

AGENDA OF THE UTAH STATE BUILDING BOARD

Thursday, October 19, 2006
Utah State Capitol Complex, Room W125
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of September 13, 2006**..... Tab 1
- (Action) 2. **Capital Development Scoring and Ranking Process**..... Tab 2
- (Action) 3. **Approval of Other Fund Projects**.....
- (Information) 4. **Demolition of Buildings at Utah Developmental Center** Tab 3
- (Information) 5. **Demolition of Midway Fish Hatchery** Tab 4
- (Action) 6. **Long Term Lease Request for the State Tax Commission in the South Salt Lake Valley**..... Tab 5
- (Action) 7. **Administrative Reports** Tab 6
 - University of Utah
 - Utah State University
- (Information) 8. **Administrative Reports for DFCM** Tab 7

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

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

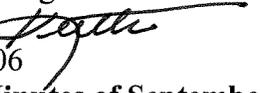


Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan 
Date: October 19, 2006
Subject: **Approval of Minutes of September 13, 2006**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meeting held on September 13, 2006.

FKS:SLL

Attachment

Utah State Building Board



MEETING

September 13, 2006

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice Chair
Manuel Torres
Mel Sowerby
Steve Bankhead
Cyndi Gilbert
John Nixon, Ex-Officio

DFCM and Guests in attendance:

Robert Franson	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Lucas Davis	Division of Facilities Construction & Management
Rich Amon	Governor's Office of Planning and Budget
Steve Allred	Legislative Fiscal Analyst's Office
Representative D. Gregg Buxton	Legislature
Stan Plewe	Dixie State College
Gordon Storrs	Salt Lake Community College
David Tanner	Southern Utah University
Randall Funk	University of Utah
Ken Nye	University of Utah
Darrell Hart	Utah State University
Jim Michaelis	Utah Valley State College
Kevin Hansen	Weber State University
Mark Spencer	Utah System of Higher Education
Kevin Walthers	Utah System of Higher Education
Kirt Michaelis	Utah College of Applied Technology
Jack Hammond	AIA Utah
Rick Stock	Architectural Nexus
Barbara Bruno	Henriksen Butler
Tony Lords	Henriksen Butler
Julee Attig	Jacobsen Construction
Chris Coutts	MHTN Architects
Jackie McGill	Spectrum Engineers
Kim Wixon	Department of Health

On Wednesday, September 13, 2006, the Utah State Building Board held a regularly scheduled meeting at Salt Lake Community College South City Campus, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:03am. He expressed his appreciation to Salt Lake Community College for hosting the meeting and excused Keith Stepan from the meeting.

APPROVAL OF MINUTES OF AUGUST 2, 2006

Chair Jardine sought approval of the meeting minutes of the August 2, 2006, meeting.

MOTION: Manuel Torres moved to accept the meeting minutes of August 2. The motion was seconded by Steve Bankhead and passed unanimously.

REQUEST FOR CONSIDERATION OF NEW LEGISLATION.....

Kent Beers stated several requests for legislative changes and new legislation were desired this session including an amendment to Utah Code 63A-5-104. This would increase capital improvement funding from \$1,500,000 up to a capped maximum of \$2,500,000 on any project. It would also increase the addition of new space from \$250,000 to \$500,000.

DFCM also desired to amend the statement in Code 63A-5-206 to read "*State entities may exercise direct supervision over the design and construction of all new facilities, and all alterations, repairs and improvements to existing facilities if the total construction cost, regardless of the funding source, is \$100,000 or less. The State entity must assure compliance with the Division's design, construction, alteration, repair, improvement and code inspection standards, including use of Division forms and contracts.*"

Lynn Hinrichs, DFCM, explained the situations DFCM faces surrounding impact fees and the need for more defined legislation. The present situation allows DFCM to pay connection fees to districts and cities for utility extensions for the facilities. Connection fees are typically quite small and are collected by districts to inspect the connection to the line or utility. Impact fees, which DFCM does not typically pay, are assessed when the infrastructure is impacted in order to provide the utility.

There are many different standards between the districts and cities pertaining to impact fee levels. Statute allows improvement districts to assess impact fees when authorization for a project is given. Since cities and districts typically do not authorize state projects, impact fees are typically not paid. Cities and districts disagree with this interpretation and have become more aggressive and creative in their approach to collect impact fee by attempting to withhold utility services to the building if the impact fee is not paid. DFCM is concerned because several different standards are being implied throughout the state, and they desire some consistency. DFCM proposed a possible solution to the issue is to allow a set rate to pay a fee for services that are provided by utility. This would allow them a standard rate to

incorporate into the Capital Budget Estimates and eliminate debate surrounding the contentious issue. DFCM requested the Legislature determine if the state is subject to impact fees to enable them to build it into the budget, or provide a legal standing if they are exempt.

Alyn Lunceford, DFCM, provided input on the new legislation pertaining to real estate and the determination of high cost leases currently required in statute, which identifies it as any lease that exceeds \$1 million over the life of the lease. When this statute was put in place in 1993 or 1994, DFCM had approximately 400 leases with only two crossing the \$1 million threshold that year. Today there are approximately 54 leases out of 400 that cross that threshold. The increase is due to the average lease rate increasing from \$9.18 to \$15.40 over the last ten years, and the State being several dollars below market value on average for full service leases. The Legislature has also made it more difficult for agencies to receive increased funding for lease rates. They require them to remove the lease rates from their existing program budgets because they are generally funded by federal programs or grants. Over the last 13 years, lease rates have increased by 50%, requiring the state to extend the average lease rates to longer terms.

DFCM asked for the threshold to be changed from \$1 million to \$5 million to allow the number of high cost leases based on the dollar value only to decrease back to the four or five leases it was originally intended to monitor.

Kent Beers stated the proposed amendments would be presented to the Legislature for final determination. He asked the Building Board to offer a vote of support to ask for sponsorship on the legislation.

Chair Jardine sought a motion to support the increase in capital funding allotments, the change in the code requiring agencies and institutions to follow DFCM Design Standards and inspection policies and forms when they are managing the project, new legislation addressing impact fees, and the increase in the lease amounts.

MOTION: Manuel Torres moved to support the new legislation.

Steve Bankhead stated the issue with the impact fees differed in the structure from the others.

MOTION: Steve Bankhead moved that the Building Board encourage the Legislature to address the impact fee issue and support the new legislation. The motion was seconded by Cyndi Gilbert and passed unanimously.

REALLOCATION OF FY 2007 CAPITAL IMPROVEMENT FUNDS AT DIXIE STATE COLLEGE.....

DFCM recommended the Building Board reallocate \$218,200 in FY 2007 Capital

Improvement funding from the North Instructional Building Re-Roof project at Dixie State College to Fire Sprinkler System repairs at Dixie State College.

Kent Beers stated Dixie College recently hired an inspection firm to test the fire sprinkling system at the Cox Auditorium, Smith Computer Center and Burns Arena. All tests failed presenting a life safety situation on campus. Mr. Beers proposed postponing the North Instructional Building Re-Roofing project and reallocating \$218,200 in funding to the fire sprinkling systems upgrade. DFCM's roofing manager inspected the roof at the North Instructional Building and determined it could last another year with some minor patching. Funding for the roofing project will be requested by Dixie next year.

MOTION: Cyndi Gilbert moved reallocation of \$218,200 in capital improvement funds at Dixie State College to fix the Fire Sprinkler System. The motion was seconded by Mel Sowerby and passed unanimously.

☐ REPORT ON DEFERRED MAINTENANCE IDENTIFIED BY THE CONDITION ASSESSMENT PROGRAM.....

Kent Beers discussed a report given to the Executive Appropriations Committee in April showing the progress of the Facilities Condition Assessment Program from 2000 through 2005. In 2000, approximately 36% of state owned buildings were assessed and \$478 million worth of repairs were completed. Year by year additional buildings receiving assessments were added increasing the amount to approximately \$1.3 billion in 2005. The report showed how the \$1.3 billion was distributed for immediate repairs and repairs needing to be completed in the next five to ten years. The table also showed the capital improvement funding allocated since FY2002.

Mr. Beers referred to a chart demonstrating the immediate need over the next two years is anticipated to be \$237 million based on the repairs and improvements identified by DFCM for state owned buildings. At current funding levels, DFCM anticipates they will receive \$130 million from the Legislature over the two year period. While there is still a short fall, Utah is doing better than any state in the nation due to the fixed funding formula established in law to address the highest priority projects.

A final table showed the total 10-year deferred maintenance versus the 10-year capital improvement funding at various levels and the levels of funding expected each year. Mr. Beers commended those with the foresight to put this program in place to take care of our existing buildings.

☐ REPORT OF BOARD OF REGENTS CAPITAL DEVELOPMENT PRIORITIZATION (Q&P) PROCESS

Kevin Walthers, Utah System of Higher Education, explained the report was a culmination of work the Commissioner's Office had done with all of the schools in an attempt to remove

the perceived mysticism out of the process. They had developed space standards for different types of space within the educational institutions.

The qualification score, or the "Q" score within the Q&P process, is based strictly on student count and space standards. The space standards are multiplied by the school's five year projection for FTE to identify how much space each school should have in a given category. The "Q" score will give the calculated gap minus the school's inventory and request.

The "P" score is obtained by compiling life safety points, points for donations, and points for functionality. The Regents rely on DFCM's expertise to identify life safety and functional deficiency. Function points are granted when a project's imminent collapse would shut down the campus and no "Q" points can be granted. One donated point is received for every 5% donated of the total cost of the project up to a maximum of 15 points. The Commissioner's Office grants the final determination on qualifying donation points. They have also noted there is a disparity in the 5% of donated money being significantly different between the various campuses.

Steve Bankhead asked how new buildings scored for life safety points and function points. He did not see how new buildings could compete with the existing buildings through the raw "Q" score. He felt the Q&P process favored replacement of replacement or improvement of existing buildings versus campuses with growth problems. Kevin Walthers used UVSC as an example where the process did balance the existing inventory against the growth needs of the system.

Mr. Walthers showed how schools could right-size their projects to improve their scores. Schools could increase their "Q" score by increasing their enrollment, increasing the relationship of FTE to head count, and matching their project to their five-year gap. The schools also needed to ensure optimal utilization and solicit donations.

Mel Sowerby asked if the Regents intended for the gap to have twice the weight on growth over building safety. Mr. Walthers responded only SUU and UVSC had experienced growth, and the other submitted projects included some renovation.

Chair Jardine reminded the Board they would use the Regents "Q" score for the space need score in their prioritization process.

**LONG TERM LEASE REQUEST FOR DEPARTMENT OF CORRECTIONS,
BOARD OF PARDONS AND PAROLE.....**

Alyn Lunceford stated the lease included extensive tenant improvements to the facility to accommodate correctional industry changes and changes in the handling of prisoners.

The Board of Pardons is exiting the current lease at \$19.40/sf and the new lease will start at \$21.12/sf and will be flat for the next ten years. The lease amortizes a significant

amount of tenant improvements and grants the agency the ability to budget for their rent, and is very favorable for this type of agency.

MOTION: Kerry Casaday moved to approve the long term lease request for the Department of Correction, Board of Pardons and Parole. The motion was seconded by Mel Sowerby and passed unanimously.

☐ LONG TERM LEASE REQUEST FOR DEPARTMENT OF PUBLIC SAFETY, DIVISION OF DRIVER LICENSE, AND DEPARTMENT OF STATE TAX COMMISSION, DIVISION OF MOTOR VEHICLES AND DIVISION OF TAXPAYER SERVICES.....

DFCM is currently under construction for a Tax Commission, Division of Motor Vehicles long term lease with Davis County in Farmington. Over the last five years, the Tax Commission has increased its business which has resulted in several complaints from surrounding businesses and customers who feel business is not completed effectively.

The Washington County Division of Motor Vehicles is currently located in a building in downtown St. George in 1300-1500 square feet which is very inefficiently laid out. The county has agreed to build a building for the Tax Commission, Division of Motor Vehicles and one for the Department of Public Safety, Division of Driver License. The terms on these two buildings are for 10 years with a 10 year renewal option, and the rate will be fixed for the next ten years. The rate on the Tax Commission lease will be for \$18.10/sf, and the rate on the lease for the Division of Driver License will be for \$17.50/sf with both being based on the need tenant improvements to build-out. The leases are favorable rates for Washington County, and are significantly below market cost and cost per square foot. Additionally, they will address both the space and parking needs.

MOTION: Cyndi Gilbert moved approval of the two leases in the Washington County Regional Park Complex. The motion was seconded by Mel Sowerby and passed unanimously.

☐ MODIFICATIONS TO SOUTHERN UTAH UNIVERSITY CAMPUS MASTER PLAN

David Tanner, Southern Utah University, distributed a handout providing a brief overview of the campus. The last update occurred over four years ago.

SUU has tried to preserve the intimacy and the scale that makes SUU a distinct environment through updating their master plan. They have attempted to foster a sense of community by enhancing the ties with Cedar City, while creating a distinction through signage. There are 81 University owned buildings on 1.1 million square feet spanning over 135 acres on the campus.

Mr. Tanner explained the next likely opportunity for a master plan change will occur with the new President and their vision. The next likely capital development project SUU will

submit is the Science Center Addition, and the Teacher Education Building is currently underway. Other current initiatives include xeriscaping, which was done to allow for water savings on the campus and has totaled 2.4 million gallons per/acre, per/year. It has been a significant contribution to eliminate the heavily watered areas.

The Shakespeare Festival project is comprised of about eight acres. Their future vision is currently in schematic design and includes creation of an Elizabethan theatre, scene studios, and black box theatres. The proposed retail space would be done by private developers and those discussions are ongoing. The Shakespeare project provides SUU students a great opportunity to work in a professional environment in equipped facilities.

MOTION: Cyndi Gilbert moved approval of the modified Southern Utah University master plan. The motion was seconded by Steve Bankhead and passed unanimously.

APPROVAL OF PROGRAM FOR PROPOSED USU COLLEGE OF EDUCATION CENTER FOR EARLY CHILDHOOD STUDIES

Darrell Hart, Utah State University, stated when USU constructed the Emma Eccles Jones Early Childhood Center, they recognized the opportunity to develop an early childhood studies facility for the College of Education. They hoped to construct a 40-60,000 square foot facility and have been working with the donor foundation to acquire planning and additional design money.

MOTION: Manuel Torres moved to approve programming for the early childhood studies facility. The motion was seconded by Cyndi Gilbert and passed unanimously.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Randall Funk, University of Utah, provided the administrative report for the period of July 14 through August 25, 2006. Five new design agreements, one programming agreement and one study agreement were awarded for the period. There were also four new remodeling contracts awarded this period.

All 2007 allocations were added to the statewide account and the improvements account. One transfer occurred into the Contingency Reserve Fund for the 2007 Contingency, and one transfer occurred out of the fund for the MEB, Governor’s Engineering Initiative.

MOTION: Cyndi Gilbert moved to approve the administrative report for the University of Utah. The motion was seconded by Steve Bankhead and passed unanimously.

Ken Nye, University of Utah, stated DFCM previously clarified policies pertaining to the two

universities with delegation authority to manage their capital improvement projects involving the ability to transfer funds between projects.

The University of Utah was struggle to resolve some of their older projects which were funded at a time when funding was not available to hire an engineer to verify the scope of a cost estimate for a project before it was funded. As a result, there were some projects where the funding level did not match up with the work needing to be done. Therefore, the University asked the Board to approve reallocation of savings on some projects that came in under budget to go toward two projects that came in substantially above budget, along with three new items. A letter was provided outlining the reallocation of funds. The three new proposed projects included the Eyring Chemistry Chiller Capacity Enhancement, the Social and Behavioral Science Sewer Main Repair, and Scoping Studies for FY08 Capital Improvement requests.

Kent Beers added that DFCM is moving towards having capital improvement fund projects more pre-designed, pre-engineered, and pre-studied prior to the funding process in order to obtain better cost estimates prior to the improvement cycle. DFCM was supportive of the University of Utah's efforts in this area.

MOTION: Steve Bankhead moved to approve the reallocation of capital improvement funds at the University of Utah. The motion was seconded by Kerry Casaday and passed unanimously.

Darrell Hart, Utah State University, provided the administrative report for the period of July 12 to August 23, 2006. There was one CM/GC agreement awarded for the Agricultural Building Relocation, and one increase in the Contingency Reserve Fund due to the FY 2007 projects. Five projects were closed, 20 were in progress, and three were new.

Mr. Hart reminded the Board of the Housing Parking project they started a few months ago. They were hopeful the residential halls would be ready for the fall semester, however, several problems occurred on the project and a pre-settled agreement was worked out for the liquidated damages. The contractor provided a scholarship amount of \$300,000, which was \$100,000 for each of the buildings. They turned the money into scholarships for the students slated to reside in the buildings as compensation for having to move twice. They will receive \$96,000 for a fourth building, and are turning that into scholarships as well.

MOTION: Manuel Torres moved to approve the administrative report for Utah State University. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR DFCM

Kent Beers provided the administrative report for DFCM. There were three new leases reported for the period including leases for the Law, Legislation and Educational Services, the DHS Juvenile Justice Services in Logan, and a short term lease to house the DMV

while the County owned building is rebuilt.

There were 30 architect/engineering agreements awarded. There were 37 construction contracts awarded including contracts for the Uintah Basic ATC Storage Building Addition, the Developmental Center Evergreen Building Chiller Replacement, and the WSU Computer Center Electrical and A/C Upgrades.

The Contingency Reserve Fund had two decreases including one for the DNR Fire Management Service Building and the WSU Swenson Building Remodel.

□ ADJOURNMENT

Gordon Storrs, Salt Lake Community College, reviewed the presentation for SLCC's capital development project. The Board retreated to another room to discuss the project and have lunch.

MOTION: Mel Sowerby moved to adjourn at 10:50am. The motion was seconded by Kerry Casaday and passed unanimously.



Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan *Stepan*
Date: October 19, 2006
Subject: **Capital Development Scoring and Ranking Process**

As noted at the Board meeting, DFCM will send each Board member the suggested scores for objective number two (Essential Growth) that will be provided by the Board of Regents and UCAT for their respective projects. Each Board member will complete the individual scoring sheet using the criteria outlined in the scoring evaluation guide and submit it to DFCM at the beginning of the Board meeting on October 19th. Attached are the 1) the capital development individual scoring sheet and (2) the scoring evaluation guide.

At the October 19th meeting, each of the Board's individual scores will be input into a computer and shown on the screen in the committee room. After the individual scores are posted, Board members should begin the deliberation process to come to a consensus Board score for each scoring objective for each project. The deliberation process is intended to facilitate open discussion pertaining to the pros and cons of each project. After the consensus scores are posted, the Board should then finalize the ranking of each project in order of priority.

FKS:KDB:sl

Attachments

FY 2008 Capital Development Prioritization Hearings Final Individual Scoring Sheet

October 19, 2006

Agency Priority	Project	#1 DFCM Life Safety	#2 Growth	#3 Objective Cost Effective	#4 Improve Program	#5 Alt. Funding
1	WSU Classroom Building/Chiller Plant	4.5		3		
1	U of U College of Nursing Renovation/Addition & Central Plant	3.5		3		
2	USU Agricultural Science & Classroom Building	4		3		
3	SLCC Digital Design/Communication Ctr/Student Life Ctr	3		3		
3	Snow Library/Classroom Building	0		3		
4	UVSC Science/Health Building Addition	0		3		
5	SUU Science Center Addition	1		3		
6	Dixie Centennial Building	5		3		
1	UCAT MATC: North Utah County Campus Building	0		3		
2	UCAT DATC: Technology/Manufacturing Building	0		3		
3	UCAT OWATC: Health Technology Building	0		3		
1	UCAT DXATC: Land Purchase	0		3		
2	UCAT SWATC: Land Purchase	0		3		
	FairPark Multipurpose Building	1		3		
	Board of Ed Schools for Deaf/Blind: Connor St & JMS Replacement	2		3		
	Courts Saint George Courthouse	3		3		
	Courts Ogden Property Purchase	0		3		
	Health Unified Lab (Module #1)	5		3		
1	DHS Juvenile Justice: Weber County Detention Center	1		3		
2	DHS State Hospital: Pediatric Treatment Center	3		3		
1	DNR DWR: Springville Hatchery Renovation	0		3		
2	DNR Parks & Rec: State Park Upgrades	0		3		
	Public Safety/Tax Joint Driver License/DMV Building	0		3		
	Multi Agency Richfield Regional Center	3		3		
	Multi Agency Salt Lake Area Government Office Building	2		3		
	GOED Saint George Visitor Center Replacement	0		3		

Building Board Capital Development Request Evaluation Guide

Approved by the Building Board June 28, 2006

	Strategic Objectives	Evaluation Criteria	Wt	Scoring Anchors
1	The project eliminates life safety and other deficiencies in existing buildings (or infrastructure) through renewal and/or replacement.	<p>DFCM will document whether the project eliminates identified code and condition deficiencies and life safety deficiencies including the potential impact and probability of occurrence.</p> <p>DFCM will provide the Board with a recommended score for this objective.</p>	4	<p>5 = Cost of deficiencies in existing building exceed 85% of total replacement cost or a substantial threat to life and property exists based on relative degree of threat and probability of occurrence.</p> <p>3 = Cost of deficiencies in existing building are between 45% to 65% of total replacement cost or a moderate threat to life and property exists based on relative degree of threat and probability of occurrence.</p> <p>1 = Cost of deficiencies in existing building is less than 25% of total replacement cost or a low threat to life and property exists based on relative degree of threat and probability of occurrence.</p> <p>0 = Project does not address an existing facility</p>
2	Address essential program growth and capacity requirements	<p>To what degree is the request driven by documented growth and shortage of program space and is the amount of space requested justified by demographic data?</p> <p>The Board of Regents Office (Commissioner's Office) will provide a recommended score for Higher Ed projects based on their "Q" analysis.</p>	4	<p>5 = Project is driven by documented substantial program space shortage and the requested space is supported by demographic data for existing demand plus a reasonable allowance for future growth.</p> <p>3 = Project is driven by documented moderate program space shortage and the requested space is supported by demographic data for existing demand and growth.</p> <p>0 = Project is not supported by demographic data or project is under size supported by demographic data.</p>
	Combined Score for Objectives #1 & #2.	For projects involving both an increase in space and the renovation or replacement of existing space, the scores for objectives #1 & #2 are combined and each score is reduced by the proportionate percentage associated with the existing facility or increase in new space. For example, a project with 80% replacement space and 20% new space receiving scores of 5 in category #1 and #2 would be scored as follows: $5 \times 80\% = 4$ and $5 \times 20\% = 1$ hence the total combined score for this project in category #1 & #2 would be a 5.		
3	<p>Cost effective solutions.</p> <p>All Projects with a standard design and construction approach appropriate for the facility need should receive a score of 3.</p>	<p>Only projects with a less costly design/construction approach or projects that represent a "bargain" with a limited window of opportunity should receive scores higher than 3.</p> <p>Only projects with a more costly design/construction approach should receive scores lower than 3.</p>	1	<p>5 = Project has an alternative design or construction approach that is substantially less costly (in the long run) than the standard design/construction approach and/or the project represents a bargain with a limited window of opportunity.</p> <p>3 = Project has a cost effective design/construction approach appropriate to the facility.</p> <p>0 = Project has a design/construction approach more costly than is appropriate.</p>
4	Improve program effectiveness and provide facilities necessary to support critical programs and initiatives.	To what degree does the project improve program effectiveness or support a critical state program or initiative other than the simple addition of space?	2	<p>5 = Project substantially improves the program effectiveness and/or support of critical program or initiative</p> <p>3 = Project moderately improves the program effectiveness and/or support of critical program or initiative</p> <p>1 = Project minimally improves the program effectiveness and/or support of critical program or initiative</p>
5	Take advantage of alternative funding opportunities.	<p>What portion of the total project cost is covered by alternative funds?</p> <p>Has an endowment been established for O&M?</p>	1	<p>5 = Alternative funding for the project is more than 60% of the total cost or alternative funding is significant and has established a significant endowment for ongoing O&M.</p> <p>3 = Alternative funding for the project is a considerable portion of the total cost or alternative funding has established a moderate endowment for ongoing O&M.</p> <p>1 = No alternative funding is available for this program.</p>

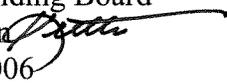


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Governor

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: F. Keith Stepan 
Date: October 16, 2006
Subject: **Demolition of Buildings at Utah Developmental Center**

The Utah Developmental Center has requested approval to demolish the Old School Building and the Metal Workshop Building. The "Application for State of Utah (DFCM) Demolition Approval for State Buildings" is attached and is to be reported to the State Building Board.

The Developmental Center has re-evaluated their position on the Tulip Tree Residential Building and now requests approval to keep the building in place.

The Old School Building and the Metal Workshop Building have outlived their usefulness. The Old School Building had so much asbestos in the wall plaster throughout the building, that it was necessary to spend over \$230,000 to remove it. The Metal Workshop Building is not being used as storage or as a workshop. Those functions have been moved to other, more efficient facilities.

The funding for the demolition of these facilities is provided by the improvement project funded for FY 2006-2007.

FKS:JFJ:sll

Attachment



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Administrative Services

RICHARD K. ELLIS
Executive Director

Division of Facilities Construction and Management

F. KEITH STEPAN
Director

Application for State of Utah (DFCM) Demolition Approval for State Buildings

The following listed building located at 765 North 900 East, American Fork, Utah 84003, is to be demolished for the reasons noted below.

Building Identity: Old School Building

Square Footage 30,380 Square Feet

Approximate Annual O&M Costs (by Formula) \$151,900

Date of Condition Assessment Validation Report _____

The evaluation for demolition gave consideration to the following documented significant issues.

1. Hazardous Materials Survey, dated August 31, 2005, indicated the presence of Asbestos Containing Materials (ACM) in several locations inside the building with the most notable being in floor tile and in plaster on all interior walls. The cost to remove the floor tile was estimated to be over \$230,000. This abatement was completed in June of 2006.
2. The School Building was constructed in 1933. The School has always been used as a school. It was last used about five years ago and has not been used since because of the presence of ACM in the building. The cost to maintain the building was too great because of the presence of ACM and because of the general conditions of all of the building systems.

Recommended by Agency or Institution

By: _____

Date: _____

Approved by DFCM

By: F. Keith Stepan

Date: Oct. 3, 06

Reviewed by State Building Board

Date: _____

cc: Alyn Lunceford



Department of Administrative Services

RICHARD K. ELLIS
Executive Director

Division of Facilities Construction and Management

F. KEITH STEPAN
Director

State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Application for State of Utah (DFCM) Demolition Approval for State Buildings

The following listed building located at 765 North 900 East, American Fork, Utah 84003, is to be demolished for the reasons noted below.

Building Identity Metal Workshop Building
 Square Footage 7,440 Square Feet (One Level)
 Approximate Annual O&M Costs (by Formula) \$37,200
 Date of Condition Assessment Validation Report _____

The evaluation for demolition gave consideration to the following documented significant issues.

1. Operation Efficiency: This metal building was originally constructed by the School District. It was used as a workshop until the early 1990's and at that time, the campus residential population was downsized. Since that time, the building has been used for only storage and wheelchair repair. These functions have been moved to locations on campus that are more efficient for the operation of the campus.
2. Aesthetic concerns: The workshop is located at the entrance to the campus and is not visually favorable.
3. A recent Hazardous Materials Survey indicates Asbestos Containing Materials (ACM) in the floor tile in the existing restrooms. The cost to remove ACM is calculated to be less than \$5,000. This abatement will be completed prior to the demolition of the building.
4. The construction of the workshop is that of a typical metal building, and parts of the building could be removed and reassembled in a metal building at a new location. The floor slab of the building is poured such that it covers all of the attachment plates of the steel structure and metal walls. This makes the disassembly of the structure for re-use costly.

Recommended by Agency or Institution

By: _____
Date: _____

Approved by DFCM

By: _____
Date: _____

Reviewed by State Building Board

Date: _____

cc: Alyn Lunceford



Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan *F. Keith Stepan*
Date: October 19, 2006
Subject: **Demolition of Midway Fish Hatchery**

Attached is the application for demolition approval of the hatchery building at the Midway Fish Hatchery. The hatchery rebuilding project was approved in the 2006 Legislative session. As part of that project, it is necessary to remove some of the old facilities to make way for the new hatchery and raceways. The existing hatchery is over 75 years old, is not structurally sound, has not been in use for over 6 years, is infected with whirling disease, and would cost more to renovate than to build new. Additionally, since there is minimal land upon which to develop, it is necessary to remove the unneeded structure to allow for the new operation. DFCM has approved this request.

FKS:SLL



Department of Administrative Services

RICHARD K. ELLIS
Executive Director

Division of Facilities Construction and Management

F. KEITH STEPAN
Director

State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Application for State of Utah (DFCM) Demolition Approval for State Buildings

The following listed building located at Midway Fish Hatchery is to be demolished for the reasons noted below.

Building Identity Hatchery Building (1930)
Square Footage 3200
Approximate Annual O&M Costs (by Formula) Out of operation
Date of Condition Assessment Validation Report Unknown

The evaluation for demolition gave consideration to the following documented significant issues.

- 1. Building is not structurally sound. Building has not been in use since 2000.
2. Building has been infected (tanks) with whirling disease.
3. Currently the build would cost more to bring to current code than new building.
No architectural significance.

Recommended by Agency or Institution

By:
Date:

Approved by DFCM

By: F. Keith Stepan
Date: 10/10/06

Reviewed by State Building Board

Date:

cc: Alyn Lunceford



Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan *FKS*
Date: October 19, 2006
Subject: **Long Term Lease Request for the State Tax Commission in the South Salt Lake Valley**

Recommendation:

DFCM recommends that the Board approve the request for a 10-year lease for the Department of Motor Vehicles as described in the attached documents.

Background:

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

- 2) *The director may:*
- (a) *subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and*
 - (b) *with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.*

FKS:sl1

Attachment

October 2006

LONG TERM LEASE REQUEST

UTAH STATE TAX COMMISSION
DEPARTMENT OF MOTOR VEHICLES

LOCATION: SOUTH SALT LAKE VALLEY, UTAH

TYPE OF SPACE: DEPARTMENT OF MOTOR VEHICLES OFFICE BUILDING

AMOUNT OF SPACE: 9000 SQUARE FEET

LENGTH OF LEASE: TEN (10) YEARS

COST: ESTIMATED AT \$40 PER SQUARE FOOT PER YEAR FOR THE TERM OF THE LEASE

JUSTIFICATION: Due to the rapidly increasing population in the south and west sides of the Salt Lake Valley the Department of Motor Vehicles has determined that there is a great need to provide additional services in that part of the Salt Lake Valley. The existing DMV office located at 10400 South Redwood Road is currently inadequate to handle current service needs and program delivery requirements. The lease for that location expires December 31, 2007. Tentative plans call for the new office in the southwest valley area to be open by that date. The Department of Motor Vehicles is currently pursuing legislative funding to acquire land and build a state owned facility to meet its needs. This long term lease request is submitted as a back up in the event adequate construction project funding is not obtained from the legislature. The new location is beneficial to both the State and the County.

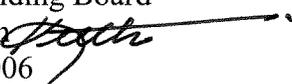


Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan 
Date: October 19, 2006
Subject: Administrative Reports for University of Utah and Utah State University

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

FKS:sll

Attachment



September 29, 2006

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Re: Delegated Projects Report for the Meeting of October 19, 2006

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-4493 if there are any questions.

Sincerely,

Randall Funk
Director, Campus Design & Construction

Enclosures

c: Mike Perez



MEMORANDUM

To: Utah State Building Board
From: Randall Funk
Date: September 29, 2006
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Four (4) new Design Agreements and one (1) Study Agreement.

Construction Contracts Awarded (Page 2)

Six (6) new Remodeling contracts and one (1) new Site Improvement project.

Report of Contingency Reserve Fund (Page 3)

No activity or changes since last report.

Report of Project Reserve Fund Activity (Page 4)

Two transfers out of Project Reserve:
EMRL, Upgrade Fume Hood System
USB, Remodel Ventilation System

Attachments

**University of Utah
Architect/Engineer Agreements
Awarded From August 25, 2006 to September 29, 2006**

Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0999-13116	American Fork Dialysis Center	Tracy Stocking & Associates Architects	\$249,000	\$17,140	Award Date 3 September 2006
0064-12925	Joseph Merrill Engineering Building - ICP Gas Distribution System	Micron Engineering	\$160,000	\$12,400	Award Date 5 September 2006
0085-13050	Henry Eyring Building - S. Fire Alarm and Sprinkler System Upgrade	Ken Garner Engineering, Inc.	\$800,000	\$9,450	Award Date 29 August 2006
0090-13110	Jon M. Huntsman Center - Restroom Upgrade	Gould Evans Associates, L.C.	\$118,000	\$9,550	Award Date 28 August 2006

Programming					
Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0533-13135	Eccles Institute of Human Genetics - Emergency Power Study	BNA Consulting Engineers	Study Only	\$4,990	Award Date 13 September 2006

**University of Utah
Construction Contracts
Awarded From August 25, 2006 to September 29, 2006**

Construction - New Space			
Project No.	Project Name	Firm Name	Design Firm
Project No.	Project Name	Project Budget	Contract Amount
Project No.	Project Name	Project Budget	Contract Amount
Project No.	Project Name	Project Budget	Contract Amount
0700-12981	University Student Apartments Re-Roof Buildings 1200A, 1200B & 720	\$345,000	\$334,800
			Award Date 6 September 2006
0090-12980	Jon M. Huntsman Center - Remodel Rooms 11A - 11F	\$141,352	\$118,646
			Award Date 18 September 2006
0170-12623	West Institute - Install Partial Fire Alarm and Sprinkler System	\$973,000	\$255,255
			Award Date 19 September 2006 Note: The Project Budget is for 3 Fire Alarm Projects
0350-12484	V. Randall Turpin University Services Building - Remodel Ventilation System	\$500,000	\$478,416
			Award Date 20 September 2006
0061-12362	Energy and Mineral Research Lab - Fume Hood Upgrade	\$937,000	\$892,058
			Award Date 20 September 2006
0085-12691	Henry Eyring Building - Cold Water System Upgrade	\$110,000	\$101,460
			Award Date 27 September 2006
Construction - Site Improvement			
Project No.	Project Name	Firm Name	Design Firm
Project No.	Project Name	Project Budget	Contract Amount
Project No.	Project Name	Project Budget	Contract Amount
Project No.	Project Name	Project Budget	Contract Amount

University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of August 25, 2006 to September 29, 2006

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	2,563,528.94			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
	PLANNING / OTHER				
	ENDING BALANCE 01-00341-7000-05107	2,563,528.94			

**University Of Utah
Report Of Project Reserve Fund Activity
For the Period of August 25, 2006 to September 29, 2006**

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	615,909.50		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			
0061-12362	EMRL, Upgrade Fume Hood System	-25,000.00		
0350-12484	USB, Remodel Ventilation System	-25,090.00		

CURRENT BALANCE OF PROJECT RESERVE: 565,819.50

Utah State UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

27 September 2006

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for October 2006 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/23/06 to 09/27/06:

Professional Contracts, 4 contracts issued (Page 1)

No significant items.

Construction Contracts, 5 contracts issued (Page 2)

No significant items.

Report of Contingency Reserve Fund (Page 3)

No significant items.

Report of Project Reserve Fund Activity (Page 4)

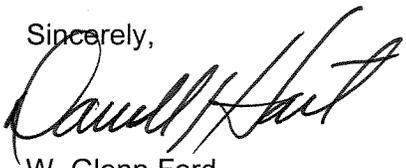
Five projects have been closed adding a combined total of \$96,529.40 to the project reserve fund.

Current Delegated Projects List (Pages 5-6)

One new project has been added. Of USU's 67 projects, 9 are in the Design/Study phase, 23 in Construction, 12 Substantially Complete, 6 Complete, and 17 Pending.

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

Sincerely,


for W. Glenn Ford
Vice President for
Business and Finance

WGF/jm

c: Darrell E. Hart
David A. Besel
Stanley G. Kane



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Professional Contracts Awarded From 08/23/06 to 09/27/06

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Natural Resources Well Refurbish	Cache Landmark Engineering	\$12,353.00	\$22,600.00	Underestimated engineering services needed for the project
2 Veterinary Science Fume Hood Upgrade	Spectrum Engineers	\$105,000.00	\$5,200.00	Pre-schematic mechanical engineering design
MISCELLANEOUS CONTRACTS				
3 UBATC/USU Vernal Building (UCAT)	Harris & Associates	\$49,553.00	\$49,553.00	Master planning
4 Agricultural Buildings Relocation	Unified Electrical Consulting	\$103,678.00	\$1,850.00	Site power master plan consulting



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Construction Contracts Awarded From 08/23/06 to 09/27/06

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Facilities Building Renovation and Addition	Bailey Construction	Axis Architects	\$698,775.00	\$594,402.00	
2 Veterinary Science Fire Pumps/Generator	Gramoll Construction	Stanley Consultants	\$304,000.00	\$239,382.00	
3 Natural Resources Well Refurbish	Gramoll Construction	Cache Landmark Engineering	\$154,409.00	\$154,000.00	
4 Facilities Building Renovation and Addition	USU Facilities	Axis Architects	\$698,775.00	\$66,192.05	Steam and condensate lines from vault to addition
MISCELLANEOUS CONTRACTS					
5 Agricultural Buildings Relocation (Sheep Barn)	Terry Bingham Construction	Robert Jacoby & Associates	\$750,000.00	\$27,586.00	Labor only for Sheep Barn footings



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Contingency Reserve Fund From 08/23/06 to 09/27/06

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$838,102.85				
INCREASES TO CONTINGENCY RESERVE FUND					
Buried Natural Gas Pipe Replacement (Close project)	63.12	(6,006.54)	7.33%	Complete	100%
DECREASES TO CONTINGENCY RESERVE FUND					
Replace NFS Freezer (Shelving)	(9,615.68)	(9,615.68)	7.87%	Substantial Completion	88%
Education Building Chiller Replacement (Design fee)	(1,326.00)	(6,243.00)	4.15%	Construction	81%
HPER Upgrades (Contractor support, adjust basketball backboards)	(1,053.59)	(40,819.59)	4.98%	Partial Completion/Construction	99%
SER Chiller/Steam/Condensate Replacement (Contractor support)	(352.00)	(13,786.67)	3.59%	Substantial Completion	83%
Campus Safety Lighting (Install sample lighting fixtures)	(330.81)	(330.81)	0.12%	Partial Completion/Design	16%
New Fire Connections (Restore landscaping)	(159.60)	(1,509.05)	6.04%	Substantial Completion	93%
Technical Support Services (Signage)	(113.65)	(24,561.53)	4.35%	Substantial Completion	99%
ENDING BALANCE	\$825,214.64				



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Project Reserve Fund Activity From 08/23/06 to 09/27/06

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$66,629.56		
INCREASES TO PROJECT RESERVE FUND			
Central Plant Chiller Addition + CEP 2nd/3rd Chiller Project	28,926.00	Close project	3.25%
Museum Chiller Connection/Air Handler	23,062.75	Close project	6.64%
Fume Hoods Biology/Natural Resources	18,346.00	Close project	2.33%
Steam/Condensate Pipe Replacement	16,400.75	Close project	7.83%
Veterinary Science Electrical/Mechanical Upgrade	9,793.90	Close project	3.92%
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$163,158.96		

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A08051	Fume Hoods Biology/Natural Resources	Complete	\$842,948
A08080	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion/Construction	990,000
A08052	Campus Air Conditioning Phase II	Substantial Completion	500,035
A08066	Veterinary Science Electrical/Mechanical Upgrade	Complete	372,241
A12309	Campus Safety Lighting 2-3 Campus Safety Lighting FY07	Partial Completion/Design	550,485
A13267	Electrical Cabling from North Sub-Station	Construction	150,000
A08029	Technical Support Services Renovation	Substantial Completion	200,000
A08071	Central Plant Chiller Addition (Natural Resources & Spectrum) CEP 2nd/3rd Chiller Project	Complete	767,262
A08089	Buried Natural Gas Pipe Replacement	Complete	1,481,947
A11546	Steam/Condensate Pipe Replacement	Complete	913,149
A08085	Lundberg Fire Escape	Complete	98,607
A08087	New Well (Industrial Science) Well Pump House and Controls	Design	285,789
A11539	Veterinary Science Fire Pumps/Generator	Construction	50,000
A08000	Inside Wiring Phase I	Construction	342,425
A11548	CPD/ECC Fire Alarm Upgrade	Construction	250,000
A08072	Recital Hall	Construction	350,000
A12589	Brigham City Campus Remodel	Substantial Completion	1,951,551
A08073	HPER Upgrades (Floors, A/C, Locks, Fire Alarms)	Partial Completion	165,841
A11544	Art Barn Electrical Upgrade	Substantial Completion	13,121,911 *
A12743	Agricultural Science Electrical Upgrade	Construction	1,156,249 *
A12820	Education Overhead Fire Doors Replacement Veterinary Science Fume Hood Upgrades Fume Hood Upgrades FY07 Veterinary Science Mechanical Upgrades	Partial Completion/Construction Construction Construction Substantial Completion/Construction	1,057,583
A08001	Inside Wiring Phase II	Construction	20,000
A08070	Carousel Square Remodel	Substantial Completion	100,000
A12819	Museum Chiller Connection/Air Handler	Pending	80,000
A13269	Campus Electrical Upgrade	Design	500,000
A13138	Education Building Chiller Replacement	Design	300,000
A13270	Classroom Upgrades	Substantial Completion	300,000
A13139	SER Chiller/Steam/Condensate Replacement	Substantial Completion	487,965
A12895	Facilities Building Renovation and Addition	Construction	1,924,237
		Complete	351,813
		Construction	350,000
		Construction	159,111
		Construction	150,000
		Substantial Completion	475,000
		Construction	500,000

A13271	Facilities Chiller, Transformer, Generator	Substantial Completion	400,000
A13272	New Fire Connections	Construction	30,000
A13273	Business Building Electrical Upgrade	Construction	75,000
A13274	Replace High Voltage Switches/Phase I	Construction	150,000
A13275	Recommission Old Main	Construction	180,000
A13277	Replace NFS Freezer	Substantial Completion	150,000
A13216	CEP By-Pass Stack	Pending	400,000
A08060	Agricultural Buildings Relocation	Construction	10,000,000 *
A14473	Children's House	Design	482,537
A14093/A14097	BNR 162 Remodel	Construction	295,418
A14313	LARC BSL-3 Facility	Construction	500,000
A14573	Widtsoe Building/Chemistry 342 - 346	Construction	151,516
A14526	Early College High School	Substantial Completion	811,235
A14579	Utah Botanical Center - Wetland Discovery Lab	Design only	79,951
A14540	Utah Botanical Center - Greenhouse/Shade House	Construction	235,480
A08070	Utah Botanical Center - Visitor's Center	Program/Master Plan	20,000
A15262	West Housing/Parking Complex	Commissioning only	100,000
	Bus Turnaround	Survey	1,500,000
	High Voltage Upgrades FY07	Pending	400,000
	Kent Concert Hall Seating	Pending	250,000
	SER Mechanical Upgrade	Pending	400,000
	Eccles/Science-Technology Library Chiller Water	Pending	300,000
	Auditorium Upgrades (Various Buildings)	Pending	250,000
	Ray B. West Women's Restroom	Pending	50,000
	Old Main Entrance	Pending	65,000
	Animal Science Window Replacement	Pending	350,000
A15303	Fire Alarm Upgrades FY07 (Various Buildings)	Pending	200,000
A14840	Old Main Hill Landscaping	Design	270,000
	Old Main Elevator Control Systems	Pending	120,000
	Gas Line Replacements	Construction	100,000
	Campus Wireless Utility Network	Pending	100,000
A15463	Natural Resources Well Refurbish	Construction	190,000
A14693	UBATC/USU Vernal Building (UCAT) (NEW PROJECT)	Master Plan only	49,553

PAVING (STATEWIDE)

A08076	900 East Rebuild	Pending	64,600
A08076	Northeast Staff Parking Lot Expansion	Substantial Completion	263,539
A08076	East Campus Drive Center Shuttle Lot	Pending	90,000
A08076	Motor Pool North Rebuild	Pending	216,000
A08076	Miscellaneous Paving	Pending	2,621

ENERGY & WATER CONSERVATION (STATEWIDE)

A11547	Insulate Condensate Lines	Substantial Completion	208,230
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TOTAL (67)

* Project management delegated to USU.

\$50,796,829

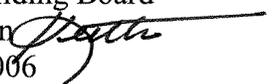


Utah State Building Board

Jon M. Huntsman, Jr.
Governor

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan 
Date: October 19, 2006
Subject: **Administrative Reports for DFCM**

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

Lease Report (Page 1)

No significant items

Architect/Engineering Agreements Awarded, 31 Agreements Issued (Pages 2 - 4)

Item #9, USU Sant Engineering & Innovation Building

This project has gone through a budget and scope reduction per the Legislature due to funding issues. The original VBS process to select the architect was utilized to process a new agreement to that same vendor at the reduced scope.

Construction Contracts Awarded, 37 Contracts Issued (Pages 5 - 7)

Item #3, National Guard Fort Douglas Museum Renovation Phase 1B

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by future change orders.

Item #6, Vernal DOT Maintenance Station

At the original VBS selection on this project, only one bid was received. After talking with the other interested bidders who didn't bid, Director Stepan approved a modified VBS re-bid with the four interested contractors from the pre-bid walkthrough. The selection was then made from those four bidders.

Item #9, National Guard Camp Williams JLTC Building #4

At the original VBS selection on this project, all bids were over budget. Director Stepan approved a modified VBS re-bid, with a reduced scope, among the three original submitters. The selection was then made from those three contractors.

Item #10, CUCF 192 Bed Addition

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by future change orders.

Item #12, USU Sant Engineering & Innovation Building

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by future change orders. This project also went through a budget and scope reduction per the Legislature due to funding issues. The original VBS process to select the contractor was utilized to process a new agreement to that same vendor at the reduced scope.

Report of Contingency Reserve Fund (Page 8)

Increases

These transfers are the budgeted contingency for FY'07 funded projects. Additional transfers will show in the next Board report.

Decreases, New Construction

West Jordan Courts Facility

This transfer is the amount needed to close out the project with contingency funds. Several issues impacted the final cost of this project, including; steel price escalations, the sharing of road development costs around the site, and a back log of change orders from the contractor.

University of Utah Warnock Engineering Building

This transfer corrects previous shared funding of change orders #8, 9 and 10. Items on those change orders were originally funded as University scope changes; however after additional negotiation it was determined that the State should share in the funding of certain items. These include the UPS system, additional window shades, and the security system.

Decreases, Remodeling

SLCC Jordan Campus Hot Water Piping Repairs

This transfer covers change order #1 for unknown conditions covering; replace the flexible connectors on the 180 degree water pumps, replace the grooved fittings on the lower temperature system, and to replace the expansion connections in the tunnel on the main distribution piping.

CUCF Mega Building Shower Repairs

This transfer along with previously reported transfers, are to repair and fix some prior work on these showers, the original contractor is also participating with the costs.

WSU Peterson Plaza Concrete/Landscape Improvements

This transfer covers a couple of change orders to complete the work on the existing lights and light poles, and other additional costs for additional brick, and landscaping to complete the project.

Lehi National Guard Armory HVAC and Electrical Upgrade

The transfer covers change orders #1 and #2 for additional conduit and disconnect to reimburse contractor for dramatic increase in the cost of electrical wire, and new surface mounted receptacles. It also covers additional costs from Lehi City Power for the additional cooling in this project.

Report of Project Reserve Fund Activity (Page 9)

Increases

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

Decreases

These transfers are to cover actual construction costs that came in over budget on these projects.

Administrative Report for DFCM

October 19, 2006

Page 3

Statewide Planning Fund (Page 10)

No changes

Emergency Fund Report (Page 11)

Increases

Residual balances from projects that came in under their initial allocation.

Decreases

\$15,000 for chillers replacement at the Northern Utah Community Correctional Center, due to the age of the equipment

\$13,000 for compressor replacement at the Ogden O & A Facility. The compressor has reached its useful life.

\$10,050 of additional funds for the USDC chiller compressor replacement, for design costs.

FKS:DDW:sl

Attachment

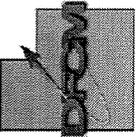
DFCM

Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT From 8/18/2006 to 9/25/2006

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
1.	Commerce, Occupational Professional Licensing St. George	Full	Office	6 Yrs.	1,008		\$19.00		New lease for program growth in Southern Utah at market.
2.	Corrections, Adult Probation and Parole Heber	Full	Office	5 Yrs.	350		\$17.90		New lease and new location at market.
3.	Health, Health Care Financing, St. George	Full	Office	5 Yrs.	4,510		\$26.04		New lease for program growth in Southern Utah at market.
4.	National Guard Recruitment, Bountiful	Net	Office	1 Yr.	1,092		\$20.50		New location to increase recruitment.
5.	National Guard Recruitment, Riverton	Net	Office	1 Yr.	1,720		\$19.50		New location to increase recruitment.

LEASES



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

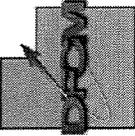
Professional Contracts Awarded From 8/23/2006 To 9/26/2006

Design

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 PARKS	DNR ANTELOPE ISLAND IMPROVEMENTS	MGB+A	DESIGN	\$25,025.00	\$25,380.00
2 UDOT-ADMN	RAMPTON COMPLEX SITE LIGHTING	SPECTRUM ENGINEERS INC	DESIGN	\$30,000.00	\$28,000.00
3 DRAPR FAC	DRAPER PRISON ADMIN/ACADEMY BLDG.	WCA STRUCTURAL ENGINEERING INC.	DESIGN	\$10,000.00	\$7,400.00
4 DIXIE	DIXIE AUTO TRADES BLDG RE-ROOF	AXIS ARCHITECTS	DESIGN	\$29,000.00	\$15,500.00
5 UVSC	UVSC WASATCH FIRST CAMPUS SHELL SPACE	GILLIES STRANSKY BREMS SMITH	DESIGN	\$56,512.00	\$20,240.00
6 NG	CAMP WILL. GUARD HOUSE REMODEL	HARRIS & ASSOCIATES	DESIGN	\$11,000.00	\$10,545.95
7 DWS	DWS ADMIN BLDG ELEVATORS MODERNIZATION	LERCH, BATES & ASSOCIATES INC.	DESIGN	\$24,000.00	\$24,000.00
8 WSU	WSU DEE GLEN SMITH AUDITORIUM REMODEL	DESIGN WEST ARCHITECTS INC	DESIGN	\$35,568.00	\$35,568.00
9 USU	USU SANT ENGINEERING & INNOVATION BLDG	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$545,000.00	\$545,000.00
10 PARKS	STARVATION ST. PARK NEW RESTROOM	PRIOR & ASSOCIATES	DESIGN	\$19,000.00	\$19,120.00
11 PARKS	EDGE OF CEDARS ST. PARK HVAC DESIGN	VAN BOERUM & FRANK ASSOC INC	DESIGN	\$15,800.00	\$15,820.00
12 SLCC	SLCC SOUTH CAMPUS GRAND THEATER GRID SYSTEM	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$15,000.00	\$12,522.00
13 DFCM	VARIOUS PROPERTIES FY'07 PAVING PREVENTATIVE	KING ENGINEERING INC	DESIGN	\$29,700.00	\$25,000.00
14 REGION 2	TOOELE MAINTENANCE STATION	ARCHIPEX GROUP LLC	DESIGN	\$30,000.00	\$30,585.00

Miscellaneous Services

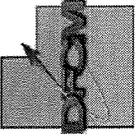
<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
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Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/23/2006 To 9/26/2006

Agency	Contract Name	Firm	Type	Budget	Contract Amt
15 CAP PRESV	DESIGN & CREATE TWO MURALS FOR CPB	KEITH BOND	UNCLASS CONSULT	\$70,000.00	\$70,000.00
16 CAP PRESV	DESIGN AND CREATE A MURAL FOR CPB	DAVID KOCH	UNCLASS CONSULT	\$65,000.00	\$65,048.00
17 STORES	PARK CITY CMGC AUDITING SERVICES	SOURCECORP TBG, LP FKA LIFO SYSTEMS, LP	UNCLASS CONSULT	\$10,000.00	\$10,177.00
18 WSU	WSU MOUNTAINSIDE PARCEL	THE SHIPLEY GROUP	GEOTECHNI CAL	\$32,000.00	\$31,665.50
19 NG	AMERICAN FORK ARMORY READINESS CNTR BOUNDARY	STANTEC CONSULTING INC	SITE SURVEY	\$10,000.00	\$9,045.00
20 NG	FT DOUGLAS MILITARY MUSEUM HAZ MAT ABATEMENT	R&R ENVIRONMENTAL	HAZ MAT CONSULT	\$10,000.00	\$9,950.00
21 DEVEL CTR	USDC NEW HOUSING UNIT TESTING/INSPECTIONS	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$20,000.00	\$14,000.00
22 SUU	SUU NEW TEACHER ED BLDG	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$131,716.00	\$43,470.00
23 DFCM	STATEWIDE LIGHTING AUDITS - VARIOUS BLDGS	E/S3 CONSULTANTS INC.	UNCLASS CONSULT	\$25,000.00	\$25,000.00
24 STORES	OGDEN ABC STORE REPLACEMENT	IVIE CODE GROUP INC	INSP OBSERV SER	\$19,500.00	\$7,350.00
25 STORES	NEW PARK CITY LIQUOR STORE	IVIE CODE GROUP INC	INSP OBSERV SER	\$20,000.00	\$17,398.00
26 MLATC	MASTER PLANNING AT MOUNTAIN LANDS ATC	GILLIES STRANSKY BREMS SMITH	UNCLASS CONSULT	\$20,000.00	\$19,900.00
27 NG	UNG PLUTO PROJECT	MHTN ARCHITECTS INC	UNCLASS CONSULT	\$22,000.00	\$22,000.00
28 STORES	ABC SLC DOWNTOWN WINE STORE (1563 S 300 W) ALTA SURVEY	DOMINION ENGINEERING ASSOCIATES LC	UNCLASS CONSULT	\$10,000.00	\$7,140.00
29 ARTS	UTAH FINE ARTS COUNCIL GLEN DENNING HOUSE	ROWLAND CONSULTING INC	UNCLASS CONSULT	\$7,000.00	\$6,779.00
30 STORES	N. OGDEN LIQUOR STORE REPLACEMENT	IVIE CODE GROUP INC	INSP OBSERV SER	\$10,000.00	\$9,305.00



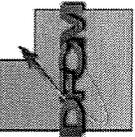
Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/23/2006 To 9/26/2006

Agency	Contract Name	Firm	Type	Budget	Contract Amt
31 DFCM	HEBER WELLS BLDG. COMMERCE SPACE ENC/REPL FANS	IVIE CODE GROUP INC	INSP OBSERV SER	\$25,000.00	\$24,250.05

End of Report

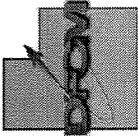


Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/23/2006 To 9/26/2006

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 WSU	WSU NEW HUMANITIES BLDG/CENTRAL CHILLED WATER PLANT CMGC	JACOBSEN WASATCH GROUP INC	Const New Space	\$100,000.00	\$65,000.00
2 WSU	WSU WATTIS BLDG SMITH LECTURE AUDITORIUM REMODEL	JEPSON CONSTRUCTION	Const Remodel	\$395,200.00	\$318,000.00
3 NG	NG FT DOUGLAS MUSEUM PHSE IB 631 MAIN GALLERY CM/GC	CULP CONSTRUCTION COMPANY	Const New Space	\$910,000.00	\$2,550.00
4 NG	HILL AEROSPACE MUSEUM F-4 PEDESTAL CONST.	GREENE CONCRETE CUTTING	Const Remodel	\$105,225.00	\$92,750.00
5 PARKS	HYRUM STATE PARK GROUP USE AREA IMPROVEMENTS	DWG & ASSOCIATES	Const Remodel	\$187,789.00	\$180,600.00
6 REGION 3	UDOT VERNAL MAINTENANCE STATION	CSM CONSTRUCTION INC	Const New Space	\$2,031,493.00	\$2,031,493.00
7 PARKS	BEAR LAKE SP BIG CREEK CAMPGROUND RESTROOM BLDG	MW CONSTRUCTION INC	Const New Space	\$179,450.00	\$179,450.00
8 NG	UNG DDO ELECTRICAL UPGRADE	PAGE ELECTRIC SERVICE	Const Remodel	\$100,000.00	\$85,798.00
9 NG	NATL GUARD CAMP WILLIAMS JLTC BUILDING 4	KELLER CONSTRUCTION INC	Const New Space	\$735,000.00	\$732,908.00
10 CUCF BLDG	CUCF 192 BED ADDITION CM/GC	HOGAN & ASSOC CONSTRUCTION INC	Const New Space	\$16,866,112.00	\$33,000.00
11 FAIR	FAIRPARK DISCOVERY BLDG DOORS REPLACEMENT	RUECKERT CONSTRUCTION COMPANY	Const Remodel	\$12,339.00	\$12,100.00
12 USU	USU SANT ENGINEERING & INNOVATION BLDG CM/GC	GRAMOLL CONSTRUCTION COMPANY	Const New Space	\$8,720,000.00	\$46,000.00
13 DRAPR FAC	DRAPER PRISON OLYMPUS/TIMPANOGOS SECURITY FENCING	BRODERICK & HENDERSON CONSTRUCTION LC	Const Site Imp	\$620,000.00	\$633,900.00
14 NG	NATL GUARD CAMP WILLIAMS RTI CLASSROOMS 9-12	WASATCH WEST CONSTRUCTION	Const New Space	\$900,000.00	\$910,493.00



Division of Facilities Construction and Management

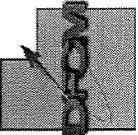
4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/23/2006 To 9/26/2006

Agency	Contract Name	Firm	Type	Budget	Contract Amt
15 NG	NATL GUARD DUGWAY BULLENE BARRACKS BLDG 5805 RENOVATION	UTAH CORRECTIONAL INDUSTRIES	Const Remodel	\$342,000.00	\$352,080.72
16 DWS	DWS ADMIN. BLDG. UPS POWER UPGRADE	POSITIVE POWER LLC	Const Remodel	\$90,000.00	\$62,413.00

Miscellaneous Construction

Agency	Contract Name	Firm	Type	Budget	Contract Amt
17 USU	USU NELSON FIELDHOUSE ROOFING IMPROVEMENTS	KENDRICK BROS ROOFING INC	Roofing	\$168,300.00	\$168,300.00
18 CORR-OTHR	CORRECTIONS FREMONT ROOF TOP MECH. UNIT	MECHANICAL SERVICE & SYSTEMS I	Mechanical	\$23,000.00	\$22,881.00
19 YTH CORR	OGDEN JIS EMERGENCY CHILLER REPAIRS	ALL SERVICE	Mechanical	\$13,000.00	\$12,400.00
20 WSU	PARKING LOT W-8/ACCESS ROAD PAVING IMPRVMT	CONSOLIDATED PAVING & CONCRETE	Paving	\$97,263.00	\$81,982.00
21 DFCM	GOVERNORS MANSION HVAC UPGRADES	RALPH TYE & SONS INC	Mechanical	\$116,633.00	\$116,633.00
22 UU	U OF U HEDCO BUILDING ROOFING IMPROVEMENTS	CONTRACT WEST ROOFING INC	Roofing	\$175,802.00	\$156,100.00
23 CEU	CEU BDAC ROOFING IMPROVEMENTS	CONTRACT WEST ROOFING INC	Roofing	\$316,546.00	\$233,100.00
24 SUU	SUU STUDENT CTR AND GENERAL CLASSROOM REROOF	UTAH WESTERN ROOFING	Roofing	\$397,277.00	\$384,402.00
25 SUU	SUU PHYSICAL PLANT RE-ROOF	UTAH WESTERN ROOFING	Roofing	\$75,000.00	\$69,532.00
26 SNOW	SNOW COLLEGE HEATING PLANT BOILER 3 REPLACEMENT	KOH MECHANICAL CONTRACTORS INC	Mechanical	\$666,500.00	\$648,135.00
27 ARTS	FINE ARTS COUNCIL GLEN DINNING HOME LEAD PAINT	AMERICAN ASBESTOS ABATEMENT	Haz Mat Const	\$45,000.00	\$44,400.00
28 NG	DRAPER ARMORY COMPLEX CONCRETE REPAIRS	DRD PAVING LLC	Paving	\$42,075.00	\$49,800.00
29 FAIR	FAIRPARK SLURRY SEAL AND OVERLAY	PREFERRED PAVING	Paving	\$42,075.00	\$49,500.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/23/2006 To 9/26/2006

Agency	Contract Name	Firm	Type	Budget	Contract Amt
30 UU	U OF U CARLSON HALL ROOFING IMPROVEMENTS	UTAH CORRECTIONAL INDUSTRIES	Roofing	\$16,228.00	\$16,249.37
31 UU	U OF U STUDENT HEALTH ROOFING IMPROVEMENTS	UTAH CORRECTIONAL INDUSTRIES	Roofing	\$40,570.00	\$28,500.00
32 WILDLIFE	MIDWAY FISH HATCHERY EMERGENCY HAZ MAT	ROCMONT INDUSTRIAL CORP	Haz Mat Const	\$35,000.00	\$16,998.05
33 PARKS	RED FLEET ST. PARK ROOFING IMPROVEMENTS	SUNSHINE ROOFING COMPANY	Roofing	\$18,000.00	\$18,000.00
34 USU	USU ROOSEVELT OFFICE ROOFING IMPROVEMENTS	ISLAND HEIGHTS CONSTRUCTION	Roofing	\$140,000.00	\$84,985.00
35 DHS-OTHER	DHS N. TEMPLE 50 TON COMPRESSOR	CCI MECHANICAL SERVICE	Mechanical	\$18,000.00	\$17,987.00
36 WILDLIFE	DWR CACHE VALLEY HUNTER ED 300 YD SHOOTING RANGE	STAKER & PARSON COMPANIES	Paving	\$219,496.00	\$269,465.45
37 DFCM	STATE LIBRARY PARKING LOT SLURRY AND STRIPING	PREFERRED PAVING	Paving	\$33,660.00	\$33,168.60

End of Report

DFCM

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

Oct-06

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	5,762,869.48	71,644.54				
	INCREASES TO CONTINGENCY RESERVE FUND						
	FUNDING						
00144	Slate Canyon Water Pipeline	208,641.00	-	106,952.09	10.05%	Construction	93%
06005	UVSC Science Bldg Remodel Phase I & II	86,670.00	-	-	0.00%	Construction	6%
05283	WSU Lind Hall Renovation/Asbestos Abatement	81,370.00	-	-	0.00%	Construction	49%
05243	DCEd Rio Grande Depot Controls Upgrades	39,543.50	-	9,501.50	6.89%	Complete	100%
05070	WSU Peterson Plaza Concrete/Landscape Improv.	34,317.00	-	49,269.00	18.42%	Construction	5%
05233	UDOT Region 3 Admin Bldg Instl Fire Alarm	27,750.00	-	-	0.00%	Pending	0%
05284	UNG Lehi Armory HVAC & Electrical Upgrade	10,484.00	-	-	0.00%	Construction	100%
05058	Parks & Rec Dead Horse Point Entrance Bldg Improvements	6,286.00	-	-	0.00%	Construction	99%
	OTHER INCREASES						
03255	Parks & Rec Little Deer Creek Irrigation Line	14,936.49	-	16,092.31	3.89%	Construction	98%
	DECREASES TO CONTINGENCY RESERVE FUND						
	NEW CONSTRUCTION						
02043	Courts West Jordan Facility	(394,808.89)	-	394,808.89	2.43%	Closed	100%
01284	U OF U Warnock Engineering Building	(188,766.77)	-	307,026.63	1.22%	Construction	44%
02032	U OF U Marriott Library Renovation	(71,895.75)	-	150,676.00	0.26%	Construction	30%
04141	SLCC Jordan Campus Health Sciences Bldg	(48,357.59)	-	50,145.59	0.28%	Construction	4%
05025	Corrections CUCF 288 Bed Facility	(14,704.05)	-	14,704.05	0.12%	Construction	6%
06273	CEU Energy Training Ctr - Mine Purchase	(6,028.43)	-	6,028.43	0.55%	Closed	100%
04150	CEU San Juan Campus Library & Health Sciences	(3,993.73)	-	15,223.81	0.30%	Construction	72%
02278	WSU Gymnasium Renovation	(1,645.00)	-	223,403.00	3.23%	Design	56%
	REMODELING						
06239	SLCC Jordan Campus Water Piping Upgrade	(75,172.00)	-	75,172.00	15.93%	Construction	79%
01254	Corrections CUCF Mega Bldg Shower Repairs	(49,609.98)	-	319,707.34	61.22%	Construction	100%
05070	WSU Peterson Plaza Concrete/Landscape Improv.	(42,857.43)	-	92,126.43	34.45%	Construction	5%
05284	UNG Lehi Armory HVAC & Electrical Upgrade	(33,387.84)	-	33,387.84	17.11%	Construction	100%
05181	Dixie College Gym, Cox Aud. N. Plaza	(9,776.00)	-	78,043.00	6.58%	Construction	16%
05058	Parks & Rec Dead Horse Point Entrance Bldg Improvements	(7,630.74)	-	7,630.74	7.20%	Construction	99%
05179	Courts Provo District Security Upgrade	(5,000.00)	-	19,539.46	13.47%	Construction	0%
05264	UVSC Student Study Area	(4,280.78)	-	19,255.19	15.27%	Construction	0%
05023	UVSC Alpine Life & Learning Bldg. Renovation	(3,380.00)	-	5,385.00	1.53%	Construction	0%
05017	Courts Cedar City Remodel/HVAC Improvements	(3,040.00)	-	40,805.52	12.71%	Construction	100%
05254	Fairpark Various Restrooms Ada Upgrades	(2,596.25)	-	3,101.25	2.14%	Closed	2%
05072	WSU Dee Event Center Replace North Stairway	(348.64)	-	10,056.96	3.48%	Closed	87%
04167	UDOT Meadow Maint Station Addition/Remodel	(90.00)	-	9,641.97	1.84%	Construction	27%
	TOTAL	5,305,497.60	71,644.54				

DFCM

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

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Oct-06

% of
 Constr.

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>	<u>3,079,105</u>	<u>68,371</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
Courts - Orem HVAC Upgrade	47,431.45		Balance of Various Project Budgets	23.82%
Cannon Health Building Elevator Modernization	34,048.35		Balance of Construction, Inspection & Insurance	8.34%
State Hospital Substation Upgrades	13,094.41		Balance of Construction Budget	20.74%
UVSC Irrigation Pond Concrete Liner	5,473.55		Balance of Design, Inspection & Insurance Budg	0.82%
Parks - Wasatch Mtn Little Deer Creek Irrigation Pipeline	1,966.69		Balance of Inspection & Insurance Budgets	0.48%
UNG - Lehi Armory Restroom Remodel	1,086.00		Balance of Design, Inspection & Insurance Budg	1.26%
U of U Moran Eye Center Phase II	14,645.00		Balance of FY07 Improvement Funds After Change Order Processed	48.80%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
Parks - Dead Horse Point Entrance Building	(1,778.00)		To Award Construction Contract	1.68%
UBATC - Storage Building Addition	(29,500.00)		To Award Construction Contract	17.35%
Governor's Mansion Air Conditioning Upgrade	(80,040.00)		To Award Construction Contract	68.63%
Corrections - AP&P Priority Ones & facility Improvements	(89,513.68)		To Award Construction Contract	16.25%
<u>Ending Balance</u>	<u>2,996,019</u>	<u>68,371</u>		

DFCM

Division of Construction and Management
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STATEWIDE PLANNING FUND

\$350,000

Oct-06

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Snow College	02273700	Master Plan	25,000
Snow College	05004700	Snow Badger Stadium Renovation	42,397
DFCM	06086300	State Government Offices Master Planning/Programming	85,622
PLANNING FUND UNENCUMBERED BALANCE			\$196,981

DFCM

Division of Construction and Management
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EMERGENCY FUND REPORT

Oct-06

BEGINNING BALANCE:

\$167,651

INCREASES TO EMERGENCY FUND:

Residual Balance from Central Utah Youth Facility Emergency plumbing repairs

11,971

Residual Balance from Univ of Utah Biomedical Polymers Research Bldg. #570 two chillers rebuild

558

DECREASES TO EMERGENCY FUND:

Northern Utah Community Correctional Center chiller replacement

(15,000)

Ogden Youth Facility HVAC Emergency Repairs

(13,000)

USDC Chiller Compressor Emergency Replacement - Design

(10,050)

Weber Valley Detention Facility Emergency Chiller Repairs

(2,210)

ENDING BALANCE OF EMERGENCY FUND

\$139,920