

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, July 10, 2013
Room 250, Utah State Capitol Building
Salt Lake City, Utah
9:00 am

- (Information) 1. **New Building Board Appointments** Tab 1
- (Action) 2. **Approval of Minutes of June 5, 2013** Tab 2
- (Action) 3. **Five Year Notice of Review and Statement of Continuation for Rule R23-30 State Facility Energy Efficiency Fund**..... Tab 3
- (Action) 4. **Amendment to DFCM Rule 23-30, State Facility Energy Efficiency Fund** Tab 4
- (Action) 5. **Approval of Utah State Fairpark Reallocation of Capital Improvement Funds from Zions Building HVAC, Pioneer Building Ceiling Replacement, and Wildlife Building HVAC to the Fairpark Grand Street Sewer Replacement Project – PH II** Tab 5
- (Action) 6. **Approval of Utah State Fairpark Reallocation of Capital Improvement Funds from Wildlife Building HVAC Upgrades to Pioneer Building HVAC Upgrades** Tab 6
- (Action) 7. **Reallocation of Capital Improvement Funds from Farmington Courts Re-Carpeting Project to Tooele Court Security Project**..... Tab 7
- (Action) 8. **Request for Early Design and Planning Funds for the UNG Camp Williams Off Base Sewer Connection to Lehi City** Tab 8
- (Action) 9. **UNG Camp Williams South Garrison Infrastructure Design** Tab 9
- (Action) 10. **Approval of a Joint Project with Department of Natural Resources and Department of Public Safety for a Law Enforcement Training Facility and Dedicated Range**..... Tab 10
- (Information) 11. **State of Utah PM Audit and FCA Summary** Tab 11
- (Information) 12. **Administrative Reports for University of Utah and Utah State University**..... Tab 12
- (Information) 13. **Administrative Reports for DFCM** Tab 13
- (Information) 14. **New Proposed Prioritized Scoring Process for Capital Improvements** Tab 14

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: June 24, 2013
Subject: **New Building Board Appointments**
Presenter: Jeff Reddoor

Three new Building Board members have been appointed by Governor Herbert. Dave Tanner, Jeff Hunsaker and Bob Fitch will take the Oath of Office as administered by Notary Public Cee Cee Niederhauser.

RPA: 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: June 25, 2013
Subject: **Approval of Minutes for June 5, 2013**

Attached for your review and approval are the minutes of the Utah State Building Board Meeting held June 5, 2013.

JR: cn
Attachments

Utah State Building Board



MEETING

June 5, 2013

MINUTES

Utah State Building Board Members in Attendance:

Ned Carnahan
David Fitzsimmons
Chip Nelson
Gordon Snow

DFCM and Guests in Attendance:

Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Management and Budget
Juliette Tennert	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
Jeff Reddoor	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Rich Young	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Michael Smith	Division of Facilities Construction & Management
Dave Tanner	Southern Utah University
Ben Berrett	Utah State University
Malin Francis	Salt Lake Community College
Alyn Lunceford	Courts
Representative Gage Froerer	Utah House of Representatives
Ken Nye	University of Utah
Dean Taylor Randall	University of Utah
Troy D' Ambrosia	University of Utah
Jerry L. Basford	University of Utah
Barb Remsburg	University of Utah

Kim Johnson	MHTN Architects
Lt. Col. Matt Price	Utah National Guard
Captain Tyler Jensen	Utah National Guard
Captain Travis Larsen	Utah National Guard
Darek Sagers	Utah National Guard
Michael Norton	Utah National Guard
Bob Askerlund	Salt Lake Community College
Rick Stock	Sunrise Engineering
Tiger Funk	Southern Utah University
Kevin P. Hansen	Weber State University
Darin Bird	Department of Natural Resources
Robyn Pearson	Department of Natural Resources
Keith Davis	Department of Human Resources
Jerry Jensen	Department of Corrections
Jack Madsen	HKS Architects
Jeff Palmer	Layton Construction
Paul Morris	Dixie State University
Julie Attig	Reaveley Engineers
Gary Riddle	Corp. Real Estate Solutions

On Wednesday, June 5, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Acting Chair Ned Carnahan called the meeting to order at 9:00 am. Information concerning the new Board members was not released from the Governor's Office in time for this meeting. As a result, Agenda Item #1, New Building Board Appointments, will be postponed until the July 10 meeting.

APPROVAL OF MINUTES OF APRIL 22, 2013

Acting Chair Carnahan sought a motion for approval of the minutes.

MOTION: David Fitzsimmons moved to approve the meeting minutes of April 22, 2013. The motion was seconded by Gordon Snow and passed unanimously.

NEW DFCM ORGANIZATIONAL MODEL

DFCM Interim Director, Rich Amon introduced Jeff Reddoor who has been assigned as full time staff to the Board. Alan Bachman will continue to provide legal support to the Board. DFCM recently had some internal changes which are focused on three main principles: transparency, accountability and partnership. These areas of focus, along with the Governor's challenge to improve Government efficiency by 25% over the next four years is the Department's commitment to that initiative. State statute outlines three main responsibilities for the Division: First, Space Use will be merged with the Facilities Program in order to provide more information on properties we maintain and lease as well as coordination of space use throughout the state.

Second, Energy will include focus on energy efficient buildings as well as utilization. Third, Partnership with our agencies which will include a more regional approach to project management while working with specific institutions and agencies within a region to build partnerships and resourcefulness. DFCM's critical role in the construction area is to make sure projects are completed on time and of best quality.

☐ RENAMING OF UNG BUILDING 9000 AT ARMY GARRISON CAMP WILLIAMS

Utah National Guard representative, Lt. Colonel Matt Price introduced Darek Sagers and presented the background information to the Board. In addition, he introduced Captain Travis Larsen and Captain Tyler Jensen who served in the same unit as Scott Lundell. Lt. Col. Price showed a video featuring former Governor John Huntsman, Jr. who was present in Afghanistan when Second Lieutenant Scott Lundell lost his life. Lt. Colonel Price explained the Second Lieutenant Scott Lundell lost his life due to an enemy ambush. His heroic actions saved the lives of his comrades who were outnumbered and under direct enemy fire. UNG would like to rename Building 9000 at Army Garrison Camp Williams and erect a plaque in honor of this fallen hero. The building will be renamed: 2LT Scott B. Lundell Readiness Center. National Guard leadership feels it very appropriate to remember soldiers who have been killed in direct combat since the events of 9/11. Honoring these fallen soldiers strengthens families, soldiers who served with them, and inspires leaders and future soldiers of their commitment to serve.

This was an informational item only, however Board members voted to show their support for this project.

MOTION: Chip Nelson moved to approve the Renaming of UNG Building 9000 at Army Garrison Camp Williams in honor of Second Lieutenant Scott Lundell. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR DEPARTMENT OF HUMAN SERVICES/UTAH STATE HOSPITAL

DFCM Energy Director, Bianca Shama explained that the Department of Human Services and the Utah State Hospital in Provo have applied for a loan in the amount of \$18,233 to install three variable frequency drives to three existing boiler feed water pumps. These 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 VFD's. The simple payback for this project will be approximately five and a half years. The annual cost savings will be \$3,266 and repayment will begin in the Spring of 2014. 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. Acting Chair Carnahan asked if this project will be tied to an existing energy management system and Ms Shama said that it would.

MOTION: David Fitzsimmons moved to approve the Revolving Loan Fund for the Department of Human Services/Utah State Hospital. The motion was seconded by Gordon Snow and passed unanimously.

☐ APPROVAL OF DNR FIRE CACHE BUILDING

Robyn Pearson, Deputy Director for the Department of Natural Resources addressed the Board. He reminded the Board they had approved an Interagency Fire Dispatch Facility in 2010 for DNR which was built on state land in Draper but funded by an appropriation from the federal government of \$3.2 Million from the Bureau of Land Management. There is interagency fire cooperation on behalf of the Forest Service (the state of Utah and the BLM) in fighting wild land fires which includes cooperation on dispatch and storage of fire supplies. They would like to complete this project with the construction of a Cache Building which will catalog and store all equipment jointly share with the three agencies. Mr. Pearson felt there would be concern with receiving approval for this project due to its close proximity to the Draper Prison. He reassured the Board that his agency had received approval from the Governor's Office. Chip Nelson asked if this is really an optimum location for this building. Mr. Pearson responded that this location is one of several fire dispatch facilities in the state. Adjoining each one of those buildings is a cache building used for equipment storage. The location has optimum access to the freeway and enhances the agency's ability to get equipment and resources immediately out to fires in all areas. Mr. Pearson informed the Board that DNR had constructed the Interagency Fire Dispatch Building at a cost savings of \$250,000. This year the Legislature approved an additional \$300,000 from their Forestry Fire Dedicated Account to complete the Fire Cache Building project – a total of \$550,000 for a 10,000 sq ft warehouse building. David Fitzsimmons confirmed that the cost was approximately \$55 a sq ft. Mr. Pearson explained this is a warehouse type building with lights and heat. Most of the interior shelving will be done by the three agencies using the building. Before voting, Acting Chair Ned Carnahan clarified the request from the DNR that they were asking for a reallocation of the \$250,000 from the Fire Dispatch Facility to be combined with the \$300,000.

MOTION: Gordon Snow moved to approve the DNR Cache Building and allow the reallocation of \$250,000 from the Interagency Fire Dispatch Facility for this project. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ APPROVAL FOR USDC REALLOCATION FROM TLC TO EVERGREEN PROJECT

Keith Davis from the Department of Human Services explained they are requesting \$300,000 of the \$379,000 originally funded for the Utah State Developmental Center TLC Building mechanical upgrade be reallocated to the Utah State Developmental Center Evergreen Building and be used to complete that project. The remaining \$79,000 will be used for the design work on the TLC Building and give the Department a more accurate cost estimate for this project so that they can request adequate funding from the Legislature in the future (see attachment). The TLC, built in 1967, is the Transitional Living Center where services are offered to help

individuals transition to move back into the community. The Evergreen Building built in 1956, initially started out as a medical services building providing services for individuals on campus and includes a pharmacy and administrative offices. Acting Chair Carnahan confirmed that the TLC Building would be the Department's number one priority next year.

MOTION: Chip Nelson moved for approval of the Utah State Development Center, Department of Human Services Reallocation from TLC to Evergreen Project. The motion was seconded by Gordon Snow and passed unanimously.

☐ APPROVAL OF PLANNING AND DESIGN FOR UNIVERSITY OF UTAH LASSONDE LIVING LEARNING CENTER

Ken Nye from Facilities, along with Taylor Randall and Troy D'Ambrosia from the School of Business with the University of Utah presented this project to the Board. The Lassonde Living Learning Center is a collaborative endeavor between the Pierre Lassonde Entrepreneur Center and Housing & Residential Education. This new Capital Development project will be submitted to the Legislature during the next session. The goal of this endeavor is to design, build, occupy and open 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. The University is requesting approval for programming and design to meet a completion date that coincides with the start of fall semester 2016. They have received prior approval from the University's Board of Trustees and the Board of Regents. The total budget for this project is \$45 Million. A total of \$15 Million has already been funded by donors and with the approval of the Legislature the balance of \$30 Million will come from a revenue bond with the debt serviced by housing revenues. Planning and Design will cost approximately \$1 Million and will be financed from these donated funds. The University will not seek state O & M Funding for this project. Chip Nelson expressed concern that the Building Board may be putting pressure on the Legislature to approve this project if they approved programming. Representative Gage Froerer agreed that could be a possibility. Gordon Snow expressed concern that an exact site had not been selected. Mr. Nye explained that the programming activity is not as site-dependent as the design activity. The University expects to have the site selection resolved by the time they have completed the programming in order to move on to the design work. David Fitzsimmons asked if a study had been completed that assessed the future impact of the building on traffic and infrastructure and if cost for future growth has been allocated for this structure. Mr. Nye explained they have anticipated the future growth on campus. Their feasibility study included the impact for utility costs for each site.

MOTION: Chip Nelson moved for approval of \$1 Million in private funds for the Planning and Programming for the University of Utah Lassonde Living Learning Center.

Board member, David Fitzsimmons asked if this motion implies that the University should have a site selected before they proceed with design and requested that Mr. Nelson amend his motion to include this. Mr. Nelson agreed to do so.

AMENDED MOTION: **Chip Nelson moved for approval of \$1 Million in private funds for the Planning, Design and Programming of the University of Utah Lassonde Living Center and that a site be selected before the University proceeds with the design of this facility. The amended motion was seconded by David Fitzsimmons and passed unanimously.**

Acting Chair Ned Carnahan welcomed Representative Gage Froerer and thanked him for attending the meeting.

☐ REALLOCATION OF FUNDS TO USU EASTERN LIBRARY BUILDING SOUTH ENTRANCE

Ben Berrett from Utah State University presented their reallocation request. The BDAC Building at USU Eastern, which houses their Athletic and Physical Education Department, originally was allocated \$297,173 for a fire system upgrade and campus irrigation system project. However a study revealed there were several issues of concern for this project. The canal water which would be used for the irrigation system contained too much silt to use for this purpose. They would need a settling pond and a silt removal system which required more area and maintenance. The canal company has future plans for silt removal in this canal sometime in the future but the University does not have a time frame for this work. They would like to reallocate the \$297,173 for a concrete replacement project at the Library Building South Entrance which includes replacement of the ADA ramp, existing stairs, top cap around the plaza retaining wall and other concrete in need of replacement in the area. Gordon Snow asked how much was originally allocated for this project. Mr. Berrett reported that approximately \$20,000 had been spent on the study so the original allocation was over \$300,000. The engineering study was not completely wasted because it addressed how the University would do a connection in the future. Mr. Snow asked if the Library project had been on the improvement list for the Price Campus for some time. Mr. Barrett said it had not been on the recent list but is identified in the ISIS study. The University is evaluating some of the issues on the list with updates. This reallocation will fund the improvements at the library but there are many concrete sidewalk issues across campus that needs to be addressed so the University will branch out with concrete replacements with this funding.

MOTION: **Gordon Snow moved for approval of the Reallocation of Funds to USU Eastern Library Building South Entrance. The motion was seconded by Chip Nelson and passed unanimously.**

☐ UNIVERSITY OF UTAH UTILITIES INFRASTRUCTURE PROJECT UPDATE

Ken Nye from the University of Utah provided a status on their infrastructure project. The University continues to need Capital Development and Capital Improvement funds to replace their utility infrastructure. The total amount for this project is \$99 Million. Previously the State Legislature allocated \$22 Million of Capital Development funding, \$13 Million of Capital

Improvement funding in FY 13; and \$7.5 Million of Capital Improvement funding in FY 14 – giving a total of \$42.5 Million allocated. Construction is underway but an additional funding request for the balance of the project -- \$56.5 million will be presented during the Capital Development process next year. Mr. Nye introduced Jim Russell, project manager from DFCM and Porter McDonough, construction manager from Layton Construction who gave a progress report on the infrastructure project. At the stadium substation, the heart of the University's electrical system, they have set the first of two high capacity transformers, structural steel, circuit breakers and other equipment to increase the station's size and capacity. This transformer will be energized the early part of August after which time work on the second transformer will begin with plans to energize in October. That will be the completion of the stadium portion of the project. The electrical distribution part of the project, which essentially is the backbone of this project, is progressing well with 25,000 linear feet new duct bank, replacement of 75 manholes and restoration of those areas. An additional area of distribution is a location by the stadium substation where they are putting two 48 inch caissons under the road to carry electrical conduit from the substation to campus. In addition, underground switches are being installed in above ground enclosures. Buildings on campus will be receiving service upgrades as part of this project and includes phasing out the 4160 and 7200 volt power service and upgrading them to a 12470 volt. In addition, they are upgrading the high temperature water system for campus. Gordon Snow reminded Mr. Nye that he thought half of the funding would be coming from revenue bonding because the University was planning to charge a rate increase to users in order to fund some of this project. He indicated the University's presentation today had not reflected this part of the plan. Mr. Nye said that was the University's proposal last year; however the Legislature did not approve that approach to funding. Representative Gage Froerer confirmed that the revenue bond was not approved. The Legislature felt that was a more expense route rather than through capital development or geo bonding. Basically the state wants to pay as they go on this project without unneeded debt. David Fitzsimmons asked if the project was on budget and had the scope of the project changed in any way. Mr. Russell said that phase I was a little over budget but overall they are in good shape and are on schedule.

□ 2013 LEGISLATIVE SESSION APPROVED DEVELOPMENT PROJECTS

State Building Board Manager, Jeff Reddoor presented the Capital Development Projects approved by the Legislature for FY 14. There were eight state funded projects which totaled \$95.3 Million and nine non-state funded projects which totaled \$132.85 Million. Chip Nelson questioned the half million that was allocated to Dixie State College for the purchase of the East Elementary Building. He remembered the purchase price was about approximately \$1.3 Million. Paul Morris from Dixie State reported they have a meeting scheduled with the school district on June 11th. They are trying to secure the property with a \$500,000 deposit. The plan is to escrow the \$500,000 with \$500,000 being escrowed for the next two years at which point the purchase will be complete. The title will remain in the school district's name until the final payment.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye with the University of Utah reported for the two month time period. There was little activity during the reporting period of March 16 to April 12, 2013 which included three Design Agreements and four Planning/Study Agreements with nothing unusual at that time. Construction Contracts include two new Space Contracts, three Remodeling Contracts and three Site Improvement Contracts. There were no significant items on this portion. There were two contracts for the Student Life Center which were for the demolition of the Tanner Dance Building which DFCM asked the University to take care of. The Project Reserve Fund on page three does not show any activity as well as the Contingency Reserve. For the reporting period of April 13 to May 17, 2013 there were five Design Agreements and two Planning/Study Agreements with nothing unusual noted. Construction Contracts include one New Space Contract, eight Remodeling Contracts and two Site Improvement Contracts. There was nothing unusual here. Page three shows one decrease to the Project Reserve for \$32,000 for Campus Site Lighting Upgrade FY12 which is a Capital Improvement project. On page four there was a decrease of \$48,014 from the Contingency Reserve Fund for the Fletcher Physics Building Replacement of the Heating Water Pipe. This was needed to correct some deficiencies in the HVAC system that was identified as the contractor was trying to balance the system at the end of the project. Acting Chair Carnahan reminded the Board that if they had questions or needed additional information on the University Report to please contact Jeff Reddoor so that he can help the University prepare to address these issues.

Ben Berrett from Utah State University reported that there were three Professional Contracts issued this month – all were quite small which include an Emergency Generator, Building 620 Lab 231 Remodel, and Building 629 Lab 231 Remodel. There were ten Construction Contracts. Notable was USU Eastern CEIC Building Remodel for \$610,684 which is a building located close to the town of Helper and was a research project to make clean coke briquettes. This is mostly a laboratory equipment renovation for the research project. South Farm Transgenic Goat Barn for \$165,448 is one of three research projects to make spider silk out of goat's milk and require a specialized goat barn to do this research. The Health/LS/Code/Asbestos FY13 project for \$186,364 is for a renovation of their most heavily used bus shelter. There was also an Access Control FY13 for \$186,364 which was to install access controls on four doors at the research greenhouse. The last four miscellaneous contracts were all for asbestos abatement. Acting Chair Carnahan questioned the difference on the USU Eastern CEIC Building Remodel. The contract amount was for \$246,000 but the construction budget was for \$610,684. Mr. Berrett explained that additional amounts in the construction budget paid for equipment purchases. Mr. Berrett continued to report that there was one decrease in the Contingency Reserve Fund for \$19,792 which was a HVAC upgrade in an existing building to replace an air handler. The Project Reserve Fund had two increases to the fund for projects that closed and contributed to the fund. The Project Reserve is presently at \$326,745.29.

ADMINISTRATIVE REPORTS FOR DFCM

Jeff Reddoor introduced Mike Smith, the Facilities Condition Assessment Coordinator for DFCM

who will be working with Mr. Reddoor in producing a condition report for the Board. Mr. Reddoor reported there were three new leases and sixteen amended leases that have moved forward during this time period. In addition there were forty-three Architect/Engineering Agreements and seventy-seven Construction Contracts awarded. As you can see there was a large push to move forward with the construction projects during this spring/summer season. Pages 17 and 18 show the state wide Contingency Reserve Fund with increases from change orders and modifications. The Project Reserve has a little over \$6 Million which is a healthy balance for the beginning of the construction season.

ADJOURNMENT

MOTION: Chip Nelson moved to adjourn the meeting. The motion was seconded by David Fitzsimmons and passed unanimously.

The meeting adjourned at 10:37 am.



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: Rich Amon, Executive Deputy Director
Date: June 24th, 2013
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-30, State Facility Energy Efficiency Fund**
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-30, State Facility Energy Efficiency Fund, is due for review, and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before November 10, 2013.

Recommendation:

At this time, the Division is not recommending any amendments to Rule R23-30. However, the Division will present amendments to this rule at a future Board meeting for consideration and approval if needed or requested by the Board.

Background:

Rule R23-30, under the authority of the Board, establishes procedures for the State Facility Energy Efficiency Fund for the Division. A copy of Rule R23-30 is attached.

AB:cg

Attachment: Copy of Rule R23-30

R23. Administrative Services, Facilities Construction and Management.

R23-30. State Facility Energy Efficiency Fund.

R23-30-1. Purpose.

This rule is for the purposes of:

(1). Conducting the responsibilities assigned to the State Building Board and the Division of Facilities Construction and Management in managing the State Facility Energy Efficiency Fund and implementing the associated revolving loan program established in Utah Code Section 63A-5-603; and

(2) Establishing requirements for eligibility for loans from the State Facility Energy Efficiency Fund, procedures for accepting, evaluating, and prioritizing applications for loans, and the terms and conditions for loans.

R23-30-2. Authority and Requirements for this Rule.

Pursuant to Utah Code Section 63A-5-603, the State Building Board shall make rules establishing criteria, procedures, priorities, conditions for the award of loans from the State Facility Energy Efficiency Fund and other requirements for the rule as specified in Section 63A-5-603.

R23-30-3. Definitions.

(1) "Board" means the State Building Board.

(2) "Energy cost payback" means the period of time, generally expressed in years, that is needed for the energy cost savings of an energy efficiency project to equal the cost of the energy efficiency project. It does not include the time-value of money and is sometimes referred to as simple payback.

(3) "Energy savings" means monies not expended by a state agency as the result of energy efficiency measures.

(4) "Fund" means the State Facility Energy Efficiency Fund under Section 63A-5-603.

(5) "Quarter" means a three month period beginning with one of the following dates: January 1, April 1, July 1, and October 1.

(6) "SBEEP" means the State Building Energy Efficiency Program, a program within the Division of Facilities Construction and Management, which is required by Section 63A-5-603 to serve as staff to the revolving loan program associated with the State Facilities Energy Efficiency Fund.

(7) "DFCM" means the Division of Facilities Construction and Management.

(8) "State Agency" means a state agency as defined in Section 63A-5-701.

(9) "SBEEP Manager" means the designee of the DFCM Director that manages the SBEEP Program.

R23-30-4. Eligibility of Projects for Loans.

(1) Eligibility for loans from the Fund is limited to state agencies.

(2) Loans may be used only by state agencies to fully or partially finance energy efficiency projects within buildings owned and controlled by the state.

(3) For energy efficiency projects involving renovation,

upgrade, or improvement of existing buildings, the following project measures may be eligible for loan financing from the Fund:

- (a) Building envelope improvements;
 - (b) Increase or improvement in building insulation;
 - (c) Lighting upgrades;
 - (d) Lighting delamping;
 - (e) Heating, ventilation, and air conditioning (HVAC) replacements or upgrades;
 - (f) Improvements to energy control systems;
 - (g) Other energy efficiency projects or programs that a state agency can demonstrate will result in a significant reduction in the consumption of energy. ; and
 - (h) Renewable energy projects.
- (4) There is no limit to the total number of loans a single state agency may receive from the Fund.
- (5) An energy efficiency project is eligible for a loan only if the loan criteria is met, including an acceptable energy cost payback, all subject to approval by the Board.

R23-30-5. Eligible Costs.

(1) This Rule R23-30-5 defines the specific costs incurred by an energy efficiency project that may be eligible for financing from the Fund.

(2) The following direct costs of an energy efficiency project may be eligible for financing, subject to the remaining conditions of this section:

- (a) Building materials;
- (b) Doors and windows;
- (c) Mechanical systems and components including HVAC and hot water;
- (d) Electrical systems and components including lighting and energy management systems;
- (e) Labor necessary for the construction or installation of the energy efficiency project;
- (f) Design and planning of the energy efficiency project;
- (g) Energy audits that identify measures included in the energy efficiency project; and
- (h) Inspections or certifications necessary for implementing the energy efficiency project.

(3) The following costs are not eligible for financing from the Fund: The costs of a renovation project that are not directly related to energy efficiency measures;

(4) In cases for which the state agency receives a financial incentive or rebate from a utility or other third party for undertaking some or all of the measures in an energy efficiency project, such incentives or rebates are to be deducted from the costs that are eligible for financing from the Fund. No loans made from the Fund may exceed the final cost incurred by the state agency for the project after third party financing.

(5) For an energy efficiency project undertaken as part of the renovation of an existing building, building components or systems that are covered by the prescriptive requirements of the Utah Energy Code must exceed the minimum Utah Energy Code requirements in order for their costs to be eligible for a loan from the Fund. In addition,

each project must comply with all applicable DFCM energy design requirements as well as all applicable codes, laws and regulations.

R23-30-6. Loan Application Process.

(1) The Board shall receive and evaluate applications for loans from the Fund. Notice of due dates for applications will be made available to state agencies no less than thirty (30) days in advance of the next scheduled Board meeting at which applications will be evaluated.

(2) State agencies interested in applying for a loan should first contact the SBEEP Manager. The SBEEP Manager will consult or meet with the state agency to make an initial assessment of the strength or weakness of a proposed project. The SBEEP Manager may also choose to conduct a site visit and inspection of the proposed project location prior to the submittal of an application and the state agency shall cooperate with the SBEEP Manager in making the relevant aspects of site available for such site visit and inspection. The SBEEP Manager may assist state agencies in assessing potential project measures and in preparing an application.

(3) Applications for loans will be made using forms developed by the SBEEP Manager. State agencies shall provide the following information on the forms developed by the SBEEP Manager and approved by the Board:

(a) Name and location of the state agency;

(b) Name and location of the building or buildings where the energy efficiency project will take place;

(c) A description of the building or buildings, including what the building is used for, seasonal variations in use, general construction of the building, and square footage;

(d) A description of the current energy usage of the building, including types and quantities of energy consumed, building systems, and the age of the building and the particular systems and condition;

(e) A description of the energy efficiency project to be undertaken, including specific measures to be undertaken, the cost or incremental cost of each measure, and the equipment or building materials to be installed;

(f) Projected or estimated energy savings that result from each measure undertaken as part of the project;

(g) Projected or estimated energy cost savings from each measure undertaken as part of the project;

(h) A description of how energy cost savings will be measured and verified as well as describing the commissioning procedures for the project;

(i) A description of any additional community or environmental benefits that may result from the project; and

(j) plans and specifications shall accompany the form which describes the proposed energy efficiency measures.

(4) Applications shall be received for the Board by the SBEEP Manager. The SBEEP Manager will conduct an initial review of each application. This initial review will be for the purpose of determining the completeness of the application, whether additional information is needed, provide advice on the likelihood that proposed projects, measures, and costs may be eligible for loan financing, and to assist the state agency in improving its application.

(5) When the SBEEP Manager has determined that an application is complete and that the proposed project complies with this rule, the application will be forwarded to the Board for its evaluation.

(6) The SBEEP Manager shall make a recommendation to the Board using the following criteria and scoring:

(a) The feasibility and practicality of the project (maximum 30 points);

(b) The projected energy cost payback period of the project (maximum 20 points);

(c) The energy cost savings attributable to eligible energy efficiency measures (maximum 30 points);

(d) The financial need of the agency for the loan including its financial condition (maximum 10 points);

(e) The environmental and other benefits to the state and local community attributable to the project (maximum 10 points);

(f) The availability of another source of funding may result in a reduction in the number of overall points in proportion to the likelihood of such other source of funding and the degree to which the source of other funding will fund the entire project. If the other source of funding is likely and funds the entire project, then the SBEEP Manager may recommend to the Board that the project is ineligible for funding and the Board may so determine;

(g) If there are matching funds from another source that is available for the project, the SBEEP Manager may add points to the overall score to the project in proportion to the likelihood that the matching funds will be available and the degree to which the matching funds applies to the entire project; and

(h) The SBEEP Manager may deduct points from the score of the entire project if the state agency has not used funds properly in the past, not performed the work properly in the past, not provided annual reports or access for inspections, any of which based on the degree of noncompliance.

Based upon the score as determined by the SBEEP Manager, the SBEEP Manager will make recommendations to the Board for the funding of energy efficiency projects. The SBEEP Manager may have the assistance of others with the appropriate expertise assist with the review of the application. The SBEEP Manager and any others that assist the SBEEP Manager in scoring the application must disclose to the Board any conflicts of interest that exist in regard to the review of the application. For applications that receive an average score of less than 70 points, the SBEEP Manager shall recommend that the Board not provide a loan from the Fund. Applications receiving an average score over 70 will normally be recommended by the SBEEP Manager for funding. However, if the current balance of the fund does not permit for the funding of all projects with an average score over 70, the SBEEP Manager will recommend, beginning with the highest scoring application and working downward in score, those applications that may be funded given the current balance of the Fund.

(7) The SBEEP Manager provides advice and recommendations to the Board. The SBEEP Manager is not vested with the authority to make decisions regarding the public's business in connection with the Fund. The Board is the decision making authority with regard to the award of loans from the Fund.

(8) Based upon the SBEEP Manager's scoring, evaluations and

recommendations, SBEEP will prepare a memorandum for the Board that will:

(a) Provide a brief description of each project reviewed by the SBEEP Manager;

(b) List the energy savings, energy cost savings, and cost payback for each project as estimated by the applicant;

(c) List the energy savings, energy cost savings, and cost payback for each project as estimated by the SBEEP technical specialist for the program;

(d) List the total score and the score for each evaluation criterion for each application;

(e) Specify projects recommended for funding and those not recommended for funding;

(f) Provide a brief explanation of the SBEEP Manager's rationale for each application that is not recommended for funding.

This memorandum is to be provided to each member of the Board no less than ten (10) calendar days prior to the next scheduled Board meeting at which applications will be evaluated.

(9) At its next scheduled meeting after the SBEEP Manager has submitted the recommendations to the Board, the Board will consider pending applications for loans from the Fund and will review the SBEEP Manager's recommendations for each project. The Board will also provide an opportunity for applicants and other interested persons to comment regarding the recommendations and information provided by the SBEEP Manager, the Board will then review and make determinations regarding the applications.

(10) When considering Loan applications, the Board may modify the dollar amount or project scope for which a loan is awarded if the Board determines that individual measures included in a project do not meet the requirements of this rule, are not cost effective, or that funds could better be used for funding of other projects.

(11) In reviewing energy efficiency measures for possible funding after receiving the report and recommendations of the SBEEP Manager and other testimony and documents provided to the Board, the Board shall:

(a) review the loan application and the plans and specifications for the energy efficiency measures;

(b) determine whether to grant the loan by applying the loan eligibility criteria; and

(c) if the loan is granted by the Board, prioritize the funding of the energy efficiency measures by applying the prioritization criteria.

(12) The Board may condition approval of a loan application and the availability of funds on assurances from the state agency that the Board considers necessary to ensure that the state agency:

(a) uses the proceeds to pay the cost of the energy efficiency measures; and

(b) implements the energy efficiency measures.

R23-30-7. Loan Terms.

(1) The amount of a loan award approved by the Board represents a maximum approved project cost. The final value of any loan may vary from the Board-approved amount according to the actual incursion of costs by the state agency. In cases where costs have exceeded

those presented in the initial application, a state agency may request that the Board increase its loan award, by filing a written request with the SBEEP Manager. The Board can approve or deny any such requests if good cause has been submitted by the state agency for such increase.

(2) After approval of a loan application by the Board, a state agency must complete the project in accordance with the construction schedule provided in the approved application for the energy efficiency project. If the state agency is unable to complete the project on time, prior to the deadline, the state agency may request an extension from the Board, by filing a written request with the SBEEP Manager, if good cause has been submitted by the state agency for such extension.

(3) Loan amounts from the Fund will be disbursed only upon documentation of actual costs incurred from the state agency during construction of the energy efficiency project.

(4) Once a project has been completed as determined by the SBEEP Manager, the state agency shall provide to the SBEEP Manager, documentation of actual costs incurred, such as invoices from contractors, as well as information on any third party financial incentives received. SBEEP will use this information to determine the actual cost of the project measures approved by the Board.

(5) The final loan amount will be equal to actual costs incurred for the project minus the value of any third party incentives received unless

(a) This amount exceeds the amount approved by the Board, in which case the loan amount will be set at the amount originally approved by the Board; or

(b) This amount exceeds the amount approved by the Board and the Board increases the loan award at the request of the state agency.

(6) The Board will establish repayment terms and interest rates.

(7) State Agencies that are approved by the Board for a loan award will enter into a contract with the Board that specifies all terms applying to the loan, including the terms specified in this rule and other contract terms deemed necessary by the Board to carry out the purposes of this rule. The Board may authorize the SBEEP Manager to execute the contract on its behalf. The SBEEP Manager shall thereafter provide a copy of the contract to the Board at its next available regular meeting after complete execution of the contract, in order that the Board be kept apprised of all contracts.

R23-30-8. Reporting and Site Visits.

(1) In the period between Board approval and project completion, the state agency shall complete and provide to the SBEEP Manager, a written report at the beginning of each calendar quarter. The report shall include information on the state agency's progress in completing the energy efficiency project, its most-current estimate for the time of project completion, and any notable problems or changes in the project since Board approval, such as construction delays or cost overruns.

(2) After loan funds have been disbursed, the state agency shall complete and provide to SBEEP annual reports due at the beginning of the calendar quarter in which the anniversary of the loan disbursement occurs. This report shall include the following:

(a) A description of the performance of the building and of

the performance of the measures included in the energy efficiency project;

(b) A description of any notable problems that have occurred with the building or the project;

(c) A description of any notable changes to the building or to its operations that would cause a significant change in its energy consumption;

(d) Copies of energy bills incurred for the building during the prior year such as electric and utility bills or shipping invoices for fuels such as fuel oil or propane;

(e) Documentation of energy consumed by the building in the prior year; and

(f) Other information requested by the SBEEP Manager or deemed important by the state agency.

Annual reports shall be provided for either the first four years after project completion or for each year of the repayment period, which is longer.

(3) Approximately one year after project completion, the SBEEP Manager will conduct a site visit to the location of the energy efficiency project to verify project completion and assess the success of the project. Additional site visits may also be conducted by the SBEEP Manager during the repayment period. Loan recipients will assist the SBEEP Manager with such site visits, including providing access to all components of the energy efficiency project.

KEY: energy, efficiency, agencies, loans

Date of Enactment or Last Substantive Amendment: November 10, 2008

Authorizing, and Implemented or Interpreted Law: 63A-5-603



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: Rich Amon, Executive Deputy Director
Date: July 10, 2013
Subject: **Amendment to DFCM Rule 23-30, State Facility Energy Efficiency Fund.**
Presenter: Alan Bachman, Assistant Attorney General

DFCM is recommending we make an Amendment to Rule 23-30, State Facility Energy Efficiency Fund. Please see the proposed rule amendments to R23-30-8 below:

R23-30-8. Reporting and Site Visits.

(1) In the period between Board approval and project completion, the state agency shall complete and provide to the SBEEP Manager, a written report at the beginning of each calendar quarter. The report shall include information on the state agency's progress in completing the energy efficiency project, its most-current estimate for the time of project completion, and any notable problems or changes in the project since Board approval, such as construction delays or cost overruns.

(2) After loan funds have been disbursed, the state agency shall complete and provide to the SBEEP manager, if the SBEEP manager requests, a report ~~annual reports due at the beginning of the calendar quarter in which the anniversary of the loan disbursement occurs. This report shall~~ which may include the following:

- (a) ~~[A]~~a description of the performance of the building and of the performance of the measures included in the energy efficiency project;
- (b) ~~[A]~~a description of any notable problems that have occurred with the building or the project;
- (c) ~~[A]~~a description of any notable changes to the building or to its operations that would cause a significant change in its energy consumption;
- (d) ~~[€]~~copies of energy bills incurred for the building during the prior year such as electric and utility bills or shipping invoices for fuels such as fuel oil or propane;
- (e) ~~[Đ]~~documentation of energy consumed by the building in the prior year; and
- (f) ~~[Θ]~~other information requested by the SBEEP Manager or deemed important by the state agency.

Annual reports shall be provided for either the first four years after project completion or for each year of the repayment period, which is longer.

(3) Approximately one year after project completion, the SBEEP Manager will conduct a site visit to the location of the energy efficiency project to verify project completion and assess the success of the project. Additional site visits may also be conducted by the SBEEP Manager during the repayment period. Loan recipients will assist the SBEEP Manager with such site visits, including providing access to all components of the energy efficiency project.

Recommendation:

It is recommended that the Board authorize the filing of the amendments for Rule R23-30. If approved, this will get filed before or on the next filing deadline. After that it will be published in the Bulletin and after the mandatory 30 day comment period, plus an additional seven days, the amendments may become effective. As part of the motion, we recommend that it state that if there are no negative comments filed regarding this rule amendment, DFCM can file an effective notice without another Board action.

Background:

Rule R23-30, under the authority of the Board, establishes the State Facility Energy Efficiency Fund. A copy of Rule R23-30 is attached.

AB:cg

Attachment: Copy of Rule R23-30

R23. Administrative Services, Facilities Construction and Management.

R23-30. State Facility Energy Efficiency Fund.

R23-30-1. Purpose.

This rule is for the purposes of:

(1). Conducting the responsibilities assigned to the State Building Board and the Division of Facilities Construction and Management in managing the State Facility Energy Efficiency Fund and implementing the associated revolving loan program established in Utah Code Section 63A-5-603; and

(2) Establishing requirements for eligibility for loans from the State Facility Energy Efficiency Fund, procedures for accepting, evaluating, and prioritizing applications for loans, and the terms and conditions for loans.

R23-30-2. Authority and Requirements for this Rule.

Pursuant to Utah Code Section 63A-5-603, the State Building Board shall make rules establishing criteria, procedures, priorities, conditions for the award of loans from the State Facility Energy Efficiency Fund and other requirements for the rule as specified in Section 63A-5-603.

R23-30-3. Definitions.

(1) "Board" means the State Building Board.

(2) "Energy cost payback" means the period of time, generally expressed in years, that is needed for the energy cost savings of an energy efficiency project to equal the cost of the energy efficiency project. It does not include the time-value of money and is sometimes referred to as simple payback.

(3) "Energy savings" means monies not expended by a state agency as the result of energy efficiency measures.

(4) "Fund" means the State Facility Energy Efficiency Fund under Section 63A-5-603.

(5) "Quarter" means a three month period beginning with one of the following dates: January 1, April 1, July 1, and October 1.

(6) "SBEEP" means the State Building Energy Efficiency Program, a program within the Division of Facilities Construction and Management, which is required by Section 63A-5-603 to serve as staff to the revolving loan program associated with the State Facilities Energy Efficiency Fund.

(7) "DFCM" means the Division of Facilities Construction and Management.

(8) "State Agency" means a state agency as defined in Section 63A-5-701.

(9) "SBEEP Manager" means the designee of the DFCM Director that manages the SBEEP Program.

R23-30-4. Eligibility of Projects for Loans.

(1) Eligibility for loans from the Fund is limited to state agencies.

(2) Loans may be used only by state agencies to fully or partially finance energy efficiency projects within buildings owned and controlled by the state.

(3) For energy efficiency projects involving renovation,

upgrade, or improvement of existing buildings, the following project measures may be eligible for loan financing from the Fund:

- (a) Building envelope improvements;
 - (b) Increase or improvement in building insulation;
 - (c) Lighting upgrades;
 - (d) Lighting delamping;
 - (e) Heating, ventilation, and air conditioning (HVAC) replacements or upgrades;
 - (f) Improvements to energy control systems;
 - (g) Other energy efficiency projects or programs that a state agency can demonstrate will result in a significant reduction in the consumption of energy. ; and
 - (h) Renewable energy projects.
- (4) There is no limit to the total number of loans a single state agency may receive from the Fund.
- (5) An energy efficiency project is eligible for a loan only if the loan criteria is met, including an acceptable energy cost payback, all subject to approval by the Board.

R23-30-5. Eligible Costs.

(1) This Rule R23-30-5 defines the specific costs incurred by an energy efficiency project that may be eligible for financing from the Fund.

(2) The following direct costs of an energy efficiency project may be eligible for financing, subject to the remaining conditions of this section:

- (a) Building materials;
- (b) Doors and windows;
- (c) Mechanical systems and components including HVAC and hot water;
- (d) Electrical systems and components including lighting and energy management systems;
- (e) Labor necessary for the construction or installation of the energy efficiency project;
- (f) Design and planning of the energy efficiency project;
- (g) Energy audits that identify measures included in the energy efficiency project; and
- (h) Inspections or certifications necessary for implementing the energy efficiency project.

(3) The following costs are not eligible for financing from the Fund: The costs of a renovation project that are not directly related to energy efficiency measures;

(4) In cases for which the state agency receives a financial incentive or rebate from a utility or other third party for undertaking some or all of the measures in an energy efficiency project, such incentives or rebates are to be deducted from the costs that are eligible for financing from the Fund. No loans made from the Fund may exceed the final cost incurred by the state agency for the project after third party financing.

(5) For an energy efficiency project undertaken as part of the renovation of an existing building, building components or systems that are covered by the prescriptive requirements of the Utah Energy Code must exceed the minimum Utah Energy Code requirements in order for their costs to be eligible for a loan from the Fund. In addition,

each project must comply with all applicable DFCM energy design requirements as well as all applicable codes, laws and regulations.

R23-30-6. Loan Application Process.

(1) The Board shall receive and evaluate applications for loans from the Fund. Notice of due dates for applications will be made available to state agencies no less than thirty (30) days in advance of the next scheduled Board meeting at which applications will be evaluated.

(2) State agencies interested in applying for a loan should first contact the SBEEP Manager. The SBEEP Manager will consult or meet with the state agency to make an initial assessment of the strength or weakness of a proposed project. The SBEEP Manager may also choose to conduct a site visit and inspection of the proposed project location prior to the submittal of an application and the state agency shall cooperate with the SBEEP Manager in making the relevant aspects of site available for such site visit and inspection. The SBEEP Manager may assist state agencies in assessing potential project measures and in preparing an application.

(3) Applications for loans will be made using forms developed by the SBEEP Manager. State agencies shall provide the following information on the forms developed by the SBEEP Manager and approved by the Board:

(a) Name and location of the state agency;

(b) Name and location of the building or buildings where the energy efficiency project will take place;

(c) A description of the building or buildings, including what the building is used for, seasonal variations in use, general construction of the building, and square footage;

(d) A description of the current energy usage of the building, including types and quantities of energy consumed, building systems, and the age of the building and the particular systems and condition;

(e) A description of the energy efficiency project to be undertaken, including specific measures to be undertaken, the cost or incremental cost of each measure, and the equipment or building materials to be installed;

(f) Projected or estimated energy savings that result from each measure undertaken as part of the project;

(g) Projected or estimated energy cost savings from each measure undertaken as part of the project;

(h) A description of how energy cost savings will be measured and verified as well as describing the commissioning procedures for the project;

(i) A description of any additional community or environmental benefits that may result from the project; and

(j) plans and specifications shall accompany the form which describes the proposed energy efficiency measures.

(4) Applications shall be received for the Board by the SBEEP Manager. The SBEEP Manager will conduct an initial review of each application. This initial review will be for the purpose of determining the completeness of the application, whether additional information is needed, provide advice on the likelihood that proposed projects, measures, and costs may be eligible for loan financing, and to assist the state agency in improving its application.

(5) When the SBEEP Manager has determined that an application is complete and that the proposed project complies with this rule, the application will be forwarded to the Board for its evaluation.

(6) The SBEEP Manager shall make a recommendation to the Board using the following criteria and scoring:

(a) The feasibility and practicality of the project (maximum 30 points);

(b) The projected energy cost payback period of the project (maximum 20 points);

(c) The energy cost savings attributable to eligible energy efficiency measures (maximum 30 points);

(d) The financial need of the agency for the loan including its financial condition (maximum 10 points);

(e) The environmental and other benefits to the state and local community attributable to the project (maximum 10 points);

(f) The availability of another source of funding may result in a reduction in the number of overall points in proportion to the likelihood of such other source of funding and the degree to which the source of other funding will fund the entire project. If the other source of funding is likely and funds the entire project, then the SBEEP Manager may recommend to the Board that the project is ineligible for funding and the Board may so determine;

(g) If there are matching funds from another source that is available for the project, the SBEEP Manager may add points to the overall score to the project in proportion to the likelihood that the matching funds will be available and the degree to which the matching funds applies to the entire project; and

(h) The SBEEP Manager may deduct points from the score of the entire project if the state agency has not used funds properly in the past, not performed the work properly in the past, not provided annual reports or access for inspections, any of which based on the degree of noncompliance.

Based upon the score as determined by the SBEEP Manager, the SBEEP Manager will make recommendations to the Board for the funding of energy efficiency projects. The SBEEP Manager may have the assistance of others with the appropriate expertise assist with the review of the application. The SBEEP Manager and any others that assist the SBEEP Manager in scoring the application must disclose to the Board any conflicts of interest that exist in regard to the review of the application. For applications that receive an average score of less than 70 points, the SBEEP Manager shall recommend that the Board not provide a loan from the Fund. Applications receiving an average score over 70 will normally be recommended by the SBEEP Manager for funding. However, if the current balance of the fund does not permit for the funding of all projects with an average score over 70, the SBEEP Manager will recommend, beginning with the highest scoring application and working downward in score, those applications that may be funded given the current balance of the Fund.

(7) The SBEEP Manager provides advice and recommendations to the Board. The SBEEP Manager is not vested with the authority to make decisions regarding the public's business in connection with the Fund. The Board is the decision making authority with regard to the award of loans from the Fund.

(8) Based upon the SBEEP Manager's scoring, evaluations and

recommendations, SBEEP will prepare a memorandum for the Board that will:

(a) Provide a brief description of each project reviewed by the SBEEP Manager;

(b) List the energy savings, energy cost savings, and cost payback for each project as estimated by the applicant;

(c) List the energy savings, energy cost savings, and cost payback for each project as estimated by the SBEEP technical specialist for the program;

(d) List the total score and the score for each evaluation criterion for each application;

(e) Specify projects recommended for funding and those not recommended for funding;

(f) Provide a brief explanation of the SBEEP Manager's rationale for each application that is not recommended for funding.

This memorandum is to be provided to each member of the Board no less than ten (10) calendar days prior to the next scheduled Board meeting at which applications will be evaluated.

(9) At its next scheduled meeting after the SBEEP Manager has submitted the recommendations to the Board, the Board will consider pending applications for loans from the Fund and will review the SBEEP Manager's recommendations for each project. The Board will also provide an opportunity for applicants and other interested persons to comment regarding the recommendations and information provided by the SBEEP Manager, the Board will then review and make determinations regarding the applications.

(10) When considering Loan applications, the Board may modify the dollar amount or project scope for which a loan is awarded if the Board determines that individual measures included in a project do not meet the requirements of this rule, are not cost effective, or that funds could better be used for funding of other projects.

(11) In reviewing energy efficiency measures for possible funding after receiving the report and recommendations of the SBEEP Manager and other testimony and documents provided to the Board, the Board shall:

(a) review the loan application and the plans and specifications for the energy efficiency measures;

(b) determine whether to grant the loan by applying the loan eligibility criteria; and

(c) if the loan is granted by the Board, prioritize the funding of the energy efficiency measures by applying the prioritization criteria.

(12) The Board may condition approval of a loan application and the availability of funds on assurances from the state agency that the Board considers necessary to ensure that the state agency:

(a) uses the proceeds to pay the cost of the energy efficiency measures; and

(b) implements the energy efficiency measures.

R23-30-7. Loan Terms.

(1) The amount of a loan award approved by the Board represents a maximum approved project cost. The final value of any loan may vary from the Board-approved amount according to the actual incursion of costs by the state agency. In cases where costs have exceeded

those presented in the initial application, a state agency may request that the Board increase its loan award, by filing a written request with the SBEEP Manager. The Board can approve or deny any such requests if good cause has been submitted by the state agency for such increase.

(2) After approval of a loan application by the Board, a state agency must complete the project in accordance with the construction schedule provided in the approved application for the energy efficiency project. If the state agency is unable to complete the project on time, prior to the deadline, the state agency may request an extension from the Board, by filing a written request with the SBEEP Manager, if good cause has been submitted by the state agency for such extension.

(3) Loan amounts from the Fund will be disbursed only upon documentation of actual costs incurred from the state agency during construction of the energy efficiency project.

(4) Once a project has been completed as determined by the SBEEP Manager, the state agency shall provide to the SBEEP Manager, documentation of actual costs incurred, such as invoices from contractors, as well as information on any third party financial incentives received. SBEEP will use this information to determine the actual cost of the project measures approved by the Board.

(5) The final loan amount will be equal to actual costs incurred for the project minus the value of any third party incentives received unless

(a) This amount exceeds the amount approved by the Board, in which case the loan amount will be set at the amount originally approved by the Board; or

(b) This amount exceeds the amount approved by the Board and the Board increases the loan award at the request of the state agency.

(6) The Board will establish repayment terms and interest rates.

(7) State Agencies that are approved by the Board for a loan award will enter into a contract with the Board that specifies all terms applying to the loan, including the terms specified in this rule and other contract terms deemed necessary by the Board to carry out the purposes of this rule. The Board may authorize the SBEEP Manager to execute the contract on its behalf. The SBEEP Manager shall thereafter provide a copy of the contract to the Board at its next available regular meeting after complete execution of the contract, in order that the Board be kept apprised of all contracts.

R23-30-8. Reporting and Site Visits.

(1) In the period between Board approval and project completion, the state agency shall complete and provide to the SBEEP Manager, a written report at the beginning of each calendar quarter. The report shall include information on the state agency's progress in completing the energy efficiency project, its most-current estimate for the time of project completion, and any notable problems or changes in the project since Board approval, such as construction delays or cost overruns.

(2) After loan funds have been disbursed, the state agency shall complete and provide to SBEEP annual reports due at the beginning of the calendar quarter in which the anniversary of the loan disbursement occurs. This report shall include the following:

(a) A description of the performance of the building and of

the performance of the measures included in the energy efficiency project;

(b) A description of any notable problems that have occurred with the building or the project;

(c) A description of any notable changes to the building or to its operations that would cause a significant change in its energy consumption;

(d) Copies of energy bills incurred for the building during the prior year such as electric and utility bills or shipping invoices for fuels such as fuel oil or propane;

(e) Documentation of energy consumed by the building in the prior year; and

(f) Other information requested by the SBEEP Manager or deemed important by the state agency.

Annual reports shall be provided for either the first four years after project completion or for each year of the repayment period, which is longer.

(3) Approximately one year after project completion, the SBEEP Manager will conduct a site visit to the location of the energy efficiency project to verify project completion and assess the success of the project. Additional site visits may also be conducted by the SBEEP Manager during the repayment period. Loan recipients will assist the SBEEP Manager with such site visits, including providing access to all components of the energy efficiency project.

KEY: energy, efficiency, agencies, loans

Date of Enactment or Last Substantive Amendment: November 10, 2008

Authorizing, and Implemented or Interpreted Law: 63A-5-603



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: June 25, 2013
Subject: **Approval of Utah State Fairpark Reallocation of Capital Improvement Funds from Zions Building HVAC, Pioneer Building Ceiling Replacement, and Wildlife Building HVAC to the Fairpark Grand Street Sewer Replacement Project – PH II**
Presenter: Jeff Reddoor

Recommendations

I recommend the Building Board review the request from the Utah State Fairpark to reallocate \$96,000 from three of their projects to the Fairpark Grand Street Sewer Replacement – PH II Project.

Background

The original cost estimate for the Fairpark Grand Street Sewer Replacement did not cover low bid. However Fairpark officials would like to move forward with this project. Reallocations from three of their projects: Zion's Building HVAC Upgrades (\$22,000), Pioneer Building Ceiling Replacement (\$32,000), and a portion of the Wildlife Building HVAC Upgrades (42,000) will provide the \$96,000 needed to complete the Fairpark Grand Street Sewer Replacement. It is more cost efficient to complete the entire sewer project at this time. The additional funds will allow expansion and completion of this project from 600 linear feet to 1,300 linear feet.

JR: cn
Attachment

DFCM Capital Improvement Reallocation Request

Date: 6/17/2013
Agency: Utah State Fairpark
Requestor: Taylor Maxfield - DFCM

Allocated From

Project Name: Zions Building HVAC upgrades
Project No.: N/A
DFCM PM: Taylor Maxfield
Completion Date: N/A
Project Savings: \$ 22,000

Allocated From

Project Name: Pioneer Building Ceiling Replacement
Project No.: N/A
DFCM PM: Taylor Maxfield
Completion Date: N/A
Project Savings: \$ 32,000

Allocated From

Project Name: Wildlife Building HVAC Upgrades
Project No.: 13097370
DFCM PM: Taylor Maxfield
Completion Date: N/A
Project Savings: \$ 42,000

Allocated To

Project Name: Fairpark Grand Street Sewer Replacement - PH II
*Project No.: 11093370
ISES No.: N/A
Amount: \$ 96,000

Description of Work/Justification:

Original Cost estimate for the Sewer did not cover the low bid. The efficiency and the economy of scale of completing the entire sewer project (1300 Ln Feet compared to 600 Ln Feet) at this time will save the state money.

*If applicable



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: June 25, 2013
Subject: **Approval of Utah State Fairpark Reallocation of Capital Improvement Funds from Wildlife Building HVAC Upgrades to Pioneer Building HVAC Upgrades**
Presenter: Jeff Reddoor

Recommendations

I recommend the Building Board review the request from the Utah State Fairpark to reallocate \$110,000 from the Wildlife Building HVAC Upgrades to the Pioneer Building HVAC Upgrades.

Background

The Wildlife Building was mislabeled in the FY2014 Capital Improvement List. It should have been funded to the Pioneer Building. Therefore, a reallocation of \$110,000 is necessary in order for the Pioneer Building project to move forward.

JR: cn
Attachment

DFCM Capital Improvement Reallocation Request

Date: 6/17/2013
Agency: Utah State Fairpark
Requestor: Taylor Maxfield - DFCM

Allocated From

Project Name: Wildlife Building HVAC Upgrades
Project No.: 13097370
DFCM PM: Taylor Maxfield
Completion Date: N/A
Project Savings: \$ 110,000

Allocated To

Project Name: Pioneer Building HVAC Upgrades
*Project No.: N/A
ISES No.: N/A
Amount: \$ 110,000

Description of Work/Justification:

The wildlife building was mislabeled in the FY14 list, it should have been the pioneer building.

*If applicable



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: June 24, 2013
Subject: **Reallocation of Capital Improvement Funds from Farmington Courts
Re-Carpeting Project to Tooele Court Security Project**
Presenter: Alyn Lunceford

Recommendations

I recommend the Building Board review the request from Utah State Courts to reallocate \$80,000 from the Farmington Courts Re-Carpeting Project to the Tooele Court Security Project.

Background

DFCM originally allocated \$163,000 for Farmington Courts Re-carpeting for FY 2014 Capital Improvements. The first half of the re-carpeting project has been completed and Farmington Courts would like to use these funds for a project with greater priority. The Tooele Court Security project, funded in FY 2012 for \$75,000 was estimated using analog cameras, recording equipment and existing wiring presently in place. Tooele Courts would like current digital technology for this facility and therefore requires an upgrade. This upgrade would increase the cost by \$80,000. As a result, Courts would like to reallocate the \$80,000 from the Farmington Courts Re-Carpeting Project to the Tooele Court Security Project to install this improved security system.

JR: cn
Attachment



Chief Justice Matthew Durrant
Chair, Utah Judicial Council

Daniel J. Becker
State Court Administrator
Raymond H. Wahl
Deputy Court Administrator

MEMORANDUM

To: Utah State Building Board
From: Utah State Courts, Courts Facility Planning Committee
Date: July 2, 2013
Re: Redirection of FY 2014 Improvement project funds

State Courts is requesting the Building Board approve the redirection of 2014 Capital Improvement funds.

From the Farmington Court Re-carpet Project

State Courts is requesting a redirection of \$80,000 from the FY 2014 Farmington Courts Re-carpeting project, DFCM allocated \$163,000 of the FY 2014 Capital Improvement funds to this project. The first half of the Re-carpeting project was completed in FY 2012 through projects # 11117150.

To the Tooele Court Security Project

The Tooele Court Security project was funded in FY 2012 for \$75,000. The funding was based on using the existing wiring and replacing the old equipment with the same analog type cameras and DVR. The technology has changed to digital and the wiring needs to be upgraded. The current technology is digital. These issues have increased the cost of the project by \$80,000.

We are requesting this change be presented for Building Board approval in the July meeting. Thank you for your consideration.

Alyn Lunceford
Facility Director
Administrative Office of the Courts

**The mission of the Utah judiciary is to provide the people an open, fair,
Efficient, and independent system for the advancement of justice under the law.**



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: July 1, 2013
Subject: **Request for Early Design and Planning Funds for the UNG Camp Williams Off Base Sewer Connection to Lehi City**
Presenter: Lt. Colonel Matt Price
Darek Sagers

Recommendation

I recommend that the Board approve the allotment of \$73,660 from the State-Wide Planning Fund to design a new sanitary sewer line for the Utah National Guard. This project will be located from 1200 North in Lehi to the South Cantonment area of Camp Williams.

Background

The US Department of Defense will be awarding the Utah National Guard \$37 Million to construct a new 19th Special Forces Armory in the lower south section of Camp Williams. Federal guidelines mandate that all utilities must be within 300 feet of the building and currently there is no utility infrastructure that meets this requirement. The UNG proposes to run a connection from the closest Lehi City sewer manhole to this facility. The Rough Order of Magnitude estimate for this extension is \$2.07 Million. However, some of the costs will be reduced by the city when developers in the area pay connection fees. The projected size of the building is 131,000 square feet but this size could be in jeopardy if the UNG is unable to provide this utility connection to the site.

JR:cn
Attachments



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

June 27, 2013

Mr. Jeff Reddoor
State of Utah Building Board
State of Utah

Dear Mr. Reddoor,

The Utah Army National Guard is requesting \$73,660 of design funds from the State-Wide Planning Fund to design a new sanitary sewer line from 1200 North in Lehi, to the South Cantonment Area of Camp Williams.

The United States of America, Department of Defense will be awarding the Utah Army National Guard \$37 Million dollars to construct a new 19th Special Forces Armory in the lower South section of Camp Williams. The size of this facility will be approximately 131,000 square feet. Under Federal guidelines, all utilities must be within 300' of the building. Currently there is no utility infrastructure that meets this requirement. The most feasible solution for sanitary sewer is to run a connection from the closest Lehi City sewer manhole. The Rough Order of Magnitude estimate for this extension is \$2.07 Million. Based on Lehi City's development code, some of these costs will be reduced by the city when developers in the area pay connection fees back to the city. If the Utah Army National Guard is unable to provide this requirement to the training site, the new building square footage could be in jeopardy.

The Utah Army National Guard is submitting a State-Wide Planning Fund request to the Building Board on the 10 July to have this issue considered. The information packet will give more details of the project and its requirements. If you have any questions, please feel free to contact LTC Matt Price at (801) 432-4440 or Mr. Darek Sagers at (801) 432-4448.

Thank you for your consideration.

Sincerely,

Matt Price
LTC, GS
Construction Facilities Management Officer
Utah Army National Guard

SCOPE OF SERVICES

The Scope of Work that Bowen, Collins and Associates (BC&A) proposes to perform in designing approximately 2 miles of offsite sewer connecting to the Lehi City sewer system for Camp Williams is summarized below.

Phase 1 – Data Gathering and Coordination

Task 1-1: Project Kick-off Meeting. BC&A will schedule and conduct an onsite project kick-off meeting with the UNG staff and Lehi city staff. The purpose of the meeting is to share and discuss information on the project and conduct a site visit. BC&A will prepare meeting notes from the kick-off meeting and provide UNG with an electronic copy of these notes. The meeting notes will be revised to include any UNG comments.

Task 1-2: Review Existing Information. Collect and review available documentation and other information pertaining to the project provided by Lehi City, Camp Williams and Utah National Guard. It is anticipated that the alignment will be within public right-of-ways and that it will not be necessary to obtain easements. If easement descriptions are required the scope and fee will be adjusted.

Task 1-3: Field Survey. BC&A will use existing aerial photography basemapping from the Utah state database. The digital aerial photography will be used as the plan portion of the final design sheets. BC&A will subcontract surveying services for the project. Hill and Argyle, Inc will provide surveying services. Benchmarks will be established for use during construction. Field surveys will collect information on existing features along the proposed pipeline alignment. Field survey will also establish project elevation datum and reference existing datum used by Lehi city. Field surveys will include needed surveys of terminus locations.

Task 1-4: Utility Survey. BC&A will perform a review of utilities in the project area. We will also gather utility location data from the various utility companies and show this information on the design drawings. Where major utilities could affect the final design of the pipeline, or at the connection to the existing pipelines, we will identify locations where these utilities can be potholed to verify their location. The cost for performing the potholing is not included in this scope.

Task 1-5: Geotechnical Investigation. A detailed geotechnical investigation, including subsurface exploration, laboratory testing, and engineering analysis will be performed along the alignment and specifically near the UDOT highway where trenchless methods may be required for installation of the proposed sewer line. BC&A will subcontract with Gerhart Cole, Inc. for the geotechnical investigation. Four boreholes will be drilled to 15 feet approximately 60 feet of total drilling depth along the site as necessary to identify soil classification, location of water table, and other data that could significantly impact design requirements, construction cost, and whether native materials will be suitable for trench backfill. A geotechnical report for use during the design will be prepared and delivered. Geotechnical logs will be included in the Contract Documents for contractor reference during the bidding and construction phases. Camp Williams

personnel and/or Blue Stakes will mark the locations of existing water lines and other buried utilities in the proposed corridor prior to drilling boreholes.

Task 1-6: Design Review Meetings. BC&A personnel will attend meetings with UNG and Lehi City throughout the project to coordinate design details, project progress, and to facilitate design reviews.

Task 1-7: Coordination and Permitting Assistance. We will assist UNG Camp Williams or the selected contractor in obtaining the needed permits for the project. It is not anticipated that the project will require a conditional use permit based on preliminary discussions with Lehi city personnel. If a conditional use permit is required, the scope and fee will be updated to include the additional coordination and permit assistance. It is anticipated that the contractor will need to obtain the following permits: Excavation/Encroachment Permit from Lehi City and an Encroachment Permit from the Utah Department of Transportation. We will prepare information required for the permit application, coordinate with the permitting agencies, and assist in obtaining the permits. We will also identify as part of the contract documents, the permits required by the contractor. The construction contractor will be responsible for obtaining the construction permits. Erosion control measures and other details in the project plans and specifications will indicate minimum requirements for the contractor.

Phase 2 – Design

Task 2-1: Preliminary Design (30%). A preliminary layout of the pipeline will be developed using information obtained from Phase 1. Locations of planned connections to existing pipes will be shown. BC&A will prepare a preliminary design memorandum documenting the results and recommendations from the preliminary design. The memo will be used as the basis for developing detailed designs. This memo will be provided in PDF electronic format. Five (5) paper copies will be provided. A review meeting will be held to obtain feedback on the Phase 1 information and proposed alignment.

Task 2-2: 60% Design. The drawings will be updated and additional information shown including known utilities. A review meeting will be held with the UNG and Lehi city to obtain feedback on the design progress. Meeting notes will be prepared and delivered for all meeting attendees.

Task 2-3: 90% Design. BC&A personnel will incorporate review comments from the 60% design review and update the drawings with all details and notes. Technical specifications will also be prepared for the project. Five (5) paper copies of the 90% design drawing and technical specifications will be provided for review. A review meeting will be held with the UNG and Lehi city to obtain feedback on the design progress. Meeting notes will be prepared and delivered for all meeting attendees.

Task 2-4: Final Design. Comments from the previous review meeting will be addressed and the sewer drawings and technical specifications will be finalized and stamped for construction. BC&A will also prepare an engineer's opinion of probable construction cost for the project.

A list of drawings that we would anticipate preparing for the project is presented below:

<u>Sheet</u>	<u>Description</u>
1	Project Location and Vicinity Map, Index to Drawings
2	Abbreviations, Symbols and Legends and General Notes
3	Key Map
4-12	Pipeline Plan and Profile Drawings
13-15	Pipe, Manhole, Connection and Boring Details
16-17	Construction and Erosion Control Details

Task 2-5: Specifications and Project Documents. We will prepare electronic PDF of contract documents and 11x17 drawings for bidding on the project including the Summary of Work and BC&A technical specifications. We will provide 5 paper copies of contract documents and 11x17 drawings to the UNG. It is anticipated that the drawings will be bound separately. It is assumed that front end bid and contract documents for the project will be prepared by the UNG.

SCHEDULE

The design work associated with this project will be completed by September 2013 so the project can be bid in Fiscal Year 2013. Depending on the length of the City reviews, the schedule can be accelerated. It is estimated that construction will take approximately 4 months but an 8 month construction time is recommended due to seasonal conditions. The proposed project schedule is summarized as follows:

Award of Design Contract	June 3, 2013
Project Kick-off Meeting	June 6, 2013
Survey and Geotechnical Complete	June 28, 2013
Preliminary Design	June 28, 2013
Preliminary Design Review	July 1, 2013
60% Design	July 22, 2013
60% Design Review	August 5, 2013
90% Design	August 16, 2013
90% Design Review	August 23, 2013
100% Design	September 9, 2013
Bid Period	Sept 9 – Sept 24, 2013
Bid Date	Sept 24, 2013
Award of Const. Contract	Sept 30, 2013
Construction Period	Oct 17, 2013 – April 18, 2014 (8 months)

FEE

A break down of the proposed fee is shown in Table 1.

**Rough Order of Magnitude Cost Estimate
for Offsite Sewer to Lehi, Pipe Size
According to Lehi Master Plan**



**Bowen Collins
& Associates, Inc.**
CONSULTING ENGINEERS

Date: 5/14/13

Project: Utah National Guard, Camp Williams

Prepared by: JO

No.	Item	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00
2	8 inch Sanitary Sewer	0	LF	\$ 75.00	\$ -
3	10 inch Sanitary Sewer	2,630	LF	\$ 95.00	\$ 249,850.00
4	12 inch Sanitary Sewer	2,630	LF	\$ 100.00	\$ 263,000.00
5	15 inch Sanitary Sewer	4,190	LF	\$ 110.00	\$ 460,900.00
6	21 inch Sanitary Sewer	330	LF	\$ 130.00	\$ 42,900.00
7	6' Wide Asphalt Pavement	58,680	SF	\$ 6.00	\$ 352,080.00
8	5 Foot Diameter Manhole	25	EA	\$ 7,500.00	\$ 187,500.00
9	Flow measuring Manhole	1	EA	\$ 20,000.00	\$ 20,000.00
10	Bore and Jack Segment (possibly 40' length)	2	EA	\$ 50,000.00	\$ 100,000.00
11	Traffic Control	1	LS	\$ 60,000.00	\$ 60,000.00
12	Site Restoration	1	LS	\$ 30,000.00	\$ 30,000.00
13					
14					
15	Subtotal				\$ 1,796,230.00
16	Contingency	1	LS	15%	\$ 269,434.50
17					
18	Estimate Total				\$ 2,066,000.00
19					



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: July 1, 2013
Subject: **Approval for UNG Camp Williams South Garrison Infrastructure Design**
Presenter: Lt. Colonel Matt Price
Darek Sagers

Recommendation

I recommend the Board approve the request from the Utah National Guard to proceed with the design of the Camp Williams South Garrison Infrastructure.

Background

Architectural/Engineering services are required for the design of a new and expanded infrastructure at Camp Williams. The federally funded design budget is \$600,000. This project will include the upgrade and expansion of roadways, parking lots, and utilities on the southern upper garrison and then expand to the new lower garrison as per the master plan. Construction budget for this project is \$11 Million.

JLR: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: July 1, 2013
Subject: **Approval of a Joint Project with Department of Natural Resources and Department of Public Safety for a Law Enforcement Training Facility and Dedicated Range**
Presenter: Scott Stephenson, Dept. of Public Safety

Recommendation

I recommend the Board approve a request from the Department of Natural Resources and the Department of Public Safety for a Law Enforcement Training Facility and Dedicated Range at the Lee Kay Shooting Center for the amount of \$212,700.

Background

The DNR has a need for a full time dedicated law enforcement training range in the Salt Lake area. In addition, the Department of Public Safety has a need to relocate due to current restrictions in place at the law enforcement only firing range located at Camp Williams. Current restrictions relating to fire danger at Camp Williams has produced scheduling conflicts with academy training schedules. This joint venture will involve the utilization of DWR property at the Lee Kay Center and POST infrastructure expertise to a mutually beneficial end. The cost to create the firearms range will include power brought to the proposed range area and the cost to install the target system. The cost associated with the dirt work will be minimal due to the resources and relationship that Lee Kay Range management has with various contractors. There will be no O & M requested for this project.

JR:cn
Attachments



GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER
Executive Director

Division of Wildlife Resources

GREGORY SHEEHAN
Division Director

June 27, 2013

DFCM Board

The Utah Division of Wildlife Resources, Law Enforcement Section (DWR) has long considered the option of developing a law enforcement training facility and dedicated range at the Lee Kay Shooting Center.

The Utah Department of Public Safety, Peace Officer Standards and Training Bureau (POST), is also in need of a suitable training range for in-service and cadet firearm instruction.

DWR and POST are exploring the feasibility of entering into a joint project, which would involve the utilization of DWR property at the Lee Kay Center and POST infrastructure/expertise to a mutually beneficial end.

Respectfully,

A handwritten signature in blue ink that reads "T. Wood".

Tony Wood
Chief, Law Enforcement
Utah Division of Wildlife



Utah Department of Natural Resources and Utah Department of Public Safety Law Enforcement Range Proposal

Project Need

The Utah Department of Natural Resources (DNR) recognizes there is a need for a full time dedicated law enforcement training range in the Salt Lake area. The Utah Department of Public Safety (DPS) has a need to relocate due to current restrictions in place at the law enforcement only firing range located at Camp Williams.

Essential Timing

The current restrictions relating to fire danger at Camp Williams are producing scheduling conflicts with academy training schedules thus necessitating the need to expedite the building of a firearms training facility.

Cost and Funding

The cost to create the firearms range will center on power brought to the proposed range area and the cost to install the target systems. The dirt berm and the cost associated with the dirt work will be minimal or not at all due to the resources and relationship the Lee Kay Range management has established with various contractors.

Estimated electrical cost – (Alex Lepley working)

Estimated range target systems - Explain Action Target estimate

Supporting Documents

A written agreement from DNR has been signed for of this range project to move forward. See attachment

An outline of the Lee Kay along with the proposed range layout is attached.

DESIGN CRITERIA

-FIXED POSITION FIRING RANGE:

TRAJECTORY'S START AT 1' ABOVE FINISHED FLOOR, AT FIRING LINE
 SECONDARY TRAJECTORY'S DESIGNED TO CONTAIN 8' PROJECTILE DEFLECTION.
 BAFFLE LAYOUT PROVIDES STEEL COVERAGE OF TRAJECTORY + 2' ON BAFFLE/TRAP.
 COVERAGE EXTENDS 36" BEHIND FIRING LINE, PROVIDING A 90° CONTAINMENT AREA AT FIRING LINE.
 BAFFLE ANGLE DESIGNED TO NOT EXCEED 30".
 TARGETRY HEIGHT DESIGNED TO PLACE THE TOP OF HEAD AT 5'-10" AFF.

-TACTICAL FIRING RANGE:

TRAJECTORY'S START AT 1' ABOVE FINISHED FLOOR, AT FURTHEST FIRING POSITION TO 10 METERS
 TRAJECTORY'S AT 3 METER TO 10 METER LOCATIONS START AT 5' ABOVE FINISHED FLOOR
 SECONDARY TRAJECTORY'S DESIGNED TO CONTAIN 8' PROJECTILE DEFLECTION.
 BAFFLE LAYOUT PROVIDES STEEL COVERAGE OF TRAJECTORY + 2' ON BAFFLE/TRAP.
 COVERAGE EXTENDS 36" BEHIND FIRING LINE
 TACTICAL LAYOUT PROVIDES A 90° CONTAINMENT AREA FROM THE 3 METER LINE TO THE FURTHEST
 FIRING POSITION.
 BAFFLE ANGLE DESIGNED TO NOT EXCEED 30".
 TARGETRY HEIGHT DESIGNED TO PLACE THE TOP OF HEAD AT 5'-10" AFF.

-M.A.T.C.H. (MODULAR ARMORED TACTICAL COMBAT HOUSE):

DESIGNED TO CONTAIN ROUNDS FIRED BETWEEN 0° AFF AND 84° AFF.
 WALLS DESIGNED TO BE A NOMINAL 8' TALL, WITH 84° AFF AND ABOVE DESIGNATED NO SHOOT ZONE.

WALL SYSTEM AND GRID REFERENCES DESIGNED ON A 4'-0" x 4'-0" GRID.

PAINT SCHEME:

RED PAINT - NO SHOOT ZONE

WHITE PAINT - SHOOT ZONE

WHEN CONFIGURING TRAINING SCENARIO'S BE AWARE OF THE TRAJECTORY OF THE ROUND

AFTER IT PENETRATES THE INTENDED TARGET.

TAN PAINT - CAUTION ZONE

ROUNDS HAVE POTENTIAL TO PENETRATE THIS ZONE.

GENERAL ELECTRICAL NEEDS:

-GENERAL ELECTRICAL REQUIREMENTS FOR RANGES AND MAJOR EQUIPMENT:

1. RANGE WILL HAVE 120/240 VAC AND MULTIPLE 20 AMP CIRCUITS PROVIDED BY OTHERS IF ANY OF THE FOLLOWING CONDITIONS ARE PRESENT IN ATTACHED RANGE DESIGN.

IF:

- TARGETRY IS PRESENT.
- TARGETRY CONTROL EQUIPMENT IS PRESENT.
- STALL (AND/OR) RANGE LIGHTING IS PRESENT.
- COMMUNICATION SYSTEMS ARE PRESENT.
- A DUST COLLECTION UNIT IS PRESENT.
- AN AIR COMPRESSOR IS PRESENT

2. RANGE WILL HAVE MULTIPLE 3 PHASE 208/240/480 VAC DISCONNECTS PROVIDED BY OTHERS IF ANY OF THE FOLLOWING CONDITIONS ARE PRESENT IN ATTACHED RANGE DESIGN.

IF:

- A SCREW CONVEYOR SYSTEM IS PRESENT. (TYPICALLY UTILIZES 2 OR MORE 3HP 3 PHASE MOTORS)
- A DUST COLLECTION UNIT IS PRESENT.

DISCLAIMERS

-ELECTRICAL:

WHERE ELECTRICAL CONTRACTOR IS REQUIRED ALL ACTION TARGET INC. ELECTRICAL DRAWINGS WILL BE USED ONLY AS REFERENCE MATERIAL. FOR THE ELECTRICAL CONTRACTOR TO UTILIZE IN THEIR DESIGN OF THE COMPLETE BUILDING / RANGE SYSTEM (UNLESS NOTED OTHERWISE). FINAL LOCATION OF ELECTRICAL EQUIPMENT CONTAINED IN THE ACTION TARGET INC. ELECTRICAL LAYOUTS TO BE VERIFIED WITH ACTION TARGET INC., ELECTRICAL CONTRACTOR, AND CUSTOMER BEFORE INSTALLATION.

-ARCHITECTURAL:

ALL BUILDING MEASUREMENTS ARE TO BE CONSIDERED ACTION TARGET INC. SUGGESTIONS, UNLESS PROPER DIMENSIONAL PLANS / INFORMATION HAS BEEN PROVIDED. ACTION TARGET INC. IS NOT LIABLE FOR ANY CONFLICTS BETWEEN ITS EQUIPMENT AND ANY VARIATIONS FROM THE BUILDING DESIGN (AS PORTRAYED FROM CUSTOMER TO ACTION TARGET INC. EITHER BY PROVIDED PLANS OR OTHER FORM OF COMMUNICATION) AND THE COMPLETED BUILDINGS DIMENSIONS AND LAYOUT. ADDITIONAL MATERIAL AND PRODUCT REDESIGN MAY BE REQUIRED IF THE STRUCTURE VARIES FROM INDICATED SIZE AND LAYOUT.

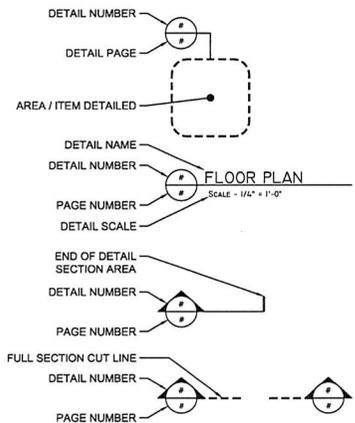
-STRUCTURAL:

WHERE ENGINEER IS REQUIRED ALL ITEMS PERTAINING TO ACTION TARGET INC. MATERIALS AND EQUIPMENT, AND ITS CONNECTION TO / SUPPORT FROM THE STRUCTURE IS TO BE VERIFY AND APPROVED BY THE ENGINEER OF RECORD. ALL ACTION TARGET INC. PLANS INDICATING ANCHOR SIZES AND CONNECTION METHOD, CONCRETE DEPTH, REBAR LAYOUTS, AND ANY OTHER ITEMS PERTAINING TO THE CONNECTION AND SUPPORT OF ACTION TARGET INC. EQUIPMENT TO BE UTILIZED BY ENGINEER AS ACTION TARGET INC.'S PREFERRED METHOD.

-USE AND REPRODUCTION:

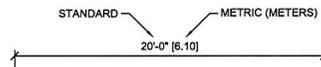
THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED. PUBLICATIONS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED, UNLESS WRITTEN CONSENT IS PROVIDED BY ACTION TARGET INC. DRAWINGS REMAIN THE PROPERTY OF ACTION TARGET INC. WITHOUT RESERVATION.

SYMBOLS & CALLOUTS



DIMENSION CLARIFICATION

ALL DIMENSION LINES SHOW DEFAULT OF U.S. STANDARD UNITS, WITH METRIC UNITS AS SECONDARY INDICATED BY THERE LOCATION BETWEEN THE FOLLOWING SYMBOLS []
 SEE EXAMPLE BELOW FOR CLARIFICATION:



ABBREVIATIONS

ABBREVIATED	UN-ABBREVIATED
AFF	ABOVE FINISHED FLOOR
APRX	APPROXIMATE / APPROXIMATELY
APROX	APPROXIMATE / APPROXIMATELY
ATI	ACTION TARGET INC.
AWG	AMERICAN WIRE GAUGE
BOS	BOTTOM OF STEEL
BOT	BOTTOM
CL	CENTER LINE
CFM	CUBIC FEET PER MINUTE
DCU	DUST COLLECTION UNIT
EMT	ELECTRICAL METALLIC TUBING
EQ	EQUAL / EQUALS
EQ APPROX	EQUAL APPROXIMATE
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
LBS	POUNDS
MDU	MOTOR DRIVE UNIT
NTS	NOT TO SCALE
PSI	POUNDS PER SQUARE INCH
RBT	RUBBER BERM TRAP
SCS	SCREW CONVEYOR SYSTEM
SPKR	SPEAKER
TCT	TOTAL CONTAINMENT TRAP
TCT 2	TOTAL CONTAINMENT TRAP VERSION 2
TCT 4	TOTAL CONTAINMENT TRAP VERSION 4
TCT 4D	TOTAL CONTAINMENT TRAP VERSION 4D
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED



(800) 377-8033
 (800) 377-8096 (FAX)
 WWW.ACTIONTARGET.COM
 P O Box 636
 FPOOD UT, 6460304
 THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE PREPARED. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED, UNLESS WRITTEN CONSENT IS PROVIDED BY ACTION TARGET INC. DRAWINGS REMAIN THE PROPERTY OF ACTION TARGET INC. WITHOUT RESERVATION.
 ACTION TARGET INC.
 2024 ALL RIGHTS RESERVED

EXAMPLE SET
 NOT FOR CONSTRUCTION

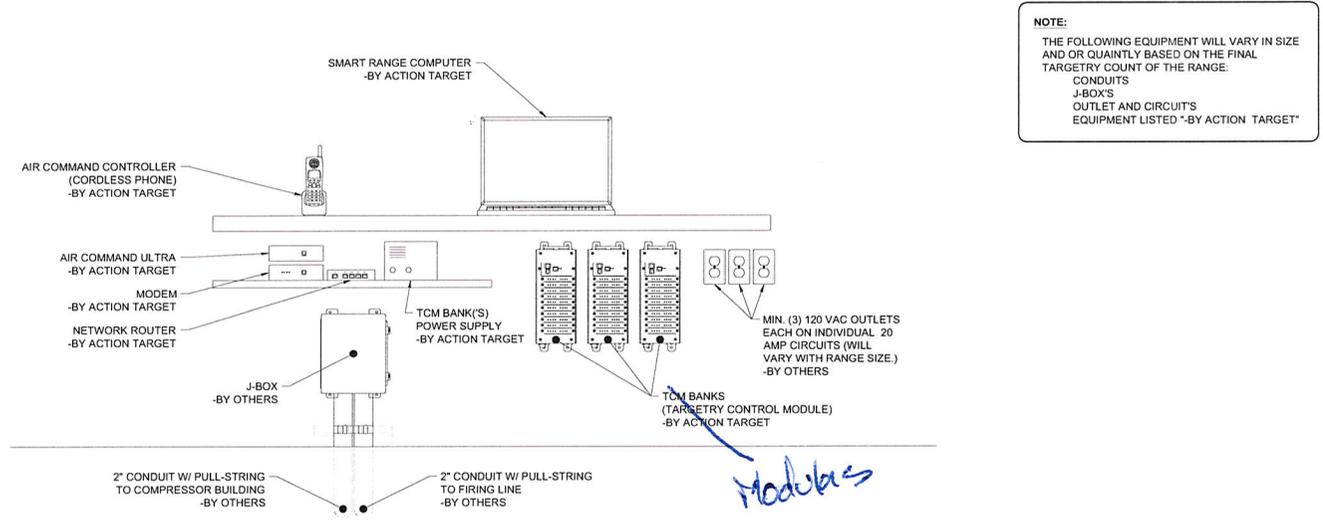
PROJECT NUMBER		DATE	
JAMES SOVINE	2013-03-27	REVISION	DATE
JEREMY HADLER			
KEVIN HILL			
NOTES / KEY:			

DRAWING TITLE:
GENERAL NOTES

DRAWING NUMBER:
2002

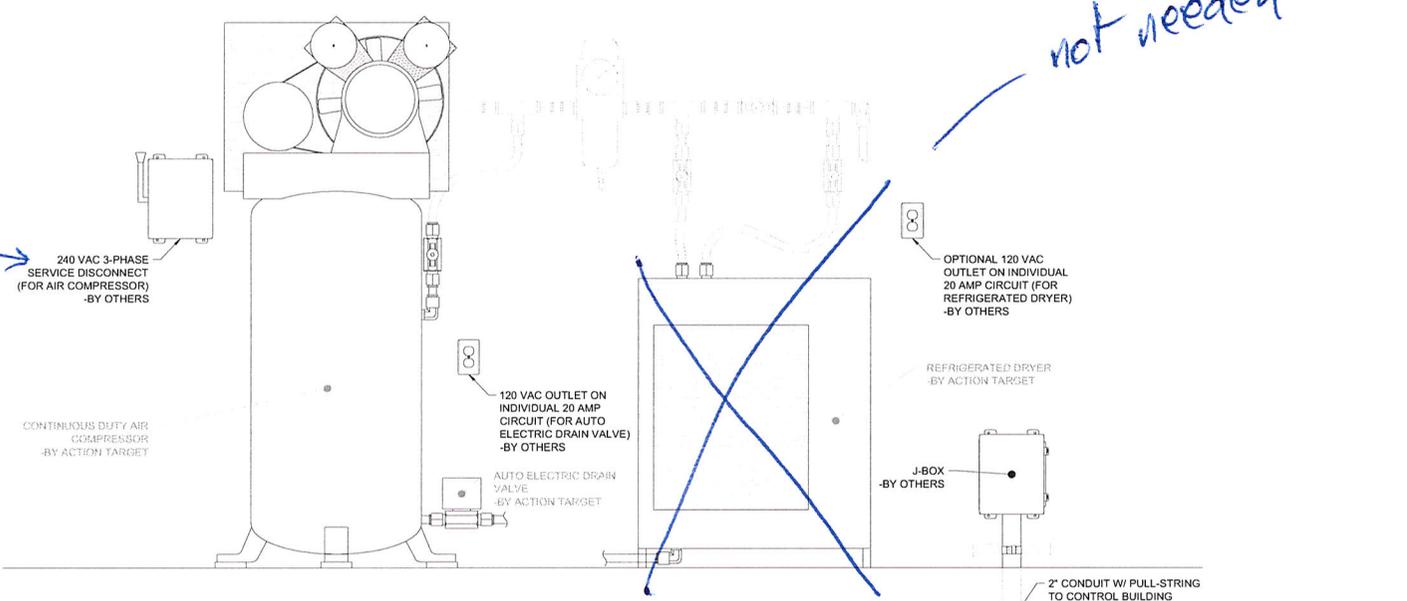
SAVED: 2013-03-27 16:51:43 BY: JEREMY AT: \\FILES\SHARE\RD\DRAWING\PROJECT\OPENUD_XRD_DETAILED\UD_DETAILED.DWG

SAVED: 2015-03-27 10:51:47 BY: JERRY AT: \\FILES\SHARE\HD\DRAWINGS\PROJECTS\05ENVIL\200_DETAL\CAD_WORKING\DLX90_DETAL.DWG



NOTE:
THE FOLLOWING EQUIPMENT WILL VARY IN SIZE AND OR QUANTITY BASED ON THE FINAL TARGETRY COUNT OF THE RANGE:
CONDUITS
J-BOX'S
OUTLET AND CIRCUIT'S
EQUIPMENT LISTED "-BY ACTION TARGET"

1 CONTROL AREA SECTION
SCALE - 1/4" = 1'-0"



3 COMPRESSOR AREA SECTION
SCALE - 1/4" = 1'-0"

ACTION TARGET

P.O. Box 636
P.O. Box 636
P.O. Box 636
P.O. Box 636
P.O. Box 636

(801) 377-4033
(801) 377-4096 (FAX)
WWW.ACTIONTARGET.COM

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE FOR REPRODUCTION OR PUBLICATION BY ANY METHOD OR MEANS OF ANY KIND. ANY REPRODUCTION OR PUBLICATION BY ANY METHOD OR MEANS OF ANY KIND IS PROHIBITED. DRAWINGS REMAIN THE PROPERTY OF ACTION TARGET, INC. WITHOUT RESERVATION.

ACTION TARGET, INC.
© 2015 ALL RIGHTS RESERVED

EXAMPLE SET
NOT FOR CONSTRUCTION

PROJECT INFORMATION		NOTES / A/E/C	
PROJECT NAME	JAMES SOVINE	DATE	
PROJECT NUMBER	JERRY TADLERIE	REVISION	
DATE	KEVIN HILL	NO.	BY
ISSUED BY	2015-03-27	1	
SCALE		2	
		3	
		4	
		5	
		6	
		7	
		8	
		9	
		10	

TYPICAL DLX 90 RANGE

DRAWING TITLE:
ELECTRICAL SECTIONS

SCALE FOR ORIGINAL DRAWING: 1/4" = 1'-0"

DRAWING NUMBER:
Z731



Action Target Inc. Box 636, Provo, UT 84603-0636 801-377-8033 FAX: 801-377-8096

State of Utah - Public Safety - Post

Salt Lake City, UT 84119

Quotation: 71991 By: Layne Ashby Printed: 2013-Jun-28

Included Items:

- 1 **Re-Install Deluxe 90 Target Range with Computer Control Systems** 17,500.00
 30 Dlx 90 Targets with valves for independent target control.
 SmartRange computer target control and wireless remote control system. Price includes re-install of; Dlx90's, Modulas, air compressor, computer, power supply. New parts to be provided; updated SmartRange software and interfaces, wiring, air tubing, anchors, misc. hardware, and factory installation.

- 1 **Complete Deluxe 90 Target Range with Computer Control Systems** 98,000.00
 70 Dlx 90 Targets with valves for independent target control.
 SmartRange computer target control and wireless remote control system. Prices include all parts, equipment, computer, software and interfaces, compressor, power supply, wiring, air tubing, misc. hardware, and factory installation.

- OPTION: D-Taps Target Range with Computer Control System \$146,000
 70 180 degree turning targets with valves for independent target control. This is the perfect system for good/bad decision making drills. SmartRange computer target control and wireless remote control system. Prices include all parts, equipment, computer, software and interfaces, compressor, power supply, wiring, air tubing, misc. hardware, and factory installation.

- 1 **Complete 400' Ballistic Kneewall** 96,000.00
 Includes; all 3/8" AR500 steel panels, joints, legs, unistrut rails, wood fascia, misc. hardware, and factory installation.

Shipping	1,200.00
Total	<u>212,700.00</u>

Payment Terms:

See Comments

Shipping Terms:

F.O.B. Provo

Installation Terms:

Factory Install

Terms and Conditions:

You must reference the Order Number above on your purchase order to secure best price. Price will be honored for 60 days from the quotation date if no other date is specified herein. Action Target reserves the right to adjust installation costs based upon the actual site conditions encountered. Unless explicitly itemized, price does not include taxes, bonds, fees, assessments, licenses, mandatory wage requirements or other regulatory costs which may be applicable to the job site.

Comments:

You are responsible to determine whether you are obligated to pay sales tax in your area. Any taxes shall be added to this proposed price.

Payment terms are:

- 30% with signed contract
- 60% prior to equipment being shipped
- 10% upon job completion

Other Contractors shall be responsible for; earthwork, general construction, concrete, engineering, all structural components, conduits, utilities, permits, trash removal, and off-loading materials at the job site prior to the arrival of the ATI installation crew.

The above terms and conditions are satisfactory and hereby accepted. In addition buyer acknowledges he/she has read and understands the items customer is required to provide including a lead free work site. Information contained in this quote is confidential and not for distribution.

Layne Ashby
Territory Manager

Diana Rotolo
Sales Associate



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: June 26, 2013
Subject: **State of Utah PM Audit and FCA Summary**
Presenter: Jeff Reddoor

Building Board Manager, Jeff Reddoor will report on the Preventive Maintenance and Facilities Condition Assessment for the years 2012 and 2013. Summaries will be given for the following agencies:

Administrative Services
Corrections
Higher Education
Fairpark
Human Services
National Guard
Natural Resources
Public Education
UCAT
UDOT
Veterans Affairs
Agriculture
Public Safety

RPA: cn
Attachment



Facilities Construction
& Management

a division of the Department of Administrative Services

State of Utah

PM Audit, FCA Summary



State of Utah

Division of Facilities Construction and Management
4130 State Office Building Salt Lake City, Utah 84114-1002
Phone: 801-538-3263 Fax: 801-538-3378

Preventive Maintenance and FCA Program

Statistical Data

AGENCIES CONTACTED

- A comprehensive contact list has been created to track agency contacts and to allow for proper notification of audit and assessment activities.
- Delegation letters have been created and need to be approved and dispersed by the DFCM Director.

Approximately 52 million square feet of State owned Facilities.

- 34 million square feet belonging to Higher Education.
- 18 million square feet belonging to various State Agencies.

PM AUDIT WORK COMPLETED

- 22.5 million square feet has been audited since January 2012, including follow-ups.
- 372 audit reports have been completed.
- Approximately 20 audits and completed reports are completed monthly.
- Continuously review and edit the prescribed preventive maintenance standards to bring them up to date. Current standards were mandated and written in 1997 and will need to be updated and approved by the Utah State Building Board in the near future.

FCA WORK COMPLETED

- A total of 9.8 million square feet have received Facility Condition Assessments between 2011 and 2013.
- An additional 7.4 million square feet is scheduled for the upcoming FY-14 assessment year.
- Developed and confirmed an accurate building list containing all agencies with updated building sizes, construction dates and property numbers. Determine and separate Leased, Auxiliary and Part-Auxiliary buildings.

PREVENTIVE MAINTENANCE AUDIT PROCESS

1. Establish agency contacts concerning facility maintenance and condition on various levels.
2. Prepare schedule for audits. (send announcement, prepare itinerary)
3. Meet at facility with agency representatives to review needs, concerns, and on sites walk through.
4. Take photographs of various equipment and conditions in building
5. Review audit questionnaire report with agency representatives and score audit.
6. Evaluate existing conditions of facility and prepare written recommendations to aid in the compliance process.
7. Generate audit reports and distribute reports as necessary.
8. All information gathered from audit process is used to build electronic databases and report to Building Board.
9. Maintain customer follow-up support and follow-up audits.

FCA EVALUATIONS

1. Interact with agencies to find and identify State owned buildings in need of Facility Condition Assessments.
2. Establish fiscal year list of buildings to receive FCA's.
3. Schedule contracted FCA firm to meet with agency, and interact with both parties as needed.
4. Thoroughly review all reports and deficiency lists for errors.
5. Provide technical support to outside agencies when accessing FCA software.
6. Communicate audit scores with FCA reports and recommendations to DFCM, Agency, and staff.
7. Process all invoices, change orders and contract modifications as needed throughout the fiscal year.

Year End Audit Results by Agency						
	Audited/Scheduled	% of Agency	Total Square Feet	% Sq.Ft.	Agency Average	Most Recent
Administrative Services	57	32%	4,684,543	63%	94.00	2012
Corrections	8	100%	1,962,693	100%	89.71	2012
Higher Education	93	3%	5,359,827	10%	91.80	2012
Fairpark	1	100%	371,826	100%	77.10	2012
Human Services	17	45%	1,436,241	89%	94.51	2012
National Guard	5	33%	783,930	47%	92.32	2012
Natural Resources	33	54%	777,960	58%	92.99	2012
Schools for the Deaf and Blind	2	18%	155,774	91%	85.10	2012
UCAT	4	57%	1,223,500	94%	90.65	2012
UDOT	66	46%	955,588	54%	88.35	2012
Veterans Affairs	2	25%	118000	92%	93.15	2012
Agriculture						
Public Safety						
Statewide Totals	288	62%	17,829,882	35%	89.97	2012

Higher Education Scores By Campus				
	Audited	Total Square Feet	% Sq.Ft.	Overall Score
Dixie State University	5	130,064	13%	92.90
Salt Lake Community College	24	1,266,177	60%	91.05
Snow College	8	369,515	39%	92.85
Snow College/ Richfield	6	146,487	100%	92.90
S.U.U.	14	641,089	40%	96.30
U of U	8	693,714	4%	90.85
U.S.U.	9	931,742	14%	92.20
U.S.U. Eastern (CEU)	4	141,331	6%	90.60
U.S.U. San Juan Campus	4	49,840	100%	87.80
U.V.U	5	501,683	23%	92.90
Weber State University	6	488,185	19%	89.50
Statewide Totals	93	5,359,827	10%	91.80

2012 Utah Colleges of Applied Technology By Campus

	Audited	Total Square Feet	% Sq.Ft.	Overall Score
Bridgerland ATC	Apr-12	290,342	99%	86.20
Davis ATC	May-12	464,492	100%	94.10
Dixie ATC				
Mountainland ATC	Sep-12	35,000	19%	89.40
Ogden-Weber ATC	May-12	431,666	100%	92.90
Southwest ATC				
Tooele ATC				
Statewide Totals	164,213	1,221,500	80%	90.65

PM Coordinator Summary Report 2012

Administrative Services (DFCM) –

- 2012 average score of 94 %
- 57 Individual sites visited, totaling 63% of their respective square footage.
- Responsible for roughly 7.5 million sq.ft., 185 individual buildings.

This agency is performing well overall. DFCM has mandated a functional CMMS (AiM) be used at all of their properties which greatly assist them in meeting the required USBB standards. Operating regionally throughout the state, the expectations have been well communicated and are for the most part being upheld.

Corrections –

- 2012 average score of 89.71 %
- 8 Individual sites visited, totaling 100% of their respective square footage.
- Responsible for roughly 1.9 million sq.ft., 158 individual buildings.
- Agency does well at meeting the prescribed standards at the two major campuses (CUCF and Draper), but struggles to meet the administrative and physical requirements at smaller facilities.

The Utah Department of Corrections has implemented appropriate preventive maintenance standards at both the CUCF – Gunnison, and Draper Prison sites. Remote sites and smaller AP&P offices do not have a functioning CMMS in place. Administrative requirements mandate a data-based log book or CMMS be in place for all facilities regardless of size. UDC Management does not see the cost of implementing a CMMS as fiscally justifiable.

Fairpark –

- 2012 score of 77.1 %
- Agency is responsible for 45 buildings at the Utah State Fairpark totaling roughly 372,000 sq.ft.
- Agency has never received a score at or above the expected 90 %.

The Utah State Fairpark has been visited five separate times since the creation of the Utah State Building Board's Preventive Maintenance Standards. During each audit, the observed conditions have either not improved or were observed to be in worse condition than the previous audit. This agency has no CMMS in place and does not have a mandated

maintenance scheduled for any of its facilities. Conditions at the complex continue to decline.

Higher Education –

- 2012 average score of 92.15 %
- Sites visited included: Salt Lake Community College (Redwood and Jordan Campuses), Utah State University, Snow College (Ephraim), Southern Utah University, College of Eastern Utah, Utah Valley University, Weber State College.
- Audits typically include a walkthrough of several buildings on-site, with scoring being averaged for those buildings.
- By far the largest agency, it is responsible for roughly 34 million sq.ft of building space at 1,275 buildings.

This agency is comprised of multiple very large campuses, all operating independently from one another. Due to the size of each of these campuses, DFCM is conducting PM Audits more frequently to allow the overall score to be ongoing and representative of each individual visit. Most campuses were observed to have comprehensive maintenance programs already in place. Deficiencies at these campuses were typically found to be in regards to a lack of administrative data or in some cases, critical life safety items not being properly addressed. Scores for these campuses will be expected to fluctuate to a certain degree, but should remain above the required 90%.

Human Services –

- 2012 average score of 94.51 %
- 17 separate sites were visited in 2012, totaling 89 % of their respective square footage.
- Agency is responsible for roughly 1.6 million sq.ft., 138 separate buildings.
- Agency is comprised of the Utah State Hospital, American Fork Developmental Center and multiple Juvenile Justice and Youth Corrections facilities.
- The State Hospital and the Developmental Center act as standalone campuses, while the rest of the state has been regionalized amongst three separate supervisors.

The Department of Human Services has made meeting the prescribed maintenance standards a high priority at all of their facilities. They have developed and mandated the use of a functional CMMS called FiTS at all of their facilities and large campuses. In addition to the use of their CMMS, they also have very detailed and comprehensive log books at each Juvenile Justice and Youth Corrections facility to ensure that all required documentation is onsite and up to date. DHS demonstrates a very pro-active approach to facility maintenance and is currently exceeding required standards.

National Guard –

- 2012 average score of 92.32 %
- Agency is responsible for 810,000 sq.ft., 24 separate facilities.
- Five separate facilities were visited totaling 47% of the agency's respective square footage.
- Square footage totals for this agency continue to be skewed due to many federally operated buildings remaining on the Risk Management provided building list.

The Utah National Guard continues to improve their maintenance program. All buildings outside of Camp Williams are maintained under one program, while the Camp Williams facilities are entirely separate. DFCM is maintaining the majority of the NG Armories throughout the state, but the Landscaping and Custodial tasks at those facilities remain under the control of the UNG. National Guard maintenance staff has the difficulty of meeting both the Utah State Building Board PM Standards and any and all Federal requirements set in place. Preventive Maintenance Audits are ongoing and the agency appears to prioritize identified deficiencies between visits.

Natural Resources –

- 2012 average score of 92.99 %
- Agency manages roughly 1.6 million sq.ft of building space, divided between 41 State Parks and 18 fish hatchery and wildlife buildings.
- 33 separate sites were visited in 2012 which total 58 % of the agencies' facilities.
- Parks and Wildlife operate individually under this one agency.
- Agency continues to improve their maintenance program, while dealing with the uniqueness of their agency.

The Utah Department of Natural Resources has struggled in the past with meeting the required Preventive Maintenance standards. This agency has developed and mandated the use of a CMMS named WiMS (Wildlife), and PiMS (Parks) to help them meet the requirements put in place. Typical preventive maintenance activities at each state park are performed by the park manager or designated maintenance person. Typical building systems at parks are very basic in design and therefore seldom require specialized staff to perform general maintenance. Wildlife facilities have more specialized equipment in place due to their operational activities. Most of this equipment is maintained under contract. The buildings systems that are residential or basic in design are typically maintained by the Hatchery supervisor or designated maintenance person.

Public Education –

- 2012 average score of 85.1 %
- Site visits to two facilities comprised 91 % of the agency's sq.ft.
- This agency manages two large schools and several small modular facilities pertaining to the education of Deaf and Blind students.
- This agency admits that it struggles to meet the maintenance standards and has recently asked that DFCM look at assuming maintenance responsibilities at its two main campuses.

The Utah Schools for the Deaf and Blind currently have one full time building maintenance person on staff that is frequently called upon to perform program functions. The lack of a functional CMMS and shortage of staff have left these campuses struggling to meet the required PM standards. The agency has decided that it would prefer to have DFCM manage its facilities, so it can focus on its primary purpose of educating disabled students.

Utah Colleges of Applied Technology –

- 2012 average score of 90.65 %
- PM Audits were conducted at four separate campuses, that total 94% of the agency's building space.
- Agency is currently operating at three major campuses (Bridgerland, Davis and Ogden-Weber) with many smaller campuses coming online throughout the state.
- There is no mandated program set in place by the agency to standardize the maintenance of their facilities.

This agency used to be included with the Higher Education agency, but has recently become its own agency. This agency is divided statewide between several campuses, each with their own maintenance program and own problems. New campuses are being brought online with no centralized mandate or program in place. It is highly recommended that this agency look at each campus as part of a larger program and institute a functional building maintenance plan. Discussions have taken place with most of the new campuses to make them aware that the Utah State Building Board standards exist and that they need to be upheld. A cooperative effort between all campuses should be encouraged to UCAT administration.

Utah Department of Transportation –

- 2012 average score of 88.35 %
- Agency is responsible for the maintenance of roughly 1.7 million sq.ft of building space.
- Audits were conducted at 66 separate locations, equaling 54% of the total square footage.
- The majority of this agency's building space consists of metal or cinder block maintenance stations with very limited or basic building equipment.
- Rest areas throughout the state are also included in this agency's responsibilities. Rest areas are contracted out to a property management company.

UDOT is a very unique agency by design. The state is divided into four separate regions; each region is acting individually from the others. When the PM Standards were mandated in 1997 this agency instituted a CMMS called FM2 for all four regions. This CMMS operates as a stand-alone program and cannot be accessed remotely. It was mandated that one person for each region would operate this program, distribute work orders to each of the maintenance stations, receive them back as completed and update the CMMS. In 2006 when DFCM was no longer performing audits, many of the UDOT regions stopped using the CMMS. Being a standalone system, the computers that had it installed have since been replaced and the program is no longer in place. UDOT needs to have an agency wide CMMS and maintenance standard in place that includes proper onsite documentation, a work order generating and tracking system. It only seems appropriate that this system be web-based due to the geographic locations of these facilities.

Veteran's Affairs –

- 2012 average score of 93.15 %
- Agency manages 118,000 sq.ft of building space at two locations.
- Agency has an intricate system of self-inspections, and reviews due to their hospital programs and federal mandates.
- Agency needs to compare the two sets of standards to ensure that both are being fully met.

This agency operates two separate Veteran's Nursing Homes in the state, one in Salt Lake City and one in Ogden. These facilities receive frequent federal inspections and are therefore typically very well cared for and maintained. Audits revealed some minor deficiencies that were primarily due to the absence of DFCM and the audit program. DFCM will continue to work with this agency to ensure that the Utah State Building Board standards are being met.



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: June 27, 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

June 24, 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 July 2013 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period May 18, 2013 – June 21, 2013. Please include this in the packet for the July 2013 Building Board meeting.

Professional Services Agreements (Page 1)

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

Item 9; UMFA – Humidity Investigation and Remedy

This study, funded by capital improvement funds, will do a comprehensive investigation into humidity problems in this Fine Arts Museum and recommend appropriate solutions which may include both operational changes and building and system modifications.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
1 New Space Contracts, 6 Remodeling Contracts, 1 Site Improvement Contracts.

Report of Project Reserve Fund Activity (Page 3)

Increases:

The residual balance of these capital improvement projects was transferred to the Project Reserve Fund as required by statute.

Decreases:

None

Report of Contingency Reserve Fund (Page 4)

Increases:

None

Associate Vice President Facilities Management

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

Mr. Jeff Reddoor, Building Board Director
June 24, 2013
Page 2

Decreases:

Project 20026; Eyring Chemistry HVAC System Upgrades

This transfer of \$140,259 was made to fund the correction of deficiencies identified during construction which were not picked up on during design. This includes a number of code required items as well as the installation of backflow preventers to prevent cross-contamination between labs.

Project 21371; East Foothill Fire Protection

This transfer of \$27,196 was made to cover the cost of an unforeseen item involving breaking through a substantial rock formation that was not identified in the bidding documents as well as correcting the type of drain valves that had been specified in error by the engineer.

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 May 18, 2013 – June 21, 2013

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21264	Williams Bldg Re-caulking of Exterior Aluminum	AJC Arch	\$165,026	\$6,840
2	21279	Sill Center Remodel/Addition	AJC Arch	\$998,755	\$73,280
3	21433	Westridge Center Xray Remodel	NJRA	\$28,590	\$9,250
4	21475	Eccles Health Sciences Library Deep Dive Center	Edwards and Daniels	\$468,215	\$18,000
5	21480	RBG - Rose Cottage Service Parking Lot	Redcon	\$3,285	\$3,285
6	21481	RBG Cottam Visitor Center Parking Lot Lighting	Envision Eng	\$5,800	\$5,800
7	21491	Traffic Lab HVAC Upgrade	DLJ Mech	\$3,265	\$3,265
Planning/Study/ Other					
8	21131	RBG - Conservation Garden	Intermountain Geoenvironmental	\$5,000,000	\$5,600
9	21169	UMFA - Humidity Investigation and Remedy	Simpson Gumpertz	\$407,158	\$277,000
10	21429	Bookstore Remodel - Seasibility Study	Cooper Roberts Simonsen Arch	\$60,000	\$60,000
11	21136	Ahletics Outdoor Tennis Complex	Smith Hyatt Architects	\$24,000	\$8,500
12	21357	HTW South Chiller Plant Expansion	MKK Consulting	\$1,410,000	\$49,234



Construction Contracts

Awarded From May 18, 2013 – June 21, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
1	20197	Football Facility	The Manhattan Project		\$30,010,170	\$24,288
Construction - Remodeling						
2	21224	Replace high temp water generator Demo and Abatement	Thermal West		\$1,689,295	\$574,820
3	21277	Electric & HTW Distribution Infrastructure Replacement and Abatement.	Rocmont		\$35,295,000	\$23,753
4	21424	USA West Village Re Roofing 300B 300C 600D and 900D	UTAH Tile and Roofing		\$177,161	\$128,339
5	21461	Performing Arts Bldg First Floor Restroom Remodel	OMA Construction Co		\$272,000	\$216,900
6	21463	Rosenblatt House HVAC Upgrade	Connect Bldg Services		\$62,336	\$50,050
7	21485	Downtown Commons Third Floor Fire Sprinkler	Mark Hamilton Construction		\$88,000	\$73,978
Construction - Site Improvement						
8	20214	Campus Site Lighting	Arco Electric		\$422,357	\$148,099



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of May 18, 2013 to June 21, 2013

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	642,813.22		
21161	Eccles Genetics RO System Replacement	8,041.87	Project complete. Transferred remaining balance to Project Reserve	3.38%
21189	Eccles Health Sciences Library Loading Dock	1,957.92	Project complete. Transferred remaining balance to Project Reserve	0.98%
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	652,813.01		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of May 18, 2013 to June 21, 2013

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,502,075.48			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
20026 21371	Eyring Chemistry HVAC System Upgrades	(140,259.00)	(416,242.21)	17.11%	Closeout
	East Foothill Fire Protection	(27,196.00)	(27,196.00)	8.87%	Construction
	ENDING BALANCE	1,334,620.48			

24 June 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 July 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, 7 contract issued (Page 1)

Comments are provided on the report.

Construction Contracts, 25 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

The contingency amounts for the FY14 delegated capital improvement projects have been added to the Contingency Reserve Fund. The list includes 16 new projects. An amount of \$232,127 has been added to the Contingency Reserve Fund. One project needed funds for a change order for this period.

Report of Project Reserve Fund Activity (Page 5)

No activity occurred during this reporting period.

Current Delegated Projects List (Pages 6-7)

Of USU's 65 projects, 0 are complete, 3 are substantially complete, 34 are in construction, 10 are in the design/study phase, and 18 are pending.

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 05/20/13 to 06/24/13

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Kent Concert Hall Entry Replacement	Method Studio	\$106,000.00	\$90,000.00	Design services for concert hall lobby
2 South Farm Equine Center Classroom	Axis Architects	\$48,800.00	\$48,800.00	Design services for equine education center
3 Planning & Design Fund FY13	Cache Landmark Engineering	\$100,000.00	\$9,010.00	Engineering services for ADA ramp at conference center
4 Bldg 620 Lab 231 remodel	Sine Source	\$15,000.00	\$2,500.00	Electrical design work
MISCELLANEOUS CONTRACTS				
5 Emergency Generator FY13	Spectrum Engineers	\$95,450.00	\$84,950.00	Feasibility study
6 Planning & Design Fund FY13	Brooks Design Associates	\$100,000.00	\$16,000.00	Oversee interior remodel of Fine Arts center
7 FAV Cooling	CMT Engineering Labs	\$84,210.00	\$1,000.00	Compaction and concrete testing

Construction Contracts Awarded From 05/20/13 to 06/24/13

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Wellness Center Remodel	Raymond Construction	AJC Architects	\$327,945.00	\$287,923.00	Remodel
2 Romney Stadium Bleachers	Norcon Industries	USU Facilities Planning and Design	\$129,990.00	\$129,990.00	Bleachers for Romney Stadium
3 Jones Hall Renovation	Kendrick Electric	USU Facilities Planning and Design	\$822,791.00	\$94,895.00	Electrical upgrade for Jones Hall renovation
4 Jones Hall Renovation	Valley Drywall Incorp.	USU Facilities Planning and Design	\$822,791.00	\$84,860.00	Drywall work for renovation
5 Jones Hall Renovation	Bennett's Glass of Logan	USU Facilities Planning and Design	\$822,791.00	\$84,241.00	Windows for renovation
6 Medium Voltage Upgrades FY13	ICP Engineers	USU Facilities Planning and Design	\$225,225.00	\$82,300.00	Replace circuit breakers at sub stations
7 Classroom/Auditorium Upgrades FY13	USU Facilities Operations	USU Facilities Planning and Design	\$271,493.00	\$74,171.00	Industrial Science 119 remodel
8 Jones Hall Renovation	Robert Child Plumbing	USU Facilities Planning and Design	\$822,791.00	\$49,000.00	Plumbing upgrades for renovation
9 Miscellaneous Critical Improvments FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$36,344.00	Landscaping project
10 Jones Hall Renovation	Akucolor	USU Facilities Planning and Design	\$822,791.00	\$33,600.00	Prep/paint interior/exterior surfaces for renovation
11 Jones Hall Renovation	Hustad Mechanical	USU Facilities Planning and Design	\$822,791.00	\$32,100.00	Range Hoods-A/C units for renovation

12 Jones Hall Renovation	Jemzco Tile & Remodel	USU Facilities Planning and Design	\$822,791.00	\$19,409.00	Tile for kitchens for renovation
13 Jones Hall Renovation	Bennett's Glass of Logan	USU Facilities Planning and Design	\$822,791.00	\$15,330.00	Storefronts for renovation
14 Jones Hall Renovation	R&V Inc	USU Facilities Planning and Design	\$822,791.00	\$13,500.00	Closet shelving for renovation
15 Jones Hall Renovation	Cardalls Inc	USU Facilities Planning and Design	\$822,791.00	\$13,416.00	Insulation for renovation
16 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$12,767.00	OM North stairs concrete heat system
17 Campus Wide Bike Racks FY13	USU Facilities Operations	USU Facilities Planning and Design	\$51,296.00	\$6,877.00	Racks between TSC/University Inn
18 Campus Wide Bike Racks FY13	USU Facilities Operations	USU Facilities Planning and Design	\$51,296.00	\$3,538.00	Technology East side bike racks
MISCELLANEOUS CONTRACTS					
19 Jones Hall Renovation	Eagle Environmental		\$822,791.00	\$63,493.00	Asbestos abatement for renovation
20 Classroom/Auditorium Upgrades FY13	American Seating		\$271,493.00	\$39,547.00	Chairs/tablet arm tables
21 South Farm Transgenic Goat Barn	Legrand Johnson Const		\$165,448.00	\$11,261.00	Concrete for barn
22 Health/LS/Code/Asbestos FY13	Thermal West Industrial		\$188,425.00	\$3,530.00	Pipe insulation at NFS building
23 Health/LS/Code/Asbestos FY13	Eagle Environmental		\$188,425.00	\$1,660.00	Asbestos abatement-HPER
24 Wellness Center Remodel	Dixon Information		\$327,945.00	\$289.00	Hazardous materials sample testing
25 Health/LS/Code/Asbestos FY13	Dixon Information		\$188,425.00	\$34.00	Industrial Science asbestos samples

Report of Contingency Reserve Fund From 05/20/13 to 06/24/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$339,548.22				
INCREASES TO CONTINGENCY RESERVE FUND					
Access Control FY14	980.00		2.00%		
Building Commissioning FY14	3,704.00		2.00%		
Campus Controls Upgrade FY14	4,902.00		2.00%		
Classroom/Auditorium Upgrades FY14	5,356.00		2.00%		
Concrete Replacement FY14	11,273.00		5.00%		
Elevator Upgrades FY14	5,604.00		2.00%		
Emergency Generator FY14	4,505.00		2.00%		
Health, LS, Code, Asbestos FY14	2,778.00		2.00%		
Kent Concert Hall Entry Replacement	71,579.00		6.00%		
Medium Voltage Upgrades FY14	6,363.00		2.00%		
Miscellaneous Critical Improvements FY14	4,630.00		2.00%		
Moab ADA Upgrades	4,057.00		5.00%		
OM Masonry Restoration Phase 3	25,778.00		6.00%		
Parking Lot Paving FY14	33,257.00		5.00%		
Sign System FY14	926.00		2.00%		
USUE Mechanical/Lighting upgrade	46,435.00		6.00%		
DECREASES FROM CONTINGENCY RESERVE FUND					
Health/LS/Code/Asbestos FY13	(2,061.32)	(2,061.32)	1.51%	Construction	43.79%
ADA tiles/new mow strip/landscaping 1000 N bus shelter)					
ENDING BALANCE	\$569,613.90				

Report of Project Reserve Fund Activity
From 05/20/13 to 06/24/13

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE INCREASES TO PROJECT RESERVE FUND None DECREASES TO PROJECT RESERVE FUND None	\$330,096.36		
ENDING BALANCE	\$330,096.36		

Current Delegated Projects List 6/24/2013

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
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
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
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
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	320,195
A27151	Fine Arts Precast Concrete Panel Replace	Construction	398,898
A27152	FAV Cooling	Construction	1,435,945
A27153	Health/LS/Code/Asbestos FY13	Construction	199,334
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	Construction	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	Construction	318,033
A28611	Engineering 3rd Floor Lounge Remodel	Construction	222,670
A28740	Jones Hall Renovation	Construction	1,068,791
A28856	USU SLC Bldg 822 Remodel	Construction	245,000
A28857	South Farm Equine Center Classroom	Pending	849,933
A28909	Kent Concert Hall Entry Replacement (NEW PROJECT)	Design	1,428,421
A28910	Romney Stadium Bleachers (NEW PROJECT)	Construction	141,689
A28998	Access Control FY14 (NEW PROJECT)	Pending	49,020
A28999	Building Commissioning FY14 (NEW PROJECT)	Pending	196,296
A29000	Campus Controls Upgrade FY14 (NEW PROJECT)	Pending	245,098
A29001	Classroom/Auditorium Upgrades FY14 (NEW PROJECT)	Pending	294,644
A29002	Concrete Replacement FY14 (NEW PROJECT)	Pending	238,727
A29003	Elevator Upgrades FY14 (NEW PROJECT)	Pending	294,396
A29004	Emergency Generator FY14 (NEW PROJECT)	Pending	245,495
A29005	Health, LS, Code, Asbestos FY14 (NEW PROJECT)	Pending	147,222
A29006	Medium Voltage Upgrades FY14 (NEW PROJECT)	Pending	343,637
A29007	Misc Critical Improvements FY14 (NEW PROJECT)	Pending	245,370
A29008	Moab ADA Upgrades (NEW PROJECT)	Pending	95,943
A29009	OM Masonry Restoration Phase 3 (NEW PROJECT)	Pending	474,222
A29010	Parking Lot Paving FY14 (NEW PROJECT)	Pending	691,743
A29011	Planning and Design FY14 (NEW PROJECT)	Pending	100,000
A29012	Sign System FY14 (NEW PROJECT)	Pending	49,074
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
C11368	USUE Mechanical/Lighting upgrade (NEW PROJECT)	Pending	853,565
TOTAL (65)			<u><u>\$33,772,311</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: July 10, 2013
Subject: **Administrative Reports for DFCM**
Presenter: Jeff Reddoor

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

Lease Report (Page 1)

No significant items

Architect/Engineering Agreements Awarded, 33 Agreements Issued (Pages 2 - 5)

No significant items

Construction Contracts Awarded, 33 Contracts Issued (Pages 6 - 9)

Item #33, Weber State University Steam Tunnel Upgrades Phase III

Weber State University is adding funds to award this contract which bid over budget

Report of Contingency Reserve Fund (Page 10)

Increases

Increase is from various decrease modifications.

Decreases, New Construction

State Hospital Building Consolidation, New Medical Services Bldg. and Pediatric Facility

This transfer covers change orders #3 - #5. See attached pages #11 – 13 for details.

SLCC RRC Instructional and Administration Building

This transfer of \$142,207 covers the State's share of change orders #9 and #10. See attached pages #14 - 15 for details.

Decreases, Remodeling

Spanish Fork Armory Lead-Dust Remediation

This transfer of \$15,360 covers share of roofing contract change order #1 and HVAC contractor change order #8. See attached pages #16 - 17 for details

St. George ABC Store A/C Unit Replacement

This transfer of \$3,978 covers the State's share of change order #3. See page #18 for details

Report of Project Reserve Fund Activity (Page 19)

Increases

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

DDW:jr:ccn

Attachments



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 5/8/2013 to 6/18/2013

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

LEASES

1.	National Guard Recruitment, Murray	Net	Office	3 Yrs.	1,507	2,512	\$24.00	\$22.00	Move from current location, reduction in rent.
----	---------------------------------------	-----	--------	--------	-------	-------	---------	---------	---

AMENDMENTS

1.	Corrections, Adult Probation & Parole Roosevelt	Full	Office	5 Yrs.	1,920	1,920	\$12.00	\$12.00	Renewal, no change in rent.
2.	Education, Rehabilitation Delta	Full	Office	5 Yrs.	1,360	1,360	\$18.40	\$18.58	Renewal at market.
3.	Heritage & Arts State Library, Enoch	Net	Office	5 Yrs.	1,800	1,800	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
4.	Heritage & Arts State Library, Helper	Full	Office	5 Yrs.	200	200	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
5.	Human Services DCFS, Heber	Full	Office	4 ½ Yrs.	4,396	4,396	\$21.53	\$20.00	Renewal, reduction in rent.
6.	Human Services DCFS, Panguitch	Full	Office	5 Yrs.	1,238	1,238	\$17.92	\$17.00	Renewal, reduction in rent.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
						JAIM
Design						
1	Courts 11115150	Administrative Office Of The Courts farmington Se	Protection Consultants Inc	Design 137266	\$12,131	\$4,160
2	Courts 08284150	Administrative Office Of The Courts ogden Juvenil	Rmec Environmental Inc	Haz Mat Consult 137267	\$20,000	\$5,894
3	Corrections - Ap&p 13149120	Bonneville Ap&p Center Offender Restroom Remodel &	Archiplex Group Llc	Design 137261	\$13,406	\$14,245
4	Courts 13195150	Brigham Court Boiler And Hvac Head End Controls Up	Whw Engineering Inc	Design 137260	\$7,660	\$9,150
5	National Guard 13118480	Camp Williams Southeast Power And Sewer Upgrade w	Bowen Collins & Associates Inc.	Design 137249	\$20,000	\$20,400
6	Health 12188390	Cannon Health Upgrade Fire Rated Corridor Doors c	Tracy Stocking & Associates	Design 137226	\$18,810	\$16,580
7	Public Safety 13048550	Department Of Public Safety new Price Driver Lice	Jrca Architects Inc	Design 137228	\$108,017	\$66,617
8	Public Safety 12217550	Department Of Public Safety state Crime Laborator	Envision Engineering	Design 137245	\$6,300	\$5,972
9	Dept Of Transportation 13109900	Department Of Transportation calvin Rampton Compl	Lerch, Bates & Associates Inc.	Study 137269	\$111,993	\$18,000
10	Weber State University 13114810	Design For The Dee Event Center West Staircase Rep	G Brown Site Architects	Design 137233	\$20,253	\$24,330
11	Dfcm - Managed Buildings	Division Of Facilities Construction And Management	Lerch, Bates & Associates Inc.	Study 137270	\$7,950	\$8,000



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						
13108310						
12	Dnr - Parks & Recreation 12328510	Division Of Parks And Recreation bear Lake State	King Engineering Inc	Design 137248	\$7,501	\$11,000
13	National Guard 13085480	Draper Complex 300 Bde Mi Supply Room Mezzanine w	Urban Legend Studios	Design 137262	\$11,000	\$6,850
14	National Guard 13116480	Fort Douglas Museum Addition To Connect Buildings	Cooper Roberts Simonsen Architects	Design 137250	\$15,000	\$10,000
15	Dfcm - Managed Buildings 13092310	Heber Wells Parking Structure Upgrade Exhaust Fans	Van Boerum & Frank Assoc Inc	Design 137259	\$4,160	\$4,162
16	Dfcm - Statewide Funds 13002300	Olympic Legacy Foundation solar Pv Project Develo	Bacgen Technologies Inc dba Bacgen Solar Group	Unclass Consult 137244	\$50,000	\$10,610
17	Corrections - Draper 13151100	Prison Pavement Rehabilitation & Replacement 2013	King Engineering Inc	Design 137273	\$42,060	\$29,300
18	Dnr - Wildlife Resources 13130520	Salt Creek Wash Pad & Paving Improvements tim K.	King Engineering Inc	Design 137274	\$10,573	\$5,175
19	Southern Utah University 12218730	Southern Utah University center For The Arts bui	Architectural Testing	Commissioning 137236	\$310,000	\$51,650
20	Southern Utah University 12218730	Southern Utah University center For The Arts	Utah New Vision Construction Llc	Commissioning 137235	\$310,000	\$99,890



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						
		com				
21	Serv Blind/visual Impair 12182200	State Library Countertop & Fixture Replacement lu	Ga Architects	Design 137201	\$10,105	\$7,178
22	National Guard 13227480	Tooele Fms Gas Line Replacement wayne Smith jim	Forsgren Associates	Design 137280	\$7,500	\$5,062
23	University Of Utah 12336750	University Of Utah mid-valley Health Center bui	Architectural Testing	Commissioning 137264	\$156,595	\$39,975
24	Dfcm - Statewide Funds 13002300	University Of Utah - Hper solar Pv Project Develo	Bacgen Technologies Inc dba Bacgen Solar Group	Unclass Consult 137243	\$50,000	\$10,610
25	Dfcm - Statewide Funds 13002300	University Of Utah - Marriott Library solar Pv Pr	Bacgen Technologies Inc dba Bacgen Solar Group	Unclass Consult 137241	\$50,000	\$10,610
26	Dnr - Parks & Recreation 12274510	Utah Lake State Park Breakwater brent Lloyd	Johansen & Tuttle Engineering	Design 137237	\$9,140	\$9,865
27	Fairpark 13096370	Utah State Fairpark Multiple Building Fire Alarm S	Protection Consultants Inc	Design 137239	\$7,208	\$5,895
28	Utah State University 12339770	Utah State University athletics Competition And T	Utah New Vision Construction Llc	Commissioning 137193	\$42,000	\$41,940
29	Utah Valley University 12142790	Utah Valley University Campus fire Alarm System A	Earthtec Engineering Inc	Insp Observ Ser 137246	\$18,264	\$15,802



State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						JAM
30	National Guard 13148480	Vernal Armory Fms Remodel wayne Smith	Eft Architects Inc	Design 137255	\$40,000	\$25,794
31	Weber State University 12338810	Weber State University Public Safety Building tim	Utah New Vision Construction Llc	Commissioning 137251	\$190,996	\$17,000
32	Weber State University 12338810	Weber State University Public Safety Building tim	Vcbo Architecture Llc	Design 137256	\$190,996	\$171,950
33	Weber State University 13128810	Wsu Phase Ii Substation Electrical Upgrades tim P	Electrical Consulting Engineers	Design 137252	\$37,468	\$44,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
1	Courts 08284150	Administrative Office Of The Courts ogden Juvenil	E T Technologies Inc	Const Site Imp 137687	\$260,000	\$17,584
2	Dfcm - Statewide Funds 12079300	Administrative Office Of The Courts orem Juvenile	Eagle Environmental Inc	Haz Mat Const 137811	\$250,000	\$17,707
3	Davis Atc 11081220	Datc Electrical System Upgrade lucas Davis	True Power	Const Remodel 137833	\$237,474	\$15,506
4	Davis Atc 11081220	Datc Electrical System Upgrade lucas Davis	Aaa Fire Safety And Alarm Inc	Const Remodel 137845	\$237,474	\$21,528
5	Alcoholic Beverage Contrl 12290030	Department Of Alcoholic Beverage Control bountifu	Benstog Construction Corp	Const Remodel 137840	\$494,515	\$57,600
6	Alcoholic Beverage Contrl 12290030	Department Of Alcoholic Beverage Control draper,	Keller Construction Inc	Const Remodel 137837	\$494,515	\$48,000
7	Alcoholic Beverage Contrl 12080030	Department Of Alcoholic Beverage Control logan Ab	Environmental Abatement Inc	Haz Mat Const 137825	\$31,500	\$27,349
8	Alcoholic Beverage Contrl 12290030	Department Of Alcoholic Beverage Control pleasant	Keller Construction Inc	Const Remodel 137839	\$494,515	\$62,950
9	Alcoholic Beverage Contrl 12290030	Department Of Alcoholic Beverage Control vernal,	Keller Construction Inc	Const Remodel 137838	\$494,515	\$44,975
10	Corrections - Admin 12053120	Department Of Corrections draper Prison lighting	Vfc	Const Remodel 137826	\$42,105	\$38,820



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
11	Dfcm - Statewide Funds 12079300	Department Of Health/university Of Utah frazier La	Environmental Abatement Inc	Haz Mat Const 137858	\$250,000	\$37,804
12	Dfcm - Statewide Funds 12079300	Dept Of Health/university Of Utah frazier Lab Bui	Environmental Abatement Inc	Haz Mat Const 137822	\$250,000	\$38,455
13	Dnr - Wildlife Resources 12343520	Division Of Wildlife Resources mantua Fish Hatche	Mw Construction Inc	Const New Space 137842	\$245,951	\$222,800
14	Corrections - Draper 12125100	Draper Prison Paving Improvements Phase Ii	Sumsion Construction	Paving 137808	\$315,884	\$68,982
15	Dfcm - Managed Buildings 12249310	Dsbvi Housing Hvac System Upgrade	Atkinson Electronics Inc	Const Remodel 137820	\$100,000	\$17,445
16	Dfcm - Statewide Funds 12107300	Dws/hs Clearfield Asphalt Patch/repair brent Lloy	Morgan Pavement Maintenance dba Morgan Pavement	Paving 137809	\$444,675	\$15,540
17	Utah Valley University 11317790	Geneva Phase Ii Intramural Fields mike Ambre jim	Hogan & Assoc Construction Inc	Const New Space 137859	\$3,591,500	\$3,436,000
18	Dfcm - Managed Buildings 10135310	Heber Wells/dws Sidewalk Replacement brent Lloyd	Crc Construction Inc	Paving 137848	\$346,440	\$276,933
19	Health 13086390	Hot Water Heater For The Children's Center	Ralph Tye & Sons Inc	Const Remodel 137828	\$41,311	\$33,566



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAIM
20	National Guard 13014470	Mount Pleasant Armory Electrical Upgrade wayne Sm	Taylor Electric Inc.	Const Remodel 137785	\$203,580	\$92,255
21	Public Safety 12070550	Rampton Crime Lab Exhaust Fan lucas Davis	Commercial Mechanical Systems & Service	Const Remodel 137846	\$92,632	\$53,814
22	Dept Of Comm & Culture 12175080	Rio Grande Bldg. Fire Alarm Replacement lucas Dav	Taylor Electric Inc.	Const Remodel 137849	\$67,368	\$67,800
23	Salt Lake Comm College 13037660	Salt Lake Community College - Redwood Rd Campus r	Eagle Environmental Inc	Haz Mat Const 137841	\$15,000	\$10,188
24	Serv Blind/visual Impair 12182200	State Library Countertop Replacement lucas Davis	Arnell West Inc	Const Remodel 137863	\$126,316	\$85,630
25	Southern Utah University 13021730	Suu Bennion Admin Bldg Reroof matt Boyer	North Face Roofing Inc	Roofing 137844	\$265,156	\$228,100
26	Bridgerland Atc 13056210	Utah College Of Applied Technology bridgerland At	Hilco Plumbing & Heating Contr	Const Remodel 137855	\$15,000	\$11,515
27	Mountainland Atc 09163260	Utah College Of Applied Technology mountainland A	Oma Construction	Const Remodel 137854	\$1,001,966	\$316,350
28	Uintah Basin Atc 11068250	Utah College Of Applied Technology uintah Basin A	Schoonmaker Electro Mechanical, Inc.	Const Remodel 137852	\$162,205	\$96,500
29	Mountainland Atc 13051260	Utah College Of Applied Technology mountainland	Synergy Power Inc	Const Remodel 137853	\$86,556	\$86,464



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/18/2013; and less than 06/20/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAIM
30	Dfcm - Statewide Funds 12079300	Utah State Fairpark pioneer Building lead-based	Environmental Abatement Inc	Haz Mat Const 137856	\$250,000	\$35,530
31	Utah Valley University 12142790	Uvu Fire Alarm & Mass Communication Improvements	Taylor Electric Inc.	Const Remodel 137830	\$1,826,277	\$1,755,776
32	Weber State University 12031810	Weber State University stromberg Athletic Complex	Environmental Abatement Inc	Haz Mat Const 137823	\$55,550	\$25,945
33	Weber State University 13001810	Wsu Steam Tunnel Upgrades Phase Iii tim Parkinson	Commercial Mechanical Systems & Service	Const Remodel 137832	\$421,941	\$444,319

DFCM

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

Jul-13

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	7,691,770.33	7,415.55				
	INCREASES TO CONTINGENCY RESERVE FUND						
	FUNDING						
	NONE						
	OTHER INCREASES						
07310	USU Agriculture Building	121,662.22	-	1,675,625.93	3.58%	Closed	100%
	DECREASES TO CONTINGENCY RESERVE FUND						
	NEW CONSTRUCTION						
11065	USH Building Consolidation	(196,057.00)	-	242,821.00	0.97%	Construction	40%
10036	SLCC RRC New Instructional and Admin Complex	(142,207.00)	-	705,350.00	2.15%	Construction	78%
11064	Tooele Applied Technology College Campus	(20,684.03)	-	119,590.43	0.83%	Construction	98%
09024	SLCC SCC Center For New Media Bldg	(5,907.93)	-	1,018,244.62	2.15%	Construction	92%
	REMODELING						
12210	UNG Spanish Fork Armory Lead Dust Remediation	(15,359.54)	-	111,953.14	9.24%	Construction	99%
12211	ABC St George Store AC Unit Replacement	(3,978.34)	-	30,717.34	22.42%	Construction	100%
12052	Corrections USP Timpanogos #3 Security Improvements	(3,248.00)	-	3,248.00	3.09%	Construction	30%
12183	DATC Boiler Replacement	(2,394.00)	-	4,201.00	2.63%	Construction	97%
11190	USH Seasonal Equipment Shed	(1,244.71)	-	9,400.65	4.73%	Closed	100%
	TOTAL	7,422,352.00	7,415.55				

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #03

PROJECT NAME: Utah State Hospital Consolidation
 AGENCY: DHS/USH
 CONTRACTOR Layton Construction

PROJECT NUMBER: 11065420
 CONTRACT NUMBER: 137640
 DESIGNER: FFKR Architects

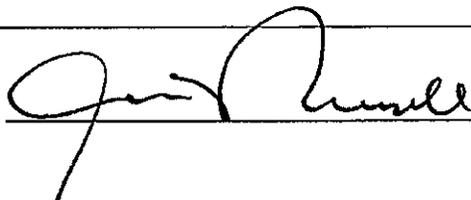
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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-05	Changes to the diagonal wall at the Payne Building entry	5	Statewide Contingency Fund	\$7,814	
PCO-10	Reroute grease trap and add a sampling manhole as per the sewer district	3	Statewide Contingency Fund	\$12,609	
PCO-16	Modify brick resupport angles	5	Statewide Contingency Fund	\$7,084	
PCO-19	Miscellaneous electrical changes to the Payne and Pediatric Buildings	3	Statewide Contingency Fund	\$23,065	
PCO-20	Door and hardware changes	5	Statewide Contingency Fund	\$2,045	
PCO-23	Add bathroom accessories not shown on the plans.	6	Statewide Contingency Fund	\$6,694	
PCO-24	The SFP1 windows were changed to P1 in the conformed plans.	5	Statewide Contingency Fund	\$10,954	
PCO-27r	Provide additional roof frames in Area "D" of the Pediatric Building	5	Statewide Contingency Fund	\$1,441	
PCO-35	Additional hardware changes	5	Statewide Contingency Fund	\$2,690	
Total				\$74,396	

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: 5/14/13

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #04

PROJECT NAME: Utah State Hospital Consolidation
 AGENCY: DHS/USH
 CONTRACTOR Layton Construction

PROJECT NUMBER: 11065420
 CONTRACT NUMBER: 137640
 DESIGNER: FFKR Architects

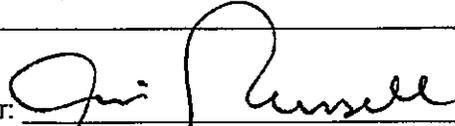
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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-02r	Demolition of an abandoned underground tunnel found beneath the Payne Building during excavation.	3	Statewide Contingency Fund	\$12,735	
PCO-04	Over excavation under the Payne Building to remove undocumented fill and soft spots	3	Statewide Contingency Fund	\$49,437	
PCO-07r	We received a notice of increase in drywall cost. We could not find a place onsite to accommodate storing the material to avoid the cost increase. The increase was verified with all the responsive bidders.	3	Statewide Contingency Fund	\$16,238	
PCO-11	Electric VE items that were accepted prior to the contract award and have been determined not to be acceptable. They are now being added back into the project.	1	Project Funds	\$18,975	
Total				\$97,385	

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: 5/14/17

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 #05

PROJECT NAME: Utah State Hospital Consolidation
 AGENCY: DHS/USH
 CONTRACTOR Layton Construction

PROJECT NUMBER: 11065420
 CONTRACT NUMBER: 137640
 DESIGNER: FFKR Architects

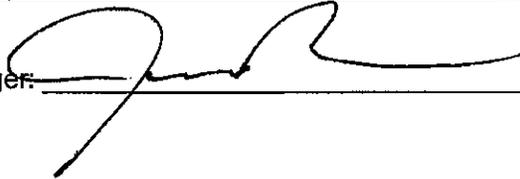
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe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

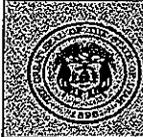
In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO-17r1	Provide 2-4" conduits with interdict from the tunnel to the Payne Building	5	Statewide Contingency Fund	\$11,584	
PCO-22	Lower underground plumbing as required to make the grades.	3	Statewide Contingency Fund	\$20,184	
PCO-40	Provide credit for electrical changes to the Payne Building	1	Project Funds	(\$7,492)	
Total				\$24,276	

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: 6/6/13.



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #009

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660

AGENCY: Salt Lake Community College

CONTRACT NUMBER: 127406

CONTRACTOR: Okland Construction

DESIGNER: AJC Architects

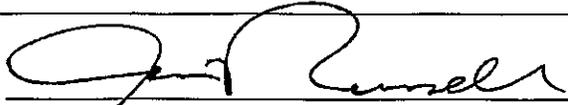
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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 #047r1	Revise hardware for smoke evacuation doors and provide operators.	6	Statewide Contingency Fund	\$38,507	0
PCO #051	Add lighting and receptacle for Fan Coil Unit maintenance under the stadium seating	6	Statewide Contingency Fund	\$2,358	0
PCO #053r1	Provide additional exit signs as per Building Inspector	3	Statewide Contingency Fund	\$2,339	0
PCO #059	Due to conflicts with the building envelope air barrier and the window lintel design additional flashings and sealant are required	3	Statewide Contingency Fund	\$31,884	0
PCO #063	Provide ledger angels in lieu of loose lintels at the "J" type windows	5	Statewide Contingency Fund	\$10,247	0
PCO #069	Provide auto-operators for ADA restrooms as per Building Official	3	Statewide Contingency Fund	\$5,903	0
PCO #070	Provide window infill to type "N" windows due to framing conflicts	3	Statewide Contingency Fund	\$626	0
PCO #075	Provide credit for z metal firing not required to hold insulation in place due to the number of brick ties	3	Statewide Contingency Fund	(\$9,888)	0
PCO #079	Provide metal angle to protect exposed brick corners at the rollup door	6	Statewide Contingency Fund	\$1,451	0
PCO #083r1	Revisions to atrium walls for the art work	1	Project Art Budget	\$23,681	0
POC #090	Replace existing fire hydrant that was to remain. It was found to be rusted out and leaking. Cost to be covered by contractor project saving. Cost is for material only.	3	Statewide Contingency Fund	\$0	0
PCO #094	Add joist at the level 4 roof as noted in the approved engineered drawings	3	Statewide Contingency Fund	\$1,052	0
Total				\$108,160	0

CATEGORY (REASON):

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

By DFCM Project Manager:  Date: 5/1/13



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #010

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 #057r1	Provide roof scupper drain for the 4 th level roof, no drain was shown in the contract documents	6	Statewide Contingency Fund	\$1,494	0
PCO #061	Provide ceiling mounted back boxes for wireless access points as per SLCC	2	SLCC Funds	\$15,513	0
PCO #074	Provide metal angles at type "H&J" windows below the window mullions to complete the flashing for the air barrier system	3	Statewide Contingency Fund	\$15,551	0
PCO #076	Add mullions and segmenting to divide the (4) type "H" windows into four sections each.	3	Statewide Contingency Fund	\$14,922	0
PCO #084	Revise curb detail at the level 4 window openings as per DFCM roofing manager and as a per roofing warranty requirements	3	Statewide Contingency Fund	\$25,153	0
PCO #092	Revisions to the stadium stairs and walls at the atrium	5	Statewide Contingency Fund	\$3,375	0
PCO #095	Provide access gates in the "A&B" stairs to limit access to the 4 th level and revise security cameras	3	Statewide Contingency Fund	\$11,651	0
PCO #096	Credit for allowing sound glue and engineered cherry flooring in lieu of solid cherry and sound underlayment	1	Project Funds	(\$6,876)	0
PCO #097	Revisions to stairway "A". Credit window and ceiling cloud trim and add painted wall soffit	1	Project Funds	(\$9,403)	0
PCO #100	Provide densdeck on parapet walls in lieu of greenglass as per DFCM roofing manager and in accordance with the roofing warranty	1	Project Funds	\$0	0
POC #101	Various changes to structural wide flange beams	5	Statewide Contingency Fund	\$1,861	0
Total				\$73,241	0

CATEGORY (REASON):

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

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: Spanish Fork Armory HVAC Upgrades
 AGENCY: Utah Nat'l Guard
 CONTRACTOR: Tod Packer HVAC

PROJECT NUMBER: 12210470
 CONTRACT NUMBER: 137565
 DESIGNER: WHW Engineering

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

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

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#8	Cost to replace electrical power and water lines to the new roof-top swamp coolers. Electrical and water sources were removed from the roof and inside the building to relocate to more maintenance friendly areas.	1 & 2	Project Funds	5,625.00	74 days
Total				\$5,625.00	74 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:  Date: 4/1/13



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

Jul-13

PRJT.

% of
Constr.

#	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>		<u>6,046,027</u>	<u>968,481</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
10155310	DFCM - Ogden Regional Structural Study	19,275.00		Project Residual	77.10%
11090150	Courts - Mattheson replace Two Boiler Burners	1,798.84		Balance of Various Project Budgets	1.06%
12014900	UDOT - Rampton Power Quality Correction	1,753.60		Project Residual	3.37%
12029900	UDOT - Rampton Power Factor	19,628.60		Project Residual	32.71%
12071550	DPS - Farmington Boiler Replacement	15.28		Balance of Insurance Budget	0.10%
<u>DECREASES TO PROJECT RESERVE FUND:</u>					
None					
<u>ENDING BALANCE</u>		<u>6,088,498.19</u>	<u>968,481.36</u>		

A



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

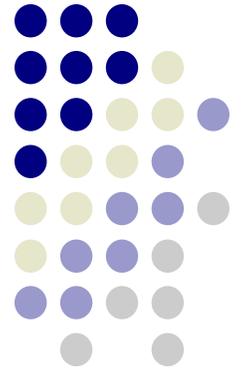
MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 1, 2013
Subject: **New Proposed Prioritized Scoring Process for Capital Improvements**
Presenter: Jeff Reddoor

Background

Building Board Manager, Jeff Reddoor will explain the five step process for the proposed new Capital Improvement and Prioritized Scoring Process.

JR:cn
Attachment

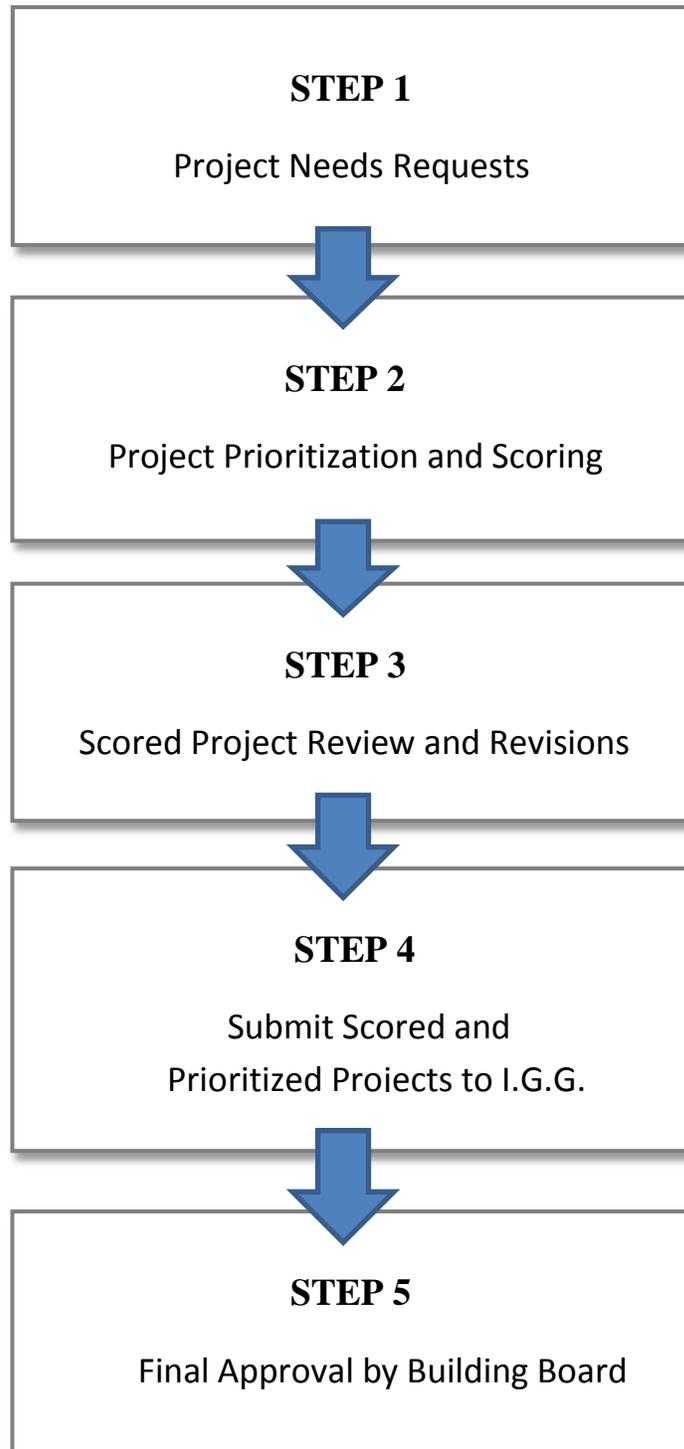


Utah State Building Board

**PROPOSED
New Capital Improvement
And
Prioritized Scoring Process**

DRAFT

Proposed New Capital Improvement Process and Scoring Matrix



CURRENT CAPITAL IMPROVEMENT PROCESS

1. (JULY) DFCM notifies agencies/institutions to begin developing their prioritized list for the upcoming funding cycle.
 2. (OCTOBER) DFCM collects prioritized lists from agencies/institutions.
 3. (NOVEMBER) DFCM project managers are assigned to create CBE's for each project anticipated to be funded.
 4. (MARCH) DFCM applies legislative approved funding based on agency/institution % and Building Board Approves
-

PROPOSED CHANGES FOR FUTURE CAPITAL IMPROVEMENT PROCESS

(Step 1- PROJECT NEEDS REQUESTS)

1. (MAY/JUNE) Building Board Director (BBD) notifies agencies/institutions to begin developing their prioritized list for the upcoming funding cycle.
 - a. In addition, BBD provides agencies/institutions with simple list of existing FCA data, including Risk Management property number, projected year, unique FCA project number, and estimated cost.
 - b. Ensure all agencies/institutions understand to include “soft costs” to FCA data.
 - c. Define submission guidelines and format including new scoping form.

(Step 2- PROJECT PRIORITIZATION AND SCORING)

2. (AUGUST/SEPTEMBER) BBD receives prioritized improvement requests from all agencies/institutions.
3. (SEPTEMBER/OCTOBER) BBD verifies agency/institution list for appropriateness and proper priority classification.
 - a. Necessary communication (phone, meetings, site visits, etc.)
 - b. Submit newly compiled list to State Building Energy Efficiency Program Director to determine if any listed projects qualify for energy savings components, energy improvements/developments or revolving loan qualifying.
 - c. Priority Classifications (1-life safety, code compliance)(2-critical)(3–necessary)(4-programatic)
4. (OCTOBER/NOVEMBER) BBD compiles all agency/institution lists onto one master file.
 - a. Master file will keep agency/institution lists on separate tabs.
 - b. Master file will also combine all requests by priority classification.
5. (NOVEMBER) BBD applies new scoring method to compiled requests

(Step 3- SCORED PROJECT REVIEW AND REVISIONS)

6. (NOVEMBER) BBD distributes proposed capital improvement list to DFCM and agencies/institutions for review, revisions and input.
7. (NOVEMBER/DECEMBER) DFCM project managers assigned to complete CBE’s with new scoping form for projected requests based on funding expectations.

(Step 4- SUBMIT SCORED PROJECTS TO I.G.G.)

8. (JANUARY) First or Second week in January Building Board reviews and finalizes the scored and prioritized Capital Improvement list, including a preliminary scoring/ranking prior to submitting to Legislature I.G.G.
9. (By January 15) Final reviewed Capital Improvement list formally submitted to Legislature.

(Step 5 – FINAL APPROVAL BY BUILDING BOARD)

10. (MARCH) Building Board give final approval to capital improvements list

POSSIBLE CAPITAL IMPROVEMENT RANKING PROCESS

1. Combine all improvement requests based on priority classification (1,2,3,4)
(1-life safety and life safety related code compliance)(2-critical)(3-necessary)(4-programatic)
2. Next compile classifications 1-life safety into automatic funded list.
(These will be life safety issues that pose an imminent and clear life safety danger, e.g.: structural issue/failures, inoperable fire alarm/suppression systems, life safety code violations that compromises staff or public safety, etc.)

3. Remaining classification 2, 3 and 4 requests are now prioritized scored and funded

New prioritized scoring process is applied to classification 2, 3 and 4 requests. Remaining improvement funding is applied to this list with required 80/20 process, and allocated on proportionate share based on current replacement cost of each State entity. (See statute language)

Title 63A Chapter 5

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

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

(d) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate at least 80% of the funds that the Legislature appropriates for capital improvements to:

(i) projects that address:

(A) a structural issue;

(B) fire safety;

(C) a code violation; or

(D) any issue that impacts health and safety;

(ii) projects that upgrade:

(A) an HVAC system;

(B) an electrical system;

(C) essential equipment;

(D) an essential building component; or

(E) infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road; or

(iii) projects that demolish and replace an existing building that is in extensive disrepair and cannot be fixed by repair or maintenance.

(e) Beginning on July 1, 2013, in prioritizing capital improvements, the State Building Board shall allocate no more than 20% of the funds that the Legislature appropriates for capital improvements to:

(i) remodeling and aesthetic upgrades to meet state programmatic needs; or

(ii) construct an addition to an existing building or facility.

ADDITIONAL CONSIDERATIONS

1. Until FCA process fully completed, improvement classification will not be independently available for all requests. Method needs to be developed and implemented to keep FCA database current. Funded and completed projects need to be closed in iPlan.
 2. Possibility of future shared web accessible FCA database developed to house combined improvement lists (editable& non-editable areas) to allow for agency/institutions input of their facility deficiency data.
 3. Establish why classification 1 and 2 requests exist. Determine if it is lack of proper preventative maintenance as established by Facility Maintenance Standards and if they need to be addressed. Facility Maintenance Standards audit scores will be reported to Building Board annually.
-

Proposed Prioritized Scoring Process

Project consideration Factors

- Projects that address: (A) a structural issue;(B) fire safety;(C) a code violation; or (D) any issue that impacts health and safety.
- Projects that upgrade:(A) an HVAC system;(B) an electrical system;(C) essential equipment;(D) an essential building component; or (E)infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road.
- Projects that demolish and replace an existing building that is in extensive disrepair and cannot be fixed by repair or maintenance.
- Projects that have received; a Facility Condition Assessment (FCA) or other approved study that clearly identifies needed projects.
- Projects that mitigate: critical and life safety needs and ADA issues.
- Projects that address: building energy efficiencies; energy saving components that improve energy and reduce operating cost.
- Projects that are: Programmatic - agencies/institutions number one priority.

Scoring Criteria

1) Priority 1 Project- Life Safety/Code Compliance

For Immediate Automatic Funding

- *Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards*
 - a. Does it pose an immediate life safety danger, structural issues, or life safety code violations

2) Priority 2 Project- Project Currently Critical

- *A system or component is inoperable or compromised and requires immediate action*
 - a. upgrade of: an HVAC system; an electrical system; essential equipment; an essential building component; or infrastructure, including a utility tunnel, water line, gas line, sewer line, roof, parking lot, or road.
 - b. Has it been ranked critical by FCA or other independent A/E study

50 points

3) Priority 3 Project- Necessary/ Not Critical

- *Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life*
 - a. Project necessary to keep facility operational and in good repair
 - b. Project that mitigates life safety, ADA or other important issues

40 points

4) Priority 4 Projects – Programmatic

- *Programmatic needs of the Agency/ Institution as determined in needs statements*
 - a. Project that has been determined necessary or needed by Agency/Institutions

30 points

Facility Type

- *Prioritizes facility type based on usage and replacement cost*
 - a. Class 1 Property Types – **50 points each**
Classrooms, Hospital, Laboratory, Office building, Penal facility, Armory, Infrastructure, Library
 - b. Class 2 Property Types – **40 points each**
Athletic facility, Group home, Museum, Residence, Store
 - c. Class 3 Property Types – **30 points each**
Farm or shed Hanger, Warehouse or shop

Total points Possible 50 points

Total Points Available

100

Bonus: Energy Component

- *Projects that address: building energy efficiencies; energy saving components that improve energy and reduce operating cost*

10 points

Total + Bonus

110

Capital Improvement Request- Project Scope

Agency/Institution Name: <i>Southern Utah University</i>		Date:	
Building Name:	<i>Randall Jones Theatre</i>	FY Requesting for:	<i>FY 15</i>
Project Name: <small>Or (Component Description)</small>	<i>Replace 100 Ton Air Cooled Chiller Unit</i>	Requested Amount: <small>Include soft cost, A/E design, contingency, etc.</small>	<i>\$ 204,000</i>
Bldg. Risk ID #	<i>5816</i>	Facility Type: <small>(Classroom, office, Armory, infrastructure, Roof, Paving, etc.)</small>	<i>Theatre</i>
DFCM Project Manager:		Priority Classification: <small>(1 Life Safety, 2 Critical, 3 necessary, 4 Programmatic)</small>	<i>3 Necessary</i>
Project Description <small>A short statement of: What is to be accomplished, & Estimates How much will it cost. Should be less than 75 words</small>		FCA Project# <small>Or (Element No.)</small> <i>Faithful+Gould D3031</i>	
Project Goals <small>Develop "big picture" project goals that express results instead of project work items.</small>		<i>The Chiller has exceeded it Estimated Useful Life, and has been recommended for replacement in 2015. Replace with new 100 ton Air Cooled Chiller, new Electrical disconnect and conductors, chiller controls, remove and replace concrete slab with new 4" reinforced concrete slab. \$170,000 is identified in Faithful+Gould FCA Report</i>	
Project Scope Statements <small>List major project components that define the work that needs to be accomplished in order to satisfy the Project Goals. Should also include "is not" statements.</small>		<i>Have project design completed by fall of 2015. Have chiller removed, replaced and operational by spring of 2016</i>	
DFCM Project Manager Comments		<ol style="list-style-type: none"> 1. <i>Replace 100 ton Chiller</i> 2. <i>Replace HVAC Controls and Electrical Conductors</i> 3. <i>Replace Concrete Slab</i> 4. <i>Is not to replace Supply and return piping</i> 5. <i>Is not to replace AHU Cooling Coils</i> 	
Agency Contact:	<i>John Doe</i>	Phone:	Email:

(Agency completes highlighted fields)

Recommend for Approval

DFCM Project Manager: _____ Date: _____

Agency/Institution Manager: _____ Date: _____

Approval

Building Board Director: _____ Date: _____