

# AGENDA OF THE UTAH STATE BUILDING BOARD

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Wednesday, September 9, 2015  
Utah State Capitol Building  
Room 250  
Salt Lake City, Utah  
9:00 am

- (Action) 1. **Approval of Minutes of July 8, 2015 Meeting and August 20, 2015 Meeting and Tour** ..... Tab 1
- (Action) 2. **Funding Certification for Dixie Applied Technology College Permanent Campus** ..... Tab 2
- (Action) 3. **University of Utah Requests Approval to Remodel Space in Building 3 of the Midvalley Health Care Complex for the Midvalley Clinic Bulk Pharmacy and Home Infusion Clinic** ..... Tab 3
- (Action) 4. **University of Utah Requests Approval for the Renovation of the “525 Plaza” for the University Neuropsychiatric Institute (UNI) Adult Behavioral Clinic** ..... Tab 4
- (Action) 5. **Amendments to DFCM Rule 23-3 Planning and Programming for Capital Projects** ..... Tab 5
- (Action) 6. **Amendments to DFCM Rule 23-7 State Construction Contracts and Drug and Alcohol Testing**..... Tab 6
- (Action) 7. **Amendments to DFCM Rule 23-32 Rules of Procedure for Conduct of Utah State Building Board Meetings** ..... Tab 7
- (Action) 8. **Amendments to DFCM Rule 23-3 Planning and Programming for Capital Projects** ..... Tab 8
- (Action) 9. **Approval of Revolving Loan Fund for the University of Utah**..... Tab 9
- (Action) 10. **Facility Maintenance Standard Revisions** ..... Tab 10
- (Information) 11. **DFCM’s Revised Space Standards** ..... Tab 11
- (Information) 12. **Administrative Reports for University of Utah and Utah State University** ..... Tab 12
- (Information) 13. **Administrative Report for DFCM**..... Tab 13
- (Information) 14. **Discussion of Future Agenda Items**

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



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Approval of Minutes of July 8, 2015 and August 20, 2015 Building Board Meetings**

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Attached for your review and approval are the Minutes of the July 8, 2015 and the August 20, 2015 Building Board Meetings.

JR: cn  
Attachments

# Utah State Building Board



**MEETING**

**July 8, 2015**

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## **MINUTES**

### **Members in Attendance:**

Ned Carnahan, Chair  
Chip Nelson  
David Tanner  
Gordon Snow  
David Fitzsimmons  
Fred Hunsaker  
Bob Fitch

### **Guests in Attendance:**

Jeff Reddoor  
Kim Hood  
Bruce Whittington  
Jim Russell  
CeeCee Niederhauser  
Lee Fairbourn  
Dorothy Taylor  
Wayne Christensen  
John Harrington  
Bianca Shama  
Paul Tonks  
Nicole Alder  
Ralph Hardy  
Ken Nye  
Mike Perez  
Ben Berrett  
Charles Darnell  
Kevin Griffin  
Malin Francis  
Daniel Hansen  
Angela Oh  
Jennifer Evans

Utah State Building Board  
Department of Administrative Services  
Division of Facilities Construction & Management  
Attorney General's Office  
Attorney General's Office  
USHE  
University of Utah  
University of Utah  
Utah State University  
Utah State University  
UDOT  
Salt Lake Community College  
Salt Lake Community College  
Legislative Fiscal Analyst Office  
Department of Human Services

Brent Tippets	VCBO
Rachel Legree	The Gordian Group
Sylvia Moreno	The Gordian Group
Jerry Jensen	Department of Corrections
Richie Wilcox	GOMB
Tyson Gregory	Utah State Building Board
Mike Smith	Utah State Building Board
Jim Nielson	Dixon & Associates
Darlene Batatain	Terracon
Kris Bowser	VCBO Architects

On Wednesday, July 8, 2015, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah. Chair Carnahan called the meeting to order at 9:03 am.

□ **APPROVAL OF MINUTES OF JUNE 3, 2015**

Chair Ned Carnahan asked if there were any additions or corrections to the minutes. There were none.

**MOTION: David Fitzsimmons moved to approve the Minutes of June 3, 2015. The motion was seconded by Gordon Snow and passed unanimously.**

□ **FY 2015 MAINTENANCE AUDIT EXECUTIVE SUMMARY REPORT**

Jeff Reddoor reported the Maintenance Audit Report, distributed approximately every six months, provides information on maintenance level performance for 16 agencies and 9 institutions. The program has been in place since 1997; however, recent changes in scoring indicate a shift in priority (weighting) from administrative to the more critical physical requirements, thus impacting all agencies and lowering overall scores an average of two percent or more.

**Corrections** – UDC’s recent score of 84.8% is below the required 90% minimum. This trend has continued for several years and is partly attributed to the absence of a department-wide CMMS (Computerized Maintenance Management System), only functional at the Draper and Central Utah Correction Facilities. UDC has committed to distribute an RFP to develop and expand the CMMS. This should greatly increase the level of compliance with the administrative portion of the audit, and in turn should help to improve the physical condition of those facilities by providing a means of generating routine preventive maintenance task for maintenance personnel. As a result, the Board should expect to see an increase in scores by the next Facility Maintenance Audit in December, 2015.

**Utah State Fairpark** – The Fairpark has also consistently fallen below the standard for many years. Their present score is 77%. Past improvements to the Park have proven to be insufficient to bring the compliance level above the required 90% standard. As a result of this ongoing failure, the Board requested that DFCM review the delegation authorization for the Utah State Fairpark upon signing of their new lease. Bruce Whittington will begin the discussion concerning delegation at the Fairpark Board

Meeting and will report to the Legislative Management Committee in October with recommendations from DFCM after which he will report to Board members. DFCM estimates the Fairpark needs an investment of \$11 Million in order to update infrastructure and improvements at the facilities.

**Department of Human Services** -- DHS scores are acceptable with the exception of the Developmental Center which fell below the standard. The DHS has recently restructured their organization which appears to be a broad de-centralization of their facilities operations. It is imperative that the DHS develop and implement a strong plan to handle this new change in order to maintain the expected level of facility maintenance.

**Higher Education** – All USHE facilities are at risk of reduced audit scores. This is due to the restructuring of the audit weighting factors. USU is currently maintaining a compliance level just above the required 90%. It is critical that all identified deficiencies are promptly addressed in order to maintain their level of minimum requirement. Mr. Reddoor reported the University of Utah has failed to meet the standard, operating at 87.8%. The University has committed to make widespread and immediate improvements to their Environmental Health and Safety and Preventive Maintenance programs to facilitate improvement.

Jeff Reddoor expressed appreciation to the Board's auditing staff -- Mike Smith and Tyson Gregory. This year a total of 1,097 buildings were reviewed, which is commendable. This agenda item was for information only. Board approval was not required.

□ **PROPOSED PROPERTY TRADE FOR THE NEW FOURTH DISTRICT COURTHOUSE  
IN PROVO**

Lee Fairbourn, DFCM Real Estate Manager on behalf of Alan Lunceford, reported Provo City is proposing a property swap involving the property for the new Fourth District Courthouse in Provo. They are requesting trading  $\frac{3}{4}$  of the block that is owned by the state for  $\frac{3}{4}$  of the block directly to the west which is owned by Provo City. This property swap, will simplify several issues related to the construction of the new courthouse and will also benefit Mountainland Applied Technology College which will take over the existing Courthouse facility. Details include:

1. The City will construct a high rise parking structure that will accommodate parking for the MATC, Utah County Convention Center, and a new hotel.
2. The City parking structure will also provide public parking and as a result, parking needs for the Courthouse will be reduced.
3. The property swap will allow the new courthouse to be constructed so the judicial chambers will overlook a residential property rather than a high-rise commercial development.

Appraisals have been requested of both properties based on construction ready value. This proposed property trade is for informational purposes only but in the future will need approval from the Judicial Council, DFCM Director, and the Chairs of the Infrastructure and General Government Appropriations Subcommittee.

□ **APPROPRIATION FOR BUILDING UTILITY METERING**

Jeff Reddoor requested the Board approve the distribution list for Utility Metering Funds from the Capital Improvement List for FY 2016. These limited funds, distributed on a “first come, first serve” basis could not meet all the needs for metering in the state and as a result some funding will have to come from Capital Improvements or additional Legislative funding in the future. It is proposed that DFCM manage the distribution of these funds in order to ensure they are being used exclusively for metering. Board members were concerned that these funds be distributed to agencies and institutions with the greatest need and thus resulting in the greatest rate of return. DFCM Energy Manager, John Harrington, counseled that focus should be on electricity, gas, and water meters with sub-metering of steam after the basics are addressed. There is a huge need for metering which will result in more energy maintenance savings for the state. Fred Hunsaker questioned the timeline and urgency of moving ahead immediately rather than requesting more information so that the greatest needs can be determined.

**MOTION: David Tanner moved to approve the Appropriation for Building Utility Metering and that a detailed report be provided showing the priority and how these funds were spent by each institution**

Gordon Snow requested Mr. Tanner amend his final motion to include a comprehensive plan be provided in the future outlining metering needs throughout the state.

**AMENDED MOTION: David Tanner moved to approve the Appropriation for Building Utility Metering as presented by Jeff Reddoor and that a report be provided to the Board showing the priority and how these metering funds were spent by each institution. In addition, the Board should receive a comprehensive plan in the future outlining metering needs throughout the state. The motion was seconded by David Fitzsimmons and passed with five in favor and one opposed. Voting recorded as follows:  
Yes: David Tanner, Bob Fitch, Gordon Snow, Chip Nelson and David Fitzsimmons  
No: Fred Hunsaker**

David Tanner clarified that the Comprehensive Utility Metering Plan be provided to the Board prior to next year’s Capital Improvements.

□ **UDOT’S REQUEST FOR A REALLOCATION OF FY 2016 CAPITAL IMPROVEMENT FUNDS**

Kevin Griffin, Director of Maintenance at UDOT requested a reallocation of \$100,004.00 of FY 2016 Capital Improvement Funds. UDOT previously received an allocation for Region Four Various Heater Upgrades during that year. Because of the immediate need to keep their maintenance facilities heated during the previous winter, UDOT pulled other funds from their Region Four budget to replace these heating units. Therefore, UDOT would like to reallocate the \$100,004.00 to a project called Lighting Upgrades Various Locations, Region Four. This project will include replacing current lighting systems in various Regional Four Maintenance Stations with new T-8 lighting and LED fixtures to provide a more efficient and functional lighting

system. With the Board's approval, UDOT would like to leverage this funding by combining it with the Rocky Mountain Rebate Program and proposes to upgrade as many facilities as possible with the available funding. This project would significant lower utility costs at these facilities. Jeff Reddoor reported he has reviewed this request against other needs for the state and felt this was a practical use of these funds.

**MOTION: Gordon Snow moved to approve UDOT's Request for a Reallocation of FY 2016 Capital Improvement Funds. The motion was seconded by Chip Nelson and passed unanimously.**

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

Ken Nye, Director of Business Services at the University of Utah, reported they had five design agreements and four planning/study/other agreements. Notable was a new contract with a firm that specializes in auditing construction costs (R. L. Townsend and Associates) for several of their projects to review the costs incurred under CM/GC contracts. This contract will also provide training to project managers on any issues determined by the audit. There were 10 remodeling contracts and three site improvement contracts. Of additional interest was the East Chiller Plant Controls Upgrade for \$210,533.00 and awarded to Johnson Controls on a sole source basis in order to address compatibility issues with the existing control system for this central plant. The Project Reserve received funds from Capital Improvement Projects that were recently closed out as required by statute. There were two draws from the Contingency Reserve Fund -- the Science Area Chiller Plant for \$25,000.00 and the HYPER Chiller Plant Upgrade for \$55,000.00.

Ben Berrett, Director of Planning, Design and Construction at Utah State University, reported they had eight professional services contracts. Notable was the UBC Infrastructure Improvements consisting of an infrastructure project funded by the Legislature which amended their Capital Improvements. It consists of water, sewer, some parking and road infrastructure on the Kaysville Campus of USU; and Upgrade to the Tunnel Ventilation on the Price Campus. USU's utility metering request is for their Price Campus and they presently have a study underway to quantify all of their metering costs for this campus. There were many construction contracts during this reporting period. Notable was a large HVAC Upgrade in the Nutrition and Food Science Building. This project came in over budget which required using funds from the Project Reserve. The Old Main Roof Replacement on the North Wing Project will be using a composite shingle that is historically correct. The south and center wing will be completed in subsequent years. The Contingency Reserve Fund on page 4 indicates contributions from the new FY 2016 Capital Improvement Projects. There were two decreases to the Fund – 1200 East Walk Way Improvements for \$35,791.00 and Elevator Upgrades FY15 for \$20,060.00. The Project Reserve on page five indicates the decreases for Old Main Roof Replacement North Wing for \$186,000 which came in over budget and NFS Mechanical System Phase 2 for \$27,489. The Project Reserve is at \$380,107.07 which is healthy.

□ **ADMINISTRATIVE REPORT FOR DEPARTMENT OF TRANSPORTATION**

Kevin Griffin, UDOT Director of Maintenance reported there were no new contracts this month. UDOT has several projects moving forward – one is the Hooper Maintenance Facility. Project design is complete and this project is moving forward with the intent that they will move in by the

November timeline. The old Clinton Maintenance station is currently for sale. When this property is sold, the funds will be used to build another maintenance facility replacement. UDOT will return to the Board for approval of this new project. The property is ready for construction of the new Morgan Maintenance Facility and design will begin on this project next month. UDOT plans to advertise this project much earlier than usual, from late August to October, so that all approvals and design can take place in the winter months resulting in a quicker turn around for the project. The Morgan Maintenance Facility is being funded solely by UDOT dollars which will lapse on June 30, 2016, thus the reason for the accelerated project.

□ **ADMINISTRATIVE REPORT FOR DFCM**

DFCM Interim Director, Bruce Whittington reported DFCM processed three leases for agency customers this month – one for new space and two for renewal. In addition, DFCM awarded 33 professional service agreements and 36 construction contracts during this reporting period. Of the 36 construction contracts only six of those contracts required funds from the Project Reserve Fund totally \$365,000.00. The Capital Development Contingency Reserve saw a transfer for three projects totally \$245,000.00. Two projects made of the bulk of the transfer with \$214,000.00 going to the University of Utah Infrastructure for an unknown condition where they were boring under a road and ran into a large boulder and had to reroute and increase the size of that work. In addition, \$26,000.00 was an omission for the Utah State University Brigham City Building related to access controls needed to finalize a project. This leaves a balance of \$3.2 Million in the Contingency Development Reserve Fund. The Contingency Reserve for Capital Improvements had transfers to six projects for a total of \$58,000.00 and left a balance of \$4.1 Million in the Fund. The Capital Development Reserve Fund has a balance of \$1.8 Million with no activity this reporting period. The Project Reserve Fund for Capital Improvements increased slightly to \$4.5 Million.

□ **DISCUSSION OF FUTURE AGENDA ITEMS**

Chair Carnahan expressed appreciation to Board Member David Fitzsimmons for his attendance at the Ground Breaking Ceremony for the Unified State Lab. In addition, he thanked Board Member David Tanner for his work on the Subcommittees which are presently addressing Legislative assignments.

Jeff Reddoor informed the Board of two Legislative audits:

- 1) Follow-up Audit for Higher Education – Operation and Maintenance. This has been released and is on the website. This audit addresses procedural issues, auxiliary issues, definitions, etc.
- 2) DFCM Audit – Will be released on July 14. This will be discussed in the Business Meeting.

□ **ADJOURNMENT**

**MOTION: Gordon Snow moved to adjourn the meeting. The motion was seconded by Chip Nelson and passed unanimously.**

The meeting adjourned at 11:12 am and reconvened for lunch and a business meeting in room 4112 State Office Building.

## **BUSINESS MEETING**

### **1. FEEDBACK AND ADDITION TO THE CAPITAL DEVELOPMENT REQUEST AND FEASIBILITY STATEMENT**

Jeff Reddoor explained the Capital Development Request document has been expanded to include feasibility requirements for each project and as a result will not create undue hardship or expenses for agencies and institutions for a real feasibility study. This document has already been distributed to agencies and institution in order to obtain needed information for new projects this fiscal year. Relative need should also be addressed.

### **2. O&M TRACKING DATA DOCUMENTS**

The O&M Tracking documents have been distributed to agencies and institutions and responses are being forwarded to Jeff Reddoor. This will give an overview of an institution's costs for O&M. Eventually this document will be fine-tuned to include: personnel, custodial, construct services, garbage removal, property reinsurance, utilities, gas, water electrical, sewer, oil and water, O&M supplies, preventative maintenance, etc. and will be patterned like the tracking sheet used by DFCM, capturing most operational costs for a facility. In addition, building list, name, square footage and building type, and age will be included in this information. Bruce Whittington demonstrated the DFCM Excel sheet used for tracking O&M costs. Mike Perez commented that some older buildings on campus were under-resourced from the beginning. The Capital Improvement Program didn't start until the 1990's so older buildings suffered for decades without the support of this program. The build-up of deferred maintenance issues drains existing resources. Some older buildings cost more to operate due to poor mechanical design. The subcommittee discussed that the current formula provides the same O&M funding for the beginning and the end of a building's life. However the first year of a building's life is covered with warrantees and as a result, these funds can be pooled. When something goes wrong with a building, this pool of funds can be used in an emergency but is not replenished unless the institution is constructing new buildings consistently. There should be a mechanism in place that allows for inflationary increases for these older buildings. Bruce Whittington commented the new tracking system will allow O&M budgets to be adjusted based on need. Subcommittee members agreed they should move forward with a new O&M model.

### **3. O&M MODEL DISCUSSIONS**

Jeff Reddoor suggested that the Board have recommendations for the IGG Subcommittee and not just a model which could take considerably longer. The O&M discussion continued. Mike Perez reported the University has been impacted by the decision directing them to use their allotment of Capital Improvement Funding toward their Infrastructure project for the past three years which resulted in less money in their improvement pool to apply toward different maintenance-type elements. The University of Utah is the oldest and largest campus in the state with numerous old buildings. They are trying to incorporate more energy efficient projects which could be self-supporting and would not be a burden to deferred maintenance budgets. Charles Darnell from Utah State reported they have been able to stay on top of their deferred maintenance issues, but anticipate there could be problems in the future. So far, the prioritization process has enabled them to address these critical projects when needed. Jeff Reddoor presented a slide with 10-year projections of deferred maintenance from the Condition Assessment Program. Presently, there are \$413 Million in deficiencies which represent 72% of

the inventory for state agencies and higher education facilities. This includes major system components only such as roofs, boilers and heating, air conditioning systems and the addition of \$23 Million is now being added for infrastructure. Presently the state's infrastructure replacement value is at \$1.6 Billion which includes higher education and all state agency buildings. Ten years later, this \$413 Million with the addition of infrastructure will increase to \$1.2 Billion in deferred maintenance. This data is for buildings 10,000 sf and above; so there are other smaller buildings which will have Capital Improvement needs in the future that are not a part of this assessment. A recommendation for an increase to the 1.1% in Capital Improvements may be needed.

#### **4. TOUR DISCUSSION**

After polling Board members, the dates for the tour were changed to August 20 and 21 which will accommodate more members. Requests are coming in and a solid schedule will be provided shortly after the deadline of July 17th. The tour could possibly start at UVU and tour northward, traveling as far as Bear Lake with stops along the way to view requested projects. Most likely, the tour will include SLCC, University of Utah, Utah State University, some of the ATC's and possibly the Department of Agriculture and Environmental Quality. Board members suggested the possibility of visiting some of the local agencies and institutions immediately after a monthly Board meeting rather than trying to incorporate so many stops in the tour.

#### **5. STATE INFRASTRUCTURE UPDATES**

Jeff Reddoor reported on the state's infrastructure report which was commissioned last year. He demonstrated the summary and details of this report showing the value of the present infrastructure at \$1.6 Billion. The entire system has been mapped and will allow various searches to reveal individual asset ID, name, address, square footage, building area, imagery, hard scape, etc. The next step is to update with replacement costs for each project.

#### **6. LEGISLATIVE UPDATES**

The audits have been completed. There are several assignments for the Board, involving policies and processes but things are moving forward. The DFCM Audit will be available on July 14<sup>th</sup>.

#### **7. ADJOURNMENT**

**The meeting adjourned at 1:10 pm.**

# Utah State Building Board



## MEETING AND CAPITAL DEVELOPMENT TOUR

August 20, 2015

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### **MINUTES**

#### **Members in Attendance:**

Ned Carnahan, Chair  
Chip Nelson, Acting Chair  
David Tanner  
Gordon Snow  
David Fitzsimmons  
Fred Hunsaker  
Bob Fitch

#### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Kim Hood	Department of Administrative Services
Ken Hansen	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Bob Anderson	Division of Facilities Construction & Management
Ralph Hardy	USHE
Angela Oh	Legislative Fiscal Analyst Office
Jonathan Ball	Legislative Fiscal Analyst Office
Brian Wikle	Legislative Fiscal Analyst Office

On Thursday, August 20, 2015, the Utah State Building Board held a meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah, prior to their departure on the Capital Development Tour. Chair Carnahan was detained and notified the Board he would be arriving late. Acting Chair, Chip Nelson, called the meeting to order at 8:00 am.

- **APPROVAL OF THE BUILDING BOARD'S REPORT TO THE IGG SUBCOMMITTEE ADDRESSING STATUTORY REQUIREMENTS OF SENATE BILL 217**

During the past several months, the Utah State Building Board formed two workgroups

(subcommittees) to address the Board's assignments as designated by SB 217. The final report was presented to Board members last week with requests for comments and discussion prior to submittal to the IGG Subcommittee. Jeff Reddoor reported the needs statements with feasibility requirements are set in place and were used this fiscal year. The roll out plan for some of the assignments will be determined once the Legislature acts on the Board's recommendation. In regard to the collection of O&M, the aggregate collection of information is complete and will take place on a building by building level in the future. Implementation of the data base for tracking information is in the beginning stages. Progress reports will be available in the future. Chip Nelson commented that several other reports have been requested previously and requested that a calendar be provided with due dates for the requested reports in the future. Jeff Reddoor noted this would be provided.

**MOTION: Gordon Snow moved to approve the Building Board's Report to the IGG Subcommittee Addressing Statutory Requirements of Senate Bill 217. The motion was seconded by David Tanner and passed unanimously.**

Chair Carnahan arrived at 8:15 am. The Board discussed the upcoming tour. Jeff Reddoor referred to the spreadsheet of projects to be visited. Projects were broken down into categories – State Agencies, UCAT, and Higher Ed. Mr. Reddoor pointed out these are the initial requests. Projects could change throughout the year and will be updated. UCAT's projects have been prioritized and listed in the information in the back of the book with Mountainland Applied Technology College as their number one priority. Higher Ed's priorities will be provided in the future. Of interest is the UVU Performing Arts Building 1 which could have a cost and square footage increase. Ralph Hardy clarified that this project changed due to recent programming which put the project at \$50 Million – an \$8 Million increase from the previous estimate. UVU's proposal is to fund half of this increase by additional private donations and to request the state pay the other half. This would require the University to pay \$20.5 Million from other funds with a state funding request of \$29.5 Million for this facility. Mr. Reddoor noted there are two small projects of interest for the DEQ and for Archives. These small projects are sometimes overlooked and were included so the Board could see the relative need for these agencies. The Bear Lake Marina Expansion is of significant interest also because of its size. The University of Utah's two new projects were also discussed with their request for \$217 Million. Ralph Hardy, Assistant to the Commissioner of Higher Education, pointed out these two projects are a replacement for the School of Medicine space plus the construction of a new rehabilitation hospital (clinical space). This project has a large portion of donated funds and should not be evaluated as one huge project, but rather individual ones which are part of the medical complex. The "other funding" category for projects will be another item brought forward this year. Policy makers are still discussing this category and if this isn't addressed in statute, it will be addressed by the Board with an Administrative Rule in the future. Mr. Reddoor also pointed out that all of the non-state funded projects are from Higher Ed with one from the University of Utah and three from Utah Valley University. These are not prioritized by the Board. If these projects request O&M, then it will require Legislative approval and must be heard and recommended by the Board. Information on the Utah Valley University – 3 non-state funded project was missing on the spreadsheet; however, it was clarified as a sports facility. As the Board reviewed the Land Banking Request, Mr. Reddoor pointed out that the Legislature has indicated that this is the year they would like to address some land banking issues. Of interest is the land bank

request from Utah Courts – Sixth District Court Sanpete County Property Purchase – 4 acres. The Utah National Guard is also in need of infrastructure upgrades to prepare for a new federally funded project in Nephi. Col Matt Price will attend at a future date to explain this request. This project will be built on state-owned land.

□ **ADJOURNMENT**

**MOTION: David Tanner moved to adjourn the meeting. The motion was seconded by Ned Carnahan and passed unanimously.**

**The meeting adjourned at 8:30 am.**

At the conclusion of the meeting, the Board traveled to the following locations for their Capital Development Tour.

**Thursday, August 20th**

<u>Time</u>	<u>Agency/Institution</u>	<u>Location</u>	<u>Project</u>
9:15 am	Utah State Archives	346 Rio Grande Street, SLC	Archives Storage Vault System
10:00 am	Dept. of Environ. Quality	195 North 1950 West, SLC	Technical Support Center
10:40 am	Dept. of Agriculture	350 North Redwood Rd, SLC	William Spry Building Replacement
11:20 am	SLCC	2150 W. Dauntless Ave, SLC	Career & Tech Educ Ctr at Westpointe Ctr
11:50 am	<i>Lunch at Westpointe CTE Campus</i>		
12:55 pm	U of U	Campus Parking Lot in front Of Health Sciences Library	Medical Education & Discovery (MED) Rehabilitation Hospital (MED Complex)
	U of U	Same as Above	School of Bus. Executive Education Bldg (Non-State)
2:20 pm	UVU	Gunther Trades Bldg, Orem	Performing Arts Building 1
3:10 pm	UCAT: MATC	2301 W. Ashton Blvd, Lehi	MATC Technology/Trades Building
5:10 pm		6650 US-89, South Ogden	Overnight Stay – Best Western

**Friday, August 21st**

8:15 am	WSU	1299 Edvalson St, Ogden	Social Science Building Renovation
9:05 am	UCAT: OWATC	918 West 2 <sup>nd</sup> Street, Ogden	Business Depot Ogden – Bay 2 Build Out
10:45 am	USU	Old Main, Rm 136, Logan	Biological Science Building
12:45 pm	Dept. Natural Resources	940 N. Bear Lake Blvd, Garden City	Bear Lake State Park Marina Expansion
1:15 pm	<i>Lunch at Bear Lake</i>		
5:00 pm		Arrive SLC -- Utah State Capitol	



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Funding Certification for Dixie Applied Technology College Permanent Campus**  
Presenter: Kelle Stephens, DXATC President

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### **Background:**

The 2015 Utah State Legislature directed the Building Board to adopt a policy to approve “Other Funding Source Certification for State-Funded Buildings”. As a result, the Board adopted a policy for this process during April’s meeting. The Legislature required the Board to certify that:

- (1) the Board has received credible evidence that any other funding sources for a building as presented to the State Building Board and the Legislature during their prioritization processes are actually available, and
  - (2) until the State Building Board votes to certify that such funds are available.” [SB 2]
- The Legislature prohibited the Division of Facilities, Construction and Management (DFCM) from expending any state funds until the State Building Board verified the availability of alternative funding sources (see S.B. 2, Item 45).

This policy clarifies the process for certifying by the State Building Board that they have received credible evidence that the other funding sources (as presented to the Board and the Legislature during their prioritization processes) are actually available; and the Board vote to certify that such funds are available.

### **Recommendation:**

DXATC has reduced the scope of this project from 177,000 SF to 150,000 SF with a total budget of \$39,900,000. The Legislative appropriation of \$31,900,000 for the construction of the Dixie Applied Technology College Permanent Campus and bonding for \$8,000,000 from Washington County should complete the project funding. Donor commitments presently in the amount of \$154,600 in hand and \$350,000 in commitments will be used for possible alternates to the structure and are certified by DXATC Vice President of Finance, Eric Grob. A motion for approval is required from the Board.

JLR: cn  
Attachments

**Dixie  
Applied  
Technology  
College**

1506 Silicon Way  
St. George, UT 84770

P: 435.674.8400  
F: 435.674.8615

**dxatc.edu**

September 2, 2015

Mr. Ned Carnahan, Chair  
Utah State Building Board  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, Utah 84114

RE: Dixie Applied Technology College Permanent Campus Facility

Dear Chair Carnahan and Members of the Building Board,

In response to directives given by the Board in its June 3, 2015 meeting, I am happy to present credible evidence, certifying that the DXATC permanent campus project and accompanying budget has been revised, and funding is in place to meet the revised budget.

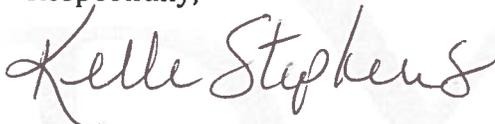
Included, please find:

1. Project revisions, certified by CMGC team: Method Studio and Layton Construction: from 177,000SF to 150,000SF.
2. Budget revisions, certified by CMGC team: Method Studio and Layton Construction: from \$44,900,000. To \$39,900,000.
3. Letter from Washington County Commissioners, certifying their commitment to bond for \$8,000,000 for the purpose of contributing to the DXATC building project.
4. Letter from DXATC Vice President of Finance, Mr. Eric Grob, certifying private donations in hand to date and commitment for additional funds: \$154,600 in hand and \$350,000 in commitment.

With the efforts outlined above, as President of DXATC, I certify that funding for the DXATC project is complete with a legislative appropriation of \$31,900,000 and \$8,000,000 from Washington County. Private funding will be used for possible alternates. This meets the revised budget of \$39,900,000 to construct a 150,000SF permanent campus facility for the College.

I respectfully request that the Board take action to certify that the funds are indeed available.

Respectfully,



Kelle Stephens, President

**Dixie  
Applied  
Technology  
College**

1506 Silicon Way  
St. George, UT 84770

P: 435.674.8400  
F: 435.674.8615

**dxatc.edu**

September 1, 2015

Mr. Ned Carnahan, Chair  
Utah State Building Board  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, UT 84114

RE: Dixie Applied Technology College Permanent Campus Facility

Dear Chair Carnahan and Members of the Building Board,

As Vice President for Finance I certify that the Dixie Applied Technology College (DXATC) has received \$154,600 in private donations for the DXATC permanent campus project. We also have a commitment from a private donor for an additional \$350,000 that is being paid in increments of \$10,000 per month.



Eric R. Grob  
Vice President for Finance  
Dixie Applied Technology College

DXATC



## WASHINGTON COUNTY

197 East Tabernacle ♦ St. George, Utah 84770  
Telephone: (435) 634-5700 ♦ Fax: (435) 634-5753  
[www.washco.utah.gov](http://www.washco.utah.gov)

*Employer of Choice*

### COMMISSION

ALAN GARDNER, Chairman  
[alan.gardner@washco.utah.gov](mailto:alan.gardner@washco.utah.gov)

VICTOR IVERSON  
[victor.iverson@washco.utah.gov](mailto:victor.iverson@washco.utah.gov)

ZACHARY D. RENSTROM  
[zachary.renstrom@washco.utah.gov](mailto:zachary.renstrom@washco.utah.gov)

September 2, 2015

Utah State Building Board  
Attn: Jeff Reddoor  
Utah State Office Building  
Suite 4110  
P.O. Box 141160  
Salt Lake City Utah, 84114-1160  
[cniederhauser@utah.gov](mailto:cniederhauser@utah.gov)

Re: Dixie Applied Technology College Permanent Campus

Dear Utah State Building Board:

We write this letter to affirm Washington County's commitment to bond for up to \$8 million in order to fund a portion of the construction costs for the Dixie Applied Technology College Permanent Campus. This affirmation is in compliance with Washington County Resolution Number R-2015-1928, which we passed unanimously on August 4, 2015.

We have discussed this matter with our county's financial advisor Jon Bronson, SVP/Managing Director of Zions Bank Public Finance, and he has assured us that the county will have no trouble securing a bond in this amount for the DXATC permanent campus.

The DXATC permanent campus is needed in our county and will allow educational and training opportunities to ensure continued economic growth throughout Southern Utah. Please contact us if you have any questions or concerns.

Sincerely,

WASHINGTON COUNTY COMMISSION

  
Alan D. Gardner  
Chairman

  
Victor Iverson  
Commissioner

  
Zachary D. Renstrom  
Commissioner

Cc: Kristen Cox, [kristencox@utah.gov](mailto:kristencox@utah.gov)

September 2, 2015

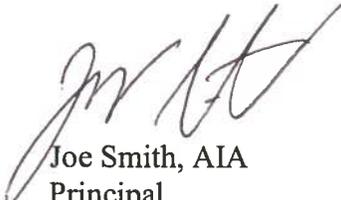
Mr. Ned Carnahan, Chair  
Utah State Building Board  
State Office Building Room 4110  
PO Box 141160  
Salt lake City, Utah 84114

RE: Dixie Applied Technology College Permanent Campus Facility

Dear Chair Carnahan and Members of the Building Board:

In response to DXATC's need to reduce the overall scope to meet the project budget, Layton Construction and Method Studio have worked directly with DXATC and DFCM to identify strategies to reduce the overall budget. We are confident the project can be completed at 150,000 SF for a total project cost of \$39,900,000 – while achieving DFCM and DXATC's vision of a high quality, long-lasting, and high-performing building.

As a team we have worked diligently to specifically evaluate each of the College's programs and space needs in an effort to prioritize and right-size each programmatic element within the building. Each of the programmed spaces have been designed and planned to align with the specific function it serves – while providing short-term flexibility and long-term adaptability requisite for a technical college. The New Permanent Campus Building will be a facility that is in harmony with its unique environment and community, a comfortable place for instructing and learning, and a model for technical colleges throughout the region.

  
Joe Smith, AIA  
Principal  
Method Studio, Inc.

  
Josh Haines  
Vice President  
Layton Construction Company



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **University of Utah Request Approval to Remodel Space in Building 3 of the Midvalley Health Care Complex for the Midvalley Clinic Bulk Pharmacy and Home Infusion Clinic**  
Presenter: Mike Perez, Associate Vice President Facilities Management

---

### **Recommendation:**

Jeff Reddoor requests the Board approve the University of Utah request for a remodel of Building 3 of the Midvalley Health Care Complex.

### **Background**

The Midvalley Health Care Complex is in need of remodel in order to accommodate the ongoing changes in the pharmacy industry for centralized and automated pharmacy order filling in their Bulk Pharmacy which will be housed at this location. In addition, the University's Home Infusion Clinic needs to expand and relocate to a more central location with easier access to central transportation for patients. This newly remodeled location in the heart of the valley will solve this issue and provide a substantial savings on rent. Total cost is estimated at \$4,460,000 to remodel 12,000 square feet. Funding and O&M will come from University of Utah Health Care operating revenues. This project has received approval from the Board of Regents and the University's Board of Trustees

JLR: cn  
Attachments

August 24, 2015

Mr. Jeff Reddoor, Director  
Capital Planning & Budget  
Utah State Building Board  
Salt Lake City, UT 84114

Dear Mr. Reddoor:

Re: U of U Midvalley Clinic Bulk Pharmacy and Home Infusion Clinic Remodels

The University of Utah Health Care (UUHC) requests approval to remodel space in Building 3 of the Midvalley Health Care Complex just north of Fashion Place Mall in Murray. The total estimated cost of the project is \$4,460,000 to address 12,000 gross square feet. The funding source for the project and O&M is UUHC operating revenues. The remodeled space will house two critical needs for patient services as described below. Maps describing this space are attached.

Bulk Pharmacy

The pharmacy industry is undergoing many changes. Centralized and automated pharmacy order filling is where the industry is headed and what this facility is modelled towards. UUHC is following behind others like Walmart and the Railroad Administration who have already undergone the cost effective transformation to pharmacy automation locally. This project will construct space for a bulk pharmacy operation for the UUHC.

Home Infusion

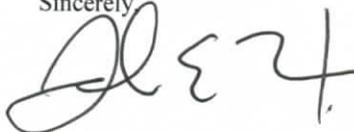
Currently the Home Infusion Department exists in Research Park at 675 Arapeen Drive. The existing Home Infusion location has many transportation issues in addition to a layout that is outdated and poorly utilizes space. Furthermore, there is no room in the current location for expansion. The new location at the Midvalley Health Care Campus will solve these issues and more. The new location is central to the entire valley and has easy access to central transportation. Additionally, the Home Infusion department's new location will be university owned facility, which will provide substantial savings on rent.

This request, approved by the University Board of Trustees, is being submitted to the Utah State Building Board pursuant to subsection 63A-5-104(3)(d)(i) of the Utah Code which states that "Legislative approval is not required for the renovation, remodeling, or retrofitting of an existing facility with nonstate funds that has been approved by the State Building Board".

The University of Utah has secured appropriate Board of Trustee and Board of Regents approvals and respectfully seeks your support of this request and the opportunity to present this project to the Building Board at the September 9, 2015 Building Board meeting.

Thank you for your consideration and continued support.

Sincerely

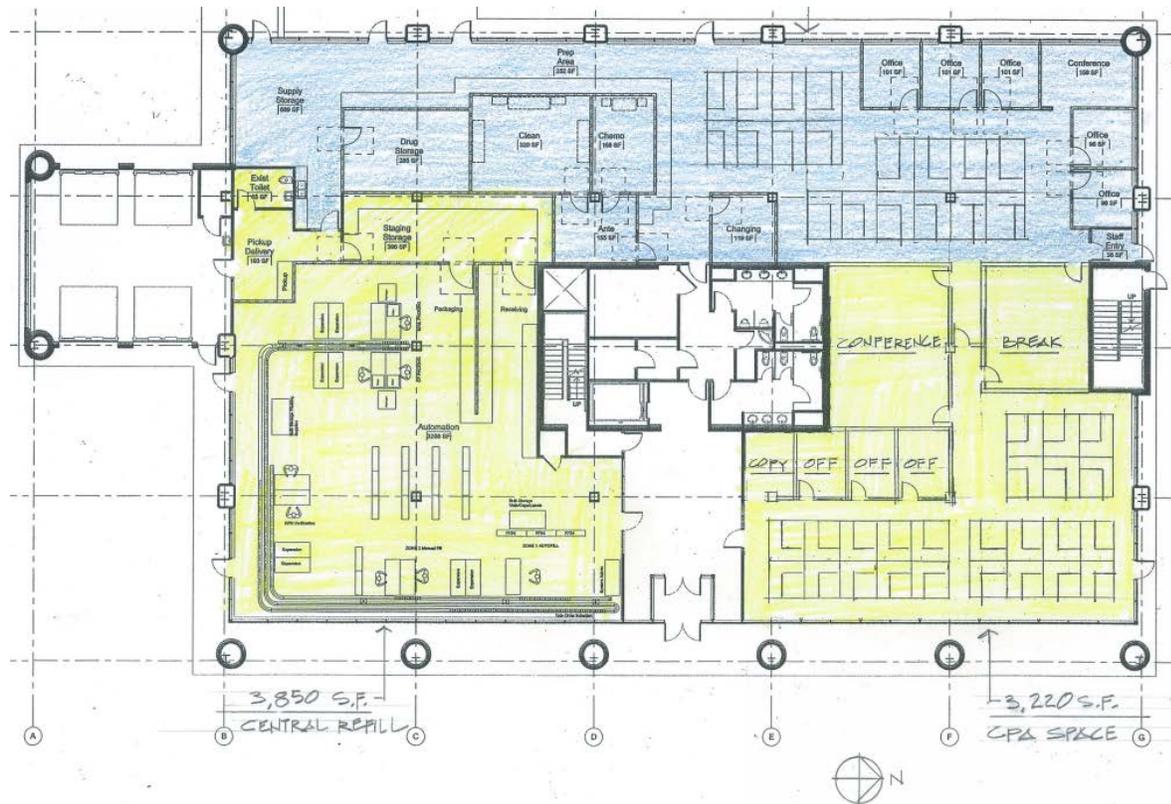
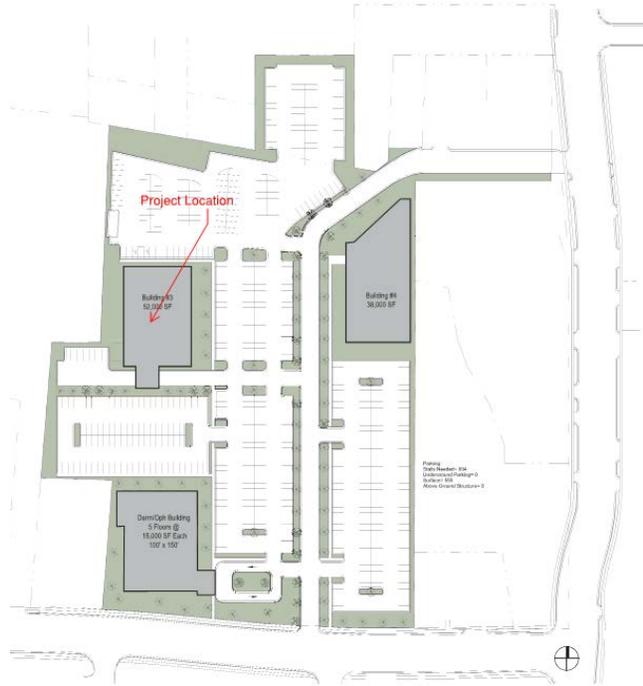


John Nixon  
Senior Chief Administrative Officer and CFO

Cc: Michael G, Perez, Associate Vice President  
Jason Perry, Vice President

# UUHC Midvalley Clinic Bulk Pharmacy and Home Infusion Clinic Maps

Yellow = Bulk Pharmacy Remodel  
 Blue = Home Infusion Remodel





Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **University of Utah Request Approval for the Renovation of the “525 Plaza” for the University Neuropsychiatric Institute (UNI) Adult Behavioral Clinic**  
Presenter: Mike Perez, Associate Vice President Facilities Management

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### **Recommendation:**

Jeff Reddoor requests the Board approve the University of Utah request for the renovation of the old “525 Plaza” Building in order to house the University’s Neuropsychiatric Institute Adult Behavioral Clinic.

### **Background**

The “525 Plaza”, located across 100 South from the U of U’s Hospital & Clinics Business Services Building, is the designated location for the University’s Neuropsychiatric Institute. This relocation will provide 36,000 GSF of clinic space and office remodel. The proposed project budget is approximately \$6,900,000 and will be funded by the University Research Foundation and the University of Utah Hospital and Clinics. There is an anticipated annual rental savings of approximately \$90,000 as the University currently leases space in Research Park. This remodel will also provide the needed space for the University’s Perinatal Education, Risk Management, Health Informatics, Nursing Informatics and EPE/Value Engineering Departments out of the University Hospital as well as the School of Medicine in advance of the Medical Plaza demolition. This project will also address major building upgrades to basic building infrastructure and involve HVAC improvements as well as ADA and life safety code compliance.

JLR: cn  
Attachment

August 19, 2015

Mr. Jeff Reddoor  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, Utah 84114

Dear Mr. Reddoor:

**RE:     *University of Utah  
525 East 100 South***

The “525 Plaza” is a University of Utah Research Foundation owned property located at 525 East 100 South in Salt Lake City. It is located across 100 South from the University of Utah Hospital & Clinics Business Services Building.

This proposed project will provide, in part, new clinical space for the relocation of the University Neuropsychiatric Institute (UNI) Adult Behavioral Clinic from currently leased space in Research Park that will result in anticipated annual rental savings of approximately \$90,000.

Additionally, office space will be renovated in order to facilitate the relocation of Perinatal Education, Risk Management, Health Informatics, Nursing Informatics and EPE/Value Engineering out of the University Hospital as well as the School of Medicine. These strategic relocations further decant the School of Medicine building in advance of its eventual demolition.

Apart from the approximately 36,000 GSF inpatient clinic and office remodels, the project includes major upgrades to basic building infrastructure to include HVAC efficiency improvements as well as ADA and life safety code compliance work.

The proposed total project budget is approximately \$6,900,000 and will be funded by the University of Utah Research Foundation and the University of Utah Hospital and Clinics. Additional operating budget to service the improvements will be funded by rental revenues.

The University of Utah has obtained appropriate Board of Trustee approvals for this project and we respectfully seek your support of this request and the opportunity to present this project for State Building Board approval at the September 9, 2015 meeting.

Thank you for your consideration and support.

Sincerely,

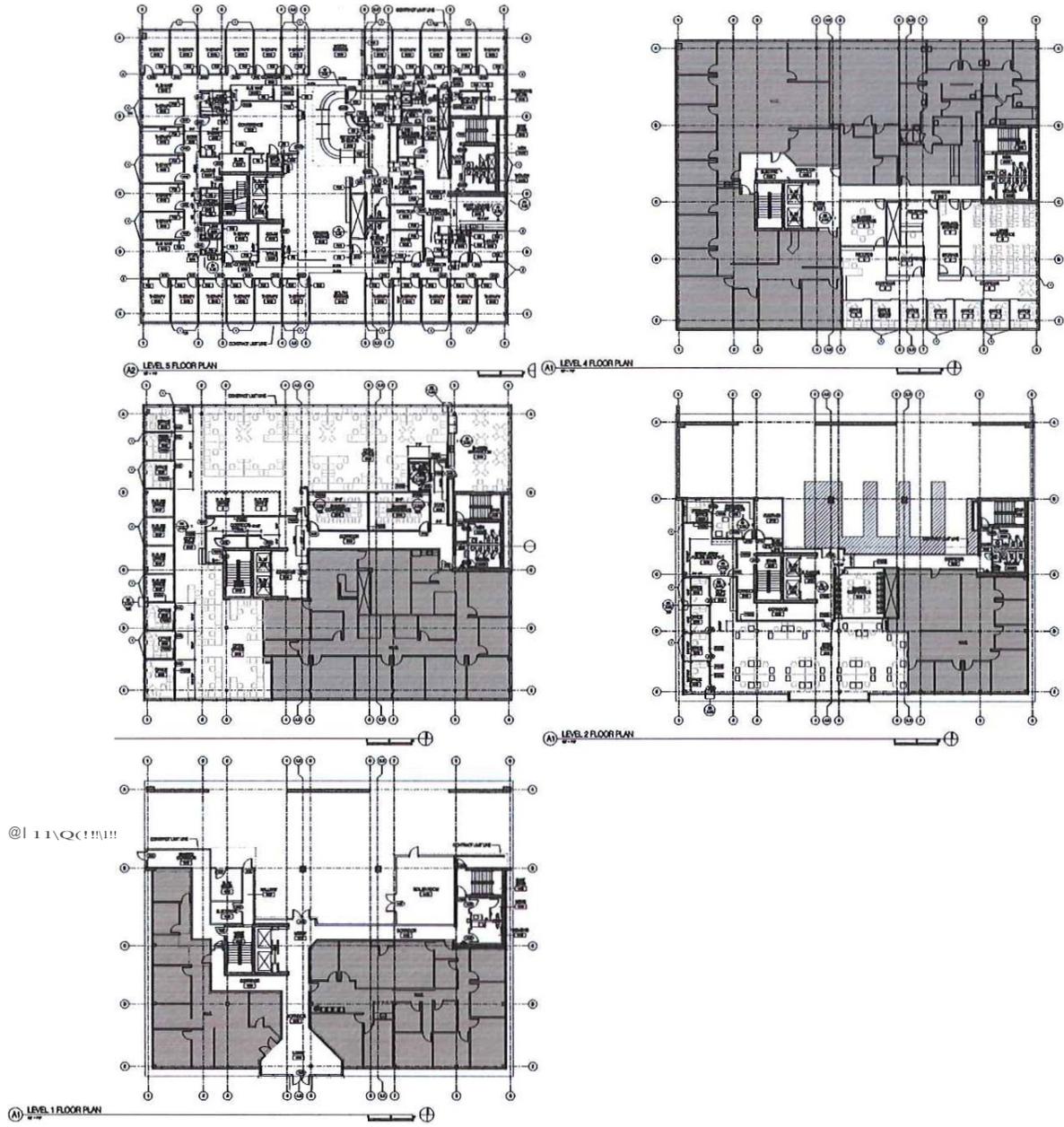


John Nixon  
Sr. Chief Administrative Officer & CFO

*Attachment:     525 East 100 South floor plan illustrating areas within contract scope*

cc:     Jason Perry, Vice President, Government Relations  
       Arnold B. Combe, Vice President, Administrative Services  
       Michael G. Perez, Associate Vice President, Facilities Management

# 525 East 100 South – Building Board September 2015



Shaded Areas Are Not In Contract Scope



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: Alan Bachman, Assistant Attorney General  
Date: September 9, 2015  
Subject: **Amendments to DFCM Rule 23-3. Planning and Programming for Capital Projects.**  
Presenter: Alan Bachman, Assistant Attorney General

---

DFCM is recommending amendments to Rule R23-3. Planning and Programming for Capital Projects. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-3 at their scheduled Board meeting on September 9, 2015. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-3, under the authority of the Board, establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund. Amendments were made to reflect DFCM's policies on selecting programmers.

AB: cg

Attachment: Rule R23-3 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-3. Planning and Programming for Capital Projects.**

#### **R23-3-1. Purpose and Authority.**

(1) This rule establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund.

(2) The Board's authority to administer the planning process for state facilities is contained in Section 63A-5-103.

(3) The statutes governing the Planning Fund are contained in Section 63A-5-211.

(4) The Board's authority to make rules for its duties and those of the Division is set forth in Subsection 63A-5-103(1).

#### **R23-3-2. Definitions.**

(1) "Agency" means each department, agency, institution, commission, board, or other administrative unit of the State of Utah.

(2) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(3) "Capital Development" is defined in Section 63A-5-104.

(4) "Capital Improvement" is defined in Section 63A-5-104.

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

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

(7) "Planning Fund" means the revolving fund created pursuant to Section 63A-5-211 for the purposes outlined therein.

(8) "Program" means a document containing a detailed description of the scope, the required areas and their relationships, and the estimated cost of a construction project.

(a) "Program" typically refers to an architectural program but, as used in this rule, the term "program" includes studies that approximate an architectural program in purpose and detail.

(b) "Program" does not mean feasibility studies, building evaluations, master plans, or general project descriptions prepared for purposes of soliciting funding through donations or grants.

#### **R23-3-3. When Programs Are Required.**

(1) For capital development projects, a program must be developed before the design may begin unless the Director determines that a program is not needed for that specific project. Examples of capital development projects that may not require a program include land purchases, building purchases requiring little or no remodeling, and projects repeating a previously used design.

(2) For capital improvement projects, the Director shall determine whether the nature of the project requires that a program be prepared.

#### **R23-3-4. Authorization of Programs.**

(1) The initiation of a program for a capital development project must be

approved by the Legislature or the Board if it is anticipated that state funds will be requested for the design or construction of the project.

(2) When requesting Board approval, the agency shall justify the need for initiating the programming process at that point in time and also address the level of support for funding the project soon after the program will be completed.

### **R23-3-5. Funding of Programs.**

Programs may be funded from one of the following sources.

(1) Funds appropriated for that purpose by the Legislature.

(2) Funds provided by the agency.

(a) This would typically be the funding source for the development of programs before the Legislature funds the project.

(b) Funds advanced by agencies for programming costs may be included in the project budget request but no assurance can be given that project funds will be available to reimburse the agency.

(c) Agencies that advance funds for programming that would otherwise lapse may not be reimbursed in a subsequent fiscal year.

(3) If an agency is able to demonstrate to the Board that there is no other funding source for programming for a project that is likely to be funded in the upcoming legislative session, it may request to borrow funds from the Planning Fund as provided for in Section R23-3-8.

### **R23-3-6. Administration of Programming.**

(1) The development of programs shall be administered by the Division in cooperation with the requesting agency unless the Director authorizes the requesting agency to administer the programming.

(2) This Section R23-3-6 does not apply to projects that are exempt from the Division's administration pursuant to Subsection 63A-5-206(3).

### **R23-3-7. Restrictions of Programming Firm.**

(1) The Division may in its sole discretion based on the interest of the State, determine whether a programming firm (person) may be able to participate in the any or all of the design or other similar aspects of a project.

(2) If the selection of the programming firm is also to include their selection in future design work without a new solicitation being issued, then the solicitation for programming firms shall so indicate. A solicitation may be amended to so indicate. Notwithstanding the above, the contract may also contain the restriction if the Director determines that it is necessary to protect the interests of the State of Utah.

(3) If there is any restriction of a programming firm to participate in future selections of a project, the Division, shall provide this restriction in any competitive solicitation, if there is one, that may be issued for selecting a programming firm. If there is no competition for the selection of the programming firm (i.e. sole source, small purchase, emergency procurement, etc.), then Division may simply provide any restriction of the firm's future participation in any other aspect of the project, by placing the restriction in the contract.

(4) Notwithstanding any provision of this Rule or any other Rule of this Board, the

Division may terminate or suspend programming and design contracts at any time consistent with the provisions of the contract.

~~[(1) Except as provided in Subsections 2 and 3, neither a firm that prepares a program for a project nor its subconsultants may be prohibited from being considered for selection as the lead design firm or a member of the design team for that project unless the procurement documents for the selection of the firm for the programming services or the contract with the firm for the programming services contains such a restriction.~~

~~(2) In general, a firm that prepares a program for a project that is expected to be developed using the design-build method described in Section R23-1-45 may not be a member of the design-build team for that project. In order for this restriction to take effect, this restriction must be stated in the procurement documents for the selection of the firm for the programming services or the contract with the firm for the programming services. This restriction shall not apply to a subconsultant of the programming firm unless the procurement documents contain such a restriction.~~

~~(3) A restriction, as provided for in this Section may be waived if the Director makes a written determination that it is in the best interests of the State to waive this requirement.]~~

#### **R23-3-8. Use and Reimbursement of Planning Fund.**

(1) The Planning Fund may be used for the purposes stated in Section 63A-5-211 including the development of:

- (a) facility master plans;
- (b) programs; and
- (c) building evaluations or studies to determine the feasibility, scope and cost of capital development and capital improvement requests.

(2) Expenditures from the Planning Fund must be approved by the Director.

(3) Expenditures in excess of \$25,000 for a single planning or programming purpose must also be approved in advance by the Board.

(4) The Planning Fund shall be reimbursed from the next funded or authorized project for that agency that is related to the purposes for which the expenditure was made from the Planning Fund.

(5) The Division shall report changes in the status of the Planning Fund to the Board.

#### **R23-3-9. Development and Approval of Master Plans.**

(1) For each major campus of state-owned buildings, the agency with primary responsibility for operations occurring at the campus shall, in cooperation with the Division, develop and maintain a master plan that reflects the current and projected development of the campus.

(2) The purpose of the master plan is to encourage long term planning and to guide future development.

(3) Master plans for campuses and facilities not covered by Subsection (1) may be developed upon the request of the Board or when the Division and the agency determine that a master plan is necessary or appropriate.

(4) The initial master plan for a campus, and any substantial modifications thereafter, shall be presented to the Board for approval.

**KEY: planning, public buildings, design, procurement**

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

**Notice of Continuation: April 3, 2014**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103; 63A-5-211**



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: Alan Bachman, Assistant Attorney General  
Date: September 9, 2015  
Subject: **Amendments to DFCM Rule 23-7. State Construction Contracts and Drug and Alcohol Testing.**  
Presenter: Alan Bachman, Assistant Attorney General

---

DFCM is recommending amendments to Rule R23-7. State Construction Contracts and Drug and Alcohol Testing. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-7 at their scheduled Board meeting on September 9, 2015. If approved, these amendments will get filed before the end of September, 2015. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-7, under the authority of the Board, provides the procedures for State Construction Contracts and Drug and Alcohol Testing. Amendments were made to reflect the recent changes in Utah State Code.

AB: cg

Attachment: Rule R23-7 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-7. State Construction Contracts and Drug and Alcohol Testing.**

#### **R23-7-1. Purpose.**

The purpose of this rule is to comply with the provisions of Section 63G-6a-1303 of the Utah Procurement Code~~[63G-6-604]~~.

#### **R23-7-2. Authority.**

This rule is authorized under Subsection 63A-5-103(1)(e), which directs the Utah State Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management as well as Subsection 63G-6a-1303(4) of the Utah Procurement Code ~~[63G-6-604(4)]~~.

#### **R23-7-3. Definitions.**

(1) The following definitions of Section 63G-6-604 shall apply to any term used in this Rule R23-7:

(a) "Contractor" means a person who is or may be awarded a state construction contract.

(b) "Covered individual" means an individual who:

(i) on behalf of a contractor or subcontractor provides services directly related to design or construction under a state construction contract; and

(ii) is in a safety sensitive position, including a design position that has responsibilities that directly affect the safety of an improvement to real property that is the subject of a state construction contract.

(c) "Drug and alcohol testing policy" means a policy under which a contractor or subcontractor tests a covered individual to establish, maintain, or enforce the prohibition of:

(i) the manufacture, distribution, dispensing, possession, or use of drugs or alcohol, except the medically prescribed possession and use of a drug; or

(ii) the impairment of judgment or physical abilities due to the use of drugs or alcohol.

(d) "Random testing" means that a covered individual is subject to periodic testing for drugs and alcohol:

(i) in accordance with a drug and alcohol testing policy; and

(ii) on the basis of a random selection process.

(e) ~~[For purposes of Subsection R23-7-4(5),]~~ "State Executive Entity [state]" means a state executive branch: [includes any of the following of the state]

(i) [a] department;

(ii) [a] division including the Division of Facilities Construction and Management;

(iii) ~~[an]~~ agency;

(iv) [a] board;

(v) [a] commission;

(vi) [a] council;

(vii) [a] committee; ~~[and]~~

(viii) ~~[an]~~ institution; or

(ix) [including] a state institution of higher education, as defined under Section 53B-3-102.

(f) "State construction contract" means a contract for design or construction entered into by the Division.

(g)(i) "Subcontractor" means a person under contract with a contractor or another subcontractor to provide services or labor for design or construction.

(ii) "Subcontractor" includes a trade contractor or specialty contractor.

(iii) "Subcontractor" does not include a supplier who provides only materials, equipment, or supplies to a contractor or subcontractor.

(2) In addition:

(a) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(b) "Director" means the Director of the Division, including, unless otherwise stated, the Director's duly authorized designee.

(c) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201 as well as entities entering into state construction contracts under delegation authority by the Board or Director.

~~[(d) "State" as used throughout Rule R23-7 means the State of Utah except that it also includes those entities described in Subsection R23-7-3(1)(e) as the term "state" is used in Subsection R23-7-4(5).]~~

#### **R23-7-4. Applicability.**

(1) Except as provided in Rule [Section] R23-7-5, on and after July 1, 2010, the Division may not enter into a state construction contract (includes a contract for design or construction) unless the state construction contract requires that the contractor (including designer) demonstrate to the Division that the Contractor [the following]:

~~[(a) A contractor shall demonstrate to the state public procurement unit that the contractor:]~~

(a [i]) has and will maintain a drug and alcohol testing policy during the period of the state construction contract that applies to the covered individuals hired by the contractor;

(b [ii]) posts in one or more conspicuous places notice to covered individuals hired by the contractor that the contractor has the drug and alcohol testing policy described in Rule [Subsection] R23-7-4(1)(a)[(i)]; [and]

(c [iii]) subjects the covered individuals to random testing under the drug and alcohol testing policy described in Subsection R23-7-4(1)(a)[(i)] if at any time during the period of the state construction contract there are ten or more individuals who are covered individuals hired by the contractor; and

(d) requires that as a condition of contracting with the contractor, a subcontractor:

(i) has and will maintain a drug and alcohol testing policy during the period of the state construction contract that applies to the covered individuals hired by the subcontractor;

(ii) posts in one or more conspicuous places notice to covered individuals hired by the subcontractor that the subcontractor has the drug and alcohol testing policy described in Rule R23-7-4(d)(i); and

(iii) subjects the covered individuals hired by the subcontractor to random testing under the drug and alcohol testing policy described in Rule R23-7-4(d)(i) if at any time

during the period of the state construction contract there are 10 or more individuals who are covered individuals hired by the subcontractor.

(2)(b) A contractor shall demonstrate to the Division under Rule 23-7-4(1) above, [which shall be demonstrated] by a provision in the contract where the contractor acknowledges this Rule R23-7 and agrees to comply with all aspects of this Rule R23-7 and that the contractor require this compliance by [, that the contractor requires that as a condition of contracting with the contractor,] a subcontractor, which includes consultants under contract with the designer. [;]

(i) has and will maintain a drug and alcohol testing policy during the period of the state construction contract that applies to the covered individuals hired by the subcontractor;

(ii) posts in one or more conspicuous places notice to covered individuals hired by the subcontractor that the subcontractor has the drug and alcohol testing policy described in Subsection R23-7-4(1)(b)(i); and

(iii) subjects the covered individuals hired by the subcontractor to random testing under the drug and alcohol testing policy described in Subsection R23-7-4(1)(b)(i) if at any time during the period of the state construction contract there are ten or more individuals who are covered individuals hired by the subcontractor.]

(2)(a) Except as otherwise provided in this Rule [Subsection] R23-7-4(2), if a contractor or subcontractor fails to comply with Rule [Subsection] R23-7-4(1), the contractor or subcontractor may be suspended or debarred in accordance with the Utah Procurement Code, Title 63G, Chapter 6a, Utah Code [is Rule R23-7].

(b) On and after July 1, 2010, the Division shall include in a state construction contract a reference to this Rule R23-7.

(c)(i) A contractor is not subject to penalties for the failure of a subcontractor to comply with Rule [Subsection] R23-7-4(1).

(ii) A subcontractor is not subject to penalties for the failure of a contractor to comply with Rule [Subsection] R23-7-4(1).

(3)(a) The requirements and procedures a contractor shall follow to comply with Subsection R23-7-4(1) is that the contractor, by executing the construction contract with the Division, is deemed to certify to the Division that the contractor, and all subcontractors under the contractor that are subject to Rule R23-7-4(1), shall comply with all provisions of this Rule R23-7 as well as Section 63G-6a-1303 of the Utah Procurement Code. [63G-6-604; and that the contractor shall on a semi-annual basis throughout the term of the contract, report to the Division in writing information that indicates compliance with the provisions of Rule R23-7 and Section 63G-6-604.]

(b) A contractor or subcontractor may be suspended or debarred in accordance with the applicable Utah statutes and rules, if the contractor or subcontractor violates a provision of Section 63G-6a-1303 of the Utah Procurement Code or this Rule. [63G-6-604.] The contractor or subcontractor shall be provided reasonable notice and opportunity to cure a violation of 63G-6a-1303 of the Utah Procurement Code or this Rule [Section 63G-6-604] before suspension or debarment of the contractor or subcontractor in light of the circumstances of the state construction contract or the violation. [The greater the risk to person(s) or property as a result of noncompliance, the shorter this notice and opportunity to cure shall be, including the possibility that the notice may provide for immediate compliance if necessary to protect person(s) or

property.]

(4) The failure of a contractor or subcontractor to meet the requirements of Subsection R23-7-4(1):

(a) may not be the basis for a protest or other action from a prospective bidder, offeror, or contractor under Part 17, Procurement Appeals Board, or Part 18, Appeals to Court and Court Proceedings; ~~[Part 8, Legal and Contractual Remedies;]~~ and

(b) may not be used by a state executive entity, ~~[public procurement unit,]~~ a prospective bidder, an offeror, a contractor, or a subcontractor as a basis for an action that would suspend, disrupt, or terminate the design or construction under a state construction contract.

(5)(a) After the Division enters into a state construction contract in compliance with Section 63G-6a-1303 [63G-6-604], the state (including the Division) is not required to audit, monitor, or take any other action to ensure compliance with Section 63G-6a-1303 [63G-6-604.]

(b) The state is not liable in any action related to Section 63G-6a-1303 [63G-6-604] and this Rule R23-7, including not being liable in relation to:

(i) a contractor or subcontractor having or not having a drug and alcohol testing policy;

(ii) failure to test for a drug or alcohol under a contractor's or subcontractor's drug and alcohol testing policy;

(iii) the requirements of a contractor's or subcontractor's drug and alcohol testing policy;

(iv) a contractor's or subcontractor's implementation of a drug and alcohol testing policy, including procedures for:

(A) collection of a sample;

(B) testing of a sample;

(C) evaluation of a test; or

(D) disciplinary or rehabilitative action on the basis of a test result;

(v) an individual being under the influence of drugs or alcohol; or

(vi) an individual under the influence of drugs or alcohol harming another person or causing property damage.

### **R23-7-5. Non-applicability.**

(1) This Rule R23-7 and Section 63G-6a-1303 [63G-6-604] does not apply if the State Executive Entity (including the Division) determines that the application of this Rule R23-7 or Section 63G-6a-1303 [63G-6-604] would severely disrupt the operation of a procurement unit [state agency] to the detriment of the procurement unit [state agency] or the general public, including:

(a) jeopardizing the receipt of federal funds;

(b) causing the state construction contract to be [being] a sole source contract; or

(c) causing the state construction contract to be [being] an emergency procurement.

### **R23-7-6. Not Limit Other Lawful Policies.**

(1) If a contractor or subcontractor meets the requirements of Section 63G-6a-1303 [63G-6-604] and this Rule R23-7, Section 63G-6a-1303 and this Rule

R23-7 may not be construed to restrict the contractor's or subcontractor's ability to impose or implement an otherwise lawful provision as part of a drug and alcohol testing policy.

**KEY: drug and alcohol testing, contracts, contractors**

**Date of Enactment or Last Substantive Amendment: July 8, 2010**

**Authorizing, and Implemented or Interpreted Law: 63G-6**



Gary R. Herbert  
Governor

# Utah State Building Board

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## MEMORANDUM

To: Utah State Building Board  
From: Alan Bachman, Assistant Attorney General  
Date: September 9, 2015  
Subject: **Amendments to DFCM Rule 23-32. Rules of Procedure for Conduct of Utah State Building Board Meetings.**  
Presenter: Alan Bachman, Assistant Attorney General

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DFCM is recommending amendments to Rule R23-32. Rules of Procedure for Conduct of Utah State Building Board Meetings. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-32 at their scheduled Board meeting on September 9, 2015. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-32, under the authority of the Board, provides the procedures for conduct of Utah State Building Board Meetings. Amendments were made to reflect the Utah State Code.

AB: cg

Attachment: Rule R23-32 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-32. Rules of Procedure for Conduct of Utah State Building Board Meetings.**

#### **R23-32-1. Purpose.**

The purpose of this Rule R23-32 is to establish procedures for the conduct of Utah State Building Board meetings and to assist the public and anyone wishing to address the Building Board, whether in person or by other established means.

#### **R23-32-2. Authority.**

This Rule R23-32 is authorized under Subsection 63A-5-102(2) which directs that the Building Board "adopt rules of procedure for the conduct of its meetings." The Building Board has administrative rulemaking authority under Subsection 63A-5-103(1)(e).

#### **R23-32-3. Definitions.**

(1) "Attendance" means that person attending a Board meeting, either in person or through electronic means as authorized by this Rule.

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

(3) "Chair" means the person appointed as Chair of the Board by the Governor pursuant to Title 63A, Chapter 5, Utah Code.

(4) "Director" means the Director of the Division of Facilities Construction and Management or duly authorized designee.

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

(6) "Electronic meeting" is as defined in Section 52-4-103.

(7) "GOPB Official" means the Director of the Governor's Office of Planning and Budget or duly authorized designee.

(8) "Open and Public Meetings Laws" means those laws provided by Title 52, Chapter 4, Utah Code.

(9) "Presiding Officer" means the Chair. The Chair may choose, either because of unavailability or other reason, an alternate Presiding Officer.

#### **R23-32-4. Composition of Board.**

(1) The Board consists of eight members, seven of whom are voting members appointed by the Governor for terms of four years.

(2) The GOPB Official is a nonvoting member of the Board. As a nonvoting member, the GOPB official shall not be considered as part of the quorum requirement for Board determinations. The GOPB Official shall advise the Presiding Officer of any designee appointed prior to any meeting that the designee will be attending.

#### **R23-32-5. Calling for Meetings.**

The Chair or any three voting members may call meetings of the Board. The Executive Director of the Department of Administrative Services, Director or GOPB Official may also call for a meeting upon consent of the Chair.

#### **R23-32-6. Compliance with Open and Public Meeting Laws.**

All meetings of the Board shall be conducted in accordance with the Open and Public Meetings Laws. All meetings are open to the public unless closed in whole or in

part pursuant to the requirements of the Open and Public Meeting Laws.

**R23-32-7. Presiding Officer and Basic Responsibilities.**

(1) The Chair shall be the Presiding Officer at all Board meetings when present in person or through electronic means.

(2) The Chair may choose, either because of unavailability or other reason, an alternate Presiding Officer.

(3) The Presiding Officer shall be able to make motions and have a vote on each matter before the Board. The Presiding Officer may second motions.

(4) Unless otherwise directed by vote of the Board, the Presiding Officer shall be responsible for the operation of the meeting, shall have control over the items on the agenda, the order of the agenda, time limits that are needed, and other matters that relate to the orderly running of the meeting.

**R23-32-8. Administrative and Staff Services. [Secretary to the Board.]**

The Department of Administrative Services shall provide administrative and staff services to enable the Board to exercise its powers and discharge its duties, and shall provide necessary space and equipment for the Board. [(1) The Director shall serve as Secretary to the Board. The Secretary shall be present at each meeting of the Board, shall provide the posting of notice, minutes, any required recording, and all secretarial related requirements related to the Open and Public Meetings Laws. The Secretary shall coordinate with others that are needed for such compliance with the Open and Public Meetings Laws.

—(2) The Secretary shall maintain a record of Board meetings which shall include minutes, agendas and submitted documents, including those submitted electronically, that shall be available at reasonable times to the public.]

**R23-32-9. Meetings.**

Meetings shall generally be held on the first Wednesday of the month at 9:00 a.m. at the Utah State Capitol in Salt Lake City, Utah. During Legislative Sessions, the Chair and Director may determine another location. The date, time and location may also be modified by the Chair and Director at any time when it is in the interest of the Board and the public.

**R23-32-10. Notice and Agenda.**

(1) Notice shall be given of all meetings in accordance with the Open and Public Meeting Laws.

(2) The Director and Presiding Officer shall confer a reasonable time prior to any Board meeting as to the items to be on the agenda. The Presiding Officer shall ultimately determine the matters to be on the agenda, unless a vote of the Board has been undertaken to direct an item to be placed on the agenda. Board members may also contact the Chair about any request for agenda items.

(3) The order of business shall be in the order placed on the agenda, unless the Presiding Officer or vote of the Board alters the order of business and there is no prejudice to interested persons that may have intended to attend the meeting.

(4) Members of the Board, the Division, governmental agencies and the public

may submit a request to the Secretary to the Board that an item be placed on the agenda subject to review and approval by the Presiding Officer.

(5) Each agenda shall have an item on it regarding whether there are any matters to be placed on a future agenda.

**R23-32-11. Attendance, Quorum and Voting.**

(1) The quorum requirement for the Board is set forth in Utah Code Annotated Title 63A, Chapter 5.

(2) For any determination of the Board, it must be approved by a majority vote of those voting members present and it must receive an affirmative vote from at least three members.

(3) Voting shall be expressed publicly when called for by the Presiding Officer. An affirmative vote shall be recorded for all Board members present that neither vote negatively nor specifically abstain. The number of affirmative, negative and abstaining votes shall be announced by the Presiding Officer, and the specific members of such votes shall be recorded by the Secretary.

(4) Members must be in attendance, including by electronic means in accordance with this Rule, in order to vote.

**R23-32-12. Motions, Second to a Motion, Discussion, Continuances and Resolutions.**

(1) The GOPB Official may make and second motions, but shall not vote on any motion.

(2) Items may be continued to any subsequent meeting by vote of the Board.

(3) A second to a motion is required prior to discussion by Board members.

(4) After a motion is seconded, the Presiding Officer shall ask for discussion of the matter. The Presiding Officer shall call upon those that request to discuss the matter. The Presiding Officer retains the authority to place reasonable restrictions on the discussion that assure that the discussion is orderly and relevant to the motion. After the discussion, or if no Board member desires to discuss the matter, the Board shall proceed to vote on the matter without the need for a formal call to question.

(5) The Board may enact resolutions as are appropriate under their authority.

**R23-32-13. Committees.**

The Board may appoint committees to investigate or report on any matter which is of concern to the Board.

**R23-32-14. Order at Meetings.**

(1) The Presiding Officer shall preserve order and decorum at all meetings of the Board and shall determine questions of order, which may be subject to a vote of the Board.

(2) A person or persons creating a disturbance or otherwise obstructing the orderly process of a Board meeting may be ordered to be ejected from the meeting.

**R23-32-15. Robert's Rules of Order.**

All matters not covered by this Rule R23-32 shall be determined by either Robert's

Rules of Order, latest published edition, an abbreviated edition of Robert's Rules of Order as determined by the Presiding Officer; or with abbreviated procedures as determined by the Presiding Officer.

**R23-32-16. Electronic Meetings.**

(1) Purpose. Section 52-4-207 requires any public body that convenes or conducts an electronic meeting to adopt a rule governing the use of electronic meetings. This Rule R23-32-15 establishes procedures for conducting Board meetings by electronic means.

(2) Procedure. The following provisions govern any meeting at which one or more Board members appear electronically pursuant to Section 52-4-207:

(a) If one or more members of the Board desire to participate electronically, such member(s) shall contact the Director. The Director shall assess the practicality of facility requirements needed to conduct the meeting electronically in a manner that allows for the attendance, participation and monitoring as required by this Rule. If it is practical, the Presiding Officer shall determine whether to allow for such electronic participation, and the public notice of the meeting shall so indicate. In addition, the notice shall specify the anchor location where the members of the Board not participating electronically will be meeting and where interested persons and the public may attend, monitor, and participate in the open portions of the meeting.

(b) Notice of the meeting and the agenda shall be posted at the anchor location and be provided in accordance with the Open and Public Meetings Laws.

(c) Notice of the possibility of an electronic meeting shall be given to the Board members at least 24 hours before the meeting. In addition, the notice shall describe how a Board member may participate in the meeting electronically.

(d) When notice is given of the possibility of a Board member appearing electronically, any Board member may do so and any voting Board member, whether at the anchor location or participating electronically, shall be counted as present for purposes of a quorum and may fully participate and vote. At the commencement of the meeting, or at such time as any Board member initially appears electronically, the Presiding Officer shall identify for the record all those who are appearing electronically. Votes by members of the Board who are not at the anchor location of the meeting shall be confirmed by the Presiding Officer.

(e) The anchor location is the physical location from which the electronic meeting originates or from which the participants are connected. The anchor location shall be identified in the public notice for the meeting. Unless otherwise designated in the notice, the anchor location shall be a room in the Utah State Capitol Hill Complex where the Board would normally meet if the Board was not holding an electronic meeting.

(f) The anchor location will have space and facilities so that interested persons and the public may attend, monitor and participate in the open portions of the meeting, as appropriate.

**R23-32-17. Suspension of the Rules.**

By a vote of the Board, and to the extent allowed by law, any requirement of this Rule R23-32 may be suspended when necessary to better serve the public in the conduct of a Board meeting.

**KEY: Building Board, conduct, meeting procedures**

**Date of Enactment or Last Substantive Amendment: December 9, 2011**

**Authorizing, and Implemented or Interpreted Law: 63A-5-102(2); 63A-5-103(1)(e)**



Gary R. Herbert  
Governor

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## MEMORANDUM

To: Utah State Building Board  
From: Alan Bachman, Assistant Attorney General  
Date: September 9, 2015  
Subject: **Amendments to DFCM Rule 23-3. Planning and Programming for Capital Projects.**  
Presenter: Alan Bachman, Assistant Attorney General

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DFCM is recommending amendments to Rule R23-3. Planning and Programming for Capital Projects. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-3 at their scheduled Board meeting on September 9, 2015. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-3, under the authority of the Board, establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund. Amendments were made to implement changes made by Senate Bill 217.

AB: cg

Attachment: Rule R23-3 (with proposed amendments)

**R23. Administrative Services, Facilities Construction and Management.**

**R23-3. Planning, and Programming, Request for Capitol Development Projects and Operation and Maintenance reporting. for Capital Projects.**

**R23-3-1. Purpose and Authority.**

(1) This rule establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund.

(2) The Board's authority to administer the planning process for state facilities is contained in Section 63A-5-103.

(3) The statutes governing the Planning Fund are contained in Section 63A-5-211.

(4) The Board's authority to make rules for its duties and those of the Division is set forth in Subsection 63A-5-103(1).

**R23-3-2. Definitions.**

(1) "Agency" means each department, agency, institution, commission, board, or other administrative unit of the State of Utah.

(2) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(3) "Capital Development" is defined in Section 63A-5-104.

(4) "Capital Improvement" is defined in Section 63A-5-104.

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

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

(7) "Planning Fund" means the revolving fund created pursuant to Section 63A-5-211 for the purposes outlined therein.

(8) "Program" means a document containing a detailed description of the scope, the required areas and their relationships, and the estimated cost of a construction project.

(a) "Program" typically refers to an architectural program but, as used in this rule, the term "program" includes studies that approximate an architectural program in purpose and detail.

(b) "Program" does not mean feasibility studies, building evaluations, master plans, or general project descriptions prepared for purposes of soliciting funding through donations or grants.

**R23-3-3. When Programs Are Required.**

(1) For capital development projects, a program must be developed before the design may begin unless the Director determines that a program is not needed for that specific project. Examples of capital development projects that may not require a program include land purchases, building purchases requiring little or no remodeling, and projects repeating a previously used design.

(2) For capital improvement projects, the Director shall determine whether the nature of the project requires that a program be prepared.

**R23-3-4. Authorization of Programs.**

(1) The initiation of a program for a capital development project must be approved by the Legislature or the Board if it is anticipated that state funds will be requested for the design or construction of the project.

(2) When requesting Board approval, the agency shall justify the need for initiating the programming process at that point in time and also address the level of support for funding the project soon after the program will be completed.

#### **R23-3-5. Funding of Programs.**

Programs may be funded from one of the following sources.

(1) Funds appropriated for that purpose by the Legislature.

(2) Funds provided by the agency.

(a) This would typically be the funding source for the development of programs before the Legislature funds the project.

(b) Funds advanced by agencies for programming costs may be included in the project budget request but no assurance can be given that project funds will be available to reimburse the agency.

(c) Agencies that advance funds for programming that would otherwise lapse may not be reimbursed in a subsequent fiscal year.

(3) If an agency is able to demonstrate to the Board that there is no other funding source for programming for a project that is likely to be funded in the upcoming legislative session, it may request to borrow funds from the Planning Fund as provided for in Section R23-3-8.

#### **R23-3-6. Administration of Programming.**

(1) The development of programs shall be administered by the Division in cooperation with the requesting agency unless the Director authorizes the requesting agency to administer the programming.

(2) This Section R23-3-6 does not apply to projects that are exempt from the Division's administration pursuant to Subsection 63A-5-206(3).

#### **R23-3-7. Restrictions of Programming Firm.**

(1) Except as provided in Subsections 2 and 3, neither a firm that prepares a program for a project nor its subconsultants may be prohibited from being considered for selection as the lead design firm or a member of the design team for that project unless the procurement documents for the selection of the firm for the programming services or the contract with the firm for the programming services contains such a restriction.

(2) In general, a firm that prepares a program for a project that is expected to be developed using the design-build method described in Section R23-1-45 may not be a member of the design-build team for that project. In order for this restriction to take effect, this restriction must be stated in the procurement documents for the selection of the firm for the programming services or the contract with the firm for the programming services. This restriction shall not apply to a subconsultant of the programming firm unless the procurement documents contain such a restriction.

(3) A restriction, as provided for in this Section may be waived if the Director makes a written determination that it is in the best interests of the State to waive this requirement.

**R23-3-8. Use and Reimbursement of Planning Fund.**

(1) The Planning Fund may be used for the purposes stated in Section 63A-5-211 including the development of:

- (a) facility master plans;
- (b) programs; and
- (c) building evaluations or studies to determine the feasibility, scope and cost of capital development and capital improvement requests.

(2) Expenditures from the Planning Fund must be approved by the Director.

(3) Expenditures in excess of \$25,000 for a single planning or programming purpose must also be approved in advance by the Board.

(4) The Planning Fund shall be reimbursed from the next funded or authorized project for that agency that is related to the purposes for which the expenditure was made from the Planning Fund.

(5) The Division shall report changes in the status of the Planning Fund to the Board.

**R23-3-9. Development and Approval of Master Plans.**

(1) For each major campus of state-owned buildings, the agency with primary responsibility for operations occurring at the campus shall, in cooperation with the Division, develop and maintain a master plan that reflects the current and projected development of the campus.

(2) The purpose of the master plan is to encourage long term planning and to guide future development.

(3) Master plans for campuses and facilities not covered by Subsection (1) may be developed upon the request of the Board or when the Division and the agency determine that a master plan is necessary or appropriate.

(4) The initial master plan for a campus, and any substantial modifications thereafter, shall be presented to the Board for approval.

**R23-3-10. Standards and Requirements for a Capital Development Project Request, including a feasibility study.**

(1) The Building Board Director shall establish a form for the consideration of Capital Development Projects which provides the following:

(a) the type of request, including whether it is, inwhole or part, state funded, non-state or private funded, or whether it is non-state or private funded with an operations and maintenance request;

(b) defines the appropriateness and the project scope including proposed square footage;

(c) the proposed cost of the project including the preliminary cost estimate, proposed funding, the previous state funding provided, as well as other sources;

(d) the proposed ongoing operating budget funding, new program costs and new full time employees for the operations and maintenance and other programs;

(e) an analysis of current facilities and why the proposed facility is needed;

(f) a project executive summary of why the project is needed including the

purpose of the project, the benefits to the State, how it relates to the mission of the entity and related aspects;

(g) the feasibility and planning of the project that includes how it corresponds to the applicable master plan, the economic impacts of the project, pedestrian, transportation and parking issues, various impacts including economic and community impacts, the extent of site evaluation, utility and infrastructure concerns and all other aspects of a customary feasibility study for a project of the particular type, location, size and magnitude;

(h) any land banking requests; and

(i) any other federal or state statutory or rule requirements related to the project.

(2) The form referred to in subsection (1) above shall also include the scoring criteria and weighting of the scores to be used in the Board's prioritization process, including:

(a) existing building deficiencies and life safety concerns;

(b) essential program growth;

(c) cost effectiveness;

(d) project need, including the improved program effectiveness and support of critical programs/initiatives;

(e) the availability of alternative funding sources that does not include funding from the Utah legislature; and

(f) weighting for all the above criteria as published in the Five Year Building Program for State Agencies and Institution as published and submitted to the Utah Legislature for the General Session immediately preceding the prioritization of the Board unless the Board in a public meeting has approved a different criteria and/or weighting system.

(3) The Board shall verify the completion and accuracy of the feasibility study referred to in this Rule.

#### R23-3-11. Standards and Requirements for Reporting Operations and Maintenance Expenditures for State-Owned Facilities, including utility metering.

(1) No later than December 31st of each calendar year, the Board shall consider, adopt and publish facility maintenance standards which shall require annual reporting by all agencies and institutions to the Building Board Director no later than December 31st of each calendar year.

(2) The facility maintenance standards shall include utility metering requirements to track the utility costs as well as all other necessary requirements to monitor facility maintenance costs.

(3) The adopted Board facility management standards including annual reporting requirements shall be published on the Division of Facilities Construction and Management website.

(4) If the Board does not adopt new or amended facility maintenance standards, the prior adopted standards on the DFCM website shall apply.

(5) The Building Board Director shall oversee the conducting of facility maintenance audit for state-owned facilities.

**KEY: planning, public buildings, design, procurement**

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

**Notice of Continuation: April 3, 2014**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103; 63A-5-211**

**CAPITAL IMPROVEMENT AND DEVELOPMENT PROJECT**

**AMENDMENTS**

2015 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Wayne A. Harper**

House Sponsor: Gage Froerer

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**LONG TITLE**

**General Description:**

This bill amends provisions relating to capital improvement and capital development projects.

**Highlighted Provisions:**

This bill:

- ▶ modifies the State Building Board's duties;
- ▶ addresses the process by which the State Building Board recommends and prioritizes capital development projects;
- ▶ requires the State Building Board to complete a process report relating to operations and maintenance costs; and
- ▶ makes technical and conforming changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**63A-5-103**, as last amended by Laws of Utah 2013, Chapter 250

**63A-5-104**, as last amended by Laws of Utah 2014, Chapters 113 and 195

**63I-2-263**, as last amended by Laws of Utah 2014, Chapters 172, 423, and 427

ENACTS:

30 **63A-5-104.1**, Utah Code Annotated 1953

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32 *Be it enacted by the Legislature of the state of Utah:*

33 Section 1. Section **63A-5-103** is amended to read:

34 **63A-5-103. Board -- Powers.**

35 (1) The State Building Board shall:

36 (a) in cooperation with state institutions, departments, commissions, and agencies,

37 prepare a master plan of structures built or contemplated;

38 (b) submit to the governor and the Legislature a comprehensive five-year building plan

39 for the state containing the information required by Subsection (2);

40 (c) amend and keep current the five-year building program for submission to the

41 governor and subsequent legislatures;

42 (d) as a part of the long-range plan, recommend to the governor and Legislature any

43 changes in the law that are necessary to insure an effective, well-coordinated building program

44 for all state institutions;

45 (e) in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,

46 make rules:

47 (i) that are necessary to discharge its duties and the duties of the Division of Facilities

48 Construction and Management;

49 (ii) to establish standards and requirements for life cycle cost-effectiveness of state

50 facility projects; ~~and~~

51 (iii) to govern the disposition of real property by the division and establish factors,

52 including appraised value and historical significance, in evaluating the disposition;

53 (iv) to establish standards and requirements for a capital development project request,

54 including a requirement for a feasibility study; and

55 (v) to establish standards and requirements for reporting operations and maintenance

56 expenditures for state-owned facilities, including standards and requirements relating to utility

57 metering;

58 (f) with support from the Division of Facilities Construction and Management,  
59 establish design criteria, standards, and procedures for planning, design, and construction of  
60 new state facilities and for improvements to existing state facilities, including life-cycle  
61 costing, cost-effectiveness studies, and other methods and procedures that address:

- 62 (i) the need for the building or facility;
- 63 (ii) the effectiveness of its design;
- 64 (iii) the efficiency of energy use; and
- 65 (iv) the usefulness of the building or facility over its lifetime;

66 (g) prepare and submit a yearly request to the governor and the Legislature for a  
67 designated amount of square footage by type of space to be leased by the Division of Facilities  
68 Construction and Management in that fiscal year; ~~and~~

- 69 (h) assure the efficient use of all building space~~[-];~~ and
- 70 (i) conduct ongoing facilities maintenance audits for state-owned facilities.

71 (2) In order to provide adequate information upon which the State Building Board may  
72 make its recommendation under Subsection (1), any state agency requesting new full-time  
73 employees for the next fiscal year shall report those anticipated requests to the building board  
74 at least 90 days before the annual general session in which the request is made.

75 (3) (a) The State Building Board shall ensure that the five-year building plan required  
76 by Subsection (1)(c) includes:

- 77 (i) a list that prioritizes construction of new buildings for all structures built or  
78 contemplated based upon each agency's, department's, commission's, and institution's present  
79 and future needs;
- 80 (ii) information, and space use data for all state-owned and leased facilities;
- 81 (iii) substantiating data to support the adequacy of any projected plans;
- 82 (iv) a summary of all statewide contingency reserve and project reserve balances as of  
83 the end of the most recent fiscal year;
- 84 (v) a list of buildings that have completed a comprehensive facility evaluation by an  
85 architect/engineer or are scheduled to have an evaluation;

86 (vi) for those buildings that have completed the evaluation, the estimated costs of  
87 needed improvements; and

88 (vii) for projects recommended in the first two years of the five-year building plan:

89 (A) detailed estimates of the cost of each project;

90 (B) the estimated cost to operate and maintain the building or facility on an annual  
91 basis;

92 (C) the cost of capital improvements to the building or facility, estimated at 1.1% of  
93 the replacement cost of the building or facility, on an annual basis;

94 (D) the estimated number of new agency full-time employees expected to be housed in  
95 the building or facility;

96 (E) the estimated cost of new or expanded programs and personnel expected to be  
97 housed in the building or facility;

98 (F) the estimated lifespan of the building with associated costs for major component  
99 replacement over the life of the building; and

100 (G) the estimated cost of any required support facilities.

101 (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the  
102 State Building Board may make rules prescribing the format for submitting the information  
103 required by this Subsection (3).

104 (4) (a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,  
105 the State Building Board may make rules establishing circumstances under which bids may be  
106 modified when all bids for a construction project exceed available funds as certified by the  
107 director.

108 (b) In making those rules, the State Building Board shall provide for the fair and  
109 equitable treatment of bidders.

110 (5) (a) A person who violates a rule adopted by the board under Subsection (1)(e) is  
111 subject to a civil penalty not to exceed \$2,500 for each violation plus the amount of any actual  
112 damages, expenses, and costs related to the violation of the rule that are incurred by the state.

113 (b) The board may take any other action allowed by law.

114 (c) If any violation of a rule adopted by the board is also an offense under Title 76,  
115 Utah Criminal Code, the violation is subject to the civil penalty, damages, expenses, and costs  
116 allowed under Subsection (1)(e) in addition to any criminal prosecution.

117 Section 2. Section **63A-5-104** is amended to read:

118 **63A-5-104. Definitions -- Capital development and capital improvement process**  
119 **-- Approval requirements -- Limitations on new projects -- Emergencies.**

120 (1) As used in this section:

121 (a) "Capital developments" means a:

- 122 (i) remodeling, site, or utility project with a total cost of \$2,500,000 or more;
- 123 (ii) new facility with a construction cost of \$500,000 or more; or
- 124 (iii) purchase of real property where an appropriation is requested to fund the purchase.

125 (b) "Capital improvements" means a:

- 126 (i) remodeling, alteration, replacement, or repair project with a total cost of less than  
127 \$2,500,000;
- 128 (ii) site and utility improvement with a total cost of less than \$2,500,000; or
- 129 (iii) new facility with a total construction cost of less than \$500,000.

130 (c) (i) "New facility" means the construction of a new building on state property  
131 regardless of funding source.

132 (ii) "New facility" includes:

- 133 (A) an addition to an existing building; and
- 134 (B) the enclosure of space that was not previously fully enclosed.

135 (iii) "New facility" does not mean:

- 136 (A) the replacement of state-owned space that is demolished or that is otherwise  
137 removed from state use, if the total construction cost of the replacement space is less than  
138 \$2,500,000; or

139 (B) the construction of facilities that do not fully enclose a space.

140 (d) "Replacement cost of existing state facilities and infrastructure" means the  
141 replacement cost, as determined by the Division of Risk Management, of state facilities,

142 excluding auxiliary facilities as defined by the State Building Board and the replacement cost  
143 of infrastructure as defined by the State Building Board.

144 (e) "State funds" means public money appropriated by the Legislature.

145 (2) (a) The State Building Board, on behalf of all state agencies, commissions,  
146 departments, and institutions shall submit its capital development recommendations and  
147 priorities to the Legislature for approval and prioritization.

148 (b) In developing the State Building Board's capital development recommendations and  
149 priorities, the State Building Board shall:

150 (i) require each state agency, commission, department, or institution requesting an  
151 appropriation for a capital development project to complete a study that demonstrates the  
152 feasibility of the capital development project, including:

153 (A) the need for the capital development project;

154 (B) the appropriateness of the scope of the capital development project;

155 (C) any private funding for the capital development project; and

156 (D) the economic and community impacts of the capital development project; and

157 (ii) verify the completion and accuracy of the feasibility study described in Subsection  
158 (2)(b)(i).

159 (3) (a) Except as provided in Subsections (3)(b), (d), and (e), a capital development  
160 project may not be constructed on state property without legislative approval.

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

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

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

166 (B) the state agency, commission, department, or institution has a plan for funding in  
167 place that will not require increased state funding to cover the cost of operations and  
168 maintenance to, or state funding for, immediate or future capital improvements to the resulting  
169 facility; and

- 170 (ii) the use of the state property is:
- 171 (A) appropriate and consistent with the master plan for the property; and
- 172 (B) will not create an adverse impact on the state.
- 173 (c) (i) The Division of Facilities Construction and Management shall maintain a record
- 174 of facilities constructed under the exemption provided in Subsection (3)(b).
- 175 (ii) For facilities constructed under the exemption provided in Subsection (3)(b), a state
- 176 agency, commission, department, or institution may not request:
- 177 (A) increased state funds for operations and maintenance; or
- 178 (B) state capital improvement funding.
- 179 (d) Legislative approval is not required for:
- 180 (i) the renovation, remodeling, or retrofitting of an existing facility with nonstate funds
- 181 that has been approved by the State Building Board;
- 182 (ii) a facility to be built with nonstate funds and owned by nonstate entities within
- 183 research park areas at the University of Utah and Utah State University;
- 184 (iii) a facility to be built at This is the Place State Park by This is the Place Foundation
- 185 with funds of the foundation, including grant money from the state, or with donated services or
- 186 materials;
- 187 (iv) a capital project that:
- 188 (A) is funded by:
- 189 (I) the Uintah Basin Revitalization Fund; or
- 190 (II) the Navajo Revitalization Fund; and
- 191 (B) does not provide a new facility for a state agency or higher education institution; or
- 192 (v) a capital project on school and institutional trust lands that is funded by the School
- 193 and Institutional Trust Lands Administration from the Land Grant Management Fund and that
- 194 does not fund construction of a new facility for a state agency or higher education institution.
- 195 (e) (i) Legislative approval is not required for capital development projects to be built
- 196 for the Department of Transportation:
- 197 (A) as a result of an exchange of real property under Section [72-5-111](#); or

198 (B) as a result of a sale or exchange of real property from a maintenance facility if the  
199 real property is exchanged for, or the proceeds from the sale of the real property are used for,  
200 another maintenance facility, including improvements for a maintenance facility and real  
201 property.

202 (ii) When the Department of Transportation approves a sale or exchange under  
203 Subsection (3)(e), it shall notify the president of the Senate, the speaker of the House, and the  
204 cochairs of the Infrastructure and General Government Appropriations Subcommittee of the  
205 Legislature's Joint Appropriation Committee about any new facilities to be built or improved  
206 under this exemption.

207 (4) (a) (i) The State Building Board, on behalf of all state agencies, commissions,  
208 departments, and institutions shall by January 15 of each year, submit a list of anticipated  
209 capital improvement requirements to the Legislature for review and approval.

210 (ii) The list shall identify:

211 (A) a single project that costs more than \$1,000,000;

212 (B) multiple projects within a single building or facility that collectively cost more than  
213 \$1,000,000;

214 (C) a single project that will be constructed over multiple years with a yearly cost of  
215 \$1,000,000 or more and an aggregate cost of more than \$2,500,000;

216 (D) multiple projects within a single building or facility with a yearly cost of  
217 \$1,000,000 or more and an aggregate cost of more than \$2,500,000;

218 (E) a single project previously reported to the Legislature as a capital improvement  
219 project under \$1,000,000 that, because of an increase in costs or scope of work, will now cost  
220 more than \$1,000,000; and

221 (F) multiple projects within a single building or facility previously reported to the  
222 Legislature as a capital improvement project under \$1,000,000 that, because of an increase in  
223 costs or scope of work, will now cost more than \$1,000,000.

224 (b) Unless otherwise directed by the Legislature, the State Building Board shall  
225 prioritize capital improvements from the list submitted to the Legislature up to the level of

226 appropriation made by the Legislature.

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

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

233 (i) projects that address:

234 (A) a structural issue;

235 (B) fire safety;

236 (C) a code violation; or

237 (D) any issue that impacts health and safety;

238 (ii) projects that upgrade:

239 (A) an HVAC system;

240 (B) an electrical system;

241 (C) essential equipment;

242 (D) an essential building component; or

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

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

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

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

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

252 (f) The State Building Board may require an entity that benefits from a capital  
253 improvement project to repay the capital improvement funds from savings that result from the

254 project.

255 (g) The State Building Board may provide capital improvement funding to a single  
256 project, or to multiple projects within a single building or facility, even if the total cost of the  
257 project or multiple projects is \$2,500,000 or more, if:

258 (i) the capital improvement project or multiple projects require more than one year to  
259 complete; and

260 (ii) the Legislature has affirmatively authorized the capital improvement project or  
261 multiple projects to be funded in phases.

262 (h) In prioritizing and allocating capital improvement funding, the State Building  
263 Board shall comply with the requirement in Subsection [63B-23-101\(2\)\(f\)](#).

264 (5) The Legislature may authorize:

265 (a) the total square feet to be occupied by each state agency; and

266 (b) the total square feet and total cost of lease space for each agency.

267 (6) If construction of a new building or facility will be paid for by nonstate funds, but  
268 will require an immediate or future increase in state funding for operations and maintenance or  
269 for capital improvements, the Legislature may not authorize the new building or facility until  
270 the Legislature appropriates funds for:

271 (a) the portion of operations and maintenance, if any, that will require an immediate or  
272 future increase in state funding; and

273 (b) the portion of capital improvements, if any, that will require an immediate or future  
274 increase in state funding.

275 (7) (a) Except as provided in Subsection (7)(b) or (c), the Legislature may not fund the  
276 design or construction of any new capital development projects, except to complete the funding  
277 of projects for which partial funding has been previously provided, until the Legislature has  
278 appropriated 1.1% of the replacement cost of existing state facilities and infrastructure to  
279 capital improvements.

280 (b) (i) As used in this Subsection (7)(b):

281 (A) "Education Fund budget deficit" is as defined in Section [63J-1-312](#); and

282 (B) "General Fund budget deficit" is as defined in Section 63J-1-312.

283 (ii) If the Legislature determines that an Education Fund budget deficit or a General  
284 Fund budget deficit exists, the Legislature may, in eliminating the deficit, reduce the amount  
285 appropriated to capital improvements to 0.9% of the replacement cost of state buildings and  
286 infrastructure.

287 (c) (i) The requirements under Subsections (6)(a) and (b) do not apply to the 2008-09,  
288 2009-10, 2010-11, 2011-12, and 2012-13 fiscal years.

289 (ii) For the 2013-14 fiscal year, the amount appropriated to capital improvements shall  
290 be reduced to 0.9% of the replacement cost of state facilities.

291 (8) It is the policy of the Legislature that a new building or facility be approved and  
292 funded for construction in a single budget action, therefore the Legislature may not fund the  
293 programming, design, and construction of a new building or facility in phases over more than  
294 one year unless the Legislature has approved each phase of the funding for the construction of  
295 the new building or facility by the affirmative vote of two-thirds of all the members elected to  
296 each house.

297 (9) (a) If, after approval of capital development and capital improvement priorities by  
298 the Legislature under this section, emergencies arise that create unforeseen critical capital  
299 improvement projects, the State Building Board may, notwithstanding the requirements of Title  
300 63J, Chapter 1, Budgetary Procedures Act, reallocate capital improvement funds to address  
301 those projects.

302 (b) The State Building Board shall report any changes it makes in capital improvement  
303 allocations approved by the Legislature to:

304 (i) the Office of Legislative Fiscal Analyst within 30 days of the reallocation; and

305 (ii) the Legislature at its next annual general session.

306 (10) (a) The State Building Board may adopt a rule allocating to institutions and  
307 agencies their proportionate share of capital improvement funding.

308 (b) The State Building Board shall ensure that the rule:

309 (i) reserves funds for the Division of Facilities Construction and Management for

310 emergency projects; and

311 (ii) allows the delegation of projects to some institutions and agencies with the  
312 requirement that a report of expenditures will be filed annually with the Division of Facilities  
313 Construction and Management and appropriate governing bodies.

314 (11) It is the intent of the Legislature that in funding capital improvement requirements  
315 under this section the General Fund be considered as a funding source for at least half of those  
316 costs.

317 (12) (a) Subject to Subsection (12)(b), at least 80% of the state funds appropriated for  
318 capital improvements shall be used for maintenance or repair of the existing building or  
319 facility.

320 (b) The State Building Board may modify the requirement described in Subsection  
321 (12)(a) if the State Building Board determines that a different allocation of capital  
322 improvements funds is in the best interest of the state.

323 Section 3. Section **63A-5-104.1** is enacted to read:

324 **63A-5-104.1. State Building Board -- Process study and recommendations.**

325 (1) (a) The State Building Board, in collaboration with the Board of Regents, each  
326 higher education institution, as defined in Section [53B-1-201](#), the Utah Schools for the Deaf  
327 and the Blind, and any other state entity that the State Building Board invites to participate,  
328 shall prepare a report that proposes:

329 (i) a process for tracking direct and indirect operations and maintenance costs on an  
330 individual building basis; and

331 (ii) alternative funding mechanisms for operations and maintenance costs for  
332 state-owned and state-operated facilities that incorporate actual expenses, the purpose for  
333 which the facility is used, the age of the facility, the condition of the facility, and the location of  
334 the facility.

335 (b) In preparing a proposal described in Subsection (1)(a)(ii), the State Building Board  
336 shall consider an internal service fund, individual appropriation line items, and a formula to  
337 determine funding.

338            (2) No later than September 1, 2015, the State Building Board shall submit the report  
339 described in Subsection (1) to:

340            (a) the legislative fiscal analyst; and

341            (b) the Infrastructure and General Government Appropriations Subcommittee.

342            Section 4. Section **63I-2-263** is amended to read:

343            **63I-2-263. Repeal dates, Title 63A to Title 63M.**

344            [~~(1) Section 63A-1-115 is repealed on July 1, 2014.~~]

345            (1) Section 63A-5-104.1 is repealed on January 1, 2016.

346            (2) Section 63C-9-501.1 is repealed on July 1, 2015.

347            [~~(3) Subsection 63J-1-218(3) is repealed on December 1, 2013.~~]

348            [~~(4) Subsection 63J-1-218(4) is repealed on December 1, 2013.~~]

349            [~~(5) Section 63M-1-207 is repealed on December 1, 2014.~~]

350            [~~(6)~~ (3) Subsection 63M-1-903(1)(d) is repealed on July 1, 2015.

351            [~~(7) Subsection 63M-1-1406(9) is repealed on January 1, 2015.~~]



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Approval of Revolving Loan Fund for the University of Utah**  
Presenter: Bianca Shama, Energy Program Director  
Sarah Boll, University of Utah Energy Manager, Construction

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### **Recommendation:**

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's energy revolving loan fund, each project seeking funding requires Building Board approval prior to moving forward. DFCM recommends that the Building Board review the request from 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 \$130,000.00. The funds will be used at the Natural History Museum to address leakage in the building and seal penetrations and rooms, re-commission the mechanical systems and all resultant construction work. This will remediate many of the problems that are currently resulting in huge utility expenses. The payback for this project will be 3.75 years. The estimated loan repayment schedule will begin at the start of 2016. The project will result in both significant energy savings and cost savings.

JLR: cn

Attachment: Loan application and supporting documentation

# State of Utah

## State Facility Energy Efficiency Fund Loan Application

A. State Agency: University of Utah

B. Building name & location: NHMU

301 Wakara  
Salt Lake City, UT 84108

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

This is a natural history museum. It has specific, year long, temp and humidity requirements in many areas that are maintained currently at huge utility expense due to leakage in the building envelop and between collection rooms. 163,000 sy ft.

D. Existing building systems and energy usage:

The building has multiple AHUS, humidifiers, dehumidifiers and boilers. The current utility cost per year is \$379,000.

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Envelop details to seal penetrations and rooms	\$75,000	138,461 kwh	\$9,000
Re-commissioning mechanical systems	\$53,000	384,615 kwh	\$25,000
Construction work	\$75,000	307,692 kwh	\$20,000
<b>TOTAL</b>	<b>\$203,000</b>	<b>830,768</b>	<b>\$54,000</b>

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive
Questar Gas	\$600
Rocky Mountain Power	\$13,846
<b>TOTAL</b>	<b>\$14,446</b>

G. Payback

3.75 years

H. Description of energy costs savings measurement and verification:

Both the envelope and mechanical commissioning agents will measure the success of the repairs completed. The envelope agent will conduct a whole building air test and the mechanical consultant will complete a total functional test on the mechanical systems.

**I. Commissioning procedures:**

Measure one includes conducting a whole building air test to test building envelope. Measure 2 is a re-commissioning measure. The envelope commissioning agent will over-see the repair work to all interior and exterior walls. Their proposal includes numerous site visits.

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

The Museum is spending a large amount of money (both in utilities and O&M costs to maintain their required internal environment. These measure will reduce both of these costs – thereby using less natural gas and electricity. It benefits the community as the Museum is a community benefit – and reducing their operating costs will allow them to keep admission costs lower.

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

Estimated costs:	\$130,000
Other funds to be used on project:	\$ 0
<b>Total proposed loan amount:</b>	<b>\$130,000</b>

**L. Attachments**

UMNH Re-commissioning Summary for loan application.

Appendix A: ATI UMNH Initial Findings Report

Appendix B: UNVCx\_UNHMs\_Cx\_Site\_review-04-18-15

Appendix C: Q165924R1 NHMU Phase 2 07.28.15

Appendix D: UNHM\_Reto-Cx\_proposal-7-23-15.pdf)

## **UMNH Re- Commissioning Summary and Next Steps**

Since the Substantial Completion in 2010 the Museum has experienced a variety of performance related issues. They include, but are not limited to, the following systems and equipment, boilers, chillers, chilled water systems, condensers, air handlers, humidity control systems, VAVs, systems controls, exterior envelope and interior area separation envelopes.

The following is a summary of investigations to date:

### **Envelope**

#### Summary of Issues

Critical Areas do not maintain temperature and humidity as required. This seriously impacts the museum's collections and ability to accept travelling exhibitions.

#### Summary of Findings to Date

- ATI's review of the drawings indicated that many of the installed details on the exterior envelop are likely contributing to uncontrolled air flow through the exterior envelope.
- Through ATI's investigation it has become apparent that the installation of the wall assemblies was not consistent and providing uncontrolled air passage between the various controlled environments within the museum. Additional air movement is also being facilitated through internal wall conduits, doors, and vision glass systems.

(see appendix A: ATI UMNH Initial Findings Report)

### **HVAC Systems**

#### Summary of Issues

As mentioned previously the HVAC systems have struggled to maintain the proper humidity set points and operate within the parameters set forth in the original design.

#### Summary of Findings to Date

- The joint investigation of Steve Connor and Greg Cummings indicate that AHU 5 and AHU 3 were not conditioning the spaces that the original design called for in large part due to uncontrolled air flow through the various spaces of the building.
- parts of the humidity control systems are not operating correctly and the various sequence of operations are not set up as intended or not set up to manage the conditions of the building in its current condition

(see appendix B: UNVCx\_UNHMs\_Cx\_Site\_review-04-18-15)

## Conclusion and Next Steps

A significant amount of investigation by UMNH Staff, UNVCx, ATI and Colvin Engineering has been done this spring. When viewed and discussed together among all parties, plus the architect of record (John Branson, GSBS), it is apparent that it is a combination of several factors that are causing the building to perform at less than idea levels. The following is a summary of next steps.

- The uncontrolled air flow within the building must be resolved in order for the HVAC system to be able to work as designed. Until the air flow is controlled to and acceptable level the HVAC systems will be working outside of their design parameters, efficiencies and in a compromised manner.
- Improving air tightness of the interior wall assemblies, penetrations, floor and ceiling conditions, vision glass and operable door systems is critical for the HVAC systems to perform as intended.
- Issues related to the exterior building skin need to be understood in more detail.
- Pre and post remediation testing will prove effectiveness of the repairs.

The cost for the above work is \$75,000 for further investigation of exterior envelop, performance testing and detailing repairs to interior walls (see appendix C: Q165924R1 NHMU Phase 2 07.28.15). An additional \$75,000 is estimated in construction work.

- After air-flow issues have been correct re-commissioning mechanical system according.

The cost for the above step is \$52,990. (see appendix D: UNHM\_Reto-Cx\_proposal-7-23-15.pdf)

**Total project costs is: \$203,000**

Pay-back Calculations on the above work are as follows:

Utility Costs for the NHMU in 2014 were \$379,008. The electrical usage alone is \$90,000 more/ year then the modeled design. Money spent trouble-shooting the problems with humidity by maintenance staff in 2014 exceeded \$10,000, opposed to the \$1000/ year budgeted to re. Re-commissioning projects typically see a 10-15% reduction in energy costs in a building and pay-back in 3-5 years. If we save half of the additional energy costs (\$45,000) and the additional O&M cost (\$9,000) that will realize a yearly savings of \$54,000. This is in the range of the 10-15% of utility costs savings on \$379,008 which would be \$37,900-\$56,851. **The simple pay-back on the loan will be 3.75 years.**

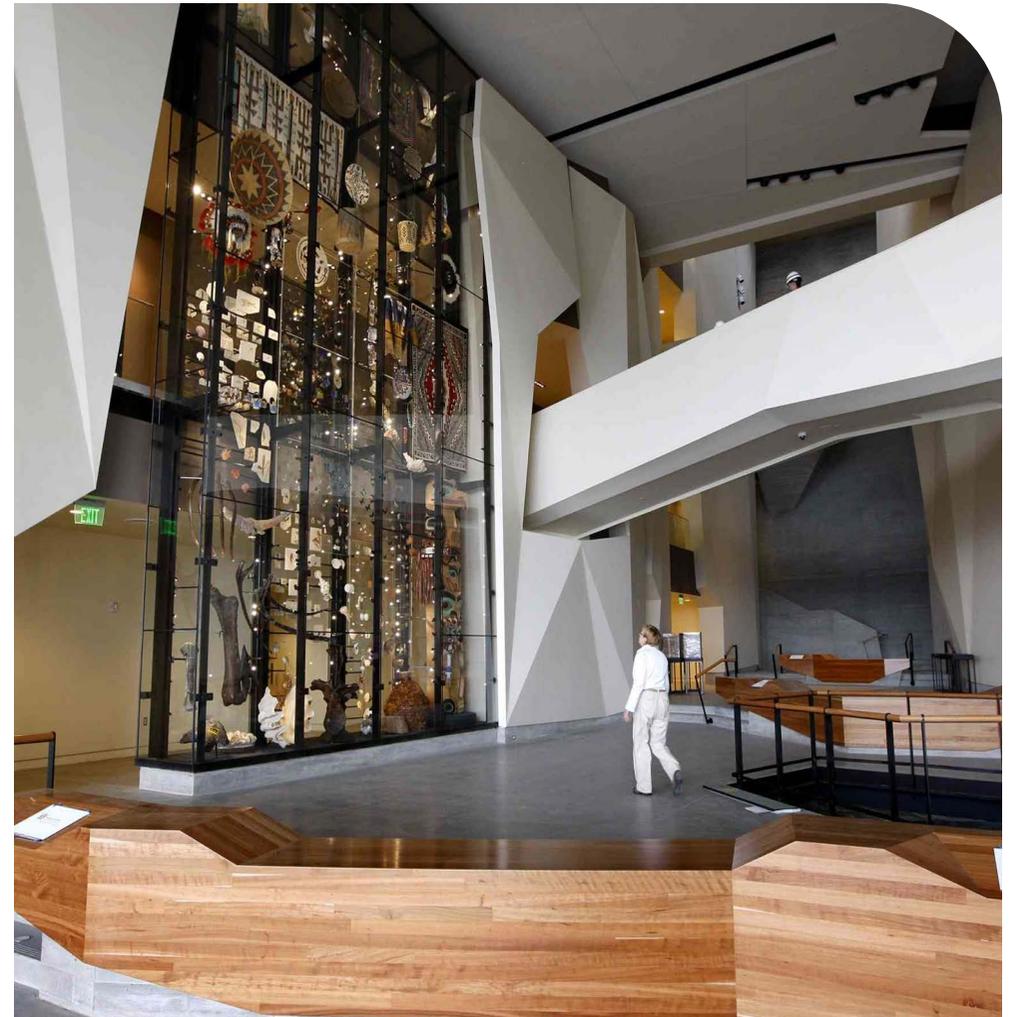
## APPENDIX A

# Natural History Museum of Utah Building Enclosure Investigation

Intertek-ATI: Building Science Group

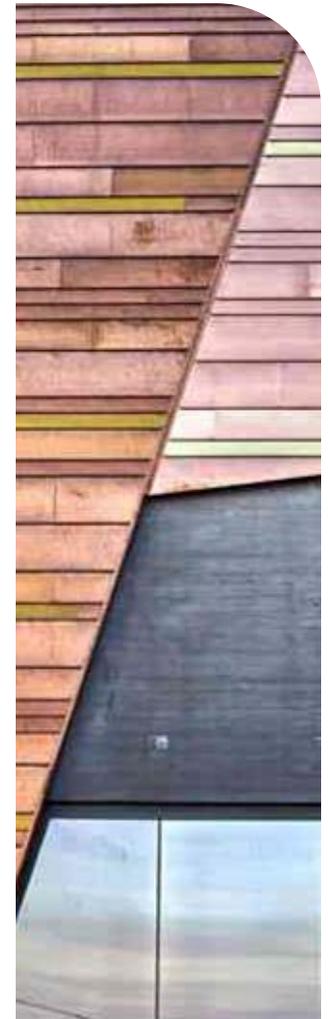


- **Project Understanding**
- **Investigation**
- **Findings**
- **Discussion**
- **Opportunities**



<b>Traveling Exhibit</b>	<b>1</b>
<b>Geology Collections</b>	<b>1</b>
<b>Anthropology Collections</b>	<b>1</b>
<b>Biology Collections</b>	<b>2</b>
<i>Native Voices Exhibit</i>	<i>3</i>
<i>Building Exterior Enclosure</i>	<i>4</i>

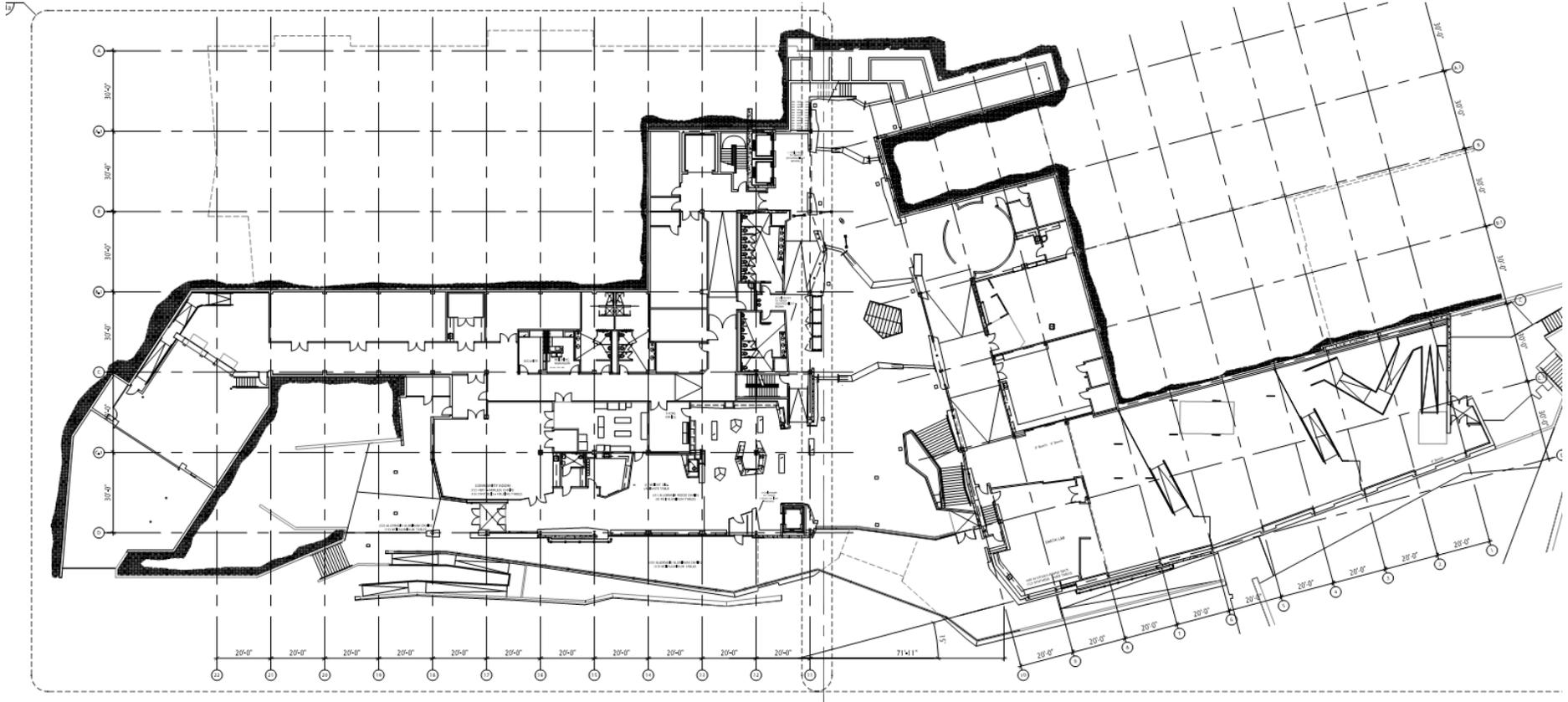
- Difficult maintaining relative humidity set points
- Proactive investigation:
  - To mitigate risk to ability to host exhibits
  - To mitigate risk of damage to collections
  - To identify potential improvement to long term energy performance
- Dual investigation into MEP and building enclosure performance



# PROJECT UNDERSTANDING



Valued Quality. Delivered.



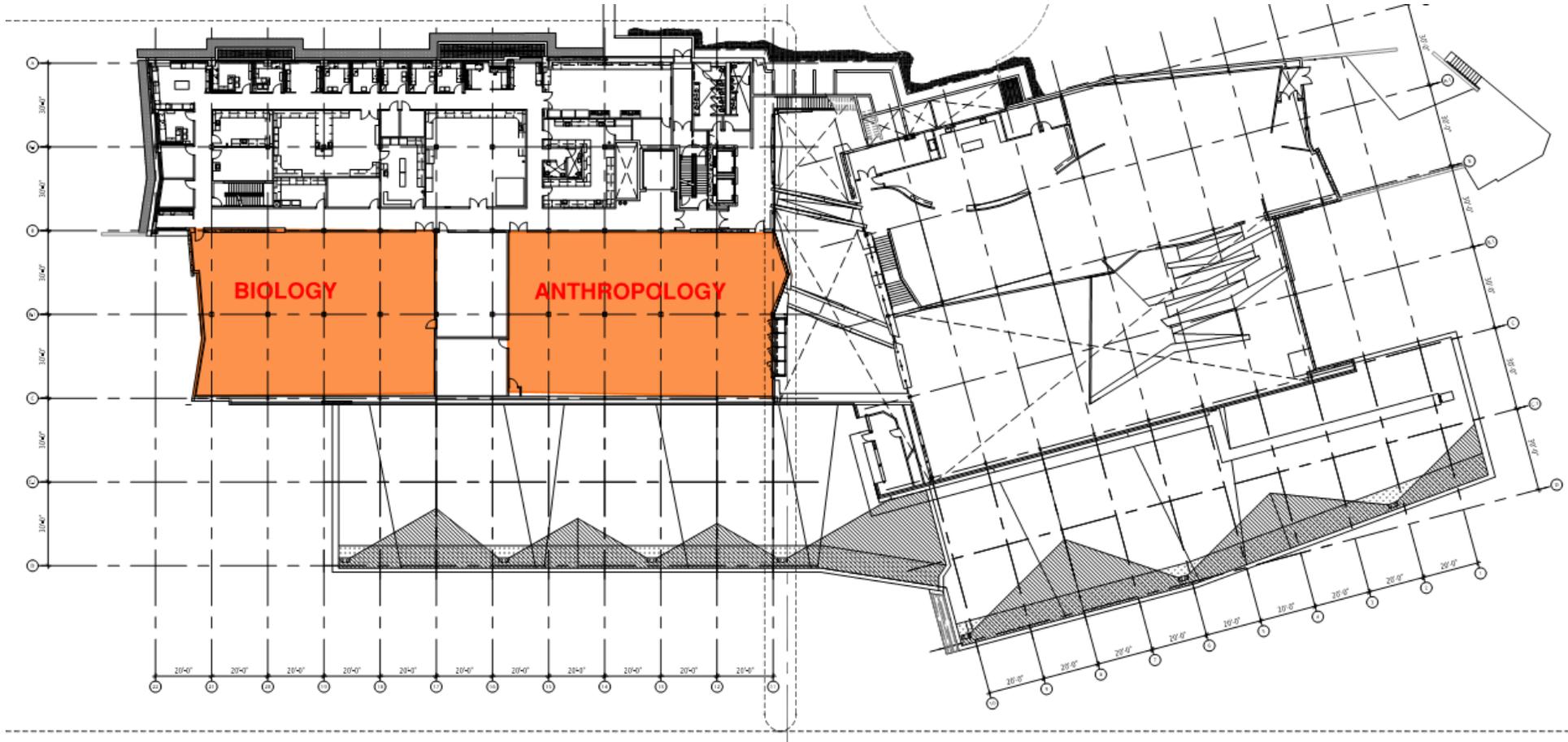
1 LEVEL 2  
A1120 SCALE: 1/16" = 1'-0"



# PROJECT UNDERSTANDING



Valued Quality. Delivered.

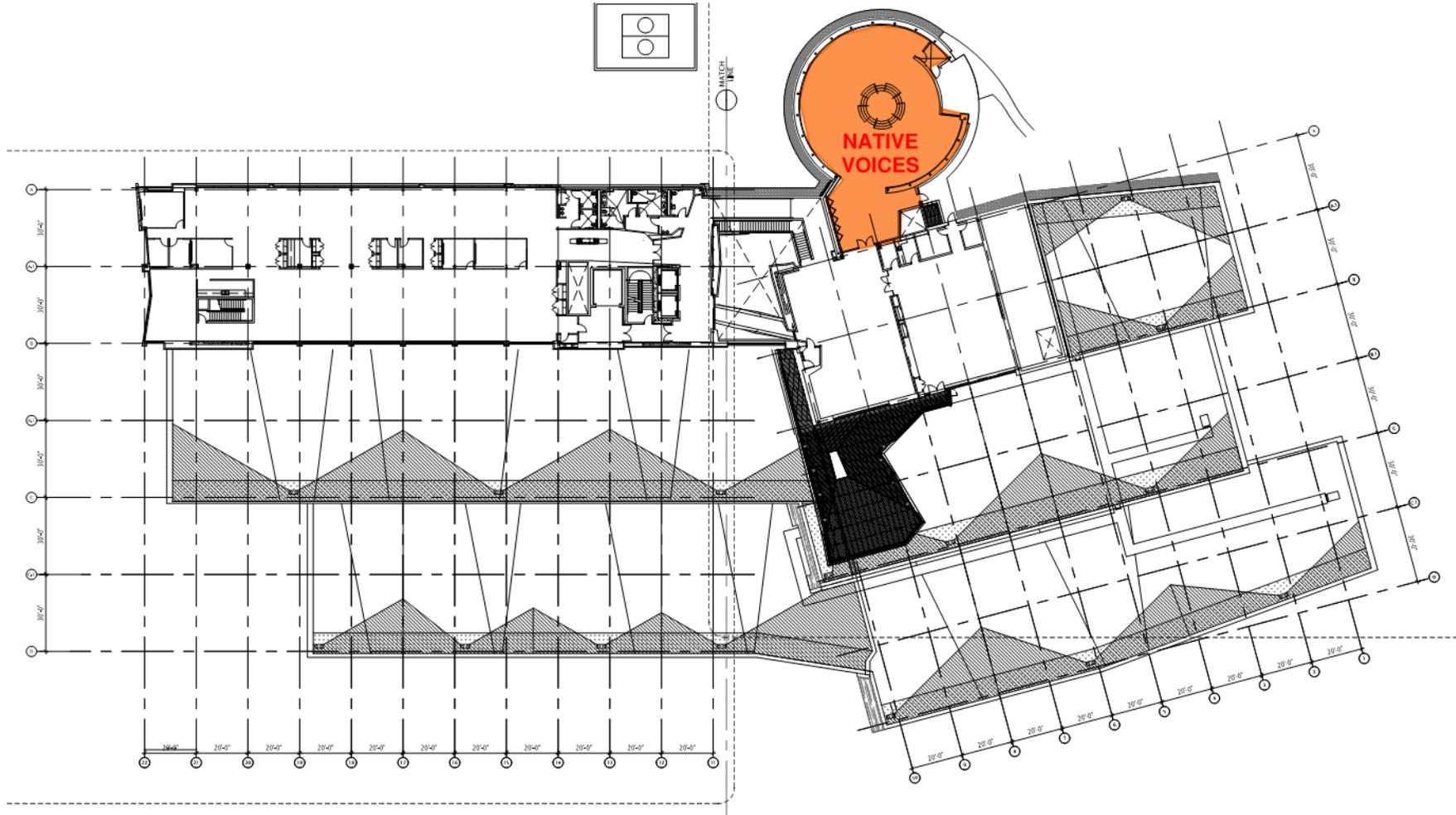


1 LEVEL 4  
AE140 SCALE: 1/16" = 1'-0"

# PROJECT UNDERSTANDING



Valued Quality. Delivered.



1 LEVEL 5  
A510 SCALE: 1/16" = 1'-0"

## Traveling Exhibit

- Pressurization with Tracer Smoke
- Destructive Openings into Interior/Exterior Wall Cavity (Limited)
- Limited Access to Wall to Ceiling (Concealed) and into Wall Cavity

## Geology Collections

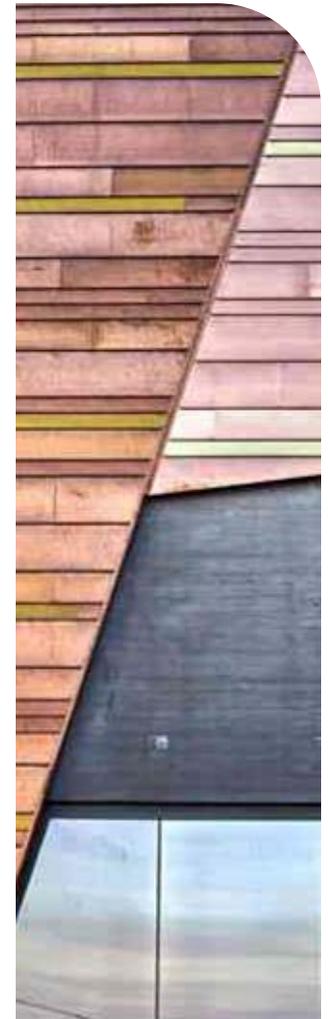
- Pressurization with IR
- Pressurization with Tracer Smoke
- Destructive Openings into Interior Wall Cavity

## Anthropology Collections

- Destructive Openings into Interior Wall Cavity

## Biology Collections

- Destructive Opening into Exterior Wall Cavity

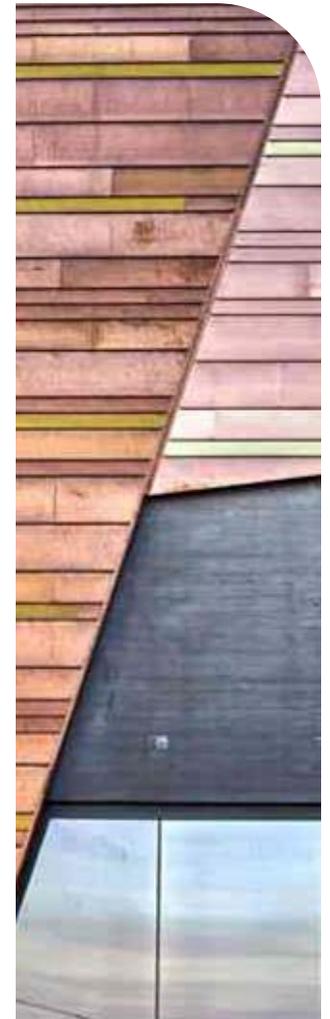


## Native Voices Exhibit

- No Investigation Conducted Due to Time Limitations

## Building Exterior Enclosure

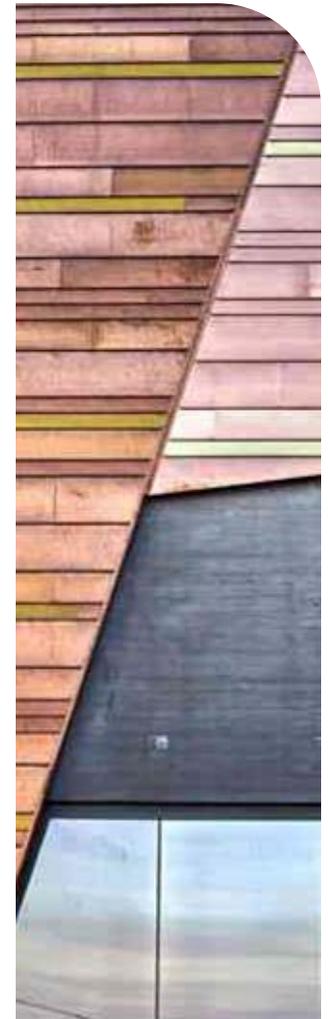
- Attempted Exterior IR Survey; Interrupted by Rain.



## Significant Air Flow through Interior Separations

Several of the observed installed details do not prevent the uncontrolled flow of air between the collections space (sensitive to temperature and RH) and the wall cavity interconnection with the remainder of the building (non- sensitive to temperature and relative humidity) or, potentially to the exterior. The details of primary concern include but are not limited to:

- Top of wall interface with structure or composite deck above.
- Assembly Penetrations through the partition wall assembly, including conduit, sprinkler pipes, ductwork, security wiring, etc.
- Membrane penetrations through the interior gypsum wall board (GWB), including electrical outlets, j-boxes, switches, smoke detectors, etc.
- Interior doors
- Interior viewing windows into collection spaces
- Interior coiling doors to corridor and canyon collection display
- Track for movable shelving at wall interface
- Vestibules into Traveling Exhibit space



# FINDINGS – Interior Separation (Sp)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Sp)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Sp)



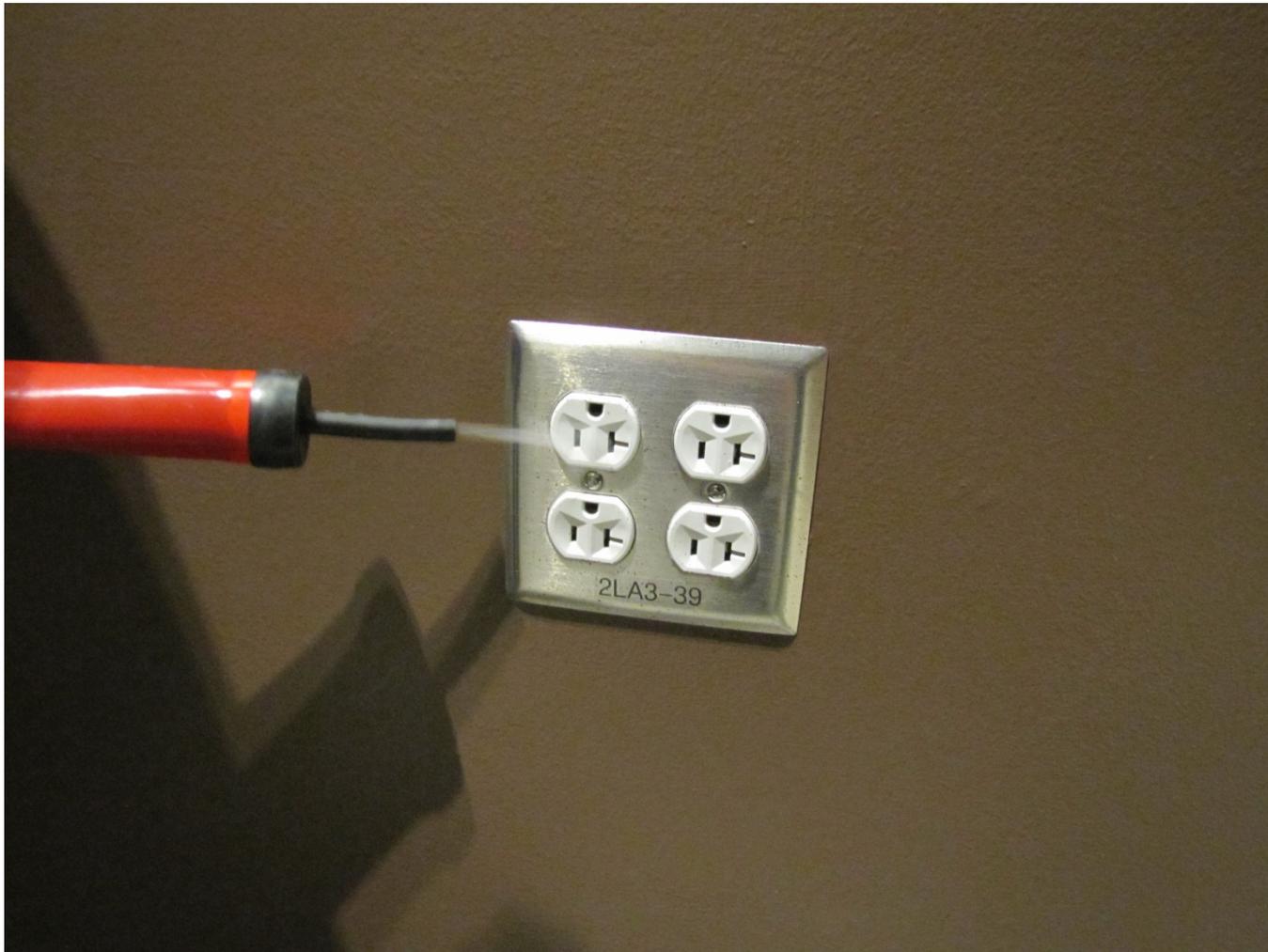
Valued Quality. Delivered.



# FINDINGS – Interior Separation (Sp)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Sp)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Anthro)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Geo)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Anthro)



Valued Quality. Delivered.



# FINDINGS – Interior Separation (Anthro)



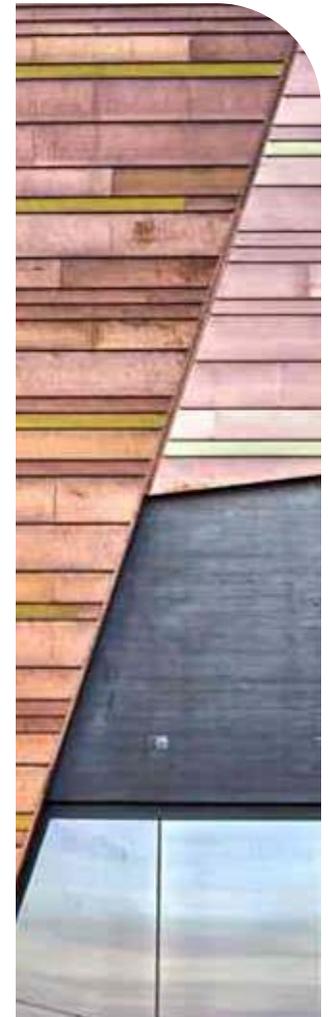
Valued Quality. Delivered.



## Potential for Air Flow through Exterior Enclosure

Several of the observed installed details would likely contribute to the uncontrolled flow of air between the exterior and interior of the building. Due to weather constraints we were not able to confirm air flow at these locations with IR or Tracer Smoke. Additional investigation would be required to confirm the potential air flow paths.

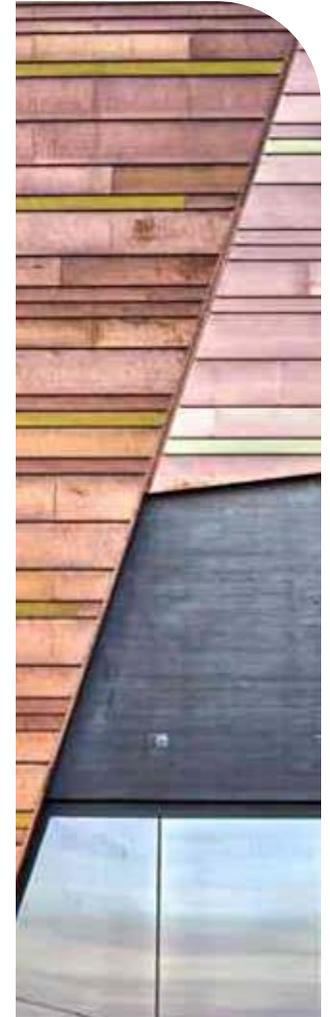
- Building Movement/Expansion Joint
- Window/Curtain Wall/Store Front Interface with Opaque Walls



# FINDINGS – Exterior Enclosure



Valued Quality. Delivered.



# FINDINGS – Exterior Enclosure



Valued Quality. Delivered.



# FINDINGS – Exterior Enclosure

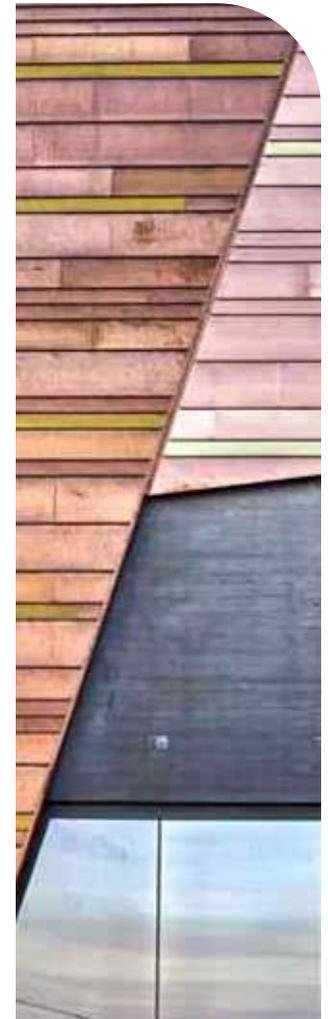


Valued Quality. Delivered.



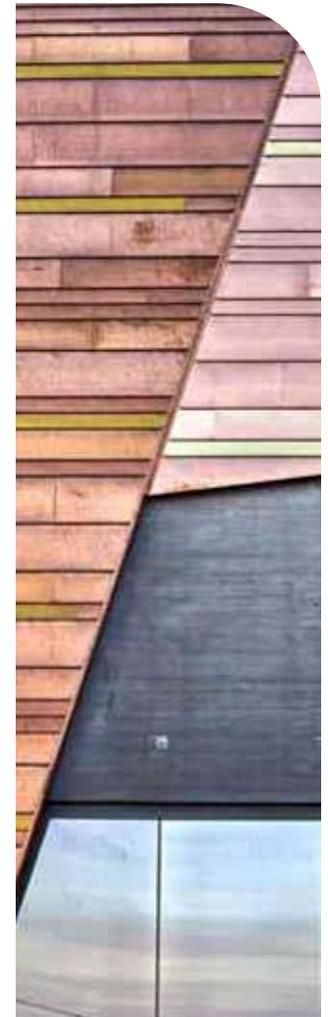
Some limitation in the Traveling Exhibit and the weather condition of the night of the investigation prevented some observations; however, it is likely the conditions not documented are similar to the conditions observed.

- Interior Collection and Traveling Exhibit Space tightly controlled for temperature and relative humidity
- Canyon and Accessory Spaces can vary significantly for temperature and relative humidity.
- Interior separation of the various air volumes (temperature and relative humidity) is critical to provide tightly controlled space adjacent to less controlled spaces.
- Air movement from one space to another will impact the measured temperature and relative humidity of each space and will be more difficult to control to the level required by the facility.
- Effort should be made to mitigate the transfer of air to and from the critical spaces (Collections, Traveling Exhibit, Native Voices, etc.) to adjacent interior spaces, interstitial spaces, or the exterior.



## Improve air tightness of three Collections Rooms (Geo, Anthro, Bio)

- Provide top of wall, wall to deck above, and wall to structure air barrier detailing, potentially including partial removal of fire proofing, extension of GWB to air structure with a transition.
- Provide air tight wall assembly penetration details.
- Provide air tight detailing of outlet boxes, switches, controls, and other GWB penetrations.
- Provide air tight detailing of shelving track extending under partition wall assembly.
- Provide air tight detailing of vision glass into collections area.
- Consider modification to roll up doors and person doors to further improve air tightness, may include addition of sweeps and gasketing or may require additional construction to further mitigate air leakage.
- Consider providing pre- and post- remediation quantitative air leakage testing to measure the improvement and identify any previously concealed leakage paths.

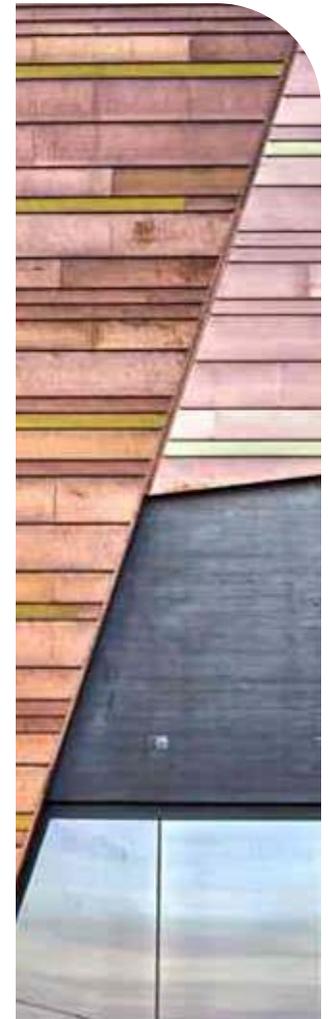


## Improve air tightness of Exhibit

- Consider providing additional investigation to confirm top of wall detailing.
- Consider providing additional destructive openings to identify potential exterior air leakage paths.

*Remediation strategy will likely be very similar to the work outlined for the Collections with the follow addition:*

- Provide an air tight interface detail of the vestibule doors, including sweeps, seals and gaskets to mitigate air flow when the doors are closed. This effort would be required on both sets of doors for each vestibule.



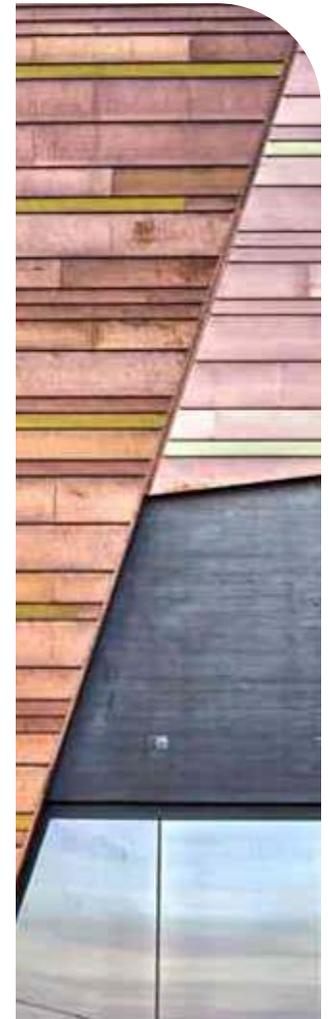
## Native Voices Exhibit

*This space was not included in the current investigation; however, based on our understanding of the history and current energy intensive mitigation strategy consideration should be given to expand the enclosure investigation and remediation to this space to mitigate the long term cost for the existing mitigation strategy.*

- Consider providing additional investigation to confirm existing construction and potential air leakage paths.

## Exterior Building Enclosure

*The exterior building enclosure was not fully included within the scope of the current investigation. Consideration should be given to evaluate the primary air tightness of the exterior enclosure as a means to improve the long term energy performance of the total building.*



# Thank You!

**Keith P. Nelson, AIA**

*Senior Project Architect – Building Sciences*

*AIT/Intertek*

*Richmond, VA*

[knelson@archtest.com](mailto:knelson@archtest.com)



## Appendix B

# Utah New Vision Construction LLC

11350 E. 18625 S. #118 Mt Pleasant Utah, 84647 (801) 557-3211 Fax: (435)-462-3983

## Investigation and Site Review

Project: University of Utah – Utah Natural History Museum  
Location Salt Lake City, Utah  
Date 4-18-15  
From: Greg Cummings, UNVC 435.851.4162

NOTES & INFORMATION	PAGE	1 OF 3
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### Background

UNVC was called in to investigate the collections areas of the Utah Natural History Museum. The complaint is that the areas seem to be tracking to the Outside Air Humidity and AHU-5 does not seem to be able to control the collections areas.

### Investigation

During our investigation we used a variety of instrumentation as outlined in the Equipment and Calibration Appendix A.

Our main investigation occurred on March 31, 2015 at 12:00 pm to 10 pm. We had a certified Test and Balance individual, NEBB TB CP, and certified Commissioning Agent, NEBB BSC CP.

We first inspected each individual piece of equipment including the Decadent De-Humidifiers (DDH) and the Humidifiers (H). There are three Humidifiers each dedicated to their own individual areas and three DDH all attached to a common return duct.

We inspected each Humidifier unit and recorded the data; recorded data can be found in Appendix B – Humidifiers. We could not record data on Humidifier H-5B as there was not an access door to record such data. We however came to the conclusion after reviewing BMS data that H-5B was able to provide the require humidity as outlined in the design. We also found that H-5A and H-5C through direct measurements that they were also providing design humidification.

We inspected each Desiccant De-Humidifier (DDH) and recorded the data; recorded data can be found in Appendix C – Desiccant De-Humidifiers. We found all of them out of compliance with manufacturers recommended parameters; however, we were able to adjust the parameters to be in compliance on DDH-3 and 4. DDH-5 we believe has an issue in the DDH as Phase B Amperage is extremely low and the React Inlet Temperature is far below manufacturer recommendations. The removal of LBH of moisture for DDH-5 is almost half of the design. We believe that there may be a heater that is not functioning in the unit.

We continued our investigation by testing the DDH and recording the space humidifiers. We found that they were dehumidifying the spaces but found that they could do more if DDH-5 is fixed.

We trended the collections during our test which is shown in Appendix D – Collections Trending. The trending data narrative is below:

*Y Axis – Dewpoint (F). X Axis – Time (30 minutes per minor tick mark) From start of trend to “System Off” line all three humidifiers were running 100% even with the DDH running at the beginning of trend log. After DDHs were turned off Humidity in the space was only able to rise 2 F Dewpoint after 2 hours of operation. With AHU-3 evap on the collections area rose 5 F Dewpoint in about 30 minutes. We shut down AHU-5 system and watch the rooms drop about 1-1.5 F Dewpoint in about 30 minutes.*

We were surprised at how much AHU-3 affected the collections area especially when we enabled the evaporative section of AHU-3. It increase the area by 5F Dewpoint in a matter of 30 minutes when the humidifiers themselves could only increase the area by 2F Dewpoint over 2 hours.

Following the analysis of that data we return on April 16, 2015 to perform a procedure to show definitively the effects that AHU-3 has on the collections area. This has been trended and data shown in Appendix-E AHU-3 Test. We followed the following procedure:

1. Insert Loggers as shown in Appendix E – AHU-3 Test
2. Turn on AHU-3 Evap
3. Turn off AHU-5.
4. Watch the Collections Humidity
5. Turn off AHU-3.
6. Flood the AHU-3 area with as Dry of air as possible. (this was done by bringing in 100% Outside Air that was 23 F dew point)
7. Watch the Collections Humidity.

## **Conclusion**

We found that AHU-3 has a great effect on the collections area. We believe the resolution lies with AHU-3 and fixing DDH-5.

We believe that the duct for AHU-5 is allowing air to seep into the system. We believe this is because the duct is sealed to a Seal Class C and the barometric relief dampers allow AHU-3 air to enter into the system.

We also note that the walls are another source of humidity that is causing the system to not be able to operate correctly.

### **Resolved Issues During Investigation**

- There were about 15 holes in the duct that appeared to be used for air flow measurement that were not plugged. We plugged these with plastic hole plugs
- All DDH were not setup per manufacturer specifications that we setup to manufacturer specifications.
- Two of the three Collections rooms were reading negative. We corrected this though changing setpoints on the BMS.

### **Recommendations**

We recommend the following items from our investigation (responsibility):

- Fix DDH-5. (UU)
- Create new Sequence for AHU-3 with a Vasala Sensor to have the Evap control to 31F Dewpoint during winter seasons. (UU)
- Have AHU-5 use more outside air as to not return air through the barometric dampers located in the return air duct. We or the UU will need to determine the OSA damper setting that will keep the gravity dampers shut, and go to minimum (5%) when OSA dpt > room dpt. (UU)
- Have AHU-3 control during summer season to the lowest Dewpoint possible, we recommend a DAT of 50F. (UU)
- Investigate holes in the walls and air leakage in the collections areas. (ATI)
- The Current Johnson Controls Humidity Sensors are Vaporstat 9002 which are accurate to 1.8 F dewpoint they should be calibrated. (UU)
- With all above recommendations we would expect that the Engineer of Record will be consulted as to exact sequences implemented above.

### **Further Investigation**

We recommend the above actions. There are many other issues in the UNHM that have been enumerated by the Engineer of Record, Colvin Engineering, that are not related to our investigation. We believe the energy currently being used in the UNHM is far more than required and with proper Re-Commissioning efforts that the energy could be reduces drastically. We also believe some BMS reprogramming should be done.

After these recommendations are implemented we would like to revisit the collections issues and track them for a year to their effectiveness. As this is a complicated issues there may be more recommendations to follow in further investigations of the other areas in the museum.

# **Appendix A – Equipment and Calibration**

**UNVC NEBB Commissioning Instrumentation**

Function	Make	Model	Serial Number	Calibration Date	Calibration File
<b>HVAC Cx Instruments</b>					
Air Velocity (Digital)	Shortridge	ADM-860C	M12405	11/06/2014	Shortridge 860C.pdf
Air Velocity (Anemometer)	Extech	AN310	1002166	10/8/2014	New Equipment
Air CFM (Digital Direct Reading Hood)	Shortridge	ADM-860C	M12405	11/06/2014	Shortridge 860C.pdf
Hydronic Pressure Measurement (Hydrometer)	Shortridge	HDM-250	W12077	11/06/2014	Shortridge HDM-250.pdf
Hydronic Differential Pressure (Hydrometer)	Shortridge	HDM-250	W12077	11/06/2014	Shortridge HDM-250.pdf
Relative Humidity (Hygrometer)	Fluke	971	18381077	7/30/2014	Humidity Temperature Meter.pdf
Air Differential Pressure (Manometer)	Shortridge	ADM-860C	M12405	11/06/2014	Shortridge 860C.pdf
Velocity Pressure (Pitot Tubes)	Pitot Tubes	N/A	N/A	N/A	N/A
Rotational Speed (Tachometer Rotational Speed – Dual Function)	Extech	RPM33	140622355	10/8/2014	New Equipment
Temperature (Air)	Fluke	971	18381077	7/30/2014	Humidity Temperature Meter.pdf
Temperature (Immersion)	Shortridge	HDM-250	W12077	11/06/2014	Shortridge HDM-250.pdf
Temperature (Contact)	Fluke	T5-600	82160306	7/28/2014	Voltage_Amp_Ohm_Meter.pdf

UNVC NEBB Commissioning Instrumentation					
Function	Make	Model	Serial Number	Calibration Date	Calibration File
<b>HVAC Cx Instruments (continued)</b>					
Volts Measurement (Digital)	Fluke	T5-600	82160306	7/28/2014	Voltage_Amp_Ohm_Meter.pdf
Amps Measurement (Digital)	Fluke	T5-600	82160306	7/28/2014	Voltage_Amp_Ohm_Meter.pdf
Digital Camera	Apple	IPAD 3	DMPHJ47YDVD3	N/A	N/A
<b>Electrical Cx Instruments</b>					
Receptacle Tester	Ideal	MN 61-165	None	N/A	N/A
Voltage	Ideal	MN 61-165	None	N/A	N/A
Light Level	Extech	HD450	10018934	10/07/2014	Light_Meter.pdf
<b>Other Instruments</b>					
Multimeter (Volts and Amps)	Fluke	116	28260720WS	10/7/2014	New Equipment
IR Thermometer	Fluke	62 Max+	28120712	10/7/2014	New Equipment
Light Level	Extech	HD450	10019156	N/A	N/A
Volts Measurement (Digital)	Fluke	116	20620488		
Amps Measurement (Digital)	Fluke	332	19920247		

# CERTIFICATE OF CALIBRATION



**Huston DePue Labs, Inc.**

1413 Fretz Drive Edmond Oklahoma 73003  
(405) 285-5850 • FAX (405) 285-5139 • (800) 721-6049

Huston-DePue Laboratories, Inc. hereby certifies that the calibration of the following instrument has been accomplished by comparison to standards whose accuracies are traceable to the National Institute of Standards and Technologies (NIST) within the limits of the Institute's services, or have been derived from acceptable values of natural constants, or have been derived from the ratio type self-calibration techniques, and meets the accuracies published by the manufacturer. Our calibration system complies with the Latest Requirements of ANSI/NCLZ Z540.3-2006, ISO/IEC-17025:2005

Test Report #: **11594**

Customer: **Utah New Vision Construction**

Make: **Shortridge**

Model: **ADM-860/860C**

Serial #: **M12405**

Cust. I.D. #:

Procedure #: **0441-1**

Date Cal'd: **11/6/2014**

Date Due: **11/6/2015**

**REFERENCE STANDARDS**

Make	Model	NIST #	CAL. DUE
Wavetek	9100	673681	8/13/2015
Martel	321-15/1500	5-B0084-1-1	10/20/2015
Standard	4.0 Orifice	811/255762	10/20/2015

Temperature: **72°F±5°F**

Page 1

Humidity: **45% RH ±15%**

Calibrated By: W. Mike Tisdal  
W. Mike Tisdal

**Accuracy:** Pitot Tube ±3% Reading ±5 fpm      Air Foil ±3% Reading ±5 fpm  
 Temperature ±0.5° from 32° to 212°F; ±1.0° from -65° to 250°F (Procedure # 0427-2)  
 Differential ±2% Reading ±1 lsd (Procedure 0420-1)

TEST POINT	UNITS	AS FOUND	AS LEFT	PASS / FAIL
PITOT:	-	-	-	-
150	FPM	155	Same	P
200	FPM	203	Same	P
400	FPM	406	Same	P
600	FPM	613	Same	P
1000	FPM	1021	Same	P
2000	FPM	2009	Same	P
3000	FPM	3014	Same	P
4000	FPM	4037	Same	P
TEMPERATURE:	-	-	-	-
32.0	°F	32.0	Same	P
75.0	°F	75.2	Same	P
180.0	°F	180.1	Same	P
212.0	°F	212.4	Same	P
240.0	°F	239.7	Same	P
DIFFERENTIAL:	-	-	-	-
5.000	"H2O	5.057	Same	P
10.00	"H2O	10.07	Same	P
15.00	"H2O	15.07	Same	P
20.00	"H2O	20.07	Same	P
30.00	"H2O	30.08	Same	P
40.00	"H2O	40.09	Same	P

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Test Report #: **11594**

Customer: **Utah New Vision Construction**

Make: **Shortridge**

Model: **ADM-860/860C**

Serial #: **M12405**

Cust. I.D. #:

Procedure #: **0441-1**

Date Cal'd: **11/6/2014**

Date Due: **11/6/2015**

Temperature: **72°F±5°F**

Page 2

Humidity: **45% RH ±15%**

### REFERENCE STANDARDS

Make	Model	NIST #	CAL. DUE
Wavetek	9100	673681	8/13/2015
Martel	321-15/1500	5-B0084-1-1	10/20/2015
Standard	4.0 Orifice	811/255762	10/20/2015

Calibrated By:

*W. Mike Tisdal*  
W. Mike Tisdal

**Accuracy:** Pitot Tube ±3% Reading ±5 fpm      Air Foil ±3% Reading ±5 fpm  
 Temperature ±0.5° from 32° to 212°F; ±1.0° from -65° to 250°F (Procedure # 0427-2)  
 Differential ±2% Reading ±1 lsd (Procedure 0420-1)

TEST POINT	UNITS	AS FOUND	AS LEFT	PASS / FAIL
50.00	"H2O	50.09	Same	P
55.00	"H2O	56.06	Same	P
AIR FOIL:	-	-	-	-
150	FPM	154	Same	P
200	FPM	200	Same	P
400	FPM	408	Same	P
600	FPM	617	Same	P
1000	FPM	1011	Same	P
1500	FPM	1508	Same	P
2000	FPM	2001	Same	P
3000	FPM	2995	Same	P
4000	FPM	4042	Same	P

# CERTIFICATE OF CALIBRATION



**Huston DePue Labs, Inc.**

1413 Fretz Drive Edmond Oklahoma 73003  
(405) 285-5850 • FAX (405) 285-5139 • (800) 721-6049

Huston-DePue Laboratories, Inc. hereby certifies that the calibration of the following instrument has been accomplished by comparison to standards whose accuracies are traceable to the National Institute of Standards and Technologies (NIST) within the limits of the Institute's services, or have been derived from acceptable values of natural constants, or have been derived from the ratio type self-calibration techniques, and meets the accuracies published by the manufacturer. Our calibration system complies with the Latest Requirements of ANSI/NCLS Z540.3-2006, ISO/IEC-17025:2005

Test Report #: **11594**

Customer: **Utah New Vision Construction**

Make: **Shortridge**

Model: **HDM-250**

Serial #: **W12077**

Cust. I.D. #:

Procedure #: **0420-6**

Date Cal'd: **11/6/2014**

Date Due: **11/6/2015**

Temperature: **72°F±5°F**

Page 1

Humidity: **45% RH ±15%**

Calibrated By:

W. Mike Tisdal

### REFERENCE STANDARDS

Make	Model	NIST #	CAL. DUE
Wavetek	9100	673681	8/13/2015
Ashcroft	1305	821/823258930-97	7/31/2017

**Accuracy:** Additional Procedure: 0427-2

±2.0% Pressure

±2.0% Differential

±0.5°F

TEST POINT	UNITS	AS FOUND	AS LEFT	PASS / FAIL
15.0	"H20	15.3	Same	P
25.0	"H20	25.3	Same	P
50.0	"H20	50.3	Same	P
150.0	"H20	150.4	Same	P
200.0	"H20	200.5	Same	P
300.0	"H20	300.8	Same	P
500.0	"H20	500.6	Same	P
-	-	-	-	-
3.00	PSI.	3.02	Same	P
10.0	PSI.	10.0	Same	P
25.0	PSI.	25.0	Same	P
50.0	PSI.	50.0	Same	P
150.0	PSI.	150.4	Same	P
-	-	-	-	-
32.0	°F	32.0	Same	P
75.0	°F	75.0	Same	P
180.0	°F	180.1	Same	P
212.0	°F	211.1	Same	P
240.0	°F	239.7	Same	P

**C E R T I F I C A T E o f C A L I B R A T I O N**

Western States Calibration certifies this instrument has been cleaned, calibrated and inspected in accordance with said Instrument Calibration Procedure. This calibration was performed in accordance with requirements of ISO/IEC 17025, ISO 9001:2008, and ANSI/NCSL Z540-1 with measuring standards traceable to the National Institute of Standards and Technology. Units of measurement are stated according to the International System of Units (SI). The results reported on this certificate apply only to the item calibrated. All data is reported as raw data and uncorrected for uncertainty or environmental effects. It is the end users responsibility to determine fitness for use. Measurement uncertainty is not taken into account when determining In/Out of tolerance conditions. This certificate shall not be reproduced except in full, without the written approval of Western States Calibration. Measurement Uncertainty (EMU) is reported per measurement, when available, @  $k = 2$ .

Attention: Wayne McEntire  
 Utah New Vision Construction  
 3596 W 1300 N

West Point, UT 84015

Received: 07/25/2014  
 Date Done: 07/30/2014  
 Date Due: 07/30/2015  
 Calibration Interval: 12 Months  
 Calibrated at Customer's Site: No

Asset Number: 89000231  
 Manufacturer S/N: 89000231  
 Instrument: Thermometer, Digital  
 Manufacturer: Fluke Corp  
 Model Number: 51 II  
 Asset Location: N/A

As Found: Inoperative  
 As Returned: In Tolerance  
 Physical Damage: No

Characteristic Tested	Nominal Value	Tolerance	As Found	% Error	% As Returned	TAR	EMU
T1 Probe~K Type Input °C							
0.0000 mV	0.0 °C	-0.3 to 0.3 °C	Inoperative		0.0	>100:1	0.058 °C
0.9193 mV	23.0 °C	22.7 to 23.3 °C	Inoperative		23.0	24:1	0.060 °C
-5.7297 mV	-190.0 °C	-190.7 to -189.3 °C	Inoperative		-190.1	39:1	0.061 °C
40.8853 mV	990.0 °C	989.3 to 990.7 °C	Inoperative		989.9	37:1	0.062 °C
48.8382 mV	1200 °C	1199 to 1201 °C	Inoperative		1200	48:1	0.58 °C
T1 Probe~K Type Input °F							
0.0000 mV	32.0 °F	31.5 to 32.5 °F	Inoperative		31.9	>100:1	0.058 °F
0.9193 mV	73.4 °F	72.9 to 73.9 °F	Inoperative		73.3	12:1	0.074 °F
-5.7297 mV	-310.0 °F	-311.1 to -308.9 °F	Inoperative		-310.3	38:1	0.067 °F
40.8853 mV	1814 °F	1813 to 1815 °F	Inoperative		1814	40:1	0.58 °F
48.8382 mV	2192 °F	2190 to 2194 °F	Inoperative		2192	53:1	0.58 °F

(\* - "Out of Tolerance" condition) (0 % Error of Limit - May represent a condition with an Asymmetrical Tolerance that can not be calculated.)  
 (Unit of Measure for both As Found and As Returned are the same as the Nominal Value.)

Standards Utilized (Make, Model & Description)	Trace Number	Asset Number	Date Due
Wavetek Corp 4808FC Calibrator, Multifunction	466172	WSC604	11/19/2014
PHYSICAL CONSTANT, ICE BATH ICE BATH STANDARD, TEMPERATURE	331841	WSC631	02/03/2015

Description of Material or Parts Used	Quantity	Material or Parts ID
Battery	3	AA

Comments (i.e. adjustments, repairs, modifications, limitations and/or deviations from procedure):

**The thermometer was received as inoperative, it indicated an OL condition. Batteries replaced. The customer reported that he had tried to calibrate it in the field. The thermometer was run through several calibration routines and it appears to have reset itself. The thermometer passed the performance test at this time.**

Calibration Procedure: 10127 R0

Quality Manager: Lon Miles

Degrees Fahrenheit: 71.0  
 Percent Humidity: 49.0

Calibration Technician:

*Kirk Scriber*

Kirk Scriber  
 07/30/2014

**C E R T I F I C A T E o f C A L I B R A T I O N**

Western States Calibration certifies this instrument has been cleaned, calibrated and inspected in accordance with said Instrument Calibration Procedure. This calibration was performed in accordance with requirements of ISO/IEC 17025, ISO 9001:2008, and ANSI/NCSL Z540-1 with measuring standards traceable to the National Institute of Standards and Technology. Units of measurement are stated according to the International System of Units (SI). The results reported on this certificate apply only to the item calibrated. All data is reported as raw data and uncorrected for uncertainty or environmental effects. It is the end users responsibility to determine fitness for use. Measurement uncertainty is not taken into account when determining In/Out of tolerance conditions. This certificate shall not be reproduced except in full, without the written approval of Western States Calibration. Measurement Uncertainty (EMU) is reported per measurement, when available, @ k = 2.

Attention: Wayne McEntire  
 Utah New Vision Construction  
 3596 W 1300 N

West Point, UT 84015

Received: 07/25/2014  
 Date Done: 07/28/2014  
 Date Due: 07/28/2015  
 Calibration Interval: 12 Months  
 Calibrated at Customer's Site: No

Asset Number: 82160306  
 Manufacturer S/N: 82160306  
 Instrument: **Tester, Electrical**  
 Manufacturer: Fluke Corp  
 Model Number: T5-600  
 Asset Location: N/A

As Found: In Tolerance  
 As Returned: In Tolerance  
 Physical Damage: No

Characteristic Tested	Nominal Value	Tolerance	As Found	% Error	As Returned	% Error	TAR	EMU
AC Current								
100.0 A Range	100.0 A~@ 60 Hz	96.7 to 103.3 A	99.6	-12 %	Same	-12 %	14:1	0.27 A
	100.0 A~@ 45 Hz	96.7 to 103.3 A	98.8	-36 %	Same	-36 %	14:1	0.27 A
	5.0 A~@ 45 Hz	4.6 to 5.4 A	4.9	-25 %	Same	-25 %	35:1	59.7 mA
AC Voltage								
600 V Range~(AC annunciator ON)	600 V~@ 60 Hz	589 to 611 V	598	-18 %	Same	-18 %	30:1	713.5 mV
DC Voltage								
600 V Range~(DC annunciator ON)	600 V	593 to 607 V	599	-14 %	Same	-14 %	>100:1	581.0 mV
	-60 V	-62 to -58 V	-60	0 %	Same	0 %	>100:1	577.4 mV
Verify AC annunciator is~(OFF)	1 V	0 to 2 V	1	0 %	Same	0 %	>100:1	577.4 mV
	-1 V	-2 to 0 V	-1	0 %	Same	0 %	>100:1	577.4 mV
Hazardous Voltage~LED and HOLD~Function Tests								
Hazardous Voltage~(LED OFF)	12 V~@ 60 Hz	11 to 13 V	12	0 %	Same	0 %	>100:1	577.4 mV
Hazardous Voltage~(LED OFF)~(HOLD indicator ON)	12 V~@ 60 Hz	11 to 13 V	12	0 %	Same	0 %	>100:1	577.4 mV
38 V dc~(applied)								
Hazardous Voltage~(LED ON)~(HOLD indicator ON)	12 V	11 to 13 V	12	0 %	Same	0 %	>100:1	577.4 mV
Resistance								
1000 Ohm Range	1000 Ohm	988 to 1012 Ohm	997	-25 %	Same	-25 %	52:1	635.5 mOhm
26 Ohm~(Beeper ON)	PASS	PASS/FAIL	PASS		Same			
300 Ohm~(Beeper OFF)	PASS	PASS/FAIL	PASS		Same			
0 Ohm~(Beeper ON)~(reading -2 to 2)	PASS	PASS/FAIL	PASS		Same			

(\* - "Out of Tolerance" condition) (0 % Error of Limit - May represent a condition with an Asymmetrical Tolerance that can not be calculated.)  
 (Unit of Measure for both As Found and As Returned are the same as the Nominal Value.)

Standards Utilized (Make, Model & Description)	Trace Number	Asset Number	Date Due
Wavetek Corp 9100 Calibrator, Multifunction,	474841	WSC601	03/06/2015
Description of Material or Parts Used	Quantity	Material or Parts ID	
Battery	2	AA	

Comments (i.e. adjustments, repairs, modifications, limitations and/or deviations from procedure):

**Batteries replaced.**

Calibration Procedure: 11271 R0

Quality Manager: Lon Miles

Degrees Fahrenheit: 72.0  
Percent Humidity: 39.0

Calibration Technician:  Kirk Scriber  
07/28/2014

**C E R T I F I C A T E of C A L I B R A T I O N**

Western States Calibration certifies this instrument has been cleaned, calibrated and inspected in accordance with said Instrument Calibration Procedure. This calibration was performed in accordance with requirements of ISO/IEC 17025, ISO 9001:2008, and ANSI/NC SL Z540-1 with measuring standards traceable to the National Institute of Standards and Technology. Units of measurement are stated according to the International System of Units (SI). The results reported on this certificate apply only to the item calibrated. All data is reported as raw data and uncorrected for uncertainty or environmental effects. It is the end users responsibility to determine fitness for use. Measurement uncertainty is not taken into account when determining In/Out of tolerance conditions. This certificate shall not be reproduced except in full, without the written approval of Western States Calibration. Measurement Uncertainty (EMU) is reported per measurement, when available, @  $k = 2$ .

Attention: Wayne McEntire  
 Utah New Vision Construction  
 3596 W 1300 N

West Point, UT 84015

Received: 07/25/2014  
 Date Done: 07/30/2014  
 Date Due: 07/30/2015  
 Calibration Interval: 12 Months  
 Calibrated at Customer's Site: No

Asset Number: UNVC-002  
 Manufacturer S/N: UNKNOWN  
 Instrument: Meter, Temperature & Humidity  
 Manufacturer: Fluke Corp  
 Model Number: 971  
 Asset Location: N/A

As Found: In Tolerance  
 As Returned: In Tolerance  
 Physical Damage: No

Characteristic Tested	Nominal Value	Tolerance	As Found	% Error	As Returned	% Error	TAR	EMU
Temperature								
Low	32.0 °F	31.0 to 33.0 °F	32.7	70 %	Same	70 %	9.3:1	0.14 °F
Mid	68.0 °F	67.0 to 69.0 °F	67.7	-30 %	Same	-30 %	9.3:1	0.14 °F
High	72.0 °F	71.0 to 73.0 °F	72.1	10 %	Same	10 %	9.3:1	0.14 °F
Humidity								
Low	33.0 %RH	30.5 to 35.5 %RH	32.6	-16 %	Same	-16 %	5.0:1	0.58 %RH
Mid	50.0 %RH	47.5 to 52.5 %RH	49.2	-32 %	Same	-32 %	5.0:1	0.58 %RH
High	75.0 %RH	72.5 to 77.5 %RH	73.4	-64 %	Same	-64 %	5.0:1	0.58 %RH

(\* - "Out of Tolerance" condition) (0 % Error of Limit - May represent a condition with an Asymmetrical Tolerance that can not be calculated.)  
 (Unit of Measure for both As Found and As Returned are the same as the Nominal Value.)

Standards Utilized (Make, Model & Description)	Trace Number	Asset Number	Date Due
Thunder Scientific Corp 2500 Generator, Humidity	477372	WSC722	03/27/2015

Description of Material or Parts Used	Quantity	Material or Parts ID
None.	0	None.

Comments (i.e. adjustments, repairs, modifications, limitations and/or deviations from procedure):

None.

Calibration Procedure: 13180 R1

Quality Manager: Lon Miles

Degrees Fahrenheit: 72.0  
 Percent Humidity: 48.0

Calibration Technician: *Brian Chapman* Brian Chapman  
 07/30/2014

# Appendix B – Humidifiers

**Humidifiers - H-5C**

**General Information**

Manufacturer	Nortec
--------------	--------

Model Number	NHTC-010/277
--------------	--------------

Design Moisture Addition (LBH)	10
Actual Addition (LBH)	9.2542457

	Yes/No
Max Man Rec Length Steam Run	15
Actual Length Steam Run	30
# of nineties (2ft per 90)	7
Per Man Rec Details? Show Detail	Yes
Micron Filter Installed	Yes

Humidifier			
Design EAT (DB)	69	Design LAT (DB)	69
Actual EAT (DB)	61.5	Actual LAT (DB)	61.3
Actual EAT (WB)	45	Actual LAT (WB)	45.6
Design EA Hum	28	Design LA Hum	31
Actual EA Hum	22.5	Actual LA Hum	25.5
Design EAM (Gr)	29.1	Design LAM (Gr)	32.1
Actual EAM (Gr)	21.6	Actual LAM (Gr)	24.33
Design CFM	6,000	Actual CFM	6,213

**Humidifiers - H-5A**

**General Information**

Manufacturer	Nortec
--------------	--------

Model Number	NHTC-010/277
--------------	--------------

Design Moisture Addition (LBH)	10
Actual Addition (LBH)	10.056561

	Yes/No
Max Man Rec Length Steam Run	15
Actual Length Steam Run	18
# of nineties (2ft per 90)	3
Per Man Rec Details? Show Detail	Yes
Micron Filter Installed	Yes

Humidifier			
Design EAT (DB)	69	Design LAT (DB)	69
Actual EAT (DB)	61	Actual LAT (DB)	60.1
Actual EAT (WB)	45.2	Actual LAT (WB)	45.5
Design EA Hum	28	Design LA Hum	31
Actual EA Hum	23.6	Actual LA Hum	27.5
Design EAM (Gr)	29.1	Design LAM (Gr)	32.1
Actual EAM (Gr)	22.27	Actual LAM (Gr)	25.15
Design CFM	6,000	Actual CFM	6400

## **Appendix C – Desiccant De-Humidifiers**

**Dehumidifiers - DDH-5**

General Information

Manufacturer	Bry-Air
--------------	---------

Model Number	MP-1200
--------------	---------

Design Moisture Removal (LBH)	14.6
Actual Removal (LBH)	8.614125

Desiccant Wheel Speed			
Design RPH	26	As Found RPM	0.44
Design RPM	0.44	As Left RPM	0.44

Process			
Design EAT (DB)	70	Design LAT (DB)	111
Actual EAT (DB)	69.6	Actual LAT (DB)	101
Actual EAT (WB)	49.3	Actual LAT (WB)	56
Actual EA Hum	17.7	Actual LA Hum	3
Design EAM (Gr)	39.3	Design LAM (Gr)	11.1
Actual EAM (Gr)	22.5	Actual LAM (Gr)	10.41
Design CFM	980	Actual CFM	1330

Reactivation			
Design EAT (DB)	73.1	Design LAT (DB)	170
Actual EAT (DB)	73.4	Actual LAT (DB)	110
Actual EAT (WB)	49.3	Actual LAT (WB)	-
Actual EA Hum	11	Actual LA Hum	-
Design CFM	330	Actual CFM	662
Design BTH	684	Actual BTH	26167.536

Design Amperage	35	Amps Phase A	30.7	Amps Phase B	5.2	Amps Phase C	33.4
-----------------	----	--------------	------	--------------	-----	--------------	------

Reactivation Manufacturer Setup	
Manufacturer Recommended Inlet Temp	200 above ambient
As Found Inlet Temp	110
As Left Inlet Temp	110
DP Manufacturer Recommendation	None
As Found Differential Pressure	-
As Left Differential Pressure	-

Process Manufacturer Setup	
DP Manufacturer Recommendation	0.9
As Found Differential Pressure	0.82
As Left Differential Pressure	0.82

Wheel Clean?	Dirty
Process Filter Clean?	Yes
Reactivation Filter Clean?	Yes

**Dehumidifiers - DDH-4**

General Information

Measured when DDH-3 is on

Manufacturer	Bry-Air
--------------	---------

Model Number	MP-600
--------------	--------

Design Moisture Removal (LBH)	7.3
Actual Removal (LBH)	6.8

Desiccant Wheel Speed			
Design RPH	25	As Found RPM	0.41
Design RPM	0.42	As Left RPM	0.41

2 min 22 sec

Process			
Design EAT (DB)	70	Design LAT (DB)	111
Actual EAT (DB)	69.7	Actual LAT (DB)	126
Actual EAT (WB)	49.5	Actual LAT (WB)	62.3
Actual EA Hum	18	Actual LA Hum	0.5
Design EAM (Gr)	39.3	Design LAM (Gr)	11.1
Actual EAM (Gr)	23	Actual LAM (Gr)	3.5
Design CFM	490	Actual CFM	650

Reactivation			
Design EAT (DB)	73.1	Design LAT (DB)	170
Actual EAT (DB)	73	Actual LAT (DB)	175
Actual EAT (WB)	50.6	Actual LAT (WB)	-
Actual EA Hum	13.4	Actual LA Hum	-
Design CFM	165	Actual CFM	369
Design MBH	45.66	Actual MBH	40.64904

Design Amperage	27.97	Amps Phase A	20.9	Amps Phase B	20.7	Amps Phase C	20.4
-----------------	-------	--------------	------	--------------	------	--------------	------

Reactivation Manufacturer Setup		Process Manufacturer Setup	
Manufacturer Recommended Inlet Temp	200 above ambient	DP Manufacturer Recommendation	0.31
As Found Inlet Temp	220	As Found Differential Pressure	0.41
As Left Inlet Temp	255	As Left Differential Pressure	0.3145
DP Manufacturer Recommendation	None		
As Found Differential Pressure	-		
As Left Differential Pressure	-		

Wheel Clean?	Dirty
Process Filter Clean?	Clean
Reactivation Filter Clean?	Clean

**Dehumidifiers - DDH-3**

General Information

Manufacturer	Bry-Air
--------------	---------

Model Number	MP-600
--------------	--------

Design Moisture Removal (LBH)	7.3
Actual Removal (LBH) (as found)	6.0

Desiccant Wheel Speed			
Design RPH	25	As Found RPM	0.417
Design RPM	0.42	As Left RPM	0.417

2 min 24 sec

Process			
Design EAT (DB)	70	Design LAT (DB)	111
Actual EAT (DB)	69.7	Actual LAT (DB)	113
Actual EAT (WB)	48	Actual LAT (WB)	57
Actual EA Hum	19	Actual LA Hum	0.5
Design EAM (Gr)	39.3	Design LAM (Gr)	11.1
Actual EAM (Gr)	24.28	Actual LAM (Gr)	2.46
Design CFM	490	Actual CFM	517

Reactivation			
Design EAT (DB)	73.1	Design LAT (DB)	170
Actual EAT (DB)	73	Actual LAT (DB)	175
Actual EAT (WB)	50.6	Actual LAT (WB)	-
Actual EA Hum	13.4	Actual LA Hum	-
Design CFM	165	Actual CFM	412
Design MBH	45.6	Actual MBH	45.4

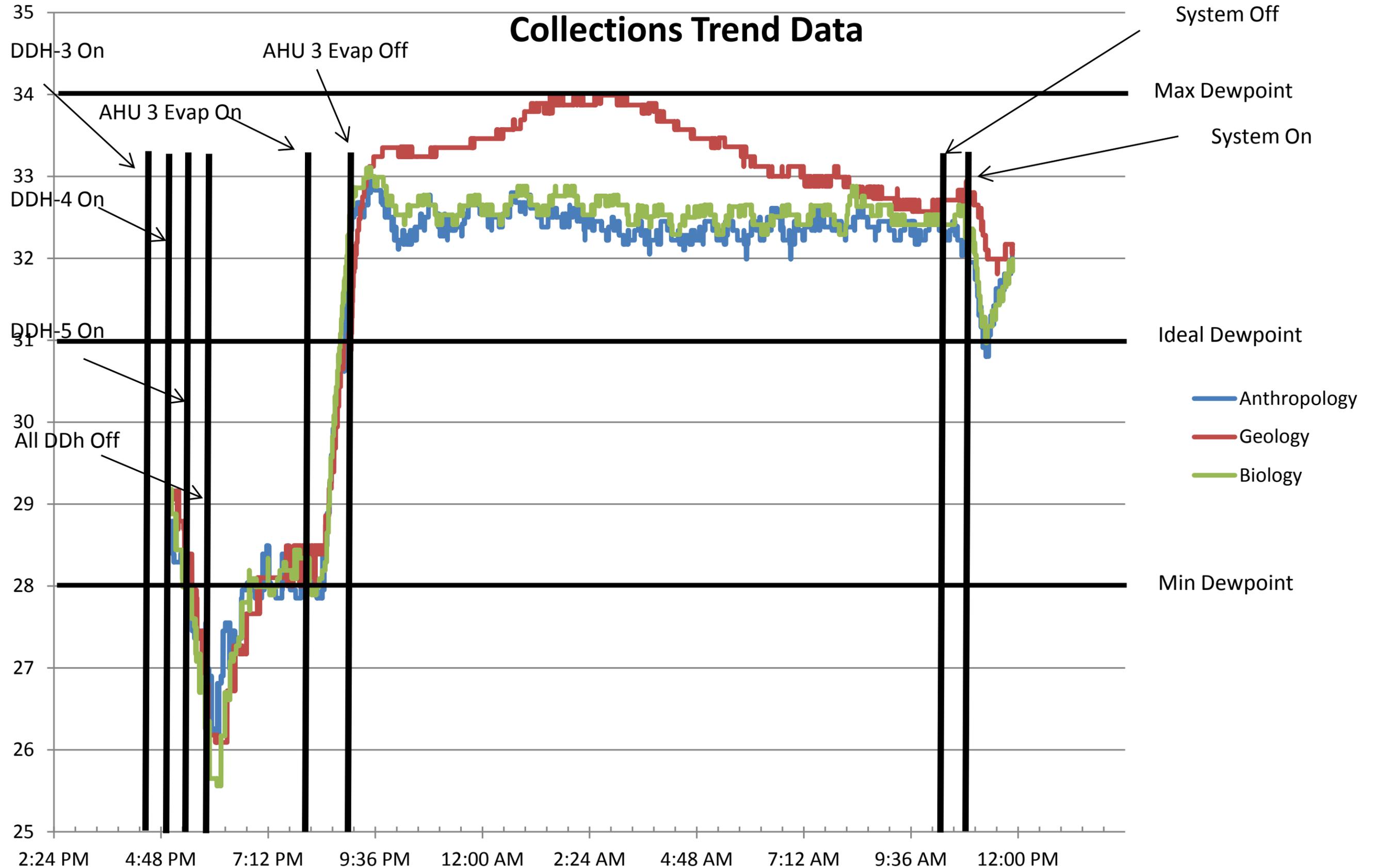
Design Amperage	27.97	Amps Phase A	20.7	Amps Phase B	20.4	Amps Phase C	20.2
-----------------	-------	--------------	------	--------------	------	--------------	------

Reactivation Manufacturer Setup		Process Manufacturer Setup	
Manufacturer Recommended Inlet Temp	200 above ambient	DP Manufacturer Recommendation	0.31
As Found Inlet Temp	190	As Found Differential Pressure	0.39
As Left Inlet Temp	255	As Left Differential Pressure	0.3175
DP Manufacturer Recommendation	None		
As Found Differential Pressure	-		
As Left Differential Pressure	-		

	Yes/No
Wheel Clean?	Dirty
Process Filter Clean?	Yes
Reactivation Filter Clean?	Yes

## **Appendix D – Collections Trending and Data**

# Collections Trend Data



**Functional Test - Area Moisture Retention**

Shut down AHU system: Start Time 10:32  
 Humidifiers are all at 100%

Starting Outside Air		Starting Inside Air	
OA Dew	15.5	IA Dew	27
OA Hum	37.3	IA Hum	18
OA Temp	34.1	IA Temp	73

Space	Humidity	Temp	Dewpoint	10:32
Antho	26.6	66.7	31.43	
Bio	27	66	31.22	
Geo	25.3	66.2	29.96	

Space	Humidity	Temp	Dewpoint	10:38
Antho	25	67.6	30.75	
Bio	26.9	66.2	31.29	
Geo	25	66.9	30.23	

Space	Humidity	Temp	Dewpoint	10:43
Antho	24.6	68	30.7	
Bio	26.6	66.4	31.2	
Geo	24.8	67.1	30.2	

Space	Humidity	Temp	Dewpoint	10:49
Antho	23.4	68.4	29.92	
Bio	26.5	66.9	31.49	
Geo	24.7	67.3	30.27	

Return Fan Back on 10:51

Space	Humidity	Temp	Dewpoint	10:52
Antho	22.5	68.7	29.29	
Bio	24.6	67.3	30.18	
Geo	25.3	66.9	30.49	

All Fans Back on 10:57

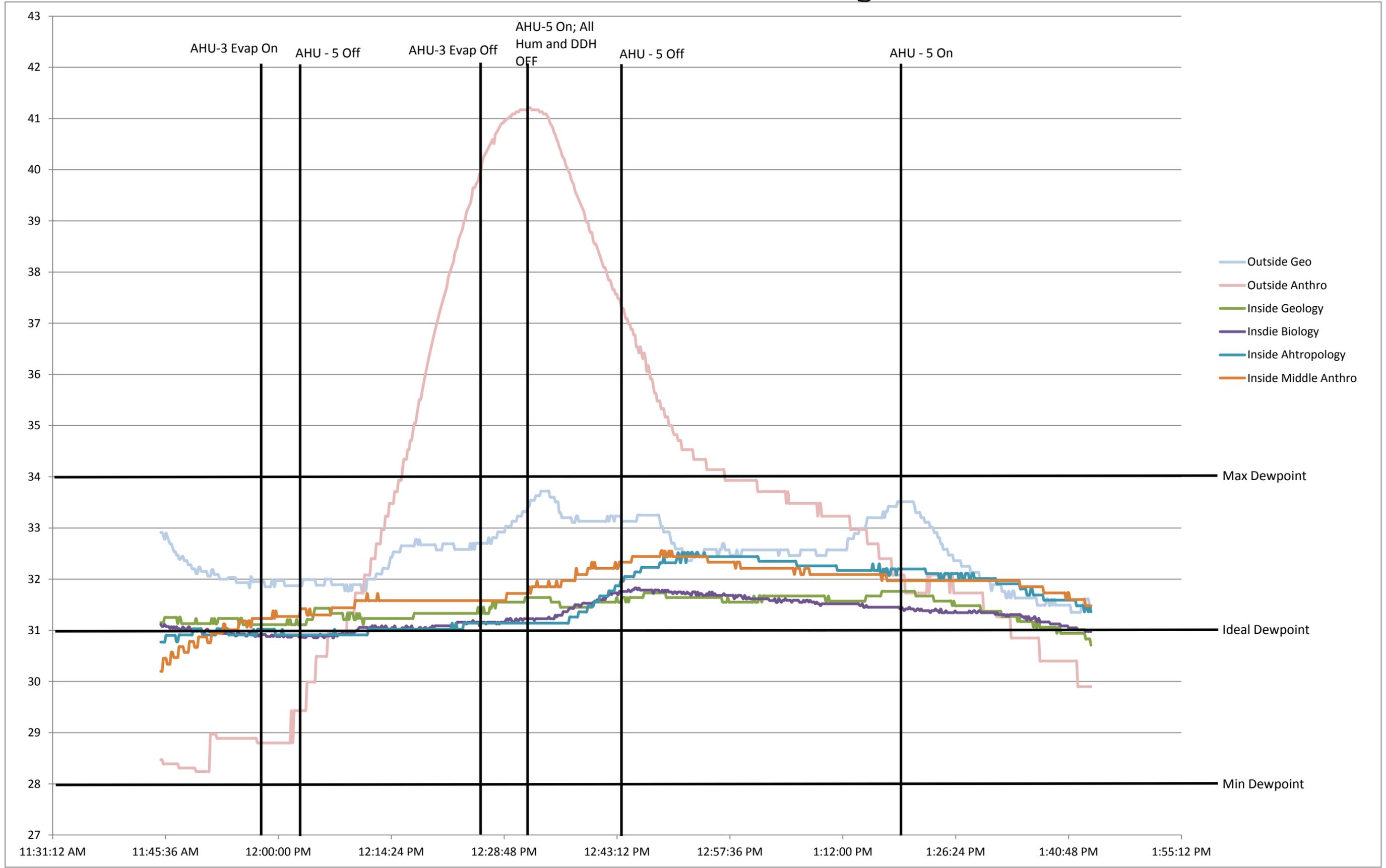
Space	Humidity	Temp	Dewpoint	10:58
Antho	25.4	67.6	31.1	
Bio	26	67.1	31.23	
Geo	24.1	67.3	29.73	

Functional Test - Area Moisture Retention			
Delta from Beginning to 10:52			
Space	Humidity	Temp	Dewpoint
Antho	-4.1	2	-2.14
Bio	-2.4	1.3	-1.04
Geo	0	0.7	0.53
Delta from Beginning to 10:58			
Space	Humidity	Temp	Dewpoint
Antho	-1.2	0.9	-0.33
Bio	-1	1.1	0.01
Geo	-1.2	1.1	-0.23
Ending Outside Air		Ending Inside Air	
OA Dew	15.7	IA Dew	26
OA Hum	36.4	IA Hum	17
OA Temp	37.9	IA Temp	74

Desiccant Dehumidifiers														
General Performance														
At 4:38 moved to discharge of Fans														
Turn on First Dehumidifier (DDH-3). Record the following Data on Process Side:														
Started at 4:40														
EAT (DB)	69.3	Dew EA												
EAT (WB)	18.8	25.05												
LAT (DB)	71.6	Dew LA												
LAT (WB)	19.45	27.84												
<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 33%;">Started Space Hum</th> <th style="width: 33%;">Ended Space Hum</th> <th style="width: 34%;">Space</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">24.5</td> <td style="text-align: center;">22.5</td> <td style="text-align: center;">Anthro</td> </tr> <tr> <td style="text-align: center;">22.6</td> <td style="text-align: center;">20</td> <td style="text-align: center;">Geo</td> </tr> <tr> <td style="text-align: center;">24.3</td> <td style="text-align: center;">21.3</td> <td style="text-align: center;">Bio</td> </tr> </tbody> </table>			Started Space Hum	Ended Space Hum	Space	24.5	22.5	Anthro	22.6	20	Geo	24.3	21.3	Bio
Started Space Hum	Ended Space Hum	Space												
24.5	22.5	Anthro												
22.6	20	Geo												
24.3	21.3	Bio												
Turn on Second Humidifier (DDH-4) with First Humidifier running. Record the following Data on Process Side:														
Started at 5:00														
EAT (DB)	69.5	Dew EA												
EAT (WB)	17.93	24.05												
LAT (DB)	73.2	Dew LA												
LAT (WB)	15.61	23.8												
Turn on Third De-Humidifier (DDH-5)with the two first Dehumidifiers running. Record the following Data on Process Side:														
Started at 5:20														
EAT (DB)	69.3	Dew EA												
EAT (WB)	18	24												
LAT (DB)	74.5	Dew LA												
LAT (WB)	13	20.5												
Record at 5:45														
EAT (DB)	69.5	Dew EA												
EAT (WB)	17	22.7												
LAT (DB)	77.5	Dew LA												
LAT (WB)	10	16.7												
Stopped 5:50														

# Appendix E – AHU-3 Test

# AHU 3 Test on Effecting Collections Area



AHU 3 Test					
Starting Outside Air		Starting Inside Air Geo		Starting Inside Air Anth/Bio	
OA Dew	23.2	IA Dew	33	IA Dew	29
OA Hum	48.8	IA Hum	25.1	IA Hum	20.9
OA Temp	40	IA Temp	70.1	IA Temp	70.9

Time	Action	Space Hum BMS			Space Temp BMS			Notes
		Antho	Geo	Bio	Antho	Geo	Bio	
11:50	Start Test							AHU-3 Discharge Evap
11:58	Turn AHU-3 Evap On							52.1% hum
12:02	Turn AHU-5 Off	27.1	26.9	26.9	66	66	66	64 F DB
12:26	Turn AHU-3 Evap Off	31	25.8	32.7	68.7	67.5	66.7	46F Dewpoint
12:32	Turn on AHU-5							AHU-3 Discharge 100% OA
12:34	Turn off all Hum and DDH	28.3	25.8	27.7	68.1	67.5	66.9	
12:44	Turn AHU-5 Off; AHU-3 100% OA	28.1	26.5	28.2	66.8	67.5	66.9	
1:07		25.4	25.4	27.7	67.7	68.1	67.1	Rooms are pressurized with no AHU especially geo
1:20	Turn AHU-5 On	23.8	25.5	27.2	68.8	68.1	67.1	

Logger Calibration and Setting						
Logger #	Location	Calibration Time	Logger Dewpoint	Temp	Hum	Dewpoint
9933526	Inside Geology	11:43	36.45	69.7	24.4	31.79
9684292	Inside Anthropology	11:35	34	69	24.1	31.09
9933527	Further Inside Anthropology	11:32	32.11	69.3	23.6	30.77
9933534	Outside Biology and Anthro	11:35	35.7	70.9	20.9	29.32
9933538	Outside Geology	11:39	36.45	70.1	25.1	32.75
9933528	Inside Biology	11:26	33.07	68.8	24.3	31.03

Ending Outside Air		Ending Inside Air	
OA Dew	15.7	IA Dew	26
OA Hum	36.4	IA Hum	17
OA Temp	37.9	IA Temp	74

# Appendix F – Test and Balance Information

<b>Grid Readings</b>			
	<b>FPS Coil 1</b>	<b>FPS Coil 2</b>	<b>FPS Coil 3</b>
<b>Reading 1</b>	499	574	566
<b>Reading 2</b>	504	574	503
<b>Reading 3</b>	566	471	577
<b>Reading 4</b>	549	526	458
<b>Reading 5</b>	559	563	485
<b>Reading 6</b>	535.4	541.6	517.8
<b>CFM</b>	<b>6424.8</b>	<b>6499.2</b>	<b>6213.6</b>
<b>Area (sqft)</b>	12	12	12

Pitot Traverse Data

DDH-3		Static	0.78	Note:	Open Damper on DDH-4
12" Duct	Measurement	Vel Side 1	Vel Side 2		
	0.026	0.312	267	0	0.208
	0.082	0.984	499	0	0.656
	0.146	1.752	448	0	1.168
	0.226	2.712	723	0	1.808
	0.342	4.104	893	905	2.736
	0.658	7.896	810	1230	5.264
	0.774	9.288	897	1450	6.192
	0.854	10.248	853	1490	6.832
	0.928	11.136	1136	325	7.424
	0.974	11.688	0	1259	7.792
	Avg Vel		659.25		
	Total CFM		517.5		
DDH-4		Static	0.68	Note:	With DDH-3 running
12" Duct	Measurement	Vel Side 1	Vel Side 2		
	0.026	0.312	2167	1599	
	0.082	0.984	2023	0	
	0.146	1.752	1716	1437	
	0.226	2.712	1461	1446	658.1
	0.342	4.104	1240	1301	
	0.658	7.896	834	1117	
	0.774	9.288	1138	977	
	0.854	10.248	1814	1569	
	0.928	11.136	1934	1997	
	0.974	11.688	1921	2262	
	Avg Vel		1497.65		
	Total CFM		1175.7		
DDH-3 React		Static	0.06	Note:	Nothing else running
18" Duct	Measurement	Vel Side 1	Vel Side 2		
	0.026	0.468	226	161	
	0.082	1.476	413	290	
	0.146	2.628	204	310	
	0.226	4.068	270	206	
	0.342	6.156	323	213	
	0.658	11.844	188	203	
	0.774	13.932	411	346	
	0.854	15.372	401	351	
	0.928	16.704	419	312	
	0.974	17.532	358	323	
	Avg Vel		296.4		
	Total CFM		412.0		

DDH-4 React	Static	0.07	Note: DDH-3 React Runing	
18" Duct	Measurement	Vel Side 1	Vel Side 2	
0.026	0.468	254	614	
0.082	1.476	358	507	
0.146	2.628	389	532	
0.226	4.068	376	259	
0.342	6.156	539	459	
0.658	11.844	533	567	
0.774	13.932	481	453	
0.854	15.372	652	544	
0.928	16.704	497	494	
0.974	17.532	485	636	
	Avg Vel	481.45		
	Total CFM	669.2		

DDH-5 Process	Static	-1.46	Note: Both 3 and 4 Running	
10" Duct	Measurement	Vel Side 1	Vel Side 2	
0.026	0.26	2887	2541	
0.082	0.82	2772	2060	
0.146	1.46	2510	1927	
0.226	2.26	2526	2296	
0.342	3.42	2401	2587	
0.658	6.58	2523	2688	
0.774	7.74	2408	2825	
0.854	8.54	1786	2700	
0.928	9.28	1726	2760	
0.974	9.74	1987	2465	
	Avg Vel	2418.75		
	Total CFM	1330.3		

DDH-5 React	Static	-0.31	Note: Both 3 and 4 Running	
8" Duct	Measurement	Vel Side 1	Vel Side 2	
0.026	0.208	1789	1835	
0.082	0.656	1996	1911	
0.146	1.168	2105	1895	
0.226	1.808	2116	2071	
0.342	2.736	2081	2097	
0.658	5.264	1882	2054	
0.774	6.192	1662	2020	
0.854	6.832	1350	2028	
0.928	7.424	1200	2027	
0.974	7.792	1790	2065	
	Avg Vel	1898.7		
	Total CFM	662.6		

# **APPENDIX C**



Quote No. 165924R1

July 27, 2015  
Revised July 28, 2015

Ms. Sarah Boll  
Energy Manager, Construction  
University of Utah  
201 Presidents Circle  
Salt Lake City, UT 84112

**RE: Proposal for Building Enclosure Investigation Services – Phase 2  
University of Utah  
Natural History Museum of Utah (Rio Tinto Center)  
Salt Lake City, Utah**

Dear Ms. Boll:

At your request, Architectural Testing, Inc., an Intertek company (Intertek-ATI), is pleased to provide the following project understanding, scope of work, and fee proposal to address the ongoing concerns across multiple building enclosures at the Natural History Museum of Utah on the University of Utah campus, also known as the Rio Tinto Center. These concerns have been evidenced by purported temperature and relative humidity (RH) fluctuations outside of the museum performance criteria and have led to less efficient and excessive operation of the mechanical systems to attempt to control the interior environment. Additionally, this scope is based upon the findings and correspondence related to the “Phase 1 - Initial Investigation” provided under a separate cover, the investigation debrief meeting held on May 20, 2015 and the follow-up request and correspondence and discussions on July 8 and 13, 2015. We reserve the right to modify this proposal if our understanding of the project changes or if your needs change.

**Project Information:**

The Natural History Museum of Utah is a \$103 million dollar new construction project consisting of 170,000 gross square feet and a separate parking structure for 200 cars. The Museum was designed by GSBS Architects of Salt Lake City in association with Polshek Partnership Architects LLP of New York City. The General Contractor was Big-D Construction. The museum opened in the fall of 2011. The Museum was designed to achieve LEED Gold certification. A central public space within the museum, the Canyon, divides the building programmatically into a north wing and a south wing and provides access to both. Spaces in the north wing include a traveling exhibit gallery, research laboratories, conservation labs, collection storage and administration. The south wing houses exhibits of the Museum’s collections. The Natural History Museum of Utah is six stories with a building footprint square footage measuring approximately 80,500 ft<sup>2</sup> and an approximate building enclosure area of 287,000 ft<sup>2</sup>.

The initial investigation conducted by Intertek-ATI on the evening of May 5, 2015 found extensive paths for air leakage out of the identified Collections areas including Anthropology (Anthro), Biology (Bio), and Geology (Geo) as well as the Traveling Exhibit Space. Based on the findings provided by Utah New Vision Construction LLC (New Vision), significant air leakage from the three Collections areas and the Traveling

Exhibit Space into other spaces of the building appear to be negatively impacting the operation and performance of the mechanical systems. Intertek-ATI's recommendations based on this limited investigation of the interior enclosures is to design and develop a repair strategy to complete the enclosure systems of the Collections Spaces and the Traveling Exhibit Space to significantly limit the uncontrolled air flow into and out of these spaces. Of particular concern in the Traveling Exhibit Space are the vestibules and the vestibule door designs.

Additionally, the May 5<sup>th</sup> investigation by Intertek-ATI attempted a limited investigation to identify air leakage paths through the primary exterior enclosure. This effort was limited by unfavorable weather conditions at the time of the investigation; however, the limited observations that were made correlated with the concerns and issues identified by the project team during construction and purported system concerns discussed with the project staff. The observations by Intertek-ATI included, but were not limited to, indications of significant air leakage at the building expansion joint assembly, on the exterior of the Native Voices Exhibit, and generally at all fenestration interface conditions with the opaque wall systems. Intertek-ATI's recommendations based on this limited investigation of the interior enclosures is to further investigate and quantify the air leakage through the building's primary enclosure system with a whole building air leakage assessment and diagnostic air leakage site detection to identify opportunities to mitigate air leakage and improve the building's operation and required maintenance procedures.

### **Scope of Services:**

The following Scope of Services and Fee Schedule are based upon the findings and recommendations of the Initial Investigation performed by Intertek-ATI on May 5, 2015.

### **Phase 2.A: Remediation Design for Collections and Traveling Exhibit Spaces**

#### **2.A.1 Remediation Design Development and Construction Documents:**

Intertek-ATI will provide design documents, including drawings, sketches, and technical specifications, as required to allow the bidding and installation of a remediation strategy to improve the air tightness of the three Collections Spaces and the Traveling Exhibit Space. These documents will be incorporated into the Owner's procurement, contracting, and general requirements for bidding and contracting purposes. We will utilize the plans, sections, elevations, and details of the original contract documents to identify the location and extent of the new remediation design details. We anticipate ten to twelve new details to convey the design intent for remediation construction in the Collections Spaces. We anticipate an additional eight to ten details to address the Traveling Exhibit Space. We anticipate the following systems and materials to be involved in the remediation design:

- Demolition Plans, Elevations, and Details
- Limited Fireproofing Repair
- Light Gage Metal Framing
- Self-Adhered Air Barrier Membrane and Accessories
- Closed-Cell Medium-Density Spray Polyurethane Foam
- Gypsum Wall Board
- Joint Sealants
- Interior Doors



Intertek-ATI will participate in two partial-day design review meetings with the Owner and staff at the 30% complete and 80% milestones.

#### 2.A.2 Procurement Phase:

Intertek-ATI will provide assistance to the Owner in the bidding and negotiation phase in the procurement of the contract for construction. Our services will include participation in one partial-day Pre-Bid Meeting, responding to requests for additional information, and review and comment on bids received for the Owner's consideration.

#### 2.A.3 Construction Phase:

Intertek-ATI will review submittals (shop drawing, product data, etc.) as required by the contract for construction and provided by the construction team for general conformance with construction documents. This proposal assumes one complete submittal submission per each specification section will be reviewed and allows for one back-check of each complete submittal to confirm conformance. Excessive and/or incomplete submittals and reviews may require additional services under this agreement and will not commence without prior written approval from the Client.

Intertek-ATI will perform technical support for the Project by reviewing RFIs, as requested. As the number of RFIs/Bulletins is difficult to anticipate, we have budgeted for an allowance of 10 hours for RFI assistance. RFI assistance time beyond this allowance will require prior approval before assistance can occur.

Intertek-ATI will perform site visits for verification of the installation of systems. Anticipating the construction phasing and schedule is difficult at this time; however, we are providing the scope and fee schedule below to assist in budgeting purposes. It is likely this scope and fee will be revised after the award of the construction contract and once phasing is determined. This proposal assumes the following site visits with each space remediated in separate phases. Savings may be realized if more than one space is remediated at a time:

##### General Site Visit/Meeting:

- One Construction Initiation and Planning/Phasing Meeting

##### Collections Spaces & Traveling Exhibit Site Visits:

- Four Site Visits for Post-Demolition & Initial membrane and Detailing Installation
- Four Site Visits for Detail Progress Installation
- Four Site Visits for Pre-Gypsum Wall Board Installation

##### Scope for Site Visits for Testing and Observations:

The on-site observations are performed throughout construction and will be coordinated with the anticipated phasing and construction progress. During our time on-site we will be reviewing construction progress to familiarize us with the progress and quality of the work and to determine if the work is proceeding in accordance with the construction documents and to address any unforeseen conditions. During these visits, we will provide assistance to the Contractor as is reasonably required to



explain or interpret the drawings that are the subject of the work. We shall not have control or charge and shall not be responsible for: construction means, methods, techniques, sequences, or procedures; safety precautions and programs in connection with the work; the acts or omissions of Contractor, supplier or other entity furnishing materials for the Project; the acts or omissions of any other persons performing work on the Project; Contractor's failure to comply with Project Schedules; Contractor's failure to carry out its work in accordance with the requirements of governmental agencies having jurisdiction over the Project.

**2.A.4 Performance Verification Phase:**

Upon sufficient completion of the remediation, Intertek-ATI will perform an assessment for air tightness, potentially prior to the project completion. We will conduct an air tightness assessment of each space to identify the total air leakage at 75 Pa and conduct air leakage site detection to identify areas of potential further remediation, if any. This proposal assumes two trips (two spaces to be tested per trip).

This assessment shall be performed in general accordance with ASTM E779. The following test methods may be included as a part of the ASTM E779 test protocol required for this project:

*ASTM E779, Standard Test Method for Determining Air Leakage by Fan Pressurization*

*ASTM E1186, Standard Practices for Air Leakage Site Detection in Building Envelopes and Air Barrier Systems, Section 4.2.1 Building Depressurization (or Pressurization) with Infrared Scanning Techniques and/or Section 4.2.2 Smoke Tracer in Conjunction with Pressurization or Depressurization*

<b>Phase 2.A: Remediation Design for Collections and Traveling Exhibit Spaces</b>	
2.A.1 Remediation Design Development and Construction Documents	\$20,860
2.A.2 Procurement	\$3,000
2.A.3 Construction Phase – Site Visits and Submittal Review	\$24,140
2.A.4 Performance Verification	\$5,000
<b>Subtotal for Phase 2.A - (see Notes #1 and #2):</b>	<b>\$53,000</b>

**Note #1:** Fees include all travel and expenses.

**Note #2:** The fee for construction observation site visits are a "worst case" cost estimate assuming each of the four spaces will be completed separately. A significant cost saving is likely if more than one space is completed simultaneously. The fee provided represents an estimate; invoices will only occur for the site visits performed.

**Items provided by others:**

- The Owner will provide the General Conditions and Division 00 “Procurements and Contracting” and 01 “General Requirements” of the project requirements for bidding and execution within their standard procedures.
- Any permitting, fees, and other requirements as required by the local Authority Having Jurisdiction (AHJ) or the Owner.
- All aesthetic design decisions related to color, profile, and geometry will be provided by the Owner.

**Phase 2.B: Whole Building Air Tightness Assessment**

The Whole Building Air Tightness Assessment testing shall be performed in general accordance with ASTM E779. The following test methods may be included as a part of the ASTM E779 test protocol required for this project:

*ASTM E779, Standard Test Method for Determining Air Leakage by Fan Pressurization*

*ASTM E1186, Standard Practices for Air Leakage Site Detection in Building Envelopes and Air Barrier Systems, Section 4.2.1 Building Depressurization (or Pressurization) with Infrared Scanning Techniques and/or Section 4.2.2 Smoke Tracer in Conjunction with Pressurization or Depressurization*

*ISO Standard 6781, Thermal Insulation-Qualitative Detection of Thermal Irregularities of Building Envelopes – Infrared Method*

The following summarizes the tasks that will be completed as part of the whole building air testing process:

Kick-off Conference Call:

- Intertek-ATI will lead a project kick-off conference call to review the items required for testing, testing procedures and processes, parties required at testing, assistance required, etc. We will prepare and distribute meeting minutes.
- The kick-off conference call will be scheduled at project initiation.

Pre-Test Conference Call:

- Intertek-ATI will lead a project pre-test conference call to review and confirm the testing schedule, logistics, obtain information required prior to testing (as discussed during the kick-off conference call), etc.
- The pre-test conference call will be scheduled approximately one (1) month prior to testing, if possible.



**Building Preparation and Testing:**

- Upon arrival to the site, Intertek-ATI will perform a review of the building to verify the appropriate and required building preparations have been completed in preparation for testing.
- We will advise the appropriate parties of identified concerns that must be addressed prior to testing.
- Once preparations are completed, testing will be performed.
- Infrared scanning of the building enclosure and the use of small amounts of neutrally buoyant smoke as well as other methods to be determined on site will be performed to identify areas of significant air leakage.
- We will prepare a comprehensive report of the test results.

**Analysis and Reporting:**

- Upon completion of the assessment and the forensic air leakage site detection, Intertek-ATI will provide a report of our findings indicating:
  - The measured air leakage of the building enclosure, if the required pressures are achievable. If the required pressures are not achievable due to excessive leakage, Intertek-ATI will provide an estimated air leakage rate based upon the data collected.
  - Identification and prioritization of performance impact of the identified air leakage sites.
  - Conceptual remediation strategies for air leakage sites.

**Schedule of Performance Criteria and Fees:**

Phase 2.B: Whole Building Air Tightness Assessment		
Natural History Museum of Utah	Whole Building Air Testing	Performance Criteria: 0.25 cfm/ft <sup>2</sup> (see Note #5)
		Approximate Allowable Leakage (at 75 Pa): 72,000 cfm
	Thermographic Inspection for Air Leakage (Conditions Permitting)	
<b>Subtotal for Phase 2.B:</b>		<b>\$22,000</b>

**Provisions:**

- I. Building Enclosure
  - The enclosure area will be provided by Intertek-ATI.
  - The building preparation will be completed by others in accordance with the applicable standards.
  
- II. Mobilization
  - Fees include all time (as indicated below), equipment, expenses, and reporting. Fees are based on a minimum four (4) week notice from the testing date. If less than a four (4) week notice is provided and/or testing dates are changed, additional fees for increased airfare, and/or expedited shipping of equipment will be invoiced on a time and expenses basis.



### III. Testing

- This proposal assumes one day on site, for a maximum of sixteen hours per day. Additional hours will be invoiced at \$150 per hour, per Intertek-ATI staff member as an Additional Service.
- Fees are based on conducting the thermography inspection concurrent with the whole building air testing.
- Intertek-ATI will perform diagnostic testing, as needed, during the site time indicated above. If additional diagnostic testing is required (and can be accommodated), the additional time will be invoiced on a time and expenses basis.
- If repairs to the air barrier are required after initial testing, requiring additional time on site, the additional time will be invoiced on a time and expenses basis.
- If additional testing days are required beyond that indicated above, each additional day concurrent with the same site visit will be charged at the applicable daily rate plus associated travel expenses. If an additional trip is required, additional fees will be incurred, and will be agreed to prior to testing.

#### Items provided by Intertek-ATI:

- Test equipment to perform testing.
- Project Manager/Technician with a minimum of two (2) years' experience to conduct testing.
- Certified Infrared Thermographer.

#### Items provided by others:

- Personnel representing the Owner, Building Engineer, General Contractor (if available), and the Retro Cx Authority (New Vision) shall be involved in the pre-testing efforts and present during the duration of testing.
- 110/120 volt 20 amp power supply located within 100 feet of each blower door fan (non-GFCI).
- Coordination/approval of access to the interior and exterior of the test/inspection areas.
- Notification and coordination of all parties involved.
- Repair of any damage that may result from testing.
- Personnel to remove and replace building materials for test/inspection purposes.
- Equipment rental as required to access the exterior of the building.
- Personnel on-site to ensure that all exterior doors are maintained in the closed position during the test(s) duration.



**Additional Services:**

Additional Services	Fee
Whole Building Air Testing – Building Preparation (see Note #3)	\$5,500 to \$7,500 (see Note #4)
Revise Allowable Air Leakage Criteria to 0.40 cfm/ft <sup>2</sup> (See Note #5)	\$7,500

**Note #3:** Test preparation requires two additional days on-site, one day prior to the test date to complete the preparation, and one day following the test date to remove all the masking, etc. performed as part of the preparation. Test preparation includes temporary masking of the bathroom, range hood, and utility closet exhaust fan grills; corridor, stairwell, and elevator shaft louvers; and any other accessible vent penetrations through the air barrier boundary. Preparation also includes propping open all interior doors as required by the testing standard, and confirming all plumbing fixture p-traps are filled with water. All mechanical system and elevator test preparation is the responsibility of the Owner (or others), and not included in this proposal/fee. Intertek-ATI does not assume responsibility for damage caused by the test preparation.

**Note #4:** High end of the fee estimate includes a 2-person crew for up to 8 hours of preparation the day before the test. If awarded the project, we will work with you to fully understand the preparation requirements and extent, and provide a revised estimate. Test Preparation work will be invoiced on a time and expenses basis.

**Note #5:** The increase of the allowable air leakage rate represents an increase in the equipment and personnel to conduct the assessment. This approach will increase the likelihood that the required pressures will be achieved. If pressure cannot be achieved, there will be a need to extrapolate the data collected to identify a leakage rate at 75 Pa thereby reducing the accuracy and repeatability of the value provided.

**Authorization:** You may authorize us to proceed with the work as described and quoted herein by signing the proposal and returning it to us. You may forward a signed copy of this proposal to my attention at [knelson@archtest.com](mailto:knelson@archtest.com). We must receive written authorization a minimum of four (4) weeks before the scheduled test date. Should the requirements for this project significantly deviate from those quoted herein, Intertek-ATI reserves the right to revise this proposal.

**Terms:** This proposal is based on the attached Intertek-ATI Terms and Conditions. The payment terms for the scope of work as outlined in this proposal are net 30 days upon receipt of invoice. These terms are subject to approval by Intertek-ATI's Accounting Department prior to initiation of testing. A charge of to \$1,000 may be charged for cancellations or postponements that occur within 48 hours of confirmed dates. Payments according to the terms for this project will not be delayed or withheld due to any insurance or indemnification issue.



Quote No. 165924R1  
Ms. Sarah Boll  
Page 9 of 10  
Revised July 28, 2015

**Insurance:** This quotation includes comprehensive insurance from *A-RATED ADMITTED* insurance carriers for *Commercial General Liability, Automobile Liability, Employer's Liability, and Workers' Compensation*. This insurance will remain in effect throughout the duration of this contract. No changes, additions, or amendments to the insurance coverage will be made, and no certificates of insurance will be issued after Intertek-ATI begins work on this project.

Thank you for the opportunity to provide this proposal. Please feel free to contact me should you have any questions or require further information.

For Architectural Testing, Inc.:

Keith Nelson  
Senior Project Architect – Building Sciences

KN:ldj

cc: Don Rasmussen, Intertek-Architectural Testing, Inc.

Attachment: Intertek-ATI Terms and Conditions (2 pages)

**THIS PROPOSAL CONSISTS OF THREE EQUALLY IMPORTANT ITEMS:**

- 1.) SCOPE OF SERVICES AS DESCRIBED IN THIS PROPOSAL;**
- 2.) PRICE AS INDICATED HEREIN; AND**
- 3.) TESTING AND EVALUATION TERMS AND CONDITIONS ATTACHED.**

**THESE TERMS AND CONDITIONS ARE THE ONLY TERMS UPON WHICH INTERTEK-ATI AGREES TO PROVIDE SERVICES AND SHALL PREVAIL OVER ANY TERMS PROPOSED OR SUBMITTED BY CUSTOMER AT ANY TIME. ANY PROVISIONS OR TERMS IN CUSTOMER'S PURCHASE ORDER, INSTRUCTIONS, NOMINATION OR OTHER DOCUMENTS ARE OBJECTED TO AND REJECTED, AND SHALL BE OF NO FORCE OR EFFECT.**



**Acceptance:**

Please acknowledge acceptance of Intertek-ATI's Testing and Evaluation Terms and Conditions, attached hereto. Please note that all fees listed herein are only estimates of the final project costs. The final cost for this project will be reflected on the invoice(s) provided to Customer by Intertek-ATI.

To accept this proposal, please fill in the following information and fax the proposal to Intertek-ATI at 717-764-4129 or return electronically.

As a duly authorized representative of and on behalf of Customer, I hereby acknowledge that I have read and understand this document including the fees, payment terms, and insurance. I hereby authorize Intertek-ATI to proceed with the work described in this proposal.

\_\_\_\_\_   
Customer Signature

\_\_\_\_\_   
Date

\_\_\_\_\_   
Title

\_\_\_\_\_   
Purchase Order Number

**Certificate of Insurance**

If a project specific certificate of insurance (per Intertek-ATI Testing and Evaluation Terms and Conditions) is required, please complete the following:

**Certificate issued to Customer, address as holder**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_

**Additional Insured:**

The following shall be named as an Additional Insured under the General Liability and Auto Liability policies to the extent it pertains to the scope of work performed under this agreement:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Testing and Evaluation Terms and Conditions:

1.0 INTRODUCTION - These Terms and Conditions are incorporated into the proposal made and submitted to you by Architectural Testing, Inc., an Intertek Company ("Intertek-ATI"). The party executing this document ("Customer") indicates acceptance of this proposal as a contract between Customer and Intertek-ATI which governs the performance of the stated services and the rights and obligations of the parties and that Intertek-ATI may proceed with the work.

2.0 PROPOSAL TERM - Unless otherwise stated in the proposal, this offer shall remain valid until accepted, but in no event for a period longer than sixty days from the date of the proposal.

3.0 CUSTOMER INFORMATION - Customer represents that the information supplied by it or its agents to Intertek-ATI is accurate and complete and samples are representative, and Customer has informed Intertek-ATI concerning any dangerous or potentially dangerous characteristics of such samples which could cause injury during the performance of the work or in the transporting of such samples and Customer also acknowledges that Intertek-ATI is relying upon such information and samples or data in the preparation of this proposal without further verification by Intertek-ATI as to its accuracy or completeness. The Customer is responsible for informing Intertek-ATI in advance of any applicable import/export restrictions that may apply to the samples and/or services to be provided, including instances where products, information or technology may be exported to a country that is restricted or banned from such export. The Customer agrees to hold Intertek-ATI harmless and indemnify Intertek-ATI from any liability of whatever kind or nature, including but not limited to court costs and reasonable attorney's fees if information provided by the Customer is inaccurate or incomplete or samples are not representative. Intertek-ATI agrees that information received from the Customer shall remain the property of the Customer and will be returned to the Customer upon demand, except for that which is necessary as a basis for the Intertek-ATI Reports. Customer may designate in writing any information provided by Customer to Intertek-ATI as confidential and proprietary. If Customer has done so, Intertek-ATI will not release to third parties any such information without the prior written consent of the Customer or only in response to a proper court order or process. As to that information, Intertek-ATI may make and retain copies. Customer shall designate in writing to Intertek-ATI if it does not wish to have Intertek-ATI transmit any information, including test data and Reports, via electronic means.

### 4.0 PROPOSAL, PRICE AND SCHEDULE:

4.1 Intertek-ATI will work diligently to provide the services according to the costs and schedule stated in the referenced proposal. Customer recognizes and agrees that the proposal is a good faith estimate of the costs for the services to be provided and times of completion, but such estimate is not a guarantee of the total costs or time that may be involved in completing the proposal. Intertek-ATI will not exceed the authorized estimate of costs without written authorization of Customer. Samples will be shipped by Customer to Intertek-ATI prepaid and will be returned collect or disposed of at Customer's expense within thirty (30) days after testing is completed, unless alternative arrangements are made by Customer. Additional fees will be charged for unanticipated assembly or preparation of samples. Further testing and report revisions are subject to additional charges. Test services will not be initiated until satisfactory credit has been established with Intertek-ATI's accounting department.

4.2 Unless specifically identified in the proposal, Intertek-ATI's proposal does not include items such as drug/substance abuse screening or special project-specific site training. If a project requires anything in addition to the items specified in Intertek-ATI's proposal, Customer must notify Intertek-ATI, and Intertek-ATI will review the requested items for acceptance/amendment to the proposal. Customer agrees that Intertek-ATI shall have the right to collect from the Customer its reasonable expenses incurred in enforcing these terms and conditions.

5.0 INVOICING - Invoices will generally be issued upon project completion. In certain instances, interim invoices may be issued. Invoices are due and payable to Intertek-ATI at its offices by the due date shown on the invoice in conjunction with the terms listed in the pricing. If necessary, the Customer agrees to pay reasonable collection costs in the event of non-payment.

6.0 INSURANCE - Intertek-ATI declares that it maintains workers' compensation and employer's liability insurance on Intertek-ATI employees in a form and amount as required by applicable laws. This insurance does not cover any employees of Customer or third parties who may be involved with the work to be performed, whether on property of Intertek-ATI, Customer or third parties.

7.0 CANCELLATION / POSTPONEMENT – Intertek-ATI may charge a minimum fee of \$1,000 for cancellations or postponements that occur within three (3) business days of the confirmed service and/or testing date(s).

8.0 REPORTS - The Customer agrees to waive any claim against Intertek-ATI and defend, indemnify, and hold Intertek-ATI harmless from any and all causes of action, lawsuit, proceedings or claims, including legal fees and expenses incurred by Intertek-ATI, allegedly arising as a result of unauthorized use of Intertek-ATI's Reports. The term Reports includes all reports, laboratory test data, calculations, estimates, notes and other documents prepared by Intertek-ATI in the course of providing services to the Customer. All technical determinations of compliance arising from product, material or system evaluation shall not be considered final until issuance of a written report, reviewed and signed by an Intertek-ATI qualified Reviewer. All final decisions on product certification are made by the Certification Manager. Intertek-ATI retains any and all rights of ownership of Intertek-ATI's concepts, ideas, inventions, patents or copyrights used by Intertek-ATI in preparing Intertek-ATI's Reports and the provision of services to the Customer. Only the Customer is authorized to copy or distribute Intertek-ATI's Reports and then only in their entirety, and the Customer shall not use the Reports in a misleading manner. Customer further agrees and understands that reliance upon the Reports is limited to the representations made therein. Any use of the Intertek-ATI name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek-ATI. If Intertek-ATI becomes directly or indirectly involved in litigation as a result of misuse of its Reports, the Customer agrees to compensate Intertek-ATI for its fees and expenses, including legal costs, in accordance with Intertek-ATI's prevailing fee schedule and expense reimbursement policy.

## Testing and Evaluation Terms and Conditions:

9.0 LIMITED WARRANTY - Intertek-ATI warrants that if any of its completed services fail to conform to professional standard, Intertek-ATI will, at its own expense, perform corrective services of the type originally performed as may be reasonably required to correct such defects, of which Intertek-ATI is notified in writing within six months of the completion of services. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise. Specific jurisdictions and regulatory authorities may require additional testing and evaluation for acceptance in specific applications. Intertek-ATI makes no representations regarding acceptance by a jurisdiction or a regulatory authority.

10.0 LIMITS OF LIABILITY - Intertek-ATI's liability is limited as follows:

10.1 The Customer agrees to limit Intertek-ATI's liability arising from Intertek-ATI's professional activity, errors, or omissions, such that the total aggregate liability of Intertek-ATI shall not exceed Intertek-ATI's total fee for the services rendered on the project in question, except in the case of a finding of gross negligence or willful misconduct on the part of Intertek-ATI by a court of competent jurisdiction.

10.2 Intertek-ATI shall be discharged from all liability to the Customer for all claims for loss, damage or expense unless a claim is made within three (3) months of the date at which the damage, defect or alleged non-performance became apparent to the Customer, and the process of law served no later than two (2) years from the provision of services by Intertek-ATI.

10.3 Intertek-ATI shall not be liable to the Customer for any consequential damages incurred by Customer due to the fault of Intertek-ATI, regardless of the nature of this fault, whether it was committed by Intertek-ATI, its employees, agents or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

10.4 The Customer agrees to extend any and all limitations, indemnifications, and waivers provided by the Customer to Intertek-ATI to those individuals and organizations Intertek-ATI retains for proper execution of the work. These shall be deemed to include but are not necessarily limited to Intertek-ATI's officers and employees and their heirs and assigns, as well as Intertek-ATI's agents, subcontractors and their officers, employees, heirs and assigns.

10.5 Customer acknowledges that testing, including sample preparation and transportation, may damage or destroy Customer's product. Customer agrees to hold Intertek-ATI harmless from any and all responsibility for such alteration.

10.6 The Customer agrees Intertek-ATI shall not be responsible for any injuries to the Customer's representatives while attending to or observing testing at Intertek-ATI's facility. If testing takes place at the Customer's facility, Customer agrees that Intertek-ATI will not operate and shall not be responsible for any of Customer's equipment and that although Intertek-ATI agrees to abide by Customer's safety procedures, Intertek-ATI shall not be responsible for injury to any of Customer's personnel.

### 11.0 DISCIPLINE SPECIFIC TERMS

#### 11.1 FIRE TESTING

- a. Customer shall notify Intertek-ATI prior to testing of any known hazardous or toxic compounds in the products supplied for testing.
- b. Intertek-ATI will perform the testing for the duration specified by the standard unless it is determined by Intertek-ATI that unsafe, environmentally-detrimental, or otherwise dangerous conditions have been reached, at which time the test will be terminated.
- c. If the testing of Customer's product causes damage to Intertek-ATI's equipment, property, or employees due to the nondisclosure of hazardous, toxic, or otherwise dangerous compounds, the Customer shall be liable for all costs associated with such damages.
- d. Hazardous materials, such as sealant primer, which are not fully consumed during the course of the project and which are not otherwise able to be utilized or recycled must be removed from the premises at the completion of testing. A hazardous waste disposal fee will be assessed to Customer for such hazardous materials that are found on site immediately prior to mock-up demolition.

#### 11.2 FIELD TESTING

- a. Union Labor: Intertek-ATI is a professional services organization similar to a special inspector. The quoted fee represents Intertek-ATI's estimated costs unencumbered by organized union labor restrictions. Any restrictions encountered on site impacting Intertek-ATI's ability to work will result in additional fees.

12.0 GOVERNING LAW - This proposal, and any work performed pursuant to this proposal, shall be governed by the laws of the jurisdiction within which the Intertek-ATI facility making the proposal is located. Any action brought hereon shall be venued in said jurisdiction.

13.0 SEVERABILITY - Any provision of this proposal that may be held invalid, void or unenforceable for any reason, shall not affect any other term or condition of this proposal, and such term or condition shall be replaced or interpreted to accomplish the intent of the parties.

14.0 MODIFICATIONS - No modification, waiver or amendment of any of these terms and conditions, including any assignment of Customer's rights and responsibilities hereunder, shall be binding upon Intertek-ATI unless agreed to in a writing signed by an agent of Intertek-ATI.

## Appendix D

# Utah New Vision Construction LLC

11350 E. 18625 S. #118 Mt Pleasant Utah, 84647 (801) 557-3211 Fax: (435)-462-3983

## Commissioning (Cx) Services Proposal

Project: Utah Natural History Museum – RCx Proposal  
Date July 23, 2015  
From: Greg Cummings - 435-851-3162

PAGE	1 of 1
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This proposal is for Controls Programming, Engineering, and Commissioning services to reduce energy cost in the UNHM. The intent of this proposal is to create new sequences of operation and/or repair sequence of operations so that systems are running at optimal levels. This proposal is also to include rebalancing AHU 5 once walls are sealed. Proposal also includes adding AHUs, Chillers, Boilers, Pumps, De Humidification equipment, Humidifiers, BTU Meters, and Electrical Meters (if possible) to Skyspark system.

Our approach will be as follows:

1. JCI, UNV, and Colvin to meet to review current sequences and come up with new sequence of operations.
2. Colvin will re-write new sequences and come up with new sequence of operations for major pieces of equipment.
3. JCI will reprogram the sequences.
4. UNV will test and trend the system and commission the Sequence of Operations.
5. UNV will tie systems into Skyspark.

Cost are as follows:

- JCI Cost - \$25,290.00 (180hrs at \$137.70/hr)
- Colvin Cost - \$17,200.00 (80hrs at \$215/hr)
- UNV Cost - \$10,500 (100hrs at \$105/hr)

Total Cost: \$52,990

All cost are T&M, which means only hours worked will be billed. UNV has not marked up any of the other contractors or engineers services. See attached quotes for reference. UNV will manage project. To keep cost down with JCI they need to work between the hours of 8-5. We will coordinate any down time with UNHM.

Let me know of any concerns.

Greg Cummings

**From:** Steve Connor <sconnor@cea-ut.com>  
**Sent:** Friday, July 17, 2015 3:33 PM  
**To:** gcummings@unvc.net  
**Subject:** RE: UofU Museum of Natural History

Budget 80 hours at 215/hr, NTE.

---

**From:** [gcummings@unvc.net](mailto:gcummings@unvc.net) [<mailto:gcummings@unvc.net>]  
**Sent:** Wednesday, July 15, 2015 8:48 PM  
**To:** Steve Connor  
**Subject:** FW: UofU Museum of Natural History

Steve

Do you have a cost proposal yet. Thanks

Gregory Cummings, LEED AP BD+C, NEBB BSC CP  
Commissioning Agent | Utah New Vision Construction LLC  
c. 435.851.4162 | e. [gcummings@unvc.net](mailto:gcummings@unvc.net)  
a. 11350 E. 18625 South #118 | Mt. Pleasant, Utah 84647

---

**From:** Preston B Valora [<mailto:Preston.B.Valora@jci.com>]  
**Sent:** Wednesday, July 15, 2015 5:27 PM  
**To:** Stephen G. Connor ([sconnor@cea-ut.com](mailto:sconnor@cea-ut.com)); Greg Cummings ([gcummings@unvc.net](mailto:gcummings@unvc.net))  
**Cc:** Jonathan R Haarbrink  
**Subject:** UofU Museum of Natural History

As requested, here is the proposal for consideration for modifications to the Sequences in the Museum of Natural History. It will provide for Greg Jones to work with the team in helping to resolve operational deficiencies. After your review, please contact us with any questions and we will help address them as needed.

Thank you.



# PROPOSAL

Johnson Controls, Inc.  
2255 Technology Pkwy  
West Valley City, UT 84119  
Tel. (801) 974-4562  
FAX (801) 973-4379

TO: Colvin Engineering  
244 West 300 North  
Salt Lake City, Utah 84103

Date: July 15, 2015

Project: UofU - M of Nat History SOO Mods

ATTN: Stephen G. Connor

The University of Utah's Museum of Natural History has Sequence of Operation (SoO) modifications they would like to implement in an effort to reduce the amount of energy required to condition the spaces. These modifications are general in concept and may require tuning over time to accomplish the goal.

In general, Johnson Controls will:

- Provide technical programming expertise to modify the existing SoO
  - Review the existing SoO
  - Pull data on the performance of the system and analyze for consumption points
  - Suggest possible modifications
  - Correct potential programming issues
  - Implement identified modifications to the SoO
  - Verify system performance improvements

**EXCLUSIONS:**

- Modification to the existing controllers, hardware or sensors
- All Architectural, Mechanical and Plumbing system installation or repair

**CLARIFICATIONS:**

- All work is related to programming only
- All work performed during normal working hours (8:00 AM – 4:30 PM) Monday - Friday
- Access to working areas shall be provided in a timely and coordinated fashion

Pricing for the above detailed scope of work Not To Exceed:

TWENTY-FIVE THOUSAND TWO HUNDRED NINETY AND 00/100 DOLLARS ----- \$25,290.00

Thank you for the opportunity to provide this proposal and we are looking forward to working with you on another successful project.

(IMPORTANT: This proposal incorporates by reference the standard terms and conditions.)

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid until:

August 15, 2015

\_\_\_\_\_  
Purchaser

Johnson Controls, Inc.

\_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Name: Preston Valora

Title: \_\_\_\_\_

Title: Account Executive

Date: \_\_\_\_\_

PO #: \_\_\_\_\_

## TERMS AND CONDITIONS

By accepting this proposal, Purchaser agrees to be bound by the following terms and conditions:

- SCOPE OF WORK.** This proposal is based upon the use of straight time labor only. Plastering, patching and painting are excluded. "In-line" duct and piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by Johnson Controls, Inc. (hereinafter referred to as JCI), shall be distributed and installed by others under JCI's supervision but at no additional cost to JCI. Purchaser agrees to provide JCI with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. JCI agrees to keep the job site clean of debris arising out of its own operations. Purchaser shall not back charge JCI for any costs or expenses without JCI's written consent unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement, JCI's obligations under this agreement expressly exclude any work or service of any nature associated or connected with the identification, abatement, clean up, control, removal, or disposal of environment Hazards or dangerous substances, to include but not be limited to asbestos or PCSs, discovered in or on the premises. Any language or provision of the agreement elsewhere contained which may authorize or empower the Purchaser to change, modify, or alter the scope of work or services to be performed by JCI shall not operate to compel JCI to perform any work relating to Hazards without JCI's express written consent.
- INVOICING & PAYMENTS.** JCI may invoice Purchaser monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Ten percent (10%) of the contract price is for engineering, drafting and other mobilization costs incurred prior to installation. This 10% shall be included in JCI's initial invoice. Purchaser agrees to pay JCI the amount invoiced upon receipt of the invoice. Waivers of lien will be furnished upon request, as the work progresses, to the extent payments are received. If JCI's invoice is not paid within 30 days of its issuance, it is delinquent.
- MATERIALS.** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of JCI, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, JCI shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.
- WARRANTY.** JCI warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by JCI, for a period of one (1) year from installation. JCI warrants that for equipment furnished and/or installed but not manufactured by JCI, JCI will extend the same warranty terms and conditions which JCI receives from the manufacturer of said equipment. For equipment installed by JCI, if Purchaser provides written notice to JCI of any such defect within thirty (30) days after the appearance or discovery of such defect, JCI shall, at its option, repair or replace the defective equipment. For equipment not installed by JCI, if Purchaser returns the defective equipment to JCI within thirty (30) days after appearance or discovery of such defect, JCI shall, at its option, repair or replace the defective equipment and return said equipment to Purchaser. All transportation charges incurred in connection with the warranty for equipment not installed by JCI shall be borne by Purchaser. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
- LIABILITY.** JCI shall not be liable for any special, indirect or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
- TAXES.** The price of this proposal does not include duties, sales, use, excise, or other similar taxes, unless required by federal, state or local law. Purchaser shall pay, in addition to the stated price, all taxes not legally required to be paid by JCI or, alternatively, shall provide JCI with acceptable tax exemption certificates. JCI shall provide Purchaser with any tax payment certificate upon request and after completion and acceptance of the work.
- DELAYS.** JCI shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond JCI's control, including, but not limited to, acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of JCI, etc.
- COMPLIANCE WITH LAWS.** JCI shall comply with all applicable federal, state and local laws and regulations and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Purchaser.
- DISPUTES.** All disputes involving more than \$15,000 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.
- INSURANCE.** Insurance coverage in excess of JCI's standard limits will be furnished when requested and required. No credit will be given or premium paid by JCI for insurance afforded by others.
- INDEMNITY.** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of the work herein specified and which are caused, in whole or in part, by the negligent act or omission of the Indemnifying Party.
- OCCUPATIONAL SAFETY AND HEALTH.** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of, the Occupational Safety and Health Act relating in any way to the project or project site.
- ATTORNEY'S FEES.** Purchaser agrees that he will pay and reimburse Johnson Controls for any and all reasonable attorneys' fees which are incurred by Johnson Controls in the collection of amounts due and payable by others.
- ENTIRE AGREEMENT.** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.
- CHANGES.** No change or modification of any of the terms and conditions stated herein shall be binding upon Johnson unless accepted by Johnson in writing.

# Not to Exceed Hourly Charges

Greg Jones  
Master Factory Trained Technician  
Lead System Specialist

\$153.00/hour Regular Time Street Rate less 15% Contract Discount **\$137.70/hour**  
Mileage is included, minimum charge is 2 hours.

Overtime: **\$206.55/hour**



**Gary R. Herbert**  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Facility Maintenance Standard Revisions**  
Presenter: Jeff Reddoor

---

### **Recommendation:**

Jeff Reddoor recommends the Board approve the newly revised Facility Maintenance Standards.

### **Background:**

The last revision of the Facility Maintenance Standards was in 1997. This new revision reflects the directive from the Legislature (Senate Bill 217) which required changes to the standards and procedures for Capital Requests and O & M.

JR: cn

Attachments: Facility Maintenance Standards

# Facilities Maintenance Standards

rev 9-1-2015

## Purpose

The purpose of these standards is to outline the minimum requirements for maintaining state owned facilities and infrastructures in a manner that will maximize the usefulness and cost effectiveness of these facilities in enhancing the quality of life of Utah state employees, citizens, and visitors. Additional work may be required to satisfy code or judicial requirements.

All agencies and institutions shall comply and will be audited against these standards by the Utah State Building Board. Exempt agencies are to review their maintenance programs against these standards and to report the degree of compliance of each of their complexes to the legislature through the Utah State Building Board.

## 1.0 Documentation

### 1.1 Architectural and Mechanical

1.1.1 At least one copy of the Operations and Maintenance Manuals shall be maintained at the facility or complex.

1.1.2 At least one copy of the architectural, mechanical, and electrical as built drawings shall be maintained at the facility or complex.

1.1.3 A mechanism shall be provided whereby as built drawings are promptly updated upon changes in the structural, mechanical, electrical, or plumbing systems.

1.1.4 As built drawings shall be reviewed periodically to assure that they reflect the current building or infrastructure configuration to be maintained at the facility or complex.

1.1.5 Reserve copies of all building documentation shall be archived in an appropriate and separate location from the facility.

## 2.0 Equipment Data Base and Tagging

2.1 An appropriate equipment numbering system shall be utilized and metal, plastic tags or labels placed on all building equipment and electrical panels.

2.2 All equipment name plate data shall be collected, documented, and filed in a computerized data base/computerized maintenance management system (CMMS).

## 3.0 Corrective Maintenance

3.1 A work request system shall be defined and made available to the user of the facility/infrastructure so that maintenance problems can be reported and logged promptly by the maintenance department. A log of all requests shall be maintained indicating the date of the request and the date of completion.

3.2 A work order system shall be established to govern the procedures for corrective maintenance work. The work order system shall capture maintenance time, costs, nature of repair, and shall provide a basis for identifying maintenance backlog on the facility/infrastructure.

3.3 Maintenance backlogs on the facility/infrastructure shall be regularly reviewed and older requests processed so that no request goes unheeded and all requests are acted upon in a timely manner.

3.4 A priority system for corrective maintenance shall be established so that maintenance work is accomplished in an orderly and systematic manner. The facility user shall be made aware of the priority of requested maintenance and the time expected to accomplish the correction. If the stated goal cannot be met, the user shall be informed of the new goal for completing the request.

3.5 The agency and institution shall report to the Utah State Building Board Director a current and accurate operations and maintenance costs tracked to the individual building level for any facility measuring 3,000 GSF or greater. For locations consisting of multiple facilities that individually do not meet the minimum GSF requirement shall be required to report operations and maintenance costs at the campus/complex level. Reporting for Individual building O&M cost shall be reported no later than December 31, of each year.

3.6 All operations and maintenance expenditure reports for both direct and indirect cost shall contain current and accurate costs including but not limited to: Utilities (, Electrical, Gas/Fuel, and Water in certain cases Steam, High Temp Water, Chilled Water and Sewer may need reporting), Labor, Materials, Custodial, Landscape & Grounds services, Insurance, travel, leasing and rent.

#### **4.0 Preventive Maintenance**

4.1 State facilities managers shall automate preventive maintenance scheduling and equipment data bases.

4.2 All equipment (e.g. chillers, boilers, air handlers and associated controls, air compressors, restroom exhaust fans, domestic hot water circulating pumps, automatic door operators, temperature control devices, etc.) shall be on a computer based preventive maintenance schedule the frequency of preventive maintenance procedures shall be determined by manufacturer's recommendations and local craft expertise and site specific conditions.

4.3 A filter maintenance schedule shall be established for HVAC filters and a record of filter changes maintained.

4.4 Preventive maintenance work orders shall be issued for both contract and in house preventive maintenance and the completion of the prescribed maintenance requirements documented.

4.5 Emergency generators shall be test run at least monthly. If test runs are not automatic, records of these test runs shall be maintained at the site. At least yearly, the transfer from outside power to emergency power shall be scheduled and successfully performed.

## **5.0 Boilers**

### **5.1 Steam Boilers**

5.1.1 Steam boilers shall be checked daily when operational or on a automated system that tracks them.

5.1.2 Low water cut off devices shall be checked for actual boiler shut down at the beginning of the heating season and at least quarterly thereafter by duplicating an actual low-water condition.

5.1.3 Boiler relief valves shall be tested for proper operation at least annually.

5.1.4 A record of these tests shall be maintained near the location of the boiler.

5.1.5 A daily log of the operating parameters shall be maintained on boilers when they are operational to include pressures, temperatures, water levels, condition of makeup and boiler feed water, and name of individual checking parameters.\

### **5.2 Hot Water And Steam Boilers**

5.2.1 All boilers shall receive inspections and certification as required from an authorized state agent or insurance inspector. The certificate of compliance shall be maintained at the boiler.

5.2.2 Monthly tests of boiler water pH and Total Dissolved Solids shall constitute the basis upon which to add water treatment chemicals. A log of these tests shall be maintained in the boiler room.

## **6.0 Life Safety**

6.1 All elevators shall receive regular inspections and maintenance by certified elevator maintenance contractors. Records of such maintenance shall be maintained at the site. Telephones within elevators shall be checked monthly for proper operation.

6.1.1 All elevators shall have current Permits to Operate posted near the elevator equipment as required by the Utah State Labor Commission.

### **6.2 Fire Protection Equipment**

6.2.1 Detection and notification systems (e.g. control panel, smoke detection devices, heat sensing devices, strobe alarm lights, audible alarm indicating devices, phone line communication module, etc.) shall be inspected annually and tested for operation at least semi-annually by a properly certified technician. A record of these inspections shall be maintained and FACP needs to be properly tagged as required by the Utah State Fire Marshal.

6.2.2 Halon/Ansulor pre-action systems shall be inspected and tested by a certified inspector semi-annually to assure their readiness in the event of a fire. Testing and inspection of these systems shall be documented.

6.2.3 Fire extinguishers shall be inspected monthly and tagged annually by a certified inspector and all tags should be properly and legibly completed

6.2.4 Automatic fire sprinkler systems, standpipes and fire pumps shall be inspected annually by a certified technician. Tags should be properly and completely filled out including the type of inspection, month and year those inspections were performed, the person who performed the inspection, and the person performing the inspections certificate of registration number.

6.3 Uninterruptible power supply systems for data processing centers shall be inspected and tested appropriately to assure their readiness in the event of external power interruptions. Maintenance on these systems shall be documented.

6.4 Emergency directional and exit devices (e.g. exit signs, emergency lights, ADA assist equipment, alarm communicators, etc.) shall be inspected at least quarterly for proper operation.

## **7.0 Air Conditioning and Refrigerated Equipment**

### **7.1 Chillers**

7.1.1 A daily log or computerized log of important data (e.g. chilled water supply and return temperature, condenser water supply and return temperature, current draw, outside air temperature, oil level and pressure, etc.) should be kept, and the information trended to identify changes in the system operation; the causes should then be determined and corrected to prevent possible system damage.

7.1.2 The systems shall be leak checked on a quarterly basis during the operating season and once during the winter.

7.1.3 A factory trained technician should perform a service inspection annually to include an oil analysis. Any abnormal results should be discussed with the chiller manufacturer to determine a proper course of action.

7.1.4 Chillers shall not be permitted to leak in excess of 15% of their total charge annually. Losses exceeding this amount are in violation of the law and may result in costly fines.

7.1.4.1 Should refrigerant need to be added to a system, the amount of refrigerant added should be carefully documented and record the cause of the loss and type of work done to repair it.

7.1.5 An adequate supply of refrigerant for the uninterrupted operation of existing CFC chillers shall be maintained until the chiller is converted or replaced. Examples of CFCs are R11, R12, R113, R502, etc..

7.1.6 Maintenance personnel who perform work other than daily logs and visual inspections on CFC chillers or refrigeration equipment containing CFCs or HCFCs must by law have an EPA certification matching the type of equipment being worked on.

7.1.7 The condition of refrigerant cooling water systems such as cooling towers shall be checked visually at least weekly for algae growth and scaling and appropriate treatment administered.

### **7.2 Roof Top and Package Units**

7.2.1 Annually check and clean as needed the condenser coil and evaporator coil.

7.2.2 The following preventive maintenance items should be completed annually: tighten belts, oil motors, leak check, clean evaporator pans and drains.

7.2.3 Quarterly check filters and replace where necessary.

### 7.3 Small Refrigerated Equipment

7.3.1 Annually clean condenser coil.

7.3.2 Annually oil the condenser fan motor and visually inspect the equipment and make necessary repairs as needed.

## 8.0 Plumbing

8.1 All Backflow Prevention Devices shall be tested by a certified technician at least annually and proper documentation shall be filed with the appropriate agency. Proper documentation shall be kept on site and readily available.

8.2 Cross-connection control shall be provided on any water operated equipment or mechanism using water treating chemicals or substances that may cause pollution or contamination of domestic water supply.

8.3 Any water system containing storage water heating equipment shall be provided with an approved, UL listed, adequately sized combination temperature and pressure relief valve, and must also be seismically strapped

8.4 Pressure vessels must be tested annually or as required and all certificates must be kept current and available on site.

## 9.0 Electrical Systems

9.1 All electrical panels shall have a thermal-scan test performed bi-annually on all components to identify hot spots or abnormal temperatures. The results of the test shall be documented.

9.2 A clearance of three feet, or as required by NEC shall be maintained around all electrical panels and electrical rooms shall not be used for general storage.

9.3 Every electrical panel shall be properly labeled identifying the following: panel identifier, area being serviced by each individual breaker, equipment being serviced by each breaker or disconnect.

9.4 All pull boxes, junction boxes, electrical termination boxes shall have proper covers in place and panels accessible to persons other than maintenance personnel shall remain locked to guard against vandalism or personal injury.

9.5 Only qualified electrical personnel shall be permitted to work on electrical equipment.

## 10.0 Facility Inspections

10.1 The facility shall periodically receive a detailed and comprehensive maintenance audit. The audit shall include HVAC filter condition, mechanical room cleanliness and condition, corrective and preventive maintenance programs, facility condition, ADA compliance, level of performance of the janitorial service, condition of the grounds, and a customer survey to determine the level of user satisfaction with the facility and the facility management and maintenance services.

10.2 A copy of the above audit shall be maintained at the facility.

10.3 Each year a Facility Risk Management Inspection shall be conducted, documented, and filed with the Risk Management Section of the Department of Administrative Services.

10.4 Actions necessary to bring the facility into compliance with Risk Management Standards shall be completed within two months following the above Risk Management Inspection for routine maintenance items. Items requiring capital expenditures shall be budgeted and accomplished as funds can be obtained.

10.5 Every five years the facility shall be inspected and evaluated by an Architect/Engineer (A/E), qualified third party or qualified in-house personnel to determine structural and infrastructural maintenance and preventive maintenance needs.

10.5.1 The structural inspection and evaluation may include interior and exterior painting, foundations, walls, carpeting, windows, roofs, doors, ADA and OSHA compliance, brick work, landscaping, sidewalks, structural integrity, and exterior surface cleanliness.

10.5.2 The mechanical and electrical evaluation shall include the HVAC systems, plumbing systems, security, fire prevention and warning systems, and electrical distribution systems.

10.6 The above inspection shall be documented and shall serve as a basis for budgeting for needed capital improvements.

10.7 Intrusion alarm systems that communicate via phone line shall be tested monthly to assure proper operation.

10.8 Periodic inspections of facilities may be requested of local fire departments and the identified deficiencies promptly corrected. These inspections and corrections shall be documented and kept on file at the facility.

## **11.0 Indoor Air Quality and Energy Management**

11.1 Indoor air quality shall be maintained within pertinent ASHRAE, OSHA, and State of Utah guidelines.

11.2 All individual building utility costs (gas, electric, water, etc.) at facilities meeting the criteria listed in section 3.5 of the Facility Maintenance Standards shall be metered and reported back to the Building Board Director annually by December 31, of each year and made available at the facility so that energy usage can be accurately determined and optimized.

11.3 Based on the ongoing analysis of energy usage, appropriate energy conservation measures shall be budgeted for, implemented, and the resulting energy savings documented.

## **12.0 The following documents shall be on hand at the facility (where applicable) in an up-to-date condition:**

12.1 A Hazardous Materials Management Plan

12.2 An Asbestos Control and Management Plan

12.3 A Laboratory Hygiene Plan

12.4 A Lockout/Tag out Procedure for Performing Maintenance on Building Equipment

12.5 A Blood Born Pathogen Program

12.6 An Emergency Management Plan to include emergency evacuation and disaster recovery.

12.7 A Respirator Program

12.8 A Hearing Conservation Program

12.9 A Permit Confined Space Entry Program

12.10 A Lead Exposure Program

12.11 A Trenching Standard

### **13. 0 Available DFCM Maintenance Management Services**

DFCM can provide certain maintenance management, energy management, and preventive maintenance services to agencies at cost. The following services are available:

- maintenance management consulting
- maintenance audits of facilities
- energy management audits and energy management consulting
- development of the documents listed in 12.0 above.



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **DFCM's Revised Space Standards**  
Presenter: Jim Russell

---

### **Recommendation:**

Jeff Reddoor recommends the Board review the Revised Space Standards for the Division of Facilities and Construction Management.

### **Background:**

The DFCM Space Standards were last revised in 1994. DFCM Construction Program Manager, Jim Russell brought these updated standards before the Board in March, 2015, and explained that changes were made to space requirements for updated job classifications, as well as unifying design criteria for employee office and conference space. After careful review, the Board requested additional changes to the standard which included:

- The last half of DHS job positions were missing from standards
- ADA accommodations for office space
- Regulation on storage space added to standards

This document is for information only and has been distributed to the Architect/Design community for additional input. A final version will be presented to the Board at a future date.

JR: cn  
Attachments

*State of Utah*

# OFFICE SPACE STANDARDS

Evaluation & Recommendations

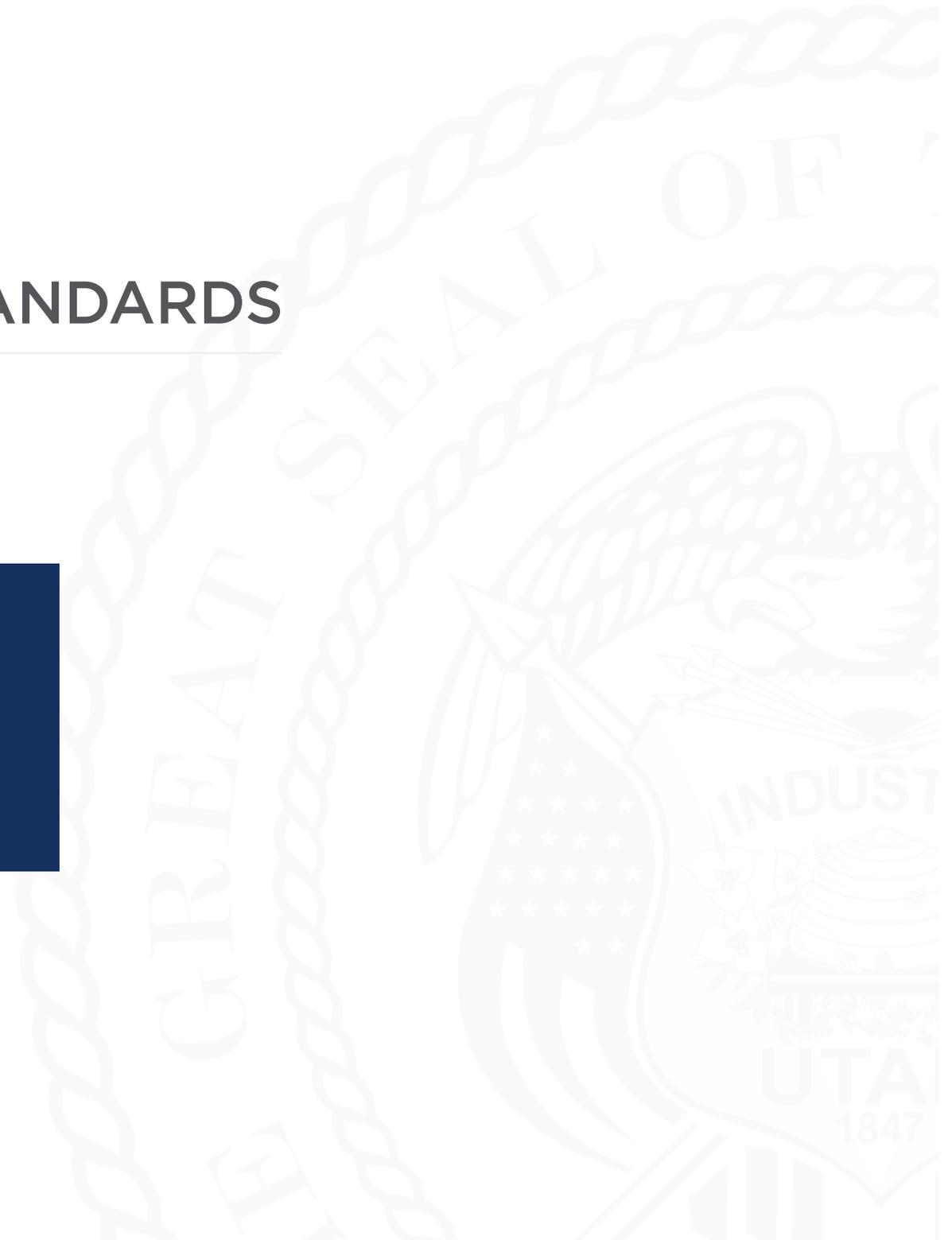
*Division of*

**FACILITY CONSTRUCTION  
& MANAGEMENT**

**STATE OF UTAH**

Office Space Standards

Draft [8.20.15]



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# Contents

## 01 Recommendations

- Introduction
- Study Process
- Review of Current & Recently Proposed Standards
- Recommendations

## 02 Proposed Space Standards

- Introduction
- Goals for the State Standards Update
- Additional Recommendations
- Open & Private Office Standards
- Meeting & Support Space Standards
- Space Standards Implementation
- Determining Approximate Space Needs
- Planning & Programming Grossing Factors



## Introduction

The State of Utah Division of Facilities and Construction Management (DFCM) contracted with MHTN Architects to review the current Utah State Office Space Standards dating from 1994, and a recently-completed draft of a proposed update to the standards. The review was to include consideration of current office space usage and recent trends in the public and private sectors, in Utah and other states. The desired deliverable was an evaluation of the current and proposed standards, and recommendations for updated standards.

This initial draft is being submitted to DFCM for review and comment, as a step in the updating process. The report contains two sections:

**Section 01** focuses on the review of the current standards and recent proposed update, and related recommendations.

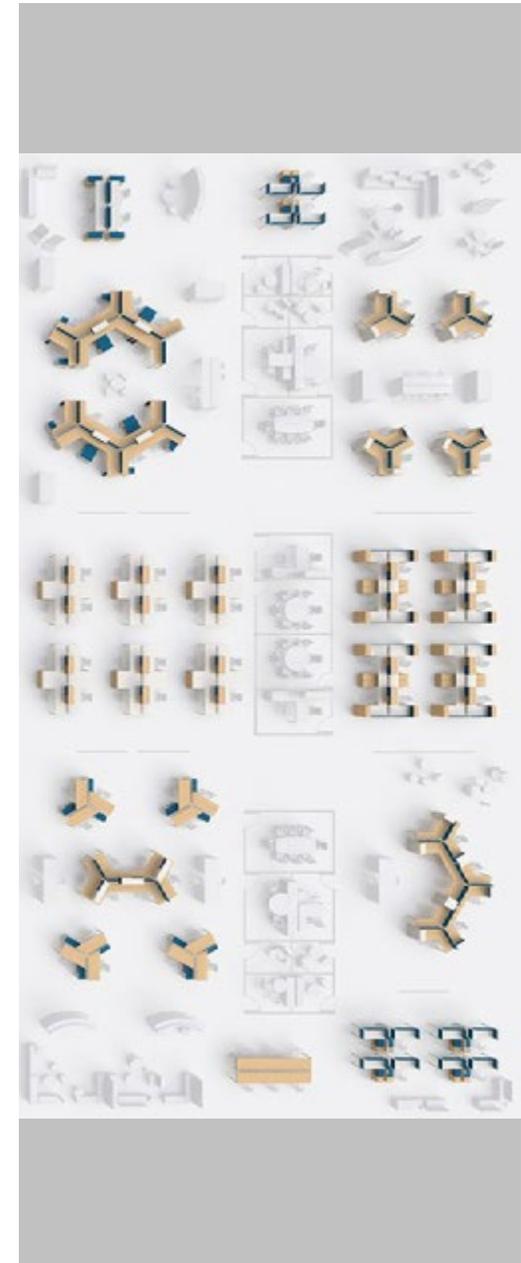
**Section 02** is a draft of a proposed updated State of Utah Office Space Standards document. It contains:

- proposed updated private and open office workspace standards;
- meeting & support space standards;
- a guideline for determining general square footage needs during early planning stages;
- and guidelines for using efficiency and grossing factors when determining project space needs.

## Study Process

The steps used to develop this document and its conclusions and recommendations are outlined below.

1. Review of:
  - currently-used state office standards
  - the recent draft of a proposed new standards document
  - a 2012 report prepared for the state of Alaska regarding their space standards (received from DFCM)
2. Internet-based research regarding space standards developed by other states and municipalities, and by private sector entities.
3. Analysis of data regarding the usage of office space over the past twenty-five to thirty years. Data was obtained from the consultants' past program and predesign projects as well as predesign documents prepared by other architectural firms. The analysis focused on private and open office space sizes, ratios of enclosed to open office space, and how these have changed over time.
4. Formulation of preliminary conclusions and recommendations, submitted to DFCM and approved for moving forward.
5. Development of the preliminary conclusions and recommendations into a more detailed report and a set of proposed office standards.



## Review of Current & Recently Proposed Standards

A review of current state standards and the recently proposed update led to the following observations and conclusions:

1. The recently proposed update maintains the currently used workspace types and sizes which have been in place since 1994. The document states: “Nationally there has been little change in traditional office space utilization...”

**Conclusion:** This report challenges the statement that little has changed in traditional office space usage. The research and analysis of the study process points to changes in office space usage in recent years, a trend that has been observed by the consultants as they’ve planned and designed office space during this period. Likely due to the increasingly high cost of constructing buildings, owners are questioning and reevaluating traditional office space usage. They are challenging previous assumptions about space allocations and are striving to be as efficient as possible with work space.

2. The methodology presented in the recently proposed update for determining space standard sizes is complex and difficult to understand. Many variables are involved and they include calculations based on status and hierarchy, such as:

- A position’s pay grade relative to the highest paying state job
- Whether a position is management vs. professional vs. technical or clerical
- Quantity of subordinates

Also, the process of determining a standard for a given position within an agency includes the agency giving a recommendation regarding space needs. Agencies are not disinterested parties; they would likely be desirous of obtaining the most favorable and comfortable workspaces for their employees.

**Conclusion:** The methodology seems unnecessarily complex. The use of status and prestige factors in calculating space allocations is counter to current trends to assign space based on activities and functional needs. Using

hierarchy in calculations may lead employees to view workspace type and size as a reflection of their value and to give workspace size undue scrutiny and importance.

3. Currently, there are twelve standard private office and workstation sizes, nine of which have one or two alternatives of a different size, for a total of 23 workspaces. There are nuances of differences in defining which standard is appropriate for a given staff position.

**Conclusion:** The large quantity of workspace standards, and the corresponding criteria, are difficult to sort through and comprehend.

4. The recently proposed update document has a chart showing the distribution of workspace sizes among state employees. It indicates these percentages of use for existing workspaces:

62%	100 net square feet or larger
21%	81 net square feet
17%	64 net square feet or smaller

**Conclusion:** The percentage of employees in workspaces 100 NSF or larger is much higher than what is typically seen, especially in recent years. Usually, the majority of workspace sizes are 80 NSF and smaller.

5. The recently proposed update document has a Master Job List in the appendix, which lists: state employee positions; the space standard “Group” to which each belongs; and the space type and size that have been assigned to it. A brief review indicates that the majority of positions have been upgraded to a larger size than the base standard, and many have been upgraded from an open office workstation to a private office.

**Conclusion:** There is a tendency to upgrade workspaces beyond the defined standards. The complexity of the standards and the criteria used to allocate them may facilitate this.

## Recommendations

We recommend the following for the office space standards update going forward:

1. Base the workspace standards on employee activities and functions. Eliminate the past methodologies for determining space standards sizes, especially factors related to status and hierarchy.
2. Organize the standards around workspace types and sizes rather than employee category or position. The current standards are organized into twelve “groups”; the groups are defined partly by employee function but also by employee position and status. Also, simplify the standards by eliminating duplicate sizes and by reducing the quantity of options and alternates. Simplification will lead to these results:
  - The standards will be easier to understand and use.
  - Fewer, more uniform workspace types and sizes will increase flexibility; relocation of employees is easier if workspaces are more uniform in type and size.
  - Workstation uniformity results in easier furniture management, with fewer parts and pieces to track.
3. Remove meeting space from workspaces as much as possible and provide convenient shared open and/or enclosed meeting space for use when collaboration or sound privacy are needed. Retain meeting space in the immediate workspace only for those employee positions whose primary job function is to meet with others. Removing meeting space will allow a reduced size for most standards, as most of the space in the larger open workstations is needed for visitor chairs and/or meeting tables. The work zone in most of the current standards is similar in size from one standard to another.

Section O2 presents a revised set of recommended workspace standards that incorporate these recommendations.



*Private office using systems furniture*



*Open office workstation with low panels*



## Introduction

This document presents updated standards for the planning and design of office space for State of Utah agencies. They replace those in use since 1994, providing simplified and streamlined options for office space. The following revisions have been incorporated:

1. The standards are sized and configured to accommodate employee activities and functions; employee position, title and status no longer factor into workspace sizes or assignments. This is consistent with recent trends in workspace planning in the Utah private sector, and in the public and private sectors of other states.
2. The standards are organized by workspace type and size, rather than by staff position, and the quantity of types and sizes has been reduced. The newly streamlined standards consist of three open workstation options and three private office options.
3. The standards focus primarily on providing an employee's immediate work zone. Some incorporate a small amount of meeting space but larger meeting needs are intended to be met outside the workspace. Separating meeting space allows the workspaces to be smaller; the largest open workstation is 80 net square feet.

The workspace standards are supplemented by meeting space standards, including a range of open and private meeting space to be used for collaboration, meetings and private conversations. This document also provides guidelines for:

- determining approximate space needs for planning purposes
- using grossing factors in planning and programming

The proposed standards may not work for all situations. When necessary, an exception based on functional need may be proposed.

The standards are to be used in new planning projects. They are not retroactive, and will not be applied to existing office spaces.

## Goals for the State Standards Update

Goals for the standards update include the following:

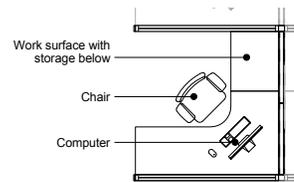
1. Support functionality while being highly efficient with space use.
2. Base standards on employee activities and functions. Remove employee position and status from calculations of workspace type and size.
3. Make state standards consistent with space usage in other states and in the private sector.
4. Simplify the system and make it easy to understand and use.
5. Increase flexibility and ease of future staff relocations by reducing the quantity of different standards types and sizes.

## Additional Recommendations

1. Use open office workstations for the majority of employees, providing convenient open and enclosed meeting space to support collaboration and privacy needs.
2. Provide access to daylight and exterior views for the majority of employees. Locate private offices in the building interior, with glass front walls. Place open office workstations at the building perimeter, nearest the exterior windows. Use lower panels, or higher panels with glass along the top, to allow access to views. Access to daylight and exterior views has been shown to be beneficial to employee satisfaction and productivity.
3. Allow employees flexibility within the workstation footprint to customize for particular worksurface amount and storage needs. In addition, offer the option of variable or standing height worksurfaces, which has recently been recognized as very healthful for office workers.
4. Use systems furniture components rather than traditional furniture in private offices. It is more efficient and maximizes space usage.

## Open Office and Private Office Standards

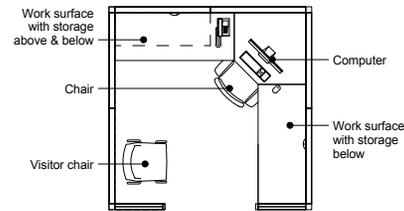
The proposed standards have been streamlined and simplified. They include three open office workstations and three private offices, described on this page.



### Open Office, 36 NSF (net square feet)

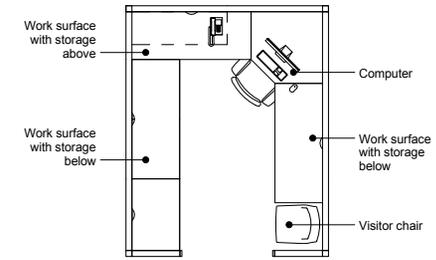
For employees who are part-time, or who spend only a portion of their work time in the office.

The standards are presented with more detail on the following pages.



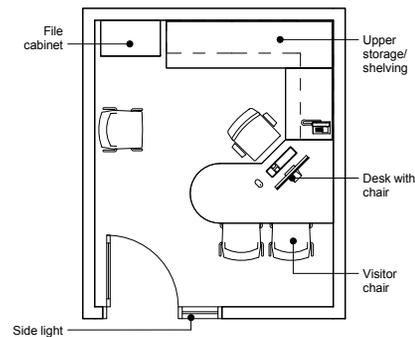
### Open Office, 64 NSF

Suitable for the majority of employees; provides an efficient and comfortable workspace.



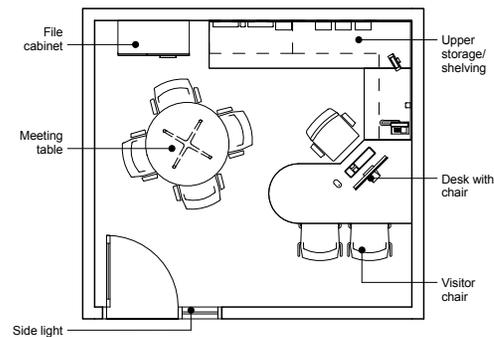
### Open Office, 80 NSF

A larger open office which accommodates a need for increased worksurface or storage, or 2 visitors.



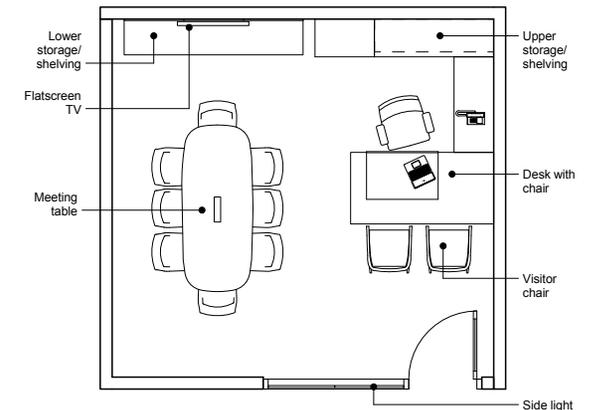
### Private Office, 120 NSF

Accommodates a need for confidentiality or privacy, and up to 3 visitors.



### Private Office, 160 NSF

Accommodates a need for confidentiality or privacy, and 4-6 visitors.



### Private Office, 240 NSF

Accommodates a need for confidentiality or privacy, and 8-10 visitors.

*36 Net Square Feet*

This is the smallest of the open office standards. It is suitable for part-time employees or those who are in the office only a portion of the work day.

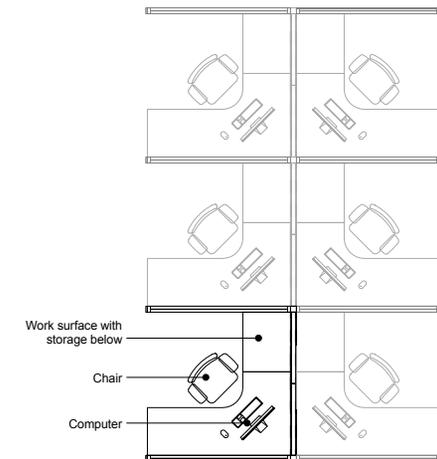
This standard could also be used for a “touch-down” station, a shared workspace for employees who don’t need a dedicated workspace, but require occasional access to briefly check in and perform needed functions.



*Perspective*



*Isometric*



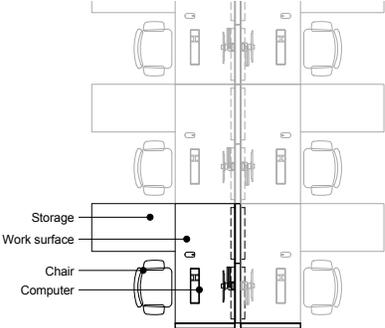
*Plan*

36 NSF, Alternate 1

There are different configuration possibilities within the 36 NSF footprint, one of which is shown on this page.



Perspective



Plan

64 Net Square Feet

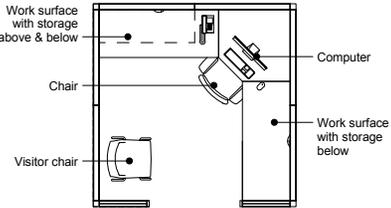
The 64 NSF workspace is suitable for the majority of employees. It provides an efficient work zone with surface and storage possibilities that are adequate for most functions. All worksurfaces and storage elements are within easy reach. It can accommodate one visitor chair, if needed.



Perspective



Isometric



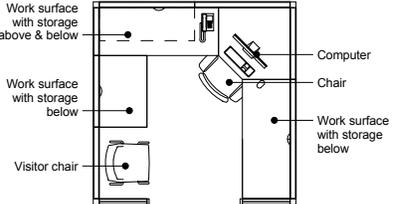
Plan

64 NSF, Alternate 1

There are multiple configuration options for this workspace. Alternate 1 incorporates additional worksurface, and also includes a visitor chair.



Perspective



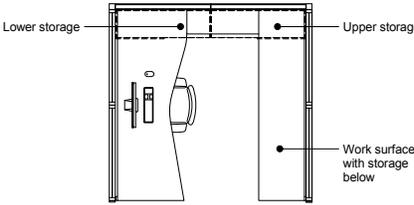
Plan

64 NSF, Alternate 2

Alternate 2 provides a maximum amount of worksurface within the station footprint, with its U-shaped workspace. All surfaces and elements are within easy reach.



Perspective



Plan

80 Net Square Feet

The largest of the open office options, this provides increased workspace or storage, or 1-2 visitors.

It is an efficient layout, but with the larger footprint, not all surfaces or storage elements are within an arm's length of the employee sitting at the computer.

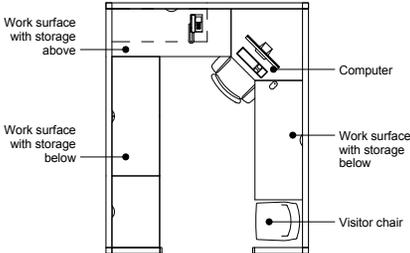
Note the glass panels that align the top of the workstation, providing a sense of enclosure while allowing views.



Perspective



Isometric



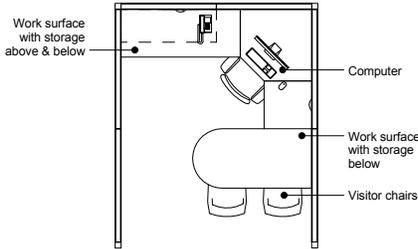
Plan

80 NSF, Alternate 1

Alternate 1 provides a U-shaped work zone and accommodates 2 visitor chairs across a peninsula desk. This configuration would be suitable for employees who have a high volume of visitors that do not require privacy for their conversations.



Perspective



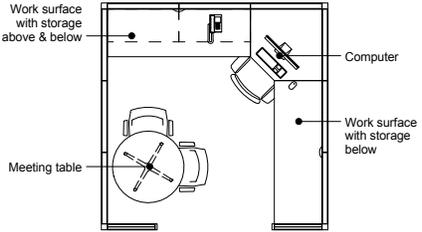
Plan

80 NSF, Alternate 2

Alternate 2 provides a large, L-shaped work zone which allows space for a small meeting table within the workspace. This is suitable for employees who have a high volume of visitors that do not require privacy for their conversations, and who would prefer a table set-up for meeting with others.



Perspective



Plan

*120 Net Square Feet*

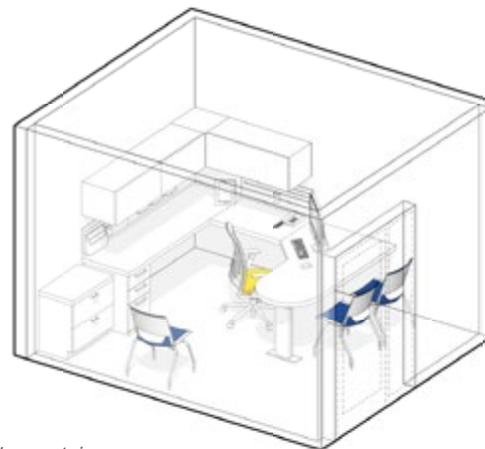
Private offices are for employees who have a high level of privacy need (frequent private conversations or high level of confidential information in the workspace). It is recommended that only a small number of employees be located in private offices.

The 120 NSF standard provides an efficient, wraparound workspace and accommodates up to three visitors.

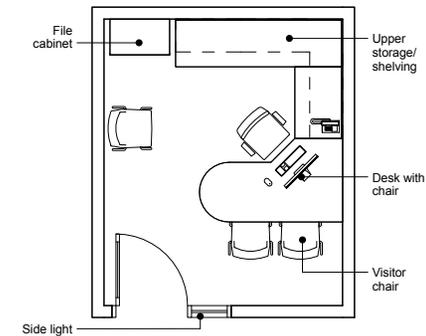
Note the use of systems furniture which maximizes the efficiency of space use in this office.



*Perspective*



*Isometric*



*Plan*

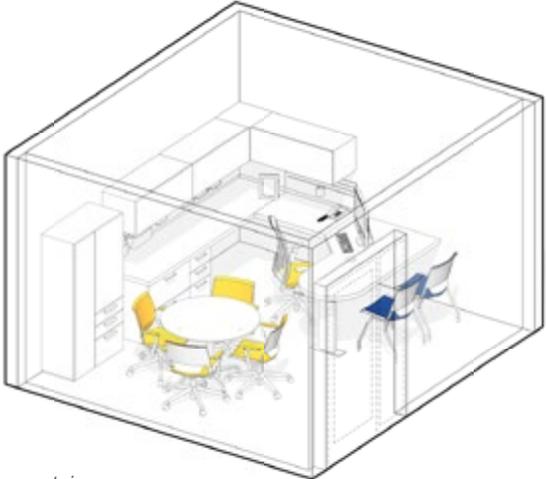
160 Net Square Feet

This office standard has an efficient wraparound workspace while providing room for a small table for four people.

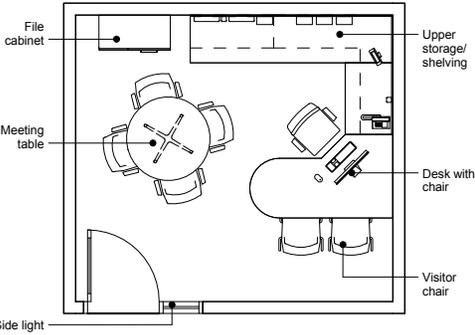
Note the use of systems furniture which maximizes the efficiency of space use in this office.



Perspective



Isometric



Plan

240 Net Square Feet

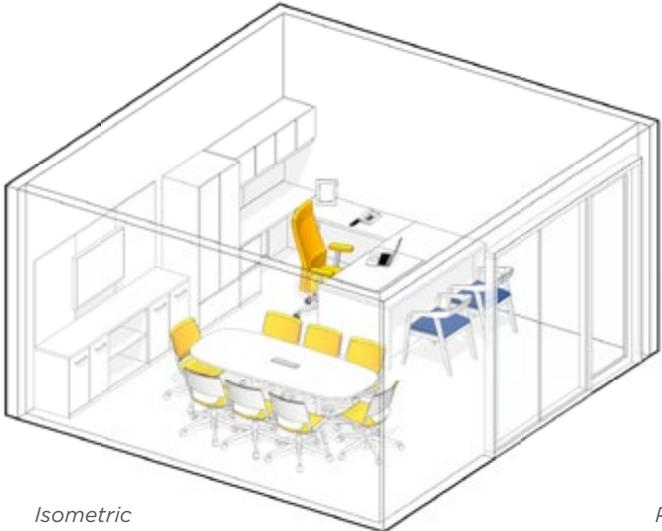
This is the largest private office standard. It is suitable for high level administrators who have a high level of need for privacy and frequent meetings of up to 8 people.

The meeting zone shows an option for a wall-mounted monitor above a credenza.

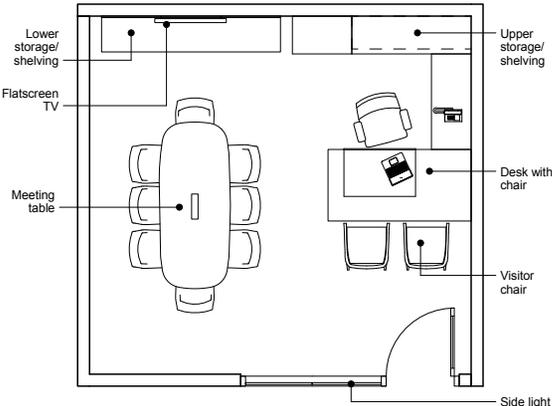
This layout uses a traditional desk and credenza, which require more space than systems furniture.



Perspective



Isometric



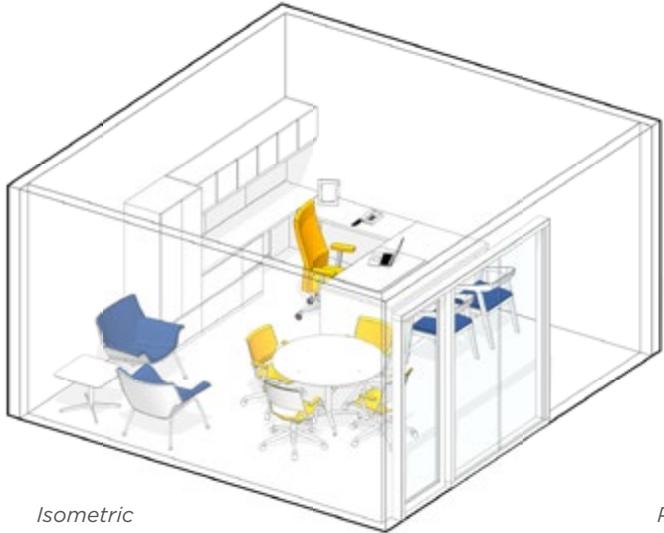
Plan

240 NSF, Alternate

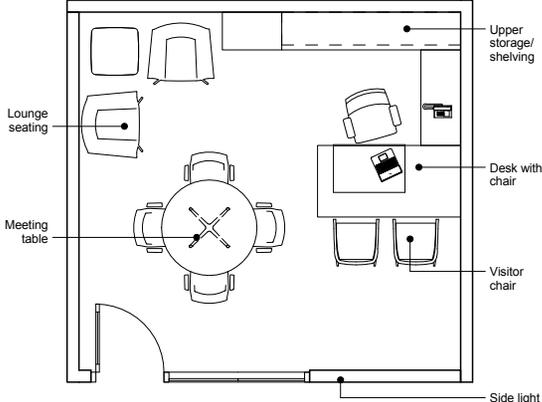
An alternate layout for the large private office which has a smaller, four-person meeting table, but provides space for two lounge chairs.



Perspective



Isometric



Plan

### Meeting & Support Space Standards

It is recommended that the majority of employees use open office workspace. Open and enclosed meeting and auxiliary space should be provided for the convenience and support of staff, when collaboration or privacy are required.

The amount of meeting space that is appropriate varies according to the functions and needs of the particular department or agency. The space type (open, enclosed or semi-enclosed), capacity (number of seats), and the quantity of the various types and sizes, must be determined on a case by case basis during a project’s predesign phase.

The following pages contain layouts of support spaces and commonly-used open and enclosed meeting spaces, with recommended sizes for the number of seats to be accommodated. A list of the included meeting room capacities and sizes is below:

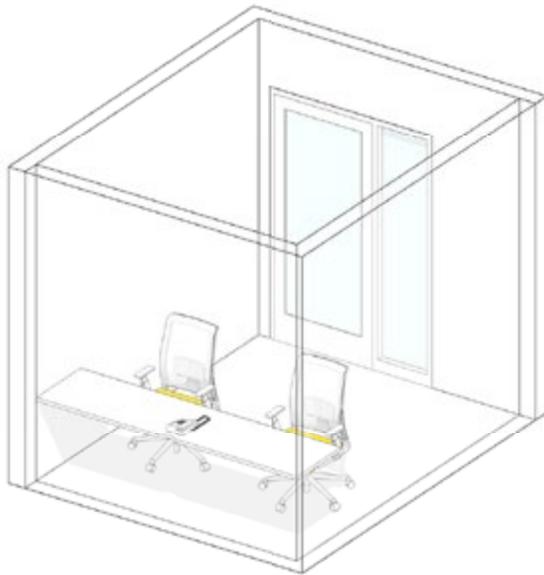
Seats	NSF	NSF/Seat
4	80	20
6	120	20
8	160	20
12	260	21.6
16	375	23.4
20	450	22.5



*Enclosed meeting space*



*Open meeting space*

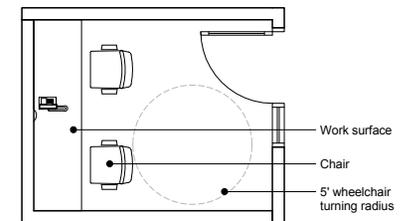


*Isometric*

**80 Net Square Feet**

The Telephone Room provides space for employees to have private telephone conversations, or 2-person meetings or conversations.

It can accommodate two people and provides a worksurface for convenient note-taking or laptop use.



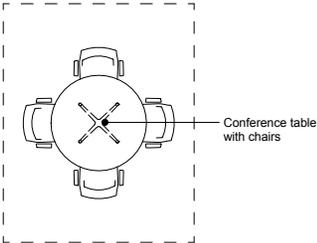
*Plan*

80 NSF (4 Seats)

The four-seat capacity space could be open or enclosed, according to particular department or agency needs.



Isometric



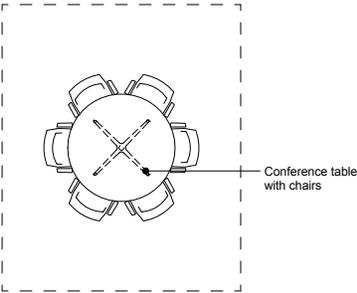
Plan

120 NSF (6 Seats)

The six-seat capacity space could be open or enclosed, according to particular department or agency needs.



Isometric



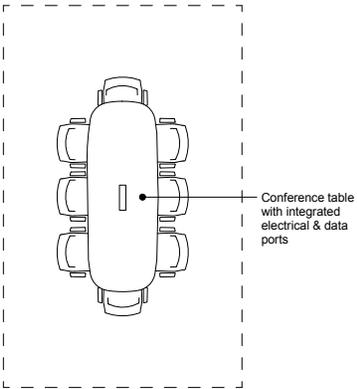
Plan

160 NSF (8 Seats)

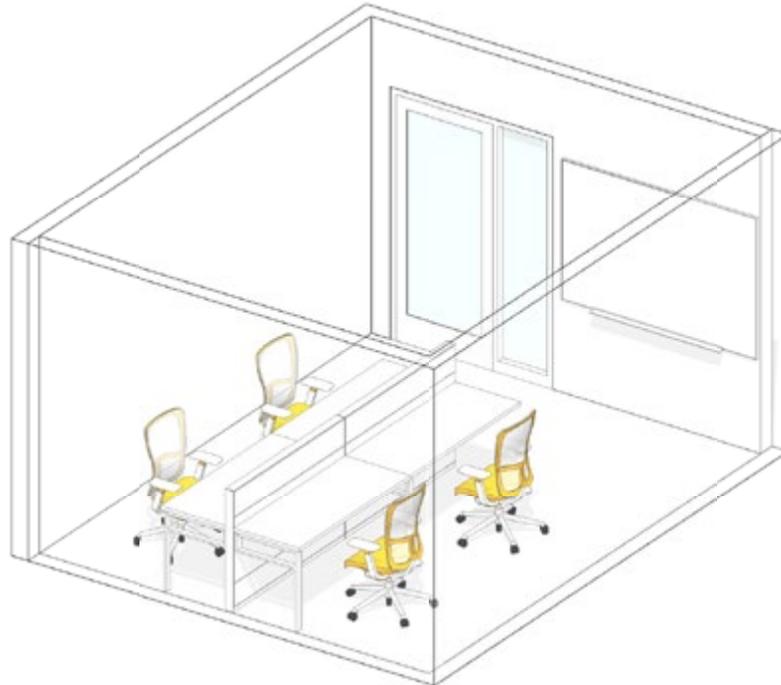
The eight-seat capacity space could be open or enclosed, according to particular department or agency needs.



Isometric



Plan

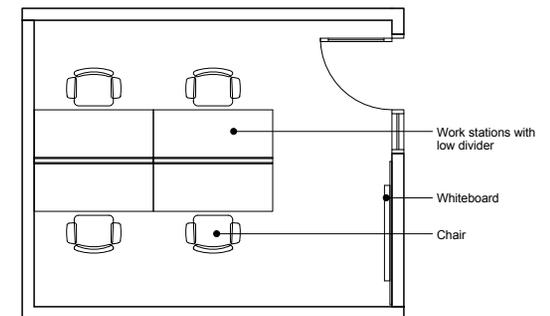


Isometric

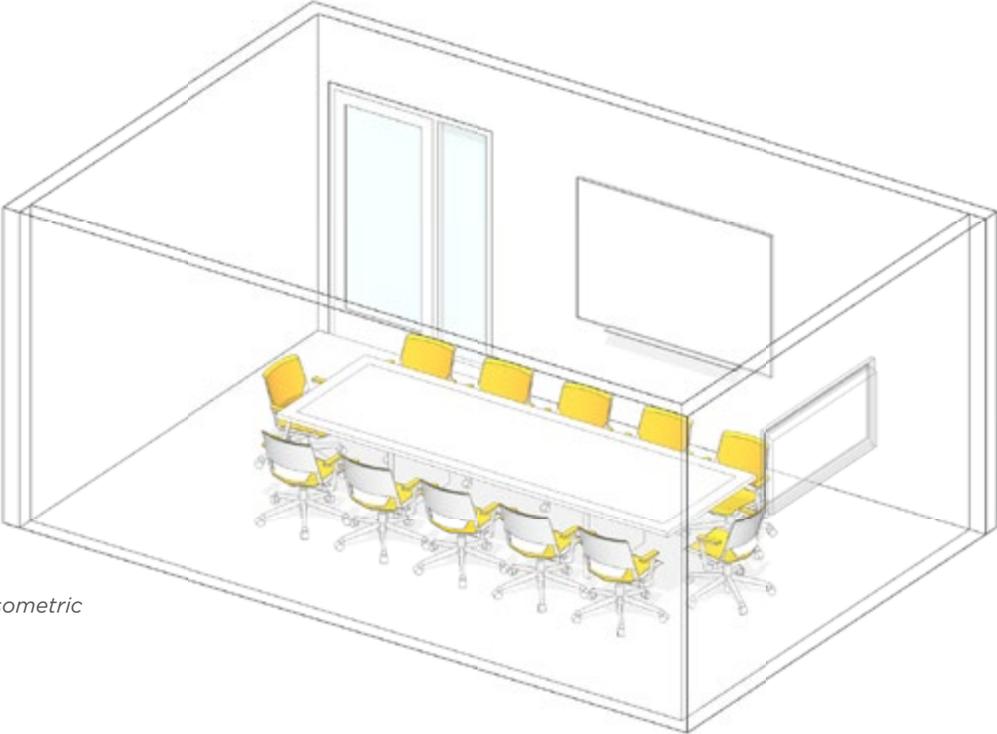
**180 Net Square Feet (1-4 Seats)**

The Focus Room provides enclosed space for employees who are housed in open office, but have occasional need for enhanced ability to concentrate or focus. The 180 NSF room depicted here would accommodate up to four people at one time to work quietly together. The worksurfaces are separated by short partitions.

This room could also be used by a team for project-based work or collaboration.



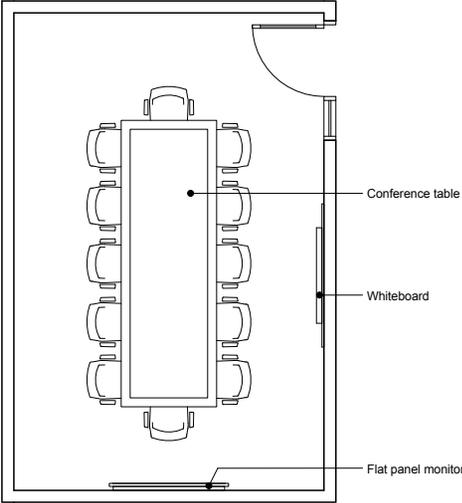
Plan



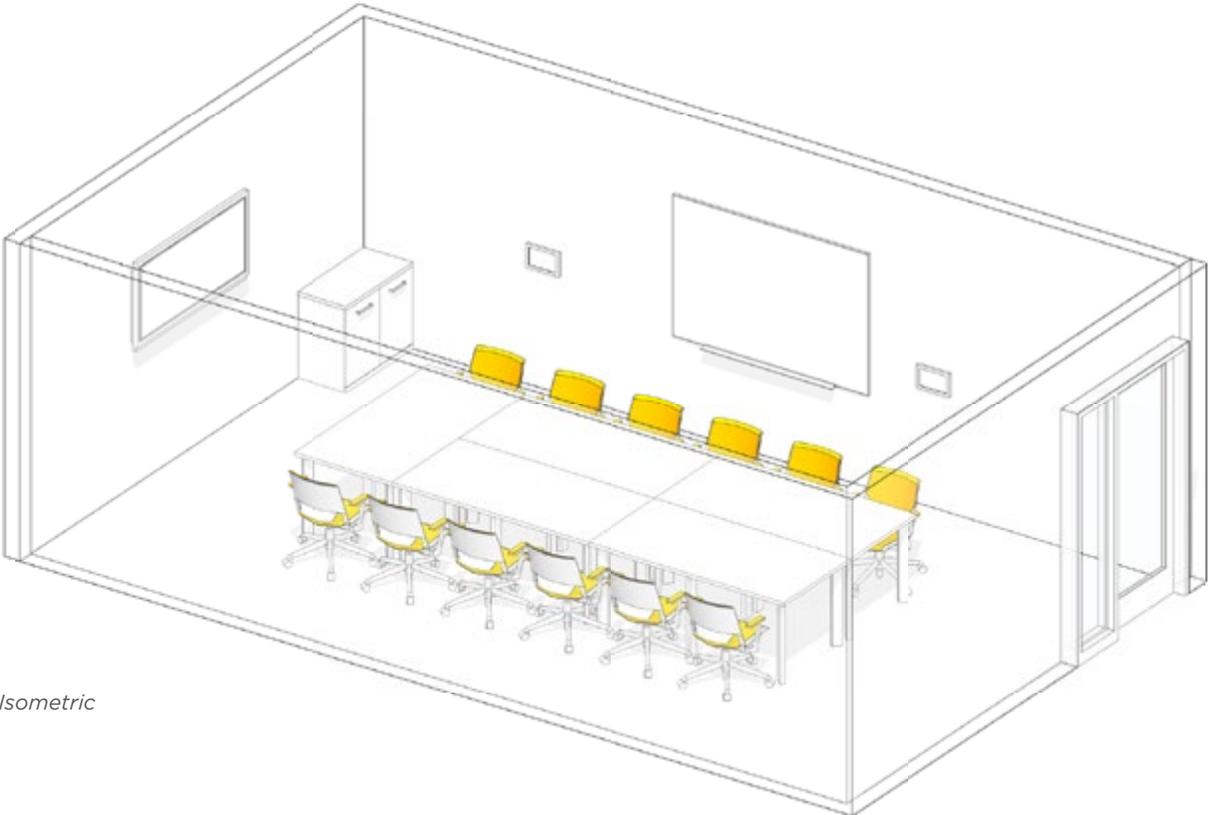
Isometric

260 Net Square Feet (12 Seats)

This size of meeting space would most typically be provided in an enclosed room.



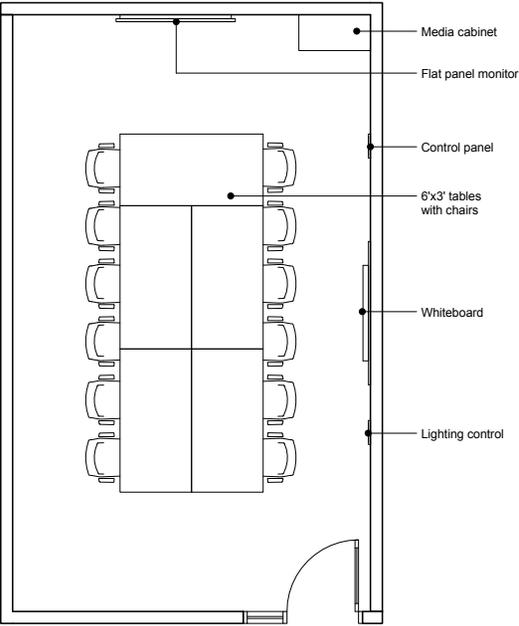
Plan



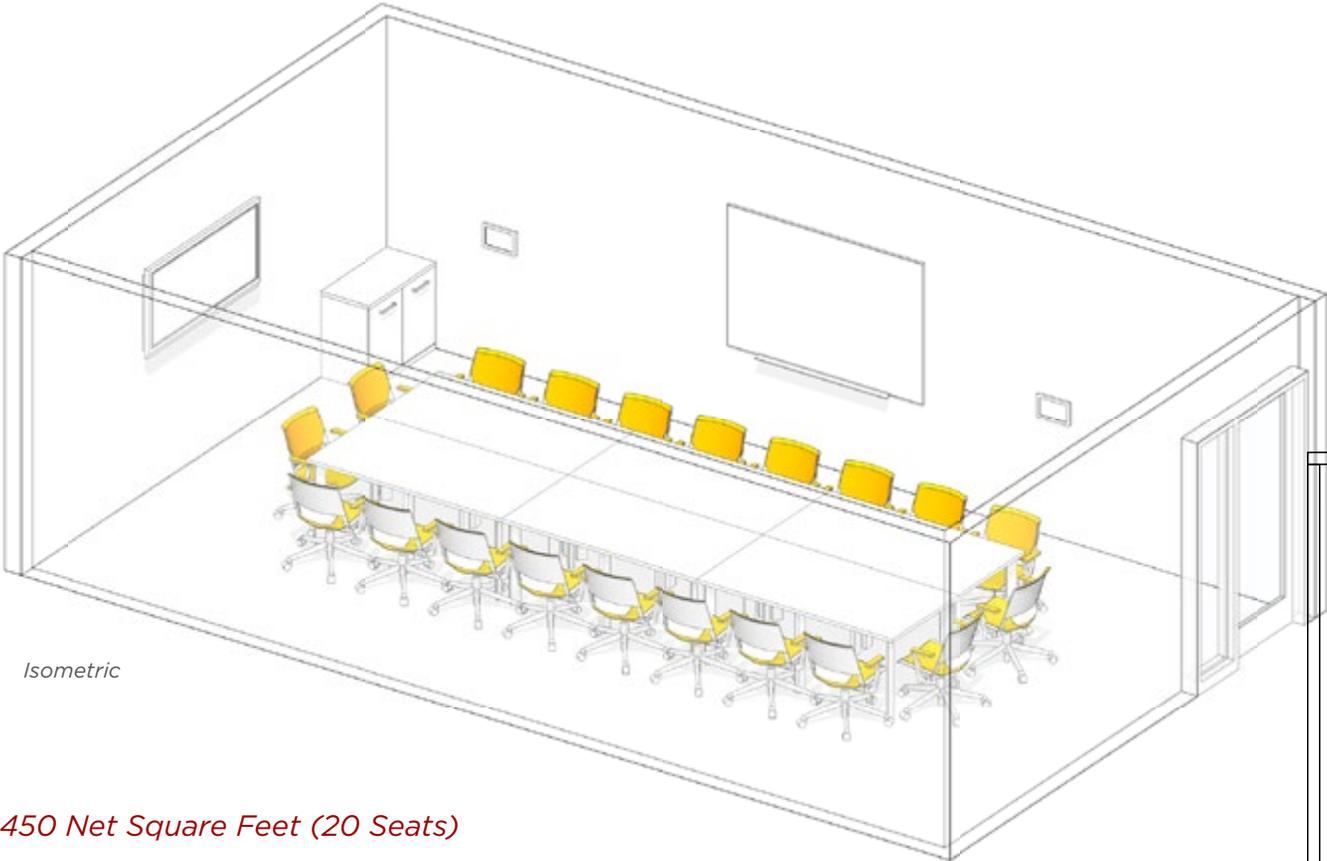
Isometric

375 Net Square Feet (16 Seats)

This medium capacity meeting room is shown with 6' x 3' tables that are arranged in an overall 6' x 15' configuration. Using smaller tables in this manner increases flexibility by allowing other configurations or sizes as necessary.



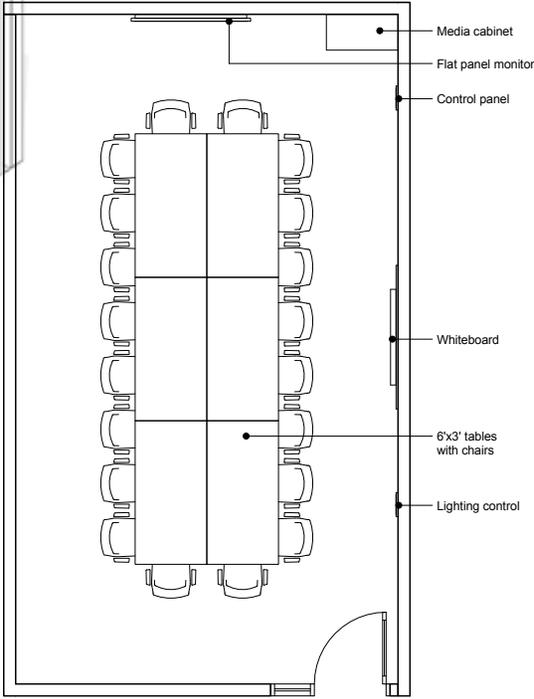
Plan



Isometric

450 Net Square Feet (20 Seats)

As in the standard shown on the previous page, this 20-seat capacity room uses smaller tables to create an overall large table configuration.



Plan

## Space Standards Implementation

The space standards should be implemented as follows:

1. The 64 NSF open office workstation is assumed to be the base standard used by all employees, with exceptions as noted below.
2. Adjacent open or enclosed meeting space will be provided to accommodate meeting and collaboration needs. The quantity, types and sizes of the meeting/support space will vary according to the nature of the work performed by the agency, and will be determined during programming.
3. Employees who require more worksurface or storage than is available in the 64 NSF workstation, or who have 3-person meetings during 50% or more of the work day, may request an 80 NSF open office workstation.



4. Employees who are part-time or who are in the office only a portion of the work day may be assigned the 36 NSF open office workstation, as a dedicated workspace or a shared touchdown space.
5. Employees who have frequent telephone or in-person conversations of a confidential nature, or who frequently work with confidential or private information or materials, may require a private office. (“Frequent” is defined as 50% or more of the work day.) The office size will be 120 NSF unless there are 4-6 visitors (160 NSF) or 8-10 visitors (240 NSF) in the office on a regular basis.

## Determining Approximate Space Needs

When planning office space projects, it is helpful to have a guideline to determine overall approximate space needs, prior to a programming process which calculates space needs more precisely.

We recommend using the following as a guideline for very early project planning phases:

**Usable or Department Gross Square Feet per person: 220 to 280**, depending on type of office space and major departmental or agency functions.

**Gross Square Feet per person: 280 to 360**, depending on type of office space and major departmental or agency functions.

The lower end of the square footage range (220 usable SF and 280 GSF) should be used for agencies or departments that have primarily open office workstations, with work tasks that focus on data entry, call-center activities, etc.

The higher end of the range (280 usable SF and 360 GSF) should be used for agencies or departments that require a high percentage of private offices (for example, the Attorney General’s Office).

## Planning & Programming Grossing Factors

During the architectural programming phase, it is critical to use appropriate grossing factors to calculate space needs. Factors vary according to building type and function, and should be recommended by an experienced programmer. Square footage definitions and general factor guidelines are below.

**Net Square Feet (NSF):** *Area inside surrounding walls or furniture panels*

Programming typically begins with a list of spaces and associated net square foot amounts.

**Efficiency or Circulation Factor:** *Initial factor applied to NSF to calculate size of planning blocks which include wall and immediate circulation space*

Ranges from 1.6 (for small spaces) to 1.1 (for large spaces).

**Department Gross Square Feet (DGSF):** *Planning block of NSF plus area for surrounding walls / furniture panels and immediate circulation*

$(NSF \times \text{Efficiency Factor} = \text{DGSF})$

**Building Grossing Factor:** *Multiplier which accounts for building common elements and spaces such as: major circulation; toilet rooms; stairs; elevators; vestibules; mechanical, electrical and communications spaces; custodial closets; and exterior walls*

Ranges from 1.2 to 1.4, depending on building type

**Gross Square Feet (GSF):** *Total area of a building measured from the outside surfaces of exterior walls*

$(\text{DGSF} \times \text{Building Grossing Factor} = \text{GSF})$

### RECOMMENDED EFFICIENCY/CIRCULATION FACTORS

*Factors to apply to individual spaces during architectural programming to determine Department Gross Square Feet*

Individual Space NSF	Efficiency/Circulation Factor
Up to 89 NSF	1.60
90 - 199 NSF	1.40
200 - 499 NSF	1.33
500 - 999 NSF	1.25
1,000 - 1,499 NSF	1.18
1,500 - 1,999 NSF	1.15
2,000 NSF and greater	1.10

### TYPICAL BUILDING GROSSING FACTORS

*Multiplier to apply to DGSF to calculate building GSF; varies according to building type*

Building Type	Grossing Factor
Administrative/Office	1.20
Courthouse	1.34
Laboratory	1.40



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Administrative Reports for University of Utah and Utah State University**  
Presenter: Ken Nye, University of Utah  
Presenter: Ben Berrett, Utah State University

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

JLR: cn  
Attachments



Office of the Vice President  
For Administrative Services

August 21, 2015

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

Subject: U of U Administrative Reports for the September 9, 2015 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period June 19, 2015 – August 19, 2015. Please include this in the packet for the September 9, 2015 Building Board meeting.

**Professional Services Agreements** (Page 1)

The Professional Services Agreements awarded during this period consist of:  
19 Design Agreements, 10 Planning/ Study/Other Agreements.

While we had an unusually large volume of agreements, there was nothing unusual about any of the professional services agreements.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
0 New Space Contracts, 27 Remodeling Contracts, 2 Site Improvement Contracts.

Item 12; Marriott Library HVAC Controls Upgrade Phase 2

The manufacturer of the HVAC control system was competitively bid in an earlier project. In order to have a compatible system for the entire building, it was necessary to award this contract on a sole source basis to the only firm licensed to install Honeywell control systems in Utah. Substantial reviews were performed to ensure that appropriate costs were charged for this contract.

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

Increases:

Excess construction budget following bidding in a capital improvement project transferred to Project Reserve per statute.

Decreases:

None.

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

Increases:

None.

**Associate Vice President Facilities Management**

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

Mr. Jeff Reddoor, Building Board Director  
August 21, 2015  
Page 2

Decreases:

Project 21223, Social & Behavioral Science – Structural Repairs Basement

This transfer of \$31,473.30 covers the cost of several unforeseen conditions including conduit under the basement slab that was discovered to have been infiltrated with moisture and relocation of fire protection lines with associated replacement of anti-freeze to meet current code requirements.

Minor transfers were made to three other projects to cover unforeseen conditions.

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

Sincerely,

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

Kenneth E. Nye, Director  
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees  
Mike Perez  
Bruce Whittington



**Professional Services Agreements**  
**Awarded From June 19, 2015 - August 19, 2015**

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
<b>Design</b>					
1	21169	UMFA - Humidity Remediation Design	Simpson Gumpertz and Heger	\$ 2,738,678	\$ 168,250
2	21250	Olympic Visitor Center Remodel - Design	FFKR Arch	\$ 44,500	\$ 26,000
3	21376	Connor Road Repairs	Nolte Associates	\$ 170,000	\$ 14,600
4	21698	Hospital Facilities Engineering Shelled Space Build out	GSBS	\$ 6,000,000	\$ 367,600
5	21725	Madsen Surgery Center Remodel	MHTN Architects	\$ 5,000,000	\$ 219,825
6	21731	WIC Pediatric Remodel	Tracy Stocking and Associates	\$ 4,006,973	\$ 50,000
7	21736	525 East Office Building Floors 1-4 Remodel	FFKR Arch	\$ 2,412,431	\$ 169,396
8	21738	UBSB HVAC Chiller Replacement	Colvin Engineering Assoc	\$ 653,096	\$ 37,600
9	21749	UBSB F&E Office Renovation	FFKR Arch	\$ 324,509	\$ 11,239
10	21785	HSEB 575 Room 3580 Sever Room	DLJ Mechanical Engineers	\$ 9,800	\$ 9,800
11	21786	Child & Family Development Center Remodel	FFKR Architects	\$ 243,916	\$ 23,200
12	21792	EEJMRB Room 1100 and 2100 Office remodel	Gould Plus Architects	\$ 298,843	\$ 22,046
13	21793	383 Colorow Sidewalk Improvements	G Brown Design Architects	\$ 132,020	\$ 10,490
14	21794	Union Ucard room 158 Remodel	Blalock and Partners	\$ 230,352	\$ 17,723
15	21795	Skaggs Auditorium Upgrade	Edwards and Daniels Architects	\$ 507,000	\$ 44,000
16	21813	Union Staff Medical Clinic Remodel	Blalock and Partners	\$ 361,806	\$ 15,602
17	21811	USA Stairwell Repairs 900C, 700A, 800A	Reaveley Engineers and Associates	\$ 129,810	\$ 8,800
18	21169	UMFA Interior Modification	Prescott Muir Arch	\$ 2,738,678	\$ 76,035
19	21803	Stadium South Tunnel ADA & Sidewalk Improvements	G Brown Design Architects	\$ 373,395	\$ 10,485
<b>Planning/Study/ Other</b>					
20	21131	Special Inspector for the Conservation Gareden	Western Technologies	\$ 5,324,757	\$ 22,000
21	21277	Fort Douglas Section 106 Consultation	SWCA Enviromental Consultants	\$ 88,329,838	\$ 7,300
22	21419	BBC - HEB Chemistry Building Commissioning Services	ETC Group	\$ 9,490,900	\$ 94,000
23	21533	Huntsman Center Arena Phase 1 Testing and Inspection	Utah Testing and Engineering	\$ 7,624,408	\$ 16,684
24	21621	Transformation Project Documents for Fundraising	FFKR Architects	\$ 195,350	\$ 99,500
25	21686	HSEB Fire Protection Line Replacement	MJSA Architecture	\$ 1,428,700	\$ 26,261
26	21743	Chemistry 2004 & 2006 Abatement	Wilson Consulting Services	\$ 962,286	\$ 13,168
27	21758	Guest House Addition Feasibility Study	Jacoby Architects	\$ 49,543	\$ 49,543
28	21768	V Randal Turpin Retro Commissioning Survey	Utah New Vision Construction	\$ 28,770	\$ 3,150
29	21771	UUOC Master Plan Update	Architectural Nexus	\$ 50,000	\$ 42,500



**Construction Contracts**

**Awarded From June 19, 2015 - August 19, 2015**

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
<b>Construction - New Space</b>					
<b>Construction - Remodeling</b>					
1	21171	MEB Emergency Generator	Probst Electric Inc	\$ 695,689	\$ 173,093
2	21419	Better Buildings Challenge Project	Rocmont Industrial Corp	\$ 8,246,142	\$ 25,000
3	21584	Lakeview Montana Improvements	David I Moss	\$ 375,001	\$ 14,125
4	21599	Exterior Signage Mid valley Building 3 & 4	Allied Awning And Rental	\$ 815,475	\$ 26,574
5	21612	Skaggs Hall DDC Controls Upgrade	Mechanical Services and Systems	\$ 360,450	\$ 279,441
6	21635	Columns at Presidents Circle	Nicholas P Wright Stone Masonry	\$ 56,000	\$ 55,000
7	21649	Stewart Building Room 104	Eagle Environmental	\$ 44,560	\$ 15,906
8	21655	TPM Mechanical Upgrades	KOH Mechanical	\$ 84,000	\$ 69,000
9	21658	Faculty Club Cabin Repairs	OMVENT inc	\$ 100,000	\$ 89,500
10	21672	Remodel Campus Bookstore for Starbucks	Avalon Construction	\$ 700,052	\$ 137,934
11	21672	Campus Store Remodel	UCI	\$ 937,108	\$ 56,000
12	21701	Marriott Library HVAC Controls Upgrade, Phase 2	Harris Acquisition III / Wasatch Controls	\$ 2,494,229	\$ 1,963,139
13	21707	MEB Room 3555 HVAC Upgrades	Commercial Mechanical Systems and Services	\$ 233,143	\$ 185,870
14	21711	Orangerie Mechanical Remediation	CCI Mechanical	\$ 35,513	\$ 19,937
15	21713	Layton Helipad Staff Quarters	Hunt Construction of Utah	\$ 226,251	\$ 48,000
16	21725	Madsen Surgery Center Remodel	Hogan and Associates Construction	\$ 2,481,983	\$ 1,937,431
17	21751	OBGYN Oncology Clinic at IMC	Hunt Construction of Utah	\$ 285,300	\$ 172,600
18	21759	Union Kitchen Filor Repair	Hunt Construction of Utah	\$ 146,284	\$ 47,664
19	21762	Medical Towers Mixing Valve Replacement	KOH Mechanical Contractors	\$ 33,600	\$ 30,516
20	21782	Park Building Room 120 Remodel	Mark Hamilton Construction	\$ 16,000	\$ 11,731
21	21801	Campus Store Aluminum Roof Coating	Utah Correctional Industries	\$ 31,002	\$ 28,000
22	21809	Heritage Family Assisted Toilet Room	Capitol Plumbing And Heating	\$ 46,000	\$ 17,089
23	21797	Pharmacy Research 581 Modify Chilled Water System	Jacobsen Construction	\$ 279,286	\$ 271,878
24	21809	Heritage Family Assisted Toilet Room	Mark Hamilton Construction	\$ 46,000	\$ 24,875
25	21812	UMFA Temprary Monitor Exhibit	Mark Hamilton Construction	\$ 16,000	\$ 14,376
26	70018	Redwood Pharmacy Remodel	Hunt Costruction of Utah	\$ 35,000	\$ 12,957
27	21224	Expansion Drum Replacement	MSS	\$ 3,504,293	\$ 1,966,845
<b>Construction - Site Improvement</b>					
28	21734	West Village Parking Lot #92	Peckham Asphalt Paving	\$ 125,000	\$ 103,321
29	21584	Lakeview Montana Improvements	Dirt E Harry Inc	\$ 375,001	\$ 17,034





**University Of Utah**  
**Report Of Contingency Reserve Fund Activity**  
**For the Period of June 19, 2015 to August 19, 2015**

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	<b>BEGINNING BALANCE</b>	<b>1,364,567.20</b>			
	<b>INCREASES TO CONTINGENCY RESERVE FUND</b>				
	None				
	<b>DECREASES TO CONTINGENCY RESERVE FUND</b>				
	<b>NEW CONSTRUCTION</b>				
	None				
	<b>REMODELING</b>				
	None				
21223	Social & Behavioral Science - Structural Repairs Basement	(31,473.30)	91,196.77	3.65%	Construction
21519	Science Area Chiller Plant - Design & Distribution	(3,000.00)	237,592.00	21.74%	Construction
21552	Art & Architecture Fume Hood & Fire Protection Upgrade Ph 2	(7,677.11)	40,678.25	1.99%	Construction
21553	HPER SE-Chiller Plant Upgrade	(11,691.19)	142,280.56	6.12%	Construction
	<b>ENDING BALANCE</b>	<b>1,310,725.60</b>			

August 24, 2015

Jeff Reddoor, Building Board Manager  
Division of Facilities Construction  
and Management  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the September 2015 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 06/22/15 to 08/24/15.

**Professional Contracts, 10 contracts issued** (Page 1)

Comments are provided on the report.

**Construction Contracts, 27 contracts issued** (Pages 2-3)

Comments are provided on the report.

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

Six projects needed funds from the contingency reserve fund during this reporting period. The contingency fund is in good order.

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

No projects needed funds from the project reserve fund during this reporting period. The project reserve fund is in good order.

**Current Delegated Projects List** (Pages 6-8)

Of USU's 68 projects, 13 are pending, 9 are in the design/study phase, 38 are in construction, and 8 are substantially complete.

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  
Bruce Whittington



**Professional Contracts  
Awarded From 06/22/15 to 08/24/15**

Project Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Kaysville Building Addition	CRSA	\$192,660.00	\$190,000.00	Design Services at UBC Kaysville Education Center
2 RBW/Family Life Chilled Water Piping	CRSA	\$70,000.00	\$59,370.00	Engineering services for USU tunnel upgrade
3 Univ Inn/Widtsoe Steam Line Replace	Van Boerum & Frank Associates	\$75,000.00	\$34,258.00	Design for steam pipe replacement from University Inn to Widstoe
4 Medium Voltage Upgrades FY14	NEI Electric Power Engineering	\$25,455.00	\$15,500.00	Substation relaying integration
5 Chilled Water Infrastructure FY16	Colvin Engineering Associates	\$15,000.00	\$12,000.00	SciTech Library chilled water loop and SER Data Center back up chiller construction
6 South Farm Fire Lane/Hydrants FY16	Cache Landmark Engineering	\$33,000.00	\$11,640.00	Water line design at USU's South Farm
7 Planning and Design FY16	Skyline A/E/S	\$150,000.00	\$8,740.00	Design services on the FHD West driveway and parking lot
8 Planning and Design FY16	Colvin Engineering Associates	\$150,000.00	\$3,100.00	Mechanical design services for HVAC upgrades at Merrill Library 121 & 034
9 Kaysville Building Addition	Utah New Vision Construction	\$192,260.00	\$2,660.00	Commissioning services
<b>MISCELLANEOUS CONTRACTS</b>				
10 Parking Lot Paving FY14	CMT Engineering Labs	\$20,040.00	\$220.00	Density testing on ECERC parking lot at 2 locations

## Construction Contracts Awarded From 06/22/15 to 08/24/15

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 USUE Cosmetology Relocation	Jacobsen Construction	Method Studio	\$257,521.00	\$257,521.00	Remodel space at USUE Career Center
2 USUE Career Center Upgrades	Jacobsen Construction	Van Boerum & Frank	\$730,734.00	\$226,500.00	USUE Career Center mechanical upgrades
3 Old Main Fire Alarm Upgrades FY16	Fire Protection Service Corp	USU Facilities Planning and Design	\$404,577.00	\$186,213.64	Old Main fire alarm upgrade
4 USUE Infrastructure/Automation Upg	Jacobsen Construction	Van Boerum & Frank	\$412,357.00	\$143,250.00	USUE tunnel ventilation
5 Old Main Reroof	Kendrick Brothers Roofing Inc	Architectural Design West	\$60,969.00	\$51,334.00	Roofing snowguards/snowfence
6 Campus Controls Upgrade FY13	Spindler Construction Corp	USU Facilities Planning and Design	\$245,098.00	\$48,500.00	HVAC controls in NFS
7 Classroom/Auditorium Upgs FY15	Jacobsen Construction Co Inc	USU Facilities Planning and Design	\$254,435.00	\$45,086.00	USUE Career Center painting/flooring in room 213/214
8 Misc Critical Improvements FY14	Layton Construction Company Inc	USU Facilities Planning and Design	\$235,218.75	\$21,486.11	Curb and gutter replacement
9 Old Main Fire Alarm Upgrades FY16	USU Facilities Operations	USU Facilities Planning and Design	\$404,577.00	\$1,275.00	Old Main fire alarm upgrade
<b>MISCELLANEOUS CONTRACTS</b>					
10 Health, LS, Code, Asbestos FY15	Eagle Environmental Inc		\$130,137.00	\$15,907.00	Asbestos abatement in NFS mechanical room
11 USUE Career Center Upgrades	Rocmont Industrial Corporation		\$30,000.00	\$14,925.00	USUE Career Center abatement
12 Classroom/Auditorium Upgs FY15	School Outfitters		\$254,435.00	\$7,294.00	Tablet arm desks
13 Health LS, Code, Asbestos FY15	Eagle Environmental Inc		\$130,137.00	\$4,686.00	ECOB carpet/tile abatement

14 Classroom/Auditorium Upgs FY15	TV Specialists Inc	\$254,435.00	\$2,254.50	Da-Lite Screen for BNR 278
15 Health, LS, Code, Asbestos FY15	Eagle Environmental Inc	\$130,137.00	\$1,591.00	UR 107/109/111 abatement
16 Health, LS, Code, Asbestos FY15	Eagle Environmental Inc	\$130,137.00	\$1,065.00	VSB 333 abatement
17 Misc Critical Improvements FY14	Paradise Fire Protection	\$235,218.75	\$850.00	Relocate fire sprinkler piping
18 Medium Voltage Upgrades FY14	Siemens Industry Inc	\$318,182.00	\$392.00	Breaker parts
19 Health, LS, Code, Asbestos FY15	Dixon Information Inc	\$130,137.00	\$250.00	Ten rush samples from Aggie Blue bikes
20 Morgan Theater Upgrade	Dixon Information Inc	\$40,000.00	\$153.00	Nine rush samples from Scenery Shop at FA
21 Morgan Theater Upgrade	Dixon Information Inc	\$5,000.00	\$140.00	Four samples tested at Tippetts Gallery
22 Health, LS, Code, Asbestos FY15	Dixon Information Inc	\$130,137.00	\$140.00	Four samples from OM 220 & 228
23 Health, LS, Code, Asbestos FY15	Dixon Information Inc	\$130,137.00	\$75.00	Three samples from BLTC
24 Morgan Theater Upgrade	Dixon Information Inc	\$40,000.00	\$75.00	Three samples from FA
25 Health, LS, Code, Asbestos FY14	Dixon Information Inc	\$148,205.00	\$50.00	Two rush samples for Family Life Center
26 USUE Geary Theatre Bldg Upgs FY16	Dixon Information Inc	\$1,276,362.00	\$40.00	Air sampling testing
27 Health, LS, Code, Asbestos FY15	Dixon Information Inc	\$130,137.00	\$25.00	Material testing

**Report of Contingency Reserve Fund  
From 06/22/15 to 08/24/15**

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
<b>BEGINNING BALANCE</b>	<b>\$950,687.53</b>				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b> NONE					
<b>DECREASES FROM CONTINGENCY RESERVE FUND</b>					
<b>Morgan Theater Upgrade</b> (replace smoke vents, demo ceiling upgrade dimmer panel, and reroute roof drain)	(139,659.92)	(139,659.92)	10.01%	Construction	88.32%
<b>Old Main Roof Replacement North Wing</b> (added plywood over existing roof framing)	(76,762.00)	(76,762.00)	21.49%	Construction	64.84%
<b>Concrete Replacement FY16</b> (curb/asphalt replacement at HR, gutter bridge)	(12,877.08)	(12,877.08)	6.18%	Construction	3.19%
<b>Elevator Upgrades FY15</b> (ADA upgrades for LARC elevator)	(7,400.00)	(27,460.00)	7.50%	Construction	33.89%
<b>Old Main Reroof</b> (furnish/install powder coated snow fence)	(2,911.00)	(2,911.00)	2.53%	Construction	0.00%
<b>Classroom/Auditorium Upgrade FY15</b> (4 additional outlets)	(198.00)	(198.00)	0.07%	Construction	14.81%
<b>ENDING BALANCE</b>	<b>\$710,879.53</b>				

## Report of Project Reserve Fund Activity

From 06/22/15 to 08/24/15

Project Title	Transfer Amount	Description	% of Construction Budget
<b>BEGINNING BALANCE</b>	<b>\$380,107.07</b>		
<b>INCREASES TO PROJECT RESERVE FUND</b> None			
<b>DECREASES TO PROJECT RESERVE FUND</b> None			
<b>ENDING BALANCE</b>	<b>\$380,107.07</b>		

## Current Delegated Projects List 8/24/2015

Project Number	Project Name	Phase	Project Budget
<b>CAPITAL DEVELOPMENT/IMPROVEMENT</b>			
A24858	Building Commissioning FY12	Substantial Completion	190,991
A26681	Medium Voltage Upgrades FY13	Construction	258,273
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A28857	Equine Education Center Classroom	Substantial Completion	857,964
A28909	Kent Concert Hall Entry Replacement	Substantial Completion	2,244,929
A28997	NFS Kitchen 243/208 Remodel	Substantial Completion	414,289
A28999	Building Commissioning FY14	Commissioning	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Construction	308,965
A29003	Elevator Upgrades FY14	Construction	294,396
A29004	Emergency Generator FY14	Construction	250,000
A29005	Health, LS, Code, Asbestos FY14	Construction	148,205
A29006	Medium Voltage Upgrades FY14	Construction	343,637
A29007	Misc Critical Improvements FY14	Construction	249,979
A29010	Parking Lot Paving FY14	Substantial Completion	835,284
A29011	Planning and Design FY14	Design/Study	149,142
A30560	Innovation Campus Water Line	Substantial Completion	185,000
A30682	Tooele Admin Office Remodel	Substantial Completion	271,002
A31318	1200 E Walk Way Improvements	Construction	909,837
A31319	Access Control FY15	Construction	63,483
A31320	BNR Fire Protection Upg Phase 3	Substantial Completion	701,721
A31321	Classroom/Auditorium Upgrade FY15	Construction	276,045
A31322	Concrete Replacement FY15	Construction	310,403
A31323	Eccles Conf Ctr Auditorium Upgrade	Construction	511,544

A31324	Elevator Upgrades FY15	Construction	393,593
A31325	Emergency Generator FY15	Pending	229,872
A31327	Health, LS, Code, Asbestos FY15	Construction	137,637
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Pending	460,460
A31330	Morgan Theater Upgrade	Construction	1,560,689
A31332	Old Main Reroof	Construction	117,830
A31333	Planning and Design FY15	Design/Study	114,875
A31334	Sign System FY15	Construction	46,009
A31335	Site & Safety Lighting	Construction	322,525
A32688	Roosevelt Ed Ctr Controls Upg	Construction	120,004
A32689	Animal Sci HVAC Upg 2014	Construction	248,123
A33054	Uintah Basin Nursing Lab Remodel	Construction	262,704
A33519	San Juan Hall Remodel	Construction	1,120,279
A33996	USU Brigham City Robotics Lab	Construction	602,731
A34282	Access Control FY16	Construction	54,795
A34283	Chilled Water Infrastructure FY16	Design	344,773
A34284	Classroom/Auditorium Upgrades FY16	Pending	275,847
A34285	Concrete Replacement FY16	Construction	243,096
A34286	Fine Arts Ctr West Wing	Pending	2,500,000
A34287	Health, LS, Code, Asbestos FY16	Pending	183,300
A34288	HVAC Controls Upgrade FY16	Pending	228,311
A34289	Irrigation Controller Replacement FY16	Construction	68,493
A34290	Medium Voltage Upgrades FY16	Pending	1,088,506
A34291	NFS Mechanical System Phase I	Construction	718,287
A34292	Old Main Fire Alarm Upgrades FY16	Construction	437,577
A34293	Old Main Roof Replacement North Wing	Construction	630,573
A34294	Planning and Design FY16	Design/Study	150,000
A34295	RBW/Family Life Chilled Water Piping	Design	786,918
A34296	South Farm Fire Lane/Hydrants FY16	Pending	231,559
A34297	Spectrum Emergency Lighting Upgrade	Design	187,319
A34298	UBC Infrastructure Improvements	Design	1,158,887
A34299	Univ Inn/Widstoe Steam Line Replacement	Design	75,000
A34300	VCT Tile Replacement in Hallways	Pending	328,890

A34301	Vet Science Electrical Upgrade FY16	Pending	98,753
A34468	Roosevelt Ed Ctr Aggie Station Remodel	Design	37,550
C11368	USUE Mechanical/Lighting upgrade	Construction	877,397
C11375	USUE Library Concrete Replacement	Construction	297,173
C11461	USUE Infrastructure/Automation Upgrade	Construction	461,857
C11508	USUE Career Center Upgrades	Construction	834,234
C11560	USUE Cosmetology Relocation	Construction	300,000
C11614	USUE Blanding Campus Mechanical FY16	Pending	45,662
C11615	USUE Geary Theatre Bldg Upgrades FY16	Pending	1,992,786
<b>TOTAL (68)</b>			<u><u>\$31,118,840</u></u>



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: September 9, 2015  
Subject: **Administrative Reports for DFCM**  
Presenter: Bruce Whittington, DFCM Interim Director

---

The following is a summary of the administrative reports for DFCM

### **Lease Report** (Pages 1 - 5)

No significant items

### **Professional Services Agreements, 67 Agreements Issued** (Pages 6 - 12)

The Professional Services Agreements awarded during this period consist of:

39 Design Agreements, 28 Planning/Study/Other Agreements.

No significant items

### **Construction Contracts, 46 Contracts Issued** (Pages 13 - 17)

The Construction Contracts awarded during this period consist of:

4 New Space Contracts, 20 Remodeling Contracts, 10 Paving/Roofing Contracts, 12 Other.

Item #3, Snow College Science Building

Item #45, WSU Stewart Library Renovation

These are CM/GC agreement's, the balance of the construction costs will be added by future change orders.

Item #14, Richfield Regional Center and Richfield DWS Parking lots repairs

Additional funding from unallocated paving will be used for contract

Item #27, Driver's License Motor Vehicle Facility Replace Building Automation Frontend

Funds from the Project Reserve Fund were used to award this contract

Item #39, Fairpark Bonneville, East and West Eatery Buildings Reroofing

Additional funding from unallocated roofing will be used for contract

**Report of Contingency Reserve Fund** (Pages 18 – 62)

The contingency reserve fund report has two separate reports this time, the final one for Fiscal Year 2015 and the first one for Fiscal Year 2016.

**Final Fiscal Year 2015 Report**

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications,

Decreases, Capital Development

University of Utah Infrastructure Upgrade

This transfer of \$392,571 covers the State's share of change order #18. See attached pages # 19 – 23 for details and contract summary.

Southwest ATC Allied Health and Technology Building

This transfer of \$145,829 covers budget overages for commissioning, impact fees, and design modification #2.

USU Brigham City Regional Campus Academic Building

This transfer of \$115,768 covers the State's share of change order #3 and #5. See attached pages #24 – 30 for details and contract summary.

USU Eastern Campus Central Instructional Building

This transfer covers the State's share of change order#14. See attached pages #31 – 37 for details and contract summary.

Decreases, Capital Improvement

Ogden Courts Building Window Sealant

This transfer of \$22,336 covers change order #1. See attached pages #38 – 40 for details and contract summary.

**Fiscal Year 2016 Report**

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications.

Decreases, Capital Development

Southwest ATC Allied Health and Technology Building

This transfer of \$442,950 covers change order #2. See attached pages #42 - 44 for details and contract summary.

University of Utah USTAR Neuroscience Research Center

This transfer of \$201,855 covers the State's share of change order #95 and #96. See attached pages #45 – 51 for details.

WSU Davis Campus Professional Classroom Building and Central Plant

This transfer of \$132,427 covers the State's share of change order #25. See attached pages #52 – 55 for details

Decreases, Capital Development

New Ogden Juvenile Courts Building

This transfer of \$85,947 covers change orders #17 and #18. See attached pages #56 – 63 for details and contract summary.

Decreases, Capital Improvement

No significant items

**Report of Project Reserve Fund Activity** (Pages 64 - 68)

The project reserve fund report has two separate reports this time, the final one for Fiscal Year 2015 and the first one for Fiscal Year 2016.

Increases

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

Decreases

The decreases are to award construction contracts that were over budget.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, on a rolling year basis. We will keep this updated, so you can see who has given and drawn from the Project Reserve Fund over the past year.

**Contingency Reserve Fund Analysis** (Pages 69 - 74)

This is a quarterly report for the State Building Board, which shows an analysis of estimated future demands on the contingency reserve fund. It should be noted that this reserve fund only applies to projects funded with general funds, education funds, or general obligation bonds. The analysis assumes that contingency funds are utilized evenly over the life of the project. In reality, some projects have greater draws early in the project and others late in the project. So it is reasonable to assume that this averages into an even utilization of the contingency budget over the life of the project. The analysis lists all open construction contracts on open projects that have contributed to and are eligible to draw from the contingency reserve along with the percentage completion of the construction contract. The current projection is a small excess balance of \$148,939.

**Statewide Funds Reports** (Pages #75 - 82)  
No significant items

**Construction Contract Status** (Pages #84 - 95)

This quarterly report shows the status of each construction contract that was open during the preceding quarter. The main intent of this report is to show those contracts/projects that are over the contractual completion time.

DDW: jr: ccn  
Attachments



Division of Facilities Construction and Management  
 4110 State Office Building, Salt Lake City, UT 84114  
 Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 06/15/2015 to 07/15/2015

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

### NEW LEASES

1.	16-0010 School & Institution Trust Fund Office, Admin. 200 East South Temple Unit # 100, Salt Lake	New Lease	Office	08/01/15 – 09/30/20		2,542		\$18.50	New Lease for 5 years. Lease annual increase of 2%.
2.									

### AMENDMENTS

1.	06-0331 Education, Office of Rehabilitation, 5522 S. 3200 W., Taylorsville	Renew Lease	Office	08/01/15 – 07/31/20	7,300	7,300		\$21.15	Renew lease for 5 yrs. Amendment-2.
2.	10-2510 Commerce Wells Fargo Building Parking, 50 E. 300 S. Salt Lake City	Renew Lease	Parking	06/1/15 – 05/31/17				\$45.00ea \$50.00ea	Renew lease for 2 years. Added 25 new parking stalls. Increased price for stalls \$5.00 ea. Amendment-3.



Division of Facilities Construction and Management  
 4110 State Office Building, Salt Lake City, UT 84114  
 Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 06/15/2015 to 07/15/2015

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
3.	06-0285 Human Services DCFS Attorney General 217 E. Center Street, Suite 280, Moab	Renew Lease	Office	07/01/15 -- 06/30/20	500	500	\$13.20	\$8.40	Renew Lease for 5 years. Reduce rate 33.2%. Increase rate 2.4% annually. Amendment-2.
4.	10-2360 Human Services USDC Lessor, DHS-DCFS Lessee, 853 E. 900 N. American Fork	Renew Lease	Office	07/01/15 -- 06/30/17	9,666	9,666	\$11.50	\$11.50	Renew Lessor Lease for 2 yrs. Amendment-2.
5.	93-2003 Alcohol Beverage Control, Store #12, 416 6 <sup>th</sup> Ave. (Shopping Ctr) Salt Lake City	Renew Lease	Retail Store	01/01/16 -- 12/31/18	7,068	7,068	\$18.75	\$19.89	Renew Lease for 3 yrs. Amendment-4.
6.	94-1302 Public Safety, UHP & SBI, 5500 Amelia Earhart Drive, Salt Lake City	Renew Lease	Office	07/01/15 -- 06/30/20	18,774	23,668	\$14.50	\$14.50	Renew Lease for 5 yrs. Increase rate 3.4% in 2016. Amendment-5.
7.	11-2432 Agriculture, ADC South Valley Regional Airport Hangar #21, West Jordan	Renew Lease	Hangar	07/01/15 -- 06/30/20	976	976	\$3.21	\$3.21	Renew Lease for 5 yrs. Amendment-5.



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## LEASE REPORT

From 06/15/2015 to 07/15/2015

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
8.	95-1105 Human Services Juvenile Justice Services 2465 N. Main Street #13A Sunset	Renew Lease	Office	07/01/15 – 09-30-16	6,946	6,946	\$16.71	\$17.20	Renew Lease for one year and three months. Increased rate 2.9%. Amendment-7.
9.	12-0315 GOED, USTAR, WTC, & STEM 60 East South Temple, Suites # 300, 350, 850 Salt Lake City	Renew Lease	Office	10/01/15 – 06/30/20	82	82	\$23.02	\$23.62	Renew Lease adding 3 yrs. and 2 months. Increase rate 3% annually. Amendment-3.



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## LEASE REPORT

From 07/15/2015 to 08/15/2015

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

### NEW LEASES

1.	16-0103 Health Employee Support, 3785 S. Highland Drive Salt Lake City	New Lease	Parking	07/01/15 – 06/30/20		6,500		\$3.96	New Lease for 5 yrs. 30 Parking Stalls.
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### AMENDMENTS

1.	14-1235 Human Services Child & Family Services 105 North 100 East Cedar City	Renew Lease	Office/Other	07/01/15 – 06/30/16	613	613	\$16.58	\$16.10	Renew Lease, for use of Conference Rooms, for 1 year. Reduced rate 3%. Amendment-2.
2.	15-0337 Natural Resources Forestry, Fire and State Land, 5416 W. Amelia Earhart Drive, Ste. 203 Salt Lake City	Renew Lease	Office	05/24/15 – 06/30/24	11,467	11,467	\$17.11	\$17.11	Amend Lease to clarify Commencement date and rates. Extend Lease one year. Amendment-1.
3.	11-1638 Education Rehabilitation, 475 W. Price River Drive, Price	Renew Lease	Office	05/01/16 – 04/30/21	3,567	3,567	\$18.13	\$19.05	Renew Lease for 5 yrs. Amendment-1.



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## LEASE REPORT

From 07/15/2015 to 08/15/2015

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
4.	99-1528 Capitol Preservation-Lessor, T-Mobile West LLC-Lessee Salt Lake City	Renew Lease	Equipment for roof top antenna	07/01/15 – 06/30/20	N/A		N/A		Renew Lessor Lease for 5 yrs. Amendment-4.
5.	92-2714 Attorney General Admin. 5272 College Dr. Murray	Renew Lease	Office	07/01/15 – 06/30/20	28,381	31,744	\$13.50	\$14.25	Renew Lease for 3 yrs. Increase space by 3,363 sq. ft. Amendment-11.
6.	02-0167 Medical Education Council, 230 S. 500 E. Salt Lake City	Renew Lease	Office	08/01/16 – 07/31/21	2,383	2,383	\$21.87	\$22.09	Renew Lease for 5 yrs. Rate increase 1% each year. Amendment-4.



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
1	Courts 15037150	Administrative Office Of The Courts   Matheson Cour	Boca Group West Llc	Design 157274	\$99,999	\$77,830
2	Dfcm - Managed Buildings 15069310	Calvin Rampton Irrigation Upgrade   Scott Whitney	Mgb+a	Design 157256	\$9,971	\$9,600
3	Capitol Preservation Bd 15248050	Capitol East Entrance Concrete Replacement, King E	King Engineering Inc	Design 1670006	\$14,400	\$14,400
4	Corrections - Cucf 08231110	Corrections (cucf)   Cucf 192 West Expansion   Brian	Gordon Spilker Huber Geotech Cons Inc	Design 157039	\$4,112,300	\$8,900
5	Courts 15063150	Courts, Ogden Gal Remodel   Administrative Office O	Jrca Architects Inc	Design 1670041	\$32,318	\$32,550
6	Davis Atc 15062220	Datc Restroom Upgrades   Davis Applied Technology C	Design West Architects Inc	Design 1670023	\$36,305	\$35,913
7	Corrections - Cucf 14041110	Department Of Corrections   Central Utah Correction	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 1670053	\$8,423	\$11,230
8	Corrections - Cucf 15197100	Department Of Corrections   Cucf Towers Insulation	Archiplex Group Llc	Design 1670034	\$25,353	\$18,644
9	Dept Of Technology Serv 15089310	Department Of Technology Services   Richfield Alte	Van Boerum & Frank Assoc Inc	Design 157268	\$47,429	\$38,400
10	Workforce Services 15087920	Department Of Workforce Services   Richfield Hvac U	Van Boerum & Frank Assoc Inc	Design 157267	\$31,619	\$26,850
11	Mountainland Atc 15130260	Design Sequence   Matc - Office Remodel, Welding, A	Design Sequence	Design 1670007	\$53,191	\$49,000
12	Dfcm - Statewide Funds	Dfcm   Provo Regional East Stairs, Ramp And	Johansen & Tuttle Engineering	Design	\$13,474	\$14,000



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

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#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
14192300		Parking		157133		
13	Dfcm - Managed Buildings 15038310	Dfcm Provo Regional Center   Consulting Services Fo	Boca Group West Llc	Design 157273	\$75,209	\$38,440
14	Dfcm - Managed Buildings 15302310	Dfcm, Governor's Mansion   Exterior Perimeter Fence	Mjsa Architecture Pc	Design 1670013	\$14,800	\$14,800
15	Juvenile Justice Services 15072430	Dhs Division Of Juvenile Justice Services   Weber V	Jrca Architects Inc	Design 1670018	\$1,476,871	\$1,357,621
16	Developmental Center 14032410	Dhs, Utah State Developmental Center   Infrastructu	R&r Environmental	Haz Mat Consult 1670048	\$155,000	\$29,520
17	Dnr - Parks & Recreation 15126510	Division Of Parks And Recreation   Bear Lake State	Jub Engineers Inc	Programming 157313	\$96,500	\$98,609
18	Dnr - Wildlife Resources 15034520	Division Of Wildlife Resources   Great Salt Lake N	Method Studio	Programming 157270	\$129,030	\$18,500
19	Dnr - Wildlife Resources 15118520	Division Of Wildlife Services   Cache Valley Hunter	Jub Engineers Inc	Design 157311	\$24,840	\$20,095
20	Dixie St College Of Utah 15022640	Dixie State University   New Student Housing - Comm	Utah New Vision Construction Llc	Commissioning 1670035	\$170,000	\$99,830
21	Driver License Division 15105550	Draper Driver's License/motor Vehicle Bldg Landsc	Brent Morris Associates Llc	Design 1670008	\$10,000	\$6,860
22	Dnr - Wildlife Resources	Dwr   Springville Hatchery Eyeing Room   Dwight	Sunrise Engineering Inc	Design	\$32,964	\$31,250



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

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#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
15242520		Palm		1670004		
23	Dnr - Wildlife Resources 15051520	Dwr Lee Kay Ctr. Paving Improvements   Dept. Of Wil	Moneil Engineering Inc	Design 1670014	\$15,318	\$10,700
24	Dnr - Wildlife Resources 15176520	Dwr/dnr   Mammoth Creek Hatchery Electrical System	Jrca Architects Inc	Design 1670039	\$14,545	\$13,697
25	Dnr - Wildlife Resources 15177520	Dwr/dnr   Mammoth Creek Hatchery Hvac Energy Effic	Jrca Architects Inc	Design 1670040	\$4,453	\$3,776
26	Dfcm - Statewide Funds 11303300	Fy 2016 Structural Plan Review Services   Gail Youn	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157306	\$110,000	\$100,000
27	Schools For Deaf & Blind 14190230	Inspections   Usdb Salt Lake Center   Dave Mckay	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 1670020	\$120,000	\$126,176
28	University Of Utah 14345750	Inspections   Uu Farmington Health Center   Dave Mck	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 1670021	\$407,994	\$401,198
29	Dfcm - Managed Buildings 12249310	Janitorial Services   Issac Chase Home/liberty Park	Wasatch Property Services Inc	Isf Service 1670043	\$0	\$39,000
30	Dfcm - Managed Buildings 12249310	Janitorial Services   Rio Grande Depot	Utah Cleaning / Apl Inc	Isf Service 1670010	\$0	\$252,000
31	Dfcm - Statewide Funds 14313300	Juvenile Justice Services, Decker Lake Detention C	Terracon Consultants Inc	Haz Mat Consult 157310	\$190,782	\$12,000
32	Schools For Deaf & Blind	Office Of Education   Taylorsville Deaf Center	Protection Consultants Inc	Design	\$19,952	\$6,755



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
15231200		Fire		157316		
33	University Of Utah 15244750	Research Administration Building Reroof & Seismic	Scott P Evans Architect&assoc	Design 157303	\$12,466	\$14,400
34	Salt Lake Comm College 15009670	Salt Lake Community College - South City Campus   M	Terracon Consultants Inc	Haz Mat Consult 157275	\$65,000	\$20,525
35	Salt Lake Comm College 14048670	Salt Lake Community College, South City Campus   Ma	Ihi Environmental	Haz Mat Consult 157309	\$121,000	\$20,085
36	Salt Lake Comm College 15106650	Slcc   Slcc Westpointe Cte Campus Building   Taylor	Ajc Architects	Programming 1670011	\$3,000,000	\$300,313
37	Salt Lake Comm College 15008670	Slcc Scc Bruin Fitness Center   Slcc   Taylor Maxfie	Architectural Testing	Commissioning 157277	\$31,155	\$18,190
38	Snow College 15217700	Snow College   Steam And Condensate Line Replacemen	Van Boerum & Frank Assoc Inc	Design 157265	\$58,482	\$49,870
39	Snow College 15215700	Snow College   Greenwood Student Center   Recommis	Van Boerum & Frank Assoc Inc	Design 157266	\$34,359	\$29,574
40	Snow College South 15101710	Snow College Richfield   North Boundary Security F	King Engineering Inc	Design 157317	\$16,848	\$14,700
41	Snow College South 15088710	Snow College South   Administration Building   Chill	Van Boerum & Frank Assoc Inc	Design 157269	\$32,094	\$26,000
42	Dfcm - Managed Buildings	Snow Hauling Services   Capitol Hill And Redwood Ro	Miller Paving Inc	Isf Service 1670037	\$0	\$25,000



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
12249310						
43	Southern Utah University 15050730	Southern Utah University   Sharwin Ctr. Parking Lot	Bowen Collins & Associates Inc.	Design 157271	\$37,873	\$29,300
44	Dfcm - Managed Buildings 13020300	Special Inspections   Unified State Lab Module 2   R	Utah Testing And Engineering Lic	Insp Observ Ser 1670019	\$300,391	\$198,053
45	Tooele Atc/usu Campus 15060280	Tatc Maintenance Garage   Tooele Applied Technology	Method Studio	Design 157305	\$16,736	\$17,000
46	Dfcm - Managed Buildings 14371310	Tooele County Da Office Remodel   Tooele County (co	Architectural Nexus	Design 157208	\$10,064	\$10,234
47	Bridgerland Atc 15286210	Ucat - Batc   Feasibility Study - New Health Scienc	Design West Architects Inc	Prg Mstr Plan 1670002	\$14,500	\$14,500
48	Ogden/weber Atc 15109240	Ucat - Owatc   Health Technology Building - Settlin	Stanley Consultants Inc	Study 157235	\$45,000	\$44,602
49	Dept Of Transportation 15042900	Udot   Repair Service Pits In Logan, Logan Summit,	Prior & Associates	Design 157315	\$16,862	\$23,040
50	Dept Of Transportation 15059900	Udot Rampton Complex Paving Improvements Phase Iv	Mcneil Engineering Inc	Design 1670015	\$51,962	\$39,900
51	University Of Utah 14345750	University Of Utah Health Care   Farmington Health	Utah New Vision Construction Llc	Commissioning 1670024	\$455,233	\$299,710
52	Utah State University	Usu Fine Arts Phase 1 - Commissioning	Utah New Vision Construction	Commissioning	\$125,000	\$19,005



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
14385770		Contract   Jo	Llc	1670012		
53	Bridgerland Atc 15115210	Utah College Of Applied Technology   Bridgerland At	Design West Architects Inc	Design 157260	\$27,085	\$7,410
54	Dept Of Transportation 14002900	Utah Department Of Transportation   Moab Lions Park	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 1670046	\$51,506	\$15,000
55	Dept Of Transportation 15112900	Utah Department Of Transportation   Richmond Mainte	Jub Engineers Inc	Design 157314	\$29,127	\$27,190
56	National Guard 15054470	Utah National Guard   Ung Richield Armory Parking L	Jones & Demille Engineering	Design 1670003	\$21,309	\$16,300
57	National Guard 15305480	Utah National Guard   West Jordan Aasf - South Hang	Ken Garner Engineering Inc	Design 1670029	\$40,626	\$24,180
58	National Guard 15306480	Utah National Guard - Camp Williams   Utes East Bay	Ridgeline Design Llc	Design 1670031	\$44,302	\$33,000
59	National Guard 15081480	Utah National Guard - Camp Williams   3 -phase Pow	Ken Garner Engineering Inc	Prg Mstr Plan 1670044	\$31,900	\$12,600
60	Dfcm - Managed Buildings 12249310	Utah State Building Board   Statewide Facility Cond	Faithful+gould, Inc	Unclass Consult 157302	\$100,000	\$827,565
61	Developmental Center 12222410	Utah State Development Center   Evergreen Hvac Rep	Colvin Engineering Associates	Energy 1670050	\$72,679	\$12,560
62	State Hospital 13222420	Utah State Hospital   Museum Excel House	Mcneil Engineering Inc	Design 147251	\$2,442	\$6,000



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Design</b>						
		Reroof   Ma				
63	Utah State University 14294770	Utah State University   Romney Stadium Renovation	Architectural Testing	Commissioning 157156	\$183,795	\$57,000
64	Utah State University 15128770	Utah State University - Clinical Services Building	Jacoby Architects	Programming 1670047	\$2,146,558	\$221,117
65	Usu/ceu Price Campus 13180610	Utah State University Eastern, Music Building   Asb	R&r Environmental	Haz Mat Consult 157400	\$133,087	\$26,540
66	Utah Valley University 15178790	Uvu   Activity Center Bleachers   Dwight Palmer	Sh Architecture	Design 1670001	\$100,000	\$96,000
67	Weber State University 14083810	Weber State University   Stewart Library Renovation	Vcbo Architecture Llc	Design 1670022	\$84,926	\$90,000



# State of Utah

Division of Facilities and Construction Management

Contract Type = C; Award Date >= 06/18/2015; and less than 08/21/2015

## Construction Contracts Awarded

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
1	Abc Stores 14306030	Abc Store #40 Riverton Install New Handrail   Scott	Ehp Construction Inc	Const Site Imp 1675008	\$35,739	\$33,768
2	Courts 15076150	Administrative Office Of The Courts   Brigham City	Wall 2 Wall Floor Coverings	Const Remodel 157995	\$33,747	\$25,335
3	Snow College 14296700	Brian Bales   Cm/gc Snow College Science Building	Okland Construction Company, Inc.	Constr Cmgc 1675029	\$16,613,850	\$50,000
4	Dfcm - Managed Buildings 14104300	Brigham City Regional Center, Fire Sprinkler Upgra	SI Fire Protection	Const Remodel 157905	\$47,595	\$22,136
5	Capitol Preservation Bd 15036050	Capitol Preservation Board   State Capitol Building	Schindler Elevator Corp	Const Remodel 157988	\$49,171	\$40,583
6	Health 15303390	Compressor Replacement   Children Center   Departm	Commercial Mechanical Systems & Service	Const Remodel 1675019	\$25,000	\$24,753
7	Courts 14138150	Courts, Brigham City, Lighting Upgrade   Administra	Taylor Electric Inc.	Const Remodel 1675007	\$133,316	\$108,609
8	Dfcm - Managed Buildings 12249310	Dabc Store 31 Foundation Waterproofing   Scott Whit	C&r Coatings Llc	Const Site Imp 157975	\$100,000	\$14,125
9	Corrections - Draper 14256100	Department Of Corrections - Draper Prison   Stephen	Tod R Packer Heating & Air Conditioning	Const Remodel 157981	\$212,067	\$190,100
10	Health 15235390	Department Of Health   Cannon Health Building - Sup	Mhi Service, Inc.	Const Remodel 1675033	\$170,971	\$108,815
11	Workforce Services 14211920	Department Of Workforce Services   Administration B	Western Sheet Metal Inc	Const Remodel 1675014	\$242,092	\$105,512



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						<b>JAIM</b>
12	Corrections - Ap&p 14096120	Dept Of Corrections   Orange Styreet Bonneville And	Patriot Construction	Const Remodel 157977	\$105,056	\$13,654
13	Dfcm - Statewide Funds 12107300	Dept. Of Natural Resources   Dnr Vernal East Parkin	Stearns Construction	Paving 157982	\$713,780	\$13,361
14	Dfcm - Managed Buildings 14194300	Dfcm Richfield Regional Center And   Dws Richfield	Staker Parson Companies dba Hales Sand And Gravel	Paving 157980	\$231,332	\$304,560
15	Corrections - Ap&p 14153120	Division Of Adult Probation And Parole   Bonneville	Advanced Solutions Group Llc	Const Remodel 1675016	\$420,121	\$381,063
16	Juvenile Justice Services 15011430	Division Of Juvenile Justice Services   Split Mount	Conwest Inc	Roofing 157923	\$234,701	\$229,358
17	Dnr - Parks & Recreation 14085510	Division Of Parks And Recreation   Bear Lake State	Dfcm Ama's	Constr Mou 157915	\$506,650	\$506,650
18	Dnr - Wildlife Resources 14075520	Division Of Wildlife Resources   Egan Fish Hatchery	Sevier Heating & Air Condition	Const Remodel 1675012	\$37,422	\$24,100
19	Dnr - Wildlife Resources 14225520	Division Of Wildlife Resources   Midway Hatchery En	Sumsion Const. dba Eckles Paving	Paving 157978	\$58,701	\$42,682
20	Dnr - Wildlife Resources 15307520	Division Of Wildlife Resources   Fountain Green Fi	Stallings Sheet Metal	Const Remodel 1675017	\$20,275	\$20,248
21	Dnr - Wildlife Resources 15138520	Division Of Wildlife Resources   Mammoth Creek Fis	Jts Roofing Inc.	Roofing 1675030	\$70,895	\$75,653



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						<b>JAM</b>
22	Dfcm - Statewide Funds 14312300	Dixie State University   Nisson Towers Pod A   Laund	Eagle Environmental Inc	Haz Mat Const 157953	\$285,622	\$10,358
23	Utah State University 14294770	Hazardous Material Abatement   Usu Romney Stadium	Eagle Environmental Inc	Haz Mat Const 157985	\$68,340	\$26,748
24	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese   Dnr Sidewalk Repair	C&r Coatings Llc	Const Remodel 157996	\$100,000	\$20,571
25	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese   Dws Midvale Upgrade B	American Mechanical Systems Service	Const Remodel 157423	\$100,000	\$11,293
26	Courts 14126150	Ogden Courts Emergency Elevator Power   Administrat	Taylor Electric Inc.	Const Remodel 1675006	\$340,528	\$15,945
27	Driver License Division 15068550	Public Safety Dldmv Replace Building Automation Co	American Mechanical Systems Service	Const Site Imp 157420	\$8,746	\$21,618
28	Dfcm - Managed Buildings 13020300	Public Safety, Department Of Agriculture, Departme	Big D Construction Corporation	Const New Space 157419	\$33,376,815	\$32,489,258
29	Salt Lake Comm College 14370660	Salt Lake Community College - Meadowbrook Campus	Perkes Roofing Inc	Roofing 157947	\$337,553	\$186,155
30	Salt Lake Comm College 15287660	Salt Lake Community College - Redwood Road Campus	Eagle Environmental Inc	Haz Mat Const 1675011	\$73,500	\$69,532
31	Salt Lake Comm College 14048670	Salt Lake Community College - South City	Rocmont Industrial Corp	Haz Mat Const 157421	\$121,000	\$94,450



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
		Campus   M				
32	Snow College 15033700	Snow College Ephraim, Anderson Hall   Asbestos Abat	Eagle Environmental Inc	Haz Mat Const 157908	\$24,455	\$24,455
33	Snow College 15188700	Snow College Ephraim, Stadium Underside   Lead-base	Environmental Abatement Inc	Haz Mat Const 157987	\$26,645	\$24,494
34	Tooele Atc/usu Campus 15187280	Tatc Landscaping   Tooele Applied Technology Colleg	Ivester's Tree & Lawn	Const Site Imp 157974	\$19,089	\$19,098
35	Office Of Rehabilitation 15272310	Taylorsville Deaf Center Compressor Replacement   S	American Mechanical Systems Service	Const Remodel 157998	\$20,000	\$15,862
36	Developmental Center 14032410	Usdc Infrastructure Repairs, Phase 2   Utah State D	Commercial Mechanical Systems & Service	Const Site Imp 1675037	\$4,611,192	\$1,796,897
37	Abc Stores 15007030	Utah Department Of Alcoholic Beverage Control   Sto	Rolfe Excavating & Construction Inc	Const Remodel 1675022	\$67,046	\$62,900
38	Schools For Deaf & Blind 14190230	Utah Schools For The Deaf And Blind   Salt Lake Cen	Wadman Corp	Const New Space 157416	\$12,386,716	\$12,370,000
39	Fairpark 14358370	Utah State Fairpark   Bonneville, East Eatery, And	Utah Correctional Industries	Roofing 157417	\$118,226	\$199,800
40	Fairpark 15029370	Utah State Fairpark   Perimeter Fencing Replacemen	Wade Payne Construction Inc	Const Remodel 157418	\$326,050	\$306,118
41	Usu/ceu Price Campus 13180610	Utah State University Eastern   Music Building	Rocmont Industrial Corp	Haz Mat Const 157422	\$133,087	\$34,077



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 06/18/2015; and less than 08/21/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
<b>Construction</b>						
		As				
42	Utah Valley University 14111790	Uvu   Fire Science Academy Roof Repairs   Matt Boyer	Perkes Roofing Inc	Roofing 157968	\$67,368	\$46,320
43	Utah Valley University 15048790	Uvu Wasatch Campus Slurry Seal And Patching   Utah	Morgan Pavement Maintenance dba Morgan Pavement	Paving 1675024	\$489,412	\$31,250
44	Weber State University 15103810	Weber State University   Browning Center - Reroof P	Redd Roofing & Construction Co	Roofing 157425	\$486,524	\$489,538
45	Weber State University 14083810	Weber State University   Stewart Library Renovation	Okland Construction Company, Inc.	Constr Cmgc 157983	\$1,061,571	\$48,000
46	Weber State University 15040810	Weber State University   Wsu W-8 Parking Lot Asphalt	Post Construction Co Inc	Const Remodel 1675015	\$372,645	\$319,200

# DFCM

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

Sep-15

## REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
<b>BEGINNING BALANCE</b>			3,206,961.58	4,143,089.21	7,415.55				
<b>FUNDING</b>									
14050	SLCC	RRC Tech Bldg Return Air Fans & VFD's	-	6,094.00	-	-	0.00%	Complete	100%
14045	SLCC	LHM Exerior Emergency Egress Stairs	-	4,897.00	-	-	0.00%	Construction	2%
14052	SLCC	RRC LAC AHU1 VFD Replacement	-	2,920.00	-	-	0.00%	Complete	2%
<b>OTHER INCREASES</b>									
14255	Agriculture	Boiler Replacement	-	1,095.00	-	1,646.00	1.45%	Complete	100%
10036	SLCC	RRC New Instructional and Admin Complex	-	774.24	-	1,813,880.45	5.56%	Closed	100%
14050	SLCC	RRC Tech Bldg Return Air Fans & VFD's	-	396.60	-	(396.60)	-0.33%	Complete	100%
<b>DECREASES</b>									
12042	U OF U	Electrical/High Temp Water Utilities Upgrades	(392,571.00)	-	-	1,504,300.00	2.06%	Construction	81%
11342	SWATC	Allied Health & Technology Bldg	(145,828.79)	-	-	677,015.14	3.57%	Construction	60%
13049	USU	BRC Academic Bldg	(115,768.84)	-	-	175,114.90	1.23%	Construction	77%
13180	USU-EAST	Central Instructional Bldg	(85,028.77)	-	-	558,378.77	2.63%	Construction	84%
13336	UOFU	Huntsman Cancer Phase IV	(65,217.98)	-	-	449,320.53	0.49%	Construction	25%
08284	Courts	New Ogden Juvenile Building	(51,071.00)	-	-	1,446,221.49	4.84%	Construction	99%
13240	UNG	CW South Garrison Infrastructure	(33,585.84)	-	-	38,335.65	0.75%	Construction	98%
12345	WSU	Tracy Hall Science Bldg	(29,487.56)	-	-	159,092.01	0.27%	Construction	55%
13237	SLCC	RRC Boiler #1 Replacement	-	(24,017.00)	-	28,494.00	8.08%	Closed	100%
14130	Courts	Ogden Window Seal	-	(22,335.91)	-	22,335.91	36.41%	Complete	100%
11194	USU	Business Bldg Addition/Remodel	(16,257.71)	-	-	434,074.92	1.01%	Construction	73%
14154	Health	Unified Lab Supply Fan Replacement	-	(13,000.00)	-	13,000.00	4.92%	Complete	100%
14041	Corrections	CUCF Admin Plumb/Warehouse Air Handlers	-	(6,756.02)	-	16,165.02	2.66%	Construction	90%
14139	UDC	CCC's Mechanical Upgrades	-	(5,228.94)	-	16,165.79	6.03%	Construction	97%
14198	Parks	Fremont Maintenance Shop Replacement	-	(4,650.00)	-	4,650.00	1.07%	Construction	9%
14215	DPS	Taylorville BCI Lighting	-	(2,916.00)	-	2,916.00	6.83%	Complete	100%
14189	UDOT	Rampton Boiler Replacement	-	(2,401.00)	-	4,793.00	0.58%	Construction	99%
14155	Health	Cannon Relief Fan Walls	-	(1,783.83)	-	6,222.82	4.13%	Complete	100%
14199	SNOW	Bus Parking Lot Security Lighting	-	(1,306.99)	-	1,306.99	2.55%	Closed	100%
14065	BATC	West Campus Restroom Code Compliance	-	(1,111.21)	-	21,687.85	5.14%	Complete	100%
12192	UVU	New Classroom Building	(1,015.00)	-	-	1,927,021.39	4.16%	Construction	99%
14253	SLCC	RRC Library Chiller	-	(1,003.00)	-	1,003.00	0.53%	Construction	92%
14151	DNR	VFD Replacement	-	(640.00)	-	640.00	1.35%	Closed	100%
13371	UNG	Tooele Armory Cooler Replacement	-	(580.00)	-	18,160.50	34.84%	Closed	100%
14086	Wildlife	Mantua Hatchery Improvements	-	(450.00)	-	1,798.39	3.33%	Closed	100%
14118	DFCM	RDWD Reg #2 Skylight Replacement	-	(447.90)	-	447.90	0.52%	Complete	100%
13061	UBATC	Dust Collection And Exhaust System	-	(247.50)	-	24,233.50	17.58%	Closed	100%
13299	ABC	Store #34 HVAC System	-	(200.00)	-	20,073.00	24.60%	Closed	100%
13135	Courts	Layton Fire Alarm/HVAC Improvements	-	(122.50)	-	1,235.50	0.87%	Closed	100%
14045	SLCC	LHM Exerior Emergency Egress Stairs	-	(99.04)	-	99.04	0.14%	Pending	2%
13063	DHS	Vernal Rooftop Unit Replacement	-	(90.00)	-	90.00	0.05%	Closed	97%
14124	DHS	Cedar City Reroof	-	(11.62)	-	11.62	0.02%	Complete	86%
<b>FY 2015 FINAL</b>			2,271,129.09	4,069,867.59	7,415.55				



## Construction Change Order

Construction Change Order			
<b>Description:</b>	JIM RUSSELL LAYTON CONSTRUCTION	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jul 7, 2015
		<b>Total Amount:</b>	\$442,468.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	12042750 (UNIV OF UTAH ELECTRICAL AND HIGH TEMP WATER UTILITIES UPGRADES)		

	Original		Change
<b>Contractor:</b>	66309F (LAYTON CONSTRUCTION COMPANY)	<b>Award:</b>	\$25,000.00
		<b>Change Order:</b>	\$69,150,779.00
		<b>Total:</b>	\$69,175,779.00
<b>Address Code:</b>	001 (9090 S SANDY PKY, SANDY, UT 84070-6409)	<b>Start:</b>	Jun 19, 2012
<b>Contract:</b>	127609	<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 0124 INCREASE ENCLOSURE SIZE TO SCREEN EQUIPMENT THAT WAS LARGER THAN EXPECTED	001	ADDL CONST COST	AE OMISSION-CON	\$28,127.00	
002	PCO 0149 REROUTE CIRCUIT 12 TO MH36F IN LIEU OF MH36B	001	ADDL CONST COST	UNK COND-CONTIN	\$0.00	
003	PCO 0150 SUBSTATION SWITCH GEAR REVISIONS DUE TO COORDINATION ISSUES BETWEEN THE PROTECTIVE RELAYS AND THE COGENERATION	001	ADDL CONST COST	UNK COND-CONTIN	\$209,405.00	
004	PCO 0151 RECONFIGURE AND EXTEND PAD 648 DUE TO A CONFLICT WITH AN UNKNOWN EXISTING GAS LINE	001	ADDL CONST COST	UNK COND-CONTIN	\$4,247.00	
005	PCO 0152 MOVED SCOPE FROM PHASE II INTO PHASE I FOR STAGING AND COORDINATION REASONS	001	ADDL CONST COST	DFCM SCOPE-PROJ	\$49,897.00	
006	PCO 153 CREDIT DISTRIBUTION ALLOWANCE FOR REMOVAL OF PAD 570	001	ADDL CONST COST	AGENCY SCOPE-P	\$0.00	
007	PCO 0154 ADDITIONAL VAULT AT THE MORAN EYE BUILDING TO ELIMINATE TENSION ON THE EXISTING CONDUCTORS	001	ADDL CONST COST	UNK COND-CONTIN	\$16,221.00	
008	PCO 0155 ADDITIONAL BORING AT THE MORAN EYE BUILDING DUE TO HIGH VOLUME OF LARGE ROCK ENCOUNTERED	001	ADDL CONST COST	UNK COND-CONTIN	\$17,658.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
009	PCO 0157 MISCELLANEOUS LIGHTING AND SPRINKLER REPAIRS AROUND CAMPUS FOR PHASE I	001	ADDL CONST COST	UNK COND-CONTIN	\$15,519.00	
010	PCO 158	001	ADDL CONST COST	UNK COND-CONTIN	\$873.00	
011	PCO 159 PROVIDE SCADA STUB UPS FOR PAD 404 AND 702	001	ADDL CONST COST	AE OMISSION-CON	\$3,670.00	
012	PCO 160 ADDITIONAL BORING, SHORING AND EXCAVATION UNDER ROUND BY MORAN EYE	001	ADDL CONST COST	UNK COND-CONTIN	\$96,851.00	

# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 127609

## Construction Contract Summary

### 127609 - University Of Utah | Electrical And High Temperature Water Ut

<b>Project Title:</b>	Univ Of Utah Electrical And High Temp Water Utilities Upgrades	<b>Vendor #:</b>	66309F
<b>Project #:</b>	12042750	Layton Construction Company	
<b>Program Director:</b>	Jim Russell (163400)	9090 S Sandy Pky	
<b>Open PO's-Prj:</b>	(0) for _	Sandy, Ut 84070-6409	
<b>Contract Name:</b>	University Of Utah   Electrical And High Temperature Water Ut	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Unclass Const	<b>DO #:</b>	12081666483
<b>Component Group:</b>	Addl Const Cost	<b>Retainage #:</b>	8694936
<b>Building:</b>	I0008	Uu Campus Electrical System	
<hr/>			
<b>Component:</b>	Additional Construction Costs (10)	<b>Expense Budget:</b>	6816
<b>Account:</b>	3000-300-3336-FWA-12042750	Utilities	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2013	100.00	\$33,178,212.32	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$33,178,212.32</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
8/16/12	12042750#1	Invoice Released	\$11,560.00
10/19/12	12042750#2	Invoice Released	\$35,684.15
1/2/13	12042750#3	Invoice Released	\$17,412.65
1/2/13	12042750#4	Invoice Released	\$33,501.32
1/3/13	12042750#5	Invoice Released	\$50,276.53
1/28/13	12042750#6	Invoice Released	\$750,924.99
2/21/13	12042750#7	Invoice Released	\$506,591.20
3/20/13	12042750#8	Invoice Released	\$1,360,437.76
4/12/13	12042750#9	Invoice Released	\$1,190,646.00
5/22/13	12042750#10	Invoice Released	\$1,496,731.07
6/18/13	12042750#11	Invoice Released	\$1,896,644.13
7/10/13	12042750#12	Invoice Released	\$3,549,508.63
8/27/13	12042750#13	Invoice Released	\$2,691,310.04
9/19/13	12042750#14	Invoice Released	\$2,178,573.48
10/25/13	12042750#15	Invoice Released	\$1,501,175.62
11/27/13	12042750#16	Invoice Released	\$1,661,941.45
12/18/13	12042750#17	Invoice Released	\$1,689,766.94
1/21/14	12042750#18	Invoice Released	\$902,469.06
2/24/14	12042750-19	Invoice Released	\$752,818.45
3/18/14	12042750#20	Invoice Released	\$1,039,546.38

### Change Order Summary

Awards			
Award Date	Number	Amount	
05/18/2012	A001	\$25,000.00	
<b>Total Award:</b>		<b>\$ 25,000.00</b>	
Change Orders			
Date	Number	Status	Amount
10/16/12	CO 001	Co Executed	\$41,744.00
10/23/12	CO 002	Co Executed	\$2,152,556.00
11/21/12	CO 003	Co Executed	\$398,514.00
11/21/12	CO 004	Co Executed	\$50,720.00
12/18/12	CO 005	Co Executed	\$5,711,894.00
2/25/13	CO 006	Co Executed	\$2,392,625.00
4/8/13	CO 007	Co Executed	\$11,483,005.00
6/13/13	CO 008	Co Executed	\$7,274.00
6/13/13	CO 009	Co Executed	\$11,308,125.00
8/26/13	CO 010	Co Executed	\$309,791.00
10/7/13	CO 011	Co Executed	\$21,077.00
11/4/13	CO 012	Co Executed	\$0.00
5/1/14	CO 013	Co Executed	\$260,080.00
8/14/14	CO 014	Co Executed	\$287,406.00

# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 127609

## Construction Contract Summary

Date	Invoice #	Status	Amount
4/17/14	12042750#21	Invoice Released	\$1,200,684.14
6/4/14	12042750#22	Invoice Released	\$1,583,221.27
7/15/14	12042750#24	Invoice Released	\$1,813,059.32
7/15/14	12042750#23	Invoice Released	\$1,239,370.54
8/21/14	12042750#25	Invoice Released	\$1,682,717.90
9/24/14	12042750 #26	Invoice Released	\$2,954,854.18
10/29/14	12042750 #27	Invoice Released	\$1,408,080.00
11/24/14	12042750#28	Invoice Released	\$2,850,586.00
1/12/15	12042750#29	Invoice Released	\$1,693,740.00
1/22/15	12042750#30	Invoice Released	\$2,769,704.00
3/6/15	12042750#31	Invoice Released	\$1,166,537.00
3/25/15	12042750#32	Invoice Released	\$2,783,996.00
5/14/15	12042750#33	Invoice Released	\$1,129,063.00
5/14/15	12042750#34	Invoice Released	\$1,826,106.00
6/22/15	12042750#35	Invoice Released	\$1,643,126.00
7/16/15	12042750#36	Invoice Released	\$3,732,509.00
8/14/15	127609#37	New	\$63,209.00
8/14/15	12042750#37	New	\$1,216,880.00
<b>Total Payments:</b>			<b>\$ 56,074,963.20</b>

### Retainage Summary

Date	Invoice #	Status	Amount
10/19/12	127609#2	Invoice Released	\$1,304.85
1/2/13	127609#5	Invoice Released	\$2,134.72
1/2/13	127609#3	Invoice Released	\$782.35
1/2/13	127609#4	Invoice Released	\$1,763.23
1/28/13	127609#6	Invoice Released	\$26,081.89
2/21/13	127609#7	Invoice Released	\$26,662.69
3/20/13	127609#8	Invoice Released	\$30,535.80
4/12/13	127609#9	Invoice Released	\$34,491.00
5/22/13	127609#10	Invoice Released	\$53,122.72
6/18/13	127609#11	Invoice Released	\$99,823.38
7/10/13	127609#12	Invoice Released	\$186,816.24
8/27/13	127609#13	Invoice Released	\$180,231.81
9/19/13	127609#14	Invoice Released	\$76,138.37
10/25/13	127609#15	Invoice Released	\$79,009.24
11/27/13	127609#16	Invoice Released	\$87,470.61
12/18/13	127609#17	Invoice Released	\$88,935.14
1/21/14	127609#18	Invoice Released	\$47,498.30

### Change Orders

Date	Number	Status	Amount
8/27/14	CO 015	Co Executed	\$33,423,895.00
1/12/15	CO 016	Co Executed	\$578,543.00
5/21/15	CO 017	Co Executed	\$281,062.00
7/7/15	CO 018	Co Executed	\$442,468.00
	CO 019	Co Accounting Review	\$451,709.00
<b>Change Order Total:</b>			<b>\$69,602,488.00</b>
Total Amendments (Less: Award Bid Pack Changes):			\$2,647,039.00
<b>Adjusted Contract Value:</b>			<b>\$69,627,488.00</b>
Change Order % of Original:			278409.95%
Percentage of Contract Paid:			84.45%

Dates		Days	
From	To	Target	Lapsed
6/19/12	1/12/15	937	1160
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
1/12/15		1/1/14	561
<b>Percentage of Time Lapsed:</b>			<b>123.80%</b>

### Reasons for Change Orders

Reason	Percent	Amount
Award Bid Pack	2529.45%	\$66,955,449.00
Scope - Dfcm	3.44%	\$91,006.00
Scope - Ag/inst	11.70%	\$309,791.00
Omiss - Dfcm Cn	1.90%	\$50,381.00
A/e Err - Dfcm	4.21%	\$111,494.00
Unk Cond-contin	36.64%	\$969,756.00
Unknown - Dfcm	3.16%	\$83,743.00
Dfcm Scope-proj	10.88%	\$288,036.00
Agency Scope-p	2.52%	\$66,580.00
Agency Scope- A	6.22%	\$164,774.00
Bid Package	0.00%	\$0.00
Ae Omission-con	9.22%	\$243,949.00
Ae Error-contin	0.78%	\$20,687.00
Unk Cond	9.33%	\$246,842.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$69,602,488.00</b>



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 127609

## Construction Contract Summary

### Retainage Summary

Date	Invoice #	Status	Amount
2/19/14	127609#19	Invoice Released	\$39,622.10
3/18/14	127609#20	Invoice Released	\$54,712.90
6/4/14	127609#22	Invoice Released	\$100,844.40
7/15/14	127609#23	Invoice Released	\$47,713.10
8/21/14	127609#25	Invoice Released	\$70,153.30
9/24/14	127609 #26	Invoice Released	\$48,940.00
10/29/14	127609 #27	Invoice Released	\$74,110.00
11/24/14	127609#28	Invoice Released	\$156,925.00
1/12/15	127609#29	Invoice Released	\$82,250.00
1/22/15	127609#30	Invoice Released	\$145,774.00
3/6/15	127609#31	Invoice Released	\$61,396.00
3/25/15	127609#32	Invoice Released	\$146,526.00
5/14/15	127609#33	Invoice Released	\$1,189.00
6/22/15	127609#35	Invoice Released	\$474,147.00
7/16/15	127609#36	Invoice Released	\$196,417.00
<b>Retainage Total:</b>			<b>\$2,723,522.14</b>

### Release Summary

Release Date	Release	Amount
4/17/14	Release # 1	\$ 45,160.80
7/15/14	Release # 2	\$ 34,347.00
5/14/15	Release # 3	\$ 714,582.00
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 794,089.80</b>
<b>Net Retainage:</b>		<b>\$ 1,929,432.34</b>

### Contract Summary

Adjusted Contract Value:	\$ 69,627,488.00
Paid to Contractor:	\$56,074,963.20
Retainage to Bank:	\$2,723,522.14
Total Paid:	\$58,798,485.34
<b>Contract Balance:</b>	<b>\$10,829,002.66</b>

### Contractor Summary

Adjusted Contract Value:	\$ 69,627,488.00
Paid to Contractor:	\$56,074,963.20
Retainage Releases:	\$794,089.80
Total Paid to Contractor:	\$56,869,053.00



## Construction Change Order

Construction Change Order			
<b>Description:</b>	MICHAEL AMBRE R & O CONSTRUCTION CHANGE ORDER 3	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Mar 18, 2015
		<b>Total Amount:</b>	\$97,564.69
		<b>New End Date:</b>	
<b>Capital Project:</b>	13049770 (USU BRIGHAM CITY REGIONAL CAMPUS ACADEMIC BUILDING)		

Contractor		Original		Change	
<b>Contractor:</b>	39131H (R & O CONSTRUCTION CO)	<b>Award:</b>	\$12,266,412.00	<b>Award:</b>	\$12,266,412.00
		<b>Change Order:</b>	\$30,683.45	<b>Change Order:</b>	\$128,248.14
		<b>Total:</b>	\$12,297,095.45	<b>Total:</b>	\$12,394,660.14
<b>Address Code:</b>	001 (933 WALL AVE, OGDEN, UT 84404-4800)	<b>Start:</b>	Oct 14, 2014	<b>Start:</b>	Oct 14, 2014
<b>Contract:</b>	157643	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 014, BRIGHAM CITY REQUIRED THE REMOVAL OF EXISTING CURB INLET 990 SOUTH. THE CONTRACTOR WAS DIRECTED TO REMOVE AND CAP INLET.	001	CONSTRUCTION	UNK COND-CONTIN	\$862.50	
002	PCO 015, THE EXISTING ELEVATION OF WATER AND GAS LINES ARE TO HIGH AFTER THE SITE IS GRADED TO SPECIFIED ELEVATION. ALSO AFTER THE WATER LINE WAS EXPOSED IT WAS DETERMINED IT NEEDED TO BE REPLACED DUE TO DETERIORATION. CORRECTION IS TO REPLACE LOWER	001	CONSTRUCTION	UNK COND-CONTIN	\$87,713.00	
003	PCO 016, THIS IS ONGOING ISSUES WITH POOR SOILS. CONTRACTOR HAS MINIMIZED AREAS THAT NEED REMEDIATION.	001	CONSTRUCTION	UNK COND-CONTIN	\$3,064.75	
004	PCO 017, IT WAS DETERMINED THE THRESHOLDS AT VARIOUS EXTERIOR DOORS NEEDED TO BE EXTENDED TO COVER SLAB INSULATION.	001	CONSTRUCTION	AE OMISSION-CON	\$1,477.75	
005	PCO 018, IT WAS DETERMINED THAT REVISIONS TO DIAGONAL BRACING WAS REQUIRED IN AREA E STRUCTURAL STEEL INERTIA BASES.	001	CONSTRUCTION	UNK COND-CONTIN	\$(2,283.00)	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
006	PCO 019, IN THE AUDITORIUM DUE TO THE DIAGONAL BRACING ON THE WEST WALL THERE WAS NOT A PATH WAY FOR CONDUIT. THE TEAM DETERMINED THE ONLY ALTERNATIVE IS TO FIR THE WALL OUT TO ACCOMMODATE THE CONDUIT.	001	CONSTRUCTION	UNK COND-CONTIN	\$1,481.20	
007	PCO 020, AGENCY REQUESTED CHANGES TO HARDWARE PACKAGE.	001	CONSTRUCTION	AGENCY SCOPE-C	\$(2,880.00)	
008	PCO 021, DFCM REQUESTED MINOR CHANGES TO ROOF WARRANTY. THE SPECIFIED ROOF WARRANTY WAS 10 YEARS AND DFCM REQUESTED PRICING FOR A 20 YEAR WARRANTY. THE PRICE WAS RESPONSIBLE AND WE ACCEPTED IT. SPLIT FUNDING	001	CONSTRUCTION	DFCM SCOPE-CONT	\$8,128.49	



## Construction Change Order

Construction Change Order			
<b>Description:</b>	USU BRIGHAM CITY ACADEMIC BUILDING CHANGE ORDER #5 MICHAEL AMBRE	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jun 5, 2015
		<b>Total Amount:</b>	\$241,241.87
		<b>New End Date:</b>	
<b>Capital Project:</b>	13049770 (USU BRIGHAM CITY REGIONAL CAMPUS ACADEMIC BUILDING)		

	Original		Change
<b>Contractor:</b>	39131H (R & O CONSTRUCTION CO)	<b>Award:</b>	\$12,266,412.00
		<b>Change Order:</b>	\$179,338.49
		<b>Total:</b>	\$12,445,750.49
<b>Address Code:</b>	001 (933 WALL AVE, OGDEN, UT 84404-4800)	<b>Start:</b>	Oct 14, 2014
<b>Contract:</b>	157643	<b>End:</b>	
		<b>Award:</b>	\$12,266,412.00
		<b>Change Order:</b>	\$420,580.36
		<b>Total:</b>	\$12,686,992.36
		<b>Start:</b>	Oct 14, 2014
		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO #32 DEMOLISH EXISTING CAR WASH. THIS IS AN AGENCY REQUESTED CHANGE OUTSIDE OF THE SCOPE OF ORIGINAL WORK. THIS PROJECT IS SPLIT FUNDED AND WILL BE BILL 100% FROM USU AGENCY FUNDS,	001	CONSTRUCTION	AGENCY SCOPE- A	\$70,249.87	
002	PCO #33 AS PART OF THE VALUE ENGINEERING PROCESS (EVERYTHING BIDDING OVER AT TIME OF BID, MARKET WAS UNPREDICTABLE) WE REDUCED THE TILE IN RESTROOMS. THIS PCO ADDS THE TILE BACK TO THE ORIGINAL INTENT. SPLIT FUNDING 50%/ 50%	001	CONSTRUCTION	UNK COND-CONTIN	\$7,469.25	
003	PCO #34 AS THE PROJECT PROGRESSED IT WAS REALIZED THAT A BASEBOARD HEATER WAS LEFT OFF THE DRAWINGS. THIS PCO ADD THE BASE BOARD HEATER.	001	CONSTRUCTION	AE OMISSION-CON	\$3,324.29	
004	PCO #35 AS PART OF THE PANIC OF MARKET CONDITION THESE WALL PANELS WERE VALUE ENGINEERED OUT OF THE PROJECT. THIS PCO BRINGS BACK THE ORIGINAL DESIGN INTENT. SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$2,033.20	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
005	PCO #36 THE DRAWINGS CALLED FOR BIRD SCREENS AT THE AIR INTAKES FOR THE BUILDING. BRIGHAM CITY HAS MAJOR ISSUES WITH BOX ELDER BUGS AS WORRIED ABOUT THE NEED FOR BUG SCREENS, THE TEAM AGREED. SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$8,006.76	
006	PCO #37 AS PART OF THE VALUE ENGINEERING EFFORT THE TILE FROM THE MAIN LOBBY AREA WAS ELIMINATED AND STAINED CONCRETE WAS SPECIFIED. THE TEAM DECIDED TO BRING BACK THE TILE. SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$70,159.20	
007	PCO #38 AS THE SITE WAS IMPROVED THE EARTH WORK CONTRACTOR ENCOUNTERED POOR SOILS. THE GEOTECH WAS CALLED IN FOR DIRECTION AND THIS DIRECTION CAME AT A COST. SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$30,390.24	
008	PCO #39 THE AGENCY REQUESTED AN ADDITIONAL STORAGE SHED FOR HOUSING LAWN, GARDEN, AND SNOW REMOVAL EQUIPMENT. THIS WILL BE PAID FOR WITH USU CONTINGENCY ONLY.	001	CONSTRUCTION	AGENCY SCOPE- A	\$37,019.02	
009	PCO #40 UDOT MADE THE UNIVERSITY UPGRADE THE TRAFFIC SENSOR AT THE STOP LIGHT. THIS IS AN UNKNOWN COST, SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$883.04	
011	PCO #41 BRIGHAM CITY REQUESTED THAT WE ADDRESS A CROWNING ON 100 SOUTH ISSUE. THE STATE OF UTAH ALWAYS LIKE TO ACT AS GOOD NEIGHBORS. UNFORESEEN CONDITION SPLIT FUNDING 50%/50%	001	CONSTRUCTION	UNK COND-CONTIN	\$10,120.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
012	PCO #42 AS CONSTRUCTION IS UNDER WAY IT WAS DETERMINED THAT THE LIGHT POLES IN TWO LOCATIONS WERE SPECIFIED INCORRECTLY. WE NEEDED TO MODIFY TWO EXTERIOR LIGHT POLES AS PER ORIGINAL INTEND. SPLIT FUNDING 50%/50%	001	CONSTRUCTION	AE OMISSION- CON	\$1,587.00	



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157643

## Construction Contract Summary

### 157643 - Utah State University | Brigham Regional Academic Building | M

<b>Project Title:</b>	Usu Brigham City Regional Campus Academic Building	<b>Vendor #:</b>	39131H
<b>Project #:</b>	<u>13049770</u>		R & O Construction Co
<b>Program Director:</b>	Michael Ambre (125778)		933 Wall Ave
<b>Open PO's-Prj:</b>	(0) for _		Ogden, Ut 84404-4800
<b>Contract Name:</b>	Utah State University   Brigham Regional Academic Building   M	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	14111915194
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695314
<b>Building:</b>	15834		Usu Brigham City Regional Campus Academic Building

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	<u>3000-300-3337-FWB-13049770</u>		Construction Dev New Spc

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	<u>3000-300-3337-FWA-13049770</u>		Construction Dev New Spc

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015	50.00	\$8,101,375.94	\$0.00
HEF USU	50.00	\$7,411,852.17	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$15,513,228.11</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
11/19/14	13049770#1	Invoice Released	\$257,068.68
12/9/14	13049770#2	Invoice Released	\$309,250.35
1/13/15	13049770#3	Invoice Released	\$649,501.17
2/18/15	13049770#4	Invoice Released	\$1,009,500.50
3/16/15	13049770#5	Invoice Released	\$1,664,992.74
4/14/15	13049770#6	Invoice Released	\$1,457,393.11
5/14/15	13049770#7	Invoice Released	\$1,255,505.17
6/15/15	13049770#8	Invoice Released	\$1,471,405.10
7/7/15	13049770#9	Invoice Released	\$1,253,090.82
8/4/15	13049770#10	Invoice Released	\$1,164,310.45
<b>Total Payments:</b>			<b>\$ 10,492,018.09</b>

### Retainage Summary

Date	Invoice #	Status	Amount
11/19/14	157643#1	Invoice Released	\$13,529.93
12/9/14	157643#2	Invoice Released	\$16,276.33
1/13/15	157643#3	Invoice Released	\$34,184.28

### Change Order Summary

#### Awards

Award Date	Number	Amount
09/30/2014	A001	\$12,266,412.00
<b>Total Award:</b>		<b>\$ 12,266,412.00</b>

#### Change Orders

Date	Number	Status	Amount
2/4/15	CO 001	Co Executed	\$14,186.00
2/11/15	CO 002	Co Executed	\$16,497.45
3/18/15	CO 003	Co Executed	\$97,564.69
4/29/15	CO 004	Co Executed	\$51,090.35
6/5/15	CO 005	Co Executed	\$241,241.87
7/8/15	CO 006	Co Executed	\$47,391.78
8/19/15	CO 007	Co Accounting Review	\$21,599.87

**Change Order Total: \$489,572.01**

Total Amendments (Less: Award Bid Pack Changes): \$489,572.01



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157643

## Construction Contract Summary

### Retainage Summary

Date	Invoice #	Status	Amount
2/18/15	157643#4	Invoice Released	\$53,131.61
3/16/15	157643#5	Invoice Released	\$67,631.19
4/14/15	157643#6	Invoice Released	\$96,704.90
5/14/15	157643#7	Invoice Released	\$66,079.22
6/15/15	157643#8	Invoice Released	\$77,442.37
7/7/15	157643#9	Invoice Released	\$65,952.12
8/4/15	157643#10	Invoice Released	\$61,279.50
<b>Retainage Total:</b>			<b>\$552,211.45</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 552,211.45</b>

### Contract Summary

Adjusted Contract Value:	\$ 12,755,984.01
Paid to Contractor:	\$10,492,018.09
Retainage to Bank:	\$552,211.45
Total Paid:	\$11,044,229.54
<b>Contract Balance:</b>	<b>\$1,711,754.47</b>

### Contractor Summary

Adjusted Contract Value:	\$ 12,755,984.01
Paid to Contractor:	\$10,492,018.09
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$10,492,018.09
<b>Contractor Balance:</b>	<b>\$2,263,965.92</b>

### Change Orders

Date	Number	Status	Amount
<b>Adjusted Contract Value:</b>			<b>\$12,755,984.01</b>
Change Order % of Original:			3.99%
Percentage of Contract Paid:			86.58%
Dates		Days	
From	To	Target	Lapsed
10/14/14	12/2/15	414	314
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
12/2/15		12/2/15	
Percentage of Time Lapsed:			75.85%

### Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	64.16%	\$314,086.66
Ae Omission-con	11.24%	\$55,012.84
Dfcm Scope-cont	1.66%	\$8,128.49
Agency Scope- A	24.64%	\$120,640.76
Agency Scope-c	-5.45%	-\$26,696.38
Unk Cond-other	0.60%	\$2,933.65
Dfcm Scope-oth	0.72%	\$3,514.73
Unk Cond-projec	0.13%	\$635.95
Ae Omission-oth	2.31%	\$11,315.31
<b>Total Changes (less Award Bid Packs):</b>		<b>\$489,572.01</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	BRIAN BALES JACOBSEN CONSTRUCTION	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jun 15, 2015
		<b>Total Amount:</b>	\$114,307.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	13180610 (USU EASTERN CAMPUS CENTRAL INSTRUCTIONAL BUILDING)		

Contractor		Original		Change	
<b>Contractor:</b>	03526A (JACOBSEN CONSTRUCTION)	<b>Award:</b>	\$20,000.00	<b>Award:</b>	\$20,000.00
		<b>Change Order:</b>	\$17,554,197.00	<b>Change Order:</b>	\$17,668,504.00
		<b>Total:</b>	\$17,574,197.00	<b>Total:</b>	\$17,688,504.00
<b>Address Code:</b>	001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	<b>Start:</b>	Mar 21, 2014	<b>Start:</b>	Mar 21, 2014
<b>Contract:</b>	147720A	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO-48 CREDIT FOR SHORTER EXTERIOR LIGHT POLES WHICH CORRECTS A PREVIOUS CHANGE ORDER	001	CONSTRUCTION	AE OMISSION- PRJ	\$(5,918.00)	
002	PCO-51 COSTS ASSOCIATED WITH CHANGING DRINKING FOUNTAINS	001	CONSTRUCTION	AGENCY SCOPE- A	\$9,237.00	
003	PCO-55 DOOR HARDWARE AND SMOKE SEALS BRIAN BALES	001	CONSTRUCTION	AE OMISSION- CON	\$1,616.00	
004	PCO-56 CREDIT FOR TOILET ACCESSORIES TO BE PROVIDED BY USUE	001	CONSTRUCTION	AGENCY SCOPE-P	\$(1,503.00)	
005	PCO-58 HVAC SOUND BOOTS TO AID IN AIR TRANSFER	001	CONSTRUCTION	AE OMISSION- CON	\$1,112.00	
006	PCO-63 ASI-40 CHANGE IN WALL TYPE FOR ACOUSTIC NEEDS.	001	CONSTRUCTION	AE OMISSION- CON	\$1,045.00	
007	PCO-64 RFI-89 ADDITION OF BAND ROOM SOFFIT TO CONCEAL CURTAIN TRACK	001	CONSTRUCTION	AE OMISSION- CON	\$2,454.00	
008	PCO-65 ASI-44	001	CONSTRUCTION	AE OMISSION- CON	\$364.00	
009	PCO-67 ASI-42 DELETE NEED FOR REMOTE FA PANEL	001	CONSTRUCTION	AGENCY SCOPE-P	\$(679.00)	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
010	PCO-68 RFI-92 ADDITION OF AIR TRANSFER GRILLS FOR WALL THAT EXTEND TO DECK	001	CONSTRUCTION	AE OMISSION-CON	\$4,173.00	
011	PCO-69 ASI-47 ADD FRAMING FOR A VERTICLE WALL IN THE EXHIBITION GALLERY- THIS WAS REQUESTED IN DSEIGN PHASE	001	CONSTRUCTION	AE OMISSION-CON	\$2,291.00	
012	PCO-70 RFI-93 A PER STATE FIRE MARSHAL ADD FIRE PROOFING INSIDE ELEVATOR SHAFT	001	CONSTRUCTION	AE OMISSION-CON	\$6,665.00	
013	PCO-71 CHANGES TO SINKS IN COSTUME COMPARTMENT WHICH WERE SPECIFIED INCORRECTLY BY ENGINEER	001	CONSTRUCTION	AE OMISSION-CON	\$6,872.00	
014	PCO-73 RELOCATION OF WATER LINES AND CITY WATER METER NEEDED TO ACCOMMODATE THE ART SELECTED FOR THE PROJECT.	001	CONSTRUCTION	UNK COND-CONTIN	\$10,212.00	
015	PCO-74 ASI-37 METAL STUD CHANGES REQUIRED TO ACCOMIDATE COVE LIGHTING- A NEW DETAIL WAS CREATED TO ADDRESS THIS CONFLICT	001	CONSTRUCTION	AE OMISSION-CON	\$4,008.00	
016	PCO-75 CREDIT FOR STAGE LIGHTING. THIS CREDIT WAS MOVED TO FFE-EQUIPMENT BUDGET FOR USU TO PROCURE.	001	CONSTRUCTION	AGENCY SCOPE-P	\$(19,213.00)	
017	PCO-76 ASI-32 ELECTRICAL MODIFICATION MADE TO IVC CLASSROOMS- USU WILL PAY FOR THESE -A FUNDING COMMITMENT FROM USU HAS BEEN RECEIVED	001	CONSTRUCTION	AGENCY SCOPE- A	\$33,501.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
018	PCO-77 ASI-48 EYEWASH STATIONS REQUIRED IN THEATER SHOPS FOR SAFETY	001	CONSTRUCTION	AE OMISSION- CON	\$5,812.00	
019	PCO-78 ASI-38 LIGHTING ADDED IN VENDING AREA DUE TO LOW LIHT LEVELS	001	CONSTRUCTION	AE OMISSION- CON	\$5,732.00	
020	PCO-79 ADDITIONAL STRUCTURAL FILL NEEDED FOR ART FEATURE FOR THE BUILDING	001	CONSTRUCTION	UNK COND- CONTIN	\$3,269.00	
021	PCO-80 ADJUSTMENTS AND MODIFICATIONS MADE TO ACCOMIDATE THE KILN PROVIDED BY USU	001	CONSTRUCTION	UNK COND- CONTIN	\$13,236.00	
022	PCO-81 REVISIONS TO EXTERIOR PLANTERS AND WALKWAYS	001	CONSTRUCTION	UNK COND- PROJEC	\$(110.00)	
023	PCO-82 COSTS ASSOCIATED WITH WIDER CURTAIN WALL DUE TO ENGINEERING - DEFERRED SUBMITTAL REVIEW	001	CONSTRUCTION	UNK COND- CONTIN	\$4,755.00	
024	PCO-84 CHANGE METAL MOW STRIP TO CONCRETE WHICH IS CAMPUS STANDARD	001	CONSTRUCTION	AE OMISSION- CON	\$478.00	
025	PCO-85 FLOOR GRATE FOR RECESSED FIN TUBE HEAT WAS INCORRECTY SPECIFIED -THIS PROVIDES CLOSER SPACING ON GRATES	001	CONSTRUCTION	AE ERROR- CONTIN	\$1,398.00	
026	PCO-86 FOR IMPORTED STRUCTURAL FILL UNDER EXTERIOR PLANTER WALLS DUE TO SOIL CONDITIONS	001	CONSTRUCTION	AE OMISSION- CON	\$4,347.00	
027	PCO-87 PROVIDES FOR 3M UV FILM ON SKYLIGHT OVER ART SPACE	001	CONSTRUCTION	AE OMISSION- CON	\$7,393.00	
028	PCO-88 CHANGE IN ART RAIL TYPE	001	CONSTRUCTION	AGENCY SCOPE- A	\$1,424.00	
029	PCO-90 ADDITIONAL MARKER BOARDS IN CLASS ROOMS	001	CONSTRUCTION	AE OMISSION- CON	\$2,587.00	



Construction Change Order  
**CO 014**  
Status: CO EXECUTED

## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
030	PCO-91 PROVIDES FOR SPRAY PAINT BOOTH OMMITTED FROM DOCUMENTS	001	CONSTRUCTION	AE OMISSION- CON	\$2,104.00	
031	PCO-93 ADDED COST FOR DRYWALL RECYCLE	001	CONSTRUCTION	UNK COND- PROJEC	\$5,645.00	

# State of Utah

Division of Facilities and Construction Management

Construction Contract = 147720A

## Construction Contract Summary

### 147720A - Utah State University | Usue Central Instructional Building |

<b>Project Title:</b>	Usu Eastern Campus Central Instructional Building	<b>Vendor #:</b>	03526A
<b>Project #:</b>	13180610	Jacobsen Construction	
<b>Program Director:</b>	Brian Bales (172200)	Po Box 27608	
<b>Open PO's-Prj:</b>	(3) for \$17,589.75	Salt Lake City, Ut 84127	
<b>Contract Name:</b>	Utah State University   Usue Central Instructional Building	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Constr Cmgc	<b>DO #:</b>	14042302111
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695249
<b>Building:</b>	17142	Usu Eastern Campus Central Instruction Building	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6816
<b>Account:</b>	3000-300-3337-FWB-13180610	Utilities	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	3000-300-3337-FWB-13180610	Construction Dev New Spc	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	3000-300-3337-FWA-13180610	Construction Dev New Spc	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015		\$18,731,260.00	\$0.00
GFFY2014	100.00	\$500,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$19,231,260.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
7/21/14	13180610-#1	Invoice Released	\$241,525.70
9/4/14	13180610#2	Invoice Released	\$556,446.56
10/2/14	13180610-#3	Invoice Released	\$831,598.38
11/3/14	13180610- #4	Invoice Released	\$905,577.88
11/24/14	13180610#5	Invoice Released	\$1,071,469.19
1/6/15	13180610#6	Invoice Released	\$1,242,972.19
2/11/15	13180610#7	Invoice Released	\$1,327,240.18
3/10/15	13180610#8	Invoice Released	\$1,353,153.57
3/19/15	13180610#9	Invoice Released	\$1,024,605.57
5/29/15	13180610#11	Invoice Released	\$1,581,910.07
5/29/15	13180610#10	Invoice Released	\$1,369,560.38
6/26/15	13180610#12	Invoice Released	\$1,479,300.33

### Change Order Summary

#### Awards

Award Date	Number	Amount
03/05/2014	A001	\$20,000.00
<b>Total Award:</b>		<b>\$ 20,000.00</b>

#### Change Orders

Date	Number	Status	Amount
6/3/14	CO:001	Co Executed	\$832,841.00
6/13/14	CO:002	Co Executed	\$896,079.00
8/5/14	CO:003	Co Executed	\$2,746,847.00
9/3/14	CO:004	Co Executed	\$3,633.00
9/24/14	CO 005	Co Executed	\$91,104.00
10/8/14	CO 006	Co Executed	\$105,386.00

# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 147720A

## Construction Contract Summary

Date	Invoice #	Status	Amount
7/27/15	13180610#13	Invoice Released	\$1,303,874.82
<b>Total Payments:</b>			<b>\$ 14,289,234.82</b>

### Retainage Summary

Date	Invoice #	Status	Amount
7/21/14	147720-#1	Invoice Released	\$12,711.89
9/4/14	147720-#2	Invoice Released	\$1,515.41
10/2/14	147720-#3	Invoice Released	\$43,768.34
11/3/14	147720- #4	Invoice Released	\$75,433.23
11/24/14	147720#5	Invoice Released	\$56,393.11
1/6/15	147720#6	Invoice Released	\$65,419.61
2/11/15	147720#7	Invoice Released	\$69,854.74
3/10/15	147720#8	Invoice Released	\$71,218.61
3/19/15	147720#9	Invoice Released	\$53,926.61
5/29/15	147720#11	Invoice Released	\$83,258.44
5/29/15	147720#10	Invoice Released	\$72,082.13
6/26/15	147720#12	Invoice Released	\$77,857.93
7/27/15	147720#13	Invoice Released	\$68,624.99
<b>Retainage Total:</b>			<b>\$752,065.04</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 0.00</b>
<b>Net Retainage:</b>		<b>\$ 752,065.04</b>

### Contract Summary

Adjusted Contract Value:	\$ 17,688,504.00
Paid to Contractor:	\$14,289,234.82
Retainage to Bank:	\$752,065.04
Total Paid:	\$15,041,299.86
<b>Contract Balance:</b>	<b>\$2,647,204.14</b>

### Contractor Summary

Adjusted Contract Value:	\$ 17,688,504.00
Paid to Contractor:	\$14,289,234.82
Retainage Releases:	\$ 0.00

### Change Orders

Date	Number	Status	Amount
10/8/14	CO 007	Co Executed	\$111,222.00
10/14/14	CO 008	Co Executed	\$74,763.00
10/28/14	<b>CO 009</b>	Co Executed	\$10,315,636.00
12/1/14	CO 010	Co Executed	\$71,358.00
1/27/15	CO 011	Co Executed	\$(3,629.00)
3/16/15	CO 012	Co Executed	\$338,838.00
4/30/15	CO 013	Co Executed	\$1,970,119.00
6/15/15	CO 014	Co Executed	\$114,307.00
<b>Change Order Total:</b>			<b>\$17,668,504.00</b>
Total Amendments (Less: Award Bid Pack Changes):			\$2,811,345.00
<b>Adjusted Contract Value:</b>			<b>\$17,688,504.00</b>
Change Order % of Original:			88342.52%
Percentage of Contract Paid:			85.03%

### Dates

### Days

From	To	Target	Lapsed
3/21/14	7/1/15	467	521
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
7/1/15		7/1/15	
Percentage of Time Lapsed:			111.56%

### Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	1.45%	\$40,899.00
Unk Cond-projec	0.20%	\$5,535.00
Dfcm Scope-proj	-0.22%	-\$6,186.00
Ae Omission-con	4.58%	\$128,709.00
Unknown - Dfcm	11.86%	\$333,364.00
Bid Package	81.52%	\$2,291,797.00
Dfcm Scope-cont	0.09%	\$2,557.00
Ae Omission-prj	-0.21%	-\$5,918.00
Award Bid Pack	528.47%	\$14,857,159.00
Agency Scope- A	1.57%	\$44,162.00
Agency Scope-p	-2.96%	-\$83,318.00
Ae Error-contin	0.05%	\$1,398.00
Omiss - Dfcm Cn	2.08%	\$58,346.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$17,668,504.00</b>



# State of Utah

Division of Facilities and Construction  
Management

*Construction Contract = 147720A*

## Construction Contract Summary

Total Paid to Contractor:	\$14,289,234.82
<b>Contractor Balance:</b>	<b>\$3,399,269.18</b>



Construction Change Order  
**CO 001**  
 Status: CO EXECUTED

## Construction Change Order

Construction Change Order			
<b>Description:</b>	LUCAS DAVIS, WEATHERSHIELD	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jul 6, 2015
		<b>Total Amount:</b>	\$22,335.91
		<b>New End Date:</b>	
<b>Capital Project:</b>	14130150 (OGDEN COURTS WINDOW SEALANT)		

Contractor		Original		Change	
<b>Contractor:</b>	VC000188797 (WEATHERSHIELD INC)	<b>Award:</b>	\$39,005.00	<b>Award:</b>	\$39,005.00
		<b>Change Order:</b>	\$0.00	<b>Change Order:</b>	\$22,335.91
		<b>Total:</b>	\$39,005.00	<b>Total:</b>	\$61,340.91
<b>Address Code:</b>	001 (P.O. BOX 171386, HOLLADAY, UTAH 84117)	<b>Start:</b>	Dec 23, 2014	<b>Start:</b>	Dec 23, 2014
<b>Contract:</b>	157733	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	CONSTRUCTION	001	CONSTRUCTION	UNK COND-CONTIN	\$22,335.91	



# State of Utah

Division of Facilities and Construction Management  
Construction Contract = 157733

## Construction Contract Summary

### 157733 - Administrative Office Of The Courts | Ogden Second District C

<b>Project Title:</b>	Ogden Courts Window Sealant	<b>Vendor #:</b>	VC000188797
<b>Project #:</b>	14130150		Weathershield Inc
<b>Program Director:</b>	Lucas Davis (166306)		P.o. Box 171386
<b>Open PO's-Prj:</b>	(2) for \$3,920.00		Holladay, Utah 84117
<b>Contract Name:</b>	Administrative Office Of The Courts   Ogden Second District C	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const Remodel	<b>DO #:</b>	15043024601
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695391
<b>Building:</b>	07130		Ogden Courts Bldg

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6400
<b>Account:</b>	3000-300-3338-FXA-14130150		Remodel & Improve Curemnt Expense

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2015	100.00	\$42,510.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$42,510.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
5/4/15	14130150#1	Invoice Released	\$33,329.27
7/21/15	14130150#2	Invoice Released	\$24,924.58
	<b>Total Payments:</b>		<b>\$ 58,253.85</b>

### Retainage Summary

Date	Invoice #	Status	Amount
5/4/15	157733#1	Invoice Released	\$1,775.23
7/21/15	157733#2	Invoice Released	\$1,311.83
	<b>Retainage Total:</b>		<b>\$3,087.06</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 3,087.06</b>

### Contract Summary

Adjusted Contract Value:	\$ 61,340.91
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### Change Order Summary

#### Awards

Award Date	Number	Amount
11/20/2014	A001	\$39,005.00
	<b>Total Award:</b>	<b>\$ 39,005.00</b>

#### Change Orders

Date	Number	Status	Amount
7/6/15	CO 001	Co Executed	\$22,335.91
	<b>Change Order Total:</b>		<b>\$22,335.91</b>
	Total Amendments (Less: Award Bid Pack Changes):		\$22,335.91
	<b>Adjusted Contract Value:</b>		<b>\$61,340.91</b>
	Change Order % of Original:		57.26%
	Percentage of Contract Paid:		100.00%

#### Dates

#### Days

From	To	Target	Lapsed
12/23/14	1/29/15	37	244
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
1/29/15	4/30/15	1/29/15	
	<b>Percentage of Time Lapsed:</b>		<b>659.46%</b>



# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 157733

## Construction Contract Summary

Paid to Contractor:	\$58,253.85
Retainage to Bank:	\$3,087.06
Total Paid:	\$61,340.91
<b>Contract Balance:</b>	<b>\$0.00</b>

### Contractor Summary

Adjusted Contract Value:	\$ 61,340.91
Paid to Contractor:	\$58,253.85
Retainage Releases:	\$0.00
Total Paid to Contractor:	\$58,253.85
<b>Contractor Balance:</b>	<b>\$3,087.06</b>

### Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	100.00%	\$22,335.91
<b>Total Changes (less Award Bid Packs):</b>		<b>\$22,335.91</b>

# DFCM

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

Sep-15

## REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
FY 2016 BEGINNING BALANCE			2,271,129.09	4,069,867.59	7,415.55				
<b>FUNDING</b>									
13020	DFCM	Unified Lab Module 2	1,539,471.00	-	-	-	0.00%	Construction	3%
14032	DHS	USDC Infrastructure	-	156,022.16	-	51,629.70	1.15%	Construction	59%
<b>DECREASES</b>									
11342	SWATC	Allied Health & Technology Bldg	(442,950.00)	-	-	1,119,965.14	5.90%	Construction	60%
06291	USTAR	UU Neuroscience Research Center	(201,854.68)	-	-	4,667,426.06	2.75%	Construction	94%
11077	WSU	Professional Classrm Bld And Central Plant	(132,426.47)	-	-	208,572.77	0.59%	Construction	97%
08264	Courts	New Ogden Juvenile Building	(85,947.02)	-	-	1,532,168.51	5.13%	Construction	99%
08231	CUCF	192 Bed Pod Expansion	(58,496.60)	-	-	58,496.60	0.21%	Design	16%
12192	UVU	New Classroom Building	(9,097.00)	-	-	1,936,118.39	4.18%	Construction	99%
13049	USU	BRC Academic Bldg	(8,339.32)	-	-	183,454.22	1.29%	Construction	77%
14074	UBATC	Exterior Door Replacement	-	(7,195.70)	-	7,195.70	1.50%	Construction	26%
14152	CPB	SOB Fire Alarm Replacement	-	(4,737.03)	-	4,737.03	2.07%	Complete	94%
14158	DPS	BCI New Motor, VFD, & System Balance	-	(4,015.00)	-	4,015.00	5.78%	Complete	759%
13206	DFCM	Brigham Regional RTU	-	(4,001.00)	-	4,001.00	1.90%	Complete	98%
14139	UDC	CCC's Mechanical Upgrades	-	(2,962.40)	-	19,128.19	7.13%	Construction	97%
14241	Parks	Escalante/Kodachrome Paving Improvements	-	(2,430.00)	-	11,442.00	2.62%	Complete	99%
13243	Courts	Provo Juvenile Landscaping	-	(1,631.00)	-	1,631.00	1.07%	Complete	86%
15009	SLCC	SCC Main Bldg Resroom Remodel	-	(1,563.75)	-	1,563.75	0.35%	Construction	57%
<b>TOTAL</b>			<b>2,871,489.00</b>	<b>4,197,353.87</b>	<b>7,415.55</b>				



## Construction Change Order

Construction Change Order			
<b>Description:</b>	BRAD DEMOND HUGHES GENERAL CONTRACTORS	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jul 9, 2015
		<b>Total Amount:</b>	\$435,350.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	11342270 (SOUTHWEST ATC ALLIED HEALTH AND TECHNOLOGY BLDG)		

Contractor		Original		Change	
<b>Contractor:</b>	86940A (HUGHES GENERAL CONTRACTORS INC)	<b>Award:</b>	\$15,800,000.00	<b>Award:</b>	\$15,800,000.00
		<b>Change Order:</b>	\$481,615.00	<b>Change Order:</b>	\$916,965.00
		<b>Total:</b>	\$16,281,615.00	<b>Total:</b>	\$16,716,965.00
<b>Address Code:</b>	001 (P O BOX 540700, 900 NORTH REDWOOD ROAD, NORTH SALT LAKE, UT 84054-0700)	<b>Start:</b>	Oct 15, 2014	<b>Start:</b>	Oct 15, 2014
<b>Contract:</b>	157624	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR#04 - CREDIT FOR CARD READER MODIFICATIONS.	001	CONSTRUCTION	UNK COND-PROJEC	\$(1,200.00)	
002	PR#05 - ADD TWO STREET LIGHTS PER THE REQUIREMENTS OF CEDAR CITY.	001	CONSTRUCTION	UNK COND-CONTIN	\$15,363.00	
003	PR#06 - MAIN SERVER ROOM & UPS GENERATOR UP-GRADES.	001	CONSTRUCTION	AE ERROR-CONTIN	\$65,879.00	
004	PR#07 - DELETE TWO FLAGPOLES AS REQUESTED BY OWNER.	001	CONSTRUCTION	UNK COND-PROJEC	\$(6,400.00)	
005	PR#08 - AUDIO VISUAL MODIFICATIONS AS REQUESTED BY OWNER.	001	CONSTRUCTION	AGENCY SCOPE-P	\$361,708.00	

# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 157624

## Construction Contract Summary

### 157624 - Utah College Of Applied Technology | Southwest Atc | Allied He

<b>Project Title:</b>	Southwest Atc Allied Health And Technology Bldg	<b>Vendor #:</b>	86940A
<b>Project #:</b>	<u>11342270</u>	Hughes General Contractors Inc	
<b>Program Director:</b>	Brad Demond (195937)	P O Box 540700	
<b>Open PO's-Prj:</b>	(2) for <u>\$4,809.30</u>	North Salt Lake, Ut 84054-0700	
<b>Contract Name:</b>	Utah College Of Applied Technology   Southwest Atc   Allied He	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	14102914058
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695302
<b>Building:</b>	14304	Southwest Atc Health Science And Information Techn	
<hr/>			
<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	<u>3000-300-3338-FWB-11342270</u>	Construction Dev New Spc	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015	100.00	\$20,019,281.14	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$20,019,281.14</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
10/29/14	11342270 #1	Invoice Released	\$798,454.94
12/18/14	11342270#2	Invoice Released	\$757,805.49
12/26/14	11342270#3	Invoice Released	\$396,797.04
1/14/15	11342270#4	Invoice Released	\$370,175.87
2/18/15	11342770#5	Invoice Released	\$567,584.03
3/10/15	11342770#6	Invoice Released	\$980,467.57
4/14/15	11342770#7	Invoice Released	\$937,040.21
5/13/15	11342770#8	Invoice Released	\$1,415,349.00
6/11/15	11342770#9	Invoice Released	\$1,469,973.50
7/7/15	11342770#10	Invoice Released	\$1,597,017.66
8/6/15	11342770#11	Invoice Released	\$1,529,437.98
<b>Total Payments:</b>			<b>\$ 10,820,103.29</b>

### Retainage Summary

Date	Invoice #	Status	Amount
10/29/14	157624 #1	Invoice Released	\$42,023.95
12/18/14	157624#2	Invoice Released	\$39,884.50
12/26/14	157624#3	Invoice Released	\$20,884.06
1/14/15	157624#4	Invoice Released	\$19,482.94
2/18/15	157624#5	Invoice Released	\$29,872.84

### Change Order Summary

#### Awards

Award Date	Number	Amount
09/15/2014	A001	\$15,800,000.00
<b>Total Award:</b>		<b>\$ 15,800,000.00</b>

#### Change Orders

Date	Number	Status	Amount
2/11/15	CO 001	Co Executed	\$481,615.00
7/9/15	CO 002	Co Executed	\$435,350.00
<b>Change Order Total:</b>			<b>\$916,965.00</b>
Total Amendments (Less: Award Bid Pack Changes):			\$916,965.00
<b>Adjusted Contract Value:</b>			<b>\$16,716,965.00</b>

Change Order % of Original: 5.80%  
Percentage of Contract Paid: 68.13%

Dates		Days	
From	To	Target	Lapsed
10/15/14	11/20/15	401	313
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
11/20/15		11/20/15	



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157624

## Construction Contract Summary

### Retainage Summary

Date	Invoice #	Status	Amount
3/10/15	157624#6	Invoice Released	\$51,603.56
4/14/15	157624#7	Invoice Released	\$49,317.91
5/13/15	157624#8	Invoice Released	\$74,492.05
6/11/15	157624#9	Invoice Released	\$77,367.03
7/7/15	157624#10	Invoice Released	\$84,053.56
8/6/15	157624#11	Invoice Released	\$80,496.74
<b>Retainage Total:</b>			<b>\$569,479.14</b>

Percentage of Time Lapsed: 78.05%

### Reasons for Change Orders

Reason	Percent	Amount
Agency Scope-p	39.45%	\$361,708.00
Ae Omission-con	19.64%	\$180,057.00
Unk Cond-contin	35.29%	\$323,599.00
Ae Error-contin	7.18%	\$65,879.00
Unk Cond-projec	-0.83%	-\$7,600.00
Agency Scope-c	-0.73%	-\$6,678.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$916,965.00</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 0.00</b>
	<b>Net Retainage:</b>	<b>\$ 569,479.14</b>

### Contract Summary

Adjusted Contract Value:	\$ 16,716,965.00
Paid to Contractor:	\$10,820,103.29
Retainage to Bank:	\$569,479.14
Total Paid:	\$11,389,582.43
<b>Contract Balance:</b>	<b>\$5,327,382.57</b>

### Contractor Summary

Adjusted Contract Value:	\$ 16,716,965.00
Paid to Contractor:	\$10,820,103.29
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$10,820,103.29
<b>Contractor Balance:</b>	<b>\$5,896,861.71</b>



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

DFCM

**CHANGE ORDER #96**

PROJECT NAME: USTAR Sorenson Molecular Biotechnology Building  
 AGENCY: University of Utah  
 CONTRACTOR: Layton Construction

PROJECT NUMBER: 06291750  
 CONTRACT NUMBER: 097183  
 DESIGNER: Lord Aeck Sargent Architects

PCO NUMBER AND/OR CCD NUMBER	PROPOSAL REQUEST NUMBER	AMOUNT		DAYS	
		INCREASE	DECREASE	INCREASE	DECREASE
671		\$ 214,844.00			
		\$ 214,844.00	\$ -	0	0

	Amount	Days	Date
ORIGINAL CONTRACT	\$200,000	996	29-Jul-11
TOTAL PREVIOUS CHANGE ORDERS	\$134,555,434	337	30-Jun-12
TOTAL THIS CHANGE ORDER	\$214,844	0	30-Jun-12
ADJUSTED CONTRACT	\$134,970,278	1242	30-Jun-12

This change order is issued under the following conditions:

1. This work is to be performed in strict accordance with the terms of the Contract Documents, including prior Issued Change Orders and Construction Change Directives, except as modified by this Change Order.
2. The rights of the DFCM (State of Utah) are not prejudiced.
3. The Contractor agrees that the terms, contract sum, scope of the Work and time specified in this Change Order shall constitute the full accord and satisfaction, and complete adjustment to the Contract and includes all direct and indirect costs and effects related to, incidental to, a consequence of and/or reasonably implied from such change in the contract terms, sum, scope of the Work and time.
4. Documents submitted with this Change Order are hereby incorporated as part of the Contract Documents for this Project.
5. This change order is not effective until executed by the DFCM below.
6. Signature of the Contractor below indicates agreement herewith.

THE TERMS AND CONDITIONS OF THIS CHANGE ORDER ARE HEREBY ACCEPTED:

Contractor [Signature] 6/19/15 Date  
cn=Douglas K. Bohner, o=Micron Engineering, ou, email=microneng@comcast.net, c=US 2013.07.06 15:29:58 -0600

Architect/Engineer [Signature] 7/10/15 Date

Agency or Institution [Signature] 7-10-15 Date

DFCM Project Manager [Signature] 8-06-2015 Date

DFCM Management [Signature] 8-06-2015 Date

Funding Verification \_\_\_\_\_ Date

Sub Cont 176,533.65  
 UU 76,310.35

### 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 # 96**

PROJECT NAME: USTAR SMBB  
 AGENCY: UNIVERSITY OF UTAH  
 CONTRACTOR: LAYTON CONSTRUCTION

PROJECT NUMBER: 06291750  
 CONTRACT NUMBER: 097183  
 DESIGNER: MICRON ENGINEERING

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
<u>GTI</u>	<u>REPLACE HUMIDIFIER, CONTROLS, HEPA FILTERS, ETC.</u>	<u>UNFORESEEN CONDITION</u>	<u>DFCM / LI OF LI CONTINGENCIES</u>	<u>\$ 214,844</u>	
<b>Total</b>				<u>\$ 214,844</u>	

**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: David A. Turkey Date: 8-3-15



## State of Utah

Division of Facilities Construction and Management  
4110 State Office Building Salt Lake City, Utah 84114  
Phone: 801-538-3018 Fax: 801-538-3267

### MEMORANDUM

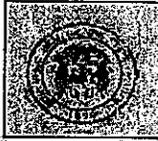
To: Change Order File  
From: Dave McKay *DM*  
Date: August 3, 2015

Subject: USTAR SMBB PN 06291750  
Change Orders 95 & 96  
Justification & Funding Description

Since the completion of the USTAR Project in December of 2011, DFCM, the University of Utah, Layton Construction, Micron Engineering, and the Nanofab research group (occupants of the new facility) have been working diligently to conclude the project for the Nanofab group.

There has been more than enough accusation and blame involving the project partners, the designers, builders, and owner/users. The attached documents, Change Orders 95 and 96 represent the work being authorized to truly finish the project.

The 'Change Order Justification Statement' covering Change Orders 95 and 96 has two short blanks requiring the 'Category (Reason)' for the change and 'Funding Source' for the change. The 'Category (reason)' for each PCO or line item of both Change Orders is 'Unforeseen Condition'. This category bridges the accusation gap where designers, builders, and owner/users may share varying degrees of responsibility for completing the project. Until these Change Orders are complete the Nanofab group does not have the facility they require which, after all, is the objective of the project. Layton Construction and its subcontractors have expended great effort in exploring many possible solutions to a wide variety of problems. It has taken nearly four years to determine a final solution and an acceptable cost. In the interest of moving the project to a complete and usable facility the University of Utah and DFCM will fund these two change orders from their respective contingencies—DFCM 67%; University of Utah 33%.



**CHANGE ORDER #95**

PROJECT NAME: USTAR Sorenson Molecular Biotechnology Building  
 AGENCY: University of Utah  
 CONTRACTOR: Layton Construction

PROJECT NUMBER: 06291750  
 CONTRACT NUMBER: 097183  
 DESIGNER: Lord Aeck Sargent Architects

PCO NUMBER AND/OR CCD NUMBER	PROPOSAL REQUEST NUMBER	AMOUNT		DAYS	
		INCREASE	DECREASE	INCREASE	DECREASE
661		\$ 10,523.00			
662		\$ 1,981.00			
663		\$ -			
664		\$ 1,811.00			
665			(\$2,391)		
666		\$ 11,582.00			
667		\$0			
668		\$ 52,703			
669		\$ 3,415			
670		\$ 18,577			
		\$ 100,592.00	\$ (2,391.00)	0	0

	Amount	Days	Date
ORIGINAL CONTRACT	\$200,000	996	29-Jul-11
TOTAL PREVIOUS CHANGE ORDERS	\$134,457,233	337	30-Jun-12
TOTAL THIS CHANGE ORDER	\$98,201	0	30-Jun-12
ADJUSTED CONTRACT	\$134,755,434	1242	30-Jun-12

This change order is issued under the following conditions:

1. This work is to be performed in strict accordance with the terms of the Contract Documents, including prior issued Change Orders and Construction Change Directives, except as modified by this Change Order.
2. The rights of the DFCM (State of Utah) are not prejudiced.
3. The Contractor agrees that the terms, contract sum, scope of the Work and time specified in this Change Order shall constitute the full accord and satisfaction, and complete adjustment to the Contract and includes all direct and indirect costs and effects related to, incidental to, a consequence of and/or reasonably implied from such change in the contract terms, sum, scope of the Work and time.
4. Documents submitted with this Change Order are hereby incorporated as part of the Contract Documents for this Project.
5. This change order is not effective until executed by the DFCM below.
6. Signature of the Contractor below indicates agreement herewith.

THE TERMS AND CONDITIONS OF THIS CHANGE ORDER ARE HEREBY ACCEPTED:

*[Handwritten signature]*

6/12/15

Contractor \_\_\_\_\_ Date

Architect/Engineer *[Signature]* 1700 South 200 West, Suite 200  
Salt Lake City, UT 84115  
801-538-3267 \_\_\_\_\_ Date

Agency or Institution *[Signature]* 7/2/15 Date

DFCM Project Manager *[Signature]* 7-10-15 Date

DFCM Management *[Signature]* 8-06-2015 Date

Funding Verification \_\_\_\_\_ Date

SW Cost 63,321.03  
W Cost 34,879.97

**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 # 95**

PROJECT NAME: USTAR SOZENSON MOLECULAR BIOTECH.  
 AGENCY: UNIVERSITY OF UTAH  
 CONTRACTOR: LAYTON CONSTRUCTION

PROJECT NUMBER: 06291750  
 CONTRACT NUMBER: 097183  
 DESIGNER: MICRON ENGINEERING

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
661	ADD GAS ALARM ANNUNCIATOR	UNFORESEEN CONDITION	DFCM/U OF U CONTINGENCY	\$ 10,523	
662	ADD RE-PROGRAM'G PER 500			1,981	
663	REVISION OF EXHAUST STACKS (86,929.58) DEDUCT FROM SIGNAGE			0	
664	CHANGE CONDUCTIVITY SENSOR			1,811	
665	CREDIT FOR MALL CONTROL VALVES			(2,391)	
666	DIFFUSER CHANGES			11,582	
667	CLEAN CONF RM FAN COIL CHANGES (84,537) DEDUCT FROM SIGNAGE			0	
668	MALL #3 CHANGE OUT			52,703	
669	CHANGE FIRE ALARM SEQUENC'G			3,415	
670	SOFFIT REVISIONS & REPAIR			18,577	
Total				98,201	

**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: David A. McKay

Date: 8-3-15



## State of Utah

Division of Facilities Construction and Management  
4110 State Office Building Salt Lake City, Utah 84114  
Phone: 801-538-3018 Fax: 801-538-3267

### MEMORANDUM

To: Change Order File  
From: Dave McKay *DM*  
Date: August 3, 2015

Subject: USTAR SMBB PN 06291750  
Change Orders 95 & 96  
Justification & Funding Description

Since the completion of the USTAR Project in December of 2011, DFCM, the University of Utah, Layton Construction, Micron Engineering, and the Nanofab research group (occupants of the new facility) have been working diligently to conclude the project for the Nanofab group.

There has been more than enough accusation and blame involving the project partners, the designers, builders, and owner/users. The attached documents, Change Orders 95 and 96 represent the work being authorized to truly finish the project.

The 'Change Order Justification Statement' covering Change Orders 95 and 96 has two short blanks requiring the 'Category (Reason)' for the change and 'Funding Source' for the change. The 'Category (reason)' for each PCO or line item of both Change Orders is 'Unforeseen Condition'. This category bridges the accusation gap where designers, builders, and owner/users may share varying degrees of responsibility for completing the project. Until these Change Orders are complete the Nanofab group does not have the facility they require which, after all, is the objective of the project. Layton Construction and its subcontractors have expended great effort in exploring many possible solutions to a wide variety of problems. It has taken nearly four years to determine a final solution and an acceptable cost. In the interest of moving the project to a complete and usable facility the University of Utah and DFCM will fund these two change orders from their respective contingencies—DFCM 67%; University of Utah 33%.



## Construction Change Order

Construction Change Order			
<b>Description:</b>	MUELLER BIG-D	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jul 3, 2015
		<b>Total Amount:</b>	\$167,701.00
		<b>New End Date:</b>	Jul 31, 2015
<b>Capital Project:</b>	11077810 (WSU DAVIS CAMPUS PROFESSIONAL CLASSROOM BLDG AND CENTRAL PLANT)		

Contractor	Original	Change
<b>Contractor:</b> 12332C (BIG D CONSTRUCTION CORPORATION)	<b>Award:</b>	\$19,874.00
	<b>Change Order:</b>	\$32,031,504.56
	<b>Total:</b>	\$32,051,378.56
<b>Address Code:</b> 001 (404 WEST 400 SOUTH, SALT LAKE CITY, UT 84101)	<b>Start:</b>	Jul 7, 2011
	<b>End:</b>	Jul 31, 2015
<b>Contract:</b> 127003		

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 162 - STORM WATER FROM THE NEW PARKING LOTS WAS NOT DRAINING PROPERLY AS DESIGNED. THIS CHANGE REROUTES THE DRAINAGE TO AN EXISTING DETENTION POND THAT CAN HANDLE THE STORM DRAINAGE.	001	CONSTRUCTION	AE ERROR-CONTIN	\$13,915.00	
002	PR 162 - THIS CHANGE IS FOR THE ADDED VALUE WORK OF DIVERTING STORM WATER DRAINAGE FOR THE PROJECT'S NEW PARKING LOTS TO AN EXISTING DETENTION POND.	001	CONSTRUCTION	AE OMISSION-CON	\$142,187.00	Jul 31, 2015
003	PR 164 - REFER TO THE EXTRA DESCRIPTION.	001	CONSTRUCTION	UNK COND-CONTIN	\$11,599.00	

# State of Utah

Division of Facilities and Construction Management

Construction Contract = 127003

## Construction Contract Summary

### 127003 - Weber State University - Davis Campus | Professional Classroom

<b>Project Title:</b>	Wsu Davis Campus Professional Classroom Bldg And Central Plant	<b>Vendor #:</b>	12332C
<b>Project #:</b>	<u>11077810</u>	Big D Construction Corporation	
<b>Program Director:</b>	Matthias Mueller (109256)	404 West 400 South	
<b>Open PO's-Prj:</b>	(3) for <u>\$10,630.00</u>	Salt Lake City, Ut 84101	
<b>Contract Name:</b>	Weber State University - Davis Campus   Professional Classroom	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	150807000030708
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8694857
<b>Building:</b>	13109	Wsu Davis Campus Professional Classroom Bldg And C	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	<u>3000-300-3127-FVA-11077810</u>	Construction Dev New Spc	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6869
<b>Account:</b>	<u>3000-300-3127-FVA-11077810</u>	Othr Prof Serv/Legal Serv	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	78.97	\$30,428,759.30	\$0.00
HEF WSU	21.03	\$8,708,619.06	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$39,137,378.36</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
5/29/12	11077810#2	Invoice Released	\$428,155.98
5/29/12	11077810#1	Invoice Released	\$884,174.13
6/27/12	11077810#3	Invoice Released	\$972,775.45
8/9/12	11077810#4	Invoice Released	\$1,348,737.85
9/6/12	11077810#5	Invoice Released	\$1,465,805.96
9/27/12	11077810#6	Invoice Released	\$1,553,088.26
11/9/12	11077810#7	Invoice Released	\$1,718,949.78
12/11/12	11077810#8	Invoice Released	\$2,498,169.91
1/8/13	11077810#9	Invoice Released	\$1,710,398.86
1/28/13	11077810#10	Invoice Released	\$1,768,193.84
2/26/13	040058	Invoice Released	\$2,855,978.56
3/26/13	040063	Invoice Released	\$1,867,717.51
4/25/13	040597	Invoice Released	\$2,963,144.57
5/29/13	040603	Invoice Released	\$2,292,770.97
6/28/13	040742	Invoice Released	\$1,511,750.80
7/16/13	040749	Invoice Released	\$1,586,315.21

### Change Order Summary

#### Awards

Award Date	Number	Amount
06/22/2011	A001	\$19,874.00
<b>Total Award:</b>		<b>\$ 19,874.00</b>

#### Change Orders

Date	Number	Status	Amount
2/6/12	<del>AC01</del>	Co Executed	\$2,661,156.00
2/28/12	<del>AC02</del>	Co Executed	\$3,904,070.00
	CO 003	Co Executed	\$47,579.61
	<del>CO 004</del>	Co Executed	\$23,156,584.00
11/6/12	CO 005	Co Executed	\$(44,476.44)
12/7/12	CO 006	Co Executed	\$11,371.00
2/1/13	CO 007	Co Executed	\$45,191.00
5/2/13	CO 008	Co Executed	\$29,223.39
5/2/13	CO 009	Co Executed	\$84,934.00
6/25/13	CO 010	Co Executed	\$74,885.00



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 127003

## Construction Contract Summary

Date	Invoice #	Status	Amount
9/3/13	040757	Invoice Released	\$718,432.82
9/26/13	041027	Invoice Released	\$129,701.07
11/4/13	041205	Invoice Released	\$137,200.42
1/8/14	041216	Invoice Released	\$532,160.05
3/4/14	041494	Invoice Released	\$400,306.11
4/10/14	041216A	Invoice Released	\$47,246.69
5/22/14	041742	Invoice Released	\$668,533.47
6/17/14	041879	Invoice Released	\$47,310.54
8/6/14	11077810#27	Invoice Released	\$142,951.50
1/6/15	11077810#28	Invoice Released	\$188,605.40
4/10/15	11077810#29	Invoice Released	\$169,322.45
<b>Total Payments:</b>			<b>\$ 30,607,898.16</b>

### Retainage Summary

Date	Invoice #	Status	Amount
5/29/12	127003#1	Invoice Released	\$46,535.48
5/29/12	127003#2	Invoice Released	\$22,534.53
6/27/12	127003#3	Invoice Released	\$51,198.70
8/9/12	127003#4	Invoice Released	\$70,986.21
9/6/12	127003#5	Invoice Released	\$199,332.59
9/27/12	127003#6	Invoice Released	\$30,542.79
11/9/12	127003-7	Invoice Released	\$371,545.12
12/11/12	127003#8	Invoice Released	\$503,027.74
10/1/13	ADJUST RETENTION	Invoice Released	\$147,777.24
<b>Retainage Total:</b>			<b>\$1,443,480.40</b>

### Release Summary

Release Date	Release	Amount
7/23/13	Release # 1	\$ 643,480.40
3/13/15	Release # 2	\$ 600,000.00
4/9/15	Release # 3	\$ 200,000.00
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 1,443,480.40</b>
<b>Net Retainage:</b>		<b>\$ 0.00</b>

### Contract Summary

Adjusted Contract Value:	\$ 32,219,079.56
Paid to Contractor:	\$30,607,898.16
Retainage to Bank:	\$1,443,480.40

### Change Orders

Date	Number	Status	Amount
8/27/13	CO 011	Co Executed	\$98,196.00
8/27/13	CO 012	Co Executed	\$107,045.00
8/27/13	CO 013	Co Executed	\$65,606.00
12/18/13	CO 014	Co Executed	\$88,103.00
12/18/13	CO 015	Co Executed	\$18,822.00
12/31/13	CO 016	Co Executed	\$452,892.00
12/31/13	CO 017	Co Executed	\$57,710.00
12/31/13	CO 018	Co Executed	\$82,450.00
12/31/13	CO 019	Co Executed	\$951,080.00
2/12/14	CO 020	Co Executed	\$64,778.00
6/10/14	CO 021	Co Executed	\$94,754.00
11/26/14	CO 022	Co Executed	\$99,359.00
12/1/14	CO 023	Co Executed	\$84,179.00
3/6/15	CO 024	Co Executed	\$(203,987.00)
7/3/15	CO 025	Co Executed	\$167,701.00

**Change Order Total: \$32,199,205.56**

Total Amendments (Less: Award Bid Pack Changes): \$1,235,366.31

**Adjusted Contract Value: \$32,219,079.56**

Change Order % of Original: 162016.73%

Percentage of Contract Paid: 99.48%

Dates		Days	
From	To	Target	Lapsed
7/7/11	7/31/15	1485	1509
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
7/31/15	6/11/14	5/31/13	694
<b>Percentage of Time Lapsed:</b>			<b>101.62%</b>

### Reasons for Change Orders

Reason	Percent	Amount
Time Extension	0.00%	\$0.00
Scope - Dfem	-15.34%	-\$189,542.00
Scope - Ag/inst	55.43%	\$684,746.00
Ae Omission-con	11.51%	\$142,187.00
Unk Cond-contin	0.94%	\$11,599.00
Award Bid Pack	2506.45%	\$30,963,839.25
Ae Error-contin	1.13%	\$13,915.00



# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 127003

## Construction Contract Summary

Total Paid: \$32,051,378.56  
**Contract Balance: \$167,701.00**

### Contractor Summary

Adjusted Contract Value: \$ 32,219,079.56  
 Paid to Contractor: \$30,607,898.16  
 Retainage Releases: \$1,443,480.40  
 Total Paid to Contractor: \$32,051,378.56  
**Contractor Balance: \$167,701.00**

### Reasons for Change Orders

Reason	Percent	Amount
Unknown - Dfcm	-2.01%	-\$24,886.88
Omissions	2.16%	\$26,684.00
A/e Err - Dfcm	0.25%	\$3,091.00
A/e Errors	3.49%	\$43,091.00
Omiss - Dfcm Cn	57.18%	\$706,394.80
Acct Recon	0.00%	\$0.39
Unk Cond-other	-17.85%	-\$220,487.00
Unk Cond	1.79%	\$22,074.00
Ae Error-other	1.34%	\$16,500.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$32,199,205.56</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	MUELLER JACOBSEN	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jun 9, 2015
		<b>Total Amount:</b>	\$31,035.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	08284150 (NEW OGDEN JUVENILE COURTS BUILDING)		

	Original	Change
<b>Contractor:</b>	03526A (JACOBSEN CONSTRUCTION)	
	<b>Award:</b>	\$28,135,313.00
	<b>Change Order:</b>	\$780,215.57
	<b>Total:</b>	\$28,915,528.57
<b>Address Code:</b>	001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	
	<b>Start:</b>	Nov 22, 2013
	<b>End:</b>	
<b>Contract:</b>	147633	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 57 - THIS MODIFICATION ADDS GYP BRD WALLS TO COVER SPANDRAL GLASS IN STAIR C AND THE SECURITY ENTRY VESTIBULE AND DELETES SEVERAL TWO HOUR WALLS WITHIN STAIRS A AND B AS ALLOWED BY THE STATE BLDG OFFICIAL.	001	CONSTRUCTION	AE OMISSION-CON	\$2,353.00	
002	CCD 27 - THIS CHANGE ADDS A SECURITY DESK FOR THE BLDG ENTRY AREA THAT WAS OMITTED FROM THE ORIGINAL BID DOCUMENTS.	001	CONSTRUCTION	AE OMISSION-CON	\$16,701.00	
003	CCD 25 - THE STATE FIRE MARSHALL REQUESTED THE ADDITION OF 14 EXIT SIGNS AND 4 ADDITIONAL SMOKE DETECTORS.	001	CONSTRUCTION	UNK COND-CONTIN	\$7,354.00	
004	PR 61 - THIS CHANGE ADDS FOOTINGS FOR THE DUMSTER GATE POSTS. THE FOOTINGS WERE OMITTED FROM THE BID DOCUMENTS.	001	CONSTRUCTION	AE OMISSION-CON	\$4,218.00	
005	PR 62 - DUE TO THE HEIGHT OF THE STORM SEWER LINE AS IT PASSED UNDER A CMU FENCE, THE CMU FENCE FOOTING AT THE LOCATION OF THE LINE NEEDED TO BE ELIMINATED AND REBAR NEEDED TO BE ADDED TO THE FENCE TO COMPENSATE FOR THE DELETED FOOTING.	001	CONSTRUCTION	AE OMISSION-CON	\$429.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
006	CHANGE ORDER 10 CORRECTION - DFCM INADVERTENTLY ADDED \$20 TO CHANGE ORDER 10, WHICH NOW NEEDS TO BE DEDUCTRED FROM THE OVERALL CONSTRUCTION CONTRACT AMOUNT. THIS CORRECTION HAS BEEN APPROVED BY DFCM FINANCE.	001	CONSTRUCTION	UNK COND-PROJEC	\$(20.00)	



Construction Change Order  
**CO 017**  
 Status: CO EXECUTED

## Construction Change Order

Construction Change Order			
<b>Description:</b>	MUELLER JACOBSEN	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Jun 25, 2015
		<b>Total Amount:</b>	\$13,021.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	08284150 (NEW OGDEN JUVENILE COURTS BUILDING)		

	Original	Change
<b>Contractor:</b>	03526A (JACOBSEN CONSTRUCTION)	
	<b>Award:</b>	\$28,135,313.00
	<b>Change Order:</b>	\$811,250.57
	<b>Total:</b>	\$28,946,563.57
<b>Address Code:</b>	001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	
	<b>Start:</b>	Nov 22, 2013
<b>Contract:</b>	147633	
	<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 60 - COURTS REQUESTED AN OPAQUE GLASS PANEL FOR THE BOTTEM WINDOW PANEL OF IT PRISONER HOLDING CELLS TO PROVIDE PRISONERS SOME PRIVACY WHILE USING THE TOILET IN THEIR CELLS.	001	CONSTRUCTION	AGENCY SCOPE- A	\$3,611.00	
002	PR 63 - THIS CHANE ADDS A POWER CIRCUIT FOR A FIRE SPRINKLER AIR COMPRESSOR AS WELL A POWER OUTLET FOR THE INTERCOMS AT THE ATTORNEY CONFERENCE ROOMS. BOTH OF THESE ITEMS WERE NOT INCLUDED IN THE ORIGINAL CONTRACT DOCUMENTS.	001	CONSTRUCTION	AE OMISSION- CON	\$2,163.00	
003	CCD 28 - THIS CHANGE REMOVES TWO SECTIONS OF EXISTING DRIVEWAYS AND REPLACES THEM WITH CURB AND GUTTER.	001	CONSTRUCTION	AE OMISSION- CON	\$7,247.00	



## Construction Change Order

Construction Change Order			
<b>Description:</b>	MUELLER JACOBSEN	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Aug 6, 2015
		<b>Total Amount:</b>	\$17,785.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	08284150 (NEW OGDEN JUVENILE COURTS BUILDING)		

	Original	Change
<b>Contractor:</b>	03526A (JACOBSEN CONSTRUCTION)	
	<b>Award:</b>	\$28,135,313.00
	<b>Change Order:</b>	\$824,271.57
	<b>Total:</b>	\$28,959,584.57
<b>Address Code:</b>	001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	
	<b>Start:</b>	Nov 22, 2013
<b>Contract:</b>	147633	
	<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 70 - THIS IS A MODIFICATION FOR A PLAQUE THAT WAS REQUESTED BY COURTS WELL AFTER THE PROJECT WAS BID.	001	CONSTRUCTION	AGENCY SCOPE- A	\$1,133.00	
002	CCD 26 - FIRE SPRINKLER ZONE VALVES WERE FURNISHED AND INSTALLED ACCORDING TO THE CONTRACT DOCUMENTS. HOWEVER, THEY WERE LOCATED IN ACCESSIBLE PRISONER HOLDING AREAS, CONSEQUENTLY, THEY NEEDED TO BE RELOCATED.	001	CONSTRUCTION	AE ERROR-CONTIN	\$7,723.00	
003	PR 64 - THIS CHANGE ADDS THRESHOLDS - THAT WERE NOT ON THE ORIGINAL CONTRACT DOCUMENTS - TO FOUR STAIRWAY DOORS.	001	CONSTRUCTION	AE OMISSION-CON	\$550.00	
004	PR 66 - THIS CHANGES ADDS POWER AND DATA PORTS - THAT WERE NOT INCLUDED IN THE ORIGINAL CONTRACT DOCUMENTS - TO THE ENTRY SECURITY DESK.	001	CONSTRUCTION	AE OMISSION-CON	\$2,147.00	
005	CCD 37 - INSTEAD OF CAT 6 CABLE, DTS REQUESTED THE INSTALLATION OF FIBER TO ONE POLE MOUNTED SITE SECURITY CAMERA.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$2,729.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
006	CCD 29 - THIS CHANGE ADDS DAMP PROOFING - WHICH WAS NOT INCLUDED IN THE ORIGINAL CONTRACT DOCUMENTS - TO INTERIOR OF CONCRETE PLANTER WALLS LOCATED AT THE FRONT ENTRY OF THE BLDG.	001	CONSTRUCTION	AE OMISSION-CON	\$832.00	
007	CCD 31 - THIS CHANGE PATCHES AND REPAIRS A WALL THAT WAS DAMAGED BY THE USER'S FURNITURE INSTALLER.	001	CONSTRUCTION	AGENCY SCOPE- A	\$308.00	
008	CCD 33 - THIS CHANGE ADDS A SMALL SECTION OF FENCE - THAT WAS NOT INCLUDED A PART OF THE ORIGINAL CONTRACT DOCUMENTS - TO SECTION OFF AN AREA BETWEEN THE COURTS AND AN ADJACENT PROPERTY.	001	CONSTRUCTION	AE OMISSION-CON	\$1,150.00	
009	CCD 30 - THIS CHANGE ADDS A WALL REQUIRED BY CODE AS NOTED BY THE BLDG INSPECTOR.	001	CONSTRUCTION	AE OMISSION-CON	\$1,213.00	

# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 147633

## Construction Contract Summary

### 147633 - Administrative Office Of The Courts | Ogden Second District J

<b>Project Title:</b>	New Ogden Juvenile Courts Building	<b>Vendor #:</b>	03526A
<b>Project #:</b>	08284150		Jacobsen Construction
<b>Program Director:</b>	Matthias Mueller (109256)		Po Box 27608
<b>Open PO's-Prj:</b>	(3) for \$13,395.00		Salt Lake City, Ut 84127
<b>Contract Name:</b>	Administrative Office Of The Courts   Ogden Second District J	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	13121394656
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695157
<b>Building:</b>	15129		2nd District Juvenile Court House 165 West 20th S

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	3000-300-3332-FVA-08284150		Construction Dev New Spc

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6818
<b>Account:</b>	3000-300-3332-FVA-08284150		Demolition

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2009	100.00	\$3,250,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$3,250,000.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
1/13/14	08284150#1	Invoice Released	\$708,888.11
2/10/14	08284150#2	Invoice Released	\$829,989.63
3/10/14	08284150#3	Invoice Released	\$1,338,476.80
4/10/14	08284150#4	Invoice Released	\$2,078,443.48
5/19/14	08284150#5	Invoice Released	\$1,866,169.17
6/13/14	08284150#6	Invoice Released	\$1,507,168.74
7/15/14	08284150#7	Invoice Released	\$1,134,199.85
8/13/14	08284150#8	Invoice Released	\$3,072,851.74
9/24/14	147633 #9	Invoice Released	\$2,597,080.08
10/16/14	08284150 #10	Invoice Released	\$1,192,178.38
11/24/14	08284150#11	Invoice Released	\$1,698,877.65
12/10/14	08284150#12	Invoice Released	\$2,014,522.87
2/6/15	08284150#13	Invoice Released	\$1,252,667.20
2/18/15	08284150#14	Invoice Released	\$1,114,340.46
3/18/15	08284150#15	Invoice Released	\$1,584,180.13
4/13/15	08284150#16	Invoice Released	\$977,519.15
5/20/15	08284150#17	Invoice Released	\$1,337,898.20

### Change Order Summary

Awards		
Award Date	Number	Amount
11/18/2013	A001	\$28,135,313.00
<b>Total Award:</b>		<b>\$ 28,135,313.00</b>

Change Orders			
Date	Number	Status	Amount
8/19/15	C019	Co Accounting Final	
6/5/14	CO 001	Co Executed	\$62,982.57
6/16/14	CO 002	Co Executed	\$74,723.00
8/12/14	CO 003	Co Executed	\$113,883.00
8/12/14	CO 004	Co Executed	\$0.00
9/12/14	CO 005	Co Executed	\$15,690.00
10/21/14	CO 006	Co Executed	\$147,375.00
10/21/14	CO 007	Co Executed	\$95,442.00
11/18/14	CO 008	Co Executed	\$108,075.00
11/26/14	CO 009	Co Executed	\$0.00



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 147633

## Construction Contract Summary

Date	Invoice #	Status	Amount
6/22/15	08284150#18	Invoice Released	\$593,252.77
7/10/15	08284150#19	Invoice Released	\$361,261.03
8/14/15	08284150#20	New	\$251,639.89
<b>Total Payments:</b>			<b>\$ 27,511,605.33</b>

### Retainage Summary

Date	Invoice #	Status	Amount
1/13/14	147633#1	Invoice Released	\$37,309.91
2/10/14	147633#2	Invoice Released	\$43,683.68
3/10/14	147633#3	Invoice Released	\$70,446.15
4/10/14	147633#4	Invoice Released	\$109,391.77
5/19/14	147633#5	Invoice Released	\$98,219.44
6/13/14	147633#6	Invoice Released	\$79,324.67
7/15/14	147633#7	Invoice Released	\$59,694.73
8/13/14	147633#8	Invoice Released	\$161,729.04
9/25/14	147633 #9.	Invoice Released	\$136,688.45
10/16/14	147633 #10	Invoice Released	\$62,746.23
11/24/14	147633#11	Invoice Released	\$89,414.61
12/10/14	147633#12	Invoice Released	\$106,027.01
2/6/15	147633#13	Invoice Released	\$65,929.84
2/18/15	147633#14	Invoice Released	\$58,649.51
3/18/15	147633#15	Invoice Released	\$83,377.90
4/13/15	147633#16	Invoice Released	\$51,448.40
5/20/15	147633#17	Invoice Released	\$70,415.70
6/22/15	147633#18	Invoice Released	\$31,223.85
7/10/15	147633#19	Invoice Released	\$19,014.13
8/14/15	147633#20	New	\$13,244.22
<b>Retainage Total:</b>			<b>\$1,447,979.24</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 0.00</b>
<b>Net Retainage:</b>		<b>\$ 1,447,979.24</b>

### Contract Summary

### Change Orders

Date	Number	Status	Amount
1/20/15	CO 010	Co Executed	\$68,489.00
2/2/15	CO 011	Co Executed	\$53,276.00
3/18/15	CO 012	Co Executed	\$16,858.00
4/6/15	CO 013	Co Executed	\$8,548.00
4/20/15	CO 014	Co Executed	\$25,823.00
5/15/15	CO 015	Co Executed	\$(10,949.00)
6/9/15	CO 016	Co Executed	\$31,035.00
6/25/15	CO 017	Co Executed	\$13,021.00
8/6/15	CO 018	Co Executed	\$17,785.00

**Change Order Total: \$842,056.57**

Total Amendments (Less: Award Bid Pack Changes): \$842,056.57

**Adjusted Contract Value: \$28,977,369.57**

Change Order % of Original: 2.99%

Percentage of Contract Paid: 99.94%

### Dates

From	To	Target	Lapsed
11/22/13	6/7/15	562	640
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
6/7/15	7/3/15		

Percentage of Time Lapsed: 113.88%

### Reasons for Change Orders

Reason	Percent	Amount
A/e Errors	0.16%	\$1,318.00
Ae Omission-con	13.91%	\$117,132.00
Ae Error-contin	2.89%	\$24,309.00
Unk Cond-other	2.61%	\$21,936.00
Omiss - Dfcm Cn	17.49%	\$147,245.07
Unk Cond-contin	0.59%	\$4,954.00
Agency Scope- A	4.65%	\$39,178.00
Scope - Dfcm	-0.67%	-\$5,622.00
Unk Cond-projec	-1.29%	-\$10,823.00
Time Extension	0.00%	\$0.00
Unknown - Dfcm	27.20%	\$229,001.50
	0.18%	\$1,518.00
Acct Recon	16.34%	\$137,557.00



# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 147633

## Construction Contract Summary

Adjusted Contract Value:	\$ 28,977,369.57
Paid to Contractor:	\$27,511,605.33
Retainage to Bank:	\$1,447,979.24
Total Paid:	\$28,959,584.57
<b>Contract Balance:</b>	<b>\$17,785.00</b>

### Contractor Summary

Adjusted Contract Value:	\$ 28,977,369.57
Paid to Contractor:	\$27,511,605.33
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$27,511,605.33
<b>Contractor Balance:</b>	<b>\$1,465,764.24</b>

### Reasons for Change Orders

Reason	Percent	Amount
A/e Err - Dfcm	0.07%	\$596.00
Dfcm Scope-cont	2.34%	\$19,671.00
Agency Scope-o	0.71%	\$6,011.00
Time Adjustment	0.00%	
Scope - Ag/inst	12.83%	\$108,075.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$842,056.57</b>



Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
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## REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	Sep-15	% of Constr.
								Budget
<b><u>BEGINNING BALANCE</u></b>			<b><u>1,777,578.42</u></b>	<b><u>4,460,609.03</u></b>	<b><u>968,481.36</u></b>			
<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>								
10194300	DFCM	Facilities Condition Assessment Program		228,859.59		Project Residual		
14246920	DWS	Regional Center #1 & 2 Generator Addition		158,802.00		Construction, Design, Inspection & Insurance Budget:		26%
13355370	Fairpark	Barns Life Safety Structural Upgrades		147,579.76		Project Residual		6%
14060790	UVU	Central Plant Cooling Tower Chiller Replacement		65,265.75		Construction, Design, Inspection & Insurance Budget:		16%
13327400	DHS	Various Group Homes Repairs		63,012.27		Construction, Design, Inspection & Insurance Budget:		41%
13194240	OWATC	HVAC Controls Upgrade		51,633.05		Construction, Inspection & Insurance Budgets		9%
13063400	DHS	Vernal Rooftop Unit Replacement		49,126.21		Construction, Design, Inspection & Insurance Budget:		19%
14233730	SUU	Hunter Conf Center Chiller Replacement		42,648.00		Construction & Insurance Budgets		21%
13263730	SUU	Hunter Conference Center ADA Parking Lot		34,456.00		Construction Budget		53%
13166710	SNOW	Richfield Campus Parking Lot Lighting		31,950.61		Construction, Design, Inspection & Insurance Budget:		27%
14210510	DNR	Parks - Dead Horse Point Bike Parking Area		30,305.74		Construction, Inspection & Insurance Budgets		13%
14162520	DNR	DWR - Lee Kay Ctr Mechanical/Electrical Upgrades		21,854.50		Construction, Inspection & Insurance Budgets		15%
14078240	OWATC	Campus Exterior Lighting		21,356.80		Construction, Design, Inspection & Insurance Budget:		7%
13264730	SUU	Library Bldg Generator Replacement		18,600.00		Construction Budget		36%
14151500	DNR	VFD Replacement		17,188.00		Construction, Design, Inspection & Insurance Budget:		25%
13310310	DFCM	Richfield Regional Repaint, Recarpet, Wall Upgrades		14,647.21		Construction, Inspection & Insurance Budgets		4%
14219640	DIXIE	Campus Fire Lane Repair/Replacement		12,941.14		Construction & Insurance Budgets		11%
13261730	SUU	Multipurpose Bldg Master Plan & Study		12,500.00		Construction Budget		36%
14200700	SNOW	Washburn Bldg Power Correction Panel		12,182.44		Construction & Insurance Budgets		35%
14247810	WSU	Electrical Distribution Transformer Replacement		9,124.00		Design, Inspection & Insurance Budgets		45%
13265730	SUU	Hunter Conference Center Boiler Replacement		7,470.00		Construction Budget		15%
14137310	DFCM	Brigham Regional Plumbing Fixture Replacements		5,315.28		Construction, Inspection & Insurance Budgets		7%
14167100	UDC	Draper/Promontory Backup Sewer Chopper		5,294.00		Construction, Inspection & Insurance Budgets		9%
14099220	DATC	Boiler Replacement		3,857.95		Construction, Design, Inspection & Insurance Budget:		5%
14067210	BATC	Cabinet Making Dust Collection System		2,634.00		Return Funds For Final Costs		2%
13259730	SUU	Utility Tunnel Master Plan Study		1,772.00		Construction Budget		5%
13308120	UDC	AP&P NUCCC Floor Grind & Seal		1,715.28		Construction & Insurance Budgets		2%
14150500	DNR	Replace Main Conference Room Wall		1,375.00		Construction, Inspection & Insurance Budgets		5%
14279640	DIXIE	Campus Fiber Optic Distribution		385.00		Insurance Budget		0%
13162730	SUU	Separation Of Campus Fire Alarm System		301.03		Construction Budget		0%
14351030	ABC	Administration Bldg New Carpet		160.23		Project Residual		0%
13128810	WSU	High Voltage Substation		81.95		Inspection Budget		0%
14199700	SNOW	Bus Parking Lot Lighting		64.00		Insurance Budget		0%

**DECREASES TO PROJECT RESERVE FUND:**

14248010	Agriculture	Spanish Fork Veterinary Bldg	(220,000.00)	To Award Construction Contract	26%
14252660	SLCC	RRC - Ct Bldg HVAC Controls, VAV Boxes, AHU Fans	(46,139.00)	To Award Construction Contract	11%
14198510	DNR	Parks - Fremont Maint Shop Replacement	(38,655.00)	To Award Construction Contract	9%
14141200	Education	Buffmire Bldg Chiller Replacement	(26,370.00)	To Award Construction Contract	11%
14281640	DIXIE	Burns Arena Boiler Replacement	(22,820.00)	To Award Construction Contract	6%
14196150	Courts	Richfield Fire & Utility Separation	(22,294.00)	To Award Construction Contract	9%
14058050	CPB	Mormon Battalion Repairs	(16,111.00)	To Award Construction Contract	1%
14045660	SLCC	LHM Exterior Emergency Egress Stairs Repair	(15,277.00)	To Award Construction Contract	25%
14148030	ABC	Store #16 Fire/Security Panel Upgrade	(6,014.00)	Return Funds For Final Costs	40%
14134500	DNR	DWR Northern Region Office Improvements	(5,610.65)	To Award Construction Contract	9%
14215550	DPS	Taylorville BCI Lighting Retrofit	(4,432.00)	To Award Construction Contract	11%
14207030	ABC	Roy Door Openers & Dock Lift	(2,665.00)	Return Funds For Final Costs	9%
14217150	Courts	Richfield HVAC & VAV Replacement	(2,526.23)	To Award Construction Contract	5%
14095640	DIXIE	Remove Underground Fuel Storage Tank	(443.05)	Return Funds For Final Costs	0%
13237660	SLCC	RRC - Replace Boiler #1	(90.00)	Return Funds For Final Costs	0%
<b><u>FY2015 ENDING BALANCE</u></b>			<b><u>1,777,578.42</u></b>	<b><u>5,105,620.89</u></b>	<b><u>968,481.36</u></b>



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## REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Sep-15

% of  
 Constr.  
 Budget

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	
<b><u>FY2016 BEGINNING BALANCE</u></b>			<b><u>1,777,578.42</u></b>	<b><u>5,105,620.89</u></b>	<b><u>968,481.36</u></b>		
<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>							
13246150	Courts	Mattheson Roll Top Doors, Entrance/Exit Controls		34,618.00		Project Residual	29%
11096920	DWS	Metro Rooftop Units Replacement		20,675.18		Construction, Inspection, & Insurance Budgets	7%
13363480	UNG	Vernal Armory Upgrades		1,080.50		Construction, Inspection, & Insurance Budgets	0%
<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>							
None							
<b><u>ENDING BALANCE</u></b>			<b><u>1,777,578.42</u></b>	<b><u>5,161,994.57</u></b>	<b><u>968,481.36</u></b>		



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Sep-15

## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>			
ABC Total	-	126,022.46	-
Agriculture Total	-	6,137.33	-
BATC Total	-	31,063.89	-
Blind Total	-	21,786.99	-
COURTS Total	-	112,739.01	-
CPB Total	-	21,643.00	-
DATC Total	-	10,933.40	-
DFCM Total	-	665,918.22	-
DHS Total	-	177,623.53	-
DIXIE Total	-	32,954.50	-
DNR Total	-	324,376.69	-
DPS Total	-	72,709.00	-
DWS Total	-	181,240.18	-
DXATC Total	-	3,780.17	-
Education Total	-	193,848.41	-
Fairpark Total	-	152,560.75	-
GOED Total	-	12,814.05	-
Health Total	-	67,844.50	-
MATC Total	-	40,396.61	-
OWATC Total	-	72,989.85	-
SLCC Total	473,435.00	343,610.84	-
SNOW Total	-	53,061.32	-
SUU Total	-	153,645.86	-
TATC Total	-	37.95	-
Tax Total	-	218,518.00	-
U OF U Total	937,102.93	-	-
UBATC Total	-	16,230.50	-
UDC Total	2,785.11	57,578.28	-
UDOT Total	-	125,918.55	-
UNG Total	-	186,754.61	-
UVU Total	-	192,786.43	-
WSU Total	-	160,675.39	-



## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>			
ABC Total	-	(8,679.00)	-
Agriculture Total	-	(220,000.00)	-
BATC Total	-	(94,856.00)	-
Courts Total	-	(82,690.19)	-
CPB Total	-	(25,532.00)	-
DATC Total	-	(195.00)	-
DFCM Total	-	(29,986.73)	-
DHS Total	(1,443,212.00)	-	-
DIXIE Total	-	(23,263.05)	-
DNR Total	-	(54,061.65)	-
DOH Total	-	(137,715.00)	-
DPS Total	-	(6,083.00)	-
DXATC Total	-	(27,277.34)	-
Education Total	-	(26,370.00)	-
Health Total	-	(19,551.60)	-
MATC Total	-	(8,000.00)	-
SLCC Total	(901.00)	(132,663.26)	-
SNOW Total	-	(17,739.00)	-
TAX Total	-	(6,431.00)	-
UDC Total	-	(94,382.00)	-
UDOT Total	-	(95,061.00)	-
UNG Total	-	(28,544.00)	-
WSU Total	-	(43,081.00)	-

**OTHER ITEMS**

OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2	(3,000,000.00)
OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2	(1,500,000.00)

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
<b><u>NEW CONSTRUCTION</u></b>						
USTAR	UU Neuroscience Research Center	94%	170,000,000	3,469,589	191,037	Construction
CUCF	192 Bed Pod Expansion	0%	28,259,237	1,453,400	1,453,400	Design
Courts	New Ogden Juvenile Building	99%	29,858,083	1,176,574	11,139	Construction
USH	Building Consolidation	100%	28,052,170	1,109,520	2,388	Construction
WSU	Professional Classrm Bld And Central Plant	97%	35,386,961	1,190,587	37,585	Construction
USU	Business Bldg Addition/Remodel	73%	43,176,563	456,048	124,817	Construction
SWATC	Allied Health & Technology Bldg	60%	18,986,965	400,684	160,328	Construction
U OF U	Electrical/High Temp Water Utilities Upgrades	81%	72,850,179	1,821,788	340,483	Construction
UVU	New Classroom Building	99%	46,372,579	2,182,997	23,208	Construction
WSU	Tracy Hall Science Bldg	55%	59,185,984	2,168,774	971,455	Construction
DFCM	Unified Lab Module 2	3%	32,489,258	1,539,471	1,500,921	Construction
USU	BRC Academic Bldg	77%	14,267,380	277,495	62,689	Construction
USU-EAST	Central Instructional Bldg	84%	21,260,614	742,090	121,466	Construction
UNG	CW South Garrison Infrastructure	98%	5,122,711	-	-	Construction
UOFU	Huntsman Cancer Phase IV	25%	91,913,480	-	-	Construction
DHS	USDC Durable Housing Units	6%	6,731,192	285,851	269,916	Construction
USU	Fine Arts Complex Addition	0%	30,000	-	-	Design
<b>SUBTOTAL</b>		62%	703,943,356	18,274,868	5,270,832	
<b><u>REMODELING</u></b>						
Corrections	AP&P Waste & Water Repairs	92%	327,611	29,842	2,252	Construction
CPB	Capitol Hill Signage Improvements	0%	123,005	11,685	11,685	Design
Courts	Matheson Front Counter Remodel	100%	218,979	14,960	-	Complete
State Hospital	Slate Canyon Spring Development	100%	216,658	54,996	-	On Hold
USDC	Evergreen Bldg HVAC Replacement	1%	969,052	84,792	83,624	Construction
CPB	DUP Compressor/Water Cooled Condensor	0%	89,718	8,849	8,849	On Hold
SLCC	RRC Science Bldg Window Replacement	56%	524,120	47,535	20,934	On Hold
SNOW	Replace Irrigation System	100%	627,183	68,211	-	Complete

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
DHS	USDC TLC Bldg HVAC Replacement	0%	79,000	32,644	32,644	Design
DXATC	Terminal Remodel	100%	768,277	44,672	-	Complete
Courts	Tooele Front Counter	91%	121,926	9,520	829	Complete
Courts	Farmington Security System	100%	25,702	7,020	-	Complete
DATC	Air Handling Units Phase I	100%	906,064	81,197	-	Complete
DFCM	Brigham Regional RTU	98%	210,845	19,840	376	Complete
Parks	Willard Bay North Marina Electric Line	93%	460,780	37,078	2,427	Complete
DIXIE	New Boiler	100%	697,021	57,240	-	Complete
SLCC	RRC Technology Bldg VAV Controls	92%	571,907	41,664	3,441	Complete
Courts	Provo Juvenile Landscaping	86%	152,017	16,366	2,275	Complete
CPB	Capitol Hill Security Camera Upgrades	88%	340,378	34,508	4,195	Construction
UDC	Draper - Olympus HVAC Upgrade	62%	743,225	64,391	24,672	Construction
UDC	Draper - Wasatch & Oquirrh Control Room Intercom	34%	238,662	19,717	13,014	Complete
UDC	Draper - Timp 1-5 Control Room Remodel	30%	173,859	20,000	14,000	Construction
UDOT	Rampton VAV boxes/Controls	100%	455,718	50,654	-	Complete
WSU	Overflow Parking Lot Phase V	100%	765,398	46,837	-	Complete
DHS	USDC Infrastructure	59%	4,477,635	266,358	110,266	Construction
Corrections	CUCF Admin Plumb/Warehouse Air Handlers	90%	607,071	50,537	4,867	Construction
SNOW	Campus Lighting/Tunnel Emergency Lighting	10%	319,000	27,867	25,080	Construction
SLCC	LHM Exerier Emergency Egress Stairs	2%	71,810	4,897	4,797	Pending
SLCC	SCC Electrical Panel Upgrade	100%	215,887	24,336	-	Construction
SLCC	SCC Brick/Masonry Parapet Walls	25%	955,563	55,332	41,513	Construction
SLCC	RRC Tech Bldg Return Air Fans & VFD's	100%	120,654	6,094	-	Complete
SLCC	RRC LAC AHU1 VFD Replacement	2%	33,506	2,920	2,853	Complete
CPB	Mormon Battalion Repairs	31%	1,076,111	74,375	51,567	Construction
UVU	Wolverine Ctr Skin Replacement	0%	127,756	-	-	Design
Corrections	CUCF Henry Unit/ Admin Carpet	68%	110,679	10,515	3,390	Construction
BATC	West Campus Restroom Code Compliance	100%	422,348	19,955	(30)	Complete
BATC	West Campus HVAC Replacement	100%	370,723	38,576	-	Complete
Corrections	CUCF Camera Installation	0%	209,721	18,096	18,096	Construction
Courts	Matheson Sound System Replacement	70%	1,017,983	63,658	18,783	Construction
Courts	Matheson Security System Replacement	7%	807,392	72,299	67,186	Construction
UBATC	Exterior Door Replacement	26%	478,669	42,172	31,121	Construction

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
Wildlife	Egan Hatchery Improvements	0%	24,100	3,555	3,555	Construction
Wildlife	Springville/Egan Window Replacement	0%	81,033	7,698	7,698	Construction
OWATC	Bus Bldg Chiller/Boiler Soft Water Systems	32%	421,094	39,030	26,733	Construction
WSU	Campus Master Plan	0%	500,000	-	-	Construction
WSU	Electrical Distribution Phase III	93%	536,163	32,512	2,356	Construction
WSU	Stewart Library Infrastructure	0%	48,000	90,234	90,234	Construction
Courts	Logan Security Camers/DVR Upgrade	100%	41,794	4,000	-	Complete
Parks	Bear Lake East Restroom	0%	506,650	20,442	20,442	Construction
Parks	Bear Lake Marina Dock Replacement	0%	1,200,000	41,111	41,111	Construction
Courts	Brigham City Exhaust Fans Replacement	100%	37,327	5,200	-	Complete
DFCM	Ogden Reg Fire Sprinkler Deficiencies/Pump	0%	110,262	10,475	10,475	Design
DFCM	Ogden Reg Halon Suppression System	98%	24,658	1,094	18	Construction
DFCM	Ogden Reg HVAC	99%	1,250,880	106,325	1,246	Construction
UDC	CCC's Security Project	13%	105,056	9,237	8,036	Construction
UVU	Woodbury Bldg AHU-1, AHU-2	23%	1,096,513	102,060	78,119	Construction
DFCM	Brigham Reg Fire Sprinkler Heads	98%	22,652	4,522	103	Complete
DHS	USH Rampton #1 & Café Rooftop HVAC Units	100%	745,335	59,639	-	Construction
UVU	Fire Science Bldg Roof Repair	0%	46,320	6,400	6,400	Complete
UOFU	Eyring South Bldg Reroof	100%	233,250	22,640	-	Complete
DPS	W Valley DLD Reroof/Skylight	54%	466,719	38,639	17,741	Construction
DHS	USH Chapel Reroof	89%	262,563	14,212	1,522	Construction
Dixie	Campus Svcs Reroof	99%	93,120	5,480	77	Complete
Dixie	Admin Reroof	100%	133,700	10,331	-	Complete
DFCM	RDWD Reg #2 Skylight Replacement	100%	86,085	6,880	-	Complete
ABC	Store 13 Install Non-Slip Pads On Roof	100%	1,462	827	-	Complete
ABC	Store 11 Safety Rail/ Non-Slip Pads On Roof	100%	8,142	4,000	-	Complete
DHS	Cedar City Reroof	86%	59,660	3,669	516	Complete
Courts	Ogden Elevator Replacement	0%	333,945	31,224	31,224	Construction
UDC	NUCCC Fire Alarm Upgrade	0%	51,368	4,880	4,880	Design
Courts	Ogden Security Upgrade	0%	45,146	4,289	4,289	On Hold
Courts	Ogden Window Seal	100%	61,340	3,600	-	Complete
Archives	Clearfield Cold Storage	90%	114,551	7,200	713	Construction
Wildlife	Northern Region Office Improvements	100%	61,428	5,600	-	Complete

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
DHS	USH Central Boiler Condensate Tank	96%	122,311	13,479	562	Complete
Courts	Brigham City Lighting/Exit Signs	0%	108,609	12,800	12,800	Construction
UDC	CCC's Mechanical Upgrades	97%	268,198	23,615	721	Construction
ABC	Brigham City Combined Projects	9%	13,996	1,330	1,210	Construction
Education	Buffmire Bldg Chiller Replacement	79%	225,949	18,960	4,002	Complete
DFCM	Heber Wells Outside Air Dampers	0%	187,741	17,522	17,522	Construction
CPB	SOB Fire Alarm Replacement	94%	229,158	20,425	1,263	Complete
UDC	AP&P Bonneville Exterior/Staff Entry	0%	381,063	6,462	6,462	Construction
Health	Unified Lab Supply Fan Replacement	100%	264,260	12,022	-	Complete
Health	Cannon Relief Fan Walls	100%	150,526	5,646	-	Complete
Education	Blind Library Fire Alarm Upgrade	100%	149,771	16,160	-	Complete
DPS	BCI New Motor, VFD, & System Balance	759%	69,444	7,080	(46,679)	Complete
Corrections	Draper-Oquirrh & Uinta Swamp Coolers	58%	57,199	5,434	2,289	Construction
UDOT	Rampton Boiler Replacement	99%	833,285	55,332	624	Construction
DHS	JJS Control Boards Various Centers	33%	345,740	36,610	24,495	Construction
DFCM	Provo Regional Misc Repairs	100%	133,945	16,000	-	Complete
DFCM	Richfield Regional Fire Alarm Addition	0%	37,895	3,600	3,600	Design
DFCM	Richfield Regional/DWS Parking Repairs	0%	304,559	21,980	21,980	Construction
Courts	Richfield Council Remodel	23%	89,820	8,000	6,168	Construction
Courts	Richfield Fire & Utility Separation	33%	277,183	21,528	14,362	Construction
Parks	Fremont Maintenance Shop Replacement	9%	432,655	21,760	19,711	Construction
UNG	West Jordan Armory Upgrade	0%	1,806,773	165,000	165,000	Design
DPS	Farmington Irrigation Replacement	100%	43,610	4,800	-	Complete
ABC	Roy Combined Projects	0%	17,156	1,630	1,630	Construction
ABC	Ogden Combined Projects	0%	13,996	1,330	1,330	On Hold
DWS	Admin Air Damper Replacement	60%	262,901	21,902	8,790	Complete
DPS	Taylorsville BCI Lighting	100%	42,716	3,360	-	Complete
Courts	Richfield HVAC & VAV Replacement	50%	49,825	4,800	2,404	Construction
SUU	ADA Concrete Replacement	0%	179,624	-	-	Construction
SUU	Fire Lane Approach Upgrades	0%	99,790	-	-	Construction
SUU	Bennion Parking Lot Repairs	5%	194,174	-	-	Construction
DFCM	Highland Regional ADA Parking Upgrade	100%	40,998	4,380	-	Construction
Wildlife	Midway Hatchery Entrance Paving	100%	37,882	5,577	(0)	Design

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
Corrections	CUCF Asphalt Repairs	0%	301,542	28,221	28,221	Construction
UVU	Asphalt Repairs	100%	245,772	24,000	-	Complete
DPS	Ogden Parking Lot Repairs	100%	15,629	3,591	-	Complete
DFCM	Heber Wells Pavement Upgrades	100%	153,813	24,951	-	Complete
Parks	Escalante/Kodachrome Paving Improvements	99%	436,038	37,723	210	Complete
Parks	Red Fleet Campground Asphalt Repairs	98%	275,167	18,495	350	Complete
Parks	Jordanelle Slurry Seal	100%	134,339	12,746	-	Complete
Agriculture	SF Veterinary Bldg	11%	980,000	40,499	36,138	Construction
UDOT	Hooper Maintenance Station	29%	2,099,999	78,853	56,053	Construction
SLCC	RRC VAV/AHU	9%	446,082	35,145	31,889	Construction
SLCC	RRC Library Chiller	92%	190,155	19,468	1,588	Construction
SLCC	SCC Main Bldg HVAC Controls	0%	409,863	37,912	37,912	Design
Agriculture	Boiler Replacement	100%	113,612	11,876	-	Complete
Corrections	Draper Admin Bldg HVAC Upgrades	11%	190,100	20,146	17,944	Construction
DHS	USH Rampton Electronic Door Control	0%	210,526	20,000	20,000	Design
Courts	Provo Juvenile Boiler Replacement	0%	235,789	22,400	22,400	Pending
UND	Draper HQ Restroom Remodel	33%	343,500	20,000	13,477	Construction
Courts	WV Juvenile Boiler Replacement	100%	53,011	7,982	-	Complete
Dixie	Burns Arena Boiler	7%	352,943	30,119	27,865	Construction
Health	Cannon Windows/Bathrooms Upgrade	100%	530,379	35,424	-	Complete
Tax	Switchgear Closets Cooling System	100%	82,094	10,000	-	Complete
ABC	Store 5 Dock Leveler	100%	13,707	2,000	-	Complete
ABC	Store 40 New Handrail	0%	33,768	1,200	1,200	Construction
UNG	W Jordan PV Project	100%	650,000	47,725	-	Construction
DCED	Rio Grande Bldg Security Upgrade	0%	45,146	4,289	4,289	Design
DCED	Rio Grande Doors & Hardware	0%	122,123	11,601	11,601	Pending
DCED	Rio Grande Lighting Upgrade	0%	22,225	2,111	2,111	Design
DWS	South County Parking Lot Lighting	100%	34,240	3,406	-	Complete
Corrections	AP&P VAV Box Upgrades	0%	19,895	4,884	4,884	Complete
ABC	Store #14 Door Hardware Modification	0%	12,632	1,200	1,200	Design
ABC	Store #37 Lighting Upgrade	0%	58,948	5,600	5,600	Design
Archives	Dry Sprinkler Modificarions	0%	65,570	9,734	9,734	Construction
Archives	Security Fence Reinforcement	100%	15,995	2,336	-	Construction

# CONTINGENCY FUND ANALYSIS

Sep-15

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
DWS	Metro Bldg Bathroom Counters	100%	21,902	2,435	-	Complete
Fairpark	Bonneville Roof Replacement	0%	199,800	11,232	11,232	Construction
DFCM	Ogden Reg Parking Structure Lighting	0%	52,200	6,401	6,401	Construction
DFCM	Ogden Reg Ceiling Tile Replacement	0%	171,000	16,245	16,245	Pending
CPB	Reclad Dome Windows	0%	60,000	5,700	5,700	Design
CPB	Repaint Capiton Window Sills	0%	160,000	15,200	15,200	Design
Health	Childrens Ctr Sidewalk Repair	100%	37,803	15,580	-	Complete
DHS	Vernal Carpet Replacement	65%	54,176	5,147	1,777	Complete
SLCC	SCC Main Bldg Resroom Remodel	57%	441,724	-	-	Construction
DWR	Hatcheries Radon Testing & Mitigation	0%	272,604	25,415	25,415	Design
<b>SUBTOTAL</b>		57%	47,878,492	3,686,726	1,649,073	
<b><u>PLANNING / OTHER</u></b>						
DFCM	Utah Space Standards Update	71%	116,368	-	-	Construction
<b>SUBTOTAL</b>		71%	116,368	-	-	
<b><u>PROJECTED CONTINGENCY FUND NEEDS</u></b>					6,919,904	
<b><u>CONTINGENCY RESERVE FUND BALANCE</u></b>					7,068,843	
<b><u>PROJECTED EXCESS IN CONTINGENCY RESERVE FUND</u></b>					148,939	



# State of Utah

Division of Facilities and Construction  
Management

No Parameters Required

## Statewide CP Planning Fund

Agency	Project	Project Description	Amount
Dixie Atc	<u>13375290</u>	Dixie Atc New Permanent Campus Building - No Addit	\$320,000.00
National Guard	<u>13324480</u>	Camp Williams Off-base Sewer Connection To Lehi Ci	\$73,660.00
Southwest Atc	<u>11342270</u>	Southwest Atc Allied Health And Technology Bldg	\$0.00
		(4661 and 4662) 3	<b>Fund Allocations:</b>
		Fund Project: <u>11282300</u>	<b>Planning Reserve:</b>
		Statewide Planning Fund	<b>Available Balance:</b>
			<b>\$393,660.00</b>
			<b>\$901,000.00</b>
			<b>\$507,340.00</b>



# State of Utah

Division of Facilities and Construction  
Management

Fund Type = IMPROV EMERGENCY; From Date = 08/24/2015

## Statewide Emergency Fund

<----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Fairpark	<u>13353370</u>	State Fairpark Barns Life Safety Structural Upgrades - Emergency Funds-----see 13355370	\$0.00	\$0.00	\$0.00	\$0.00
Fairpark	<u>13354370</u>	State Fairpark Barns Life Safety Structural Upgrades - Emergency Funds	\$0.00	\$0.00	\$0.00	\$0.00
Fairpark	<u>13363370</u>		\$0.00	\$0.00	\$0.00	\$0.00
State Hospital	<u>14136420</u>	State Hospital Central Boiler Plant Condensate Tank & Pumps Emergency Replacement	\$189,496.00	\$264,809.29	\$0.00	\$264,809.29
State Hospital	<u>14136420</u>	State Hospital Central Boiler Plant Condensate Tank & Pumps Emergency Replacement	\$189,496.00	\$264,809.29	\$0.00	\$264,809.29
Dfcm - Managed Buildings	<u>14321300</u>	Moab Regional Center - Solar Pv Project	\$305,820.00	\$0.00	\$0.00	\$0.00
Dfcm - Managed Buildings	<u>14381310</u>	Dfcm Highland Plaza Fire Suppression Water Line Emergency Replacement	\$252,000.00	\$181,520.00	\$0.00	\$181,520.00
Ogden/weber Atc	<u>15109240</u>	Ogden/weber Atc Health Technology Settling Investigation	\$45,000.00	\$44,601.70	\$0.00	\$44,601.70
Office Of Rehabilitation	<u>15272310</u>	Taylorsville Deaf Center Chiller Emergency Replacement	\$20,000.00	\$15,862.00	\$0.00	\$15,862.00
Health	<u>15303390</u>	Children's Health Clinic Emergency Compressor Replacement	\$25,000.00	\$24,753.00	\$0.00	\$24,753.00
Southern Utah University	<u>15324730</u>	Suu Cedar Hall Student Housing Emergency Elevator Repairs	\$22,000.00	\$0.00	\$0.00	\$0.00
Developmental Center	<u>15325410</u>	Uxdc Pleasant View Housing Emergency Asbestos Abatement	\$127,762.00	\$0.00	\$0.00	\$0.00
<b>Average =</b>	<b>\$98,047.83</b>	<b>12 Projects</b>	<b>\$1,176,574.00</b>	<b>\$796,355.28</b>	<b>\$0.00</b>	<b>\$796,355.28</b>
<b>Statewide Emergency Fund</b>			<b>Unencumbered Balance for Fund - 12200300</b>			<b>\$1,132,968.77</b>



# State of Utah

Division of Facilities and Construction Management

Fund Type = IMPROV HAZARDOUS; From Date = 08/24/2015

## Statewide Hazardous Materials Projects

←----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Dfcm - Statewide Funds	<u>14313300</u>	Fy'15 Hazardous Materials Surveys, Etc.	\$306,740.81	\$410,370.33	\$8,621.69	\$418,992.02
Dfcm - Statewide Funds	<u>15311300</u>	Fy'16 Hazardous Materials Emergency Abatement Account	\$400,000.00	\$0.00	\$0.00	\$0.00
Dfcm - Statewide Funds	<u>15312300</u>	Fy'16 Hazardous Materials Surveys	\$200,000.00	\$11,277.39	\$0.00	\$11,277.39
Average = \$302,246.94		3 Projects	\$906,740.81	\$421,647.72	\$8,621.69	\$430,269.41
<b>Statewide Hazardous Materials Projects</b>			<b>Unencumbered Balance for Fund - <u>14312300</u></b>			<b>-\$45,446.02</b>



# State of Utah

Division of Facilities and Construction  
Management

Fund Type = IMPROV LND OPTION; From Date = 08/24/2015

## Statewide Land Options and Acquisition Fund

<----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Average =	0	Projects				
<b>Statewide Land Options And Acquisition Fund</b>			<b>Unencumbered Balance for Fund - 12240300</b>		<b>\$755,635.94</b>	



# State of Utah

Division of Facilities and Construction  
Management

Fund Type = IMPROV PAVING; From Date = 08/24/2015

## Statewide Paving Projects

←----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Dfcm - Statewide Funds	<u>12107300</u>	Fy'13, Fy'14 And Fy'15 Paving Preventative Maintenance Funds	\$713,779.69	\$1,117,889.34	\$0.00	\$1,117,889.34
Dfcm - Statewide Funds	<u>12108300</u>	Fy'13, Fy'14, And Fy'15 Uci Paving Repairs	\$1,064,872.28	\$965,670.73	\$0.00	\$965,670.73
University Of Utah	<u>12260750</u>	Univ Of Utah 1900 East To Nursing Bldg Paving Improvements - Delegated	\$170,000.00	\$4,100.00	\$0.00	\$4,100.00
Corrections - Cucf	<u>13171110</u>	Cucf Entrance Road Paving Upgrade - Combined With 13170110	\$0.00	\$0.00	\$0.00	\$0.00
National Guard	<u>13174470</u>	Price National Guard Armory Paving And Grading	\$90,000.00	\$170,062.84	\$90.00	\$170,152.84
National Guard	<u>13356470</u>	Camp Williams Bldgs 15170 And 9000 Paving Improvements, And West Jordan Armory Parking Lot Reconstruction	\$728,000.00	\$1,162,583.00	\$1,400.00	\$1,163,983.00
Workforce Services	<u>14268920</u>	Dws 1385 South State Parking Lot Repairs	\$133,846.00	\$240,392.82	\$810.00	\$241,202.82
University Of Utah	<u>14270750</u>	Univ Of Utah Fort Douglas Blvd Paving Replacement - Delegated	\$450,000.00	\$4,775.50	\$0.00	\$4,775.50
Weber State University	<u>15040810</u>	Wsu Parking Lot W8 Renovation And Wildcat Center Drive Asphalt Road Renovations	\$449,000.00	\$405,923.20	\$422.27	\$406,345.47
Dixie Atc	<u>15046290</u>	Dixie Atc Training Ctr Paving Crack Seal And Slurry	\$69,598.00	\$0.00	\$0.00	\$0.00
Corrections - Cucf	<u>15047110</u>	Cucf Various Paving Improvements	\$1,232,330.00	\$0.00	\$0.00	\$0.00
Utah Valley University	<u>15048790</u>	Uvu Various Asphalt/concrete Paving Upgrades	\$593,372.00	\$69,250.00	\$0.00	\$69,250.00
Salt Lake Comm College	<u>15049660</u>	Sicc Rrc, Scc, And Jordan Campuses Paving Improvements Slurry Seal	\$808,877.00	\$70,525.00	\$0.00	\$70,525.00
Southern Utah University	<u>15050730</u>	Suu Sharwin Smith Ctr Parking Lot Replacement	\$413,830.00	\$29,300.00	\$0.00	\$29,300.00
Dnr - Wildlife Resources	<u>15051520</u>	Dwr Lee Kay Center Paving Improvements	\$142,332.00	\$10,700.00	\$0.00	\$10,700.00
Driver License Division	<u>15052550</u>	West Valley Driver's License New Parking Lot Entrance	\$43,697.00	\$0.00	\$0.00	\$0.00
Dnr - Parks & Recreation	<u>15053510</u>	Yuba Lake State Park Oasis Campground Paving Improvements	\$0.00	\$0.00	\$0.00	\$0.00
National Guard	<u>15054470</u>	Richfield National Guard Armory Paking Lot Replacement	\$211,465.00	\$16,300.00	\$0.00	\$16,300.00
National Guard	<u>15055470</u>	Camp Williams 65th Fire Brigade Parking Lot Replacement	\$289,500.00	\$0.00	\$0.00	\$0.00
Mountainland Atc	<u>15056260</u>	Matc Orem Facility Parking Lot Improvements	\$332,668.00	\$38,000.00	\$0.00	\$38,000.00
Corrections - Draper	<u>15057100</u>	Draper Prison Timanogus Perimeter Road Paving Repairs	\$94,400.00	\$0.00	\$0.00	\$0.00
Natural Resources	<u>15058500</u>	Dnr Price Maintenance Parking Lot Upgrade	\$214,772.00	\$0.00	\$0.00	\$0.00
Dept Of Transportation	<u>15059900</u>	Dot Rampton Complex Paving Improvements Phase Iv	\$620,051.00	\$39,900.00	\$0.00	\$39,900.00
Dnr - Parks & Recreation	<u>15071510</u>	Snow Canyon State Park Main Campground Asphalt Paving Repairs	\$325,456.00	\$0.00	\$0.00	\$0.00



# State of Utah

Division of Facilities and Construction Management

## Statewide Paving Projects

Fund Type = IMPROV PAVING; From Date = 08/24/2015

<----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Natural Resources	<u>15083500</u>	Dnr, Dwr, Farmington Bay Wma, Shop Paving	\$150,000.00	\$0.00	\$0.00	\$0.00
Dixie St College Of Utah	<u>15094640</u>	Mou - Dsu General Campus Parking Lot Maintenance	\$28,216.00	\$0.00	\$0.00	\$0.00
Dixie St College Of Utah	<u>15099640</u>	Mou - Dsu Smith Center & Burns Arena Asphalt Improvements	\$314,204.00	\$0.00	\$0.00	\$0.00
Dnr - Wildlife Resources	<u>15157520</u>	Dwr Ogden Bay Overlay Existing Pavement	\$230,000.00	\$0.00	\$0.00	\$0.00
Average = \$354,080.93		28 Projects	\$9,914,265.97	\$4,345,372.43	\$2,722.27	\$4,348,094.70
<b>Statewide Paving Projects</b>			<b>Unencumbered Balance for Fund - <u>11284300</u></b>		<b>\$1,509,107.53</b>	



# State of Utah

Division of Facilities and Construction Management

Fund Type = IMPROV ROOFING; From Date = 08/24/2015

## Statewide Roofing Projects

<----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Dfcm - Statewide Funds	<u>12122300</u>	Fy'13, Fy'14 And Fy'15 Roofing Preventative Maintenance Account	\$831,094.92	\$329,656.44	\$228.10	\$329,884.54
		don't Close Until Emily B Is Ready To				
Dnr - Wildlife Resources	<u>13111520</u>	Dwr Egan Hatchery Roofing	\$213,461.91	\$421,672.82	\$0.00	\$421,672.82
State Hospital	<u>13222420</u>	State Hospital Museum Excel House Reroof	\$39,000.00	\$4,600.00	\$0.00	\$4,600.00
Schools For Deaf & Blind	<u>13224230</u>	Salt Lake Libbie Edwards School For The Deaf & Blind Reroof	\$1,118,543.17	\$1,805,476.84	\$1,778.21	\$1,807,255.05
Dfcm - Statewide Funds	<u>13225300</u>	Fy'14 Roofing Seismic Program	\$396,498.49	\$0.00	\$0.00	\$0.00
Snow College South	<u>14011710</u>	Snow Richfield Campus Washburn Bldg Roof Replacement Phase I And Trane A/c Unit Replacement	\$627,244.45	\$1,169,057.64	\$0.00	\$1,169,057.64
Southern Utah University	<u>14012730</u>	Suu Multipurpose Center Bldg Reroof	\$581,144.69	\$1,146,627.76	\$0.00	\$1,146,627.76
Dixie St College Of Utah	<u>14116640</u>	Dixie State University Campus Services Bldg Reroof	\$99,956.00	\$193,737.00	\$0.00	\$193,737.00
Dixie St College Of Utah	<u>14117640</u>	Dixie State Univeristy Administration Building Reroof	\$145,259.00	\$286,046.50	\$0.00	\$286,046.50
Human Services	<u>14124400</u>	Hs/dfcm Cedar City Regional Building Reroof	\$63,993.90	\$115,266.40	\$0.00	\$115,266.40
Salt Lake Comm College	<u>14370660</u>	Slcc Meadow Brook Campus Building B Reroof	\$400,000.00	\$227,502.66	\$2,300.00	\$229,802.66
Developmental Center	<u>14376410</u>	Udsc Admin, Comp Therapy, Medical Services And Evergreen Buildings Reroof - Fund Design From Unallocated Roofing At This Time	\$1,299,125.00	\$115,981.00	\$400.00	\$116,381.00
Dfcm - Managed Buildings	<u>14382310</u>	Moab Regional Center Reroof	\$375,000.00	\$483,560.40	\$0.00	\$483,560.40
University Of Utah	<u>14383750</u>	Univ Of Utah Student Services Bldg Reroof	\$439,931.00	\$574,488.17	\$0.00	\$574,488.17
Utah Valley University	<u>14384790</u>	Uvu Health Professionals Bldg Reroof	\$772,838.00	\$1,520,106.47	\$238.75	\$1,520,345.22
Southern Utah University	<u>15001730</u>	Suu Science Building Reroof	\$400,000.00	\$420,143.50	\$1,012.50	\$421,156.00
Juvenile Justice Services	<u>15011430</u>	Split Mountain Youth Center Reroof	\$300,000.00	\$264,548.00	\$0.00	\$264,548.00
Weber State University	<u>15103810</u>	Wsu Browning Center Reroof Phase 1	\$584,000.00	\$547,485.41	\$0.00	\$547,485.41
Dnr - Wildlife Resources	<u>15138520</u>	Dwr Mammoth Creek Fish Hatchery Residence Buildings Reroof	\$76,874.00	\$75,653.00	\$0.00	\$75,653.00
Dixie St College Of Utah	<u>15139640</u>	Dsu Rotc Building Reroof	\$61,499.00	\$0.00	\$0.00	\$0.00
Dixie St College Of Utah	<u>15140640</u>	Dsu Fitness Center Reroof	\$173,137.00	\$0.00	\$0.00	\$0.00
Davis Atc	<u>15141290</u>	Datc Freeport West Bay#2 Reroof & Seismic Upgrade	\$413,285.00	\$0.00	\$0.00	\$0.00
Courts	<u>15143150</u>	Icap Reroof-courts	\$42,060.00	\$0.00	\$0.00	\$0.00



# State of Utah

Division of Facilities and Construction Management

## Statewide Roofing Projects

Fund Type = IMPROV ROOFING; From Date = 08/24/2015

Agency	Project	Project Description	Budget	Encumbrance		Total
				Prior	Current	
Abc Stores	<u>15144030</u>	Abc Store 22 Brigham City Reroof	\$61,860.00	\$0.00	\$0.00	\$0.00
Abc Stores	<u>15145030</u>	Murray Abc Store Reroof & Roof Access	\$117,453.00	\$0.00	\$0.00	\$0.00
Dept Of Transportation	<u>15147900</u>	Udot Material Testing Center Reroof	\$116,741.00	\$0.00	\$0.00	\$0.00
Bureau Of Criminal Indent	<u>15148550</u>	Taylorsville Bci Office Reroof	\$272,407.00	\$0.00	\$0.00	\$0.00
Utah Highway Patrol	<u>15149550</u>	Murray Highway Patrol Data Center Roof Replacement	\$80,575.00	\$0.00	\$0.00	\$0.00
Dnr - Parks & Recreation	<u>15150510</u>	Parks & Rec Edge Of The Cedars Partial Reroof	\$88,996.00	\$0.00	\$0.00	\$0.00
National Guard	<u>15151470</u>	Manti Armory Reroof	\$318,567.00	\$0.00	\$0.00	\$0.00
Fairpark	<u>15152370</u>	Fairpark Grand Building Asphalt Shingle Roof Replacement And Painting	\$306,851.00	\$0.00	\$0.00	\$0.00
Board Of Education	<u>15153200</u>	State Library For Blind Reroof	\$1,428,700.00	\$0.00	\$0.00	\$0.00
Dnr - Wildlife Resources	<u>15158520</u>	Dwr Lee Kay Center Gun Range Emergency Reroof	\$40,000.00	\$74,620.00	\$0.00	\$74,620.00
University Of Utah	<u>15244750</u>	Univ Of Utah Research Admin Bldg Reroof	\$163,871.00	\$14,400.00	\$0.00	\$14,400.00
Fairpark	<u>15245370</u>	Fairpark Zions Bldg Asphalt Shingle Roof Replacement	\$124,288.00	\$0.00	\$0.00	\$0.00
<b>Average =</b>	<b>\$359,264.42</b>	<b>35 Projects</b>	<b>\$12,574,254.53</b>	<b>\$9,790,630.01</b>	<b>\$5,957.56</b>	<b>\$9,796,587.57</b>
<b>Statewide Roofing Projects</b>			<b>Unencumbered Balance for Fund - 11204300</b>		<b>\$1,046,541.37</b>	



# State of Utah

Division of Facilities and Construction Management

## CP Construction Contract Status

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### Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
National Guard	<a href="#">13316480</a>	<a href="#">147602</a>	Camp Williams South Garrison Infrastructure Ph I   Wayne Smith   Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$1,890,095.84	235	-447	87.28%	
Dfcm - Managed Buildings	<a href="#">14189310</a>	<a href="#">157528</a>	Utah Department Of Transportation   Calvin Rampton Building   Boiler Replacement/conversion, Controls And Piping Upgrade   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$268,863.00	45	-315	100.00%	
Salt Lake Comm College	<a href="#">14020680</a>	<a href="#">147836</a>	Sicc Lighting Project   John Burningham	Const Remodel Notice To Proceed	John Burningham	\$27,952.64	143	-294	97.20%	
National Guard	<a href="#">12280480</a>	<a href="#">157563</a>	Utah National Guard - Camp Williams   Combat Pistol Range Improvements   Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$816,880.70	64	-272	98.16%	
National Guard	<a href="#">13356470</a>	<a href="#">157639</a>	Utah National Guard   Camp Williams Bldg 5170 Paving Improvments   Mueller	Const Remodel Notice To Proceed	Matthias Mueller	\$343,526.00	36	-265	94.62%	
University Of Utah	<a href="#">08015750</a>	<a href="#">147504</a>	University Of Utah   George S. Eccles Student Life Center   Construction   Rick James   Jim Russell	Const New Space Notice To Proceed	Rick James	\$41,603,654.00	512	-237	99.94%	
Salt Lake Comm College	<a href="#">13044660</a>	<a href="#">147676</a>	Salt Lake Community College - Redwood Road Campus   East And West Chiller Plants   New Chiller Controls Sequencing   John Burningham	Const Remodel Notice To Proceed	John Burningham	\$48,215.00	271	-232	75.54%	
Salt Lake Comm College	<a href="#">14020660</a>	<a href="#">157513</a>	Sicc Interior Lighting Phase B   John Burningham	Const Remodel Notice To Proceed	John Burningham	\$13,395.00	149	-232	99.25%	
National Guard	<a href="#">14366480</a>	<a href="#">157670</a>	Utah National Guard   Camp Williams Amphitheater Demolition   Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$450,019.00	57	-232	0.00%	
University Of Utah	<a href="#">12075750</a>	<a href="#">137725</a>	University Of Utah   School Of Dentistry - Cm/gc   ~ Dave Mckay ~	Const New Space Notice To Proceed	Dave Mckay	\$27,938,614.96	598	-231	98.14%	
Utah Valley University	<a href="#">12192790</a>	<a href="#">137671</a>	Utah Valley University   New Classroom Building   Kurt Baxter	Const New Space Notice To Proceed	Rick James	\$42,513,181.75	566	-217	99.83%	
Corrections - Ap&p	<a href="#">14349120</a>	<a href="#">157723</a>	Department Of Corrections   Ap&p Region Iii (fremont) - Vav Box Upgrades   George Lewis	Const Remodel Notice To Proceed	George Lewis	\$19,895.00	73	-202	0.00%	
National Guard	<a href="#">14024480</a>	<a href="#">157610</a>	Utah National Guard   Draper Complex - Csms Electrical Upgrade   Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$895,047.12	136	-196	78.13%	
Salt Lake Comm College	<a href="#">13238660</a>	<a href="#">157771</a>	Salt Lake Community College - Redwood Road Campus   Technology Building   Pressure Relief Upgrade   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$47,240.54	25	-195	0.00%	
National Guard	<a href="#">13004480</a>	<a href="#">147828</a>	Camp Williams Sunrise Hall   Jim Russell	Const New Space Notice To Proceed	Wayne Smith	\$2,055,876.97	260	-188	85.89%	
University Of Utah	<a href="#">09131750</a>	<a href="#">117347</a>	University Of Utah   Beverley Taylor Sorensen Arts/education Complex   Cm /gc	Const New Space Notice To Proceed	Rick James	\$29,801,081.00	1,039	-180	99.39%	7/31/14
Courts	<a href="#">14126150</a>	<a href="#">157737</a>	Ogden Courts Elevator Modernization   Administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$318,000.00	83	-175	0.00%	
Corrections - Draper	<a href="#">13305100</a>	<a href="#">157729</a>	Department Of Corrections - Draper Prison   Timpanogos Facility North	Const Remodel	Craig Wessman	\$173,859.00	94	-167	30.00%	



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### Open Contracts



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			Point Star Bldgs 1-4   Control Rooms Remodel.   Craig Wessman	Notice To Proceed						
Corrections - Draper	<a href="#">13304100</a>	<a href="#">157731</a>	Department Of Corrections - Draper Prison   Wasatch And Oquirrh Buildings   Intercom And Paging System Remodel   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$238,662.36	108	-154	34.00%	
Weber State University	<a href="#">14297810</a>	<a href="#">157856</a>	Weber State University - Davis Campus   D13 Classroom Bldg Remodel - Selective Demolition   Matthias Mueller	Const Remodel Notice To Proceed	Matthias Mueller	\$59,851.00	10	-133	63.16%	
Utah Valley University	<a href="#">14384790</a>	<a href="#">157889</a>	Utah Valley University   Health Professionals Building Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$741,148.00	-10	-133	97.37%	
National Guard	<a href="#">12267480</a>	<a href="#">157669</a>	Utah National Guard   Tisa Recycle Facility Camp Williams   Wayne Smith	Const New Space Notice To Proceed	Wayne Smith	\$369,500.00	189	-113	94.59%	
Ogden/weber Atc	<a href="#">14077240</a>	<a href="#">157739</a>	Utah College Of Applied Technology   Ogden Weber Atc   Boiler Plant Mechanical Upgrades   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$421,094.00	143	-113	31.51%	
Dfcm - Managed Buildings	<a href="#">14090310</a>	<a href="#">157787</a>	Ogden Regional Center, Halon Suppression System Upgrade   Dfcm   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$24,658.00	69	-113	98.36%	
Dfcm - Managed Buildings	<a href="#">14391310</a>	<a href="#">157800</a>	Division Of Facilities Construction And Management   Highland Plaza   Fire Sprinkler Upgrade   George Lewis	Const Remodel Notice To Proceed	George Lewis	\$92,260.00	8	-112	96.75%	
Developmental Center	<a href="#">14032410</a>	<a href="#">157566</a>	Department Of Human Services   Usdc Infrastructure Repairs   Lucas Davis	Const Site Imp Notice To Proceed	Lucas Davis	\$2,641,851.08	243	-100	97.85%	7/29/15
Courts	<a href="#">14072150</a>	<a href="#">157680</a>	Utah State Courts Aoc   Matheson Courthouse Court Sound System Replacement   Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$1,017,983.05	208	-93	70.49%	
National Guard	<a href="#">14367480</a>	<a href="#">157671</a>	Utah National Guard - Camp Williams   Building 6270 - Sergeant Majors Quarters   Wayne Smith	Const New Space Notice To Proceed	Wayne Smith	\$315,667.03	205	-84	93.43%	
Dfcm - Managed Buildings	<a href="#">14189310</a>	<a href="#">157781</a>	Departments Of Transportation And Public Safety   Rampton Building   Mechanical Phase II - Fan And Coil Upgrades   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$565,037.00	123	-84	98.23%	
Corrections - Ap&p	<a href="#">12066120</a>	<a href="#">157896</a>	Fremont, Orange Street And Nuccc Ap&p Centers Waste And Water Repairs And Other Various Improvements - Orange Street Painting Work   Doc   Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$47,822.50	46	-77	48.30%	
State Hospital	<a href="#">14138420</a>	<a href="#">157521</a>	Utah State Hospital   Central Heating Plant   Condensate Surge Tank/ pumps Replacement   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$122,311.24	214	-73	95.83%	5/27/15
Capitol Preservation Bd	<a href="#">13300050</a>	<a href="#">157817</a>	Capitol Preservation Board   State Capitol Hill Complex   Video Security System Upgrade - Phase 2   Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$340,378.50	85	-70	87.84%	
Uintah Basin Atc	<a href="#">14074250</a>	<a href="#">157669</a>	Utah College Of Applied Technology   Uintah Basin Atc   Exterior Door And Security Upgrades   Brian Bales	Const Remodel Notice To Proceed	Wayne Smith	\$478,669.10	64	-65	26.21%	



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### Open Contracts



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National Guard	<a href="#">14332480</a>	<a href="#">157607</a>	Utah National Guard   Blanding Solar Pv Installation   John Harrington	Design Build Notice To Proceed	John Harrington	\$170,809.00	74	-61	85.00%	1/30/15
Dept Of Transportation	<a href="#">14002900</a>	<a href="#">157827</a>	Transportation   Moab Lions Park Trail And Transit Hub   Dwight Palmer	Const New Space Notice To Proceed	Dwight Palmer	\$1,424,634.50	107	-57	38.07%	
Courts - Juvenile Courts	<a href="#">13243150</a>	<a href="#">157839</a>	Courts   Provo Jv Rock Wall Replacement   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$105,603.00	99	-57	79.99%	
Salt Lake Comm College	<a href="#">14253660</a>	<a href="#">157842</a>	Slcc Rrc Library Bldg. Chiller Replacement   Slcc   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$190,155.00	107	-56	91.85%	
Utah State University	<a href="#">13050770</a>	<a href="#">147581</a>	Utah State University   Student Recreation And Wellness Center   Cm/gc   Lynn Hinrichs	Const New Space Notice To Proceed	Darrell Hunting	\$24,274,720.00	622	-52	85.76%	
National Guard	<a href="#">13240480</a>	<a href="#">157608</a>	Utah National Guard   Phase II Infrastructure Camp Williams   Wayne Smith	Paving Notice To Proceed	Wayne Smith	\$2,152,910.29	284	-52	95.52%	
Admin Serv - State Arch	<a href="#">14354310</a>	<a href="#">157801</a>	Utah State Archives   Pre-action System Archives   George Lewis	Const Remodel Notice To Proceed	George Lewis	\$65,570.00	62	-52	0.00%	
Dfcm - Managed Buildings	<a href="#">14149310</a>	<a href="#">157868</a>	Division Of Facilities Construction And Management   Heber M. Wells Building   Penthouse Damper And Cooling Tower Media   Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$187,741.00	71	-52	0.00%	
State Hospital	<a href="#">14114420</a>	<a href="#">157895</a>	Utah State Hospital   Chapel - Reroof And Seismic Upgrade   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$262,563.00	42	-52	89.29%	
Courts	<a href="#">14217150</a>	<a href="#">157943</a>	Courts   Richfield Courts Hvac   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$24,950.00	26	-52	0.00%	
Snow College	<a href="#">14043700</a>	<a href="#">157851</a>	Snow College   Exteror And Tunnel Lighting Improvements   Rick James	Const Remodel Notice To Proceed	Rick James	\$319,000.00	70	-51	10.00%	
Dfcm - Managed Buildings	<a href="#">14371310</a>	<a href="#">157848</a>	Tooele County Da's Office Remodel   Tooele County/administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$202,829.22	65	-49	89.41%	7/16/15
Serv Blind/visual Impair	<a href="#">14141200</a>	<a href="#">157792</a>	Office Of Education/rehabilitation   Judy Ann Buffmire Bldg   Cooling System Upgrade   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$225,949.00	66	-46	78.89%	6/2/15
Courts	<a href="#">13182150</a>	<a href="#">157837</a>	Tooele Courts, Front Entry Remodel   Administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$91,420.00	113	-43	88.39%	
Dnr - Wildlife Resources	<a href="#">13334520</a>	<a href="#">157847</a>	Dwr - Whiterocks   Re Circulation Pump Project - Construction Award   Darrell Hunting	Const Site Imp Notice To Proceed	Darrell Hunting	\$376,771.49	74	-43	90.93%	7/28/15
Corrections - Ap&p	<a href="#">14139120</a>	<a href="#">157775</a>	Department Of Corrections   Division Of Adult Probation And Parole   Fremont, Bonneville And Orange Street Cccs   Mechanical Upgrades	Const Remodel Notice To Proceed	Taylor Maxfield	\$257,261.34	88	-41	96.82%	6/4/15



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### Open Contracts



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			Taylor Maxfield							
Dnr - Wildlife Resources	<a href="#">13334520</a>	<a href="#">157550</a>	Division Of Wildlife Resources   Whiterocks Hatchery Water Development   Darrell Hunting	Design Build Contract Complete	Darrell Hunting	\$158,607.92	133	-31	100.00%	2/9/15
Health	<a href="#">14282390</a>	<a href="#">157742</a>	Department Of Health   Window & Restroom Upgrades   Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$542,109.81	188	-30	97.84%	7/15/15
Office Of Rehabilitation	<a href="#">15272310</a>	<a href="#">157998</a>	Taylorville Deaf Center Compressor Replacement   Scott Whitney	Const Remodel Notice To Proceed	Scott Whitney	\$15,862.00	6	-29	0.00%	
Corrections - Cuf	<a href="#">14226110</a>	<a href="#">157962</a>	Cuf Paving Improvements   Doc Central Utah Correctional Facility   Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$301,542.00	44	-28	0.00%	
Courts	<a href="#">08284150</a>	<a href="#">147633</a>	Administrative Office Of The Courts   Ogden Second District Juvenile Court   Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$28,977,369.57	562	-26	99.02%	7/3/15
Courts	<a href="#">15076150</a>	<a href="#">157985</a>	Administrative Office Of The Courts   Brigham City First District Courts Building   Stair Treads, Risers, And Landings Improvements   Rick Nauta	Const Remodel Notice To Proceed	Rick Nauta	\$25,335.00	27	-25	0.00%	
Natural Resources	<a href="#">14026500</a>	<a href="#">157707</a>	Dnr   Cedar City Regional Center   Kurt Baxter	Const New Space Notice To Proceed	Brad Demond	\$2,566,618.88	257	-24	90.83%	
Bureau Of Criminal Indent	<a href="#">14158550</a>	<a href="#">157797</a>	Department Of Public Safety   Bureau Of Criminal Identification Supply Fan Replacement   Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$69,444.00	142	-24	82.51%	7/20/15
Salt Lake Comm College	<a href="#">14048670</a>	<a href="#">157421</a>	Salt Lake Community College - South City Campus   Main Building - Exterior And Parapet Wall Restoration   Asbestos Abatement   Bob Anderson	Haz Mat Const Notice To Proceed	Taylor Maxfield	\$94,450.00	21	-23	60.00%	
Admin Serv - State Arch	<a href="#">14132310</a>	<a href="#">157852</a>	Archives C6 Cold Storage Remodel   Department Of Administrative Services   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$114,551.00	125	-22	90.10%	
Dfcm - Managed Buildings	<a href="#">14104300</a>	<a href="#">157905</a>	Brigham City Regional Center, Fire Sprinkler Upgrades   Dfcm   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$22,652.00	10	-22	97.72%	
Juvenile Justice Services	<a href="#">14191430</a>	<a href="#">157911</a>	Division Of Juvenile Justice Services   Canyonlands, Castle Country, Central Utah Youth Centers   Control Boards Replacement   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$345,740.00	86	-22	33.09%	
National Guard	<a href="#">14287480</a>	<a href="#">157804</a>	Utah National Guard   Wendover Tuav Hangar Remodel   Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$1,812,217.20	161	-21	30.25%	
Weber State University	<a href="#">14081810</a>	<a href="#">157858</a>	Weber State University   Phase 3 Electrical Upgrades   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$536,163.16	120	-21	92.75%	
National Guard	<a href="#">13356470</a>	<a href="#">157922</a>	Utah National Guard   Parking Lot Expansion E  Gam Aviation Complex   Mueller	Const Site Imp Notice To Proceed	Matthias Mueller	\$296,962.00	45	-21	29.02%	7/20/15



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Courts	<a href="#">14195150</a>	<a href="#">157944</a>	Administrative Office Of The Courts   Richfield Sixth District Courts   Attorney/council Remodel   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$89,820.00	64	-21	22.90%	
Dfcm - Managed Buildings	<a href="#">14194300</a>	<a href="#">157980</a>	Dfcm Richfield Regional Center And   Dws Richfield Parking Lots Reconstruction   Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$304,559.90	24	-21	0.00%	
Southern Utah University	<a href="#">15001730</a>	<a href="#">157894</a>	Southern Utah University   Science Center Building - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$331,320.00	90	-17	11.64%	
Dnr - Wildlife Resources	<a href="#">14388520</a>	<a href="#">157885</a>	Division Of Wildlife Resources   Lee Kay Fish Hatchery   New Well Phase Iia   Tim Christensen	Const Site Imp Notice To Proceed	Timothy Christensen	\$303,538.60	83	-16	95.21%	7/16/15
Dixie St College Of Utah	<a href="#">14281640</a>	<a href="#">157966</a>	Dixie State University   Dixie Burns Arena Boiler Replacement   Brad Demond	Const Remodel Notice To Proceed	Brad Demond	\$354,991.91	56	-16	1.88%	
Usu/ceu Price Campus	<a href="#">13180610</a>	<a href="#">157422</a>	Utah State University Eastern   Music Building   Asbestos Abatement For Demolition   Bob Anderson	Haz Mat Const Notice To Proceed	Brian Baes	\$34,077.00	29	-15	0.00%	
Schools For Deaf & Blind	<a href="#">13224230</a>	<a href="#">157832</a>	Usdb   Libbie Edwards Reroof & Seismic Upgrade   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$720,671.25	153	-15	77.99%	
Capitol Preservation Bd	<a href="#">14152050</a>	<a href="#">157835</a>	Capitol Preservation Board   Fire Alarm System Upgrade   Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$229,158.03	98	-15	93.82%	7/15/15
University Of Utah	<a href="#">14383750</a>	<a href="#">157913</a>	University Of Utah   Student Services Building - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$308,314.00	83	-9	70.71%	
University Of Utah	<a href="#">13026750</a>	<a href="#">147841</a>	University Of Utah   Business Loop Parking Structure   Rick James	Const New Space Notice To Proceed	Rick James	\$13,358,416.03	419	-8	82.37%	
Driver License Division	<a href="#">15068550</a>	<a href="#">157420</a>	Public Safety Dldmv Replace Building Automation Controls   Scott Whitney	Const Site Imp Notice To Proceed	Scott Whitney	\$21,618.00	32	-7	0.00%	
Weber State University	<a href="#">14031810</a>	<a href="#">157884</a>	Weber State University   Miller Administration Building   Mep Upgrades   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$3,498,716.00	127	-7	97.52%	
Salt Lake Comm College	<a href="#">15009670</a>	<a href="#">157949</a>	Sicc   Stcc Scc Main Building Restroom Remodel   Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$441,724.40	65	-7	56.97%	
Salt Lake Comm College	<a href="#">15287660</a>	<a href="#">1675011</a>	Salt Lake Community College - Redwood Road Campus   Rampton Technology Building - 3rd Floor   Asbestos Abatement And Interior Demolition   Bob Anderson	Haz Mat Const Notice To Proceed	Bob Anderson	\$69,532.00	16	-7	0.00%	
Davis Atc	<a href="#">13205220</a>	<a href="#">157849</a>	Utah College Of Applied Technology   Davis Atc - Ahu Replacement, Phase II   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$620,284.96	133	-4	98.31%	8/3/15
Dnr - Wildlife Resources	<a href="#">14304520</a>	<a href="#">157664</a>	Division Of Wildlife Resources   Lee Kay Hatchery Building   Tim	Const New Space	Timothy	\$451,452.74	129	-2	99.24%	3/2/15



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Dnr - Parks & Recreation	<a href="#">14241510</a>	<a href="#">157888</a>	Christensen Escalante/Kodachrome State Parks Paving Upgrades   Parks & Recreation   Brent Lohd	Notice To Proceed	Christensen					
Dnr - Parks & Recreation	<a href="#">14241510</a>	<a href="#">157888</a>	Escalante/Kodachrome State Parks Paving Upgrades   Parks & Recreation   Brent Lohd	Paving Notice To Proceed	Brent Lloyd	\$436,038.65	49	-1	99.44%	7/1/15
National Guard	<a href="#">10281480</a>	<a href="#">137861</a>	Utah National Guard   Bachelor Enlisted Quarters Facility   Matthias Mueller   Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$15,118,858.21	497	0	98.69%	12/19/14
National Guard	<a href="#">11020480</a>	<a href="#">137862</a>	Utah National Guard - Camp Williams   Rti Tass Complex Phase 2   Matthias Mueller / Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$27,646,902.00	609	0	99.94%	4/15/15
Fairpark	<a href="#">15029370</a>	<a href="#">157418</a>	Utah State Fairpark   Perimeter Fencing Replacement   Taylor Maxfield	Const Remodel Notice To Proceed	Rob Robinson	\$285,894.46	50	0	0.00%	
Weber State University	<a href="#">14297810</a>	<a href="#">157901</a>	Wsu   D13 Classroom Building Remodel   Mueller	Const Remodel Notice To Proceed	Matthias Mueller	\$2,641,000.00		0	72.72%	
Utah Valley University	<a href="#">15019790</a>	<a href="#">157936</a>	Uvu   Uvu Pe Racquetball - Dance Conversion   Dwight Pamer	Const Remodel Notice To Proceed	Dwight Palmer	\$922,830.18	87	0	47.18%	
Courts	<a href="#">14196150</a>	<a href="#">157945</a>	Courts   Richfield Courts Fire And Utility Separation   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$277,183.00	72	0	33.29%	
Courts	<a href="#">15030150</a>	<a href="#">157950</a>	Courts, Farmington Gal Remodel   Administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$152,656.00		0	73.13%	7/24/15
Utah Valley University	<a href="#">14111790</a>	<a href="#">157968</a>	Uvu   Fire Science Academy Roof Repairs   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$46,320.00	14	0	0.00%	7/16/15
Weber State University	<a href="#">15040810</a>	<a href="#">1675015</a>	Weber State University   Wsu W-8 Parking Lot Asphalt Improvements   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$357,972.20		0	0.00%	
Dnr - Wildlife Resources	<a href="#">15307520</a>	<a href="#">1675017</a>	Division Of Wildlife Resources   Fountain Green Fish Hatchery   Warm Water Experimental Station - Boiler Replacement   Bob Anderson	Const Remodel Notice To Proceed	Bob Anderson	\$20,248.00	23	0	38.00%	
Health	<a href="#">15303390</a>	<a href="#">1675019</a>	Compressor Replacement   Children Center   Department Of Health   George Lewis	Const Remodel Notice To Proceed	George Lewis	\$24,753.00	22	0	0.00%	
Dfcm - Managed Buildings	<a href="#">13206310</a>	<a href="#">157766</a>	Brigham City Regional Center, Rtu Upgrade   Dfcm   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$210,845.00	139	1	98.10%	5/27/15
Corrections - Cucf	<a href="#">14041110</a>	<a href="#">157768</a>	Department Of Corrections   Cucf Various Buildings Upgrades   Rick James	Const Remodel Notice To Proceed	Rick James	\$630,240.95	225	1	87.05%	
Human Services	<a href="#">14124400</a>	<a href="#">157835</a>	Dfcm   Cedar City Regional Building Flat Roof Replacement   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$59,660.28	58	1	85.94%	5/6/15



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### Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
University Of Utah	<a href="#">13042750</a>	<a href="#">147566</a>	U Of U Basketball Training Center   Jim Russell	Const New Space Notice To Proceed	Michael Ambre	\$23,946,402.00	704	3	81.74%	
Utah Valley University	<a href="#">14097790</a>	<a href="#">157870</a>	Uvu   Woodbury / Pope Science Ahu Replacements   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$381,770.00	123	3	67.37%	
Driver License Division	<a href="#">14113550</a>	<a href="#">157859</a>	Department Of Public Safety   West Valley Driver License Call Center   Reroof And Skylight Replacement   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$466,719.00	133	6	54.08%	
Tooele Atc/susu Campus	<a href="#">15187280</a>	<a href="#">157974</a>	Tatc Landscaping   Tooele Applied Technology College   Lucas Davis	Const Site Imp Notice To Proceed	Lucas Davis	\$19,098.09	56	6	26.20%	
Utah Valley University	<a href="#">15004790</a>	<a href="#">157921</a>	Uvu   Mckay Education Ahu Replacements   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$740,622.00	79	7	71.81%	
Dixie St College Of Utah	<a href="#">14116640</a>	<a href="#">157825</a>	Dixie State University   Campus Services - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$93,120.00	14	14	98.60%	4/16/15
Salt Lake Comm College	<a href="#">14252660</a>	<a href="#">157924</a>	Salt Lake Community College - Redwood Road Campus   Construction Trades Building   Vav Boxes And Control Upgrade   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$446,082.00	106	14	9.26%	
Salt Lake Comm College	<a href="#">14370660</a>	<a href="#">157947</a>	Salt Lake Community College - Meadowbrook Campus   Building B - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$186,155.47	43	21	0.00%	
Utah Valley University	<a href="#">15048790</a>	<a href="#">1675024</a>	Uvu Wasatch Campus Slurry Seal And Patching   Utah Valley University   Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$31,250.00	32	21	0.00%	
National Guard	<a href="#">13174470</a>	<a href="#">157844</a>	Utah National Guard   Price Army Paving Improvements   Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$79,248.85	64	22	96.96%	5/7/15
Dnr - Parks & Recreation	<a href="#">14198510</a>	<a href="#">157925</a>	Dnr - Parks And Recreation   Fremont Indian State Park Maintenance Shop   Dwight Palmer	Const New Space Notice To Proceed	Dwight Palmer	\$432,655.00	109	24	9.41%	
Dnr - Parks & Recreation	<a href="#">14242510</a>	<a href="#">157867</a>	Red Fleet State Park Campground Paving Upgrades   Dnr, Division Of Parks & Recreation   Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$275,167.65	83	28	98.11%	6/2/15
Utah Valley University	<a href="#">15021790</a>	<a href="#">157979</a>	Utah Valley University   Losee Center - Second Floor Remodel   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$717,100.00	94	28	31.00%	
Dfcm - Managed Buildings	<a href="#">14382310</a>	<a href="#">157899</a>	Division Of Facilities Construction And Management   Moab Regional Center Building - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$227,100.00	98	30	93.13%	6/30/15
Courts	<a href="#">14126150</a>	<a href="#">1675006</a>	Ogden Courts Emergency Elevator Power   Administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$15,945.00	66	34	0.00%	
Dixie St College Of Utah	<a href="#">14301640</a>	<a href="#">157877</a>	Dixie State University   Burns Arena Addition   Brad Demond	Const New Space Notice To Proceed	Brad Demond	\$3,071,205.51	160	40	27.70%	



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### Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left %	Paid %	Sub-C
National Guard	<a href="#">14271470</a>	<a href="#">157820</a>	Utah National Guard   Draper Restrooms Remodel   Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$343,500.00	127	40	32.62%	
Utah Valley University	<a href="#">15005790</a>	<a href="#">157970</a>	Uvu   Summer 2015 Hvac Upgrades   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$788,069.30	112	40	24.85%	
Abc Stores	<a href="#">14306030</a>	<a href="#">1675008</a>	Abc Store #40 Riverton Install New Handrail   Scott Whitney	Const Site Imp Notice To Proceed	Scott Whitney	\$33,768.00	70	40	0.00%	
Dnr - Wildlife Resources	<a href="#">14075520</a>	<a href="#">1675012</a>	Division Of Wildlife Resources   Egan Fish Hatchery - Hvac Improvements   Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$24,100.00	70	40	0.00%	
Abc Stores	<a href="#">15007030</a>	<a href="#">1675022</a>	Utah Department Of Alcoholic Beverage Control   Store #16 Sandy   Sewer Line Replacement   Bob Anderson	Const Remodel Notice To Proceed	Bob Anderson	\$62,900.00	54	40	0.00%	
Weber State University	<a href="#">15103810</a>	<a href="#">157425</a>	Weber State University   Browning Center - Reroof Phase I   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$489,538.00	70	46	0.00%	
Workforce Services	<a href="#">14211920</a>	<a href="#">1675014</a>	Department Of Workforce Services   Administration Bldg   Main Air Handler Damper Replacement   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$105,512.00	79	49	0.00%	
Agriculture	<a href="#">14248010</a>	<a href="#">157938</a>	Department Of Agriculture   New Spanish Fork Veterinary Testing Laboratory   Dwight Palmer	Const New Space Notice To Proceed	Dwight Palmer	\$980,000.00	132	54	10.77%	
Dnr - Parks & Recreation	<a href="#">13213510</a>	<a href="#">157799</a>	Division Of Parks And Recreation   Willard Bay State Park   Medium Voltage Line Replacement   Lucas Davis	Const Site Imp Notice To Proceed	Lucas Davis	\$460,780.77	223	55	93.46%	
Juvenile Justice Services	<a href="#">15011430</a>	<a href="#">157923</a>	Division Of Juvenile Justice Services   Split Mountain Youth Center - Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$229,358.00	86	55	0.00%	
Dnr - Wildlife Resources	<a href="#">15138520</a>	<a href="#">1675030</a>	Division Of Wildlife Resources   Mammoth Creek Fish Hatchery   Residence Buildings Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$75,653.00	58	55	0.00%	
Fairpark	<a href="#">14358370</a>	<a href="#">157417</a>	Utah State Fairpark   Bonneville, East Eatery, And West Eatery Buildings   Reroof   Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$199,800.00	87	56	0.00%	
Corrections - Draper	<a href="#">14255100</a>	<a href="#">157981</a>	Department Of Corrections - Draper Prison   Stephen Anderson Building - Hvac Upgrades   Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$190,100.00	108	56	10.93%	
Corrections - Draper	<a href="#">13302100</a>	<a href="#">157872</a>	Draper Prison Olympus Bldg. Hvac Upgrades   Corrections   Craig Wessman   See Funding In Notes Log	Const Remodel Notice To Proceed	Craig Wessman	\$743,225.00	189	63	61.68%	
Courts	<a href="#">14073150</a>	<a href="#">157946</a>	Administrative Office Of The Courts   Matheson Courthouse   Security Camera Upgrade   Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$807,392.00	145	67	7.07%	
Capitol Preservation Bd	<a href="#">15036050</a>	<a href="#">157968</a>	Capitol Preservation Board   State Capitol Building   Elevator Doors Upgrade   Bob Anderson	Const Remodel Notice To Proceed	Bob Anderson	\$40,583.00	107	70	0.00%	



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### Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left %	Paid %	Sub-C
Health	<a href="#">15235390</a>	<a href="#">1675033</a>	Department Of Health   Cannon Health Building - Supplemental Cooling   Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$108,815.00	79	77	0.00%	
Public Safety	<a href="#">13048550</a>	<a href="#">147861</a>	Department Of Public Safety Drivers License   Price Dld-udot-dispatch   Brian Bales	Const New Space Notice To Proceed	Brian Bales	\$1,567,625.00	312	80	96.78%	2/17/15
Driver License Division	<a href="#">14033550</a>	<a href="#">157906</a>	Brian Bales   Vemat Dld Building   Merrill Sheriff Construction Inc.	Const New Space Notice To Proceed	Wayne Smith	\$1,052,292.00	196	89	8.93%	
Southwest Atc	<a href="#">11342270</a>	<a href="#">157624</a>	Utah College Of Applied Technology   Southwest Atc   Allied Health And Technology Building   Kurt Baxter	Const New Space Notice To Proceed	Brad Demond	\$16,716,965.00	401	91	68.13%	
Courts	<a href="#">14139150</a>	<a href="#">1675007</a>	Courts, Brigham City, Lighting Upgrade   Administrative Office Of The Courts   Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$108,609.00	114	97	0.00%	
Utah State University	<a href="#">13049770</a>	<a href="#">157643</a>	Utah State University   Brigham Regional Academic Building   Michael Ambre	Const New Space Notice To Proceed	Michael Ambre	\$12,755,984.01	414	103	86.58%	
Capitol Preservation Bd	<a href="#">14058050</a>	<a href="#">157942</a>	Capitol Preservation Board   Mormon Battalion Monument Restoration   Michael Ambre	Const Remodel Notice To Proceed	Michael Ambre	\$1,076,111.00	204	119	30.67%	
Tax Commission	<a href="#">12028310</a>	<a href="#">1675034</a>	Isf Construction   Tax Commission - Refinish Doors   Joanna Reese   Bob Lund	Const Remodel Notice To Proceed	Jake Jacobson	\$42,230.00	120	119	0.00%	
Developmental Center	<a href="#">14032410</a>	<a href="#">1675037</a>	Usdc Infrastructure Repairs, Phase 2   Utah State Developmental Center   Lucas Davis	Const Site Imp Notice To Proceed	Lucas Davis	\$1,796,897.00	127	124	0.00%	
Southern Utah University	<a href="#">12218730</a>	<a href="#">157542</a>	Southern Utah University   Beverly Taylor Sorenson Center For The Arts   Clint Bunnell (kurt Baxter)	Const New Space Notice To Proceed	Clint Bunnell	\$30,327,004.00	503	129	36.83%	
Weber State University	<a href="#">15006810</a>	<a href="#">157959</a>	Weber State University   Utility Tunnel Upgrades - Phase 5   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$168,992.25	227	147	29.94%	
Corrections - Ap&p	<a href="#">14153120</a>	<a href="#">1675016</a>	Division Of Adult Probation And Parole   Bonneville Community Correctional Center   Staff Station Entry Improvements   Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$381,063.00	151	147	0.00%	
Utah State University	<a href="#">11194770</a>	<a href="#">127525</a>	Utah State University   Huntsman School Of Business Addition   Cm/gc	Const New Space Notice To Proceed	Darrell Hunting	\$40,673,313.09	1,422	211	76.89%	
Weber State University	<a href="#">11077810</a>	<a href="#">127003</a>	Weber State University - Davis Campus   Professional Classroom Building And   Central Plant - Cm/gc	Const New Space Notice To Proceed	Mathias Mueller	\$32,219,079.56	1,345	275	99.48%	6/11/14
Developmental Center	<a href="#">14068410</a>	<a href="#">157843</a>	Usdc Admissions & Safe Housing   Department Of Human Services   Lucas Davis	Design Build Notice To Proceed	Lucas Davis	\$6,731,192.00	470	314	5.57%	
Schools For Deaf & Blind	<a href="#">14190230</a>	<a href="#">157416</a>	Utah Schools For The Deaf And Blind   Salt Lake Center   David Mckay	Const New Space Notice To Proceed	Dave Mckay	\$12,370,000.00	356	332	1.20%	



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### Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Corrections - Cucl	<a href="#">08231110</a>	<a href="#">157854</a>	Utah Department Of Corrections   Central Utah Corrections Facility W1 192 Bed Expansion   Jim Russell	Const New Space Notice To Proceed	Brian Bales	\$28,145,887.25	492	344	16.05%	
University Of Utah	<a href="#">13285750</a>	<a href="#">147798</a>	University Of Utah   Lassonde Living Learning Center   Rick James	Const New Space Notice To Proceed	Rick James	\$31,366,928.00	794	345	22.07%	
Salt Lake Comm College	<a href="#">14048670</a>	<a href="#">157965</a>	Slcc   Slcc Soc Brick & Masonry Parapet Walls & Corner   Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$861,113.50	420	350	21.13%	
University Of Utah	<a href="#">14345750</a>	<a href="#">157897</a>	University Of Utah   Farmington Health Care Center   David Mckay	Const New Space Notice To Proceed	Dave Mckay	\$44,690,456.00	454	367	4.86%	
Dfcm - Managed Buildings	<a href="#">13020300</a>	<a href="#">157419</a>	Public Safety, Department Of Agriculture, Department Of Health   Unified State Laboratory Module 2   Rick James	Const New Space Notice To Proceed	Rick James	\$32,489,258.00	480	436	2.50%	
Dept Of Transportation	<a href="#">14249900</a>	<a href="#">157786</a>	Utah Department Of Transportation   Hooper Maintenance Complex   Matthias Mueller	Const New Space Notice To Proceed	Matthias Mueller	\$2,099,999.00	629	439	28.91%	
University Of Utah	<a href="#">12042750</a>	<a href="#">127609</a>	University Of Utah   Electrical And High Temperature Water Utility   Distribution Upgrade - Cm/gc	Unclass Const Notice To Proceed	Jim Russell	\$69,627,488.00	1,656	498	82.61%	

Count: 150

Open Contracts

\$696,975,619.81

### Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Workforce Services	<a href="#">11096920</a>	<a href="#">137754</a>	Rocky Mountain Mechanical	Const Remodel	Craig Wessman	\$233,121.37	105	-27	100.00%	8/13/13
University Of Utah	<a href="#">11160750</a>	<a href="#">127515</a>	Jacobsen Construction	Const New Space	Dave Mckay	\$30,552,605.00	864	-347	100.00%	
Utah State University	<a href="#">12339770</a>	<a href="#">137707</a>	Okland Construction Company, Inc.	Const New Space	Darrell Hunting	\$8,115,260.35	412	0	100.00%	4/15/14
Southern Utah University	<a href="#">13003730</a>	<a href="#">157555</a>	Carter Enterprises	Design Build	Matt Boyer	\$475,348.31	154	-1	100.00%	1/28/15
Uintah Basin Atc	<a href="#">13061250</a>	<a href="#">147768</a>	Mechanical Service & Systems Inc	Const Remodel	Dwight Palmer	\$137,886.00	288	-180	100.00%	8/28/15
Human Services	<a href="#">13063400</a>	<a href="#">147751</a>	Commercial Mechanical Systems & Service	Const Remodel	Dwight Palmer	\$172,149.50	102	-226	100.00%	3/12/15
State Hospital	<a href="#">13081420</a>	<a href="#">147635</a>	Keller Construction Inc	Const New Space	Brian Bales	\$588,041.28	484	224	100.00%	8/19/14
Weber State University	<a href="#">13128810</a>	<a href="#">147767</a>	Probst Electric Inc	Const Remodel	Tim Parkinson	\$806,256.00	299	-184	100.00%	



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### Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Southern Utah University	13162730	147645	Simplex Grinnell	Const Remodel	Brian Bales	\$153,834.97	167	-417	100.00%	
Snow College South	13166710	147659	Blake Electric Company	Const Remodel	Brent Lloyd	\$20,860.00	496	62	100.00%	3/10/15
Dfcm - Managed Buildings	13208310	147883	Commercial Mechanical Systems & Service	Const Remodel	Lucas Davis	\$65,340.00	146	21	100.00%	11/10/15
Corrections - Ap&p	13308120	157940	Certified Sales And Service	Const Remodel	Taylor Maxfield	\$21,840.30	0	22	100.00%	6/8/15
Dfcm - Managed Buildings	13310310	157507	Matthew Gallegos / Red Rock Construction	Const Remodel	Dwight Palmer	\$119,823.94	199	-11	100.00%	2/24/15
National Guard	13363480	157536	Angus Construction Inc.	Const Remodel	Dwight Palmer	\$243,376.50	120	-138	100.00%	4/27/15
Natural Resources	14026500	157710	Rocmont Industrial Corp	Haz Mat Const	Brad Demond	\$45,117.21	35	-251	100.00%	
Corrections - Draper	14034100	157640	Utah Correctional Industries	Roofing	Matt Boyer	\$32,350.00	16	-113	100.00%	
Utah Valley University	14036790	147870	Keller Construction Inc	Const Remodel	Brad Demond	\$135,486.00	51	-371	100.00%	
Utah Valley University	14060790	157636	Mechanical Service & Systems Inc	Const Remodel	Dwight Palmer	\$314,468.00	107	-88	100.00%	4/15/15
Ogden/Weber Atc	14078240	157772	Carver Electric Llc	Const Remodel	Tim Parkinson	\$259,060.50	79	-41	100.00%	5/12/15
Dnr - Wildlife Resources	14086520	157773	Landmark Companies Inc	Const Remodel	Tim Parkinson	\$54,068.39	98	-123	100.00%	
Davis Atc	14099220	157769	Commercial Mechanical Systems & Service	Const Remodel	Lucas Davis	\$61,344.00	51	-32	100.00%	3/31/15
Dfcm - Statewide Funds	14133310	157630	Holbrook Servco	Const Remodel	Rick Nauta	\$31,652.95	11	112	100.00%	12/8/14
Natural Resources	14134500	157818	Bountiful Glass Inc	Const Remodel	Lucas Davis	\$22,578.00	18	-83	100.00%	
Natural Resources	14134500	157830	Tod R Packer Heating & Air Conditioning	Const Remodel	Lucas Davis	\$38,850.00	0	26	100.00%	6/4/15
Dfcm - Managed Buildings	14137310	157732	Landmark Companies Inc	Const Remodel	Lucas Davis	\$65,513.72	48	14	100.00%	2/12/15
Natural Resources	14150500	157688	Crawford Door Sales	Const Remodel	Timothy Christensen	\$25,950.00	44	-88	100.00%	3/30/15
Natural Resources	14151500	157776	Tod R Packer Heating & Air Conditioning	Const Remodel	Timothy Christensen	\$47,294.00	90	-3	100.00%	5/6/15
Health	14155390	157756	Commercial Mechanical Systems & Service	Const Remodel	Timothy Christensen	\$150,526.82	109	-15	100.00%	4/15/15
Dnr - Wildlife Resources	14162520	157734	Commercial Mechanical Systems & Service	Const Remodel	Timothy Christensen	\$112,696.18	85	2	100.00%	2/26/15
Workforce Services	14246920	157655	Skyline Electric Inc	Const Remodel	Matthias Mueller	\$404,692.00	135	0	100.00%	3/13/15
Tax Commission	14285310	157634	Temperature Technologies	Const Remodel	Timothy Christensen	\$30,194.00	59	-25	100.00%	1/7/15



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### Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Dfcm - Managed Buildings	14293310	157622	Western Sheet Metal Inc	Const Remodel	George Lewis	\$12,562.00	36	-244	100.00%	
National Guard	14309480	157651	Merrill Sheriff Construction Inc	Const Site Imp	Wayne Smith	\$663,390.75	120	-202	100.00%	
State Hospital	15066420	157919	Rocmont Industrial Corp	Haz Mat Const	Bob Anderson	\$14,600.00	10	-84	100.00%	
		<b>Count: 34</b>	<b>Closed Contracts</b>			<b>\$44,228,138.04</b>				

### Open Contracts on Closeout Projects



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Weber State University Closeout-accounting	14016810	147856	Weber State University   Wsu East Stadium Restroom Building   Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$476,158.00	136	66	99.75%	9/5/14
		<b>Count: 1</b>	<b>Open Contracts</b>			<b>\$476,158.00</b>				