

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, September 5, 2012
Room 250, Utah State Capitol Building
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes for July 11, 2012**..... Tab 1
- (Action) 2. **University of Utah Women’s Softball Stadium Approval**..... Tab 2
- (Action) 3. **Approval of Revolving Loan Fund for Weber State University** Tab 3
- (Action) 4. **Approval of Revolving Loan Fund for University of Utah**..... Tab 4
- (Action) 5. **UVU Reallocation of Capital Improvement Funds for Chiller Replacement** Tab 5
- (Action) 6. **Five Year Notice of Review and Statement of Continuation for Rule R23-6, Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations** Tab 6
- (Action) 7. **Five Year Notice of Review and Statement of Continuation for Rule R23-12, Building Code Appeals Process** Tab 7
- (Action) 8. **Five Year Notice of Review and Statement of Continuation for Rule R23-4, Suspension/Debarment** Tab 8
- (Action) 9. **Five Year Notice of Review and Statement of Continuation for Rule R23-5, Contingency Funds**..... Tab 9
- (Action) 10. **Administrative Reports for University of Utah and Utah State University**..... Tab 10
- (Information) 11. **Administrative Report for DFCM** Tab 11

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 CeeCee Niederhauser 538-3261 (TDD 538-3260) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at <http://buildingboard.utah.gov>*



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: David G. Buxton
Date: September 5, 2012
Subject: **Approval of Minutes for July 11, 2012**

Attached for your review and approval are the minutes of the Utah State Building Board Meeting and Training Session held July 11, 2012.

DGB: cn
Attachments

Utah State Building Board



MEETING

July 11, 2012

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
David Fitzsimmons
Ned Carnahan
Gordon Snow
Ron Bigelow, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Kimberlee Willette	Governor's Office of Planning and Budget
Rich Amon	Legislative Fiscal Analyst Office
John Harrington	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
John Burningham	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Bob Askerlund	Salt Lake Community Collage
Ken Nye	University of Utah
Ben Berrett	Utah State University
Mark Holt	Utah State University
W. Ralph Hardy	Commission of Higher Education
Alyn Lunceford	Courts
Gary Riddle	CBRE
Amber Craighill	BHB Engineers

On Wednesday, July 11, 2012 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:03 am and noted that a quorum was present.

APPROVAL OF MINUTES OF JUNE 6, 2012

Chair Daines sought a motion for approval of the minutes.

MOTION: Ned Carnahan moved to approve the meeting minutes of June 6, 2012. The motion was seconded by David Fitzsimmons and passed unanimously.

APPROVAL OF REVOLVING LOAN FUND FOR SNOW COLLEGE

DFCM Energy Director, John Harrington, reported that Snow College has requested a loan in the amount of \$100,000. These funds will be used to do a re-commissioning project that will look to optimize the functioning of two buildings, resulting in up to 20% energy savings for the Humanities and Arts Building and the Noyes Administration Building. The payback for this project will be two years. Re-commissioning projects are very much like tuning up a car. Your car runs more efficiently when it is tuned and so does a building. A careful analysis is made to determine the best way to make a building more efficient. The result is a project with both significant energy and maintenance/labor savings. Presently, there is approximately one million dollars in the fund and the Energy Group anticipates this will be allocated within the next four months.

MOTION: Ned Carnahan moved for approval of the Revolving Loan Fund for Snow College. The motion was seconded by Gordon Snow and passed unanimously.

REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR COURTS

Alyn Lunceford requested to reallocate unused funds from the Layton Courts HVAC project to the Davis County Courts HVAC project. Due to a favorable bidding climate, there was approximately \$175,000 savings from the Layton Courts HVAC Project. The Layton Courts project had two phases and estimates were based on engineer's estimates for the first half of the project in 2010 which had an extremely favorable bidding climate. The Farmington Courts Building Separation Project is approximately \$282,000 short on funding. With \$175,000 from the Layton Courts plus \$60,000 from Courts and some additional value engineering, they are confident they can get the project completed within budget. Director Gregg Buxton expressed his support for this reallocation.

MOTION: Ned Carnahan moved to approve the Reallocation of Capital Improvement Funds for Courts. The motion was seconded by David Fitzsimmons and passed unanimously.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye, from University of Utah, reported the University had five design agreements and seven other types of agreements. Notable was item one, the Design of Furnishings and Equipment in the New Football Training Facility, which is held by DFCM. Construction Contracts on page two show a new contract for the University Guest House Camera System, with the balance of the contracts

being remodels or site improvements. The Project Reserve Fund on page three shows no activity this month. The Contingency Reserve Fund is on page four. Mr. Nye noted that the projects which were authorized by the Board a few months ago will take effect as of July 1, 2012 and the Contingency associated with those projects will show up on next month's report. There were two projects with significant decreases to the Contingency. The first being the FY11 HTW Line Replacement for \$66,600 to cover problems with an existing vault and duct bank with a different elevation than expected. The second was the HTW Zone 2 Pipeline Replacement for \$95,067 which had a number of unknown conditions including problems with buttresses in a foundation, which were not anticipated; and errors in the bidding documents, which involved purchasing of additional pipe. The Contingency shows a \$620,000 surplus, however the University feels this balance is appropriate because their current projects have higher Contingency demands. The summary of Contingency usage is indicated on page six. Director Buxton informed both U of U and USU that the Board would like to discontinue the University Quarterly Report and only require Monthly Reports since the information is duplicated.

MOTION: Chair Daines moved to approve the University of Utah Administrative Report. The motion passed unanimously.

Mark Holt, from Utah State University, was introduced to the Board. Mr. Holt is an Electrical Engineer and Senior Project Manager for the University and will occasionally give the USU monthly report in Ben Berrett's absence. Mr. Berrett reported there were eight professional and eleven construction contracts issued this month. Notable professional contracts were awarded to Method Studio, for the USU Eastern San Juan Residence Hall; Colvin Engineering, for Design on the Science Technology Chilled Water Loop; Method Studio, for the Master Plan of Former Trailer Court Site and Cache Landmark Engineering, for Parking Concepts on the Old Agricultural Science Site. Notable construction contracts on page two include Gramoll Construction, for the USU Eastern San Juan Residence Hall; Envision Engineering, for a Fire System Upgrade at the Price Campus; Astro Turf, for the Merlin Olsen Field Replacement this fall season; American Seating, for Classroom/Auditorium Upgrades; and Eagle Environmental, for an asbestos abatement during the Voice Over IP Upgrade replacing the phone system across campus. Page three shows the Contingency Reserve Fund with thirteen projects contributing to the fund, which are FY13 Capital Improvement projects. In previous years, when projects were opened, they contributed a standard percentage to the Fund. Presently, Contingency percentage is determined by the type of project which is anywhere from two to six percent. Decreases to the Contingency Reserve include demolition work for the Medium Voltage Upgrade, for \$3,521; and Code Compliance Upgrade of Hardware for the Facilities-SER Stairwell Doors for ADA Compliance, of \$1,947. Page six shows one project that closed and contributed \$18,000 to the Project Reserve Account.

MOTION: Ned Carnahan moved to approve Utah State University's Administrative Report. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ ADMINISTRATIVE REPORT FOR DFCM

Kurt Baxter, Program Director for DFCM, said there were no significant lease items. There were twenty-one architectural agreements; the largest being the CM/GC contract for the University of

Utah Infrastructure Upgrade. There were twenty-three construction contracts. Notable was the UVU Student Life Center, awarded to Jacobsen Construction for \$45 Million. The Contingency Reserve Fund is presently at \$7.8 Million. The Project Reserve had very little change with \$2,400 awarded for the Utah National Guard Armory in Orem. Project Reserve totals are at \$5.7 Million. DFCM is confident that these amounts are sufficient for the number of projects they presently have.

☐ **TRAINING SESSION FOR BOARD MEMBERS**

At 9:40 am Chair Daines announced that the next portion of the meeting would be held in the DFCM Conference Room in 4110 State Office Building. The public was invited to attend. The training portion began at 9:55 am.

Utah State Building Board Members in Attendance at Training Session:

N. George Daines, Chair
David Fitzsimmons
Ned Carnahan
Gordon Snow
Ron Bigelow, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Kimberlee Willette	Governor's Office of Planning and Budget
Rich Amon	Legislative Fiscal Analyst Office
David Williams	Finance CBA Director
Roger Faris	Finance Accountant, CBA Group

This session was an informal question and answer period with Board members discussing the following questions:

- Will the Board be promoting a system wide infrastructure initiative for this FY?
- It is apparent that the UofU will require additional funding to continue the infrastructure upgrade projects. Will a specific progress report be required prior to the priority session?
- How is DFCM currently assessing Higher Ed. Campus Infrastructures or within other State Department Facilities? Is the Board aware of the past ISES identification and prioritization programs? Is this working?

During this discussion, it was requested that a motion be made to have a closed session.

MOTION: Ned Carnahan moved to have the Board go to a Closed Session. The motion passed unanimously.

Attendees were invited to leave; however Building Board members remained in the meeting. After a

short discussion, a motion was made to return to the Training Session.

MOTION: Ned Carnahan moved to end the Closed Session and resume the Training Session. The motion was seconded by David Fitzsimmons and passed unanimously.

Chair George Daines stated that no action was taken in the closed discussion. It was a discussion about a project involving a particular individual in relationship to DFCM.

- The discussion concerning the ISES program continued after the session resumed
- Is it a function of DFCM staff to review the infrastructure capacities and age condition prior to setting capital or improvement funding budgets? At what point during the request is this done?
- Additional DFCM staff information or background regarding an agenda request or project would be useful.
- Is it the function of the Building Board to question the programmatic activity to be housed in a requested facility or is this more adequately reviewed as an administrative function such as the Board of Regents or other similar board?
- Can an agenda item, being presented by an institution during a board meeting, be tabled for additional information for the next scheduled meeting? Was this frequently done in past Building Board meetings?
- Will Higher Education and Applied Technology priority listings be available to Board members prior to the formal presentation/prioritization meetings?
- The question of O&M costs for requested capital or improvement projects are frequently answered by a statement of, "There will be no request for O&M funding for this project." Is it appropriate to gain more understanding from an institution as to where the O&M will be coming from?
- When informally meeting with other Board members, does a group of more than three constitute an illegal meeting? Under what conditions can an information discussion take place? Should the Board have short closed-door work meetings prior to the public meeting to review the day's agenda?
- Should a Board member welcome a solicitation from an Institution to visit a campus to discuss an upcoming agenda item?
- Should a Board member welcome telephone calls and solicitation for support of an upcoming Board Agenda item?
- To what depth should a Board member become informed, regarding an agenda item prior to the public meeting?

- What action is appropriate by the Building Board when a request for a replacement or improvement project, that is supported by a detailed engineering report indicating various types of problems rendering a facility to be failing or hazardous, is given a low priority by the administrative body such as Higher Education?
- If a Board Member is asked a question, by a member of the Legislature or a public official, regarding a Board posture on an agenda item or policy, how should it be answered?
- Has the issue of comparing the Higher Education FTE and the ATC Student Hours been resolved?
- Is it appropriate for the Board to ask an Institution to report on progress of a past funded project?
- Details of the Capital Development tour sites and how sites are selected.

After the question and answer session, David Williams, Finance CBA Director, explained specific parts of the DFCM Report. Board members asked questions concerning the Contingency Reserve and Project Reserve Funds. Mr. Williams explained that percentage amounts for the Contingency Fund are based on the number and type of projects, and the bidding climate during that time.

ADJOURNMENT

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

The meeting ended at 11:53 am.



Gary R. Herbert
Governor

Utah State Building Board

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

To: Utah State Building Board
From: David G. Buxton
Date: September 5, 2012
Subject: **University of Utah Women's Softball Stadium Approval**
Presenter: Mike Perez

Recommendations

DFCM recommends that the Building Board review the University of Utah's request for approval of the Women's Softball Stadium.

Background

This project will replace the Women's Softball Diamond which is now being used as the site for the new Student Life Center. The total project cost is \$2.9 Million which will be generated through donations, athletic revenues and other non-state funds. In addition, the stadium project is consistent with the master plan for the property. No state funds will be used for the design and construction of the facility. Operation and Maintenance will be addressed through operating revenues and other non-state funds obtained by the University athletic program.

DGB:cn
Attachment



Office of the Vice President
for Administrative Services

RECEIVED - DFCM
12 AUG 13 AM 9:37
August 10, 2012

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

Dear Gregg:

RE: University of Utah Women's Softball Stadium Approval

The University of Utah requests approval for the construction of a Women's Softball Stadium. This project will provide a stadium for the recently relocated softball field at a total project cost of \$2.9 million. This will include the following elements:

- Main Level consisting of 10,000 SF for dugouts, storage, public restrooms, team changing rooms, and a training room
- A seating bowl with 500 SF for scorekeeper and media areas plus 890 spectator seats (530 fixed and 360 bleachers)
- A grass berm that can accommodate approximately 1,200 spectators
- Bullpens and hitting and pitching cages

The construction of this facility is needed to meet Athletics' needs for developing this program, particularly as we compete in the PAC-12. In addition, the former softball field is being used as the site for the new Student Life Center.

The Legislature has delegated authority to the Building Board to authorize capital projects (without legislative consideration) if they meet certain criteria. The statute which provides the requirements for Building Board approval is provided below. This is quoted from subsection 63A-5-104(3).

(b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if the State Building Board determines that:

(i) the requesting state agency, commission, department, or institution has provided adequate assurance that:

(A) state funds will not be used for the design or construction of the facility; and

(B) the state agency, commission, department, or institution has a plan for funding in place that will not require increased state funding to cover the cost of operations and

Associate Vice President Facilities Management

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Mr. Gregg Buxton
August 10, 2012
Page 2

maintenance to, or state funding for, immediate or future capital improvements to the resulting facility; and

(ii) the use of the state property is:

(A) appropriate and consistent with the master plan for the property; and

(B) will not create an adverse impact on the state.

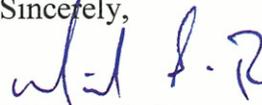
The following statements demonstrate how the University is satisfying each requirement:

1. No state funds will be used for the design and construction of the facility as the project is being funded through donations, athletic revenues, and other non-state funds.
2. The project will not require an increase in state funds for operations and maintenance or for future capital improvements. These costs will be addressed through operating revenues and other non-state funds obtained by the University's athletic program.
3. The relocation of the Women's Softball Field and the construction of this stadium were anticipated in the University's approved master plan as reflected in the attached excerpt. We do not see any way in which the construction of this stadium could create an adverse impact on the State.

The University will administer the design and construction of this project as it falls well within the \$10 million level that has been delegated to the University. We appreciate support of this request and respectfully ask for consideration and approval by the Utah State Building Board. Representatives of the University will be present at the September 5, 2012 meeting to address any questions that members of the Building Board may have.

Thanks for your consideration and support.

Sincerely,



Michael G. Perez
Associate Vice President

Attachments: Excerpts from the University of Utah Campus Master Plan, page numbers: 5-22, 6-24, 6-25, 6-27, 6-36, & 7-4

CHAPTER 5: PLAN ELEMENTS

The Plan

There are two pivotal components of the Athletics and Recreation Plan for the University: the Student Life Center and the Central Playing Fields.

The Student Life Center is envisioned as a large-scale, multi-purpose recreation facility which features over 150,000 square feet of indoor cardio, circuit and free weight areas, a climbing wall, natatorium with lap pool, leisure pool, running track, sport courts for basketball, soccer, volleyball, lacrosse, a multi-purpose room/dance studios, wellness clinic, racquetball courts, locker rooms, classroom and meeting rooms, administrative offices, and a student lounge zone. To be sited on the Southwest end of HPER Mall within 5 minutes walking distance from Fort Douglas Housing, and the proposed South Campus Housing, the Student Life Center will serve as an anchor for the expanded Athletics and Recreation program, and will increase student presence on campus. The existing Women's Soccer Field near the Legacy Bridge landing should be preserved in its existing location, directly south of the Student Life Center.

The Central Playing Fields are the centerpiece of the exterior Athletics and Recreation Plan. The fields will be sited north of HPER Mall with the goal of creating synergy with the Student Life Center. The Fields include 7 multi-use recreation fields, as well as two NCAA Division 1 competition level facilities - an Athletics Track and Women's Soccer Field, and a Women's Softball Diamond to replace the one that will be displaced by the Student Life Center. NCAA Division I Tennis Facilities with 12 outdoor courts (depending on funding and confirmation of need by the University) may be included, and would take the place of two of the multi-use fields. NCAA facilities are clustered toward the upper, western area along Wasatch Drive so that below grade parking facilities, which may be built

beneath the track and/or tennis courts, could serve competitions. The existing Practice Women's Softball Diamonds, south east of Central Campus Drive, should be preserved in their existing location.

Both of these projects are described in greater detail in the Transformative Projects chapter.

Central Playing Fields

A new cluster of terraced, multi-use recreation fields and athletic facilities will create an active green center for the campus, ultimately replacing the Ozone parking lot, Lots 24 and 30, abandoned tennis courts, and the practice driving range. Since this central campus area is currently dominated by paved surface parking and a jumble of outdated athletics facilities, the Central Playing Fields are an extremely important project, and their implementation will go a long way to reinvigorate student life on campus. The Central Playing Fields will provide green frontage for HPER Mall, and also create a core campus space linking South Campus and Interdisciplinary Corridor development to the north.

In concept, the Central Playing Fields may comprise three or four terraces to accommodate the slope and allow for the integration of flat playing surfaces. The project includes a total of six multi-use recreation fields (turf and synthetic), an NCAA Division I Athletics track and Women's Soccer field, and an **NCAA Division I Women's Softball Diamond**. NCAA Division I tennis facilities with 12 outdoor courts may also be included should a need be demonstrated. The two existing softball diamonds will remain, and form the lowest terrace along with one of the multi-use fields.

The Athletics Track is intentionally sited on the top terrace so that seating can be integrated into the slope west of Wasatch Drive. As well, a parking structure (with access from Wasatch Dr.) may be incorporated below the track. The existing slope also makes it possible for the parking structure to be exposed on its western edge, thereby providing natural ventilation and minimizing excavation. The Athletics Track also has an important relationship with the proposed Student Life Center; as a primary athletics facility with outdoor seating its location here will help create a lively anchor for the east end

of HPER Mall and a new gateway into central campus from Wasatch Drive.

If the University decides to build a new NCAA tennis facility, it should be located along Wasatch to the north of the Athletics track. This location affords the possibility of parking being integrated below the courts, with access from Wasatch, and also helps preserve open views from HPER Mall across the central portion of the Fields.

North-south pedestrian walkways linking HPER to Interdisciplinary Corridor are included along the grade breaks between each row of fields. These walkways are primary connections, and include a basic level of pedestrian amenities, including shade trees and seating. North-south pedestrian connections are also included; these walkways are of a smaller scale, and may take the form of simple paths and/or steps with informal trees for shade along their edges.

The central pedestrian walkway which connects HPER Mall to Interdisciplinary Corridor will be established above a north-south utility corridor serving North Campus, the Interdisciplinary Quad, and the Ambulatory Care Complex.

1. Central Chiller Plant
2. Intramural Fields or Tennis Courts
3. Women's Softball Field
4. Pedestrian / Utility Corridor
5. Intramural Field
6. Athletics Track
7. Stadium / Berm Seating
8. Bioswales





Phase 1



Phase 1 Alternative



Phase 2



Phase 3

CHAPTER 6: TRANSFORMATIVE PROJECTS

Student Life Center

The Student Life Center is envisioned as a large-scale, multi-purpose recreation facility which features over 150,000 square feet of indoor exercise equipment with cardio machines, circuit and free weight areas, a climbing wall, natatorium with lap pool, leisure pool, running track, sport courts for basketball, soccer, volleyball, lacrosse, multi-purpose room/dance studio, wellness clinic, racquetball courts, locker rooms, classroom and meeting rooms, administrative offices, and a student lounge zone.

The preferred site for the Student Life Center is currently occupied by the Women's Softball Field located at the eastern end of HPER Mall, adjacent to the George S. Eccles 2002 Legacy Bridge. It is proposed that the Softball Field be displaced by the Student Life Center and a replacement field would be located within the Central Playing Fields Area proposed by this Plan. The existing facility of the Virginia Tanner Creative Dance Program (Building #101) would also be displaced by the new Student Life Center.

Given the intended location of the Student Life Center, an opportunity exists for the building to serve as an extension of the George S. Eccles 2002 Legacy Bridge and to provide a continuous pedestrian connection between the "east" and "main" areas of the campus. This connection may be realized as an extension of the bridge that passes over or through the Student Life Center building and connects with HPER Mall at ground level.

The Student Life Center should have a positive interface with HPER Mall. A contiguous built edge should be provided along the southern boundary of HPER Mall in order to promote a comfortable pedestrian environment. Building entrances and outdoor plazas should engage with HPER Mall, and a high degree of ground floor glazing should be provided along the building's northern façade in order to promote visual connections between indoor and outdoor spaces.

Parking will be available at Lot 22 adjacent to the Huntsman Center Arena and at Lot 24 to the north of HPER Mall. However since both parking lots will be displaced by 2025 as the result of future campus developments, it is anticipated that new parking to meet the needs of the Student Life Center may be provided under the proposed Athletics Track facility that will be located immediately to the north of the Student Life Center. This parking facility will provide approximately 800 parking spaces.

1. HPER Mall
2. Student Life Center
3. George Eccles Legacy Bridge
4. Women's Soccer Field

**Capital Development Projection:
Phase 1**

Key Phase 1 enabling projects (ie. projects that “enable” the development of new buildings and facilities) include the following:

- Upgrade HPER Mall utility infrastructure with new utility tunnel to resolve existing reliability and capacity issues, and to support future infill development.
- Renovate George Thomas to enable future building use.
- Develop new utility tunnel between Interdisciplinary Corridor and HPER Mall to enable the development of USTAR.

- Relocate Women's Softball field to central fields to enable development of the Student Life Center.
- Develop new Central Campus Plant.
- Develop utility tunnel along Interdisciplinary Corridor to serve USTAR and University Ambulatory Center development.
- Demolish Francis Armstrong Madsen (#76) to enable DESB Expansion.
- Demolish Medical Center Parking Terrace #524 to enable School of Medicine Infill during Phase 2.
- Establish temporary Golf Practice Facility.

#	West Campus	GSP
W1	Geology & Geophysics	90,000
W2	Universe Project	156,000
P1	Northwest Parking Structure	480
5	George Thomas Renovation	-

#	North Campus	GSP
N3	USTAR #1	180,000

#	East Campus	GSP
E4	University Hospital Expansion	305,000
E5	College of Nursing	9,600
E6	PCMC Ambulatory	220,000
E7	University Women's Center	100,000
E8	University Ambulatory	200,000
E9	Huntsman Cancer Institute, Phase IIB	117,467

#	South Campus	GSP
S11	Social Work Expansion	15,000
S12	DESB Replacement & Expansion I	189,000
S13	Beverly Taylor Sorensen Arts & Education Complex	37,000
S14	Student Life Center	157,500
36	College of Fine Arts Renovation	-
U1	HPER Mall Utilities	-
L1	HPER Mall Landscape Treatments	-

#	Central Campus	GSP
C15	College of Humanities	51,810
C16	Central Campus Plant	20,700
F1	Temporary Golf Practice Facility	-
F2	Women's Softball Field	-
L2	Interdisciplinary Corridor Landscape	-
U2	Interdisciplinary Corridor Utilities	-
U3	Interdisciplinary Quad. Utility Tunnel	-
U5	Central Campus Drive Extension	-

#	Heritage Commons	GSP
H17	University Guest House Expansion	30,100
H18	Student Apartments	90,000

#	Demolition	GSP
22	Geoscience Services Building	7,881
23	Military Science Building	8,652
24	Mines Building	27,009
524	Medical Center Parking Structure	-
76	Francis Armstrong Madsen Building	23,727
101	Virginia Tanner Dance Building	7,849

Note: GSF identified for new construction or demolition only.



Gary R. Herbert
Governor

Utah State Building Board

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

To: Utah State Building Board
From: David G. Buxton
Date: September 5, 2012
Subject: **Approval of Revolving Loan Fund for Weber State University**
Presenter: Bianca Shama, Energy Program Director

Recommendations

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's Energy Revolving Loan Fund, each project seeking funding requires Building Board approval prior to moving forward. DFCM recommends that the Building Board review the request from Weber State University. This application has been reviewed and approved by the State Building Energy Efficiency Program Director and is submitted for your approval.

Background

Attached is an application pending approval for Weber State University. Weber State University is requesting a loan in the amount of \$400,000.00. The funds will be used for a total campus recommissioning project that will look to optimize the functioning all their buildings with the internal ability to do continuous reassessment every 5 years. The payback for this project will be less than 3 years. The estimated loan repayment schedule will begin in June 2013 and be completed by January 2016 with quarterly payments of \$37,500.00. The project will result in both significant energy savings and cost savings.

DGB: bs

Attachments:

Application

Re-commissioning Summary

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency: Weber State University

B. Building Name & Location:

Ogden Campus – 3750 Harrison Blvd. Ogden, UT 84408
 Davis Campus- 2750 N. University Park Blvd. Layton, UT

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

Academic and Office Buildings:1,9000,000 Sq Ft.

D. Existing Building Systems and Energy Usage:

Ogden Campus:
 Central Heating Plant: 125,000 Dth
 Central Chilled Water Plant
 Electrical Sub-station: 5500 KW, 30,000,000 KWh
Davis Campus:
 Natural Gas: 6,200 Dth
 Electrical: 400 KW, 1,600,000 KWh

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Campus Wide Monitoring and Recommissioning	\$400,000.00		
TOTAL	\$400,000.00	\$150,000.00	\$100,000.00

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of Incentive
Questar Gas	0
Rocky Mountain Power	0
TOTAL	0

G. Payback

The payback for this project will be less than 3 years.

H. Description of Energy Costs Savings Measurement and Verification:

We are in the process of developing a program that will facilitate recommissioning of every major building on the Ogden Campus every five years. Past experience with five of our major campus buildings has shown us that this process is very cost effective for saving energy and increasing occupant comfort. Some of the problems we discovered in the recommissioning of these buildings that may have not been noticed otherwise were: Hot water valves leaking

through into the mixing box during the cooling season, coils that have been piped backwards, outside air dampers that were stuck in the “open” position and controls that have drifted out of calibration.

Unfortunately, due to a lack of building sub-meters at the time of completion of these projects, we were unable to determine the exact energy savings that resulted from our efforts; however we calculated an average return on investment of approximately 2.8 years. Over the course of a year following the completion of this process we were able to verify a substantial decrease in trouble calls from each of these recommissioned buildings through our CMMS System.

This request is for the recommissioning of all of 24 major campus buildings on the Ogden and Davis Campus. A good portion of these buildings now have sub-meters in place which will enable us to measure and verify energy savings and building performance. Inclusion of new sub-meters for electrical, chilled water, steam and culinary water at locations where they are missing are necessary for a complete system wide approach and will facilitate a continuous commissioning process.

Installation of these meters also will assist us in accomplishing several goals for reduction of energy usage on campus. Through the installation of electric meters alone on the majority of our major campus buildings; we are now able to identify trends, peaks and base loads leading to much needed modifications to building operating schedules. We have achieved substantial energy savings with these relatively simple devices, but much more can be achieved with the inclusion of steam, chilled water and culinary water meters, all of which will tied into the building “dashboard system”.

This total system will allow us to establish baseline data for continuous commissioning, provide real-time data for identification of specific problem areas, provide a visual readout to assist in behavior modification initiatives and serve as a data base for prioritization of future energy upgrade projects.

Through our overall efforts in building scheduling to conform to the actual usage of the facility, along with lighting and equipment upgrades in some of our campus buildings, we generated approximately \$350,000.00 in electrical savings alone during last fiscal year. We estimate that an additional \$100,000.00 annually can be generated through behavior modification, identification of problem areas on a real-time basis (which includes such things leaking pipes, coils and steam traps,) continuous commissioning and prioritization of resources.

We currently track our overall consumption at our campus sub-station, central chilled water and heating plants and have developed a multi-year baseline listing each separate utility for comparative analysis on a monthly basis. Implementation of the “dashboard system” will display data in as little as 15 minute increments thereby making individual building performance much more precise, inclusive and easier to analyze.

I. Commissioning Procedures:

J. Other Benefits to the Environment, Community, Agency, or State of Utah

Increased occupant comfort and improved learning environment, reduction in operation and maintenance costs, reduction in greenhouse gas emissions through reduction in consumption,

K. Total Eligible Costs to be Financed by this Loan:

Estimated costs:	\$400,000.00
Other funds to be used on project:	\$
Total proposed loan amount:	\$400,000.00

L. Attachments

Recommissioning

The recommissioning process returns a building back to its original intended levels of energy consumption from the design phase and ensures that the building functions as expected. Recommissioning can be applied to an entire building or a specific section. This forensic process uncovers deficiencies from the existing structure; therefore most costs are often derived from labor and not materials.

When a facility has not been recommissioned or properly commissioned in the first place, they could be spending extra money on energy costs. Other benefits of recommissioning include risk management, energy tracking and savings verification, diagnostic capabilities. Improved comfort in controlled spaces for tenants is a common advantage. Non-energy risks can be managed as well: poor indoor air quality prevention, premature equipment failure. Better equipment replacement practices are another added gain. Unexpected breakdowns in building equipment could cost up to 3 times more to fix.

Recommissioning should incorporate operator-training programs, which leads to a better-trained staff, and more knowledge on how ongoing energy savings can occur. Several State of Utah campuses have implemented this so they have a staff trained to continuously recommission their buildings.

Submetering

Traditional utility bill analysis uses information that is simply too dated (bills arrive 30 to 45 days after usage) and too aggregated (bills are for an entire month) and the data collected may be for a wide span of spaces making it hard to identify what may be causing any increases in usage. Submetering addresses this information gap, providing real-time (15 minute interval), granular visibility of energy use that can be used to affect operations.

There are a number of benefits for submetering buildings, chief among them:

- Identification of unnecessary equipment running at night, off shift, or during the weekend;
- Detection of utility bill errors by comparing submeter usage with the actual utility bill;
- Ability to get information back to operators and facility managers the same day
- Ability to provide operators with feedback the next day about implemented changes and assist in recommissioning efforts;
- Better management of electricity usage when a facility faces demand limited or peak usage pricing from the utility



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: September 5, 2012
Subject: **Approval of Revolving Loan Fund for University of Utah**
Presenter: Bianca Shama, Energy Program Director

Recommendations

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

Background

Attached is an application pending approval for the University of Utah. The University of Utah is requesting a loan in the amount of \$300,000.00. The funds will be used to add evaporative cooling to four buildings to help offset the demand in these buildings for mechanical cooling. The payback for this project will be 1.7 years. The estimated loan repayment schedule will begin in 2013 and be completed by 2015 with quarterly payments of \$53,450.00. The project will result in both significant energy savings and cost savings.

DGB:kfb

Attachment
Loan application and supporting documentation

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

The University of Utah

B. Building name & location:

University of Utah main campus:
 Building 28: Marriott Center for Dance (MCD)
 Building 49: Language and Communication (LNCO)
 Building 63: Warnock Engineering (WEB)
 Building 86: Marriott Library (MLIB)
 Building 87: Henry Eyring Chemistry (HEB) – south wing

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

MCD, LNCO, WEB and HEB are educational (classrooms, offices, studios, labs) with slightly reduced usage during summer months, though all buildings remain operational during business hours year-round. MLIB has long occupied hours and is the largest building on main campus with large cooling and humidity requirements. All buildings are prime candidates for the addition of evaporative cooling. Square footages are as follows:

MCD: 64,300
 LNCO: 100,700
 WEB: 59,900
 MLIB: 508,000
 HEB South: 77,850

D. Existing building systems and energy usage:

All of these buildings are fed high-temp water from the main campus heating plant and chilled water from local chillers. Air handlers within the buildings use the high temperature water or chilled water to deliver heated or cooled air to all conditioned spaces. None of these buildings currently have direct or indirect evaporative cooling, but they have available space and/or equipment needed to (relatively) easily add it. Energy use at the building level is currently not available for these buildings. Building-level energy metering is being added to these buildings at this time but will not be installed in time to accurately trend energy usage.

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
MCD: Heat exchanger and piping for indirect evaporative cooling in one air handler	\$50,000	308,000 kWh	\$17,000
LNCO: Add direct evaporative cooling section to one air handler	\$30,000	483,000 kWh	\$26,500

WEB: Add direct evaporative cooling section to four air handlers	\$120,000	287,000 kWh	\$15,800
MLIB: Add direct evaporative cooling section to four air handlers	\$120,000	2,400,000 kWh	\$134,000
HEB South: Add direct evaporative cooling section to one air handler	\$50,000	373,000 kWh	\$20,500
TOTAL	\$370,000	3,851,000 kWh	\$213,800

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive
Questar Gas	n/a
Rocky Mountain Power	Self-Direct Credit, amount undetermined at this time
TOTAL	

G. Payback

Estimated simple payback: 1.7 years

H. Description of energy costs savings measurement and verification:

These buildings currently must be 100% mechanically cooled using chillers. When the project is complete, the majority of cooling will be supplied through evaporation, eliminating or minimizing the need for mechanical cooling. Verification of savings will be determined by monitoring the reduction in chiller loads and run times.

I. Commissioning procedures:

Installation and operation of equipment will be verified by University of Utah engineers and shop personnel.

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

In addition to energy cost savings, this project will reduce the demand and extend the life of expensive chillers, and will result in reduce the demand on the utility infrastructure during high demand periods. Reduced electrical consumption also means reduced emissions from power plants.

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

Estimated costs:	\$	300,000
Other funds to be used on project:	\$	70,000 (University funds)
Total proposed loan amount:	\$	300,000

L. Attachments

See attached estimates from University staff engineers.

JEFF WRIGLEY

From: Adam Rohde
Sent: Friday, August 10, 2012 4:28 PM
To: JEFF WRIGLEY
Subject: RE: Evap Cooling Engineering Narrative

There are a lot of buildings on campus that would benefit from evaporative cooling technology rehabilitation or new installation. The idea is to use local water at the building, or central plant, during ideal outdoor air conditions in lieu of mechanical cooling for space cooling needs. The Evaporative Cooler sprays water over media directly in the airstream, reducing warmer air to a certain discharge temperature and compliant humidity for spaces. The outdoor air conditions for evaporative cooling to completely replace mechanical cooling, based on typical/historical outside readings, will occur when Wet Bulb temperature is 60°F and below. This means that the water being used can cool the airstream to that Wet Bulb Temperature.

With that being said, the hourly data breaks down into hours of time, called BIN analysis. This organizes hours to certain outdoor air conditions. We should be able to use Evaporative cooling between these parameters:

- Dry bulb temperature is 60°F and above (total of 3,264 hours/year)
- Wet Bulb Temperature is 60°F and below (total of 8,407 hours/year)

Where these conditions overlap would be our pure evaporative cooling time, therefore eliminated mechanical cooling. This is an **hourly total of 3,264 hours** of avoided mechanical cooling. Mechanical cooling is measured in tons (12,000 btu/ton). Each building uses a different amount of cooling tons throughout the year, and are sized for the worst/hottest day of the year. We prorated the cooling demand based on outside air temperature for a preliminary estimate. Mechanical cooling is generated through electricity (kilowatts). The average efficiency is 0.7 kilowatts per ton of cooling, including pumping and auxiliary electrical needs where evaporative cooling is pretty much negligible for energy expenses. We spend an average of 0.055 cents per kWh.

Building Number	Total Cooling Capacity	Total kWh/year	Total Cost Avoided
28	184	308,841	\$ 16,986.26
49	288	483,370	\$ 26,585.35
63	171	287,300	\$ 15,801.51
86	1,452	2,438,127	\$ 134,096.97
87	222	373,569	\$ 20,546.30

Adam Rohde, EIT, CEA, LEED AP O+M
Energy Engineer
414-336-4534 or 801-585-9627
adam.rohde@fm.utah.edu

Facility Operations/Energy Management Department
1795 E South Campus Dr.
Salt Lake City, UT 84112

JEFF WRIGLEY

From: KELLY G GIBBONS
Sent: Friday, August 10, 2012 3:41 PM
To: JEFF WRIGLEY
Cc: Adam Rohde; David J Quinlivan
Subject: Evaprative Cooling Projects

Jeff-

From my notes see buildings below for evaporative cooling and rough budgets for those buildings.

Bldg 28 – 50K indirect flat plate
Bldg 49 – 30K
Bldg 63 – 120K - 80K 4 AHUs
Bldg 86 – 120K – 80K 4 AHUs
Bldg 87 – 50K

Thanks,

Kelly Gibbons, P.E.

University of Utah

Facility Engineer

Plant Operations

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: September 5, 2012
Subject: **UVU Reallocation of Capital Improvement Funds for Chiller Replacement**
Presenter: Kurt Baxter, DFCM

Recommendations

DFCM recommends that the Building Board review the request from the UVU to reallocate capital improvement funds to a critical chiller replacement project.

Background

UVU has requested to reallocate \$150,000 from their Road and Paving Project and \$96,000 from the SOB Cement Replacement Project. The shortfall is due to requirement to replace an old chiller with a larger more efficient chiller. The additional cost of the larger chiller and an electrical upgrade will be addressed with this reallocation.

DGB:kfb

Attachment

DFCM Capital Improvement Reallocation Request

Date: 8/12/2012
Agency: Utah Valley University
Requestor: Jim Michaelis

Allocated From

Project Name: Road and Parking lot repair
Project No.: 12089790
DFCM PM: Brent Lloyd
Completion Date: FY 2014
Project Savings: \$ 150,000

Allocated From

Project Name: SOB Cement Replacement
Project No.: 08239050
DFCM PM: Mike Ambre
Completion Date: 5/1/2012
Project Savings: \$ 96,815

Description of Work/Justification:

After further design and investigation it has been determined that a larger chiller is needed and an additional electrical upgrade is also needed to be able to match the existing system requirements. Funds will be allocated from the Road and Parking Lot repair and the SOB Cement Replacement Project. It has been determined that the Chiller repair is a higher priority than the road repair, and additional funds will be requested to complete the road repair in FY 2014.

Allocated To

Project Name: UVU Central Plant Chiller replacement
*Project No.: 12030790
ISES No.: N/A
Amount: \$ 246,815

Description of Work/Justification:

*If applicable



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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: September 5, 2012
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-6, Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations**
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 R23-6, Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations, 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 December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-6 at their scheduled Board meeting on September 5, 2012. At this time, the Division is not recommending any amendments to Rule R23-6. 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 R23-6, under the authority of the Board, establishes procedures for Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations for the Division. A copy of Rule R23-6 is attached.

AB:cg
Attachment: Copy of Rule R23-6

R23. Administrative Services, Facilities Construction and Management.

R23-6. Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations.

R23-6-1. Purpose.

These rules implement Subsection 63A-5-103(1)(f) and 63A-5-206(8).

It is the purpose of these rules to ensure that the state owned facilities shall be life cycle cost effective. To achieve this objective, Value Engineering and Life Cycle Cost Analysis is to be used in the facility design process by the Division of Facilities Construction and Management.

R23-6-2. Authority.

This rule is authorized under Subsection 63A-5-103(1)(e), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management.

R23-6-3. Definitions.

(1) Division: The Division of Facilities Construction and Management.

(2) Director: Director of the Division or designee

(3) GSF: Gross Square Feet

(4) Value Engineering: A structured methodology that analyzes functional requirements, identifies alternatives to perform these functions and evaluates the alternatives using Life Cycle Costing techniques.

R23-6-4. Scope.

To the extent appropriated by the legislature, Value Engineering will be applied to achieve cost effective design solutions and informed decision making by the Division, for the following activities:

TABLE

A. PROGRAMMING	
1. Site Selection	as feasible
2. Existing Facilities	Over 30,000 GSF
3. Energy Conservation	Always
4. New Facilities	Over 30,000 GSF
B. DESIGN FOR CONSTRUCTION	
1. New Construction	Over 30,000 GSF
2. Renovation	Over 30,000 GSF
3. Energy Conservation	Always

Only facilities which fall below these area requirements will be automatically exempted. Other projects may be subjected to Life Cycle Cost Analysis at the discretion of the Director.

R23-6-5. Special Exemption Procedures.

Upon written request by the Director, the Building Board may issue a special exemption for a facility from meeting the Life Cycle

Costing requirements of these rules. The Director's special exemption request shall include a full justification.

After reviewing the special exemption request, the Building Board will approve or disapprove the Director's request. Board approval shall be based on the findings that the public interest is best served by approval of the exemption.

R23-6-6. Methodology.

One or more methods of economic evaluation may be used as appropriate to assess the Life Cycle Cost effectiveness for each of the activities identified in Section R23-6-4. Methods may include, but are not limited to:

(1) Standard practice for measuring Total Life Cycle Cost of building systems. American Society for Testing and Materials (ASTM designation E917-93).

(2) Recommended practice for measuring Net Present Value and Internal Rates of Return for Investments in buildings and building systems. National Institute of Standards and Technology (NBSIR 83-2657).

(3) Recommended practice for measuring Simple and Discounted Payback for Investments in buildings and building systems. National Institute of Standards and Technology (NBSIR 84-2850).

(4) Standard practice for measuring Benefit to Cost and Savings to Investment Ratios for buildings and building systems. American Society for Testing Materials (ASTM E964-93).

R23-6-7. Application.

(1) The Division will issue Life Cycle Cost Guidelines for use by Fee Architect/Engineers and Consultants which will include:

- (a) Rules;
- (b) Basis for the calculation of Total Life Cycle Costing;
- (c) Guidance on sources of data for calculation;
- (d) Requirements for Life Cycle Cost analysis.

(2) The Division will issue specific instructions at the outset of each project describing the extent of Value Engineering or Life Cycle Cost analysis required for the project.

(3) The Division will use an independent Value Engineering Program to review the fee Architect/Engineer's design and use Value Engineering techniques to assist in identifying alternative viable design options to be subject to Life Cycle Cost analysis.

R23-6-8. Responsibilities.

(1) The Division shall:

(a) Manage and monitor the implementation of the Value Engineering and Life Cycle Costing program.

(b) Recommend budgets to the legislature to:

(i) Fund Value Engineering and Life Cycle Costing analysis for programming activity.

(ii) Fund Value Engineering and Life Cycle Costing analysis for Design and Construction Activity.

(c) Select suitably trained and qualified persons to conduct the Value Engineering and Life Cycle Costing Analysis program.

(d) Develop methods for evaluating, selecting, and implementing preferred alternatives from the output of the Value Engineering and

Life Cycle Costing program.

KEY: construction costs, public buildings*

Date of Enactment or Last Substantive Amendment: 1995

Notice of Continuation: December 31, 2007

Authorizing, and Implemented or Interpreted Law: 63A-5-103 et seq.



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Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: September 5, 2012
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-12, Building Code Appeals Process**
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 R23-12, Building Code Appeals Process, 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 October 3, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-12 at their scheduled Board meeting on September 5, 2012. At this time, the Division is not recommending any amendments to Rule R23-12. 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 R23-12, under the authority of the Board, establishes procedures for the Building Code Appeals Process for the Division. A copy of Rule R23-12 is attached.

AB:cg

Attachment: Copy of Rule R23-12

R23. Administrative Services, Facilities Construction and Management.

R23-12. Building Code Appeals Process.

R23-12-1. Purpose and Authority.

(1) In accordance with Subsection 58-56-8(2), this rule establishes procedures for the appeal of decisions made by the Building Official in regards to the application and interpretation of building codes.

(2) The statutory provisions governing the application and enforcement of building codes with state facilities are contained in Title 58, Chapter 56 and in Section 63A-5-206.

(3) The State Building Board's authority to adopt rules for the Division are contained in Subsection 63A-5-103(1)(e).

R23-12-2. Definitions.

(1) Except as otherwise stated in this rule, terms used in this rule are defined in Section 63A-5-206.

(2) The following additional terms are defined for this rule.

(a) "Appeals Board" means Appeals Board convened by the Director pursuant to Section R23-12-4.

(b) "Building Code" has the same meaning as "code" as defined in Section 58-56-3.

(c) "Building Official" means the person designated by the Director or the Delegated Agency as the case may be to be responsible for the enforcement of building codes.

(d) "Day" means calendar day.

(e) "Delegated Agency" means a state entity to which the State Building Board has delegated the responsibility of administering the construction of facilities on state property when the delegated responsibility includes the role of Compliance Agency.

(f) "Director" means the Director of the Division, including, unless otherwise stated, his duly authorized designee.

(g) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(h) "State Agency" means the State of Utah and any department, commission, board, council, agency, institution, officer, fund, division, office, committee, authority, laboratory, library, unit, bureau, panel, or other administrative unit of the State of Utah.

(i) "State Project" means the construction of a Facility on property owned by a State Agency.

R23-12-3. Applicability.

(1) The appeal of decisions of the Building Official for State Projects administered by the Division or a Delegated Agency shall be conducted in accordance with this rule.

(2) Other entities authorized by Subsection 63A-5-206(6) to act as Compliance Agency for a State Project are responsible for providing an appeals process. The appeals process provided for in this rule shall apply if the entity does not provide an appeals process or it fails to hear an appeal duly filed with that entity.

R23-12-4. Designation of Appeals Board.

(1) The Director shall identify a pool of individuals who are knowledgeable of various aspects of the buildings codes and who are

willing to serve on the Appeals Board when requested.

(2) When an appeal is duly filed with the Director, the Director shall appoint either three or five individuals, depending on the nature of the appeal, to act as the Appeals Board for that specific appeal.

In selecting the members of the Appeals Board, the Director shall consider the portions of the building code that are in dispute.

(3) Each member of the Appeals Board shall certify that he or she does not have a conflict of interest in regards to the matter being heard.

(4) The Director shall designate one of the members to act as presiding officer of the Appeals Board.

(5) The Division shall provide administrative support to the Appeals Board and shall maintain a record of matters submitted to the Appeals Board and the resolution thereof.

R23-12-5. Authority of Appeals Board.

(1) The Appeals Board shall resolve disputes regarding the application or interpretation of the building code as it relates to a specific State Project.

(2) The Appeals Board shall not have the authority to waive requirements of the building codes or to interpret the administrative provisions of the building codes.

(3) Decisions of the Appeals Board shall be by majority vote.

(4) Decisions of the Appeals Board are final.

R23-12-6. Initial Actions for Decisions Prior to Construction.

(1) If the issue being appealed arises prior to its construction, the architect, engineer or contractor, as the case may be, shall submit a written request for interpretation to the Building Official which shall include:

(a) the basis for the requestor's interpretation of the code, and

(b) other decisions related to the application of the code that have an impact on the interpretation in question.

(2) Within 21 days of receipt of the written request, the Building Official shall provide a written decision. If the Building Official does not agree with the requested interpretation, the decision shall include the basis for his interpretation of the code.

R23-12-7. Initial Actions for Inspection Exceptions during Construction.

(1) If the issue being appealed is an inspection exception regarding work constructed, the contractor shall, within 10 days of receiving the inspection report, submit a request in writing to the Building Official for reconsideration of the inspector's exception.

(2) Within 10 days of receipt of the written request, the Building Official shall provide a written decision either reaffirming the inspector's findings or stating how the inspector's exception is modified.

R23-12-8. Appeal of Delegated Agency's Decision.

For State Projects administered by a Delegated Agency, the following procedure shall be followed before an appeal may be heard by the Appeals Board.

(1) Within 10 days of receipt of the decision of the Building Official representing the Delegated Agency, the entity requesting the appeal shall submit the following to the Division's Building Official:

(a) a copy of the documentation required by Section R23-12-6 or R23-12-7, and

(b) a written statement explaining the basis for the appeal.

(2) Within 10 days of receipt of the appeal, the Division's Building Official shall provide a written decision either reaffirming the Delegated Agency's findings or stating how the Delegated Agency's findings are modified.

R23-12-9. Filing of Appeal and Appeals Board Action.

(1) Within 21 days of receipt of the written decision provided for in Section R23-12-6, R23-12-7, or R23-12-8, the entity appealing the decision shall submit the following documents to the Director:

(a) a letter stating that the entity is appealing a decision regarding the building code including an explanation of the basis for the appeal;

(b) a copy of the documentation required by Sections R23-12-6, R23-12-7 and R23-12-8 as applicable;

(c) other information supporting the appeal.

(2) If the Building Official did not provide a written decision, the entity shall submit an affidavit to this effect in lieu of the written decision.

(3) The Director shall convene an Appeals Board within 21 days after an appeal is duly filed.

(4) Both the entity appealing the decision and the Building Official shall be given an opportunity to present their position.

(5) A written decision of the Appeals Board shall be issued within 7 days after the appeal is heard.

R23-12-10. Time Extensions.

Upon a showing of good cause, the time periods provided for in this rule may be extended by the Director prior to the convening of the Appeals Board or by the presiding officer upon or after the convening of the Appeals Board.

R23-12-11. Forms.

The Division may establish forms to be used in the filing of an appeal.

R23-12-12. Costs of Appeal.

Each party is responsible for its own costs in the appeal process except that the Division may assess the party that loses the appeal for any costs incurred by the Appeals Board in evaluating the appeal.

KEY: appeals, building codes, construction

Date of Enactment or Last Substantive Amendment: October 10, 2002

Notice of Continuation: October 3, 2007

Authorizing, and Implemented or Interpreted Law: 58-56-8(2); 63A-5-206



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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: September 5, 2012
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-4, Suspension/Debarment**
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 R23-4, Suspension/Debarment, 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 December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-4 at their scheduled Board meeting on September 5, 2012. At this time, the Division is not recommending any amendments to Rule R23-4. 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 R23-4, under the authority of the Board, establishes procedures for Suspension/Debarment for the Division. A copy of Rule R23-4 is attached.

AB:cg

Attachment: Copy of Rule R23-4

R23. Administrative Services, Facilities Construction and Management.

R23-4. Suspension/Debarment.

R23-4-1. Purpose and Authority.

(1) This rule sets forth the the basis and guidelines for suspension or debarment from consideration for award of contracts by the division.

(2) This rule is authorized under Subsection 63A-5-103(1), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management, and Subsection 63G-6-208(2), which authorizes the Building Board to make rules regarding the procurement of construction, architect-engineering services, and leases.

R23-4-2. Definitions.

(1) "Director" means the director of the division, including, unless otherwise stated, his duly authorized designee.

(2) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(3) "Person" shall have the meaning provided in Section 63G-6-103.

R23-4-3. Suspended and Debarred Persons Not Eligible for Consideration of Award.

No person who has been suspended or debarred by the division, will be allowed to bid or otherwise solicit work on division contracts until they have successfully completed the suspension or debarment period.

R23-4-4. Causes for Suspension/Debarment and Procedure.

(1) (a) The causes for debarment and procedures for suspension/debarment are found in Sections 63G-6-804 through 63G-6-806, as well as Section 63A-5-208(8).

(b) Pursuant to subsection 63G-6-804(2)(e), a pattern and practice by a state contractor to not properly pay its subcontractors may be determined by the Director to be so serious and compelling as to affect responsibility as a state contractor and therefore may be a cause for debarment.

(c) A pattern and practice by a subcontractor to not honor its bids or proposals may be a cause for debarment.

(2) The procedures for suspension/debarment are as follows:

(a) The director, after consultation with the using agency and the Attorney General, may suspend a person from consideration for award of contracts for a period not to exceed three months if there is probable cause to believe that the person has engaged in any activity which may lead to debarment. If an indictment has been issued for an offense which would be a cause for debarment, the suspension, at the request of the Attorney General, shall remain in effect until after the trial of the suspended person.

(b) The person involved in the suspension and possible debarment shall be given written notice of the division's intention to initiate a debarment proceeding. The using agency and the Attorney General will be consulted by the director and may attend any hearing.

(c) The person involved in the suspension and debarment will

be provided the opportunity for a hearing where he may present relevant evidence and testimony. The director may establish a reasonable time limit for the hearing.

(d) The director, following the hearing on suspension and debarment shall promptly issue a written decision, if it is not settled by written agreement.

(e) The written decision shall state the specific reasons for the action taken, inform the person of his right to judicial or administrative review, and shall be mailed or delivered to the suspended or debarred person.

(f) The debarment shall be for a period as set by the Director, but shall not exceed three years.

(g) Notwithstanding any part of this rule, the Director may appoint a person or person(s) to review the issues regarding the suspension or debarment as a recommending authority to the Director.

KEY: contracts, construction, construction disputes

Date of Enactment or Last Substantive Amendment: March 15, 2005

Notice of Continuation: December 31, 2007

Authorizing, and Implemented or Interpreted Law: 63A-5-103 et seq.; 63G-6-103; 63G-6-804



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: D. Gregg Buxton, Director
Date: September 5, 2012
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-5, Contingency Funds**
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 R23-5, Contingency Funds, 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 December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-5 at their scheduled Board meeting on September 5, 2012. At this time, the Division is not recommending any amendments to Rule R23-5. 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 R23-5, under the authority of the Board, establishes procedures for Contingency Funds for the Division. A copy of Rule R23-5 is attached.

AB:cg

Attachment: Copy of Rule R23-5

R23. Administrative Services, Facilities Construction and Management.

R23-5. Contingency Funds.

R23-5-1. Purpose.

(1) This rule establishes policies and procedures regarding contingency funds held by the Division.

(2) It provides guidelines for the source, use and reporting of contingency funds as provided in Title 63A, Chapter 5.

R23-5-2. Authority.

This rule is authorized under Subsection 63A-5-103(1) (e), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management.

R23-5-3. Definitions.

(1) "Appropriated Funds" means funds appropriated to the Division for capital projects to be administered by the Division. This includes state funds such as the General Fund as well as proceeds from state General Obligation Bonds.

(2) "Board" means the State Building Board established under Title 63A, Chapter 5, Part 1.

(3) "Division" means the Division of Facilities Construction and Management established under Title 63A, Chapter 5, Part 2.

(4) "Non-appropriated Funds" means any funds which are provided for a project which are not Appropriated Funds.

(5) "Project Reserve" means the account provided for in Subsection 63A-5-209(2).

(6) "Statewide Contingency Reserve" means the account provided for in Subsection 63A-5-209(1) (c).

R23-5-4. Applicability.

(1) The provisions of this rule shall apply to all projects or portions of projects funded through Appropriated Funds.

(2) The provisions of this rule may be waived to the extent necessary in order to comply with specific requirements associated with the project funds such as specific legislative direction or requirements associated with state revenue bonds.

R23-5-5. General Provisions.

(1) The balances in the Statewide Contingency Reserve and the Project Reserve may be redirected to other purposes by the Legislature.

(2) New projects may not be initiated from the Statewide Contingency Reserve nor from the Project Reserve unless authorized by the Legislature. This prohibition does not apply to remedial work associated with previously authorized and completed projects.

(3) The Division may utilize any number of subaccounts required to maintain separate accounting of Appropriated Funds as required by the source of the funds.

R23-5-6. Funding of Statewide Contingency Reserve.

(1) All Appropriated Funds budgeted for contingencies shall be transferred to the Statewide Contingency Reserve upon their receipt by the Division. This includes budget elements previously referred

to as "design contingency" and "project contingency."

(2) The Division shall budget for contingencies based upon a sliding scale percentage of the construction cost.

(a) For new construction, the sliding scale shall range from 4-1/2% to 6-1/2%.

(b) For remodeling projects, the sliding scale shall range from 6% to 9-1/2%.

(c) The sliding scale shall be approved by the Board and kept on file by the Division.

(d) When projects are funded from both Appropriated Funds and Non-appropriated Funds, the amount budgeted for contingencies shall be prorated so that only that portion associated with the Appropriated Funds' share of the project is transferred to the Statewide Contingency Reserve.

(e) Any remaining balance as of July 1, 1993 of Appropriated Funds budgeted for contingencies shall be transferred to the Statewide Contingency Reserve as provided in this rule.

R23-5-7. Use of Statewide Contingency Reserve.

(1) The Statewide Contingency Reserve may provide additional funding to a project when:

(a) necessary construction costs arise on projects after the construction has been bid;

(b) costs for other elements of a project exceed the amount budgeted; or

(c) necessary costs arise which were not budgeted for.

(2) As previously directed by the Legislature, unbudgeted costs included in Subsection R23-5-6(1)(c) may include legal services, insurance, surveys, testing and inspection, and bidding costs.

(3) The Statewide Contingency Reserve may be used to fund changes in scope only if the scope change is necessary for the proper functioning of the program that was provided for in the approved project scope. The Division shall take steps as necessary to minimize the utilization of the Statewide Contingency Reserve for scope changes.

(4) With the prior approval of the Board, the Statewide Contingency Reserve may be used to fund unanticipated costs on projects funded through Non-appropriated Funds.

R23-5-8. Funding of Project Reserve.

(1) After all major construction contracts for a project have been awarded, and after setting aside adequate reserves for any remaining construction work which was not included in the construction contracts, any remaining balance of Appropriated Funds in the construction budget shall be transferred to the Project Reserve.

(2) Upon completion of the project, any residual balance of Appropriated Funds in any budget category shall be transferred to the Project Reserve; however, if the residual balance is the result of a reduction in a contract balance which had previously been funded from the Statewide Contingency Reserve, the residual balance shall be transferred instead to the Statewide Contingency Reserve.

R23-5-9. Use of Project Reserve.

The Division may utilize the Project Reserve only for the award

of construction contracts which exceed the available construction budget. This may only be done after a review of other options to bring the cost within available funding and a determination that this action is necessary in order to meet the intent of the project.

R23-5-10. Reporting Requirements.

(1) The five-year building plan published annually by the Board shall include a summary report on the Statewide Contingency Reserve and the Project Reserve. This report shall include information on each Reserve summarized as follows for the most recently completed fiscal year:

- (a) beginning balance;
- (b) increases and decreases by type; and
- (c) ending balance.

(2) At least annually, the Division shall analyze the balance in each Reserve and the projected needs based on already approved projects and determine if the balance is in excess of or less than the projected need. The results of this analysis shall be reported to the Legislature in its regular session.

(3) The Division shall report regularly to the Board on the status of the Statewide Contingency Reserve and the Project Reserve.

KEY: buildings, contingency fund*

Date of Enactment or Last Substantive Amendment: 1994

Notice of Continuation: December 31, 2007

Authorizing, and Implemented or Interpreted Law: 63A-5-209 et seq.



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: David G. Buxton
Date: September 5, 2012
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye for University of Utah
Presenter: Ben Berrett for Utah State University

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

DGB: cn

Attachments



Office of the Vice President
For Administrative Services

August 8, 2012

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

Subject: U of U Administrative Reports for September Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the University of Utah for the period June 23, 2012 – August 8, 2012. Please include this in the packet for the September 2012 Building Board meeting.

Professional Services Agreements (Page 1)

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

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 8 Remodeling Contracts, 3 Site Improvement Contracts.

No significant items.

Report of Project Reserve Fund Activity (Page 3)

Increases:

The increase represents the residual balance in this project which has been completed and closed.

Decreases:

None.

Report of Contingency Reserve Fund (Page 4)

Increases:

The reported increases are the budgeted contingency amounts for the capital improvement projects funded in FY13 and delegated to the University.

Decreases:

Project 20116, Chiller Capacity Consolidation (South Chiller Plant)

This transfer of \$8,560 addresses a design omission and provides for an overflow drain for the cooling tower as required by code.

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

Gregg Buxton, Director
August 8, 2012
Page 2

Project 20026, Eyring Chemistry Building HVAC System Upgrades

The majority of this transfer of \$20,777.10 was required to correct code deficiencies in the existing building regarding electrical panel clearances and waste drains.

Project 21166, Behavioral Science Plaza Concrete Repairs

This transfer of \$6,000 was necessary to fund changes required to meet ADA Path of Travel requirements.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Nye". The signature is fluid and cursive, with the first name being the most prominent.

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

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



Professional Services Agreements

Awarded From June 23, 2012 - August 8, 2012

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21271	Stewart Bldg - Anthropology Department room remodels	Brixen and Christopher Arch	\$ 166,026.00	\$ 13,672.00
2	21278	Warnock Bldg - Second floor south student lab	Atlas Architects	\$ 74,950.00	\$ 6,364.40
3	21296	Tanner Dance Temp relocation - design	AJC Arch	\$ 226,360.00	\$ 61,950.00
4	21314	Skaggs Biology Research Bldg hallway	Tracy Stocking	\$ 18,515.00	\$ 6,800.00
5	21320	Language and Communicaiton Teaching and Research Remodel	Tracy Stocking	\$ 74,816.00	\$ 10,405.00
6	21331	Stadium Communication Ductbank	Envision Engineering	\$ 98,570.00	\$ 7,350.00
Planning/Study/ Other					
7	21179	Womens Softball Stadium	Utah Testing and Engineering LLC	\$ 2,787,000.00	\$ 13,210.00
8	21198	Kennecott Building South Wing Renovations	Utah New Vision Construction	\$ 2,138,876.00	\$ 42,675.00
9	21311	East Chilled Water Plant Study	Burns and McDonnell Eng	\$ 75,000.00	\$ 49,900.00
10	21321	Fort Douglas Mini Master Plan	AJC Arch	\$ 18,720.00	\$ 18,720.00



Construction Contracts

Awarded From June 23, 2012 - August 8, 2012

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21028	HRE Downtown Commons	Mark Hamilton Construction		\$ 331,483.00	\$ 262,675.35
2	21229	Med Plaza Towers Boiler Replacement	Ralph Tye and Son inc		\$ 230,097.00	\$ 150,175.00
3	21245	Univ Student Apartments Re-Roof Bldg 200A, 200B and 400B	David Brown Roofing		\$ 194,336.00	\$ 162,122.00
4	21261	John Huntsman Center - Men's Basketball Locker room remodel	Easton River Construction Inc		\$ 360,183.00	\$ 294,800.00
5	21296	Tanner Dance Temp Relocation (CM/GC)	Gramoll Construction		\$ 226,360.00	\$ 4,000.00
6	21219	South Biology Avian Research Pigeon Facilities	Precision Construction		\$ 274,250.50	\$ 220,700.00
7	21188	Williams Building Parking Structure repairs	CDC Restoration and Construction		\$ 746,188.00	\$ 628,156.00
8	21229	Med Plaza Towers Boiler Replacement - Install	Rocmont		\$ 381,463.00	\$ 33,000.00
Construction - Site Improvement						
9	20246	HTW pipeline replacement zone 1	Eagle Environmental		\$ 2,612,141.00	\$ 14,247.00
10	21143	HTW pipeline replacement zone 2	Eagle Environmental		\$ 3,767,987.97	\$ 14,439.00
11	21172	Electrical Distribution System Improvments FY12	Power Electric Co.		\$ 2,327,058.00	\$ 513,000.00



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of June 23, 2012 to August 8, 2012

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	658,181.93		
20218	HPER Complex HTW Lines	8,716.11	Project closed. Unused funds transferred.	1.5%
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	666,898.04		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of June 23, 2012 to August 8, 2012

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,394,673.26			
	INCREASES TO CONTINGENCY RESERVE FUND				
21160	Eyring Chemistry North Tower East Fumehood Upgrade	131,887.00		8.30%	Construction Documents
	Hillside Fire Suppression	27,658.00		9.25%	Design
21125	Fletcher Physics Bldg - Replace Heating Water Pipes	89,590.00		8.50%	Construction Documents
21222	Social & Behavioral Sciences Building - Replace 3 Elevators	75,151.00		8.75%	Design
21224	HTW Plant - Replace Generator	81,205.00		8.75%	Design
	Sidewalk and Bike Path Improvements	10,735.00		9.50%	Design
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
20116	Chiller Capacity Consolidation (So. Chiller Plant)	(8,560.00)	162,525.00	8.09%	Construction
20026	Eyring Chemistry HVAC System Upgrades	(20,777.10)	174,602.36	7.30%	Construction
21166	Behavioral Science Plaza Concrete Repairs	(6,000.00)	6,000.00	1.20%	Construction
	ENDING BALANCE	1,775,562.16			

10 August 2012

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

Dear Gregg:

SUBJECT: USU Administrative Reports for the September 2012 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 06/22/12 to 08/10/12.

Professional Contracts, 7 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 11 contracts issued (Page 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

Five projects needed funds from the contingency for this reporting period. Two projects contributed to the contingency fund. The contingency fund is in good order. Comments are provided on the report.

Report of Project Reserve Fund Activity (Page 4)

One project closed adding funds to the reserve account. Three projects required funds from the reserve account to award contracts. Comments are provided on the report.

Current Delegated Projects List (Pages 5-6)

Of USU's 60 projects, 5 are Complete, 10 Substantially Complete, 27 in Construction, 7 in the Design/Study phase, and 11 are Pending. The completed projects for the reporting period are Health, Life Safety & Code Compliance Projects FY11, Medium Voltage Upgrade FY11, Miscellaneous Critical Improvements FY11, CEU Life Safety/Signage and Chilled Water – Edith Bowen/CPD

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 06/22/12 to 08/10/12

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 USUE Workforce Education Remodel	Skyline A/E/S Incorporated	\$34,980.00	\$27,000.00	Architectural services for remodel
2 Bldg 620-Zane Lab Remodel	The Design Guild	\$22,500.00	\$22,500.00	Design for remodel
3 Fine Arts Precast Concrete Panel Replacement	Bottpantone Architects	\$40,496.00	\$22,000.00	Design services
4 USUE Central Instructional Building	Eaton Architecture	\$75,000.00	\$18,000.00	Feasibility study
5 Planning & Design Fund FY12	ARW Engineers	\$124,802.00	\$17,200.00	Structural analysis/design upgrade
6 Concrete Replacement FY13	Cache Landmark Engineering	\$11,940.00	\$11,940.00	1200 E Sidewalk survey/topography
MISCELLANEOUS CONTRACTS				
7 HPER Field Turf	Skyline A/E/S Incorporated	\$10,000.00	\$4,000.00	Soil, concrete & premeability testing

Construction Contracts Awarded From 06/22/12 to 08/10/12

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Old Main Masonry Restoration	Abstract Masonry Restoration	BHW Engineers	\$233,645.00	\$351,185.00	\$118,540 from bid reserve
2 Fine Arts Precast Concrete Panel Replacement	Spindler Construction	Bottpantone Architects	\$289,256.00	\$340,000.00	\$50,744 from bid reserve
3 Concrete Replacement FY13	FIXCrete	USU Facilities Planning and Design	\$241,667.00	\$60,000.00	various locations-replacement
4 Classroom Auditorium Upgrade FY13	Raymond Construction	USU Facilities Planning and Design	\$271,493.00	\$58,863.00	Remodel BNR 102, HPER 114 Geology 105 and Ani Sci 115
5 Sign System FY12	APCO Wayfinding	USU Facilities Planning and Design	\$45,045.00	\$10,185.00	Exterior vehicular signs
MISCELLANEOUS CONTRACTS					
6 Concrete Replacement FY12	PolyCon		\$224,450.00	\$39,215.00	E-Krete polymer composite overlay
7 Health/Life Safety/Code/Asbestos FY12	Eagle Environmental		\$132,743.00	\$17,704.00	Asbestos abatement HPER tunnel
8 Miscellaneous Critical Improvements FY12	Great Western Park & Playground		\$247,748.00	\$8,159.26	Furnishings for NFS east patio
9 Miscellaneous Critical Improvements FY12	Merlin's Insulation		\$247,748.00	\$2,850.00	Insulation in attic of Comm-D building
10 NFS HVAC Design	Eagle Environmental		\$89,358.00	\$1,997.00	Asbestos abatement
11 Merlin Olsen Field Replacement	Edge Excavation		\$419,061.00	\$1,105.00	Operator/equipment rental

Report of Contingency Reserve Fund From 06/22/12 to 08/10/12

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$450,951.17				
INCREASES TO CONTINGENCY RESERVE FUND					
Skaggs Lab Remodel	23,062.50			Complete	
Health, Life Safety & Code Compliance FY11	52.73				
DECREASES FROM CONTINGENCY RESERVE FUND					
BNR Fire Protection Phase II (repair cracked water line/find fire alarm problem, change custodial closet to electrical closet)	(12,602.46)	(12,602.46)	2.36%	Construction	65.12%
Steam Line Insulation (additional pipe insulation in Engineering)	(3,359.47)	(3,359.47)	3.53%	Construction	100.00%
Bike Racks FY12 (additional excavation/concrete replacement)	(1,856.80)	(1,856.80)	4.12%	Construction	50.89%
Chilled Water-Edith Bowen/CPD (steam valve in HRSC tunnel)	(1,613.17)	(5,908.96)	2.37%	Complete	100.00%
Medium Voltage Upgrade FY11 (Facilities 13M20 switch replacement)	(617.60)	(17,378.61)	3.93%	Complete	100.00%
ENDING BALANCE	\$454,016.90				

Report of Project Reserve Fund Activity From 06/22/12 to 08/10/12

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$753,072.75		
INCREASES TO PROJECT RESERVE FUND			
Miscellaneous Critical Improvements FY11	3,785.32	Close project	2.70%
DECREASES TO PROJECT RESERVE FUND			
Old Main Masonry Restoration	(118,540.00)	Award contract	50.70%
Fine Arts Precast Concrete Panel Replacement	(50,744.00)	Award contract	17.54%
Sign System FY12	(499.30)	Award contract	1.10%
ENDING BALANCE	\$587,074.77		

Current Delegated Projects List 08/10/12

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22908	Health, Life Safety & Code Compliance Projects FY11	Complete	101,895
A22909	Classroom Upgrades FY11	Substantial Completion	407,151
A22911	Sign System FY11	Substantial Completion	54,490
A22914	Medium Voltage Upgrade FY11	Complete	502,681
A22915	Campus Wide Bike Racks FY11	Substantial Completion	34,001
A22917	Miscellaneous Critical Improvements FY11	Complete	149,530
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A23999	CEU Life Safety/Signage	Complete	277,295
A24159	Chilled Water Thermal Storage	Construction	2,815,654
A24756	Sant Engineering Clean Room Remodel	Substantial Completion	523,500
A24855	Planning and Design Fund FY12	Design/Study	124,802
A24856	Health/Life Safety/Code/Asbestos FY12	Construction	143,363
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	267,613
A24860	BNR Fire Protection Phase II	Construction	585,845
A24861	Chilled Water - Edith Bowen/CPD	Complete	297,212
A24862	NFS HVAC Design	Construction	195,532
A24863	Campus Wide Bike Racks FY12	Construction	68,107
A24865	Sign System FY12	Construction	58,247
A24867	Steam Line Insulation FY12	Substantial Completion	98,597
A24869	Concrete Replacement FY12	Substantial Completion	241,778
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24872	Medium Voltage Upgrades FY12	Substantial Completion	313,462
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25065	Tremonton Campus - Classroom Remodel	Substantial Completion	572,222
A25415	Animal Science Refreshment	Construction	738,762
A25416	HPER Field Turf Upgrade	Construction	2,394,800

A25442	Experimental Stream Facility	Design	200,000
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26109	Skaggs Lab Remodel	Substantial Completion	526,938
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Pending	243,243
A26741	Morgan Hall Renovation	Construction	903,958
A26808	Stadium Pavement Replacement	Construction	140,849
A27065	Bldg 620 STE 227 remodel-Thompson	Construction	207,124
A27085	Merlin Olsen Field Replacement	Construction	431,033
A27144	Building Commissioning FY13	Pending	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Pending	245,098
A27147	Campus-wide Bike Racks FY13	Pending	49,074
A27148	Classroom Auditorium Upg FY13	Pending	294,570
A27149	Concrete Replacement FY13	Construction	245,167
A27150	Emergency Generator FY13	Pending	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	383,389
A27152	FAV Cooling	Pending	1,147,368
A27153	Health/LS/Code/Asbestos FY13	Pending	147,273
A27154	HPER Landscape and Irrigation	Construction	352,941
A27155	Misc Critical Imp FY13	Pending	245,370
A27156	Old Main Masonry Restoration	Construction	354,521
A27157	Planning & Design Fund FY13	Pending	100,000
A27158	Sign System FY13	Construction	49,074
A27311	Bldg 620 STE-Zane Lab Remodel (NEW PROJECT)	Design	307,750
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building (NEW PROJECT)	Design	75,000
C11295	USUE San Juan Residence Hall	Construction	2,940,250
C11301	USUE Workforce Education Remodel (NEW PROJECT)	Design	391,780
TOTAL (60)			<u><u>\$27,574,658</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: September 5, 2012
Subject: **Administrative Reports for DFCM**
Presenter: Kurt Baxter, DFCM

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

Lease Report (Pages 1 - 2)

No significant items

Architect/Engineering Agreements Awarded, Agreements Issued (Pages)

Construction Contracts Awarded, Contracts Issued (Pages)

These two reports are UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, these reports need to be re-written. This should be complete for the next Building Board meeting.

Report of Contingency Reserve Fund (Pages 3 - 4)

Increases

Decrease change orders and modifications.

Decreases, New Construction

Dixie Holland Centennial Commons Building

This transfer of \$91,990 covers the State's share of change order #12 and DTS wiring costs over budget. See attached pages #5 – 6 for details.

Kamas DOT Maintenance Station Replacement

This transfer of \$90,691 covers change orders #1 and #2. See attached pages #7 – 8 for details.

Decreases, Remodeling

USU San Juan Campus Administration Building Replacement

This transfer of \$91,606 covers the costs of the Gibbons Administration Building demolition and abatement.

Third District Juvenile Court/Wasatch Youth Center Upgrade Interior Lighting/HVAC Improv
This transfer of \$75,743 covers change orders #2 – 4. See attached pages #9 – 15 for details.

Ogden Courts Facility Elevator Jack Assembly Replacement
This transfer of \$36,527 covers change order #1 and misc. construction costs. See page #16 for details.

Report of Project Reserve Fund Activity (Page 17)

Increases

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

Decreases

The transfer of \$100,075 was a reallocation of improvement funds for Workforce Services, as approved in the June Board meeting.

Contingency Reserve Fund Analysis (Pages)

This report is UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, it needs to be re-written. This should be complete for the next Building Board meeting.

Statewide Funds Reports (Pages)

These reports are UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, they need to be re-written. This should be complete for the next Building Board meeting.

Construction Contract Status (Pages)

This report is UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, it needs to be re-written. This should be complete for the next Building Board meeting.



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 6/18/2012 to 8/6/2012

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

AMENDMENTS

1.	Administrative Services DFCM, Salt Lake City	Partial	Parking Stalls	Same	33,000	36,900	\$ 1.60	\$ 1.60	Increase in number of leased parking stalls.
2.	Agriculture ADC, Brigham City	Full	Office	2 Yrs.	160	160	\$11.25	\$11.25	Renewal, no change in rent.
3.	Agriculture ADC, Salt Lake City	Full	Hangar	M/M	1,175	1,175	\$ 3.24	\$ 3.44	Renewal at market.
4.	Agriculture ADC, Salt Lake City	Full	Hangar	M/M	976	976	\$ 2.93	\$ 3.12	Renewal at market.
5.	Attorney General Administration, Murray	Full	Office	Same	24,805	26,285	\$12.00	\$12.00	Increase in square footage for program needs.
6.	Human Services, Child and Family Services Cedar City	Full	Office	6 Mos.	4,704	4,704	\$19.57	\$19.57	Short-term renewal, office will move to owned space.
7.	Human Services Juvenile Justice Services Orem	Partial	Office	4 ½ Yrs.	3,236	3,236	\$12.50	\$12.50	Renewal, no change in rent.
8.	Human Services Child & Family Services Price	Full	Office	5 Yrs.	15,911	15,911	\$19.88	\$18.40	Renewal, reduction in rent.



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LEASE REPORT

From 6/18/2012 to 8/6/2012

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

9.	Natural Resources Water Rights Richfield	Full	Office	2 Yrs.	3,000	3,000	\$ 7.00	\$ 7.00	Renewal, no change in rent.
10.	Transportation Region 4, Fairview	Net	Ground	3 Yrs.	87,120	87,120	\$.0057	\$.0057	Renewal, no change in rent.

DFCM

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 4110 State Office Building Salt Lake City, UT 84144
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Sep-12

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			7,763,671.22	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND								
<u>FUNDING</u>								
None								
<u>OTHER INCREASES</u>								
02243	U OF U	Museum Of Natural History	11,991.98	-	501,993.98	0.69%	Construction	99%
11148	SLCC	RRC Lifetime Activites CTR Replace Fire Alarm System	1,800.00	-	(1,800.00)	-2.70%	Construction	0%
11103	WSU	Exterior Handrail Repalcement Phase 1	1,000.00	-	2,965.00	2.11%	Complete	100%
11189	DFCM	Richfield Regional Window Replacement	489.00	-	(455.33)	-0.69%	Closed	100%
10103	WSU	Dee Event Center Site Improvements	266.05	-	(80.54)	-0.01%	Complete	100%
06067	UVU	Repl Hvac unts With high Efficiency	42.14	-	94,816.11	3.96%	Closed	100%
DECREASES TO CONTINGENCY RESERVE FUND								
<u>NEW CONSTRUCTION</u>								
06297	Dixie	Holland Centennial Commons	(91,989.97)	-	781,164.98	2.46%	Construction	95%
10285	UDOT	Kamas Maint Station Replacement	(90,690.77)	-	90,690.77	6.05%	Construction	50%
11072	Vernal DNR	New Wildlife Office	(48,378.35)	-	122,538.95	5.36%	Construction	99%
09024	SLCC	SCC Center For New Media Bldg	(38,872.51)	-	564,816.17	1.41%	Construction	72%
10288	UNG	Beaver Armory Remodel	(28,434.87)	-	60,804.33	3.51%	Construction	89%
10255	UNG	Logan Armory Remodel	(22,754.19)	-	52,522.42	5.37%	Construction	73%
10254	UNG	Ogden Armory Remodel	(19,208.70)	-	36,535.54	3.61%	Construction	72%
06291	USTAR	UU Neuroscience Research Center	(13,822.61)	-	4,208,881.38	3.15%	Construction	99%
10287	UNG	Cedar City Armory Remodel	(9,383.02)	-	83,706.72	6.17%	Construction	52%
11194	USU	Business Bldg Addition/Remodel	(4,430.00)	-	4,430.00	10.55%	Construction	0%
<u>REMODELING</u>								
10167	CEU	San Juan Admin Bld Replace/Demolition/Landscape	(91,605.71)	-	109,559.23	11.65%	Complete	100%
09043	Courts	3rd District Juvenil Court Upgrade Interior Lights	(75,743.34)	-	120,654.46	19.84%	Complete	100%
11175	Courts	Ogden Elevator Jack Replacement	(36,527.08)	-	74,849.61	58.67%	Construction	0%
11188	Courts	Cedar City Security And Clerical Work Area	(30,243.13)	-	30,243.13	9.45%	Construction	7%
11181	SUU	ELC & Jones Bldgs Elevator Reconstruction	(25,303.93)	-	25,303.93	14.32%	Construction	0%
10208	DOC/CUCF	Perimeter Security Upgrade	(23,680.67)	-	23,680.67	2.18%	Construction	96%
11143	Dixie	State College Browning Library Classroom ADTN And Remodel	(10,712.31)	-	26,653.38	1.46%	Construction	4%

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Sep-12

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	7,763,671.22	7,415.55				
11046	Snow Ephraim Elementary School	(9,000.00)	-	156,054.40	16.41%	Construction	93%
11156	DOT Rampton Complex Fire Alarm Monitoring & Control Panel Upgrade	(7,930.95)	-	10,075.95	7.64%	Construction	96%
11260	UVU Replace Lower Fountain Vault	(7,799.93)	-	7,799.93	9.82%	Construction	0%
11254	SLCC-RRC Tech Bldg Chiller Replacement	(7,084.00)	-	7,084.00	1.52%	Construction	13%
11089	Draper Prison Corrections Admin Bldg HVAC Cooling Tower	(6,560.67)	-	7,455.67	56.57%	Construction	0%
11115	Farmington Courts Facility ADA Courtroom And Exterior Entrance Improvments	(5,901.00)	-	5,901.00	3.28%	Design	0%
11094	Fairpark Maint Bldg Electrical Distribution Upgrade	(5,393.23)	-	5,393.23	8.74%	Construction	34%
11261	CPB Carriage House North Waterproofing	(3,762.40)	-	14,888.05	29.64%	Construction	86%
11323	Health Cannon Landscaping And Irrigation	(2,097.50)	-	2,097.50	4.61%	Construction	0%
11100	WSU Northeast Campus Fire Protection Upgrades	(1,863.58)	-	1,863.58	1.24%	Construction	54%
11158	Slate Canyon Youth Facility Control Room Upgrade	(1,229.09)	-	57,715.07	15.01%	Construction	59%
11070	Logan ABC#6 Truck Loading Area Awning	(931.50)	-	931.50	2.34%	Construction	0%
11120	Office Education Window Replacement Ph11	(612.10)	-	612.10	0.51%	Construction	81%
11075	Ogden Crime Lab Emergency Power Ups system	(450.00)	-	32,725.42	40.38%	Construction	94%
10115	Wildlife Hardware Ranch Visitor Center Repairs	(240.00)	-	27,970.59	22.80%	Closed	100%
10078	USH Power Substation Retaining Wall Stabilization	(66.00)	-	13,988.22	4.88%	Closed	100%
11157	State Hospital Support Services Bldg Switchgear For Generator	(34.60)	-	34.60	0.07%	Construction	81%
	EY 2012 FINAL TOTAL	7,056,522.68	7,415.55				



Division of Facilities Construction and Management

DFCM

Change Order Justification Statement

PROJECT NAME:	<u>DSC Commons</u>	PROJECT NO.:	<u>06297640</u>
CONTRACTOR:	<u>Jacobsen</u>	CONTRACT NO.:	<u>117343</u>
DATE:	<u>July 6, 2012</u>	CHANGE ORDER NO.:	<u>12</u>

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

DESCRIPTION OF CHANGE ORDER RFPs OR CCDs

- RFP 75: The contract documents called for the underside of the grand stair to have a graphic. This modification deletes the graphic and replaces it with paint. This is a credit change.
- ASI 67: This modification provides a credit for the sections of mechanical piping that were installed in the utility tunnel that were continuously welded instead of being seamless pipe as was specified. This is a credit change.
- RFP 107: The architectural drawings and the electrical drawings were in conflict with regard to the location of a short throw projector. The contractor installed the electrical connection according to the electrical drawings but the connection needed to be moved to the location indicated on the architectural drawings. This is an error modification.
- RFP 118: There is no electrical connection called for in the contract documents for the pump-out compressor for chiller 3. This change adds the electrical connection. This is an omission change.
- RFP 119: This modification adds two heat detectors and additional sprinkler heads to the hot aisle curtain installation in the new data center. This is an omission change.
- RFP 115: This change adds black out shades to room 335. The shades were called for by the program but were not included in the contract documents, therefore, this is an omission change.
- CCD 11: This change adds an emergency shut off switch for the water heater in the penthouse as required by the state boiler inspector. This is an omission change.
- CCD 10: This change adds speaker strobes, an exit sign, and an exterior horn strobe as required by the fire marshal. This is an unknown change.
- RFP 116: This change adds a plate the length of the floor where the new and existing portions of the central plant abut to accommodate the difference in height between the two floors. There was a bow in the existing floor (which creates the differential between new and existing) that was discovered when the existing curtain wall that was on top of the existing floor was removed. This is an unknown.
- RFP 288: This change adds an electrical connection (switch) in a room to the rooms fan. This connection was not called for in the AE documents. This is an omission change.
- RFP 59: This change adds knee height walls under millwork requested by Dixie College and also the work to relocate two outlets to accommodate one of the walls. This is a scope change.

The costs for these changes were reviewed by VCBO, Construction Control, and DFCM and determined to be equitable amounts for the modifications.

CHANGE ORDER SUMMARY

PR/CCD	Category	Funding Source	Amount	Time
RFP 75	Credit	Credit	-\$1,080.00	
ASI 67	Credit	Credit	-\$1,570.00	
RFP 107	Error	AE	\$4,651.00	
RFP 118	Omission	Contingency	\$835.00	
RFP 119	Omission	Contingency	\$1,493.00	
RFP 115	Omission	Contingency	\$958.00	
CCD 11	Omission	Contingency	\$753.00	
CCD 10	Unknown	Contingency	\$12,353.00	
RFP 116	Unknown	Contingency	\$1,179.00	
RFI 288	Omission	Contingency	\$200.00	
RFP 59	Scope	Dixie College	\$4,572.00	
Total			\$24,344.00	

By: , Project Manager



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER # 1

PROJECT NAME: UDOT Kamas Maintenance Station
AGENCY: Utah Department of Transportation
CONTRACTOR: Culp Construction

PROJECT NUMBER: 10285900
CONTRACT NUMBER:
DESIGNER: Archiplex Group

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.

Table with 6 columns: PCO/CCD, Description, Category (reason), Funding Source, Amount, Time. It contains two rows of change order details and a total row.

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 # 2

PROJECT NAME: UDOT Kamas Maintenance Station
 AGENCY: Utah Department of Transportation
 CONTRACTOR: Culp Construction

PROJECT NUMBER: 10285900
 CONTRACT NUMBER:
 DESIGNER: Archiplex Group

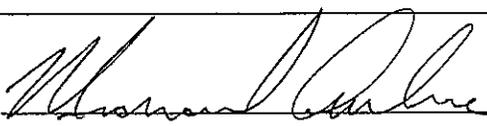
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In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #2	The drill pattern for the blasting needed to be altered a bit to accomplish the accurate size pieces for crushing. The pattern changed from a 10' X 10' blast pattern to an 8' X 8' pattern.	Unforeseen Condition	State wide contingency fund	\$3,378.70	No Additional days
PCO #3	The brine tank did not call for any water proofing add mix in the concrete, or Epoxy coated rebar. The team felt in necessary to add both water proofing add mixture to the concrete and epoxy coated bar.	Design Omission	State Wide Contingency fund	\$11,332.93	No additional days
PCO #7	The contractor suggested that we use the onsite material for the gravel area and same money. The team analyzed the credit and felt this was a good value engineering effort.	DFCM Scope Change	Credit project	(\$21,000)	No additional days
Total				(\$6,288.37)	No Days

CATEGORY (REASON):

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

By DFCM Project Manager:  Date: 07-2-2012

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 # 002

PROJECT NAME: DJJS Training Center Remodel	PROJECT NUMBER: 09043150
AGENCY: DHS – DJJS	CONTRACT NUMBER: 127299
CONTRACTOR: Bailey Builders	DESIGNER: MHTN

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/C CD	Description	Category (reason)	Funding Source	Amount	Time
PCO 1	Three unforeseen conditions cascaded changes throughout the project. <ol style="list-style-type: none"> 1. Existing wall construction was atypical extruded metal studs with ¼" expanded metal to support approx.. 1.25" of plaster. The entire assembly held together with bailing wire. This type of construction made modifications impossible resulting in demolition and replacement in many areas of the project. 2. The existing walls were finished only to the existing low ceiling height and therefore below the new ceiling heights. The ceiling heights were raised to improve the space, the walls were noted for paint and the extension of the sheetrock at the top was not identified in the design. 3. The as-built drawings for the addition showed wood frame construction, the addition was built similar to the original building with concrete deck for the roof, this triggered various code driven changes. The resulting sheetrock changes are identified by location. OH&P (15%)	Unforeseen	Contingency	\$ 1002.40	20 days
PCO 2	Conference Room 118 – After the remodeled offices were removed and the original clear story pop up with a concrete zig zag roof was exposed, the damage to the original concrete prevented the designed finish to be applied and it was determined that the best option was to	Unforeseen	Contingency	\$150.30	

	texture the surface to cover the damage. Unforeseen Items #1, 2 & 3 OH&P (15%)			\$ 3,000.00 \$ 5,421.00 \$ 1,263.00	
PCO 3	Conference Room 118 – Previous remodels of the facility had run conduits for power and communications across the ceilings of the offices that had been removed, the cost to reroute the power and telecom lines was unacceptable due to access issues outside of the room. The addition of a light cove around the perimeter provided a conduit chase to hide the multiple conduits that could not be rerouted inexpensively. OH&P (15%)	Unforeseen	Contingency	\$ 3094.00 \$ 89.70 \$ 137.50 \$ 498.18	
PCO 4	Unforeseen Items #1, 2 & 3 OH&P (15%)	Unforeseen	Contingency	\$ 5,736.00 \$ 860.40	
PCO 5	Unforeseen Item #1	Unforeseen		N/C	
PCO 6	Americom (the DTS data com contractor) identified the requirement for a fire stop sleeve for the data cabling from phase 1 into phase 2. The general contractor was able to install the fire stop quicker and for less cost due, since the concrete cutter was already on site cutting holes for the Roof Top units. This mostly saved on schedule, eliminating Americom from having to coordinate the concrete core and wait to install the fire stop and complete the cable runs. OH&P (15%)	DFCM initiated scope change	Project Funds	\$ 594.46 \$ 89.17	
PCO 7	Agency requested paint change OH&P (15%)	Agency initiated scope change	Agency Funds	\$ 825.00 \$ 123.75	
PCO 8	Americom (the DTS data com contractor) required (2) 4" conduits to access the basement for the new cabling. The only location that was in line with the path of cabling required an adjustment in the size of the new janitors sink. OH&P (15%)	Unforeseen	Contingency	\$ 373.00 \$ 55.95	
PCO 9	The exterior windows have an uninsulated transom panel above each window. The new ceiling height is set at the mullion between the window and the panel above. The building has a plenum return, the energy loss and cost to correct after construction would be cost prohibitive to correct. Reference PCO 21. OH&P (15%)	Unforeseen	Contingency	\$ 933.93 \$ 140.09	
PCO 10	The plan was to reuse existing blinds, the number of damaged and unusable blinds was the same as the number of blinds required for phase 1, the ICAP area. The usable blinds were relocated to phase 2 and new blinds were installed in phase 1. OH&P (15%)	Unforeseen	Contingency	\$ 540.00 \$ 81.00	
PCO 11	One of the transom panels above the windows was broken/missing. The roofing problems had been partially identified and the delay in a roofing solution was impacting the contractor's ability to install the vent through the roof for the ICAP kitchen. The contractor suggested relocating the transom panel in the kitchen to replace the broken/missing transom panel and installing an insulated panel to penetrate for the vent for the microwave and the ceiling fan, eliminating the need to core drill the roof and solving	DFCM initiated scope change	Project Funds	\$ 330.00	

	the schedule conflict. OH&P (15%)			\$ 49.50	
PCO 12	Damaged existing door frame, the access was not required, it's less expensive to close the opening than to replace the door and frame. OH&P (15%)	Unforeseen	Contingency	\$ 110.00	
PCO 13	Adjustment in carpet selection resulted in 41 cents per yard increase in cost. OH&P (15%)	DFCM initiated scope change	Project Funds	\$ 362.85	
PCO 14	Lavatory in phase 1 was to be "existing to remain". The space had not been used for years and it was discovered that it was not functional. The repair of the toilet and lav drove the replacement of the floor tile and painting the wall, the replacement of the exhaust fan forced the replacement of the ceiling and light fixture. OH&P (15%)	Unforeseen	Contingency	\$ 860.25	
PCO 15	Unforeseen Item #1 – The removal of the wall between the restroom and the hallway required the removal of the ceiling. OH&P (15%)	Unforeseen	Contingency	\$ 680.00	
PCO 16	Unforeseen Item #1 – Reference PCO 15, this required a new case opening in the wall, the existing to remain was not reusable after removal. OH&P (15%)	Unforeseen	Contingency	\$ 347.50	
PCO 17	Unforeseen Item #1 – The walls for the plumbing chase could not be reused, this is the cost to remove all of the existing plumbing and wall structure. OH&P (15%)	Unforeseen	Contingency	\$ 359.35	
PCO 18	Asbestos was identified requiring abatement, with limited space for staging, the contractor removed the general dumpster to provide a secure location for the abatement dumpster. OH&P (15%)	Unforeseen	Contingency	\$ 72.93	
PCO 19	Addition of carpet for the balance of the building. OH&P calculated at 15% for the first \$20k and 10% above. (\$3,000+\$3291.05)	Agency initiated scope change	Agency Funds	\$ 52,910.49	22 days
PCO 20	Not Completed			\$ 6,291.05	
PCO 21	The existing window gaskets have failed and approximately 25% is missing and caulking between the frame and building allows light to pass through. The leakage is sufficient to impact the ability of the HVAC system to meet the HVAC needs. The windows extend above the ceiling to the plenum return where the HVAC system would pull in outside air creating frost and potential to freeze water pipes. OH&P (15%)	Unforeseen	Contingency	\$ 9,446.00	
PCO 22	Rejected				
PCO 23	The existing roof was damaged with moisture penetrating the membrane and starting to compromise the "chip-crete" below. Matt Boyer was requested to review the issues and recommend and solution. OH&P (15%)	Unforeseen	\$ 10,000.00 from the Roof Preventive Maintenance Project # 11192300 Balance from Contingency	\$ 16,220.00	
PCO 24	Coordinate with Utah Controls			N/A	
PCO 25	Unforeseen Item #1 – The adjustment to meet code is to install sheetrock above the ceiling to create a fire rated corridor (PCO	Unforeseen	Contingency		



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 # 003

PROJECT NAME: DJJS Training Center Remodel PROJECT NUMBER: 09043150
 AGENCY: DHS – DJJS CONTRACT NUMBER: 127299
 CONTRACTOR: Bailey Builders DESIGNER: MHTN

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.

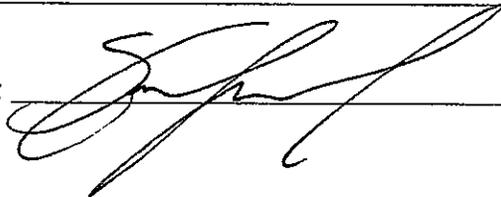
PCO/C CD	Description	Category (reason)	Funding Source	Amount	Time
PCO 1	The "existing to reuse door and frame" were not reusable due to hinge and latch damage. Door 118A did not meet ADA due to clearance issues and a ADA operator was required to comply with code. OH&P (15%)	Unforeseen	Contingency	\$ 2,943.03 \$ 250.00 \$ 330.00 \$ 528.45	
PCO 2	Correct access issues for two offices by infilling a common door, opening an existing dororway to the hallway. Fill in existing passthrough windows between 3 offices. OH&P (15%)	Agency Requested	Agency Funds <i>Contingency</i>	\$ 98.00 \$ 110.00 \$ 680.00 \$ 101.00 \$ 148.35	
PCO 3	(2) extremely small, existing bathrooms had not planned to be updated had code/health issues (the carpet had been removed years before and the existing floor was not cleanable) and was required to be addressed. This is the cost to pull the toilet prep the floor and install new VCT. OH&P (15%)	Unforeseen	Contingency	\$ 164.00 \$ 499.62 \$ 414.00 \$ 161.79 <i>BA</i>	
PCO 4	Code identified issues. OH&P (15%)	Unforeseen	Contingency	\$ 2,000.00 \$ 300.00	
	Power and mounting of LCD TV in conference room. OH&P (15%)	Agency Requested	Agency Funds <i>BA</i> <i>Contingency</i>	\$ 315.13 \$ 110.00 \$ 63.77	
PCO 5	Move agency furniture and offices to accommodate the additional Agency requested carpet. OH&P (15%)	Agency Requested	Agency Funds <i>BA</i> <i>Contingency</i>	\$ 315.62 \$ 200.91 \$ 1,842.50 \$ 353.85	
PCO 6	Clean Windows and remove existing damage window tint/film. OH&P (15%)	Unforeseen	Contingency	\$ 225.00 \$ 33.75	

	... the toilet and flush valve ... the ICAP bathroom. Plan was to reuse, both were end of useful life. OH&P (15%)	Unforeseen	Contingency	\$ 580.00 \$ 300.00 \$ 120.00	
PCO 8	Cost to paint additional coats of paint on the conference room ceiling. OH&P (15%)	Unforeseen	Contingency	\$ 335.00 \$ 50.25	
PCO 9	Cost to repair bexisting window that was broken and replace missing frame members due to security concerns. OH&P (15%)	Unforeseen	Contingency	\$ 330.00 \$ 49.50	
PCO 10	Reuse the existing door hardware, coordinate rekeying with Glens Keys, (PO outside of contract), provide replacements for damaged hardware. OH&P (15%)	Unforeseen	Contingency	\$(3,593.70) \$ 275.00 \$ (497.81)	
PCO 11	Exit signs were specified and approved without battery backup, cost to install battery kit. OH&P (15%) Agreement to split to cost evenly between GC, Sub and Engineer.	Design error	Contingency	\$ 1,051.00 \$ 157.65 \$ (805.77)	
PCO 12	Code required devices not addressed in the contract documents or the controls contract to tie the 4 RTU's into the Fire Alarm Panel. OH&P (15%)	Unforeseen	Contingency	\$ 1,457.00 \$ 1,062.00 \$ 377.85	43 days for code identified issues.
PCO 13	Code Inspector required an additional battery pack for the corridor lighting, due to low light levels. OH&P (15%)	Unforeseen	Contingency	\$ 224.00 \$ 33.60	
PCO 14	Code Inspector required structural crack to be sealed with Caulking. OH&P (15%)	Unforeseen	Contingency	\$ 20.00 \$ 110.00 \$ 19.50	
PCO 15	Addition of door closers and smoke seals per Code Inspector. OH&P (15%)	Design Ommision	Contingency	\$ 2,371.00 \$ 987.00 \$ 110.00 \$ 520.20	
PCO 16	Mechanical changes due to unforeseen conditions	Unforeseen	Contingency	\$ 4,196.00	
Total				\$ 22,039.91	43 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:

5/25/12.

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 # 004

PROJECT NAME: DJJS Training Center Remodel
 AGENCY: DHS - DJJS
 CONTRACTOR: Bailey Builders

PROJECT NUMBER: 09043150
 CONTRACT NUMBER: 127299
 DESIGNER: MHTN

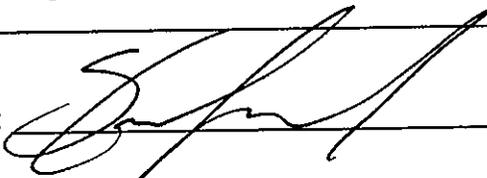
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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/C CD	Description	Category (reason)	Funding Source	Amount	Time
PCO 1	Code required the removal of an existing non-code compliant pocket door installed in the path of egress. OH&P (15%)	Unforeseen	Contingency	\$ 202.50	
				\$ 30.00	
				\$ 34.88	
PCO 2	Code required sewer vent extension. OH&P (15%)	Unforeseen	Contingency	\$ 252.00	
				\$ 55.00	
				\$ 46.05	
Total				\$ 620.43	0 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: 7-25-12.



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 #001

PROJECT NAME: Ogden Courts Elevator Upgrades
AGENCY: Courts / DFCM
CONTRACTOR: Top Dead Center Drilling, Inc.

PROJECT NUMBER: 11175150
CONTRACT NUMBER: 127564
DESIGNER: JSA Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time.

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.

Table with 6 columns: PCO/CCD, Description, Category (reason), Funding Source, Amount, Time. Row 1: 001, It was discovered that additional drilling (time) and drill bits were required to break through the current 24" dia steel jack sleeve... 3, CONTINGENCY, 34,682.93, 92 days. Total row: \$34,682.93, 92 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:

CAN YOU PROVIDE DEFINITION OF "UNFORESEEN CONDITION" OF DRILLING THROUGH THE STEEL SLEEVE

By DFCM Project Manager: [Signature] Date:



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

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Sep-12

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 Constr.

PRJT.

#	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>		<u>5,707,792</u>	<u>968,481</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
07146520	DWR - Springville Hatchery Water Treatment System	132,990.94		Balance of Construction Budget	#DIV/0!
10100810	WSU - Browning Ctr Pipe Replacement	105,676.59		Balance of Construction, Inspection & Insurance Budg	#DIV/0!
09041150	Courts - Matheson Intercom Replacement	88,581.68		Balance of Various Project Budgets	#DIV/0!
11111240	OWATC - Power Quality Correction	40,914.50		Balance of Various Project Budgets	#DIV/0!
10265470	UNG - Blanding Armory AC Units Replacement	7,217.73		Balance of Construction, Inspection & Insurance Budg	#DIV/0!
11048100	Corrections - Draper Electrical Transformers Replacement	5,114.68		Balance of Construction, Inspection & Insurance Budg	#DIV/0!
11105810	WSU - Admin Science Bldg/Stewart Library Ext Waterproofing	1,938.06		Balance of Construction & Insurance Budgets	#DIV/0!
11182730	SUU - Medium Voltage Switching System	1,768.82		Balance of Inspection & Insurance Budgets	#DIV/0!
11103810	WSU - Exterior Handrail Replacements	958.10		Balance of Inspection & Insurance Budgets	#DIV/0!
11191400	ORS - Provo Regional Remodel	410.16		Balance of Inspection & Insurance Budgets	#DIV/0!
11258790	UVU - Wolverine Center HVAC Improvements	321.16		To Close Project	#DIV/0!
12026470	UNG - Orem Armory Perimeter Fencing	260.00		Balance of Inspection & Insurance Budgets	#DIV/0!
11332120	Corrections - Bonneville CCC Exterior Stairwell Replacement	187.84		Balance of Inspection & Insurance Budgets	#DIV/0!
10264470	UNG - Mt Pleasant Armory Fire Alarm System	126.47		To Close Project	#DIV/0!
10043390	Health - Cadaver Cooler Condensing Units	81.91		Balance of Inspection & Insurance Budgets	#DIV/0!
11122200	Education - Buffmire Bldg Domestic Hot Water Heater Replacement	80.00		To Close Project	#DIV/0!
11233390	Health - Cannon Bldg Landscaping Irrigation System	69.00		Balance of Inspection & Insurance Budgets	#DIV/0!
<u>DECREASES TO PROJECT RESERVE FUND:</u>					
11095920	DWS - Midvale Restroom Remodel	(100,075.00)		Reallocated in June Board Meeting	#DIV/0!
11120	Education - Window Replacement	(4,287.90)		Return For Moving Costs	#DIV/0!
11171	AG - Chiller/Cooling Tower Upgrades	(3,570.30)		Return For Additional Expenses	#DIV/0!
<u>FY2012 ENDING BALANCE</u>		<u>5,986,556.46</u>	<u>968,481.36</u>		