

# AGENDA OF THE UTAH STATE BUILDING BOARD

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Wednesday, June 20, 2007  
Utah State Capitol Complex  
Room W140  
Salt Lake City, Utah  
10:30am

- (Action) 1. **Building Board Policy Pertaining to Planning/Programming of Future Buildings** ..... Tab 1
- (Action) 2. **SUU Request to Proceed with Programming for the Science Center Addition** ..... Tab 2
- (Action) 3. **Capitol Preservation Board Request to Reallocate Capital Improvement Funds** ..... Tab 3

**\*\*\*At 12:00pm the Building Board will meet with the Capital Facilities and Government Operations Subcommittee at the Governor's Mansion, 603 East South Temple, Salt Lake City, for a tour of the Carriage House and lunch.**

**Notice of Special Accommodation During Public Meetings** - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Elliott 538-3261 (TDD 538-3260) at least three days prior to the meeting.

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



# Utah State Building Board

Jon M. Huntsman, Jr.  
Governor

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

## MEMORANDUM

To: Utah State Building Board  
From: David G. Buxton  
Date: June 20, 2007  
Subject: **Building Board Policy Pertaining to Planning/Programming of Future Buildings**

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### Recommendation

DFCM recommends that the Building Board adopt the attached policy pertaining to the Planning/Programming of future buildings. Prior to adopting the policy, the Board should seek input from members of the public who may have questions or concerns.

### Background

Architectural planning/programming is defined as the research and decision-making process that identifies the scope of work to be designed. Planning/Programming firms interview management and staff of an agency/institution to identify each of the programmatic functions they perform including the associated space and equipment requirements. It is a system in which specific requirements of the user agency/institution are determined in written form. The written document becomes the basis for the architect's future design of the building.

Over the past few years, DFCM has experienced a marked increase in the number of agencies and institutions requesting authorization from the Building Board to proceed with early planning/programming of specific projects. Typically, the agencies and institutions agree to pay for the cost of planning/programming up front with the understanding that they will be reimbursed from project's construction budget once the project is approved and funded by the Legislature. The Board has generally agreed to these terms.

Unfortunately, the number of projects planned and/or programmed recently has exceeded the number of projects funded by the Legislature. As a result, by the time some projects are approved and funded by the Legislature, the planning/programming documents are outdated. As a general rule, planning/programming documents older than two years rapidly lose their value. Consequently, the design firm often requests that planning/programming be redone if the initial plan and/or program is over two years old. This has resulted in DFCM having to pay for planning/programming more than once on the same project. Some agencies and institutions have come to mistakenly believe that they have a better chance of scoring well and moving up the Building Board's priority list if their project has undergone planning/programming. This

however is not the case. In reality, the formal process of planning/programming has nothing to do with the Board's process for determining whether or not a project is needed. In order to correct this situation, DFCM's recommended policy statement places certain restrictions on early planning/programming.

DGB:KDB:sle

Attachment

Utah State Building Board Policy Statement

**Planning/Programming of Future Building Projects**

June 20, 2007

1. It is the policy of the Utah State Building Board that authorization for Planning and/or Programming services for Capital Development projects requested by State Agencies and Institutions of Higher Education be limited to those projects that have a high likelihood of being funded during the next Legislative session. A project that has a high likelihood of being funded during the next Legislative session is defined as a project that is one of the top five projects from the Building Board's latest priority list not approved for funding by the Legislature during the most recent Legislative session.
2. Projects meeting the above criteria may receive planning/programming funds from DFCM (provided funds are available) or up-front the cost of programming with the understanding that the agency/institution will be reimbursed for the cost of planning/programming from the project budget once the it is approved and funded by the Legislature.
3. Agencies and Institutions that do not meet the above criteria may proceed with early planning/programming with Board approval with the understanding that they will not be eligible for reimbursed from the project budget if the planning/programming document is more than two years old when the project is approved and funded by the Legislature.
4. Projects from "Other Funding Sources" are not eligible for planning/programming reimbursement from DFCM's planning/programming fund. This account is restricted for planning/programming "State Funded" projects.



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## MEMORANDUM

To: Utah State Building Board  
From: David G. Buxton  
Date: June 20, 2007  
Subject: **SUU Request to Proceed With Programming for the Science Center Addition**

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### **Recommendation**

DFCM recommends that the Building Board consider the request from Southern Utah University to proceed with programming for the Science Center Addition.

### **Background**

This project was requested last year and ranked nineteenth on the Building Board's priority list. A letter from SUU detailing their request to move forward with programming is attached. Noted in the letter is a provision that the University may request reimbursement from the project funds when they are appropriated by the Legislature.

DGB:KDB:sle

Attachments



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**MICHAEL T. BENSON**  
PRESIDENT

May 22, 2007

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

Dear Mr. Buxton:

Southern Utah University (SUU) requests permission from the State Building Board to proceed with programming for the Science Center Addition. The University will provide the required funding for the programming effort with the understanding that we may request reimbursement from project funds when they are approved and appropriated by the Legislature.

The College of Science is currently housed in three separate campus buildings that are inadequate and not conducive to the substantial enrollment growth. Enrollment has increased 100% in the past 15 years since the current science building was built in 1992, and up 52% in the last five years. As you know, this enrollment growth leads the entire state for the past five years in terms of percentage increase. There are approximately 1,200 undergraduate majors in the College of Science, among the disciplines of Agriculture, Biology, Chemistry, Geosciences, Nursing, and Nutrition. Additionally, the college serves another 5,000 non-science majors taking general education science courses in partial fulfillment of the requirements of a Baccalaureate of Science degree from SUU. Four of the programs (Biology, Chemistry, Geography, and Nursing) are becoming significant bottlenecks in campus-wide programs because of their rapid growth and substantial limitations in lab space. An increase in lab space will support numerous new initiatives on campus. For example, the sciences support several degree programs related to science education. SUU has enlarged the Nursing Program and the basic sciences are the primary support curriculum for Nursing. With the continued pressing need to expand the science center, we request permission to develop the program which will further refine this critical need.

The Science Center Addition will be approximately 52,000 square feet with a preliminary project cost of \$24M. The Science Center Addition is anticipated to be a four-story structure compatible to the existing SUU Science Center, with 85% of the new space devoted to teaching laboratories. The University has already secured a \$3 million commitment from a 1951 alumnus for whom the entire Science Complex will be named. The proposed addition will serve

Mr. Greg Buxton  
May 22, 2007  
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as the Southern Utah Center for Excellence in Undergraduate Science with emphasis on preparing students for employment or post-baccalaureate education in such areas as human and veterinary medicine, dentistry, pharmacy, and other types of professional and graduate schools. In an effort to consolidate the College of Science into one building, we anticipate that the departments of agriculture and nutrition, biology, nursing and physical sciences, chemistry and geosciences will be housed in the improved facility.

The infrastructure is in place to support the addition to the science center. Heat would be provided by the University's central heat plant. Natural gas, electricity, water and sewer lines are also located on the proposed site, and the building would be cooled with a stand-alone cooling unit.

We appreciate the Building Board's support and approval of past projects and ask you to carefully consider this critical need at Southern Utah University to program the Science Center Addition. Thanks very much for your kindness and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Buxton", with a long horizontal flourish extending to the right.

cc: Dr. Greg Stauffer, V.P. and Chief of Staff  
David Tanner, Associate V.P. for Facilities Management



Southern Utah University Science Center Addition 07/13/06  
Footprint of 12,936 sq ft for a total of 51,747 sq ft on 4 levels.



300 WEST

200 So.



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## MEMORANDUM

To: Utah State Building Board  
From: David G. Buxton  
Date: June 20, 2007  
Subject: **Capitol Preservation Board Request to Reallocate Capital Improvement Funds**

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### Recommendation

DFCM recommends that the Building Board consider the request from the Capitol Preservation Board to reallocate previously allocated Capital Improvement Funds.

### Background

The CPB requests that \$250,000 in funding for HVAC work at the State Office Building be postponed pending a decision by the Legislature as to whether the State Office Building should be demolished and reconstructed. The CPB requests that this funding be reallocated to the following projects:

1. \$5,070 to DFCM for remodeling of space on the 5<sup>th</sup> floor of the State Office Building;
2. \$2,500 to DFCM for filing inspection reports on the Capitol Building Restoration;
3. \$100,000 to the Council Hall Stone Repair project; and
4. \$142,430 to the General Improvement/Repair on Capitol Hill fund.

A letter from the CPB with further details concerning the reallocation request is attached.

DGB:KDB:sle

Attachment



STATE OF UTAH CAPITOL PRESERVATION BOARD  
Governor Jon M. Huntsman, Jr., Chair  
David H. Hart, AIA, Executive Director

## CPB Request of the Building Board Reallocation of Improvement Funds for Capitol Hill

May 30, 2007

Prior to Keith Stephan retirement he and I discussed two issues both of which required funding from CPB to DFCM;

1. DFCM under CPB delegation improved the 5<sup>th</sup> floor making it more efficient and usable by the agencies. The costs for the improvements were all covered with the exception of \$5,070.
2. DFCM has hired a intern to catalog and file all of the inspection reports that have been developed during the restoration of the Capitol. The cost which DFCM would like some assistance with is \$2,500.

In addition to this the Capitol Preservation Board has been notified that the sandstone around Council Hall has failed and has become a hazard. This was unexpected and was not requested in the original 2008 improvement request. However it is urgent!

With the recent development of the State Office Building replacement now being considered by the Capitol Preservation Board, the DFCM has suggested that the \$250,000 improvement project with included work such as ramp heating, controls and other mechanical element be placed on hold or postponed until a decision is reached on the SOB. This would then release \$250,000.

It is the request of the board that the \$250,000 be used as follows:

1. Reimburse DFCM \$5,070 for the modification to the 5<sup>th</sup> floor of the Sate Office Building.
2. Reimburse DFCM \$2,500 for the intern that is cataloging and filing the inspection reports for the Capitol Restoration and Base Isolation Project.
3. Shift \$100,000 to a new project call "Stone Repair at Council Hall"
4. Assign the remaining \$142,430 to the General improvement account making that account total for FY2008 \$342,430.

By doing the above, DFCM is made whole, CPB can take care of an immediate problem as well as can use the remaining \$142,430 for any cost overrun on the stone work or improvements that must be made to the State Office Building to keep it in running order.

Thank you for your consideration;

David H. Hart, AIA  
Executive Director of the Capitol Preservation Board