 EXISTING TREES ALONG THE CANAL ARE TO REMAIN (UNLESS NOTED OTHERWISE).
- 3 IF A CONCRETE PAD WITH A DOUBLE LOOP, BOLLARD TYPE BIKE RACKS - SEE ASME-14 AND SPEC.
- 4 FUTURE BUILDING.
- 5 FUTURE HAZARDOUS MATERIALS STORAGE SHEDS.
- 6 FUTURE DRIVE LOOP.
- 7 ASPHALT PAVING - SEE CIVIL DRAWINGS.
- 8 RADIO TOWER AND CONCRETE BASE - SEE STRUCTURAL DRAWINGS FOR CONCRETE BASE - TOWER TO BE FINISHED AND INSTALLED BY THE OWNER.
- 9 DETENTION POND - SEE CIVIL DRAWINGS.
- 10 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
- 11 GEOTHERMAL WELL FIELD - SEE MECHANICAL DRAWINGS.
- 12 EXISTING FENCE LINE.
- 13 SIGNAGE INDICATING THAT PARKING SPACE IS RESERVED FOR CARPOOL PARKING - SEE DETAIL GA04-14.
- 14 ADA ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS.
- 15 ADA RESERVED PARKING STALL WITH POLE MOUNTED SIGNAGE AS WELL AS MARKINGS OF THE ACCESSIBILITY MARKS AND STRIPED ACCESSIBLE PAINTED ONTO THE ASPHALT - SIGNAGE IS TO INDICATE VAN ACCESSIBLE WHERE INDICATED - SEE CIVIL DRAWINGS & SPEC - ALSO REFER TO DETAIL GA04-14 FOR PARKING SIGN.
- 16 CONCRETE CURB AND GUTTER WHERE INDICATED - SEE CIVIL DRAWINGS.
- 17 FUTURE ASPHALT PAVING.
- 18 REMOVE PORTIONS AND MODIFY EXISTING FENCING AT THIS LOCATION - SEE CIVIL DRAWINGS - PROVIDE NEW FND POSTS AND RE-STRETCH FENCING FABRIC AS REQUIRED.
- 19 DUMPSTER AND RECYCLE BIN ENCLOSURE - SEE DETAILS INDICATED.
- 20 LANDSCAPING - SEE LANDSCAPE DRAWINGS.
- 21 EXISTING IRIGATION LINE IN THIS FIELD ARE TO BE MAINTAINED AS REQUIRED BY THE NEW CONSTRUCTION RELATED TO THIS PROJECT AND ARE TO REMAIN FUNCTIONAL AFTER CONSTRUCTION IS COMPLETE - SEE CIVIL DRAWINGS.
- 22 DASHED LINE INDICATED REQUIRED FIRE APPARATUS DEAD END ACCESS ROAD TURNAROUND.
- 23 PAD POLE AND BASE - SEE ASME-14 AND SPEC - COORDINATE WITH ELECTRICAL DRAWINGS FOR FLASHPOLE LIGHTING.
- 24 POLE MOUNTED RAIN DEBRIS TRAP THIS PARKING STALL AS REQUIRED FOR LOW EMITTING & FULL EFFICIENT VEHICLES ONLY - SEE DETAIL GA04-14.
- 25 PAINTED PIPE BOLLARD - SEE DETAIL AA04-14.
- 26 AT DUMPSTER ENCLOSURE AREA, PROVIDE A 6" CONCRETE PAD ON 4" DRAINAGE BASE - PAD IS TO BE FULL WIDTH OF ENCLOSURE AND SHALL EXTEND IF BEYOND THE FRONT OF THE ENCLOSURE - COORDINATE WITH CIVIL AND STRUCTURAL DRAWINGS.
- 27 ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS.
- 28 POLE MOUNTED PARKING LIGHTING - SEE ELECTRICAL DRAWINGS.
- 29 REFLECTIVE COATING ON ASPHALT PAVING (PARKING AREAS ONLY) - SEE SPEC.
- 30 UTILITY PEDESTAL FOR P.V. PARKING.
- 31 FIRE HYDRANT - SEE CIVIL DRAWINGS.
- 32 HVAC EQUIPMENT - SEE MECHANICAL DRAWINGS.
- 33 PATH TO PICNIC AREA - SEE LANDSCAPE DRAWINGS.
- 34 CURBENT BENEATH PATH - SEE CIVIL DRAWINGS.
- 35 STREAM BED - SEE LANDSCAPE DRAWINGS.

### GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR COMPLETE TOPOGRAPHICAL INFORMATION.



**SCOTT P. EVANS  
ARCHITECT &  
ASSOCIATES P.C.**

101 West Center Street  
Bountiful, Utah 84010  
Telephone - 801.228.1368  
Telex - 801.228.2702  
www.scottp.evans.com

PROJECT NUMBER: 100131009

DATE: 10-17-11

SCALE: AS SHOWN

PROJECT NAME:

OWNER:

DATE:

SCALE:

PROJECT NAME:

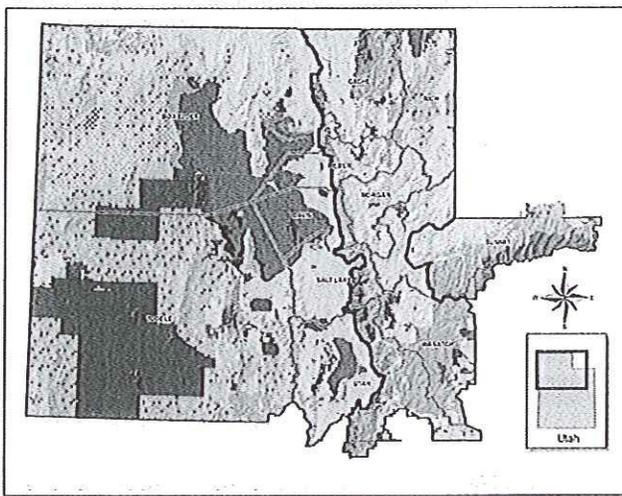
# WILDLAND FIRE DISPATCH CENTER



## Northern Utah Interagency Fire Center (NUIFC)

The total NUIFC area encompasses over 15 million acres of federal, state, county, and private lands in 12 counties in 2 states. The Northern Utah area has extremely active wildfire occurrence with exceptionally high natural resource values. Consequently, NUIFC has one of the largest wildland fire dispatch workloads in the nation.

### Wildland Fire Suppression is an Interagency Effort



Northern Utah Interagency Fire Center (NUIFC) Dispatch Area

State and Private lands, for which the State is responsible for wildland fire protection in Utah, and the federal lands for

which the respective federal agencies are responsible, are intermingled or adjacent in some areas. Wildland fires on

these intermingled or adjacent lands may present a threat to the lands of other agencies. Consequently, the task of wildland fire suppression is an interagency effort; no agency can effectively achieve their respective mission to manage and/or protect public lands alone. It is to the mutual advantage of the Federal Agencies and State to coordinate wildland fire management activities for resource protection, to avoid duplication, and to improve efficiency and effectiveness.

### New Construction & Relocation Project

In FY 2010, the DOI's Fire Management appropriation has authorized the BLM to construct a new Northern Utah Interagency Fire Center (NUIFC). The BLM has committed a total of \$3.2 million for fiscal years 2010-2012 to construct an inter-agency wildland fire

dispatch center. In FY 2010, the BLM has successfully transferred \$280K (via an assistance agreement) to the State of Utah to develop plans and associated preliminary tasks for construction of the facility. Over \$3M will be transferred in subsequent years. The building will be

constructed on land owned by the State of Utah near the Lone Peak Nursery in Draper, UT. This project represents a unique idea and innovative approach to inter-agency cooperation advantageous to all wildland fire management agencies.

#### NUIFC Hosts:

- 3 NATIONAL INTERAGENCY HOT-SHOT CREWS
- 6 AGENCY TYPE-2 CREWS
- OVER 30 TYPE-6 & TYPE-4 FEDERAL AND STATE WILDLAND ENGINES
- NATIONAL TYPE-2 HELICOPTER
- 3 TYPE-3 HELICOPTERS
- HILL AFB TYPE-1 AIR TANKER BASE
- TOOELE VALLEY SINGLE ENGINE AIR TANKER BASE
- FIXED-WING AIR ATTACK PLATFORM

#### Agencies Dispatched:

##### Department of Interior

- BLM Salt Lake Field Office
- BLM Utah State Office
- USFWS Bear River Migratory Bird Refuge
- NPS Golden Spike National Historic Site
- NPS Timpanogos Cave National Monument

##### Department of Agriculture

- USFS Uinta-Wasatch-Cache National Forest
- USFS Region 4 Office
- USFS Geospatial Service and Technology Center

##### State of Utah

- State of Utah, Northwest Area, Forestry Fire and State Lands
- Utah Fire and Rescue Academy
- 12 Counties



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2012  
Subject: **Approval for USDC Reallocation from TLC to Evergreen Project**  
Presenter: Keith Davis

---

### **Recommendations**

DFCM recommends the Building Board review the request from the Department of Human Services for the reallocation of \$300,000 from the TLC Building Mechanical Upgrade Project to the Evergreen Project.

### **Background**

During FY12 \$1,085,000 was allocated for the Evergreen Project. After the engineering work was completed, it was determined that an additional \$300,000 would be needed for completion of the project. DHS would like to reallocate \$300,000 from the TLC Building Mechanical Upgrade Project to the Evergreen Project which was originally funded at \$379,000.00 during FY13. The balance of \$79,000 will be used for engineering and design work on the TLC Project. A request will be made to secure Capital Improvements Funds for completion of the TLC Project in the future.

JR: cn  
Enclosure



## State of Utah

GARY R. HERBERT  
*Governor*

GREG BELL  
*Lieutenant Governor*

## Department of Human Services

PALMER DePAULIS  
*Executive Director*

MARK L. BRASHER  
*Deputy Director*

Office of Fiscal Operations  
JENNIFER C. EVANS  
*Director*

Bureau of Administrative Support  
KEITH DAVIS  
*Director*

### MEMORANDUM

To: Utah State Building Board

From: Keith Davis, Director  
DHS – Bureau of Administrative Support

Re: Reallocation of Capital Improvement Funding

I would respectfully request the Utah State Developmental Center (USDC) TLC building mechanical upgrade funding be re-allocated to the USDC Evergreen building. FY12 allocation for Evergreen was \$1,085,000 and TLC funding, FY13, was \$379,000. After engineering work for Evergreen, it is estimated that we will need an additional \$300,000 to complete the project. The balance for TLC of \$79,000 will be used for engineering and design work. This action will allow us to make a request of appropriate funding for TLC mechanical upgrade.

CC File



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **Approval of Planning and Design for University of Utah Lasonde Living Learning Center**  
Presenter: Ken Nye  
Dean Taylor Randall  
Troy D' Ambrosia

---

### Recommendations

I recommend the Building Board review the request from the University of Utah for the Planning and Design of the Lasonde Living Learning Center Project. This will be a Capital Development project submitted in anticipation of the next Legislative session.

### Background

The University of Utah would like Board approval to proceed with programming and design of the Lasonde Living Learning Center in order to open their facility at the start of fall semester, 2016. This facility will house approximately 401 student residents and be the new permanent home for the Lasonde Center's innovation and support spaces. The proposed total budget is approximately \$45 Million and will be funded by donor and bond proceeds. The University will not seek state O & M funds for this project.

JR: cn  
Attachment



Office of the Vice President for Administrative Services

May 1, 2013

Mr. Richard Amon, Interim Director  
Division of Facilities and Construction Management  
4110 State Office Building PO Box 1160  
Salt Lake City, UT 84114-1160

Re: University of Utah  
Lassonde Living Learning Center

Dear Mr. Amon,

The Lassonde Living Learning Center project is a collaborative endeavor between the Pierre Lassonde Entrepreneur Center and Housing & Residential Education. This will be a Capital Development project submitted by the University in anticipation of the next Legislative session. The goal of this endeavor is to design, build, occupy and operate a new academic/housing facility which will house approximately 401 student residents and be the new permanent home for the Lassonde Center's innovation and support spaces.

A January 2013 Feasibility Study, recently concluded by Jacoby Architects, has identified the project's vision, developed preliminary design/space and adjacency considerations, and prepared suggestions for design benchmarks. Multiple building sites have been identified; each with technical, spatial, and functional considerations that have been preliminarily weighed with final site to be selected with involvement from all appropriate stakeholders, including the Board of Trustees Campus Master Planning Committee.

As an auxiliary operation, having to create revenues to sustain the developed pro forma and to "open" at the start of a fall semester, the University requests approval to commence programming and design to meet a completion date that coincides with the start of fall semester 2016. The University of Utah's Board of Trustees granted approval at their April 3, 2013 meeting and Board of Regents approval is anticipated at the May 17, 2013 meeting at Weber State University. The University of Utah is requesting State Building Board approval so that we may proceed with programming and design, meeting objectives stated above, in advance of final approval by the Utah State Legislature. Construction will not start until after final approval by the 2014 Legislative session.

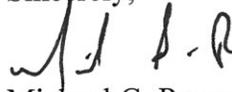
The proposed total project budget is approximately \$45,000,000 and will be funded by donor and bond proceeds. The debt will be serviced by housing revenues. The University will not seek state O&M funds.

Approval is requested to authorize the University to enter into agreements with professional services firms for the programming and design of this project in advance of final Legislative approval.

University representatives will be at the June 5, 2013 Building Board meeting to present the project and address questions by members of the Board.

Thank you for consideration and support of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "M. G. Perez", written over the printed name.

Michael G. Perez

Associate Vice President



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **Reallocation of Funds to USU Eastern Library Building South Entrance**  
Presenter: Ben Berrett

---

### Recommendation

I recommend the amount of \$297,173.00 from the BDAC Building Fire System U-grade & Campus Irrigation System project at USU Eastern be reallocated to a concrete replacement project at the USU Eastern Library Building South Entrance.

### Background

USU's Secondary Irrigation Study on the BDAC Building Fire System Upgrade & Campus Irrigation System identified several issues of concern for this project. As a result of this study; USU Eastern will not be moving forward with this portion of the project. The \$297,173.00 originally allocated for this project would be used for concrete repairs at the Library Building South Entrance and includes replacement of the ADA ramp, existing stairs, top cap around the plaza retaining wall, and other concrete in need of replacement.

JR:cn  
Enclosure

May 24, 2013

Rich Amon, Interim Director  
Division of Facilities Construction  
and Management  
3120 State Office Building  
Salt Lake City, UT 84114

SUBJECT: Reallocation of funds

Dear Rich:

Utah State University is requesting the remaining funds of \$297,173.00 from the BDAC Building Fire System Upgrade & Campus Irrigation System project at Utah State University Eastern to be reallocated to replacing the concrete at the USU Eastern Library Building South Entrance.

**BDAC Building Fire System Upgrade & Campus Irrigation System**

The Secondary Irrigation Study performed by Tuttle Johansen helped identify several issues that have caused this portion of the project to be reconsidered at this time. The study requires a sediment basin near the south end of the existing campus which will be difficult to accommodate. The safety relative to a sediment basin on USU Eastern property is a concern. Lastly, the increased maintenance for cleaning sediment and debris from the required filtration systems will require additional resources.

If the canal company changes from an open canal system to a piped system, the secondary irrigation system will become more feasible and the concerns mentioned above will be greatly reduced.

**Library Building South Entrance**

The existing ADA ramp exceeds the maximum allowable slope requirements and the layout and access are not visible to Library patrons. The ramp should be replaced with a new ramp that meets minimum requirements and is integrated with the building.

The existing steps onto the Library plaza are greater than the allowable 7 inch rise and should be revised to meet current building standards. The top cap around the plaza retaining wall has failed in several locations and should be repaired or replaced. Other concrete in the area is cracked, spalling and is in need of replacement.

As always, we appreciate your support for USU projects.

Sincerely,



David T. Cowley  
Vice President  
For Business & Finance

cc: Greg Stauffer  
Cee Cee Niederhauser  
Charles Darnell



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **University of Utah Utilities Infrastructure Project Update**  
Presenter: Mike Perez

---

### **Background**

The University of Utah continues to request Capital Development and Capital Improvement funds to replace their aging utility infrastructure. Over the past several years, there have been increased service interruptions due to the growth of academic, medical and research facilities on campus. Major system replacements are needed to restore reliable service to the operations of the University as well as the University Medical Center.

The total project amount of \$99 million (\$85 M + 14 M) is needed for this project. Previously the State Legislature allocated 22 million of Capital Development funding, \$13 million of Capital Improvement funding in FY13; and \$7.5 million of Capital Improvement funding in FY 14 -- giving a total of \$42.5 million allocated. Construction is underway. An additional funding request for the balance of the project, \$56.5 million will be presented during the Capital Development process this year.

JR: cn  
Attachment



Office of the Vice President for Administrative Services

May 21, 2013

Mr. Jeff Reddoor  
Building Board Director  
Division of Facilities Construction and Management  
4110 State Office Building PO Box 1160  
Salt Lake City, UT 84114-1160

Re: University of Utah  
Utilities Infrastructure  
Project Update

Dear Mr. Reddoor,

The University of Utah is delighted to provide members of the Building Board an update of referenced project at the June 5, 2013 meeting.

As context and background for this meeting, especially for new Building Board members, I offer the following:

The University of Utah has been and continues to request Capital Development Funds to replace the obsolete Electric Power and High Temperature Water Distribution systems that serve Academic, Research, and the University Medical Center Facilities. The frequency and duration of service interruptions has increased substantially in the past 6+ years and Academic, Medical, and Research functions have been severely impacted. Major system replacements are needed to restore reliable service to the operations of the University and the University Medical Center.

The current University Electrical Distribution was constructed in the mid 1950's and the expected life was 35 years. The system is well beyond its useful life and a complete replacement is needed. In the early 1990's the University started to spend Capital Improvement Funds to repair and replace small portions of the system. In 2006, the frequency and duration of power outages increased significantly and has remained high. From 2008 through 2012 the University spent \$9 million of Capital Improvement funds to address this problem but that is insufficient. The additional cost to replace the electrical distribution system is approximately \$85 Million.

The University Hot Temperature Water (HTW) Distribution system was constructed in the mid 1960's. The expected life of the distribution system was 20 years. In the early 1990's the University started to spend Capital Improvement Funds to replace portions of the system. In 2007 the frequency, cost, and duration of failures increased significantly. We have made

significant progress since 2008 using \$13 million of Capital Improvement Funds to improve the reliability of this system. We need an additional \$14 Million to complete this project.

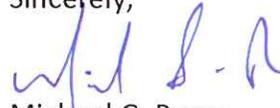
Since 1991 the University has spent \$38 Million (approximately 30%) of its Capital Improvement Funds on HTW Distribution and Electrical Distribution infrastructure.

The total project cost is \$99 million (\$85M + \$14M). The State Legislature allocated \$22 Million of Capital Development funding and \$13 Million of Capital Improvement funding in FY 13; and \$7.5 Million of Capital Improvement funding in FY 14. Total allocation to-date of \$42.5 Million. Most of this has been committed to contracts and construction is underway.

Subsequent funding request for the balance of the project, \$56.5 Million, will be presented during the Capital Development process this year.

As mentioned earlier, The University's project team will brief the Building Board at the June 5<sup>th</sup> meeting as to the status of the project to-date, and will be available to address any questions.

Sincerely,



Michael G. Perez

Associate Vice President

Cc: Rich Amon, DFCM

Ken Nye, University of Utah

Cory Higgins, University of Utah



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **2013 Legislative Session Approved Development Projects**  
Presenter: Jeff Reddoor

---

The following is a list of Capital Development Projects approved during the 2013 Legislative session. This agenda item is for information only and does not need Building Board approval.

<b>State Funded Capital Development Projects</b>	<b>Millions</b>
Ogden Juvenile Courts	\$29.30
UVU Classroom Building	\$54.00
DHS State Hospital	\$5.00
Unified State Lab Module 2 design	\$2.00
WSU Science Building design	\$3.50
USU Eastern Central Instructional Building design	\$0.50
USU Brigham City Campus Building design	\$0.50
DSC East Elementary Building purchase	\$0.50
<b>Total State Funded</b>	<b>\$95.30</b>
<b>Non-State Funded Capital Development Projects</b>	
U of U Basketball Training Center-HPER Addition	\$23.60
USU Aggie Life Wellness Center	\$30.00
USU Eastern Blanding Rec Center	\$0.90
USU Space Dynamics Lab	\$20.53
USU Athletic Complex/Training Center	\$7.50
SUU Center for the Arts	\$30.00
U of U Kennecott Building Renovation and Addition Phase II	\$11.04
USU Tooele Science & Technology Building	8.00
DPS Price Communications & Driver License Building	\$1.28
<b>Total Non-State Funded</b>	<b>\$132.85</b>

JR: cn



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: May 28, 2013  
Subject: **Administrative Reports for University of Utah and Utah State University**  
Presenter: Ken Nye, University of Utah  
Presenter: Ben Berrett, Utah State University

---

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

JR: cn  
Attachments



Office of the Vice President  
For Administrative Services

April 12, 2013

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

Subject: U of U Administrative Reports for May 2013 Building Board Meeting.

Dear Rich:

The following is a summary of the administrative reports for the U of U for the period March 16, 2013 – April 12, 2013. Please include this in the packet for the May 2013 Building Board meeting.

**Professional Services Agreements** (Page 1)

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

No significant items.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
2 New Space Contracts, 3 Remodeling Contracts, 3 Site Improvement Contracts.

No significant items. The two contracts for the Student Life Center are for the demolition of the Tanner Dance building which DFCM asked the University to take care of.

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

Increases:

None

Decreases:

None

**Report of Contingency Reserve Fund** (Page 4)

Increases:

None

Decreases:

**Associate Vice President Facilities Management**

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

Rich Amon, Interim Director  
April 12, 2013  
Page 2

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

Sincerely,

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

Kenneth E. Nye, Director  
Facilities Management Business Services

Enclosures

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



**Professional Services Agreements**  
**Awarded From March 16 - April 12, 2013**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Design</b>					
1	21424	USA West Village Roof Replacement	GSBS	\$177,161	\$13,494
2	21432	OSH Remodel rooms 151, 153, 155, & 157	NJRA Arch	\$297,093	\$15,800
3	21462	Union Mechanical Phase 5 FY14	Harold L. Whipple	\$1,080,000	\$54,400
<b>Planning/Study/ Other</b>					
4	20216	S.J. Quinney College of Law - Abatement	Wilson Consulting Services	\$55,000,000	\$6,750
5	21425	Womens Gymnastics training Center Study	AJC Arch	\$45,800	\$45,800
6	21224	HTW Replace HTW Generator	Horizon	\$1,689,295	\$29,917
7	21464	Price Bldg for Global Engagement & Central Campus Precinct Study	Edwards and Daniels	\$91,000	\$90,287



## Construction Contracts

Awarded From March 16 - April 12, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
<b>Construction - New Space</b>						
1	21102	Student Life Center - Tanner Dance Demo	Cottonwood		\$45,750,000	\$24,500
2	21102	Student Life Center - Tanner Dance Demo	Mark Hamilton		\$45,750,000	\$23,950
<b>Construction - Remodeling</b>						
3	21205	Building 874 Vivarium Expansion	Merrill Sheriff Construction		\$822,298	\$669,109
4	21346	Gross Anatomy Lab Remodel	Robert M Baker		\$209,401	\$33,389
5	21440	Eccles Health Sciences EDU Chilled Water Control Valve Replacement	KHI		\$121,926	\$33,433
<b>Construction - Site Improvement</b>						
6	21371	East Foothills Facility Fire Suppression line	Terra Engineering		\$329,752	\$227,500
7	21316	Huntsman Center Parking lot Expansion	Wasatch West Construction		\$451,624	\$405,487
8	21119	Red Butte Garden Chevron Restoration	Cottonwood Builders Inc		\$1,462,169	\$16,700







Office of the Vice President  
For Administrative Services

May 20, 2013

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

Subject: U of U Administrative Reports for June 2013 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period April 13, 2013 – May 17, 2013. Please include this in the packet for the June 2013 Building Board meeting.

**Professional Services Agreements** (Page 1)

The Professional Services Agreements awarded during this period consist of:  
5 Design Agreements, 2 Planning/ Study/Other Agreements.

No significant items.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
1 New Space Contracts, 8 Remodeling Contracts, 2 Site Improvement Contracts.

No significant items.

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

Increases:

None

Decreases:

Project 20214; Campus Site Lighting Upgrade FY12

This transfer of \$32,000 covers the difference between the available construction budget and the low bid received. A viable option for reducing scope to the budget was not available due to the configuration of these circuits and the code deficiencies being addressed.

**Associate Vice President Facilities Management**

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

Jeff Reddoor, Building Board Director  
May 20, 2013  
Page 2

**Report of Contingency Reserve Fund** (Page 4)

Increases:

None

Decreases:

Project 21225; Fletcher Physics Bldg - Replace Heating Water Pipes

This transfer of \$48,014 funds the cost of correcting deficiencies in the HVAC system that were identified as the contractor tried to balance the system. This work was necessary to identify and then fix the more substantial sources of air loss in the HVAC system and the building shell. In addition to being required by code, this will improve the performance of the system while reducing energy costs.

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

Sincerely,



Kenneth E. Nye, Director  
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees  
Mike Perez  
Rich Amon



**Professional Services Agreements**

**Awarded From April 13, 2013 - May 17, 2013**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Design</b>					
1	21446	West Village Repairs Lot 92	PSOMAS	\$215,000	\$19,500
2	21459	Frazier Bldg 375 Demolition	Edwards and Daniels	\$500,000	\$20,800
3	21419	Better Building Challenge Project	Burns and McDonnell	\$300,000	\$287,300
4	21479	Williams Stewart Bldg Rooms 210 and 210A remodel	Brixen and Christopher	\$10,549	\$10,549
5	21469	Football Center Brand Intergration	Infinite Scale Design	\$650,000	\$95,000
<b>Planning/Study/ Other</b>					
6	21339	Recreation, Athletics, and Health Facilities Study	Valentiner Crane Brunjes Onyon	\$465,000	\$411,000
7	21160	HEB Northeast Tower Fume Hood Upgrade	CMT	\$4,379,429	\$7,500



**Construction Contracts**

**Awarded From April 13, 2013 - May 17, 2013**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Design Firm</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Construction - New Space</b>						
1	20197	Football Center Voice and Data Install	Wasatch Electric		30,010,170	30,959
<b>Construction - Remodeling</b>						
2	21450	Stewart Bldg Rooms 118 & 118B Remodel	Ross Construction		30,934	24,000
3	21442	JHC Room 179 Remodel	UTAH Correctional		92,653	42,700
4	21410	Guest House Board Room Remodel	Slider Construction		287,171	8,864
5	21348	Bldg 25 Room 1114 Renovation	Robert Baker Construction		29,769	19,832
6	21447	Merrill Engineering Rooms 2233 and 2235 remodel	Stalling Construction		43,491	29,500
7	21430	Biomedical Polymers Research Building - Chilled Water	Archer Mech		344,800	114,075
8	21195	Stadium West Boiler Replacement	Alternative Mechanical		462,437	386,136
9	21414	2013 USA south Village Balcony repairs	Veritas		165,555	148,040
<b>Construction - Site Improvement</b>						
10	21165	Water Conservation Measure FY12	Legacy Landscape		269,494	44,810
11	21334	Commuter services Maintenance / Bone Yard	Miller Paving		154,962	132,800



**University Of Utah**  
**Report Of Project Reserve Fund Activity**  
**For the Period of April 13, 2013 to May 17, 2013**

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	<b>BEGINNING BALANCE</b>	<b>674,813.22</b>		
20214	<b>DECREASES TO PROJECT RESERVE FUND:</b> Campus Site Lighting Upgrade FY12	(32,000.00)	Offset shortfall between low construction bid and construction budget	16.31%
	<b>CURRENT BALANCE OF PROJECT RESERVE:</b>	<b>642,813.22</b>		



**University Of Utah**  
**Report Of Contingency Reserve Fund Activity**  
**For the Period of April 13, 2013 to May 17, 2013**

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	<b>BEGINNING BALANCE</b>	1,550,089.48			
	<b>INCREASES TO CONTINGENCY RESERVE FUND</b>				
	<b>DECREASES TO CONTINGENCY RESERVE FUND</b>				
	NEW CONSTRUCTION				
	REMODELING				
21225	Fletcher Physics Bldg - Replace Heating Water Pipes	(48,014.00)	(108,498.50)	10.29%	Construction
	<b>ENDING BALANCE</b>	1,502,075.48			

15 April 2013

Rich Amon, Interim Director  
Division of Facilities Construction  
and Management  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, UT 84114-1284

Dear Rich:

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

The following is a summary of the administrative reports for USU for the period 03/18/13 to 04/15/13.

**Professional Contracts, 3 contracts issued** (Page 1)

Comments are provided on the report.

**Construction Contracts, 10 contracts issued** (Page 2)

Comments are provided on the report.

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

During this reporting period only one project required funds from the campus contingency reserve. The contingency fund is in good order

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

Two projects were closed during this period that contributed funds to the project reserve fund. The project reserve fund is in good order.

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

Of USU's 49 projects, 3 are complete, 3 are substantially complete, 32 are in construction, 10 are in the design/study phase, and 1 is pending. The completed projects for this reporting period are Animal Science Refreshment, Classroom Upgrades FY11 and Health/Life Safety/Code/Asbestos FY12.

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

Sincerely,



David T. Cowley  
Vice President for  
Business and Finance

DTC/bg  
c: Gregory L. Stauffer



## Professional Contracts Awarded From 03/18/13 to 04/15/13

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Emergency Generator FY13	Sine Source Engineering	\$18,018.00	\$10,500.00	Design services
2 Bldg 620 Lab 231 Remodel	The Design Guild	\$15,000.00	\$5,160.00	Design services
3 Bldg 620 Lab 231 Remodel	Van Boerum & Frank	\$15,000.00	\$2,750.00	Design services
MISCELLANEOUS CONTRACTS				
NONE				

## Construction Contracts Awarded From 03/18/13 to 04/15/13

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 USUE CEIC Building Remodel	Jacobsen Construction	Ken Garner Engineering	\$610,684.00	\$246,000.00	remodel
2 South Farm Transgenic Goat Barn	Ellis Equipment	USU Facilities Planning and Design	\$165,448.00	\$68,049.00	metal building
3 Health/LS/Code/Asbestos FY13	Spindler Construction	USU Facilities Planning and Design	\$186,364.00	\$62,150.00	remodel of 1000 N. bus shelter
4 South Farm Transgenic Goat Barn	Birch Creek Landscape	USU Facilities Planning and Design	\$165,448.00	\$26,948.00	excavation/backfill work
5 South Farm Transgenic Goat Barn	Wylie Concrete	USU Facilities Planning and Design	\$165,448.00	\$16,500.00	footings/wall/manure pit
6 Access Control FY13	USU Facilities Operations	USU Facilities Planning and Design	\$147,059.00	\$13,160.00	install access controls on 4 doors at research greenhouse
MISCELLANEOUS CONTRACTS					
7 Health/LS/Code/Asbestos FY13	Eagle Environmental		\$186,364.00	\$5,810.00	Asbestos abatement at Children's house
8 FAV Cooling	Eagle Environmental		\$1,297,317.00	\$2,862.00	Asbestos abatement machine room
9 Health/LS/Code/Asbestos FY13	Utah Yamas Controls		\$186,364.00	\$1,330.00	ADA door for COA restroom
10 Health/LS/Code/Asbestos FY13	Dixon Information		\$186,364.00	\$153.00	9 asbestos samples for analysis

## Report of Contingency Reserve Fund From 03/18/13 to 04/15/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
<b>BEGINNING BALANCE</b>	<b>\$368,760.44</b>				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b> None					
<b>DECREASES FROM CONTINGENCY RESERVE FUND</b> <b>FAV Cooling</b> (DWA CO#1-Temptrol fan wall)	(19,792.22)	(19,792.22)	1.92%	Construction	0.00%
<b>ENDING BALANCE</b>	<b>\$348,968.22</b>				

## Report of Project Reserve Fund Activity From 03/18/13 to 04/15/13

Project Title	Transfer Amount	Description	% of Construction Budget
<b>BEGINNING BALANCE</b>	<b>\$320,636.91</b>		
<b>INCREASES TO PROJECT RESERVE FUND</b>			
Health/Life Safety/Code/Asbestos FY12	207.30	Close Project	0.16%
Classroom Upgrades FY11	5,901.08	Close Project	2.26%
<b>DECREASES TO PROJECT RESERVE FUND</b>			
None			
<b>ENDING BALANCE</b>	<b>\$326,745.29</b>		

## Current Delegated Projects List 4/15/2013

Project Number	Project Name	Phase	Project Budget
<b>CAPITAL DEVELOPMENT/IMPROVEMENT</b>			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22909	Classroom Upgrades FY11	Complete	401,250
A22911	Sign System FY11	Substantial Completion	54,490
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,568,183
A24855	Planning and Design Fund FY12	Design/Study	149,801
A24856	Health/Life Safety/Code/Asbestos FY12	Complete	143,156
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	273,313
A24860	BNR Fire Protection Phase II	Construction	605,342
A24862	NFS HVAC Design	Construction	195,532
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25415	Animal Science Refreshment	Complete	747,628
A25416	HPER Field Turf Upgrade	Construction	2,333,545
A25442	Experimental Stream Facility	Design	76,200
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A26808	Stadium Pavement Replacement	Substantial Completion	158,005
A27144	Building Commissioning FY13	Commissioning	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Design	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	398,898

A27152	FAV Cooling	Construction	1,435,945
A27153	Health/LS/Code/Asbestos FY13	Construction	197,273
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	375,151
A27157	Planning & Design Fund FY13	Design/Study	106,667
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,436,929
A27993	Roosevelt Education Ctr Building Leaks Mitigation	Design	208,230
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Construction	184,300
A28266	Wellness Center Remodel	Design	350,000
A28430	Bldg 620 Lab 231 remodel (NEW PROJECT)	Construction	140,500
A28514	South Farm Transgenic Goat Barn (NEW PROJECT)	Construction	182,908
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	825,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade	Construction	765,789
C11314	USUE CEIC Building Remodel	Construction	759,460

**TOTAL (49)**

\$26,782,453

20 May 2013

Rich Amon, Interim Director  
Division of Facilities Construction  
and Management  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, UT 84114-1284

Dear Rich:

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

The following is a summary of the administrative reports for USU for the period 04/15/13 to 05/20/13.

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

Comments are provided on the report.

**Construction Contracts, 14 contracts issued** (Pages 2-3)

Comments are provided on the report.

**Report of Contingency Reserve Fund** (Page 4)

During this reporting period only one project required funds from the campus contingency reserve. The contingency fund is in good order

**Report of Project Reserve Fund Activity** (Page 5)

Two projects were closed during this period that contributed funds to the project reserve fund. The project reserve fund is in good order.

**Current Delegated Projects List** (Pages 6-7)

Of USU's 51 projects, 4 are complete, 3 are substantially complete, 31 are in construction, 10 are in the design/study phase, and 3 are pending. The completed projects for this reporting period are Miscellaneous Critical Improvements FY12, Sign System FY11, Stadium Pavement Replacement and Vet Science Animal Cadaver Lab Remodel.

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

Sincerely,



David T. Cowley  
Vice President for  
Business and Finance

DTC/bg  
c: Gregory L. Stauffer



**Professional Contracts  
Awarded From 04/15/13 to 05/20/13**

<b>Contract Name</b>	<b>Firm Name</b>	<b>A/E Budget</b>	<b>Fee Amount</b>	<b>Comments</b>
1 Engineering 3rd Floor Lounge Remodel	Method Studio	\$27,410.00	\$27,410.00	Design services
MISCELLANEOUS CONTRACTS				
NONE				



## Construction Contracts Awarded From 04/15/13 to 05/20/13

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Champ Hall Remodel	Darrell W Anderson Const	Ken Garner Engineering	\$276,550.00	\$276,550.00	remodel
2 Roosevelt Education Ctr Building Leaks Mitigation	Jacobsen Construction	Brixen & Christopher Architects	\$259,000.00	\$259,000.00	remodel
3 USU SLC Building 822 Remodel	Interior Construction Specialists	Method Studio	\$245,000.00	\$116,096.00	remodel
4 Engineering 3rd Floor Lounge Remodel	Raymond Construction	Method Studio	\$64,000.00	\$57,205.00	remodel
5 South Farm Transgenic Goat Barn	Kendrick Electric	USU Facilities Planning and Design	\$165,448.00	\$19,980.00	electrical work
6 Health/LS/Code/Asbestos FY13	USU Facilities Operations	USU Facilities Planning and Design	\$186,364.00	\$12,590.00	JQL install ductwork
MISCELLANEOUS CONTRACTS					
7 South Farm Transgenic Goat Barn	Burton Lumber		\$165,448.00	\$7,287.00	materials for goat barn
8 Health/LS/Code/Asbestos FY13	Eagle Environmental		\$186,364.00	\$4,982.00	asbestos abatement in NFS
9 Health/LS/Code/Asbestos FY13	Eagle Environmental		\$186,364.00	\$1,139.00	remove 13 mud pipe fittings in NFS
10 Health/LS/Code/Asbestos FY13	Eagle Environmental		\$186,364.00	\$884.00	abatement of glue in NFS 228
11 Health/LS/Code/Asbestos FY13	Dixon Information		\$186,364.00	\$125.00	5 abatement samples
12 Medium Voltage FY13	Logan City		\$336,336.00	\$1,000.00	light dept work for campus

13 Health/LS/Code/Asbestos FY13	Dixon Information	\$186,364.00	\$35.00 testing samples at NFS
14 Health/LS/Code/Asbestos FY13	Dixon Information	\$186,364.00	\$34.00 2 samples at Fine Arts Center

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## Report of Contingency Reserve Fund From 04/15/13 to 05/20/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
<b>BEGINNING BALANCE</b>	\$348,968.22				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b> None					
<b>DECREASES FROM CONTINGENCY RESERVE FUND</b> Price BDAC Fire/Irrigation System access doors/sprinklers/door holder	(9,420.00)	(9,420.00)	1.59%	Construction	51.15%
<b>ENDING BALANCE</b>	\$339,548.22				

**Report of Project Reserve Fund Activity**  
**From 04/15/13 to 05/20/13**

Project Title	Transfer Amount	Description	% of Construction Budget
<b>BEGINNING BALANCE</b>	<b>\$326,745.29</b>		
<b>INCREASES TO PROJECT RESERVE FUND</b>			
Miscellaeous Critical Improvements FY12	2,367.60	Close project	0.96%
Sign System FY11	983.47	Close project	2.18%
<b>DECREASES TO PROJECT RESERVE FUND</b>			
None			
<b>ENDING BALANCE</b>	<b>\$330,096.36</b>		

## Current Delegated Projects List 5/20/2013

Project Number	Project Name	Phase	Project Budget
<b>CAPITAL DEVELOPMENT/IMPROVEMENT</b>			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22911	Sign System FY11	Complete	53,507
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Substantial Completion	2,568,183
A24855	Planning and Design Fund FY12	Design/Study	149,801
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Complete	270,945
A24860	BNR Fire Protection Phase II	Substantial Completion	605,342
A24862	NFS HVAC Design	Construction	195,532
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24936	Vet Science Animal Cadaver Lab Remodel	Complete	377,772
A25416	HPER Field Turf Upgrade	Construction	2,333,545
A25442	Experimental Stream Facility	Design	76,200
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A26808	Stadium Pavement Replacement	Complete	155,862
A27144	Building Commissioning FY13	Commissioning	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Design	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	398,898
A27152	FAV Cooling	Construction	1,435,945
A27153	Health/LS/Code/Asbestos FY13	Construction	197,273
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370

A27156	Old Main Masonry Restoration	Construction	375,151
A27157	Planning & Design Fund FY13	Design/Study	106,667
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,436,929
A27993	Roosevelt Education Ctr Building Leaks Mitigation	Design	326,973
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Construction	184,300
A28266	Wellness Center Remodel	Design	473,787
A28430	Bldg 620 Lab 231 remodel	Construction	140,500
A28514	South Farm Transgenic Goat Barn	Construction	182,908
A28578	Champ Hall Remodel (NEW PROJECT)	Construction	318,033
A28611	Engineering 3rd Floor Lounge Remodel (NEW PROJECT)	Construction	222,670
A28740	Jones Hall Renovation (NEW PROJECT)	Pending	970,459
A28856	USU SLC Bldg 822 Remodel (NEW PROJECT)	Construction	245,000
A28857	South Farm Equine Center Classroom (NEW PROJECT)	Pending	849,933
C11292	Price BDAC Fire/Irrigation Sys	Construction	674,820
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	825,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade	Construction	765,789
C11314	USUE CEIC Building Remodel	Construction	759,460
<b>TOTAL (51)</b>			<u><u>\$28,320,742</u></u>



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: April 28, 2013  
Subject: **Administrative Reports for DFCM**  
Presenter: Jeff Reddoor, DFCM

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

**Lease Report** (Pages 1 - 3)  
No significant items

**Architect/Engineering Agreements Awarded, 43 Agreements Issued** (Pages 4 - 8)  
No significant items

**Construction Contracts Awarded, 77 Contracts Issued** (Pages 9 - 16)  
Item #65 – University of Utah School of Dentistry  
This is a CM/GC agreement, the balance of the construction costs will be added by future change orders.

**Report of Contingency Reserve Fund** (Pages 17 - 18)  
Increases  
Increases are from decrease change orders and modifications.

Decreases, New Construction  
SLCC RRC Instructional and Administration Building  
This transfer of \$91,213 covers change orders #7 and #8. See attached pages #19 and #20 for details.

WSU Professional Classroom Bldg and Central Plant  
This transfer of \$78,199 covers the State's share of change orders #8 and #9. See attached pages #21-24 for details.

Tooele Applied Technology College Campus

This transfer of \$65,322 covers the State's share of change order #3 and the State's share of road improvements on Tooele Boulevard. See attached pages #25 – 26 for details.

Decreases, Remodeling

Capitol Hill State Office Bldg Windows Replacement

This transfer of \$50,289 covers change order #1. See attached pages #27 – 28 for details.

**Report of Contingency Reserve Fund Continued** (Pages 17 - 18)

Decreases, Remodeling Continued

Clearfield Freeport Center Warehouse Remodeling

This transfer of \$39,580 covers Warehouse C-6 change order #8 and DATC D-5 Warehouse change orders #8 and #9. See pages #29 – 31 for details.

UBATC Roosevelt Bldg HVAC System Improvements

This transfer of \$31,702 covers change order #5. See attached page #32 for details.

Farmington Courts Bldg ADA Courtroom and Exterior Entrance Improvements

This transfer of \$28,738 covers additional construction contract to Professional Systems Technology for fire alarm system consolidation termed as a inspection scope change, and design modification #2. See pages #33 – 37 for details.

**Report of Project Reserve Fund Activity** (Page 38)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The transfer of \$5,778 for the Davis ATC Boiler Replacement project is to cover the bid amount over budget.

**Contingency Reserve Fund Analysis** (Pages)

**Statewide Funds Reports** (Pages)

**Construction Contract Status** (Pages)

These reports are all being re-written to pull data from the new DFCM CPPM project management database. These reports are behind other higher priority reports, but should be complete for the next quarterly report.



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 3/11/13 to 5/8/2013

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

### LEASES

1.	Health, Employee Support, Price	Full	Office	5 Yrs.		143		\$21.29	Small sublease between agencies in existing state-leased space.
2.	Human Services, Child and Family Services Vernal	Net	Office	4 ½ Yrs.	1,425	3,540	\$ 2.53	\$ 0.00	Move to zero-cost location for program needs.
3.	Public Safety State Fire Marshal Richfield	Full	Office	7 Yrs.	153	233	\$15.05	\$16.00	Move to new location for program needs.

### AMENDMENTS

1.	Education Rehabilitation, Payson	Full	Office	5 Yrs.	3,376	3,376	\$20.32	\$18.70	Renewal, reduction in rent.
2.	Environmental Quality Air Quality, Bountiful	Net	Air Monitor Station	5 Yrs.	560	560	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
3.	Environmental Quality Radiation Control Clive	Partial	Office	5 Yrs.	2,400	300	\$ 0.56	\$ 0.72	Renewal, reduction in square footage.



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## LEASE REPORT

From 3/11/13 to 5/8/2013

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

4.	Environmental Quality Air Quality, Salt Lake City	Cost Not Relevant	Air Monitor Station	5 Yrs.	560	560	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
5.	Environmental Quality Air Quality, Salt Lake City	Cost Not Relevant	Air Monitor Station	5 Yrs.	560	560	\$1,200.00 Annually		Renewal, no change in rent.
6.	Environmental Quality Air Quality, Salt Lake City	Cost Not Relevant	Air Monitor Station	5 Yrs.	576	576	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
7.	Heritage & Arts State Library, Delta	Full	Office	5 Yrs.	264	264	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
8.	Heritage & Arts State Library, Fairview	Full	Office	5 Yrs.	928	928	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
9.	Heritage & Arts State Library, Panguitch	Full	Office	5 Yrs.	3,370	3,370	\$ 0.65	\$ 0.65	Renewal, no change in rent.
10.	Human Services, Child and Family Services Cedar City	Full	Office	6 Mos.	4,704	4,704	\$19.57	\$19.57	Renewal, no change in rent.
11.	National Guard Recruitment Salt Lake City	Partial	Office	3 Yrs.	975	975	\$19.13	\$22.05	Renewal at market.



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## LEASE REPORT

From 3/11/13 to 5/8/2013

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

12.	Natural Resources Water Rights, Cedar City	Full	Office	2 Yrs.	180	180	\$ 9.80	\$ 9.80	Renewal, no change in rent.
13.	Public Safety Driver License, Logan	Full	Office	7 Yrs.	5,180	5,180	\$20.16	\$20.00	Renewal, reduction in rent.
14.	Public Safety Driver License, Provo	Partial	Office	3 Yrs.	1,995	1,995	\$15.00	\$15.00	Renewal, no change in rent.
15.	Public Safety, Utah Highway Patrol, Ferron	Partial	Office	2 Yrs.	200	200	\$12.00	\$12.00	Renewal, no change in rent.
16.	Workforce Services Roosevelt	Full	Office	5 Yrs.	9,405	9,405	\$16.32	\$17.00	Renewal at market.



# State of Utah

Division of Facilities and Construction Management

Contract Type = P; Award Date >= 03/18/2013; and less than 05/17/2013

## Professional Contracts Awarded

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Miscellaneous Services</b>						
1	Courts	Administrative Office Of The Courts new Juab Coun	Etc Group Inc	Commissioning	\$36,395	\$14,560
2	Courts	Administrative Office Of The Courts new Ogden Juv	Rmec Environmental Inc	Haz Mat Consult	\$20,000	\$18,724
3	Courts	Administrative Office Of The Courts new Ogden Juv	Rmec Environmental Inc	Haz Mat Consult	\$20,000	\$24,814
4	Dfcm - Statewide Funds	Administrative Office Of The Courts orem Juvenile	R&r Environmental	Haz Mat Consult	\$0	\$10,824
5	Dnr - Parks & Recreation	Bullfrog Marina Ranger Housing Reroof	Campbell & Associates	Design	\$13,000	\$7,590
6	National Guard	Camp Williams Farm Canal Enclosure	Forsgren Associates	Design	\$100,000	\$70,000
7	Capitol Preservation Bd	Capitol Preservation Board state Capitol Renovati	Construction Control Corp	Unclass Consult	\$106,949	\$16,720
8	Health	Children's Health Clinic Exam Rooms Remodel	Whw Engineering Inc	Design	\$9,431	\$8,900
9	Capitol Preservation Bd	Cpb Sob North Window Improvements	Architectural Testing	Commissioning	\$217,022	\$19,700
10	Corrections - Cucl	Department Of Corrections central Utah Correction	Envision Engineering	Design	\$9,852	\$7,727
11	State Hospital	Department Of Human Services utah State Hospital	Sunrise Engineering Inc	Insp Observ Ser	\$200,000	\$187,074



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Miscellaneous Services</b>						
12	Workforce Services	Department Of Workforce Services midvale Dws Empl	Design Interface, Llc	Design	\$6,900	\$6,900
13	Dfcm - Managed Buildings	Division Of Facilities Construction & Management	Etc Group Inc	Unclass Consult	\$283,213	\$20,000
14		Division Of Facilities Construction And Management	Glen Beckstead	Unclass Consult	\$789,268	\$18,630
15	Dnr - Wildlife Resources	Division Of Wildlife Resources fountain Green Fis	Sunrise Engineering Inc	Design	\$0	\$22,000
16	Dnr - Wildlife Resources	Division Of Wildlife Resources mantua Fish Hatche	Prior & Associates	Design	\$16,279	\$15,225
17	Corrections	Doc Fortitude Security Upgrades	Gsbs Pc	Design	\$454,577	\$12,825
18	National Guard	Draper Complex Chiller Upgrade wayne Smith	Whw Engineering Inc	Design	\$100,000	\$79,500
19	National Guard	Draper Dpi Electrical And Hvac Upgrade	Whw Engineering Inc	Design	\$30,000	\$21,500
20	Utah Valley University	Geneva Intramural Fields Phase Ii	Archiplex Group Llc	Design	\$32,525	\$227,900
21	Dfcm - Statewide Funds	Salt Lake Community College - South City Campus e	Ihi Environmental	Haz Mat Consult	\$0	\$7,750
22	Southern Utah University	Southern Utah University center For The Arts	Blalock And Partners Llc	Programming	\$0	\$346,716



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Miscellaneous Services</b>						
		pr				
23	National Guard	St. George Armory Hvac Upgrade	Fred J. Nash, P.e. Consulting Engineer	Design	\$22,000	\$15,779
24	National Guard	St. George Fms Hvac Upgrade	Fred J. Nash, P.e. Consulting Engineer	Design	\$6,500	\$4,826
25	National Guard	Ung Draper Hq Paving Improvements	King Engineering Inc	Design	\$11,460	\$7,120
26	University Of Utah	University Of Utah electrical Distribution Upgrad	Sunrise Engineering Inc	Insp Observ Ser	\$525,000	\$125,191
27	University Of Utah	University Of Utah george Thomas Building crock	Edwards & Daniels Architects dba Eda Architects I	Programming	\$426,740	\$396,150
28	University Of Utah	University Of Utah mid-valley Health Center geot	Gordon Geotechnical Engineering, Inc.	Geotechnical	\$0	\$5,500
29	University Of Utah	University Of Utah mid-valley Health Center prog	Ffkr Architects Planners li	Programming	\$0	\$145,000
30	University Of Utah	University Of Utah school Of Dentistry building	Architectural Testing	Commissioning	\$0	\$49,100
31	University Of Utah	University Of Utah	Etc Group Inc	Unclass Consult	\$0	\$42,000



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Miscellaneous Services</b>						
	Utah	school Of Dentistry energy Mo				
32	University Of Utah	University Of Utah student Life Center energy Mo	Etc Group Inc	Unclass Consult	\$0	\$33,100
33	Utah State University	Usu Morgan Hall Reroof	Forsgren Associates	Design	\$6,105	\$5,700
34	Utah State University	Utah State University athletics Competition And T	Vcbo Architecture Llc	Design	\$0	\$533,014
35	Utah Valley University	Utah Valley University classroomroom Building en	Colvin Engineering Associates	Unclass Consult	\$2,175,000	\$60,000
36	University Of Utah	Uu Performing Arts Bldg. Reroof	Scott P Evans Architect&assoc	Design	\$15,514	\$21,675
37	Utah Valley University	Uvu Classroom Bldg	Gordon Spilker Huber Geotech Cons Inc	Geotechnical	\$2,175,000	\$9,250
38	Utah Valley University	Uvu Geneva Site 1 Phase Ii	Prior & Associates	Programming	\$32,525	\$9,450
39	Utah Valley University	Uvu Gunther Trades Sidewalk Repair/replace	Prior & Associates	Design	\$27,200	\$10,200
40	Utah Valley	Uvu Sparks Automotive Hvac Improvements	Van Boerum & Frank Assoc Inc	Design	\$10,105	\$10,725



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Miscellaneous Services</b>						<b>JAM</b>
University						
41	Utah Valley University	Uvu Uccu Event Center Reroof	Prior & Associates	Design	\$40,697	\$27,500
42	Weber State University	Weber State University - Davis professional Clas	Knaphus Exterior Panel Co.	Commissioning	\$301,545	\$36,500
43	Weber State University	Weber State University Pay Lot Rehabilitation	Project Engineering Consultants	Design	\$11,197	\$12,750



# State of Utah

Division of Facilities and Construction Management

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

## Construction Contracts Awarded

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
1	Courts	Administrative Office Of The Courts farmington Se	Professional Systems Technology Inc	Const Remodel	\$151,642	\$24,230
2	Courts	Administrative Office Of The Courts new Juab Coun	Okland Construction Company, Inc.	Design Build	\$2,351,616	\$2,681,670
3	Dnr - Parks & Recreation	Antelope Island State Park Paving Improvements	Morgan Pavement Maintenance dba Morgan Pavement	Paving	\$154,000	\$87,280
4		Antelope Island Storage Bldg Flat Roof Replacement	Utah Correctional Industries	Roofing	\$23,579	\$31,000
5	Courts	Brigham City Court Clerical Counter Remodel	Broderick & Henderson Construction Lc	Const Remodel	\$63,158	\$88,700
6	National Guard	Camp Williams Southwest Power Upgrade	Patriot Construction	Const Remodel	\$145,000	\$80,000
7	Dfcm - Managed Buildings	Camp Williams Veterans Memorial	Mechanical Service & Systems I	Const Remodel	\$0	\$16,685
8	Dfcm - Managed Buildings	Cannon Health 3rd Floor Window, 4th Floor Office	Red Leaf Design	Const Remodel	\$0	\$9,820
9	Health	Cannon Health Bldg. Main Entrance Automatic Slidin	Access Door Systems Lc	Const Remodel	\$209,000	\$12,980
10	Capitol Preservation Bd	Capitol Hill Central Plant Chiller/exchanger	Commercial Mechanical Systems & Service	Const Remodel	\$423,000	\$317,819
11	Corrections - Ap&p	Cedar City Ap&p Office Remodel	Dual A Construction	Const Remodel	\$33,550	\$33,550



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						<b>JAIM™</b>
12	Courts	Courts- Orem Juvenile Probation Office Remodel	Bailey Builders Inc	Const Remodel	\$42,105	\$39,914
13	Courts	Courts-richfield Clerical Remodel	Broderick & Henderson Construction Lc	Const Remodel	\$195,228	\$160,900
14	Alcoholic Beverage Contrl	Dabc Administration Building Reroof	Perkes Roofing Inc	Roofing	\$230,000	\$150,000
15	Davis Atc	Datc Admin Area Remodel	Landmark Companies Inc	Const Remodel	\$358,737	\$190,586
16	Davis Atc	Datc Compressor Enclosure	Wasatch West Contracting	Const Remodel	\$237,474	\$87,500
17	Agriculture	Department Of Agriculture william Spry Building	Chaparral Fire Protection Inc	Const Remodel	\$215,145	\$213,635
18	Corrections - Draper	Department Of Corrections draper Prison - Timpano	Utah Yamas Controls Corp	Const Remodel	\$88,421	\$24,654
19	Dfcm - Statewide Funds	Department Of Health frazier Lab Building - Unive	Environmental Abatement Inc	Haz Mat Const	\$350,000	\$27,160
20	Health	Department Of Health unified State Laboratory un	Arco Electric Inc	Const Remodel	\$149,895	\$115,529
21	Dfcm - Statewide Funds	Department Of Health university Of Utah frazier	Rocmont Industrial Corp	Haz Mat Const	\$350,000	\$49,766



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
22	Natural Resources	Department Of Natural Resources administration Bu	Rod Lewis Construction Llc	Const Remodel	\$24,948	\$31,782
23	Natural Resources	Department Of Natural Resources old Dnr Building	Kevin D. Allen & Associates	Const Site Imp	\$17,114	\$18,689
24	Workforce Services	Department Of Workforce Services midvale Employme	Pentalon Construction Inc.	Const Remodel	\$69,651	\$66,000
25	Dfcm - Statewide Funds	Dept Of Health/university Of Utah frazier Lab Bui	Rocmont Industrial Corp	Haz Mat Const	\$350,000	\$41,608
26	Dixie St College Of Utah	Dixie State College Gymnasium Reroof	Kendrick Bros Roofing Inc	Roofing	\$272,043	\$367,300
27	Dixie St College Of Utah	Dixie State College Paving Improvements Health Sc	Holbrook Asphalt Co	Paving	\$110,000	\$14,073
28	Dixie St College Of Utah	Dixie State University Paving Improvements brent	Aj Construction	Paving	\$110,000	\$15,363
29	Dfcm - Managed Buildings	Dnr Warehouse Remodel	Rueckert Construction Company	Const Remodel	\$0	\$43,600



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						<b>JAIM</b>
30	Dnr - Wildlife Resources	Dwr Logan Fisheries Experimental Station Paving Im	Morgan Pavement Maintenance dba Morgan Pavement	Paving	\$75,500	\$58,501
31	Dfcm - Managed Buildings	Dws 6th Floor Walls And Electrical	Rueckert Construction Company	Const Remodel	\$0	\$15,100
32	Workforce Services	Dws Admin. Bldg. 3rd & 4th Floor Office Remodel	Ralph Tye & Sons Inc	Const Remodel	\$44,000	\$26,742
33	Workforce Services	Dws Metro Office Replace Rooftop Hvac Units	Rocky Mountain Mechanical	Const Remodel	\$234,277	\$179,250
34	Workforce Services	Dws Ogden Regional 1st & 2nd Floor Remodel	Landmark Companies Inc	Const Remodel	\$0	\$343,911
35	Workforce Services	Dws Remodel lucas Davis	Slider Construction Inc	Const Remodel	\$81,226	\$140,147
36	Dfcm - Statewide Funds	Farmington Yc Intake Paving Modifications	Preferred Paving	Paving	\$444,675	\$20,680
37	Dfcm - Managed Buildings	Governor's Fire Alarm Improvements	Taylor Electric Inc.	Const Remodel	\$60,000	\$11,498
38	Capitol	Governors Secure Gates	Crawford Door Sales	Const Remodel	\$1,000,000	\$37,087



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
Preservation						
Bd						
39	Dfcm - Statewide Funds	Murray Uhp Headquarters Paving Maintenance	Preferred Paving	Paving	\$444,675	\$18,135
40	Courts	Ogden Courts Statewide Security Upgrades	Rod Lewis Construction Llc	Const Remodel	\$63,158	\$14,314
41	Ogden/weber Atc	Owatc College Services Reroof	Utah Correctional Industries	Roofing	\$66,947	\$80,000
42	Dfcm - Managed Buildings	Provo Regional Center Dts Data Center Fire Suppres	Alarm Control Company	Const Remodel	\$0	\$21,721
43	Dnr - Parks & Recreation	Quail Creek State Park Boat Trailer Parking	Red Canyon Contractors, Inc.	Paving	\$157,500	\$112,963
44	Salt Lake Comm College	Salt Lake Community College redwood Road Campus -	Jc Construction Inc	Const Remodel	\$375,000	\$127,800
45	Salt Lake Comm College	Salt Lake Community College south City Campus - E	Rocmont Industrial Corp	Haz Mat Const	\$0	\$44,978
46	Salt Lake Comm College	Salt Lake Community College south City Campus - E	Rocmont Industrial Corp	Haz Mat Const	\$420,000	\$44,978
47	Salt Lake Comm College	Salt Lake Community College south City Campus - E	Rocmont Industrial Corp	Haz Mat Const	\$2,800,000	\$44,978



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						<b>JAIM</b>
48	Salt Lake Comm College	Salt Lake Community College south City Campus - E	Rocmont Industrial Corp	Haz Mat Const	\$37,314,702	\$44,978
49	Salt Lake Comm College	Salt Lake Community College - Redwood Road rampt	Jc Construction Inc	Const Remodel	\$400,000	\$237,333
50	Salt Lake Comm College	Slcc Lhm Campus Exterior Handrail Replacement	Randy Hadlock/ Hadlock Construction	Const Remodel	\$81,270	\$89,875
51	Salt Lake Comm College	Slcc Rrc Ct 182 And 188 Classroom Remodel	Pentalon Construction Inc.	Const Remodel	\$45,790	\$44,980
52	Salt Lake Comm College	Slcc Rrc Tb 207 & 209 Classroom Remodel	New Star General Contractors	Const Remodel	\$75,790	\$73,296
53	Southern Utah University	Southern Utah University Harris Center Safety Imp	Carter Enterprises	Const Remodel	\$378,788	\$207,635
54	National Guard	Spanish Fork Armory Paving Improvements	Commander Concrete	Paving	\$45,000	\$33,000
55	Administrative Services	State Mail Office Remodel	Chad Husband Construction Inc	Const Remodel	\$30,000	\$44,768
56	Administrative Services	State Mail Office Remodel	Indoff, Inc.	Const Remodel	\$30,000	\$16,347
57	Dfcm - Managed Buildings	State Tax Commission Public Counter Remodel	Chad Husband Construction Inc	Const Remodel	\$0	\$10,270
58	Southern Utah	Suu Campus Wide Asphalt Patch And Repair	Western Rock Products	Paving	\$83,000	\$52,616



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
University						
59	Southern Utah University	Suu Paving Repair And Maintenance	Aj Construction	Paving	\$83,000	\$13,505
60	Dept Of Transportation	Udot Repair Overhead Doors	Caputo Overhead Door Service	Const Remodel	\$70,000	\$13,413
61	Dept Of Transportation	Udot Rampton Break Room Remodel	Rod Lewis Construction Llc	Const Remodel	\$43,592	\$37,990
62	Dept Of Transportation	Udot Rampton Complex Paving Phase Ii	Morgan Pavement Maintenance dba Morgan Pavement	Paving	\$463,023	\$184,995
63	National Guard	Ung Draper Hq Paving Improvements	Kevin D. Allen & Associates	Paving	\$125,155	\$38,142
64	University Of Utah	University Of Utah performing Arts Building atti	Rocmont Industrial Corp	Haz Mat Const	\$3,000	\$110,000
65	University Of Utah	University Of Utah school Of Dentistry - Cm/gc ~	Okland Construction Company, Inc.	Const New Space	\$22,725,241	\$48,000
66	State Hospital	Ush Paving Improvements Phase Ii	Staker & Parson Companies	Paving	\$225,700	\$249,694
67	Utah State University	Usu Geology Building Reroof	Perkes Roofing Inc	Roofing	\$167,015	\$320,100
68	National Guard	Utah National Guard	Rocmont Industrial Corp	Haz Mat Const	\$0	\$23,000



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 03/18/2013; and less than 05/17/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
		c-10 Hangar Remodel And Seism				
69	National Guard	Utah National Guard c-10 Hangar Remodel And Seism	Rocmont Industrial Corp	Haz Mat Const	\$883,000	\$23,000
70	National Guard	Utah National Guard vernal Armory parking Lot Re	Staker Parson Dba Burdick Materials	Paving	\$81,264	\$95,385
71	Utah Valley University	Uvu Roadway And Parking Lot Paving Improvements	Post Construction Co Inc	Paving	\$375,000	\$286,440
72	Utah Valley University	Uvu Soccer Bleachers	Adc Corporation	Const Remodel	\$281,827	\$176,640
73	Weber State University	Weber State University Dee Event Center Boiler Rep	Carson Plumbing & Mechanical Inc	Const Remodel	\$210,526	\$272,856
74	Weber State University	Weber State University Replace Hw Tanks And Pumps	Carson Plumbing & Mechanical Inc	Const Remodel	\$450,506	\$404,965
75	Weber State University	Weber State University, Irrigation System Campus U	Patriot Construction	Const Remodel	\$168,421	\$325,517
76	Courts	West Valley 3rd District Juvenile Probation Center	North Face Roofing Inc	Roofing	\$200,000	\$114,100
77	Weber State University	Wsu Concrete Stairs Replacement And Site Improveme	C K Construction & Services Corp	Const Remodel	\$210,526	\$278,850

# DFCM

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

Jun-13

## REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	<b>BEGINNING BALANCE</b>	8,206,654.91	7,415.55				
	<b>INCREASES TO CONTINGENCY RESERVE FUND</b>						
	<b>FUNDING</b>						
12015	Health Cannon Bldg Heating Supply Pipe	2,400.00	-	-	NA	Pending	#DIV/0!
	<b>OTHER INCREASES</b>						
07310	USU Agriculture Building	112,708.43	-	1,797,288.15	3.82%	Construction	99%
10254	UNG Ogden Armory Remodel	2,778.33	-	70,218.62	5.87%	Construction	100%
10287	UNG Cedar City Armory Remodel	1,658.59	-	123,166.57	7.57%	Construction	100%
	<b>DECREASES TO CONTINGENCY RESERVE FUND</b>						
	<b>NEW CONSTRUCTION</b>						
10036	SLCC RRC New Instructional and Admin Complex	(91,213.00)	-	563,143.00	2.04%	Construction	71%
11077	WSU Professional Classrm Bld And Central Plant	(78,199.06)	-	15,531.24	0.05%	Construction	0%
11064	Tooele Applied Technology College Campus	(65,322.10)	-	98,906.40	0.80%	Design	0%
11065	USH Building Consolidation	(46,764.00)	-	46,764.00	0.19%	Design	0%
06272	UOFU David Eccles School Of Business	(33,977.74)	-	688,091.98	1.55%	Construction	76%
08284	Courts Ogden Land Purchase	(24,601.98)	-	435,130.08	11.79%	Construction	100%
06291	USTAR UU Neuroscience Research Center	(8,031.76)	-	4,287,189.73	3.21%	Construction	99%
10255	UNG Logan Armory Remodel	(3,195.21)	-	82,578.63	8.44%	Construction	73%
	<b>REMODELING</b>						
10221	CPB SOB North Window Improvements	(50,829.11)	-	50,829.11	2.54%	Design	0%
11063	Freeport Ctr Warehouse Multi-Agency Improvements	(39,580.05)	-	561,956.07	8.67%	Construction	94%
10284	UBATC Roosevelt Bldg Hvac System Improvements	(31,702.00)	-	78,197.00	11.17%	Construction	13%
11115	Farmington Courts Facility ADA Courtroom And Exterior Entrance Improvments	(28,737.99)	-	55,283.62	18.91%	Construction	99%
12211	ABC St George Store AC Unit Replacement	(22,739.00)	-	26,739.00	NA	Design	#DIV/0!
11095	DWS Midvale Restroom Remodel	(21,497.67)	-	21,497.67	35.84%	Design	0%
11153	SOB Das Security Upgrades Phase 11	(20,813.65)	-	83,105.01	37.78%	Construction	85%
08194	USDC Boiler Replacement/Building Repairs	(16,042.24)	-	308,044.35	12.32%	Construction	89%
12090	SLCC RRC Activity Ctr Hot Water Tank Replacement	(8,139.00)	-	8,139.00	9.69%	Construction	97%
11143	Dixie State College Browning Library Classroom ADTN And Remodel	(7,876.60)	-	97,730.70	5.37%	Construction	4%
11051	Corrections Draper - Timpanogos Boiler Replacement	(6,733.00)	-	6,733.00	1.89%	Construction	99%
11158	Slate Canyon Youth Facility Control Room Upgrade	(6,113.25)	-	65,372.19	17.00%	Construction	59%
12015	Health Cannon Bldg Heating Supply Pipe	(5,698.67)	-	5,698.67	NA	Pending	#DIV/0!
12187	Health CCTV Security System	(2,892.70)	-	12,916.30	4.04%	Construction	4%
12210	UNG Spanish Fork Armory Lead Dust Remediation	(2,393.60)	-	96,593.60	8.05%	Construction	96%

# DFCM

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

Jun-13

## REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
11253	DHS/JJS Slate Canyon Boiler Room Additions	(2,295.17)	-	60,844.42	167.09%	Construction	84%
12001	SUU Stair Replacement Between Music & ELC Bldgs	(2,099.71)	-	71,021.46	13.30%	Construction	90%
12163	WSU Replace Campus Sidewalks & Handrails	(2,058.00)	-	2,058.00	0.82%	Design	1%
11188	Courts Cedar City Security And Clerical Work Area	(927.89)	-	31,171.02	9.74%	Construction	7%
12054	Corrections USP Timpanogos Admin HVAC Improvements	(775.00)	-	775.00	2.15%	Pending	7%
11088	Northern Utah CCC CCTV Security Equipment	(768.00)	-	1,743.32	3.87%	Construction	59%
11149	SLCC RRC Technology Bldg Stair and Ramp Replacement	(761.88)	-	4,090.71	2.12%	Construction	37%
11104	WSU Dee Event Center Controls Upgrade	(562.50)	-	35,340.66	14.06%	Construction	6%
12215	DWS Metro Fire Panel Emergency Upgrade	(538.94)	-	1,940.94	5.55%	Construction	98%
11110	OWATC Campus Wide Restroom Upgrades	(432.50)	-	29,470.27	9.76%	Construction	39%
12051	Corrections USP Replace Transformer #4	(116.66)	-	116.66	0.40%	Construction	95%
<b>TOTAL</b>		<b>7,691,770.63</b>	<b>7,415.55</b>				

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

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

**CHANGE ORDER #007**

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

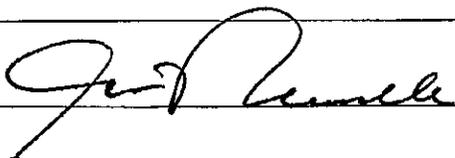
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #039	Revisions to air barrier. Weak points were found during the mock-up testing and this PCO addresses these weak points	3	Statewide Contingency Fund	\$13,385	0
PCO #049	Revisions to security door access and controls	3	Statewide Contingency Fund	(\$6,201)	0
PCO #054	Provide a 277 volt 20 amp circuit at the central plant CT enclosure as per the direction of SLCC	2	SLCC Funds	\$1,370	0
PCO #058	Add one type W3 fixture at the northeast exit stairway	6	Statewide Contingency Fund	\$628	0
PCO #062	Revise mail room mail box layout	5	Statewide Contingency Fund	\$1,867	0
PCO #081	Relocate unknown existing conduit under the Central Plant Cooling Tower	3	Statewide Contingency Fund	\$16,362	0
PCO #072r1	Provide copper drain piping for roof hose bib for freeze protection Add 3/8" steel side plates at stairway in lieu of gusset plates	6	Statewide Contingency Fund	\$18,774	0
PCO #078	Revisions to the 60 person classroom ceiling height	5	Statewide Contingency Fund	\$1,951	0
<b>Total</b>				<b>\$48,136</b>	<b>0</b>

**CATEGORY (REASON):**

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

By DFCM Project Manager:  Date: 3/18/2013

### CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

#### CHANGE ORDER #008

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

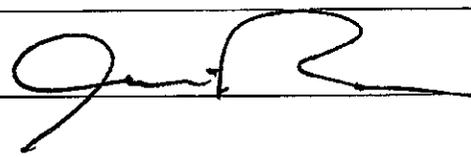
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #021r1	Provide new structural fill to replace existing fill that was unusable	3	Statewide Contingency Fund	\$21,549	0
PCO #073	Provide new structural fill to replace existing clay fill that was saturated and unusable	3	Statewide Contingency Fund	\$22,898	0
<b>Total</b>				<b>\$44,447</b>	<b>0</b>

**CATEGORY (REASON):**

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

By DFCM Project Manager:  Date: 3/18/2013



Change Order Justification Statement

PROJECT NAME:	WSU Professional Classroom Building	PROJECT NO.:	11077810
CONTRACTOR:	Big-D	CONTRACT NO.:	127003
DATE:	April 23, 2013	CHANGE ORDER NO.:	8

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

**DESCRIPTION OF CHANGE ORDER RFPs OR CCDs**

PR 52: This change is required by code and adds an outside door, compressed air, a moisture filter, and a drain. When a fire alarm is activated, compressed air opens exterior doors to allow fresh air into the building so that smoke can be sucked out of the top of the building by the smoke evacuation system. The filter removes moisture from the compressed air which is then eliminated from the building via the drain. This is an omission change.

PR 75: There are openings around moment frames columns that are required so that the moment frame can move. This change increases the amount of gyp board/metal stud furring around the column to cover the required opening. This is an omission change.

PR 77: The contract documents originally called for a wood ceiling made up of wood slats that are held together with dowels connecting the slats by way of holes drilled through them. This change substitutes slats with dowels for slats with backer cross members that connect them (there are no drilled holes). This type of wood ceiling is less expensive, consequently, this is credit change.

PR 78: This change substitutes a less expensive ceiling tile for a more expensive ceiling tile. The less expensive ceiling tile meets the original intent of the specification. This is a credit change.

PR 79: The storm drained as designed was in conflict with an existing on-site test well. This change moves the drain line about 15 feet away from the test, but as a result, a new catch basin is required because of the slope of the line due to the added length of the lines run. This is an omission change.

PR 80: The AE team called for stair light fixtures that cast light on the stair in an up/down direction. However, the electrical engineer inadvertently specified an equivalent fixture that directs the light horizontally rather than vertically. The contractor bid the fixture that throws the light horizontally, but the AE requires it to be vertical. This change provides for a fixture that meets the lighting requirements originally called for by the specifications. This is an omission change.

PR 81: It was determined that several site light poles could be deleted. However, the reinforcing steel cages and sonotubes (pre-manufactured cylinders used for forming the concrete light pole base) for the poles had already been fabricated and purchased. These were sold to the electrical contractor who could use them for another job. This is a credit change.

PR 82: The concrete slab at the building's main entry was specified to be colored. WSU requested that the coloring be deleted, which this change does. This is a credit change.

PR 84: At the request of WSU, this change removes stainless steel plates and plywood backing from behind water closet fixtures and replaces them with ceramic tile. This is a credit change.

PR 85: This modification replaces the original Kim site lighting fixtures for the parking lot with 80 diode US Architectural LED fixtures. The Kim fixture was taken directly from WSU design standards and was a specific fixture tested by Kim for WSU for their use. This tested fixture gave WSU a UL listed fixture that could have a CFL (compact fluorescent lamp) installed. After the lighting submittal was returned "furnish as corrected" (with the Kim fixture as the submitted fixture) the Kim rep informed the electrical subcontractor that the largest CFL that could fit in this fixture was an 80 watt lamp and not the specified 200 watt lamp that is included in WSU's standard. This level of lighting is unacceptable for site lighting so the 80 diode US Architectural LED fixture was substituted as selected by WSU to address this issue. This is an unknown change.

PR 88: This change adds wiring to 6" conduits that currently terminate at the end of the project's site development. The 6" lines were for control wiring to accommodate future site water sprinkling lines. However, wiring for the future sprinkling

system was not included as part of the original contract documents. This is an omission change.  
 PR 89: This change adds an exit sign, fire alarm annunciator, 15 pull stations, and a knox box. These are code requirements requested by the fire marshal. This is an unknown change.  
 PR 90: The contract documents originally called for digital battery powered clocks, however, they are not available. So analog clocks are an acceptable alternative to WSU. This is a credit change.

The costs for this modification were reviewed by GSBS, Construction Control, WSU, and DFCM and determined to be equitable for the needed change.

<b>CHANGE ORDER SUMMARY</b>				
<b>PR/CCD</b>	<b>Category</b>	<b>Funding Source</b>	<b>Amount</b>	<b>Time</b>
PR 52	Omission	Contingency	\$1,202.00	
PR 75	Omission	Contingency	\$1,254.00	
PR 77	Credit	Credit	(\$3,500.00)	
PR 78	Credit	Credit	(\$5,800.00)	
PR 79	Omission	Contingency	\$2,484.00	
PR 80	Omission	Contingency	\$7,173.00	
PR 81	Credit	Credit	(\$3,913.00)	
PR 82	Credit	Credit	(\$3,001.00)	
PR 84	Credit	Credit	(\$5,805.00)	
PR 85	Unknown	Contingency	\$30,852.00	
PR 88	<del>Omission</del> Credit	<del>Contingency</del> Credit	\$2,432.00	
PR 89	Unknown	Contingency	\$8,802.00	
PR 90	Credit	Credit	(\$2,957.00)	
<b>Total</b>			<b>\$29,223.00</b>	

By: , Project Manager

## Change Order Justification Statement

<b>PROJECT NAME:</b>	WSU Professional Classroom Building	<b>PROJECT NO.:</b>	11077810
<b>CONTRACTOR:</b>	Big-D	<b>CONTRACT NO.:</b>	127003
<b>DATE:</b>	April 24, 2013	<b>CHANGE ORDER NO.:</b>	9

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

### DESCRIPTION OF CHANGE ORDER RFPs OR CCDs

- PR 33: This change adds boulder retaining walls to the sides of the precast concrete utility tunnel at the point where the tunnel comes out of the ground and extends into the central utility plant. The retaining walls are required for terminating the waterproofing for the subterranean portion of the utility tunnel and also for site grading termination. This is an omission change.
- PR 34: Data cables must be run in conduits to a cable tray. There was approximately 800 lineal feet of cabling that originally was not called for to be in conduit. This modification adds the conduit for that cabling. This is an omission change.
- PR 44: This change replaces a more expensive access stair with a less expensive access ladder for access to the cooling tower in the central utility plant. This is a credit change.
- PR 58: The contract documents call for landscaped islands at the south end of the project's parking lot. However, no landscaping was called for by the documents. This change adds the needed landscaping to those islands. This is an omission change.
- PR 73: This change makes modifications to the kitchen area to accommodate WSU's food concessionaire. As such, this is a scope change.
- PR 74: This change adds a water flow meter to the project so that actual water usage can be measured and then used to confirm the appropriate Layton City impact fees for the project. This is a DFCM required scope change.
- PR 83: The filter equipment specified for the central utility plant is no longer being manufactured, so an alternative larger piece of filter equipment was furnished by the contractor to replace it. This larger piece of equipment required some added electrical adjustments (breakers and a starter) for it to function properly. This is an unknown change.
- PR 94: Although the health department reviewed the contract documents prior to bidding, after bid they required mylar coating for ceiling tile in a 500 square feet room. This is an unknown change.
- PR 95: This change adds power ports to the south wall of room 314 because they were inadvertently omitted from the contract documents. This is an omission change.
- PR 96: At the northwest end of our project, the new utility area retaining wall butts into an existing utility area retaining wall. These walls need to be structurally tied (dowelled) together in order to be structurally sound. This is an omission change.
- PR 97: This change decreases the height of an overhead coiling door from 16 feet to 12 feet because the ceiling height in the area is 10 feet in height. This is credit change.
- PR 98: This change adds walking pads to the roof surface for accessing and servicing roof-top units. This was inadvertently omitted from the contract documents.
- PR 99: The guardrail at the tunnel entrance in the central utility plant, was designed for the public rather than for a mechanical space. This change modifies the rail to be less elaborate but still meet the code. This part of the change is a credit. In addition, a guardrail and gate needs to be furnished and installed around the mechanical pit in the central plant. This was not included as a part of the original contract documents, so this is an omission change.
- PR 100: The program required a fully automatic filter system for the project's site irrigation system. However, it was not specified and this modification changes the filter system to a fully automatic system. This is an omission change.
- PR 104: The ceiling in the project's board room was originally designed to be gyp board. However, there is equipment above the ceiling that needs to be serviced, so the ceiling needs to be changed to a lay-in tile ceiling. This is an omission change.

change.

PR 105: This modification changes the finish on the handrail from a more expensive finish to one that is less expensive. This is a credit change.

PR 106: This situation resulted because it is part of a deferred submittal. The contractor submitted a structural solution to the mechanical penthouse wall that was different from that designed by the architect. This left interior space of the mechanical penthouse at the wall with exposed metal deck that needs to be covered. This change furs out the wall to cover the metal deck. This is an unknown condition.

PR 107: The contract documents did not provide for a fire damper for a duct. This change adds the fire damper and the needed electrical connections. This is an omission change.

The costs for this modification were reviewed by GSBS, Construction Control, WSU, and DFCM and determined to be equitable for the needed change.

<b>CHANGE ORDER SUMMARY</b>				
<b>PR/CCD</b>	<b>Category</b>	<b>Funding Source</b>	<b>Amount</b>	<b>Time</b>
PR 33	Omission	Contingency	\$9,630.00	
PR 34	Omission	Contingency	\$6,338.00	
PR 44	Credit	Credit	(\$2,469.00)	
PR 58	Omission	Contingency	\$24,266.00	
PR 73	Scope	WSU	\$15,128.00	
PR 74	DFCM Scope	Contingency	\$10,554.00	
PR 83	Unknown	Contingency	\$2,020.00	
PR 94	Unknown	Contingency	\$775.00	
PR 95	Omission	Contingency	\$700.00	
PR 96	Omission	Contingency	\$704.00	
PR 97	Credit	Credit	(\$1,856.00)	
PR 98	Omission	Contingency	\$2,011.00	
PR 99	Omission	Contingency	\$2,209.00	
PR 100	Omission	Contingency	\$16,333.00	
PR 104	Omission	Contingency	\$887.00	
PR 105	Credit	Credit	(\$6,163.00)	
PR 106	Unknown	Contingency	\$1,101.00	
PR 107	Omission	Contingency	\$2,766.00	
<b>Total</b>			<b>\$84,934.00</b>	

By: , Project Manager



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #3

PROJECT NAME: New Tooele Applied Technology College
AGENCY: UCAT - TATC
CONTRACTOR: Hughes General Contractors

PROJECT NUMBER: 11064280
CONTRACT NUMBER: 127504
DESIGNER: Method Studio

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

Table with 6 columns: PCO/CCD, Description, Category (reason), Funding Source, Amount, Time. Rows include items like Water Feature, It Modifications, Estheticain Lab changes, Computer Desk, Art Lighting, Wall cap, Added Door at B216, Exhaust Hose reel modifications, Rasied access floor, Roller shade modificaitons, and a Total row.

Note: This deductive change order should be taken off of the \$250,000 obligated by TATC in order to issue the contract. The revised obligated about should be \$174,790.00 and this amount is only to be billed if needed.

By DFCM Project Manager: Darrell Hunting Date: 3/27/2013



### CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

#### CHANGE ORDER #1

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

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

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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #01	Sample cleaning on building to identify best cleaning solution and results.	DFCM Requested scope change	State Contingency Fund	\$3,256.51	
PCO #02	During the mock up many things were discovered and changed with little to no cost, unfortunately the adhesive primer and peel and stick "blue skin" changed all together. The location where the new curtain wall and existing precast stone married moved further out, requiring a different detail and product.	Unforeseen condition	State Contingency Fund	\$5,392.81	
PCO #03	On the interior where the new curtain wall meets the ceiling above a transition detail needed to be designed. Due to the metal panel radiant heater and the shift of the entire curtain wall this detail was unusual. Two pieces of break metal were used to achieve the desired effect.	Unforeseen condition	State Contingency Fund	\$10,691.34	
PCO #04	The original design called for a continuous metal panel at the spandrel location. As the mock was being completed it was clear this metal panel needed to be broken into several sections leaving a more fluid consistent appearance and over all better aesthetic quality.	DFCM scope change	State Contingency Fund	\$21,094.45	
PCO #05	The original structural steel portion of the project calls for a welded connection at the second floor column location. Due to multiple issues including voice, data and fire potential, I asked if we could switch to a bolted connection. This would solve a few things. First, the structural member will be shorter not interfering with voice and data and second, the fire potential from welding is eliminated. This change is off set in cost due to the larger sized structural member needed for support.	DFCM Scope change	No cost change	0	
	The mock up showed that the existing	Unforeseen	State Contingency	\$10,394.00	

	window jambs are not plumb and need to be reframed and gypsum board installed. To maintain a consistent and equal spacing around the new curtain wall each jamb needs shimming and tweaking.	Condition	Fund		
<b>Total</b>				\$50,829.11	No Days

**CATEGORY (REASON):**

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

By DFCM Project Manager:

*Manuel D. Oubre*

Date: 04.02.2013



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

**DFCM**

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

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

**CHANGE ORDER #8**

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

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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
Metal support at door	Had to wrap door with steel as it was not grouted	Unknown	Project Contingency	\$1,628.40	0
Credit for saw cutting door	Due to asbestos abatement DFCM saw cut the door	DFCM Scope	N/A	(\$480.00)	10
<b>Total</b>				\$1,146.40	10

By DFCM Project Manager: Darrell Hunting \_\_\_\_\_ Date: 3/13/2013

### CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

#### CHANGE ORDER # 8

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

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

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO 37	Install 2x4 Backing on East and West Wall to accomodate utilities	3	Statewide Contingency	\$1,645.04	
PCO 41	Add Lighting to Restroom Hallways	3	Statewide Congrincy	\$231.53	
PCO 41	Pour Concrete under sill beams on all south windows	3	Statewide Contingency	\$4,617.73	
<b>Total</b>				<b>\$6,494.30</b>	

**CATEGORY (REASON):**

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

By DFCM Project Manager: Tim K Parkinson Date: March 27, 2013

### CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

#### CHANGE ORDER # 9

PROJECT NAME: DATC Freeport Center D-5 Remodel  
 AGENCY: DATC  
 CONTRACTOR: Landmark companies

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

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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
32	Replace existing inoperable water heaters and Electrical supply	3	Project Reserves	\$2,244.64	
42	Install swamp Cooler controls switches 5 ea	1,2,	Project Reserves	\$1,236.25	
43	Supply new wiring to exhaust fans	3	Project Reserves	\$1,914.75	
44	Run 2" EMT for telephone line	2	Agency Funded	\$1,117.51	
45	Wire up the recirc pump and run power to inverter	3	Project reserves	\$365.00	
46	Install heat tape in down spouts for front entrance	1	Project Reserves	\$891.25	
47	Additional Painting requested by Agency	2	Agency funded	\$3,312.00	
48	Add 38 Seismin braces accordint to State Fire Marshalls request	3	Project Reserves	\$6,432.32	
49	New Masonry Shear Walls requires a 4" joint space install new custom Expansion joint	5	Project Reserves	\$506.00	
50	Replace exterior cracked and broken shingle siding	1,2,	Project Reserves	\$18,347.14	
<b>Total</b>				<b>\$36,266.86</b>	

*36,366.86*

**CATEGORY (REASON):**

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

By DFCM Project Manager: Tim K Parkinson Date: April 18, 2013  
 4110 State Office Building, Salt Lake City, Utah 84114 Phone: 801-538-3018 Fax: 801-538-3267 <http://dfcm.utah.gov>  
 DFCM FORM 050807

### CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

#### CHANGE ORDER #5

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

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

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
#8	Sheet rock repairs to get heat pumps to fit.	Unknown	Contingency funds	\$24,870	
#17	Add controls to make up air units	Error	Contingency funds	\$5,083	
#19	Condensing water drain line	Unknown	Contingency funds	\$1,749	
<b>Total</b>				\$31,702	

**CATEGORY (REASON):**

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

By DFCM Project Manager: Darrell Huntig \_\_\_\_\_ Date: 3-11-2013

**DIVISION OF FACILITIES CONSTRUCTION & MANAGEMENT  
LIMITED SCOPE CONSTRUCTION AGREEMENT**

For: **Fire Alarm System Consolidation**  
**Farmington Second District Court**  
**Administrative Office of the Courts**  
**Farmington, Utah**

This Contractor's Limited Scope Construction Agreement, made this 25th day of April, 2013, by and between the Division of Facilities Construction and Management, hereinafter referred to as "DFCM", and **PROFESSIONAL SYSTEMS TECHNOLOGY INC.**, a licensed contracting firm/person with the State of Utah, whose address is 390 West 6500 South, Murray, Utah 84107, hereinafter referred to as "Contractor", agree to all of the following terms and conditions for Work to perform fire alarm system consolidation at the Farmington Second District Courts for the Administrative Office of the Courts in Farmington, Utah for the consideration stated herein:

**ARTICLE I. GENERAL REQUIREMENTS.**

**A. Scope of the Work.** The Contractor shall perform the Work in accordance with this Agreement including the Contractor's bid dated April 4, 2013 which is hereby attached and made part of this Agreement.

**B. Review of Scope of the Work (including all Contract Documents) and Field Conditions by Contractor.** The Contractor shall study information provided by DFCM, study the site and take any customary field measurements and shall at once notify to the DFCM any errors, inconsistencies or omissions discovered. Contractor shall be responsible for any extra costs resulting in not notifying DFCM of any such problems that a Contractor of ordinary skill and expertise for the type of Work involved should have discovered.

**C. Compensation.** DFCM will pay Contractor for performance of Contractor's obligations under the Scope of the Work, the not-to-exceed sum of **TWENTY-FOUR THOUSAND TWO HUNDRED THIRTY DOLLARS (\$24,230)**. This sum can only be changed by a Change Order executed by DFCM and Contractor.

Contractor must submit appropriate invoices and any documentation reasonably requested by DFCM for payment. Contractor shall be paid no more than once a month and only upon certificate approved by DFCM for Work performed during the preceding month, 95% of value of labor properly performed and 95% value of proper materials furnished in place or on the site. Contractor shall comply with Utah law regarding any retainage that Contractor imposes upon Subcontractors. DFCM shall have no responsibility in enforcing Contractor's retainage requirements under Utah law.

**D. Labor and Materials.** The Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities, supplies, consumables and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

**E. Notice to Proceed.** The Contractor shall not prematurely commence operations on the site or elsewhere prior to the issuance of a notice to proceed by the DFCM.

**F. Contract Time.** Time is of the essence. By executing this Agreement, Contractor confirms that the Contract Time is adequate to perform the Work. The Work shall be Substantially Complete as defined in this

# CONTRACT REQUEST

Project Manager: Tim Christensen  
Date: 4/11/2013

1. Project Number: 11115150
  - a. Project Component Group: Construction
  - b. Project Component: Construction
  - c. Property Number: 6531
2. Project Name: Farmington Courts Facility ADA Courtroom
  - a. Brief Scope of Work: Change from 2 fire alarm systems in 2 buildings that have been connected into one fire alarm system.
3. Agency Contact Person: Alyn Lunceford
  - a. Phone #: 801-578-3881
  - b. E-mail: alynl@utcourts.gov
4. Awarded Contractor: Professional Systems Technology, Inc.
  - a. Contact Person: Greg Lassig
  - b. Address: 390 West 6500 South, Murray, UT 84107
  - c. Phone: 801-649-6696
  - d. E-mail: greg.lassig@pstslc.com
5. Contract Completion Date: June 30, 2013
6. Contract Amount: \$24,230  
Not-to-Exceed
7. Selection Method:  
Direct Award
8. Type of Contract:  
  
Low Bid Limited Scope Construction (User award recommendation and contractor bid)
9. Comments: See below for email correspondence between you (Dave) and I.

to David

I was discussing the fire alarm issue I have at Farmington Courts with Lynn. Because this fire alarm issue deals with life safety, Lynn says we have to do it. There is no more project contingency for this so we'll have to dip into the general contingency. I am planning on doing a direct award as it is just under \$25,000. Let me know if you have any questions.

David Williams

Contract  
Vendor  
Type

137791  
121039A  
Corp

DFCM Form 030113

to me

So was this always part of the project scope and wasn't included in the Broderick & Henderson contract, or an unknown item that was discovered now? That will determine if it's funded with contingency or project reserve funds.

Tim Christensen <timchristensen@utah.gov>

Apr 3  
(8 days ago)

to David

**This issue was brought up by the fire marshal as he was doing the final inspection for the ADA courtroom remodel project. This is outside of the scope of B&H's contract. Lynn originally said I should do a CO to B&H but their work is done that they were contracted to do. The issue stemmed in the past when they combined 2 buildings into one (state bldg w/ county bldg) and they didn't involve the USFM for that remodel which they should've because 2 different buildings means 2 different fire alarm systems and they need to work in harmony. So in December when the fire marshal came to inspect he noticed this issue, an unforeseen condition of the 2 fire alarm panels not syncing together.**

David Williams

Apr 3  
(8 days ago)

to me

Ok, with that explanation it would be best to pull from contingency as an unknown item. Thanks.

---

Farmington Courts\_11115150

Tim Christensen <timchristensen@utah.gov>

Apr 4  
(6 days ago)

to Alyn

Professional Systems Technology will be awarded the contract for the amount of \$24,230 to remove Edwards fire alarm panel along with initiating and indicating devices and put in new devices to run off of the existing Silent Knight fire alarm panel so that both buildings will have one fire alarm system. Email me back confirming this info.

Thanks,



Alyn Lunceford

1:14 PM  
(1 hour ago)

to me

I agree the best solution to this issue is to create one building wide system. Please move forward with the project.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT  
 4110 State Office Building  
 Salt Lake City, Utah 84114

**ARCHITECT / ENGINEER AGREEMENT MODIFICATION FORM**

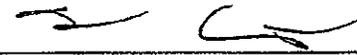
Consultant: Scott P. Evans - Architect & Associates Contract #: 127420  
 Institution: Administrative Office of the Courts Project #: 11115150  
 Project Name: Farmington Courts ADA Courtroom Remodel Agrmnt. Rev. # 2  
Design Date: March 7, 2013

It is agreed that our agreement for the referenced project be changed to reflect an increase in the scope of this agreement to include additional architectural work for the five change orders previously completed and surveying and drawings for future additional ADA parking area as described in the AE's proposals dated January 10, 2013, both of which are hereby attached and made part of this modification, requiring a total increase of \$4,793.44 to this professional services fee. The completion date is not extended because project is complete. All payments made under the current agreement shall be credited against the revised agreement.

	Current Agreement	Revised Agreement
Schematic Design Phase:	\$ _____	\$ _____
Design Development Phase:	_____	_____
Contract Documents Phase:	_____	_____
Bidding and Contract Award Phase:	_____	_____
Construction Phase:	_____	_____
Total Phases	\$ <u>16,500.00</u>	\$ <u>18,260.00</u>
Extras: <u>Modification No. 1</u>	<u>1,760.00</u>	_____
<u>Modification No. 2</u>	_____	<u>4,793.44</u>
AGREEMENT TOTAL	\$ <u>18,260.00</u>	\$ <u>23,053.44</u>

Accepted by   
 Scott P. Evans Architect & Associates

3/07/13  
Date

Approved by   
 DFCM

3/7/13  
Date



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

## REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Jun-13

% of  
 Constr.

PRJT. #	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<b><u>BEGINNING BALANCE</u></b>		<b><u>5,574,848</u></b>	<b><u>968,481</u></b>		
<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>					
12005700	Snow - Science Bldg Switchgear Replacement	207,697.74		Balance of Various Project Budgets	33.83%
12186310	Archives - Rear Entrance Canopy	33,271.81		Project Residual	83.18%
11163790	UVU - Sump Pump Alarm System Computer Science Bldg	32,312.27		Balance of Construction, inspection & Insurance Budgets	53.85%
11155900	UDOT - Rampron Energy Lighting Project	30,523.84		Balance of Various Project Budgets	9.04%
11150660	SLCC - RRC Various Bldgs Emergency Generators	28,092.39		Balance of Construction, inspection & Insurance Budgets	11.24%
12159920	DWS - Provo Foundation Waterproofing	27,706.59		Balance of Various Project Budgets	46.96%
11161790	UVU - Trades Bldg Transformer Replacement	17,873.78		Balance of Construction & Insurance Budgets	9.32%
12046030	ABC - Moab Store A/C Units Replacement	14,989.55		Balance of Construction Budget	34.86%
11086100	Corrections - Draper Plumbing Rebuild	11,818.00		Balance of Various Project Budgets	9.22%
12174920	DWS - Vernal Fire Alarm Replacement	11,047.00		Balance of Various Project Budgets	50.21%
10189100	Corrections - Draper Olympus Tile Replacement	10,510.59		Project Residual	27.66%
11184730	SUU - Music & Multi Purpose Bldgs Acoustical Upgrade	9,634.00		Balance of Construction, inspection & Insurance Budgets	11.47%
11109810	WSU - Dee Event Center Power Quality Correction	8,931.56		Project Residual	16.24%
11108810	WSU - Swenson Bldg Ground Water Study	8,507.24		Project Residual	85.07%
11254660	SLCC - Multiple Chillers Replacement	5,859.40		Balance of Design, inspection & Insurance Budgets	1.55%
11112150	Courts - Layton Rooftop Unit Replacement	5,428.82		Balance of Construction, inspection & Insurance Budgets	1.81%
10190100	Corrections - Draper Prison Admin Plumbing Replacement	3,594.40		Project Residual	5.99%
11207670	SLCC - SCC Window Sill Replacement	3,181.00		Balance of Design, inspection & Insurance Budgets	3.26%
11085100	Corrections - Draper Warehouse Heating Improvements	1,472.44		Balance of Various Project Budgets	4.93%
12056100	Corrections USP Uinta Admin Floor Repairs	1,377.61		Balance of Design, inspection & Insurance Budgets	4.86%
11156900	UDOT - Rampton Fire Alarm Panel	1,008.05		Balance of inspection & Insurance Budgets	0.67%
11087100	Corrections - Fred House Academy Metasys Controls	845.00		Balance of inspection & Insurance Budgets	1.15%
12025150	Courts - WV Exterior W/tairways & Ramp	623.97		Balance of Inspection Budget	0.28%
11148660	SLCC - RRC Activities Ctr Fire Alarm	537.77		Balance of inspection & Insurance Budgets	0.86%
10188100	Corrections - USP Olympus/Oquirrh Lock Replacement	200.00		Balance of inspection & Insurance Budgets	0.13%
12144790	UVU - Campus Wide Carpet Replacement	2.06		Project Residual	0.00%
<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>					
12183220	DATC - Boiler Replacement	(5,778.00)		To Award Construction Contract	4.32%
11121200	State Library Restrooms HVAC	(90.00)		Return To Project For Additional Inspections Needed	0.43%
<b><u>ENDING BALANCE</u></b>		<b><u>6,046,026.87</u></b>	<b><u>968,481.36</u></b>		