

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, September 9, 2009
Utah State Capitol
Room 445
Salt Lake City, Utah
8:00am

- (Action) 1. **Applications to the State Building Board for State Facility Energy Efficiency Fund**..... Tab 1
- (Action) 2. **Long Term Lease Request for U.S. Forest Service Land in Kane County, Utah on behalf of Department of Technology Services**..... Tab 2
- (Action) 3. **Allocation of Unallocated Roofing Funds**..... Tab 3

**Immediately following the Building Board meeting, the Board will begin the Capital Development tours. A copy of this agenda is included in the packet.

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

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



Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton *DGB*
Date: September 9, 2009
Subject: **Applications to the State Building Board for State Facility Energy Efficiency Fund**

Recommendation

DFCM recommends that the Board approve the request for the applications for the revolving loan program for the State Facility Energy Efficiency Fund. These applications have been reviewed and approved by the State Building Energy Efficiency Program Manager.

Background

As per the Administrative Rules for the State Facility Energy Efficiency Fund, applications to the revolving loan program need Building Board approval in order for the DFCM Energy Group to move forward with requested energy projects. The following applications pending approval are attached.

Department of Human Services: Various Projects at Juvenile Justice Facilities
Ogden-Weber Applied Technical College Energy Retrofits
David Applied Technical College Energy Retrofits
Uintah Basin Applied Technical College Energy Retrofits
Bridgerland Applied Technical College Energy Retrofits
Utah Department of Transportation: Various Region 3 and 4 Lighting Retrofits
Utah Capitol Complex Energy Projects

DGB:JH:sle

Attachment

State of Utah State Facility Energy Efficiency Fund Loan Application

A. State Agency: Department of Human Services
Division of Juvenile Justice Services
120 North 200 West, Suite 419
Salt Lake City, UT 84103

B. Building names & locations:

Decker Lake Youth Center - 2310 West 2770 South, West Valley City (37,858 sq ft)
Dixie Area Detention – 330 S 5300 West, Hurricane (40,864 sq ft)
Mill Creek Youth Center – 790 W 12th Street, Ogden (87,847 sq ft)
Salt Lake Valley Detention – 3450 S 900 West, Salt Lake City (79,359 sq ft)
Slate Canyon Youth Center – 1991 S State Street, Provo (63,000 sq ft)
Southwest Utah Youth Center – 270 E 1600 North, Cedar City (14,000 sq ft)
Wasatch Youth Center – 3534 S 700 West, Salt Lake City (43,810 sq ft)
Washington County Crisis Center – 251 E 200 North, St George (8,820 sq ft)

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

These buildings are mainly used as secure confinement facilities and are used continuously year round. All of them include a variety of spaces including housing, classrooms, gyms, administrative offices, kitchens and dining areas.

D. Existing building systems and energy usage:

Building	Annual Energy Use in DJJS Buildings			Total Cost (\$)
	Electricity (kWh)	Nat. Gas (DTH)	Total Energy (MBTU)	
• Decker Lake	550,000	4,394	6,270	\$72,000
• Dixie	790,000	7,830	10,525	\$65,000
• Mill Creek	975,000	4,615	7,940	\$99,000
• Salt Lake Valley	1,270,000	6,278	10,610	\$143,000
• Slate Canyon	825,000	6,039	8,850	\$100,000
• Southwest	250,000	1,220	2,070	\$27,000
• Wasatch	940,000	5,805	9,010	\$110,000
• Washington County	140,000	222	700	\$13,000

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Cost Savings	Estimated Simple Payback (years)
Decker Lake: VFD for HVAC, Boiler controls, Recommission HVAC	\$41,100	\$7,300	5.6
Dixie: Recommission HVAC	\$33,700	\$3,800	8.9
Mill Creek: Lighting upgrades, VFD for HVAC, Recommission HVAC	\$76,500	\$8,700	8.8
Salt Lake Valley: Lighting upgrades, VFD for HVAC, Recommission HVAC	\$106,900	\$13,700	7.8

Slate Canyon: Lighting upgrades, recommission HVAC	\$54,400	\$7,500	7.3
Southwest: Recommission HVAC	\$11,500	\$1,800	6.4
Wasatch: Recommission HVAC	\$36,100	\$7,500	4.8
Washington County: Recommission HVAC	\$6,600	\$700	9.4
Totals	\$366,800	\$51,000	7.2

*Estimated Cost includes engineer's estimate plus design and contingency

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive	Est. Payback, incentives included
Questar recommissioning (\$1 per therm)	\$18,830	
Rocky Mountain Power self-directed credit (80% of lighting and VFD costs)	\$55,800	
Total incentives	\$74,630	5.7 years

G. Payback [payback = (total cost – incentives) / annual savings]

- $(\$366,800 - 74,630) / \$51,000 = 5.7$ years

H. Description of energy costs savings measurement and verification:

Required measurement and verification to be done by a third-party engineer under the direction of Questar and Rocky Mountain Power.

I. Commissioning procedures:

N/A

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

Better indoor comfort through better lighting and optimized HVAC systems and reduced CO₂ emissions.

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

Estimated costs:	\$366,800
Other funds to be used on project:	\$0
Total proposed loan amount:	\$366,800

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Ogden-Weber Applied Technology College
 200 N Washington Blvd
 Ogden, UT 84404

B. Building name & location:

The measures included in this project affect the following buildings: Business, Community Services, Metal Trades, Construction & Trades, Union, Gymnasium, Cosmetology, Children’s School South and Heating Plant.

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

These buildings include classrooms, offices, and shops. Facilities are used primarily Monday to Friday, with reduced occupancy on weekends.

D. Existing building systems and energy usage:

Heating is supplied by a central plant with boilers, cooling is supplied per building. The Metal Trades and Business buildings both have chillers & cooling towers that provide chilled water to the air handling systems. Other buildings have condensing units.

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
VFD for cooling tower fan	\$9,900	24,120 kWh; 7.1 kW	\$1,960
VFDs for fan motors, supply air temp reset	\$70,400	249,280 kWh; 3,328 DTH	\$37,800
TOTAL	\$80,300	273,400 kWh; 7.1 kW; 3,328 DTH	\$39,760

*Estimated Cost includes engineer’s estimate plus design and contingency

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive	Est. Payback, incentives included
Rocky Mountain Power self-directed credit	\$38,400	
Total incentives	\$38,400	1.05

G. Payback [payback = (total cost – incentives) / annual savings]

- $(\$80,300 - \$38,400) / \$39,760 = 1.05$ years

H. Description of energy costs savings measurement and verification:

Energy and cost savings will be based on engineering calculations. No independent measurement and verification will be used.

I. Commissioning procedures:

Installation contractor to verify operation of VFDs. Rocky Mountain Power will verify savings through Self-Direction Credit program.

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

Reduced demand on energy grid resulting in less demand for expansion of power generation and an overall reduction in pollution.

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

Estimated costs:	\$80,300
Other funds to be used on project:	\$0
Total proposed loan amount:	\$80,300

State of Utah State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Davis Applied Technology College
550 East 300 South
Kaysville, UT 84037

B. Building name & location:

Davis ATC Main Campus

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

The main building includes classrooms, offices, lecture halls, labs and shops. Facilities are used primarily Monday to Friday, with reduced occupancy on weekends.

D. Existing building systems and energy usage:

Lighting throughout the main building has been upgraded to efficient T8 fixtures but is manually controlled.

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Lighting occupancy sensors	\$11,300	62,800 kWh	\$1,650
TOTAL	\$11,300	62,800 kWh	\$1,650

*Estimated Cost includes engineer's estimate plus design and contingency

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive	Est. Payback, incentives included
Rocky Mountain Power self-directed credit	\$8,200	
Total incentives	\$8,200	1.9

G. Payback [payback = (total cost – incentives) / annual savings]

- $(\$11,300 - \$8,200) / \$1,650 = 1.9$ years

H. Description of energy costs savings measurement and verification:

Energy and cost savings will be based on engineering calculations. No independent measurement and verification will be used.

I. Commissioning procedures:

Rocky Mountain Power will verify savings through Self-Direction Credit program.

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

Reduced demand on energy grid resulting in less demand for expansion of power generation and an overall reduction in pollution.

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

Estimated costs:	\$11,300
Other funds to be used on project:	\$0
Total proposed loan amount:	\$11,300

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Bridgerland Applied Technology College
 1301 North 600 West
 Logan, UT 84321

B. Building name & location:

Bridgerland ATC West Building

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

The West building is 89,000 square feet and includes computer labs, offices and shops. Facilities are used primarily Monday to Friday.

D. Existing building systems and energy usage:

The west building is heating with a VAV air system. Cooling is provided by two 160 ton chillers and heating is provided by 2 boilers. There are 10 air handlers that supply air to 26 boxes with re-heat coils.

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Cooling Tower fan VFD	\$9,900	11,800 kWh; 2.4 kW	\$750
VFDs on Air Handler Fan Motors with SAT reset	\$46,600	111,800 kWh; 26.8 kW; 750 DTH	\$14,400
Ecogate Dust Collection System	\$23,600	38,100 kWh	\$1,650
TOTAL	\$80,100	161,700 kWh; 29 kW; 750 DTH	\$16,800

*Estimated Cost includes engineer's estimate plus design and contingency

F. Rebates and Incentives:

Power is supplied to this facility by the City of Logan and no incentive programs are available.

G. Payback [payback = (total cost – incentives) / annual savings]

- \$80,100 / \$16,800 = 4.8 years

H. Description of energy costs savings measurement and verification:

Energy and cost savings will be based on engineering calculations. No independent measurement and verification will be used.

I. Commissioning procedures:

VFD operation will be verified by installer

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

Reduced demand on energy grid resulting in less demand for expansion of power generation and an overall reduction in pollution.

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

Estimated costs:	\$80,100
Other funds to be used on project:	\$0
Total proposed loan amount:	\$80,100

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Uintah Basin Applied Technology College
 1100 E Lagoon Street
 Roosevelt, UT 84066

B. Building name & location:

Main Building (64,000 sq ft)
 Technology Wing (24,000 sq ft)
 CDL (4,290 sq ft)

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

The facility consists of a number of classrooms, offices, conference rooms, shops and cafeteria. Facilities are used primarily Monday to Friday, with reduced occupancy on weekends.

D. Existing building systems and energy usage:

Individual zones in the Main Building are heated and cooled by single stage water source heat pumps that receive hot or cold water from a single closed water loop. The water is heated by boilers and cooled by a cooling tower. The Technology Wing is served by a variable volume air system that has 34 zones controlled by reheat VAV boxes. The system is heated by a hot water loop that uses 2 boilers and cooled by a chilled water loop that uses a 70 ton chiller. There is a separate CDL building that has gas heaters and swamp coolers. The existing shop dust collection system has no gates and is constant volume. Lighting was upgraded recently, but most areas do not have automated lighting controls.

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
VAV Reset Schedule	\$1,100	3,340 kWh; 490 DTH	\$4,530
Ecogate Dust Collection System	\$23,600	38,200 kWh	\$1,420
Premium Efficiency Motors	\$6,000	8,000 kWh, 1.8 kW	\$530
Lighting Controls	\$2,900	27,550 kWh	\$1,025
TOTAL	\$37,800	77,090 kWh; 1.8 kW; 490 DTH	\$7,505

*Estimated Cost includes engineer's estimate plus design and contingency

F. Rebates and Incentives:

UBATC is in Moon Lake Electric's service area and Moon Lake Electric offers no incentives

G. Payback [payback = (total cost – incentives) / annual savings]

- \$37,800 / \$7,505 = 5.0 years

H. Description of energy costs savings measurement and verification:

Energy and cost savings will be based on engineering calculations. No independent measurement and verification will be used.

I. Commissioning procedures:

n/a

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

Reduced demand on energy grid resulting in less demand for expansion of power generation and an overall reduction in pollution.

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

Estimated costs:	\$37,800
Other funds to be used on project:	\$0
Total proposed loan amount:	\$37,800

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Utah Department of Transportation
 4501 S 2700 West
 Salt Lake City, UT 84114

B. Building names & locations:

Cedar District HQ, Lab & Shops – 1470 North Airport Rd, Cedar City
 Richfield District HQ, Lab & Shops – 708 South 100 West, Richfield
 Scipio Station – Hwy 50, Scipio
 Santaquin Station – 637 W Highway 6, Santaquin
 Eureka Station – 574 E Main Street, Eureka
 Delta Station – Hwy 6 / Hwy 257, Delta
 Cedar City Station 4524 – 1510 N Bulldog Rd, Cedar City
 Cedar Mountain Station 4540 – Hwy 14 / Hwy 148, Brian Head
 Lynndyl Substation – Hwy 6, Lynndyl
 Parowan I-15 Rest Areas – I-15 NB & SB, Parowan

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

There are a variety of buildings included in this project including offices and labs in the Cedar City and Richfield District complexes, maintenance garages and storage buildings. Most buildings are less than 5,000 square feet.

D. Existing building systems and energy usage:

These buildings have mainly T12 fluorescent lighting with magnetic ballasts. Some areas have 250W incandescent lighting and there are a variety of other types of lighting in use. Exterior lighting includes quartz, high pressure sodium or metal halide lighting.

E. Project Description:

Eligible Measure / Materials to be installed	*Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings	FinAnswer incentive
Cedar District complex	\$36,920	60,143 kWh	\$5,777	\$7,236
Richfield District complex	\$27,910	53,292 kWh	\$6,032	\$6,641
Scipio Station	\$4,465	13,854 kWh	\$1,362	\$1,189
Santaquin Station	\$5,332	6,663 kWh	\$632	\$763
Parowan I-15 Rest Stops	\$1,996	5,282 kWh	\$284	\$540
Lynndyl Substation	\$1,035	1,097 kWh	\$117	\$330
Eureka Station	\$1,392	1,317 kWh	\$130	\$290
Delta Station	\$2,940	4,423 kWh	\$447	\$1,470
Cedar Mountain Station 4540	\$2,040	1,139 kWh	\$162	\$480
Cedar City Station 4524	\$3,890	4,848 kWh	\$471	\$1,000
Totals	\$87,920	152,058 kWh	\$15,414	\$19,939

*Estimated Cost includes engineer's estimate plus design and contingency

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive	Est. Payback, incentives included
Rocky Mountain Power FinAnswer Express incentives	\$19,939	4.4 years

G. Payback [*payback = (total cost – incentives) / annual savings*]

- $(\$87,920 - \$19,939) / \$15,414 = 4.4$ years

H. Description of energy costs savings measurement and verification:

Required measurement and verification to be done by a third-party engineer under the direction of Questar and Rocky Mountain Power.

I. Commissioning procedures:

N/A

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

Better indoor lighting and reduced CO₂ emissions.

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

Estimated costs:	\$87,920
Other funds to be used on project:	\$0
Total proposed loan amount:	\$87,920

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Capitol Preservation Board
 120 State Capitol Building
 Salt Lake City, UT 84114

B. Building names & locations:

Utah Capitol Complex

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

The Utah Capitol Complex has a variety of uses and spaces housed within 7 buildings. These include the Capitol Building, the Senate and House buildings, State Office Building, Data Center, Parking Garages and Central Plant. The complex is occupied primarily on weekdays with most staff working Monday – Thursday, but many areas are open and occupied every day of the week.

D. Existing building systems and energy usage:

Each building has a VAV air system with heating and cooling provided by equipment in the central plant. Lighting varies throughout the complex but includes many T-12 and metal halide fixtures and in many areas lighting is manually controlled.

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Cost Savings	Estimated incentives
Various energy conservation measures	\$975,000	\$115,000	\$175,000

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive	Est. Payback, incentives included
Various incentive programs	175,000	6.8 years

G. Payback [payback = (total cost – incentives) / annual savings]

- $(\$975,000 - \$175,000) / \$115,000 = 6.8$ years

H. Description of energy costs savings measurement and verification:

Measurement and verification of energy conservation measures will be handled by installation contractors.

I. Commissioning procedures:

None specified

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

Better indoor comfort and lighting quality. Reduced CO₂ emissions.

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

Estimated costs:	\$975,000
Other funds to be used on project:	\$0
Total proposed loan amount:	\$975,000



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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton *DGB*
Date: September 9, 2009
Subject: **Long Term Lease Request for U.S. Forest Service Land in Kane County,
Utah on behalf of Department of Technology Services**

Recommendation

DFCM recommends that the Board approve the request for a 29-year lease for the Department of Technology Services as described in the attached documents.

Background

The statute that requires Building Board approval of long term leases is contained in subsection 63A-5-302(2) and is repeated below.

2) *The director may:*

(a) subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and

(b) with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.

DGB:TAS:sle

Attachment

September 2009

LONG TERM LEASE REQUEST

DEPARTMENT OF TECHNOLOGY SERVICES

ADDRESS: PINK CLIFFS RANGE

LOCATION: KANE COUNTY, UTAH

TYPE OF SPACE: GROUND LEASE FOR COMMUNICATIONS SITE

AMOUNT OF SPACE: APPROXIMATELY 10,000 SQUARE FEET (0.23 ACRE)

LENGTH OF LEASE: TWENTY-NINE YEAR LEASE TERM

COST: COST IS \$0.00 (No Cost) PER YEAR

JUSTIFICATION: THE DEPARTMENT OF TECHNOLOGY SERVICES IS IN NEED OF THIS LOCATION TO PROVIDE CRITICAL COMMUNICATIONS SERVICES TO STATE AND COUNTY PUBLIC SAFETY AGENCIES IN THIS REMOTE AREA OF THE STATE. THE UNITED STATES FOREST SERVICE (USFS) HAS AGREED TO ALLOW THE LAND TO BE USED AS A COMMUNICATIONS SITE BY THE STATE OF UTAH AND KANE COUNTY IN EXCHANGE FOR COMMUNICATIONS SERVICES ON FOREST SERVICE LAND. THIS IS A NO COST LEASE AND THE LEASE WILL BE BENEFICIAL TO THE FOREST SERVICE, THE STATE, AND TO KANE COUNTY.



Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: September 9, 2009
Subject: **Allocation of Unallocated Roofing Funds**

Recommendation

DFCM recommends that the Building Board review the request to fund the following projects from the unallocated roofing funds in the amount of \$591,000.

Background

The following roof projects that have been inspected by DFCM and are in immediate need of repair/renovation:

1. Human Services – State Hospital Warehouse Building - \$20,000 – The warehouse roof needs to have a snow retention system installed along the East side of the building to protect the rain gutter and HVAC units below.
2. UDOT – Richmond Maintenance Facility - \$15,000 – The building’s metal roof needs a roof flashing at the transition point between the roof and the end wall.
3. Wildlife Resources – Hardware Ranch Visitors Center - \$58,000 – The single ply roofing system needs to be replaced as the existing roof is beginning to fail and currently requires major roof repairs.
4. SLCC – Airport Campus - \$65,000 – The current single ply roofing system is experiencing significant failures and needs to be replaced.
5. CEU – Student Activity Center - \$45,000 – The current B.U.R roofing system is failing and needs to be replaced.
6. Snow College – Stadium House Roof - \$60,000 - The current B.U.R roofing system is failing and needs to be replaced.
7. Snow College – Scene Shop Roof - \$68,000 – The current B.U.R roofing system is failing and needs to be replaced.

Allocation of Unallocated Roofing Funds
September 9, 2009

8. Dixie State College- \$260,000- North Instructional Building the Current B.U.R. is failing and needs to be replaced.

DGB:KFB:sle

AGENDA

CAPITAL FACILITIES SITE VISITS
SEPTEMBER 9 AND 10, 2009

Wednesday, September 9

- 9:00am** **Depart State Office Building immediately following the Building Board meeting**
East parking lot by Senate Building
- 10:00am** **Utah Valley University Science/Health Building Addition**
800 West University Parkway, Orem
- 10:55am** **State Hospital Building Consolidation**
1300 East Center Street, Provo
- 1:00pm** **College of Eastern Utah Performing Arts Center**
451 East 400 North, Price
- 3:45pm** **DEQ Air Monitoring Center**
2861 West Parkway Boulevard, West Valley City
- 4:45pm** **University of Utah L.S. Skaggs Pharmacy Building**
30 South 2000 East, Salt Lake City
- 5:40pm** **Arrive at State Office Building**

Thursday, September 10, 2009

- 7:45am** **State Office Building and load vehicles**
East parking lot by Senate Building
- 8:15am** **New Agriculture Administration Building and Unified State Lab Module #2**
350 North Redwood Road, Salt Lake City
- 9:30am** **Weber State University Davis Professional Programs Classroom Building and Central Plant**
2750 North University Park Boulevard, Layton
- 10:25am** **Ogden Juvenile Courts Property and Courthouse**
444 E 26th Street, Ogden
- 12:05pm** **Southwest ATC Presentation at Bridgerland ATC Campus (tour and lunch)**
1301 North 600 West, Logan
- 1:15pm** **USU Business Building Remodel**
1295 East 700 North
- 3:30pm** **Arrive at State Office Building**