

AMENDED AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, October 24, 2012
State Capitol Complex, West Building, Rm W030
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of September 5, and October 3, 2012**..... Tab 1
- (Action) 2. **Capital Development Rankings** Tab 2
- (Action) 3. **Amendment to DFCM Rule 23-14, Management of Roofs on State Buildings** Tab 3
- (Action) 4. **Five Year Notice of Review and Statement of Continuation for Administrative Rules** Tab 4
R23-9 (Cooperation with Local Government Planning)
R23-10 (Naming of State Buildings)
R23-21 (Division of Facilities and Construction Management Lease Procedures)
R23-24 (Capital Projects Utilizing Non-appropriated Funds)
- (Action) 5. **Ogden Juvenile Courts Project** Tab 5
- (Information) 6. **Update to June 29, 2011 Request to the Building Board Regarding Property Transfer and Long Term Lease for the Construction of a Facility to House Dinosaur Bones Adjoining the Utah Field House of Natural History (“UFHNH”) in Vernal, Uintah County, Utah** Tab 6
- (Action) 7. **Long Term Lease Request for U.W. Forest Service Land in Uintah County, Utah on Behalf of Department of Technology Services** Tab 7
- (Action) 8. **DWR – Wildlife Egan Hatchery Raceway Covers** Tab 8
- (Action) 9. **DNR-DWR New Residence at Mantua Fish Hatchery**..... Tab 9
- (Action) 10. **Approval of Revolving Loan Fund for Utah State University Eastern** ... Tab 10
- (Action) 11. **Weber State University Public Safety Building** Tab 11
- (Action) 12. **Utah State University BEERC Renovation and Addition** Tab 12
- (Action) 13. **Administrative Reports for University of Utah and Utah State University Plan** Tab 13
- (Information) 14. **Administrative Report for DFCM** Tab 14
- (Action) 15. **FY2014 Hearing for Projects from Other Funding Sources** Tab 15



Gary R. Herbert
Governor

Utah State Building Board

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Phone (801) 538-3018
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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Approval of Minutes for September 5, and October 3, 2012**

Attached for your review and approval are the minutes of the Utah State Building Board Meetings held September 5, and October 3, 2012.

DGB: cn
Attachments

Utah State Building Board



MEETING

September 5, 2012

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
David Fitzsimmons
Sheila Gelman
Jeff Nielson
Chip Nelson
Ned Carnahan
Gordon Snow

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Rich Amon	Department of Administrative Services
Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Planning and Budget
Mark Bleazard	Legislative Fiscal Analyst Office
John Harrington	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Ken Nye	University of Utah
Mike Perez	University of Utah
Chris Hill	University of Utah
Ben Berrett	Utah State University
W. Ralph Hardy	Commission of Higher Education
Amber Craighill	BHB Engineers
Keri Hammond	EDA Architects
David Tanner	Southern Utah University
Russ Bachmeier	FFKR Architects
Jim Michaelis	Utah Valley University

Joel Herd
Bob Askerlund
Frank Verucchi, Jr.

Utah Valley University
Salt Lake Community College
Meridian Engineering

On Wednesday, September 5, 2012 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:01 am and noted that a quorum was present.

☐ APPROVAL OF MINUTES OF JULY 11, 2012

Chair Daines sought a motion for approval of the minutes.

MOTION: Ned Carnahan moved to approve the meeting minutes of July 11, 2012. The motion was seconded by Gordon Snow and passed unanimously.

☐ UNIVERSITY OF UTAH WOMEN'S SOFTBALL STADIUM APPROVAL

Mike Perez and Dr. Chris Hill, Director of Athletics for the University of Utah reported they would like to construct a facility which will replace the Women's Softball Diamond, now being used as the site for the new Student Life Center. The total project cost is \$2.9 Million. Mike Perez said the stadium was consistent with the master plan. No state funding would be used for construction, or operation and maintenance of this project. Dr. Hill reported that the facility will include restrooms, locker rooms for visiting and home teams, and a sports medicine area. In addition, there will be a scoreboard and press box for score keeping, as well as batting cages for home and visiting teams. This project isn't necessarily a requirement of the Pac 12, but fulfills a need to provide a competition site that could host NCAA events. During the questions and answer question, Dr. Hill clarified that other campus sports facilities would be upgraded in the future.

There was a discussion concerning how the Board should account for the value of the land on a building project and if this should be considered. The Board determined that the value of the land was not being considered but possibly should be in the future. DFCM Real Estate Manager John Nichols, clarified that the Board of Regents holds the deeds for recent land transactions. Ken Nye from the University, said that state law allows quite a few state entities to hold title of property. This authorization was given by state statute. Alan Bachman was asked to research this issue and provide the Board with more information of how the universities hold title and the variations as to which they hold title.

There was clarification concerning the definition of state funds and non-state funds, O & funds, ancillary funds and the additional budget for the Pac 12. Chair Daines suggested that the university submit a more detailed financial report to DFCM specifying how the University will pay for each project in the future.

With respect to future building projects, Dr. Hill told the Board that the NCAA has specific standards that must be followed for building facilities used for NCAA events. The University would like to build and maintain sporting facilities within the next four to five years that are equal to other Pac 12

schools so that they can be competitive. He assured the Board that these facilities will not exceed requirements but will be consistent with other universities. Chair Daines requested more information concerning this issue

MOTION: Gordon Snow moved for approval of the University of Utah's Women's Softball Stadium for the University of Utah. The motion was seconded by Chip Nelson and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR WEBER STATE UNIVERSITY

Bianca Shama, DFCM Program Director reported that Weber State has requested \$400,000 for a total campus re-commissioning project that will look to optimize the functioning of all of their buildings with the internal ability to do continuous reassessment every five years. The payback is less than three years with estimated loan repayment scheduled to begin in June 2013 and be completed by January 2016, with quarterly payments of \$37,000. This project will result in both significant energy savings and cost savings. Ms. Shama answered questions concerning the Revolving Loan Fund which will be \$1.9 Million if today's projects are approved. There are additional requests coming in and funds are returning to the Revolving Loan Fund as well, so it will continue replenish itself. Ms. Shama said that Weber State is involved in several other energy projects and has experienced a substantial decrease in "trouble" calls for maintenance, resulting in savings. Ned Carnahan asked if continuous reassessments are taking place presently and are they using existing staff to accomplish this? Mark Halverson from Weber State said they currently have staff that monitor projects, look for energy initiatives and start implementation. Staff salaries are paid from energy savings.

MOTION: Ned Carnahan moved to approve the Revolving Loan Fund for Weber State University. The motion was seconded by Jeff Nielson and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR UNIVERSITY OF UTAH

Bianca Shama, DFCM Program Director reported that the University of Utah is requesting a loan in the amount of \$300,000 to add evaporative cooling to four buildings to help offset the demand in these buildings for mechanical cooling. The payback is less than 1.7 years. The estimated loan repayment schedule will begin in June 2013 and be completed by 2015 with quarterly payments of \$53,450. This project will result in both significant energy savings and cost savings. Chair Daines asked, if more money were added to the Energy Program would there be more projects and Ms. Shama answered, yes. Chair Daines asked if she could estimate how much would be needed in order to fund the back log of projects. John Harrington, Energy Director for the State of Utah explained that they just finished \$35 Million in state projects through ARRA Funding. Energy projects are a smart investment for the state and they are seeing Higher Education reallocating some of their energy savings from their utility bills to reinvest in their facilities. Even endowment funds have been used to finance energy projects because universities see it as a great investment. Chair Daines expressed the desire to have the Board highlight the accomplishments of the Energy Program in an effort to obtain more funding from the Legislature. Mr. Harrington said that since

2006 they have now saved the state \$2.5 Million on their energy bills throughout the state and garnered an additional \$4.5 Million in incentives. These energy incentives from the utility company are free and should continue on an ongoing basis in order to expand. Chair Daines requested that Mr. Harrington prepare a presentation for the October Board Meeting showing the amount the Energy Program would need to realize projects that have a three to six year return on investment. This would assist the Board with their prioritized recommendations to the Legislature.

MOTION: David Fitzsimmons moved to approve the Revolving Loan Fund for Weber State University. The motion was seconded by Sheila Gelman and passed unanimously.

☐ UVU REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR CHILLER REPLACEMENT

Kurt Baxter, DFCM Planning and Budget Manager and Jim Michaelis from UVU addressed the Board. Mr. Baxter said UVU began a project and discovered their chiller for heat recovery was inadequately sized and needed to be replaced with a larger unit. The replacement would require significant electrical upgrade and increased costs. UVU has requested to reallocate \$150,000 from their Road and Paving Project (which can be postponed), and \$96,000 from the SOB Cement Replacement Project. Mr. Michaelis said the Chiller Replacement is a higher priority since the University needs the heat for the coming winter.

MOTION: Gordon Snow moved to approve the UVU Reallocation of Capital Improvement Funds for Chiller Replacement. The motion was seconded by Ned Carnahan and passed unanimously.

Chair Daines announced that the next four agenda items were Five Year Notices of Review and Statements of Continuation for Rules. This is simply a renewal of existing rules. These matters can be voted on separately or as a group unless someone has a question about a specific rule. Ned Carnahan asked for a short review of each rule.

☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULES:

**R23-6 VALUE ENGINEERING AND LIFE CYCLE COSTING OF STATE OWNED FACILITIES RULES AND REGULATIONS.
R23-12 BUILDING CODE APPEALS PROCESS
R23-4 SUSPENSION/DEBARMENT
R23-5 CONTINGENCY FUNDS**

Alan Bachman addressed the Board with his concerns that these rules be continued so that they do not expire, become unenforceable and be removed from the Utah Administrative Code before DFCM has had adequate time to review and amend them, if needed. After discussion of each rule, the Board decided to vote on the rules as a group.

MOTION: Ned Carnahan moved for continuation of all four rules which were presented to the Board today. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye with the University of Utah indicated their report would be brief. On page one there were six design agreements and four other types of agreements issues which were all routine. On page two, under construction contracts, there were eight remodeling contracts and three site improvement contracts. These were also fairly routine contracts issued. Page three had one increase to the Project Reserve Fund, and returned the remaining funds of \$8,716 from the HPER Complex HTW Lines back as provided by statute. On page four, the Contingency Reserve Fund had a number of increases, which represents a portion of the budget for each of the Capital Improvement Projects for FY 2013. There were three decreases to the Contingency Reserve Fund. The largest being the Eyring Chemistry HVAC System Upgrades to take care of a number of code deficiencies which were identified as the job progressed. This was for the amount of \$20,777.

MOTION: Gordon Snow moved to accept the Administrative Report from the University of Utah. The motion was seconded by Sheila Gelman and passed unanimously.

Ben Berrett from Utah State University said they had seven professional and eleven construction contracts this month. He highlighted two larger contracts on page two. The first being Old Main Masonry Restoration which is a continual process working on the exterior deteriorating masonry for Old Main. They had a few large pieces fall off the building this year which could be quite dangerous. This year, they have increased the budget for this project by \$118,540 from the Bid Reserve. They do expect this to be an ongoing project for this 225,000 sf building which contains a great deal of masonry. The next one was the Fine Arts Precast Concrete Panel Replacement which was built in 1965 and has big parapet walls which are bolted on to deteriorating concrete which is a significant hazard. These are being replaced with fiberglass. This is just the first phase as they are doing all the areas that are over pedestrian walkways. It includes the addition of \$50,744 from the Bid Reserve. Their Contingency Reserve Fund is at \$454,000 this month, with one significant increase of \$23,000.00. There were several draws from the Fund. The largest one being from BNR Fire Protection Phase II for \$12,600, which required the addition of fire sprinklers to the entire building because of water line problems. Page four shows the status of the Project Reserve or Bid Reserve Fund at 587,000.00 which is in good shape.

MOTION: Chip Nelson moved to approve the Administrative Report from Utah State University. The motion was seconded by Sheila Gelman and passed unanimously.

☐ DFCM ADMINISTRATIVE REPORT

Kurt Baxter, DFCM Planning and Budget Manager indicated part of the report was missing due to the transition phase of new accounting software at DFCM. Therefore, architect/engineering agreements and construction contracts were not included in this report. He reported that the Contingency Fund had increases to the Fund as a result of decreased change orders and modifications. Decreases to the Fund for new construction were from the Centennial Commons Building and Kamas DOT Maintenance Station. The Project Reserve started with \$5.7 Million balance and has increased to \$5.9 Million. These Funds will be reallocated for future projects.

☐ DISCUSSION

There was a recap of agenda items and considerable discussion concerning a schedule for review of Administrative Rules, the state's energy savings, bonding capacities, and land grant process. Alan Bachman suggested that when agencies and institutions submit items for the Board Agenda, they should indicate the statute that relates to their request and the criteria in that statute. The Board continued their discussion and addressed concerns over campus master plans and revenues for institutions of higher learning.

Rich Amon, the new DAS Deputy Director was introduced. Mark Bleazard will be taking Mr. Amon's place as Legislative Fiscal Analyst for the Board.

☐ ADJOURNMENT

MOTION: Sheila Gelman moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 10:59 am.

Utah State Building Board



FY 2014 CAPITAL DEVELOPMENT PRIORITIZATION HEARING

October 3, 2012

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
David Fitzsimmons
Jeff Nielson
Chip Nelson
Ned Carnahan
Gordon Snow
Ron Bigelow

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Rich Amon	Department of Administrative Services
Lynn Hansen	Governor's Office of Planning and Budget
Mark Bleazard	Legislative Fiscal Analyst Office
John Nichols	Division of Facilities Construction & Management
Tom Shaw	Division of Facilities Construction & Management
Ken Nye	University of Utah
Mike Perez	University of Utah
Ben Berrett	Utah State University
W. Ralph Hardy	Commission of Higher Education
Amber Craighill	BHB Engineers
Russ Bachmeier	FFKR Architects
Bob Askerlund	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
Malin Francis	Salt Lake Community College
Cynthia Bioteau	Salt Lake Community College
Keri Hammond	EDA Architects
Stephanie Ray	EDA Architects

Julee Attig	Reaveley Engineers
Kyle Stephens	UDAF
Stephanie Ray	UDAF
Gary Riddle	CBRE
Sherene Dillon	Utah State Courts Judge
Beani Martinez	Utah State Courts – Ogden Juvenile Court
Alyn Lynceford	Utah State Courts
James Kilpatrick	BNA Consulting
Michael Raddon	Spectrum Engineers
Tyler Brinkerhoff	UCAT
Stan Plewe	Dixie State College
Stephen Nadauld	Dixie State College
Sherry Ruesch	Dixie State College
Raymond Caldwell	Department of Workforce Services
Mark Halverson	Weber State University
Keith Davis	Department of Human Services/USDC
Guy Thompson	Department of Human Services/USDC
Greg Peay	Utah Department of Corrections
Jerry Jensen	Utah Department of Corrections
Mike Haddon	Utah Department of Corrections
Tom Patterson	Utah Department of Corrections
Steve Noyce	USDB
Kim Pierce	USDB
Michael Sears	USDB
Greta Anderson	FFKR Architects
David Anderson	Axis Architects
Jake Watson	Michael Baker Jr., Inc.
Kelle Stephens	DXATC
Dana Miller	SWATC
Rob Brems	UCAT
Clay Christensen	BATC
Richard Maughan	BATC
Brent Peterson	DATC
Mark Walker	UBATC
Brent Tippets	VCBO Architects
Pilar Shortsleeve	DPS – Crime Lab
Jay Henry	DPS – Crime Lab
Peter Moyes	Nexus
Matt Rich	Jacobsen Construction
Rick Stock	Sunrise Engineering
Ellen Parrish	VCBO Architects
Fran Pruyne	CRSA Architect
Tracy Neale	GSBS Architects
Kevin Hansen	Weber State University
Norm Tarbox	Weber State University
Ann Millner	Weber State University
Scott Anderson	Zion's Bank

Alan Hall	Utah Technical Council
Senator Jerry Stevenson	Utah State Senate
Matt Price	Utah National Guard
Cynthia Cook	FFKR Architects
Michael Leishman	FFKR Architects
Scott Wyatt	Snow College
Marvin Dodge	Snow College
Kathy Wheadon	CRSA Architects
Dan Clark	Department of Natural Resources
Leonard Blackham	Department of Agriculture
Kyle Stephens	Department of Agriculture
David Buhler	Commission of Higher Education
Michael Benson	Southern Utah University
Dave Tanner	Southern Utah University
Matthew Holland	Utah Valley University
Val Peterson	Utah Valley University
David Pershing	University of Utah
Mike Perez	University of Utah
Ken Nye	University of Utah
Gary Crocker	University of Utah
David Cowley	Utah State University
Joe Peterson	USU Eastern
Ben Berrett	Utah State University
Brad Johnson	Department of Environmental Quality

Wednesday, October 3, 2012 the Utah State Building Board held the FY 2014 Capital Development Prioritization Hearing for State Funded Projects in Room W030, West Building, Capitol Hill Complex, Salt Lake City, Utah. Chair George Daines called the meeting to order at 8:34 am. Following a brief orientation from DFCM Director Gregg Buxton, presentations were given by the following agencies and institutions:

Corrections	198 Bed Secure Facility
USDB	Early Childhood Learning Center
Courts	Ogden Juvenile Courts & North Utah County Property
DNR/Parks	Dock Replacement at Bear Lake & Utah Lake State Park
DPS/UDAF/Health	Unified State Laboratories Module #2
UDAF	William Spry Agriculture Building
DHS	Admissions & Durable Housing
BREAK	
UCAT	Overview of UCAT Priorities
SWATC	Allied Health & Technology Bldg
DXATC	New Main Campus Building
MATC	Central Utah County Campus
MATC	7.8 Acres at Thanksgiving Point.
BATC	Health Science & Technology Building and 3 Properties
DATC	Medical Building Expansion
DATC	Morgan Land Bank
UBATC	Roosevelt Campus Building

LUNCH – Room 4112 SOB

Board of Regents Dixie	Overview of Higher Education Priorities East Elementary Purchase, New Classroom Building Various Land Banking Purchases
Snow SLCC SUU	Science Building Addition/Remodel Career and Technical Education: Classroom & Learning Ctr New Business Building & Land Adjacent to Campus

BREAK

UVU UVU U of U	New Classroom Building Geneva Property Purchase George Thomas Building Renovation
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At the end of the presentation of the George Thomas Building Renovation, University of Utah President David Pershing told the Board that at this time they were requesting approval for programming for their building. This programming would be funded through non-state funds. The Board members decided to have a motion in support of Dr. Pershing's request.

MOTION: Chip Nelson moved to approve the programming for the George Thomas Building Renovation. The motion was seconded by Ned Carnahan and passed unanimously.

The Board continued with presentations:

USU USU Weber UNG	Biological Sciences Building Central Instruction Building New Science Building Clinton and Kearns Land Acquisition
UNG DEQ	Special Forces Landia Brigade Campus DEQ Technical Support Center

ADJOURNMENT.....

MOTION: Chip Nelson moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 4:50 pm.



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Capital Development Rankings**

In preparation for the upcoming Capital Development Rankings on October 24, the following process will be followed:

- (a) The Board's scores will be shown on a screen in the committee room;
- (b) After the Board's scores are posted, Board members will 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;
- (c) After the consensus scores are posted, the Board should then finalize the ranking of each project in order to priority.

The Board's final rankings will be forwarded to the Governor and Legislature for further action.

DGB:cn



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Governor

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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: October 24, 2012
Subject: Amendment to DFCM Rule 23-14, Management of Roofs on State Buildings.
Presenter: Alan Bachman, Assistant Attorney General

DFCM is recommending we make an Amendment to Rule 23-14, Management of Roofs on State Buildings. Under R23-14-3, Subsection (4) currently reads as follows:

“In order to obtain access, a person, who is not an employee of the division, must complete and execute a roof access application/agreement form, which must be approved by the director.”

We would like to make the following amendment to the above referenced rule text, which would read as follows:

“In order to obtain access, a person, who is not an employee of the division, must complete and execute a roof access application/agreement form.”

DFCM is recommending we make another Amendment to Rule 23-14, Management of Roofs on State Buildings. Under R23-14-3, Subsection (6) currently reads as follows:

“The division shall provide, or require the person accessing the roof to provide any fall protection equipment required by OSHA regulations or otherwise provide for the safety of the person accessing the roof.”

We would like to make the following amendment, to the above referenced text which would read as follows:

“Any person accessing a roof must have fall protection equipment as required by any applicable authority.”

Recommendation:

It is recommended that the Board authorize the filing of the "Amendment" for Rule R23-14 at their scheduled Board meeting on October 24, 2012. If approved, this will get filed before or on the next filing deadline which is November 1, 2012. After that it will be published in the Bulletin and after the mandatory 30 day comment period, plus an additional seven days, the amendment will become effective. The first possible effective date will be December 24, 2012.

Background:

Rule R23-14, under the authority of the Board, establishes Management of Roofs on State Buildings. A copy of Rule R23-14 is attached.

AB:cg

Attachment: Copy of Rule R23-14

R23. Administrative Services, Facilities Construction and Management.

R23-14. Management of Roofs on State Buildings.

R23-14-1. Purpose and Authority.

(1) This rule provides for the management of roofs on state buildings to prevent damage to the roof and to improve security of state buildings.

(2) This rule is authorized under Section 63A-5-103 which directs the Building Board to make rules necessary for the discharge of its duties and those of the division.

R23-14-2. Definitions.

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

(b) "Agency" does not mean the State Capitol Preservation Board.

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

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

(4) "Employee" means a person employed by the division or a responsible agency.

(5) (a) "Responsible agency" means the agency responsible for managing a state building.

(b) "Responsible agency" does not mean the division.

(6) "State building" means a building owned by an agency.

R23-14-3. Buildings Managed by the Division.

(1) The division shall maintain control of and restrict access to the roof of buildings managed by the division. The division shall allow access only to duly authorized persons as provided in this section.

(2) The division shall maintain a register of all persons granted ongoing or limited access to the roofs it manages. This shall include a list of division employees that are granted ongoing access.

(3) The register required under Subsection (2) as well as a file of the completed roof access application/agreement forms shall be retained for a period of not less than three years.

(4) In order to obtain access, a person, who is not an employee of the division, must complete and execute a roof access application/agreement form which must be approved by the director.

(5) The roof access application/agreement form shall include:

(a) the name of the person granted access, the period of time for which access is granted, the reason for the access, and any restrictions on the access;

(b) an agreement from the person granted access to accept responsibility for and pay for the repair of any damage resulting from that person's access;

(c) an agreement to hold the agency and the State of Utah harmless from any liability or claim resulting from the person's access;

(d) a statement by the person requesting access that he has obtained adequate fall protection training as appropriate for the roof to be accessed and the activity to be performed thereon;

(e) the signature of the person requesting access; and

(f) the signature of the person granting access.

(6) The division shall provide, or require the person accessing the roof to provide, any fall protection equipment required by OSHA regulations or otherwise provide for the safety of the person accessing the roof.

(7) The access limitations of this rule may be modified or reduced in order to provide access to roofs or portions of roofs that are designed and constructed for such access.

R23-14-4. Buildings Managed by Responsible Agencies.

(1) Responsible agencies shall adopt and implement policies and procedures at least as stringent as those contained in Section R23-14-3 to provide for the control of and restricted access to roofs of buildings managed by the responsible agency.

(2) The responsible agency shall develop its own means of documenting those granted access and shall identify person(s) authorized to grant access to roofs.

(3) In applying the requirements of subsection R23-14-4(1), references to employees of the division in Section R23-14-3 shall mean employees of the responsible agency.

(4) Employees of the division shall have access to these roofs after checking in with the responsible agency. The responsible agency will not need to document access by employees of the division.

R23-14-5. Access to Capital Improvement Funds for Roofing Repairs.

(1) The division may refuse to use capital improvement funds appropriated to the division for the repair of roof damage if the responsible agency fails to implement or comply with the policies and procedures required by Section R23-14-4.

(2) The division may require a review of roof access records prior to accepting financial responsibility for the cost of repairing damage to a roof.

KEY: public buildings, security, roofs

Date of Enactment or Last Substantive Amendment: May 16, 2003

Notice of Continuation: March 17, 2008

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



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Five Year Notice of Review for Four Administrative Rules**
Presenter: Alan Bachman, Assistant Attorney General

Information:

The following Notice for Review will be discussed for the following Administrative Rules:

R23-9 Cooperation with Local Government Planning
R12-10 Naming of State Buildings
R-23-21 Division of Facilities and Construction Management Lease Procedures
R23-24 Capital Projects Utilizing Non-appropriated Funds

DGB:CS:cn
Attachments



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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: October 24, 2012
Subject: Five Year Notice of Review and Statement of Continuation for Rule R23-9,
Cooperation with Local Government Planning
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-9, Cooperation with Local Government Planning, is due for review, and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-9 at their scheduled Board meeting on October 24, 2012. At this time, the Division is not recommending any amendments to Rule R23-9. However, the Division will present amendments to this rule at a future Board meeting for consideration and approval if needed or requested by the Board.

Background:

Rule R23-9, under the authority of the Board, establishes procedures for Cooperation with Local Government Planning for the Division. A copy of Rule R23-9 is attached.

AB:cg

Attachment: Copy of Rule R23-9

R23. Administrative Services, Facilities Construction and Management.

R23-9. Cooperation with Local Government Planning.

R23-9-1. Purpose and Authority.

(1) This rule provides for cooperation with local government planning efforts when siting, designing, and constructing facilities on state property.

(2) This rule is authorized under Section 63A-5-103 which directs the Building Board to make rules necessary for the discharge of its duties and those of the division.

(3) The statutory provisions that set forth the relationship between the planning and zoning authority of local governments and the construction of facilities on state property are contained in Section 63A-5-206.

R23-9-2. Definitions.

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

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

(3) "Local government" means a "municipality" as defined in Section 10-9-103 or a "county" as defined in Section 17-27-103.

(4) "State property" means land owned by the State of Utah and any department, division, agency, institution, commission, board, or other administrative unit of the State of Utah; including but not limited to, the division, the State Building Ownership Authority, and state institutions of higher education.

R23-9-3. Exemption from Local Government Planning and Zoning Authority.

(1) As provided for in Section 63A-5-206, Section 10-9-105, and Section 17-27-104.5, construction on state property is not subject to the planning and zoning authority of local governments regardless of what entity will own or occupy the resulting facility. Construction on state property is not subject to local government building permit requirements, or plan reviews.

(2) This exemption does not apply to the business regulation authority of local governments except as follows.

(a) Any requirement to comply with the local government's planning or zoning ordinance in order to receive a business license or similar business permit shall be deemed to have been met through the division's determination of siting and design requirements.

(b) As otherwise provided by law.

R23-9-4. Consideration of Local Government Planning.

(1) When determining the location and design of facilities to be constructed on state property, the division shall consider input received from local governments and, as appropriate, local government planning and zoning requirements that would apply if the property were not owned by the state. This may include discussions with local government planning officials and/or a review of some or all of the following local government documents:

(a) master plan;

(b) zoning ordinance; and

(c) requirements for ingress, egress, parking, landscaping, fencing, buffering, traffic circulation, and pedestrian circulation.

(2) In any dispute regarding departures from local government requirements, the final determination shall be made by the director.

R23-9-5. Additional Requirements for Secured Facilities.

In addition to the requirements of this rule, the director shall comply with the requirements of Subsection 63A-5-206(12) regarding notice and hearings for projects involving diagnostic, treatment, parole, probation, or other secured facilities.

KEY: construction, planning, zoning

Date of Enactment or Last Substantive Amendment: March 24, 2003

Notice of Continuation: December 31, 2007

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



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: October 24, 2012
Subject: Five Year Notice of Review and Statement of Continuation for Rule R23-10,
Naming of State Buildings
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-10, Naming of State Buildings, is due for review, and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-10 at their scheduled Board meeting on October 24, 2012. At this time, the Division is not recommending any amendments to Rule R23-10. However, the Division will present amendments to this rule at a future Board meeting for consideration and approval if needed or requested by the Board.

Background:

Rule R23-10, under the authority of the Board, establishes procedures for Naming of State Buildings for the Division. A copy of Rule R23-10 is attached.

AB:cg

Attachment: Copy of Rule R23-10

R23. Administrative Services, Facilities Construction and Management.

R23-10. Naming of State Buildings.

R23-10-1. Purpose.

This rule defines which entities have the authority to name state buildings.

R23-10-2. Authority.

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

R23-10-3. Policy.

It is the policy of the Utah State Building Board that the governmental entity that holds legal title to a given facility has the authority to determine an appropriate name for that facility, if the facility is of a significant size or function and the entity deems the naming of the facility to be appropriate. Specifically, the Building Board will have responsibility for naming those buildings for which title is held by the Division or the State Building Ownership Authority. The State Board of Regents will govern the naming of buildings in the Utah System of Higher Education.

R23-10-4. Naming of Buildings Under the Authority of the Building Board.

Buildings for which the Building Board has responsibility for naming as provided for in Section R23-10-3 shall be addressed as follows.

(1) Descriptive names, such as those identifying functions housed in the building or names based on geographic location, may be determined by the entity occupying the building. For buildings that house more than one agency, the Division shall be responsible for determining the building's name. Any concerns with names under this subsection (1) shall be raised with the Building Board for final resolution.

(2) Honorary names must be approved by the Building Board. Prior to consideration by the Building Board, information shall be provided demonstrating the appropriateness of the naming request. This may include information about the individual to be honored, the desires of the individual's family, and the basis for honoring the individual by naming the specific building.

R23-10-5. Legislative Actions to Name a Building.

Any legislative action to name a building supercedes the provisions of this rule.

KEY: buildings, naming process

Date of Enactment or Last Substantive Amendment: February 4, 2003

Notice of Continuation: December 31, 2007

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



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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: October 24, 2012
Subject: Five Year Notice of Review and Statement of Continuation for Rule R23-21,
Division of Facilities Construction Management Lease Procedures
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-21, Division of Facilities Construction Management Lease Procedures, is due for review, and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-21 at their scheduled Board meeting on October 24, 2012. At this time, the Division is not recommending any amendments to Rule R23-21. However, the Division will present amendments to this rule at a future Board meeting for consideration and approval if needed or requested by the Board.

Background:

Rule R23-21, under the authority of the Board, establishes procedures Lease Procedures for the Division. A copy of Rule R23-21 is attached.

AB:cg

Attachment: Copy of Rule R23-21

R23. Administrative Services, Facilities Construction and Management.

R23-21. Division of Facilities Construction and Management Lease Procedures.

R23-21-1. Purpose and Authority.

(1) As provided in Subsection 63G-6-208(2), this rule establishes procedures for the procurement of leasing of real property.

(2) The Building Board's authority to adopt rules for the activities of the Division is set forth in Subsection 63A-5-103(1)(e).

(3) The statutory provisions governing the procurement of leasing of real property by the Division are contained in Title 63G, Chapter 6; Title 63A, Chapter 5; and Title 4, Chapter 1.

R23-21-2. New Leases.

A. Agency Request and Justification

An agency requesting leased space must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) preferably at least six months before the required date of occupancy. A space utilization program should be prepared by the agency. Assistance is available, if needed, from the staff of the DFCM. The staff of DFCM, along with the agency, will review the program and criteria for the space requested.

The justification statement should include the following:

Planned agency use

Present agency location

Proposed area or location of new lease

Any options that should be considered

Lease term

Present lease rate and what services are included

Present square footage

Requested square footage

B. Securing Space

If a new lease is required, an advertisement will be prepared by DFCM and competitive proposals will be solicited to comply with the State Procurement Code. Proposals will be reviewed jointly by the DFCM staff and the agency.

The review will include compliance to codes that are required by state and federal laws.

C. Negotiations

DFCM will negotiate, or may allow the agency to participate in the negotiations, so that space can be leased in the best interest of the agency and the state.

D. Lease Agreements

A standard lease agreement has been prepared for use by DFCM. An approved alternate may be used. The lessor, agency, and staff of DFCM should be involved in the preparation of the final written lease agreement.

E. Lease Approval and Processing

The lease will be distributed for approval signatures of the Lessor, the Agency Budget Officer, the Agency Director, the Attorney General, and DFCM.

The lease will be recorded by DFCM on a computerized lease file for updating, renewal and control.

Approval of the Division of Finance is required to establish a payment schedule and issue a contract number.

R23-21-3. Renewal of Leases and Options.

DFCM will notify each agency at least six months in advance as to the expiration date of the lease. DFCM will consult with the agency on whether to renew an existing lease or seek new space. This will be based on space requirements and needs of the agency.

If the agency decides to renew a lease, they must submit a request to the Division of Facilities Construction and Management at least 120 days prior to the expiration date. If the leased space is conducive to the agency needs, then long-term leasing should be considered. Previously outlined procedures shall be followed for lease renewals and options that agencies may wish to exercise.

R23-21-4. Lease Advertisement Procedures and Specifications.

The Procurement Code requires that any agency wanting to lease new space must advertise for competitive proposals. Listed below, and in the following attachments, are the advertisement requirements of the Division of Facilities Construction and Management (DFCM).

A. Parties interested in submitting a proposal must complete a Schedule A, which is an Offeror/Lessor Proposal Sheet, and submit to DFCM before the advertised deadline.

B. The agency must submit to DFCM a Schedule B, which contains the Specifications for Advertisement of Space which DFCM will send to interested parties upon request. The advertisement will run for a period of three consecutive weekends. Materials required for advertisement must be received by DFCM no later than noon on Monday in order for the advertisement to be in the paper the following weekend.

R23-21-5. Non-State Tenants Utilizing State-Owned Space.

A. Request and Justification

A non-state or private company requesting to lease space in a state-owned facility must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) with reasonable notice prior to required date of occupancy. The criteria to evaluate the request of the non-state or private company shall include the following:

- Planned use of the space
- Proposed area or location of the lease
- Any options that should be considered
- Lease term
- Lease rate and what services are included
- Requested square footage
- Projected use by a state agency of the space requested

B. Securing Space

Proposals will be reviewed jointly by the DFCM staff and the Agency.

Available space should be included in the master plan of all state agencies that is presented to the Utah State Building Board.

C. Negotiations

DFCM will negotiate, or may allow the agency(ies) to participate in the negotiations, so that state-owned space can be leased in the best interest of the state and at such rates that are consistent with

similar private facilities taking into consideration such things as location, etc.

D. Lease Agreements

Using a standard lease agreement as prepared for use by DFCM, the non-state tenant, state agency using proposed facility, and staff of DFCM shall be involved in the preparation of the final written lease agreement.

E. Lease Approval and Processing

The lease will be distributed by DFCM for approval signatures and processing.

KEY: leases, leasing services

Date of Enactment or Last Substantive Amendment: March 3, 1995

Notice of Continuation: December 31, 2007

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



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MEMORANDUM

To: Utah State Building Board
From: D. Gregg Buxton, Director
Date: October 24, 2012
Subject: Five Year Notice of Review and Statement of Continuation for Rule R23-24,
Capital Projects Utilizing Non-Appropriated Funds
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-24, Capital Projects Utilizing Non-Appropriated Funds, is due for review, and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before December 31, 2012.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-24 at their scheduled Board meeting on October 24, 2012. At this time, the Division is not recommending any amendments to Rule R23-24. However, the Division will present amendments to this rule at a future Board meeting for consideration and approval if needed or requested by the Board.

Background:

Rule R23-24, under the authority of the Board, establishes Capital Projects Utilizing Non-Appropriated Funds procedures for the Division. A copy of Rule R23-24 is attached.

AB:cg

Attachment: Copy of Rule R23-24

R23. Administrative Services, Facilities Construction and Management.

R23-24. Capital Projects Utilizing Non-appropriated Funds.

R23-24-1. Purpose.

To establish the policy of the Utah State Building Board relative to projects which are funded partially or totally by non-appropriated funds; establishing requirements for verification of funding and the timing of reimbursements to DFCM for expenditures made.

R23-24-2. Authority.

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

R23-24-3. Background.

The Division of Facilities Construction and Management (DFCM) is charged with the responsibility of administering the design and construction of capital facilities costing over \$100,000 for all state agencies and institutions regardless of funding source. The only exception to DFCM's administration is when a project is delegated to an agency or institution by the Utah State Building Board.

When projects are funded through Legislative appropriation, the funding is generally made available to DFCM prior to entering into contracts on those funds. However, many projects receive all or a part of their funding from other sources. Examples of these sources include donations, auxiliary funds, discretionary funds, reimbursed overhead, revenue bonds, and federal funds. In addition, some projects are made as a joint effort between state agencies or institutions and local governmental units. In these situations, DFCM needs to receive adequate assurance that the funding is in fact in place and that it will be reimbursed for expenditures as they are made.

R23-24-4. Policy.

The following policy will apply to all projects funded in whole or in part by non-appropriated funds.

(1) Before initiating the project, an executive having the authority to bind the agency or institution shall provide DFCM with a letter stating the funding to be provided by the agency or institution and committing to reimburse DFCM in accordance with this policy. In the case of a joint project with a non-state entity, a formal agreement shall be entered into.

(2) Prior to bidding the construction of the project, the agency or institution must provide DFCM with the following:

(a) A breakdown of the funding for the project showing the amount of cash available, the amount outstanding on legally enforceable contracts and commitments payable to the agency or institution and dedicated to the project, and the remaining difference.

(b) An explanation will be provided regarding how and when the remaining difference will be obtained. This difference may not exceed 25% of the project funding. DFCM reserves the right to require that a higher percentage of the funding be available if it determines that this is necessary to protect the state's interests.

(c) The agency or institution may commit that it will cover

the remaining difference from other funds available to it until the full funding is obtained as long as this commitment is within the legal and financial capability of the agency or institution.

(d) Any exception to this policy must be approved by the Utah State Building Board and the state Director of Finance.

(3) The agency or institution will be responsible for providing its proportionate share of the funding. If the funding sources anticipated by the agency or institution do not meet its share of costs, the agency or institution must either provide alternate sources of funding or reduce the cost of the project to bring it back within the level of available funding.

(4) Any non-monetary assets donated as a funding source must be liquidated by the institution prior to the bidding of construction.

Exceptions may be granted by the Utah State Building Board and the state Director of Finance when alternate funding can be assured.

(5) It is the responsibility of the agency or institution to inform DFCM immediately of any restrictions on the funding provided, including federal grants or donor restrictions.

(6) Agencies and institutions will be required to reimburse DFCM for their share of expenditures ratably throughout the project.

An exception may be made if the agency or institution is providing funding for a specific element of the project such as equipment, furnishings, or fountains. This exception will not be granted if the funding is for items which are a basic and necessary element of the construction of the project.

(7) DFCM will submit monthly billings to agencies and institutions for their share of the expenditures made. Payment will be due back to DFCM within 16 working days of the billing date or the mailing date whichever is later. DFCM will notify the state Division of Finance of any billings not paid within seven days of the due date. The Division of Finance may deduct any delinquent invoices for DFCM from the next appropriation allotment to the institutions or transfer the funds to DFCM as may be appropriate. Before taking any action, the Division of Finance will consult with the governing body or head of the agency or institution as appropriate.

KEY: buildings

Date of Enactment or Last Substantive Amendment: 1994

Notice of Continuation: December 31, 2007

Authorizing, and Implemented or Interpreted Law: 63A-5-206(5)



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Ogden Juvenile Courts Project**
Presenter: Lynn Hinrichs, DFCM Deputy Director

Recommendations

DFCM recommends that the Building Board authorize the use of unobligated design funds from the FY13 legislatively approved budget for the subject project, to be used to perform hazardous materials abatement and demolition of three remaining buildings on the new Ogden Juvenile Courthouse site, located at 20th street and Wall, in Ogden, Utah.

Background

Prior project funding for the property was not sufficient to allow for the demolition of all of the structures that were located at this site. Many have been removed with the available funding, in addition to ground contamination abatement, but three structures remain. The City of Ogden has requested that these be demolished in order to increase safety to the area and diminish the attraction of vagrants to the site. There is sufficient budget in design funds currently not obligated to accommodate this request. The purpose of these funds were for design services through the construction of the project, which is anticipated in the upcoming legislative session. The current request for project funding will be sufficient to cover this need with the future funding.

DGB: lh



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 17, 2012
Subject: **Update to June 29, 2011 Request to the Building Board Regarding Property Transfer and Long Term Lease for the Construction of a Facility to House Dinosaur Bones Adjoining the Utah Field House of Natural History (“UFHNH”) in Vernal, Uintah County, Utah**
Presenter: Cheryl Searle, DRCM Real Estate Manager

Information:

DFCM worked with Uintah County to develop a feasible plan for the construction of a building. That plan was for Uintah County to obtain funding through the Uintah Impact Mitigation Special Service District for the cost of the construction. That was accomplished. The Uintah Impact Mitigation Special Service District is now giving that building to the State under DFCM ownership.

Background:

In the June 29, 2011 Building Board meeting, DFCM was granted permission to enter into negotiations with Uintah County to construct a facility to house dinosaur bones.

DGB:CS:cn



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 15, 2012
Subject: **Long Term Lease Request for U.S. Forest Service Land in Uintah County, Utah on behalf of Department of Technology Services**
Presenter: Tom Shaw, DFCM Real Estate Manager

Recommendation:

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

Background:

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

2) *The director may:*

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

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

DGB:kb
Attachment

April 2011

LONG TERM LEASE REQUEST

DEPARTMENT OF TECHNOLOGY SERVICES

ADDRESS: GRIZZLY RIDGE

LOCATION: UINTAH COUNTY, UTAH

TYPE OF SPACE: GROUND LEASE FOR COMMUNICATIONS SITE

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

LENGTH OF LEASE: TWENTY-NINE YEAR LEASE TERM

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

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

**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
COMMUNICATIONS USE LEASE
AUTHORITY:**

FEDERAL LAND POLICY AND MGMT ACT, AS AMENDED October 21, 1976

STATE OF UTAH - Department of Technology Services - P.O. Box 145740, SALT LAKE CITY, UT. 84114.

THIS LEASE, dated this _____ day of _____ by and between the UNITED STATES OF AMERICA, acting through the Forest Service, Department of Agriculture (hereinafter called the "United States" or "Forest Service"), as authorized by the Act of October 21, 1976, (90 Stat. 2743; 43 U.S.C. 1761, et seq.), and the STATE OF UTAH, its agents, successors, and assigns (hereinafter called the "Lessee").

The United States and the Lessee are jointly referred to herein as the "Parties". As used herein, the "Authorized Officer" refers to the Forest Service official having the delegated authority to execute and administer this lease. Generally, unless otherwise indicated, such authority may be exercised by the Forest Supervisor or District Ranger of the Ashley National Forest wherein the following described lands are located.

The United States, for and in consideration of the terms and conditions contained herein and the payment to the United States of a rental in advance by the Lessee, does hereby grant to the Lessee a lease for the following described communications facility in the County of UINTAH, State of UTAH, Sec. 17, T. 1 S., R. 22 E., SALT LAKE MERIDIAN (hereinafter called the "property"). The Lessee accepts this lease and possession of the property, subject to any valid existing rights, and agrees not to use the property, or any part thereof, except as a site for only the construction, operation, maintenance, and termination of a communications facility. Authorized facilities under this lease include:

Equipment shelter(s): One 16' X 31' single story equipment building and one 10' X 14' single story generator building

Antenna support structure(s): One self supporting 120' tower

Ancillary structure(s): One 1,000 gallon propane tank with buried line to the generator bldg, one 100KW generator with 70 amp breaker housed in the generator bldg, overhead powerline from power pole to equipment bldg, buried powerline from equipment bldg to the generator bldg.

The location of the property is shown generally on the site management plan and/or map dated 09/20/2012 for the GRIZZLY RIDGE Communications Site, which is attached and made part hereof as Exhibit A.

The dated and initialed exhibit(s), attached hereto, are incorporated into and made a part of this instrument as fully and effectively as if they were set forth herein in their entirety.

The parties agree that this lease is made subject to the following terms and conditions.

I. TENURE, RENEWAL AND TRANSFERABILITY

A. This lease shall terminate at one minute after midnight on 12/31/2041. Termination at the end of the lease term shall occur by operation of law and shall not require any addition notice or documentation by the Authorized Officer. This lease is not renewable; but the Lessee has the right to request a new lease pursuant to Paragraph "C" below.

B. The Lessee shall undertake and pursue with due diligence construction and operation that is authorized by this lease. To the extent specified in Exhibit B - Operation & Maintenance Plan, operation shall commence immediately. This lease shall terminate if operation does not commence by that date, unless the parties agree in writing, in advance, to an extension of the commencement date.

C. If the Lessee desires a new lease upon termination of this lease, the Lessee shall notify the Authorized Officer accordingly, in writing. The notice must be received by the Authorized Officer at least one year prior to the end of the lease term. The Authorized Officer will determine if the use should continue and, if it is to continue, if a new lease should be issued to the Lessee and under what conditions. The Authorized Officer shall require payment of any amounts owed the United States under any Forest Service authorization before issuance of another authorization.

D. This lease is assignable with prior written approval of the Authorized Officer, except when rent has been exempted or waived in whole or part. Renting of space does not constitute an assignment under this clause.

II. RENTAL

A. The Lessee must pay in advance an annual rental determined by the Authorized Officer in accordance with law, regulation, and policy. The annual rental will be adjusted by the Authorized Officer to reflect changes in fair market value, annual adjustments using the Consumer Price Index - Urban (CPI-U), changes in tenant occupancy, or phase-in rental, if applicable.

B. Rentals are due at the close of business on January 1 of each year for which a payment is due. Payments in the form of a check, draft, or money order are payable to USDA, Forest Service. If the due date for the rental or rental calculation statement falls on a non-work day, the charges shall not apply until the close of business on the next workday. This lease terminates if rent is not received by the Forest Service within 90 calendar days of the due date.

C. Pursuant to 31 U.S.C. 3717, et seq., interest shall be charged on any rental amount not paid within 30 days from the date the rental or rental calculation financial statement specified in this authorization becomes due. The rate of interest assessed shall be the higher of the rate of the current value of funds to the U.S. Treasury (i.e., Treasury tax and loan account rate), as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly or at the Prompt Payment Act rate. Interest on the principal shall accrue from the date the rental or rental calculation financial statement is due. In addition, an administrative penalty at a percentage rate prescribed by law or regulation will be assessed for failure to pay any portion of the debt that is more than 90 days past due. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

D. Disputed rentals are due and payable by the due date. No appeal of rentals will be considered by the Forest Service without full payment of the disputed amount.

III. RESPONSIBILITIES OF THE LESSEE

A. The Lessee is authorized to rent space and provide other services to customers and/or tenants and shall charge each customer/tenant a reasonable rental without discrimination for the use and occupancy of the facilities and services provided. The Lessee shall impose no unreasonable restrictions nor any restriction restraining competition or trade practices. By October 15 of each year, the Lessee shall provide the Authorized Officer a certified statement listing all tenants and customers, by category of use in the facility on September 30th of that year.

B. All development, operation and maintenance of the authorized facility, improvements, and equipment located on the property shall be in accordance with stipulations in the communications site management plan approved by the Authorized Officer. If required by the Authorized Officer, all plans for development, layout, construction, or alteration of improvements on the property, as well as revisions of such plans, must be prepared by a licensed engineer, architect, and/or landscape architect. Such plans must be approved in writing by the Authorized Officer before commencement of any work. After completion, as-built plans, maps, surveys, or other similar information will be provided to the Authorized Officer and appended to the communications site management plan.

C. The Lessee will comply with applicable Federal, State, county, and municipal laws, regulations and standards for public health and safety, environmental protection, siting, construction, operation, and maintenance in exercising the rights granted by this lease. The obligations of the Lessee under this lease are not contingent upon any duty of the Authorized Officer, or other agent of the United States, to inspect the premises. A failure by the United States, or other governmental officials, to inspect is not a defense to noncompliance with any of the terms or conditions of this lease. Lessee waives all defenses of laches or estoppel against the United States. The Lessee shall at all times keep the title of the United States to the property free and clear of all liens and encumbrances.

D. Use of communications equipment is contingent upon the possession of a valid Federal Communication Commission (FCC) or Director of Telecommunications Management/Interdepartmental Radio Advisory Committee (DTM/IRAC) authorization, and the operation of the equipment is in strict compliance with applicable requirements of FCC or IRAC. A copy of each applicable license or authorization shall at all times be maintained by the Lessee for each transmitter being operated. The Lessee shall provide the Authorized Officer, when requested, with current copies of all licenses for equipment in or on facilities covered by this lease.

E. The Lessee shall ensure that equipment within his or her facility (including tenant and customer equipment) operates in a manner which will not cause harmful interference with the operation of existing equipment on or adjacent to the communications site. If the Authorized Officer or authorized official of the Federal Communication Commission (FCC) determines that the Lessee's use interferes with existing equipment, the Lessee will promptly take the necessary steps to eliminate or reduce the harmful interference to the satisfaction of the Authorized Officer or FCC official.

F. When requested by the Authorized Officer, the Lessee will furnish technical information concerning the equipment located on the property.

IV. LIABILITIES

A. The Lessee assumes all risk of loss to the authorized improvements.

B. The Lessee shall comply with all applicable Federal, State, and local laws, regulations, and standards, including but not limited to, the Federal Water Pollution Control Act, 33 U.S.C. 1251 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. 9601 et seq., and other relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, construction, operation and maintenance of any facility, improvement, or equipment on the property.

C. The Lessee shall indemnify, defend, and hold the United States harmless for any violations incurred under any such laws and regulations or for judgments, claims, or demands assessed against the United States in connection with the Lessee's use or occupancy of the property. The Lessee's indemnification of the United States shall include any loss of personal injury, loss of life or damage to property in connection with the occupancy or use of the property during the term of this lease. Indemnification shall include, but is not limited to, the value of resources damaged or destroyed; the costs of restoration, cleanup, or other mitigation; fire suppression or other types of abatement costs; third party claims and judgments; and all administrative, interest, and other legal costs. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

D. The Forest Service has no duty, either before or during the lease term, to inspect the property or to warn of hazards and, if the Forest Service inspects the property, it shall incur no additional duty nor any liability for hazards not identified or discovered through such inspections. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

E. The Lessee has an affirmative duty to protect from damage the land, property, and interests of the United States.

F. In the event of any breach of the lease by the Lessee, the Authorized Officer may, on reasonable notice, cure the breach for the account at the expense of the Lessee. If the Forest Service at any time pays any sum of money or does any act which will require payment of money, or incurs any expense, including reasonable attorney's fees, in instituting, prosecuting, and/or defending any action or proceeding to enforce the United States rights hereunder, the sum or sums so paid by the United States, with all interests, costs and damages shall, at the election of the Forest Service, be deemed to be additional rental hereunder and shall be due from the Lessee to the Forest Service on the first day of the month following such election.

V. OTHER PROVISIONS

A. Nondiscrimination. The Lessee shall at all times operate the described property and its appurtenant areas and its buildings and facilities, whether or not on the property, in full compliance with Title VI of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the regulations issued thereunder by the Department of Agriculture and in effect on the date this lease is granted to the end that no person in the United States shall, on the grounds of race, sex, color, religion or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any of the programs or activities provided thereon.

B. Revocation, Termination and Suspension.

1. General. For purposes of this lease, termination, revocation, and suspension refer to the cessation of uses and privileges under the lease.

"Revocation" refers to an action by the Authorized Officer to end the lease because of noncompliance with any of the prescribed terms, abandonment, or for reasons in the public interest. Revocations are appealable.

"Termination" refers to the cessation of the lease under its own terms without the necessity for any decision or action by the Authorized Officer. Termination occurs automatically when, by the terms of the lease, a fixed or agreed upon condition, event, or time occurs. For example, the lease terminates at expiration. Terminations are not appealable.

"Suspension" refers to a revocation which is temporary and the privileges may be restored upon the occurrence of prescribed actions or conditions. Suspensions are appealable.

2. This lease may be suspended or revoked upon breach of any of the conditions herein or upon nonuse. Nonuse refers to a failure to operate the facilities on the property for a period of years.

3. Except in emergencies, the Authorized Officer shall give the Lessee written notice of the grounds for

revocation or suspension and a reasonable time, not to exceed 90 days, to complete the corrective action. After 90 days, the Forest Service is entitled to such remedies as provided herein.

4. This lease may be revoked at the discretion of the Forest Service when in the public interest. When revoked in the public interest, the Lessee shall be compensated subject to the availability of appropriated funds. Compensation shall be based upon the initial cost of improvements located on the lease, less depreciation as allocated over the life of the improvements as declared by the Lessee's Federal tax amortization schedules.

5. Any discretionary decisions or determinations by the Authorized Officer on revocation or suspension are subject to the appeal regulations at 36 CFR 251, Subpart C, or revisions thereto.

6. In the event the Authorized Officer decides not to issue a new lease, or the Lessee does not desire a new lease, the Authorized Officer and the Lessee shall, within six months prior to the termination date of this lease, agree upon a mitigation plan to restore and stabilize the site.

7. Upon termination or revocation of the authorization, delinquent fees and other charges associated with the authorization will be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 et seq. Delinquencies may be subject to any or all of the following conditions:

- a. Administrative offset of payments due the holder from the Forest Service.
- b. Delinquencies in excess of 60 days shall be referred to United States Department of Treasury for appropriate collection action as provided by 31 U.S.C. 3711 (g), (1).
- c. The Secretary of the Treasury may offset an amount due the debtor for any delinquency as provided by 31 U.S.C. 3720, et seq.).

In the event this lease is revoked for noncompliance, the Lessee shall remove all structures and improvements within 120 days, except those owned by the United States, and shall restore the site as nearly as reasonably possible to its original condition unless this requirement is otherwise waived in writing by the Authorized Officer.

If the Lessee fails to remove all structures or improvements within the prescribed period, they shall become the property of the United States and may be sold, destroyed, or otherwise disposed of without any liability to the United States.

C. Members of Congress. No member of or Delegate to Congress or Resident Commissioner shall benefit from this lease whether directly or indirectly, except when the lease provides a general benefit to a corporation.

D. Reservations. This lease is granted subject to the following reservations by the United States:

1. The right to all natural resource products now or hereafter located on the property unless stated otherwise, and the right to utilize or dispose of such resources insofar as the rights of the Lessee are not unreasonably affected.
2. The right to modify the communications site plan as deemed necessary.
3. The right to enter upon the lease and inspect all facilities to assure compliance with the conditions of this lease.
4. The right of the United States to require common use of the property, and the right to authorize use of the property for compatible uses, including the subsurface and air space.

In the event of any conflict between any of the preceding printed clauses or any provisions thereof and any of the following clauses or any provision thereof, the preceding clauses shall control.

ACCEPTED this _____ day of _____, I John Nichols, the undersigned have read, understand and accept the terms and conditions of this lease.

John Nichols
Lessee

IN WITNESS WHEREOF, the Forest Service, by its Authorized Officer, has executed this lease on the day and year first written above.

UNITED STATES OF AMERICA

NICHOLAS SCHMELTER
DISTRICT RANGER

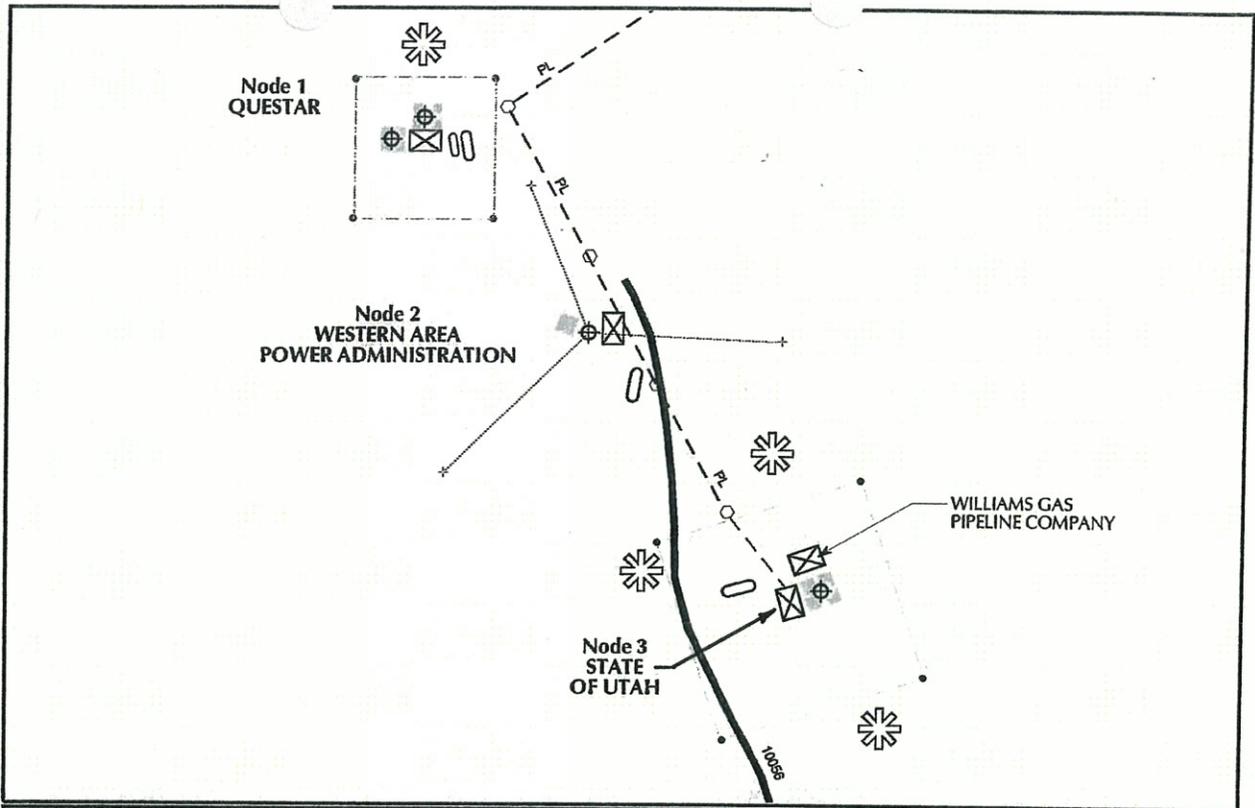
Name and Title Of Authorized Officer
Forest Service
Department of Agriculture

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average one (1) hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

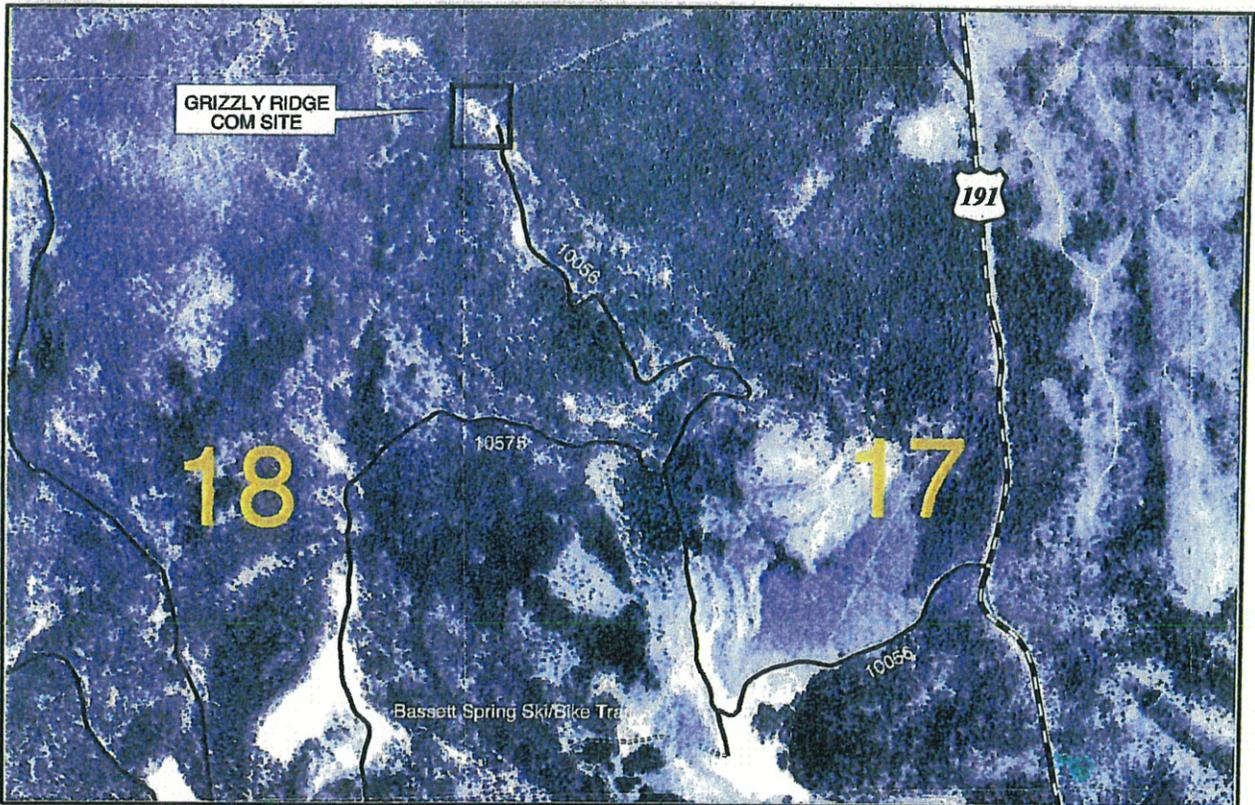
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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.



<p>LEGEND</p> <p>BUILDING..... ☒</p> <p>TOWER / PADS..... ⊕</p> <p>PROPANE TANK..... ◯</p> <p>POTENTIAL NEW NODE... ✨</p>	<p>Original data was compiled from multiple source data and may not meet the U.S. National Mapping Accuracy Standard of the Office of Management and Budget. For specific data source dates and/or additional digital information contact the Forest Supervisor, Ashley National Forest, Vernal, Utah. This map has no warranties to its contents or accuracy.</p>	<p>N</p>	<p>GRIZZLY RIDGE COMMUNICATIONS SITE</p> <p>DETAIL MAP</p>
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<p>LEGEND</p> <p>EXISTING COM SITE..... ☐</p>	<p>Original data was compiled from multiple source data and may not meet the U.S. National Mapping Accuracy Standard of the Office of Management and Budget. For specific data source dates and/or additional digital information contact the Forest Supervisor, Ashley National Forest, Vernal, Utah. This map has no warranties to its contents or accuracy.</p>	<p>N</p>	<p>GRIZZLY RIDGE COMMUNICATIONS SITE</p> <p>GENERAL VICINITY</p>
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EXHIBIT A

9-20-2012

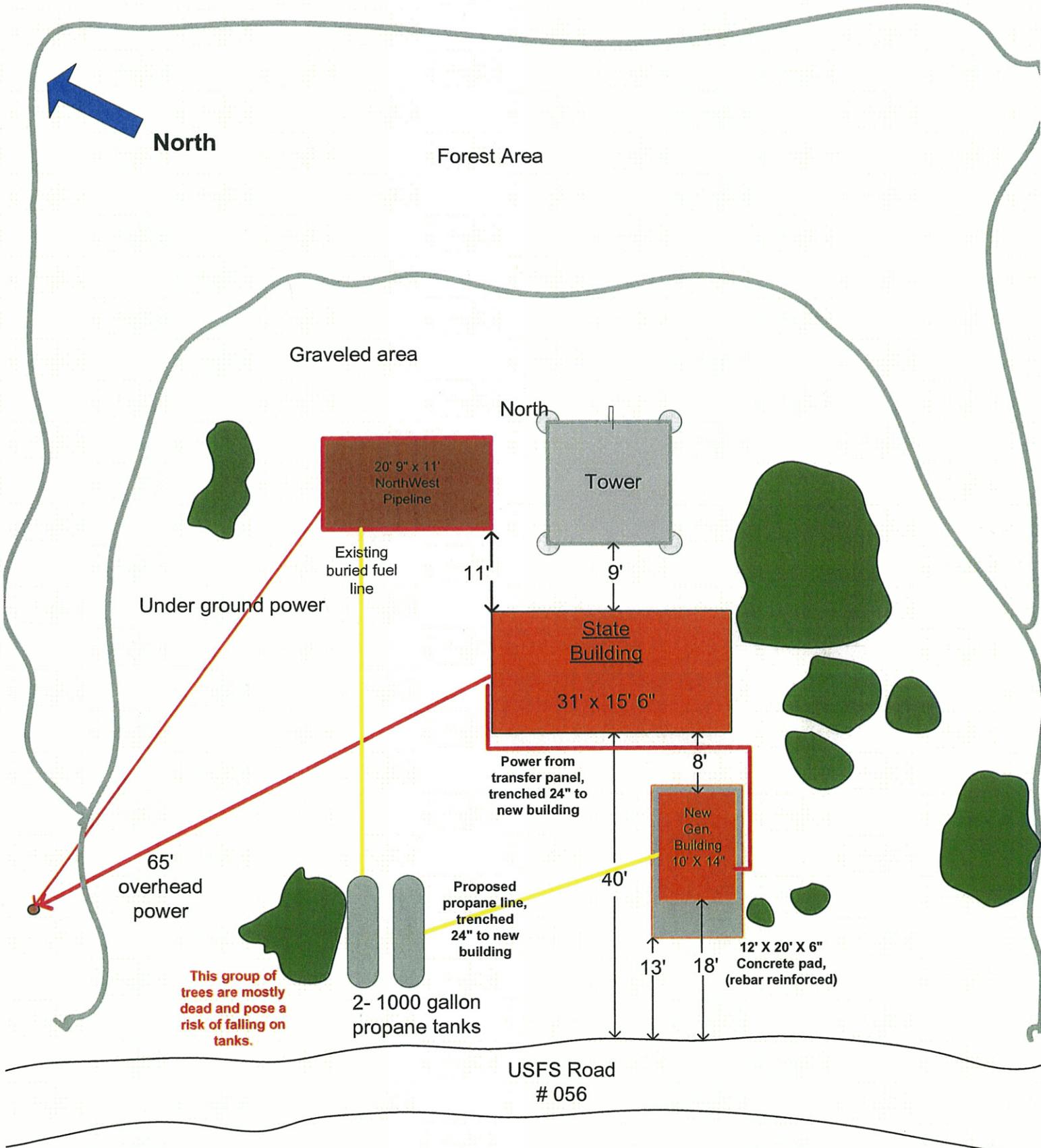
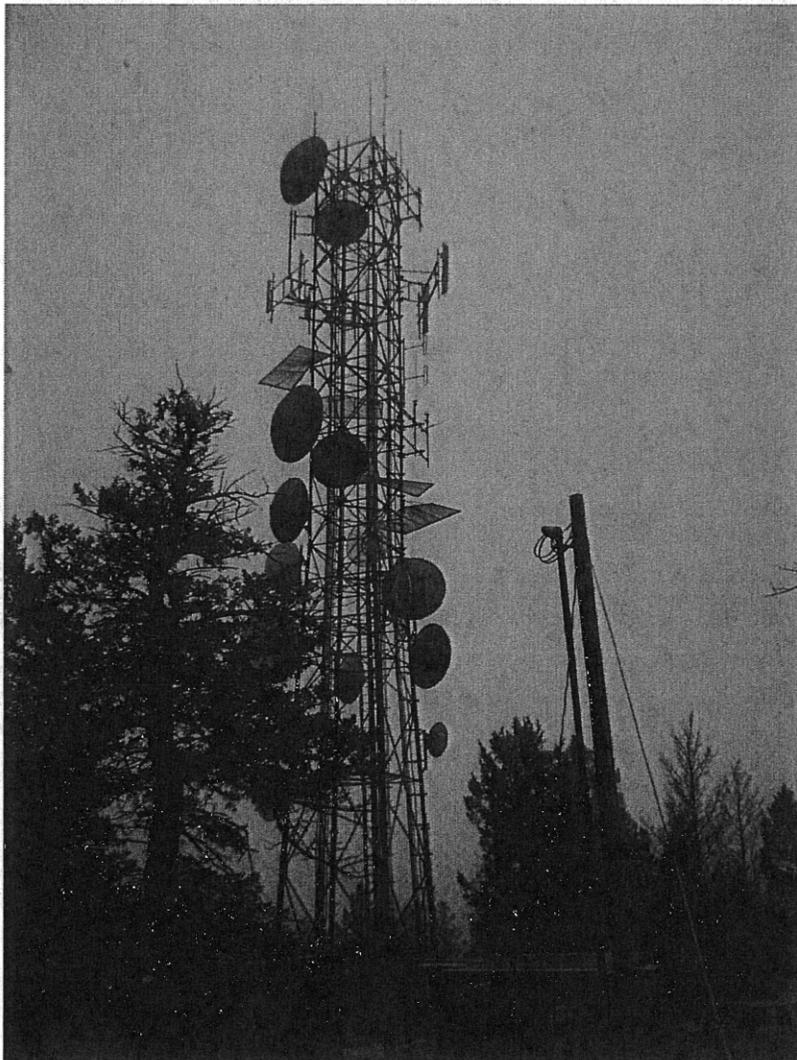


EXHIBIT A

Operation and Maintenance Plan
NEW GENERATOR BUILDING PLAN
-GRIZZLY RIDGE

Submitted to:
United States Forest Service
Ashley Ranger District



Submitted by:
The State of Utah, Department of Technology Services
7/9/2012
Amended 9/19/2012

EXHIBIT B

**NEW GENERATOR BUILDING PLAN
GRIZZLY RIDGE COMMUNICATIONS SITE
ASHLEY NATIONAL FOREST, UINTAH COUNTY, UTAH
VRL-103601**

The current configuration at the Grizzly Ridge communication site that the State of Utah is occupying consists of one 31' x 15' communication building, one propane tank, and one free standing 120' Valmont tower adjacent to our building.

Growth and expansion in the area coupled with an aging emergency backup power generator has forced us to replace the generator with a larger more powerful generator. Currently, the generator located at the facility is in the same building as the emergency communications, cellular and television equipment. A generator equipped to supply enough power to all of the equipment that is located at the Grizzly Ridge site is physically too large to fit in the existing building, therefore we are requesting permission to place a pre fabricated building adjacent to our existing building and tower to specifically house a new higher power generator.

(See Appendix A).

PROPOSED ACTION

The proposed action consists of the following basic elements.

- Excavate, form and pour a new 12' x 20' X 6" concrete pad that the new building would sit on. The 12' X 20' pad will give us one foot around the new building, and a 5' pad in front of the building at the door. The concrete will be reinforced with rebar. Concrete will be delivered by a concrete truck to the site.
- Pull the new pre constructed building with the new generator already installed to the site, place on new pad. The building has been constructed with wheels and axels built into the frame for easy maneuvering. This was a better alternative than a building with skids and dragging to the site as originally planned. The wheels and axels will be removed from the frame and hauled away once positioned on the pad. A dozer or tractor will need to be utilized to pull the building to the site.
- Removal of the existing propane line that currently feeds the generator in the existing building. A new 1 ¼" hard line will be installed from the existing propane tank to the new building. The new line will be buried at 24" and marked with signs showing where the line is buried. (See Appendix A)
- A conduit for the electrical wiring will need to be installed to supply power to and from the new generator building. The conduit will be buried at a 24" depth. (See appendix A)
- All topsoil will be stockpiled prior to surface disturbance and replaced over the restored and recon-toured land surface prior to planting seed mixes.

- Clean up all debris from construction; perform any reclamation steps required to return disturbed surface land to pre disturbed condition to the U.S.F.S. standards. Verify the grading will not cause any water to run off towards the access road to prevent erosion.
- Remove old generator from existing building.

RIGHT OF WAY ACQUISITION

No additional rights-of-way are required for this project. The proposed building addition will fit within the existing lot.

PROJECT CONSTRUCTION, OPERATION, AND MAINTENANCE

The following section generally describes the activities that are anticipated to occur before and during project construction and throughout operation and maintenance of the project. Existing roads will provide access for project construction, operation, and maintenance.

Preconstruction Activities

Preliminary site survey. Technicians visited the site to verify adequate spacing and room for new building as well as placement and staking out of the new building in conjunction with the existing tower and propane tank.

Construction Activities

Building a form and pouring a concrete pad that the new building will sit on. The pad will be 12' X 20' X 6". A cement truck will be used to mix and haul the concrete to the site. We do not anticipate any problems with the cement truck getting to the site. U.D.O.T. has agreed to "blade" the road in order to assist us with getting a concrete truck as well as our new building to the site. There has recently been large amounts of concrete poured at the communication site across the road to the south west of our site without any improvements made to the road. In the event that there is any road damage caused by the cement truck, the State of Utah will have the road repaired to the condition of the road prior to the start of the project. The number of workers and type if equipment expected to be used for this project is as follows:

TYPICAL CONCRETE POUR AND BUILDING INSTALLATION			
ESTIMATED PERSONNEL AND EQUIPMENT REQUIRED			
Tasks	Crews	Equipment	Timeline
Survey	1-2 people		
		1-2 pickup trucks	Completed, 6/2012

		survey equipment	
Concrete form build / pour	4-5 people		
		1 concrete truck	August 14th, 2012
		2-3 pickup trucks	
Installation of new building on new concrete pad. New Propane line and electrical conduit trenched, installed and terminated.	4-5 people		
		Dozer or tractor, (needed to pull the building to site and place on pad). Small bobcat with trenching utility and scoop bucket	The week of August 20th - 24th 2012
		2-3 pickup trucks	
Clean-up and reclamation.	4-5 people	bobcat	The week of August 27th
		2-3 pickup trucks	

Access Roads. For this project, we will utilize the existing USFS system road # 056 for access to the site. There is no need to construct or use any roads other than the existing established road. ***The surveyors noted that the access road is in very bad shape, probably the worst they had seen and that it would need some maintenance prior to hauling the new building to the site.*

U.D.O.T. has agreed to blade the road and make minor repairs or improvements where needed in order to assist us with the concrete truck as well as pulling our new building to the site. U.D.O.T. has stated they will not do any major road work to USFS 056.

Existing Timber. There is no expectation to remove any existing timber to complete this project, however, there are some hazardous trees near the two propane tanks that pose a threat to the tanks as well as the overhead power lines. The state of Utah will sub contract removal of those trees at a later date. The State of Utah will contact the Ashley National Forest Service prior to having the trees removed.

Staging / Material Yard. All work related to this project will be done at the existing site. There is no need for a staging yard.

Cleanup. The construction site and road will be kept in a clean and orderly condition throughout the construction and moving period. The crews will collect any trash or used building materials and properly dispose of them daily. Tools and equipment used in the concrete work will be properly cleaned and all remnants will be removed from the site. No chemicals or solvents will be used in the building replacement process. No burning of any

construction material will occur on the Ashley National Forest lands. All excess concrete will be properly removed from the forest and not dumped at the site.

Erosion Control. Proper grading and ditching will be implemented at the site around the new building to prevent any water run off or erosion from damaging the road.

Propane Tank: The State of Utah will repaint the existing propane tank white to prevent rusting.

Reclamation. Upon the construction of the concrete pad, and the installation of the new building, the crew will perform any reclamation steps needed to restore the original contour of the land surface. All topsoil will be stockpiled prior to surface disturbance and replaced over the restored and recon-toured land surface prior to planting seed mixes. Appropriate site-specific seed mixes will be used where and if applicable to disturbed land. If needed, seeding will be administered as per the Ashley National Forest recommendations.

Operation and Maintenance

The State of Utah, Department of Technology Services will continue to monitor, inspect and perform maintenance at regular intervals.

During winter months, D.T.S. technicians will be required to remove snow from the roof of the generator building prior to servicing the generator or performing other maintenance inside the building. A warning sign will be placed near the entrance inside the building as a reminder for personnel to remove the snow that may accumulate on the roof of the building. An adequate tool for removing the snow will be kept in the building.

MITIGATION MEASURES

As part of standard operating procedures, the following mitigation measures will be implemented by the State of Utah technicians throughout this project in order to reduce potential adverse environmental impacts.

Table 1 STANDARD MITIGATION MEASURES	
1.	<i>All construction vehicle movement outside of the right-of-way will be restricted to pre-designated access, contractor acquired access, or public roads.</i>
2.	<i>The limits of construction activities will be predetermined, with activity restricted to and confined within those limits. No paint or permanent discoloring agents will be applied to rocks or vegetation to indicate survey or construction activity limits. When applicable, the right-of-way boundary will be flagged in environmentally sensitive areas described in the plan of development to alert construction personnel that those areas will be avoided.</i>
3.	<i>In construction areas where re-contouring is not required, vegetation will be left in place wherever possible to avoid excessive root damage and allow for re-sprouting.</i>
4.	<i>Prior to construction, all construction personnel will be instructed on the protection of cultural, paleontological, and ecological resources. To assist in this effort, the construction contract will address (a) federal and state laws regarding antiquities, fossils, and plants and wildlife, including collection and removal; and (b) the importance of these resources and the purpose and necessity of protecting them.</i>

Table 1 STANDARD MITIGATION MEASURES	
5.	<i>All construction and maintenance activities will be conducted in a manner that would minimize disturbance to vegetation, drainage channels, and intermittent and perennial stream banks. Temporary structures to cross channels or streams may be necessary. Subsequent to completing construction all temporary structures will be removed. All existing roads will be left in a condition equal to or better than their condition prior to the construction of the State of Utah Communications site construction.</i>
6.	<i>All requirements of those entities having jurisdiction over air quality and water quality matters will be adhered to and any necessary permits for construction activities would be obtained. Open burning of construction trash will not be allowed on the Ashley National Forest.</i>
7.	<i>Fences and gates, if damaged or destroyed by construction activities, will be repaired or replaced to their original pre-disturbed condition as required by the landowner or the land management agency. Temporary gates will be installed only with the permission of the landowner or the land management agency.</i>
8.	<i>During operation of the communications site, the right-of-way will be maintained free of construction related non-biodegradable debris.</i>
9.	<i>Enclosed containment will be provided for all hazardous materials (if needed) and trash. All construction waste including trash, litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials will be removed to a disposal facility authorized to accept such materials.</i>
10.	<i>Blasting along with use of mechanical equipment may be limited/restricted during drought conditions if fire restrictions are implemented. Any Blasting must be approved by the Ashley National Forest Service prior to.</i>
11.	<i>In construction areas where ground disturbance is significant or where re-contouring is required. All topsoil will be stockpiled prior to surface disturbance and replaced over the restored and recon-toured land surface prior to planting seed mixes. Seed shall be a mix approved by the Ashley National Forest and attached to this document.</i>
12.	<i>If deemed necessary for this project by the Ashley National Forest, an initial intensive cultural resource inventory survey will be conducted prior to construction. Impact avoidance and mitigation measures developed in consultation with appropriate land management and regulatory agencies and other interested parties will be implemented subsequent to the completion of the NEPA compliance document. In addition, supplemental surveys of appurtenant impact zones beyond the corridor will be undertaken as needed.</i>
13.	<i>Any cultural and/or paleontological resource discovered during construction by the State of Utah, or any person working on the State of Utah's behalf on public or federal land will be reported immediately to the authorized officer. The State of Utah will suspend operations in the area until an evaluation is completed to prevent the loss of cultural or scientific values.</i>
14.	<i>Watering facilities (e.g., tanks, developed springs, water lines, wells, etc.) will be repaired or replaced to their pre-disturbed conditions as required by the landowner or land management agency if they are damaged or destroyed by construction activities.</i>
15.	<i>Construction holes left open overnight will be covered to prevent human, livestock or wildlife from damage.</i>
16.	<i>During operation of the communications site, the right-of-way will be maintained free of construction related non-biodegradable debris.</i>
17.	<i>The State of Utah will clean off-road equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts prior to moving equipment onto public land.</i>

TABLE 2 SELECTIVELY RECOMMENDED MITIGATION MEASURES	
1.	<i>No widening or upgrading of existing access roads will be undertaken in the area of construction and operation, except for repairs necessary to make roads passable, where soils or vegetation are very sensitive to disturbance.</i>
2.	<i>There will be no blading of new access roads in the area of construction and operation. Existing crossings will be utilized at washes and irrigation channels. These access routes must be flagged with an easily seen marker and the route must be approved by the authorized officer in advance of use.</i>
3.	<i>With the exception of emergency repair situations, right-of-way construction, restoration, maintenance, and termination, activities in designated areas will be modified or discontinued during sensitive periods (e.g., nesting and breeding periods) for candidate, proposed threatened and endangered, or other sensitive animal species.</i>

**TABLE 2
SELECTIVELY RECOMMENDED MITIGATION MEASURES**

<i>This list will be approved in advance by the authorized officer of the Ashley National Forest.</i>
4. <i>In designated areas, structures will be placed or rerouted not less than 100 feet outside the Floodplains and wetlands to avoid sensitive features such as, but not limited to, riparian areas, water courses, and cultural sites.</i>
5. <i>Existing roads and trails that will be blocked as a result of construction will be rerouted as directed by the authorizing officer.</i>
6. <i>Construction of the right-of-way authorization could begin July of 2012 and be completed October 2012</i>

ADDITIONAL STIPULATIONS

The following additional stipulations in Table 3 will be implemented throughout the construction and operation of the project and will be included as part of the standard operating procedures.

**TABLE 3
STIPULATIONS – STANDARD OPERATING PROCEDURES**

1. <i>STATE OF UTAH will construct, operate, and maintain the facilities, improvements, and structures within this right-of-way in strict conformity with the plan of development as it is approved and made part of the right-of-way authorization. Any relocation, additional construction, or use that is not in accord with the approved plan(s) of development will not be initiated without the prior written approval of the authorized officer. A copy of the complete right-of-way authorization, including all stipulations and approved plan(s) of development, will be made available on the right-of-way area during construction, operation, and termination to the authorized officer. Noncompliance with the above shall be grounds for an immediate temporary suspension of activities if it constitutes a threat to public health and safety or the environment.</i>
2. <i>STATE OF UTAH will submit a plan or plans of development that describe in detail the construction, operation, maintenance, and termination of the right-of-way and its associated improvements and/or facilities. The degree and scope of these plans will vary depending on (1) the complexity of the right-of-way or its associated improvements and/or facilities, (2) the anticipated conflicts that require mitigation, and (3) additional technical information required by the authorizing officer. An approved plan of development will be made a part of the right-of-way authorization.</i>
3. <i>STATE OF UTAH will contact the authorized officer at least 10 days prior to the anticipated start of construction and/or any surface-disturbing activities. The authorized officer may require and schedule a preconstruction conference with STATE OF UTAH prior to commencement of construction and/or surface-disturbing activities on the right-of-way. STATE OF UTAH, STATE OF UTAH’s contractor(s), or agents involved with the construction and/or surface-disturbing activities on the right-of-way should attend this conference to review the stipulations of the authorization including the plan(s) of development.</i>
4. <i>STATE OF UTAH will designate a representative(s) who will have the authority to act upon and implement instructions from the authorized officer within a reasonable time when construction or other surface-disturbing activities are underway.</i>
5. <i>The authorized officer may suspend or terminate in whole or in part, any notice to proceed which has been issued when, in his/her judgment, unforeseen conditions arise which result in the approved terms and conditions being inadequate to protect the public health and safety or to protect the environment.</i>
6. <i>The design and location of all facilities shall be approved by the authorized officer prior to construction. A design plan along with a map will be a part of document.</i>
7. <i>The holder will protect all survey monuments found within the right-of-way. Survey monuments include but are not limited to General Land Office and Survey Corners, reference corners, witness points, U.S. Coastal and Geodetic benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. In the event of obliteration or disturbance of any of the above, STATE OF UTAH will immediately report the incident, in writing, to the authorized officer and the respective installing</i>

TABLE 3
STIPULATIONS – STANDARD OPERATING PROCEDURES

<p><i>authority, if known. Where General Land Office or STATE OF UTAH right-of-way monuments or references are obliterated during operations, STATE OF UTAH shall secure the services of a registered land surveyor to restore the disturbed monuments and references using surveying procedures found in the Manual of Surveying Instructions for the Survey of the Public Lands of the United States, latest edition. STATE OF UTAH shall record such survey in the appropriate county and send a copy to the authorized officer.</i></p>
<p>8. <i>The holder will conduct all activities associated with the construction, operation, and maintenance of the right-of-way within the authorized limits of the right-of-way.</i></p>
<p>9. <i>The holder of this right-of-way authorization or the holder's successor in interest shall comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et. seq.) and the regulations of the Secretary of Interior issued pursuant hereto.</i></p>
<p>10. <i>All design: material; and construction, operation, and maintenance practices will be in accordance with safe and proven engineering practices.</i></p>
<p>11. <i>STATE OF UTAH will mark the exterior boundaries of the right-of-way with a stake and/or lath. The intervals may be varied at the time of staking at the discretion of the authorized officer. The tops of the stakes and/or laths will be painted and the laths flagged in a distinctive color as determined by the holder. The survey station numbers will be marked on the boundary stakes and/or laths at the entrance to and exit from public land. Holder will maintain all boundary stakes and/or laths in place until final cleanup and restoration are completed and approved by the authorized officer. The stakes and/or laths will then be removed at the direction of the authorized officer.</i></p>
<p>12. <i>The holder will conduct all activities associated with the construction, operation, and termination of the right-of-way within the authorized limits of the right-of-way.</i></p>
<p>13. <i>During conditions of extreme fire danger or ground saturation conditions, operations may be suspended or limited in certain areas.</i></p>
<p>14. <i>The holder will inform the authorized officer within 48 hours of any accidents on federal lands that require reporting to the Department of Transportation as required by 49 CFR Part 195.</i></p>
<p>15. <i>Within 30 days of completion, the holder will submit to the authorized Ashley National Forest officer, as-built drawings and a certification of construction verifying that the facility has been constructed (and tested) in accordance with the design, plans, specifications, and applicable laws and regulations.</i></p>
<p>16. <i>Construction sites will be maintained in a sanitary condition at all times; waste materials at those sites will be disposed of promptly at an appropriate waste disposal site. "Waste" means all discarded matter including but not limited to human waste, debris, garbage, refuse, oil drums, petroleum products, ashes, and equipment.</i></p>
<p>17. <i>The contractor for the permittee will clean earth moving/construction equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts prior to moving equipment onto public land authorized under this lease.</i></p>



Gary R. Herbert
Governor

Utah State Building Board

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

To: Utah State Building Board
From: David G. Buxton
Date: October 9, 2012
Subject: **DWR – Wildlife Egan Hatchery Raceway Covers**
Presenter: Ron Nielsen, Support Services DWR

Recommendations

DFCM recommends that the Building Board review the request from DWR to build raceway covers at Egan Hatchery in Bicknell, Utah.

Background

The Raceways are currently uncovered, and open to contamination from birds and other animals. DWR has covered many of their raceways in the past several years to prevent contamination. The cost of the project is estimated at \$2.2 million.

DGB:kfb

FY 2014
Other Funded Capital Development Project Request

Agency/Institution: Department of Natural Resources / Division of Wildlife Resources

Project Name: Raceway Covers / J. Perry Egan Hatchery, Bicknell Utah

Preliminary Cost Estimate: \$ 2.2 Million.

Total Project Space (Gross Square Feet) _____

New Space (Gross Square Feet)	<u>82,000</u>
Remodeled Space (GSF)	<u>None</u>
Space to be Demolished (GSF)	<u>None</u>

Increase in State Funded O&M \$ No Increase

Structure is to cover existing raceways. Raceway covers reduce O&M on concrete raceways. The savings of raceway O&M will take care of any O&M the structure requires. O&M for hatchery facilities is paid from license and permit fees (Restricted Account). No O&M will be requested.

New Program Costs \$ No Increase

No additional cost will be incurred. Raceway covers are a bio-security measure to keep out disease, water contaminants, predatory wildlife, and aquatic invasive species. No new programs or expansion of existing services are estimated. Current facility and operations will be protected.

New FTEs Required for O&M No Increase

New FTEs Required for Programs No Increase

Hatchery employees currently take care of O&M as well as all program responsibilities. The same number of employees will take care of maintenance and fish production with no increase in FTE's or other costs.

Sources of Funding \$ 2.2 Million

Funding for the project is from the General Fund appropriation for Hatchery Development, and the State Fish Hatchery Maintenance Account (SFHMA).

Previous State Funding \$ N/A

Existing Facility:

The raceways at Egan Hatchery are currently uncovered and susceptible to infection by disease, aquatic invasive species (AIS), and avian predation. Whirling Disease (WD) is in the Bicknell Bottoms Wildlife

Management Area (WMA) which is part of the Fremont River system, and only 150 feet from our raceways. New Zealand Mud Snails (NZMS) are also in the Fremont River system above the hatchery. Loa Hatchery is currently infested by NZMS which has fish production cut by nearly 50%. Loa Hatchery is only 11 stream miles above our Egan facility. Raceway covers protect the raceways and fish from disease and AIS carried by birds and small mammals. Covering the raceways also extends the useful life of the facility. Egan Hatchery is critical to the fisheries program in this state because it produces 24 million trout eggs each year for all our facilities.

Existing Space (square feet) Currently Occupied None

Project Description:

The raceways are currently uncovered and accessible to birds and small mammals that can carry disease, AIS and other contaminants. Diseases such as WD effect the fish directly whereas invasive species such as NZMS and Quagga Mussels destroy the usefulness of the facility. Covers protect the facilities from this type of contamination as well as accidental contamination from humans. Raceway covers consist of a metal building being constructed over the existing concrete raceways. No insulation is required because the metal structures are not heated.

Project Justification:

The J. Perry Egan Hatchery in Bicknell Utah is critical to the success of the fish production and distribution program of the Utah Division of Wildlife Resources. The Egan Hatchery not only produces fish for stocking in reservoirs, streams and community fisheries, it also serves as the brood facility for the other ten hatcheries in the State. Egan Hatchery maintains brood stock fish and provides eggs for most of the cold water species raised in other hatcheries in Utah. The protection of this hatchery is critical to the future success of angling programs provided by DWR to the citizens of Utah. Outdoor recreation including fishing is an important part of the quality of life we enjoy in this Great State. The success of almost all fisheries is dependent on hatchery raised fish for harvest or to relieve pressure on native or wild species.

Planning/Programming:

Because this is a metal building it will be procured through the design build process. However an alta survey will be completed prior to that process to accelerate and facilitate the most cost effective design.

Site and Infrastructure:

The entire Egan Hatchery in Bicknell Utah is owned by the State of Utah and managed by the Utah Division of Wildlife Resources.

Photographs and Maps:





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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 9, 2012
Subject: **DNR-DWR New Residence at Mantua Fish Hatchery**
Presenter: Ron Nielsen, Support Services DWR

Recommendations

DFCM recommends that the Building Board review the request from DWR to build a new residence at Mantua Fish Hatchery.

Background

The old residence was built in 1945 has outlived its useful life. The new residence would be built near the existing one, but closer to fish production areas. The plan is a prototype used at other fish hatcheries. These houses are 2,800 sq. ft. plus a garage built on. They have a kitchen, living room, 2 baths, and 2 bedrooms on the main floor, and an unfinished basement. The estimated cost to demo the old residence and build a new residence is \$250,000.

DGB: kfb
Attachment

FY 2014
Other Funded Capital Development Project Request

Agency/Institution: Department of Natural Resources / Division of Wildlife Resources

Project Name: New Residence / Mantua Fish Hatchery

Preliminary Cost Estimate: \$ 250,000

Total Project Space (Gross Square Feet) 3,200

New Space (Gross Square Feet)	<u>3,200</u>
Remodeled Space (GSF)	<u>None</u>
Space to be Demolished (GSF)	<u>1,568</u>

Increase in State Funded O&M \$ No Increase

Residence is to replace one that was part of the old Maple Springs Hatchery that the UDWR purchased from a private individual in 1971. The residence was built in the 1945. O&M for hatchery facilities is paid from license and permit fees (Restricted Account). No O&M will be requested.

New Program Costs \$ No Increase

Some additional costs will be incurred due to the residence being larger. These additional O&M costs would be paid from the restricted account.

New FTEs Required for O&M No Increase

New FTEs Required for Programs No Increase

Hatchery employees currently take care of O&M as well as all program responsibilities. The same number of employees will take care of maintenance and fish production with no increase in FTE's or other costs.

Sources of Funding \$ 250,000

Funding for the project is from the General Fund appropriation for Hatchery Development, and the State Fish Hatchery Maintenance Account (SFHMA).

Previous State Funding \$ N/A

Existing Facility:

The existing residence was built in 1945, and is quite small for a family. The approximate square footage is 784 square feet on each of two levels. Electrical and plumbing systems are outdated, and in need of code updates. Please see the attached pictures.

Existing Space (square feet) Currently Occupied _____ 1,568 _____

Project Description:

The residence would be built near the existing one, but closer to fish production areas. We own plans for residences that we have built at other facilities. These houses are 2,800 sq. ft. plus a garage built on. They have a kitchen, living room, 2 bathes, and 2 bedrooms on the main floor, and an unfinished basement.

Project Justification:

The Mantua Fish Hatchery is now a brood facility scheduled to produce over 12 million eggs, and some production fish for local waters. This facility is very important to our efforts to produce eggs for fish production. Developing this brood station is a key element in our fight to rid the state hatcheries of cold water disease (CWD), and maintaining healthy brood and production fish across the state.

This residence will allow a employee and their family to live close to the facility and provide onsite security, instant response to emergencies, and a after hour presence. The existing residence is old, with outdated code compliance, continuing electrical problems, poor insulation, no ADA compliance, and is very small. The garage, a frame structure, is in danger of falling over and not safe to use.

Planning/Programming:

After approval by the Legislature, we would need the site layout done, but will use existing plans we own to build the structure.

Site and Infrastructure:

The entire Mantua Hatchery in Mantua Utah has 45 acres and is owned by the State of Utah and managed by the Utah Division of Wildlife Resources.

Photographs and Maps:





Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Approval of Revolving Loan Fund for Utah State University – College of Eastern Utah**
Presenter: Bianca Shama, Energy Program Director

Recommendations

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's energy revolving loan fund, each project seeking funding requires Building Board approval prior to moving forward. DFCM recommends that the Building Board review the request from Utah State University-College of Eastern 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 Utah State University-College of Eastern Utah. The Utah State University-College of Eastern Utah is requesting a loan in the amount of \$173,388.82. The funds will be used to install removable insulation jackets, smart jackets and repair/replace missing and damaged pipe insulation. The payback for this project will be 23.12 months. The estimated loan repayment schedule will begin in 2013 and be completed by 2015 with quarterly payments of \$22,497.95. The project will result in both significant energy savings and cost savings and allow for a continuous monitoring by campus personnel to identify any steam leaks as they occur in the future.

DGB:bs

Attachment: Loan application and supporting documentation

State of Utah
State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Utah State University – College of Eastern Utah

B. Building name & location:

Price Campus – this is a campus wide project and deal directly with the medium pressure gas fired boiler steam campus distribution system, the buildings affected by this system cover a wide variety of types, uses and sizes. This includes building mechanical rooms and steam vaults.

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

Mechanical rooms in campus classroom and instructional buildings, and in steam vaults
 11 buildings and 8 steam vaults were inventoried. 347 components were identified that need a removable insulation jacket. 9 locations were identified that need pipe insulation. Of the 347 components that were identified 58 were steam traps stations.

D. Existing building systems and energy usage:

This project is limited to steam pipe fittings that are currently not properly insulated and does not involve any other building systems. The total usage has not been provided in the project documents, only an estimate of total BTU/hour loss at the un-insulated steam fittings. Total dollar loss due to un-insulated components, missing/damaged pipe insulation and steam trap failure is \$95,069.46.

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Project Annual Cost Savings
347 removable insulation jackets – includes 58 steam trap stations			
9 pipe insulation areas			
TOTAL	\$173,388.82		\$89,991.79

F. Rebates and Incentives:

Provider and type of rebate or incentive	Estimated Amount of incentive
Questar Gas	N/A
Rocky Mountain	N/A
TOTAL	N/A

G. Pay back

\$173,388.82/ \$89,991.79 = Simple payback is 23.12 months.

H. Description of energy costs savings measurement and verification:

The total dollar loss due to un-insulated components, missing/damaged pipe insulation, and steam trap failure is \$95,069.46 per year. The total dollars savings if all components are insulated, the piping

insulation is installed and the steam traps are monitored with Smart Jackets is \$89,991.79 per year. The price to manufacture and install removable insulation jackets, smart jackets and repair/replace missing and damaged pipe insulation is \$173,388.82 which results in a return on investment of only 23.12 months.

I. Commissioning procedures:

Visual inspection to make sure that all jackets are installed correctly.

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

The project will allow USU-CEU to reduce the consumption of natural gas used to heat campus buildings and provide an incentive to pursue other energy savings measures on campus.

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

Estimated costs:	\$173,388
Other funds to be used on project:	\$0
Total proposed loan amount:	\$173,388

L. Attachments:

Cover letter from Thermaxx including scope of work, jacket construction, and heat loss analysis.



7/25/2012

Sheila Burghardt, Facilities Manager
USU University College of Eastern Utah
465 North 600 East
Price, Utah 84501

Subject: Steam and condensate valve, piping & component insulation survey

Dear Sheila,

Thank you for asking Thermaxx LLC to inventory the thermal insulation on valves, components and piping that make up the steam and condensate piping systems. 11 Buildings and 8 Steam Vaults were included in the inventory.

We identified 347 components that need a removable insulation jacket

We identified 9 locations that need pipe insulation, we found the pipe insulation to be in very good condition throughout.

Of the 347 components that were identified 58 are steam trap stations.

The total dollar loss due to un-insulated components missing/damaged pipe insulation and steam trap failure is \$95,069.46 per year

The total dollar savings if all components are insulated, the piping insulation is installed and the steam traps are monitored with Smart Jackets is \$89,991.79 per year.

The price to manufacture and install removable insulation jackets, smart jackets and repair/replace missing and damaged pipe insulation is \$173,388.82 which results in a Return on Investment of only 23.12 Months.

We have included a spreadsheet which details the information by building.

If you have any questions please call me.

Thank you very much

William Jones

VP Operations

Phone: (770) 742-0597

Cell: (864) 979-1043

willj@thermaxxjackets.com



THERMAXX LLC

Company Address 16 Hamilton Street
West Haven, CT 06516
US

Phone (203) 932-9639

Quote Name USU Price Campus component jackets and smart Jackets

OQ# OPP# 00003881

Quote Number 00001095

Created Date 7/25/2012

Expiration Date 12/31/2012

Contact Name Sheila Burghardt

Phone (435) 613-5550

Email shelia.burghardt@usu.edu

Prepared By JP Peloso

E-mail jpeloso@thermaxxjackets.com

For Questions on this proposal: Please contact myself or Will Jones at (864) 979-1043

Bill To Name USU College of Eastern Utah

Bill To 456 North 600 East
Price, Utah 84501

Scope of Work

Scope of Work We are quoting our standard insulation jacket per materials listed below. Maximum temperature for these jackets is 600°F.

Additional Scope Info Pricing to fabricate and install the removable insulation jackets, pipe insulation and smart jackets at the USU College of Eastern Utah as shown on the spreadsheet titled OPP 3881 USU Price campus heat loss & ROI analysis.

Sales Tax: Sales Tax Not Included

Jacket Construction

Jacket Hot Side Teflon - LFP 2109

Jacket Color Brown

Jacket Cold Side EJ 1650

Jacket Insulation 1"; 10mm

Jacket Insulation Material Pyrogel; Needled Fiberglass

Thickness

Jacket Fasteners Velcro; D-Rings

Jacket Thread Kevlar 92

ThermaXX Jacket Products <http://www.thermaxxjackets.com/page/products/>

Warranty Period 5 years

Delivery As Agreed Upon

Location	Product	Quantity	Sales Price	Total Price
USU College of Eastern Utah	Fabricate and Install Removable insulation jackets, Smart jacket steam trap monitoring & pipe Insulation	1.00	\$173,388.00	\$173,388.00

Shipping Included - UPS Ground Total Price \$173,388.00

Payment Terms Progress Payments Grand Total \$173,388.00

Credit Card Authorization

I have read and accept the proposal and specifications

Accepted By _____ Date _____

FOR CREDIT CARD CHARGES ONLY – PLEASE COMPLETE THIS SECTION

I HEREBY AUTHORIZE THERMAXX LLC TO CHARGE _____ to my

VISA ___ MSTRCRD ___ DSCVR ___ AMEX ___ CARD# _____

+ 3 Digits after Acct. # on back of card _____

CARD EXPIRES MONTH _____ YEAR _____
(Card Holder Name)

If this project is going to be paid with credit card, please fill out the above information and call, email, or fax to your ThermaXX sales representative.

Quote Acceptance Information

Signature

Name

Title

Date



ThermaXX LLC Heat Loss Analysis

Job Name: USU - Price Campus
 Opp Number: 3881
 Date: 7/17/2012
 Ambient Temp: 75°F
 Cost per MMBTU: \$8.85

REPORT SUMMARY:
 YEARLY SAVINGS IF INSULATED AND SMART JACKETS ARE UTILIZED: \$89,991.79
 Price of Thermaxx Insulation Jackets and SMART JACKETS: \$173,388.82
 Average Payback in Months: 23.42

DOLLARS LOST EACH YEAR IF COMPONENTS REMAIN UN-INSULATED AND SMART JACKETS ARE NOT UTILIZED: \$95,069.46

Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	5F component	Wind speed	Hrs in service/yr	Insulation Thickness	Bare BTU/(hr/ft) lost	Insulated BTU/(hr/ft) lost	Insulated Touch Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if Insulated
1	BDAC MECHANICAL ROOM STEAM	4" 250lb. Crane Gate Valve	GV	250	4.00	292.4	5.49	0	8760	1	591.31	48.55	101.50	\$121.88	\$371.00	1	\$331.19
2	BDAC MECHANICAL ROOM STEAM	3/4" Illinois 880 F&T Trap Station	FT	NPT	0.75	292.4	3.01	0	8760	10mm	591.31	48.55	101.50	\$121.88	\$1,249.00	1	\$126.78
3	BDAC MECHANICAL ROOM STEAM	3" Crane 250lb. Model Z1E Globe Valve	GV	250	3.00	292.4	5.06	0	8760	1	591.31	48.55	101.50	\$121.88	\$363.00	1	\$215.09
4	BDAC MECHANICAL ROOM STEAM	3" 125lb. Keckly wye Strainer	WYE	125	3.00	292.4	2.90	0	8760	1	591.31	48.55	101.50	\$133.05	\$93.00	1	\$121.12
5	BDAC MECHANICAL ROOM STEAM	Steam Head - Patterson Kelly PK Heater, Comcast 2	HTX HD	150	N/A	292.4	5.88	0	8760	1	591.31	48.55	101.50	\$270.24	\$575.00	1	\$248.05
6	BDAC MECHANICAL ROOM STEAM	Steam Head - Patterson Kelly PK Heater, Comcast 2	HTX HD	150	N/A	292.4	5.88	0	8760	1	591.31	48.55	101.50	\$270.24	\$575.00	1	\$248.05
7	BDAC MECHANICAL ROOM STEAM	3/4" Hoffman steam beam B1027A F&T Trap Station	FT	NPT	0.75	292.4	2.63	0	8760	1	591.31	48.55	101.50	\$130.57	\$1,249.00	1	\$110.67
8	BDAC MECHANICAL ROOM STEAM	1" Illinois 880 F&T steam trap station	FT	NPT	1.00	292.4	3.01	0	8760	10mm	591.31	48.55	101.50	\$138.10	\$1,249.00	1	\$126.76
9	BDAC MECHANICAL ROOM STEAM	1" Senco FT 30 steam trap station	FT	NPT	1.00	292.4	2.25	0	8760	10mm	591.31	48.55	101.50	\$103.13	\$1,249.00	1	\$94.66
10	BDAC MECHANICAL ROOM STEAM	Senco 242 RRC Condensate Pump	GPC	NPT	2.00	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$68.54	\$625.00	1	\$558.58
11	BDAC MECHANICAL ROOM STEAM	2" Watts NPT Wye Strainer	WYE	NPT	2.00	292.4	1.79	0	8760	1	591.31	48.55	101.50	\$82.12	\$259.00	1	\$175.38
12	BDAC MECHANICAL ROOM STEAM	2" NPT Union	UN	NPT	2.00	292.4	1.05	0	8760	1	591.31	48.55	101.50	\$48.04	\$115.00	1	\$64.10
13	BDAC MECHANICAL ROOM STEAM	3" 250lb. Crane model Z1E Globe Valve	GV	250	3.00	292.4	5.06	0	8760	1	591.31	48.55	101.50	\$121.88	\$363.00	1	\$215.09
14	BDAC MECHANICAL ROOM STEAM	4" 250lb. Nisco F667 Gate Valve	GV	250	4.00	292.4	5.49	0	8760	1	591.31	48.55	101.50	\$232.15	\$363.00	1	\$131.09
15	BDAC MECHANICAL ROOM STEAM	Belimo 2 1/2" 250lb. Globe Control Valve	CONIVA	250	2.75	292.4	4.72	0	8760	1	591.31	48.55	101.50	\$216.55	\$271.00	1	\$198.77
16	BDAC MECHANICAL ROOM STEAM	4" Nisco 250lb. F667 Gate Valve	GV	250	4.00	292.4	5.49	0	8760	1	591.31	48.55	101.50	\$216.55	\$271.00	1	\$198.77
17	BDAC MECHANICAL ROOM STEAM	3" 250lb. Nisco 250lb. F667 Gate Valve	GV	250	3.00	292.4	4.00	0	8760	1	591.31	48.55	101.50	\$163.52	\$571.00	1	\$331.19
18	BDAC MECHANICAL ROOM STEAM	1" Hoffman B1075S steam trap station	FT	NPT	1.00	292.4	2.90	0	8760	1	591.31	48.55	101.50	\$166.40	\$1,375.00	1	\$169.45
19	BDAC MECHANICAL ROOM STEAM	3" Keckly 125lb. Wye Strainer	WYE	125	3.00	292.4	3.63	0	8760	1	591.31	48.55	101.50	\$133.05	\$845.00	1	\$152.74
20	BDAC MECHANICAL ROOM STEAM	HTX Head B&G SU35-2 C-40 D=12.75"	HTX HD	150	N/A	292.4	4.26	0	8760	1	591.31	48.55	101.50	\$195.42	\$427.92	1	\$232.15
21	BDAC MECHANICAL ROOM STEAM	HTX Steam Inlet flange 4" 125lb. Flg. S&L x 5"	FLANGE	125	4.00	292.4	1.18	0	8760	1	591.31	48.55	101.50	\$54.14	\$181.00	1	\$126.78
22	BDAC MECHANICAL ROOM STEAM	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS	N/A	N/A	N/A	292.4	N/A	0	8760	1	591.31	48.55	101.50	\$4,746.00	\$0.00	1	\$4,746.00
1	BDAC MECHANICAL ROOM 260° HW	4" 140lb. Butterfly Valve	BRVA	150	4.00	260	2.90	0	8760	1	480.43	40.00	98.50	\$108.10	\$371.00	1	\$95.10
2	BDAC MECHANICAL ROOM 260° HW	4" 140lb. Butterfly Valve	BRVA	150	4.00	260	2.90	0	8760	1	480.43	40.00	98.50	\$108.10	\$371.00	1	\$95.10
3	BDAC MECHANICAL ROOM 260° HW	3" Air eliminator 18" dia. X 30" H	AIR ELM.	150	4.00	260	15.31	0	8760	1	480.43	40.00	98.50	\$570.87	\$650.00	1	\$532.34
4	BDAC MECHANICAL ROOM 260° HW	4" 150lb. Flange set	FLANGE	150	4.00	260	1.18	0	8760	1	480.43	40.00	98.50	\$43.99	\$181.00	1	\$40.32
5	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Butterfly Valve	BRVA	150	3.00	260	2.07	0	8760	1	480.43	40.00	98.50	\$77.16	\$334.00	1	\$170.74
6	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Butterfly Valve	BRVA	150	3.00	260	2.07	0	8760	1	480.43	40.00	98.50	\$77.16	\$334.00	1	\$170.74
7	BDAC MECHANICAL ROOM 260° HW	3" 125lb. B&G Triple Duty Valve	TDUTY	150	3.00	260	3.63	0	8760	1	480.43	40.00	98.50	\$135.13	\$343.00	1	\$123.87
8	BDAC MECHANICAL ROOM 260° HW	3" 125lb. Nisco W20W disc Check valve	CKVA	150	3.00	260	2.87	0	8760	1	480.43	40.00	98.50	\$106.98	\$210.00	1	\$98.07
9	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Flex hose x 10'	FLEX	150	3.00	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$371.00	1	\$67.10
10	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Butterfly Valve	BRVA	150	3.00	260	2.07	0	8760	1	480.43	40.00	98.50	\$77.16	\$334.00	1	\$170.74
11	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Butterfly Valve	BRVA	150	3.00	260	2.07	0	8760	1	480.43	40.00	98.50	\$77.16	\$334.00	1	\$170.74
12	BDAC MECHANICAL ROOM 260° HW	3" 135lb. B&G Triple Duty Valve	TDUTY	150	3.00	260	3.63	0	8760	1	480.43	40.00	98.50	\$135.13	\$343.00	1	\$123.87
13	BDAC MECHANICAL ROOM 260° HW	3" 135lb. Nisco W20W disc Check valve	CKVA	150	3.00	260	2.87	0	8760	1	480.43	40.00	98.50	\$106.98	\$210.00	1	\$98.07
14	BDAC MECHANICAL ROOM 260° HW	3" 150lb. Flex hose x 10'	FLEX	150	3.00	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$371.00	1	\$67.10
15	BDAC MECHANICAL ROOM 260° HW	3 x 2 Reducing spool piece x 13"	RFPOOL	150	3.00	260	2.87	0	8760	1	480.43	40.00	98.50	\$79.29	\$116.00	1	\$77.69
16	BDAC MECHANICAL ROOM 260° HW	3" Flex Hose x 10'	FLEX	150	3.00	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$116.00	1	\$77.69
17	BDAC MECHANICAL ROOM 260° HW	3 x 2 Reducing spool piece x 13"	RFPOOL	150	3.00	260	2.13	0	8760	1	480.43	40.00	98.50	\$79.40	\$116.00	1	\$77.79
18	BDAC MECHANICAL ROOM 260° HW	3" Flex hose x 10'	FLEX	150	3.00	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$116.00	1	\$77.69



Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SF/component	Wind speed	Hrs in service/yr.	Insulation Thickness	Base BTU/hr/ft ² lost	Insulated BTU/hr/ft ² lost	Insulated Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if insulated
1	REEVES DOWNSTARIS MECH ROOM	3" 125LB. Gate valve bolted to wye strainer	GV	125	3.00	292.4	3.5	0	8760	1	591.31	46.55	101.50	\$160.58	\$383.00	1	\$147.39
2	REEVES DOWNSTARIS MECH ROOM	3" 125LB. Wye Strainer bolted to GV	WYE	125	3.00	266.8	2.90	0	8760	1	480.43	40.00	98.50	\$108.10	\$243.00	1	\$98.10
3	REEVES DOWNSTARIS MECH ROOM	3" x 1/4" red. Spool piece x 8" LH sleeve E	SPOOL	125	3	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$119.00	1	\$45.81
4	REEVES DOWNSTARIS MECH ROOM	1 1/4" Spence Type E main valve	PRV	NPT	1.25	292.7	1.85	0	8760	10mm	579.60	55.20	111.10	\$83.20	\$119.00	1	\$35.80
5	REEVES DOWNSTARIS MECH ROOM	4" Gate Valve Bolted to C = 40 1/2"	GV	125	4.00	292.4	5.08	0	8760	1	438.17	52.35	99.30	\$172.70	\$482.00	1	\$149.27
6	REEVES DOWNSTARIS MECH ROOM	4" 125lb. Gate Valve Bolted to 7	GV	125	4.00	249.7	5.08	0	8760	1	438.17	52.35	99.30	\$172.70	\$482.00	1	\$149.27
7	REEVES DOWNSTARIS MECH ROOM	4" 125lb. Wye Strainer Bolted to 6	WYE	125	4.00	249.7	2.16	0	8760	1	438.17	52.35	99.30	\$141.43	\$482.00	1	\$340.57
8	REEVES DOWNSTARIS MECH ROOM	4" Spool piece x 8"	SPOOL	125	4	250	2.36	0	8760	1	480.43	40.00	98.50	\$81.83	\$111.00	1	\$29.17
9	REEVES DOWNSTARIS MECH ROOM	2" 125lb. Spence Type E main valve	PRV	125	2	292.7	2.76	0	8760	1	579.60	55.20	111.10	\$124.12	\$240.00	1	\$115.88
10	REEVES DOWNSTARIS MECH ROOM	4" Gate Valve Bolted, Ins. C-47 1/2", H=10	GV	125	4.00	292.4	2.13	0	8760	1	591.31	48.55	101.50	\$89.35	\$240.00	1	\$150.65
11	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$124.00	1	\$34.65
12	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$124.00	1	\$34.65
13	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
14	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
15	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
16	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger Head C-51, L=9" HO = 1469	HEX HD	150	N/A	249.7	2.80	0	8760	1	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
17	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
18	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
19	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
20	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
21	REEVES DOWNSTARIS MECH ROOM	Sarco 1 x 1 1/2" PPE Condensate Pump	PPC	NPT	1	249.7	13.26	0	8760	1	438.17	52.35	99.30	\$450.94	\$675.00	1	\$337.06
22	REEVES DOWNSTARIS MECH ROOM	Sarco 1 x 1 1/2" PPE Condensate Pump	PPC	NPT	1	249.7	13.26	0	8760	1	438.17	52.35	99.30	\$450.94	\$675.00	1	\$337.06
23	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Flange set x 6"	FLANGE	125	3	274	1.60	0	8760	1	480.43	40.00	98.50	\$58.47	\$165.00	1	\$106.53
24	REEVES DOWNSTARIS MECH ROOM	2 1/2" Gate Valve Bolted C-28 H=7 1/2", HO=5X5	GV	125	2.50	249.7	1.37	0	8760	1	438.17	52.35	99.30	\$89.35	\$143.00	1	\$53.65
25	REEVES DOWNSTARIS MECH ROOM	2 1/2" Gate Valve Bolted C-28 H=7 1/2", HO=5X5	GV	125	2.50	249.7	1.37	0	8760	1	438.17	52.35	99.30	\$89.35	\$143.00	1	\$53.65
26	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$149.00	1	\$69.65
27	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$149.00	1	\$69.65
28	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Gate Valve Bolted to 7	GV	125	3.00	249.7	2.63	0	8760	1	438.17	52.35	99.30	\$124.00	\$482.00	1	\$343.90
29	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Gate Valve Bolted to 7	GV	125	3.00	249.7	2.63	0	8760	1	438.17	52.35	99.30	\$124.00	\$482.00	1	\$343.90
30	REEVES DOWNSTARIS MECH ROOM	2" NPT Wye Strainer	WYE	125	2	274	1.79	0	8760	1	480.43	40.00	98.50	\$108.10	\$240.00	1	\$131.90
31	REEVES DOWNSTARIS MECH ROOM	2" NPT Control Valve x 16"	CONVAL	NPT	2	274	2.80	0	8760	1	591.31	48.55	101.50	\$128.33	\$237.00	1	\$117.99
32	REEVES DOWNSTARIS MECH ROOM	2" NPT Control Valve x 16"	CONVAL	NPT	2	274	2.80	0	8760	1	591.31	48.55	101.50	\$128.33	\$237.00	1	\$117.99
33	REEVES DOWNSTARIS MECH ROOM	3" Gate Vb. Bolted C-23	GV	125	3.00	266.8	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$153.00	1	\$99.62
34	REEVES DOWNSTARIS MECH ROOM	3" Gate Vb. Bolted C-23	GV	125	3.00	266.8	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$153.00	1	\$99.62
35	REEVES DOWNSTARIS MECH ROOM	2" NPT Cont. Valve x 22" C=2" Union	CONVAL	NPT	2	274	3.19	0	8760	1	591.31	48.55	101.50	\$146.35	\$237.00	1	\$147.00
36	REEVES DOWNSTARIS MECH ROOM	1 1/2" Cont. Valve x 22"	CONVAL	NPT	1.5	274	1.87	0	8760	1	591.31	48.55	101.50	\$85.88	\$237.00	1	\$151.12
37	REEVES DOWNSTARIS MECH ROOM	2" NPT Wye Strainer	WYE	125	2	274	1.79	0	8760	1	438.17	52.35	99.30	\$60.85	\$165.00	1	\$124.15
38	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Gate Valve Bolted to wye strainer	GV	125	3.00	292.4	3.5	0	8760	1	438.17	52.35	99.30	\$108.10	\$383.00	1	\$274.89
1	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Gate Valve Bolted to wye strainer	GV	125	3.00	292.4	3.5	0	8760	1	438.17	52.35	99.30	\$108.10	\$383.00	1	\$274.89
2	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Gate Valve Bolted to wye strainer	GV	125	3.00	292.4	3.5	0	8760	1	438.17	52.35	99.30	\$108.10	\$383.00	1	\$274.89
3	REEVES DOWNSTARIS MECH ROOM	3" x 1/4" red. Spool piece x 8" LH sleeve E	SPOOL	125	3	260	1.96	0	8760	1	480.43	40.00	98.50	\$73.19	\$119.00	1	\$45.81
4	REEVES DOWNSTARIS MECH ROOM	1 1/4" NPT Spence Type E main valve	PRV	NPT	1.25	292.7	1.85	0	8760	10mm	579.60	55.20	111.10	\$83.20	\$119.00	1	\$75.27
5	REEVES DOWNSTARIS MECH ROOM	4" Gate Valve Bolted to C = 40 1/2"	GV	125	4.00	292.4	5.08	0	8760	1	438.17	52.35	99.30	\$172.70	\$482.00	1	\$309.28
6	REEVES DOWNSTARIS MECH ROOM	4" 125lb. Gate Valve Bolted to 7	GV	125	4.00	249.7	5.08	0	8760	1	438.17	52.35	99.30	\$172.70	\$482.00	1	\$309.28
7	REEVES DOWNSTARIS MECH ROOM	4" 125lb. Wye Strainer Bolted to 6	WYE	125	4.00	249.7	2.16	0	8760	1	438.17	52.35	99.30	\$141.43	\$482.00	1	\$340.57
8	REEVES DOWNSTARIS MECH ROOM	4" Spool piece x 8"	SPOOL	125	4	250	2.36	0	8760	1	480.43	40.00	98.50	\$81.83	\$111.00	1	\$29.17
9	REEVES DOWNSTARIS MECH ROOM	2" 125lb. Spence Type E main valve	PRV	125	2	292.7	2.76	0	8760	1	579.60	55.20	111.10	\$124.12	\$240.00	1	\$115.88
10	REEVES DOWNSTARIS MECH ROOM	4" Gate Valve Bolted, Ins. C-47 1/2", H=10	GV	125	4.00	292.4	2.13	0	8760	1	591.31	48.55	101.50	\$89.35	\$240.00	1	\$150.65
11	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$124.00	1	\$34.65
12	REEVES DOWNSTARIS MECH ROOM	3/4" Hoffman H steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	458.17	52.35	99.30	\$89.35	\$124.00	1	\$34.65
13	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
14	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
15	REEVES DOWNSTARIS MECH ROOM	Armstrong 75AB F&T station w/ 2" wye, unions, ck & gates	FT	NPT	2	249.7	5.25	0	8760	10mm	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
16	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger Head C-51, L=9" HO = 1469	HEX HD	150	N/A	249.7	2.80	0	8760	1	438.17	52.35	99.30	\$178.48	\$149.00	1	\$70.52
17	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
18	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
19	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
20	REEVES DOWNSTARIS MECH ROOM	Heat Exchanger inlet flange 4" 150lb. X 8" w/outlets	FLANGE	150	4.00	274	2.80	0	8760	1	480.43	40.00	98.50	\$104.37	\$181.00	1	\$96.68
21	REEVES DOWNSTARIS MECH ROOM	Sarco 1 x 1 1/2" PPE Condensate Pump	PPC	NPT	1	249.7	13.26	0	8760	1	438.17	52.35	99.30	\$450.94	\$675.00	1	\$337.06
22	REEVES DOWNSTARIS MECH ROOM	Sarco 1 x 1 1/2" PPE Condensate Pump	PPC	NPT	1	249.7	13.26	0	8760	1	438.17	52.35	99.30	\$450.94	\$675.00	1	\$337.06
23	REEVES DOWNSTARIS MECH ROOM	3" 125lb. Flange set x 6"	FLANGE	125	3	274	1.60	0	8760	1	480.43	40.00	98.50	\$58.47	\$165.00	1	\$106.53
24	REEVES DOWNSTARIS MECH ROOM																

Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SF/component	Wind speed	hrs in service/yr	Insulation Thickness	Base BTU/hr/sf test	Insulated BTU/hr/sf test	Insulated Touch Temp °F	Dollars LOST per-yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if Insulated
32	REEVES DOWNSTAIRS MECH ROOM	2" NPT Control Valve x 18"	CONTVA	NPT	2	274	2.80	0	8760	1	591.31	48.55	101.50	\$128.46	\$232.00	1	\$117.91
33	REEVES DOWNSTAIRS MECH ROOM	2" NPT Control Valve x 18"	CONTVA	NPT	2	274	2.80	0	8760	1	591.31	48.55	101.50	\$128.46	\$232.00	1	\$117.91
34	REEVES DOWNSTAIRS MECH ROOM	3" Gate Vr. Bonnet C-33	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.36	\$153.00	1	\$47.00
35	REEVES DOWNSTAIRS MECH ROOM	3" 125lb. Wye strainer	WYE	125	3.00	266.8	2.90	0	8760	1	480.43	40.00	99.50	\$108.10	\$343.00	1	\$65.10
36	REEVES DOWNSTAIRS MECH ROOM	2" NPT Cont. Valve x 22" Union	CONTVA	NPT	2	274	3.19	0	8760	1	591.31	48.55	101.50	\$146.35	\$332.00	1	\$134.34
37	REEVES DOWNSTAIRS MECH ROOM	1 1/2" Cont. Valve x 22"	CONTVA	NPT	1.5	274	1.87	0	8760	1	591.31	48.55	101.50	\$85.79	\$224.00	1	\$78.75
38	REEVES DOWNSTAIRS MECH ROOM	2" NPT Wye strainer	WYE	NPT	2.00	274	1.79	0	8760	1	438.17	52.35	99.30	\$60.85	\$255.00	1	\$52.58
39	REEVES DOWNSTAIRS MECH ROOM	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS												\$9,142.00			\$9,142.00



Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SF/component	Wind speed	Hrs in service/yr	Insulation Thickness	Baro BTU/hr/ft ² lost	Insulated BTU/hr/ft ² lost	Insulated Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if insulated
1	SAC Maintenance rm. By Commo	Heat Exchanger Head C-32 1/4" x 21 (3 piece head)	HTX HD	150	N/A	249.7	10.20	0	8760	1	438.17	52.35	99.30	\$346.62	\$477.92	1	\$306.20
2	SAC Maintenance rm. By Commo	1" Bronze Inlet Control Valve	CONVA	NPT	1	274	1.51	0	8760	1	591.31	48.55	101.50	\$69.28	\$224.00	1	\$63.59
3	SAC Maintenance rm. By Commo	1" Nicholson Series G Steam Trap Station	FT	NPT	1	249.7	3.69	0	8760	10mm	438.17	52.35	99.30	\$123.30	\$1,249.00	1	\$106.57
4	SAC Maintenance rm. By Commo	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS												\$457.00	\$0.00		\$457.00
1	Music Building	2" NPT Gate Valve	GV	NPT	2.00	249.7	1.83	0	8760	10mm	438.17	52.35	99.30	\$62.21	\$327.00	1	\$54.78
2	Music Building	2" NPT Ball Valve	CONVA	NPT	2	274	1.79	0	8760	1	591.31	48.55	101.50	\$83.12	\$327.00	1	\$75.38
3	Music Building	2" NPT Wye Strainer	WYE	NPT	2.00	266.8	1.29	0	8760	1	480.43	40.00	98.50	\$66.72	\$259.00	1	\$61.17
4	Music Building	1" Nicholson Series G Steam Trap Station	FT	NPT	1	249.7	3.63	0	8760	10mm	438.17	52.35	99.30	\$123.30	\$1,249.00	1	\$106.57
5	Music Building	2" NPT Globe Valve	GV	NPT	2	292.4	1.75	0	8760	1	591.31	48.55	101.50	\$69.28	\$327.00	1	\$73.70
6	Music Building	1 1/2" Watson McDaniel B steam trap station	FT	NPT	1.5	249.7	3.5	0	8760	10mm	438.17	52.35	99.30	\$118.99	\$1,410.00	1	\$104.77
7	Music Building	Duplex Condensate Pump 22"x15" 1/2" x 1/2"	COND-MP	NPT	N/A	239	3.5	0	8760	1	426.90	50.24	102.80	\$115.93	\$475.00	1	\$102.29
8	Music Building	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS												\$1,143.00	\$0.00		\$1,143.00
1	Arts Building Main Steam Entrance	1" NPT Spence Type E Main Valve	PRV	NPT	1	292.7	1.75	0	8760	10mm	579.60	55.20	111.10	\$78.70	\$167.00	1	\$71.20
2	Arts Building Main Steam Entrance	1" NPT Wye Strainer	WYE	NPT	1.00	249.7	0.93	0	8760	1	438.17	52.35	99.30	\$31.62	\$195.00	1	\$17.84
3	Arts Building Main Steam Entrance	1" Sarco FT 30 Steam Trap Station	FT	NPT	1.5	249.7	3.63	0	8760	10mm	438.17	52.35	99.30	\$123.30	\$1,249.00	1	\$106.57
4	Arts Building Main Steam Entrance	1 1/4" NPT Wye strainer	WYE	NPT	1.25	266.8	1.4	0	8760	1	480.43	40.00	98.50	\$55.19	\$320.00	1	\$27.84
5	Arts Building Main Steam Entrance	60 LF of 1 1/2" Pipe insulation and fittings	INS	pipe	1.5	292.4	29.84	0	8760	1	591.31	48.55	101.50	\$1,369.22	\$1,200.00	1	\$125.88
6	Arts Building Main Steam Entrance	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS												\$371.00	\$0.00		\$371.00
1	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$353.00	1	\$66.12
2	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$353.00	1	\$47.00
3	Student Center/ILS Rm. 217	3" 125lb. Spence Type E Main Valve	PRV	125	3	292.7	4.45	0	8760	1	579.60	55.20	111.10	\$200.12	\$990.00	1	\$181.06
4	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$353.00	1	\$66.12
5	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$353.00	1	\$47.00
6	Student Center/ILS Rm. 217	3" 125lb. Spence Type E Main Valve	PRV	125	3	292.7	4.45	0	8760	1	579.60	55.20	111.10	\$200.12	\$990.00	1	\$181.06
7	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$353.00	1	\$66.12
8	Student Center/ILS Rm. 217	Gate Valve Bonnet In. C-37 1/2" In. 8, nos 3x6"	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$353.00	1	\$47.00
9	Student Center/ILS Rm. 217	3/4" Armstrong 800 B Steam Trap Station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
10	Student Center/ILS Rm. 217	3/4" Armstrong 800 B Steam Trap Station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
11	Student Center/ILS Rm. 217	Alpha Baller 59C x 25 Flashed Trap Station	FT	N/A	N/A	249.7	13.78	0	8760	1	438.17	52.35	99.30	\$468.38	\$631.54	1	\$214.42
12	Student Center/ILS Rm. 217	1 1/2" Mecco Model 48-715 F&T steam trap station	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$120.32
13	Student Center/ILS Rm. 217	1 1/2" NPT Wye strainer	WYE	NPT	1.50	249.7	1.46	0	8760	1	438.17	52.35	99.30	\$49.54	\$320.00	1	\$48.75
14	Student Center/ILS Rm. 217	1 1/2" NPT Control Valve Station	CONVA	NPT	1.5	274	1.87	0	8760	1	591.31	48.55	101.50	\$65.79	\$240.00	1	\$78.67
15	Student Center/ILS Rm. 217	9/4" Mecco DBS-5 Steam Trap Station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$99.35	\$1,249.00	1	\$78.67
16	Student Center/ILS Rm. 217	1 1/2" Mecco Model 48-715 F&T steam trap station	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$120.32
17	Student Center/ILS Rm. 217	1 1/2" NPT Wye strainer	WYE	NPT	1.50	266.8	1.46	0	8760	1	480.43	40.00	98.50	\$54.42	\$320.00	1	\$49.89
18	Student Center/ILS Rm. 217	1 1/2" Mecco Model 48-715 F&T steam trap station	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$120.32
19	Student Center/ILS Rm. 217	1 1/2" NPT Wye strainer	WYE	NPT	1.50	266.8	1.46	0	8760	1	480.43	40.00	98.50	\$54.42	\$320.00	1	\$49.89
20	Student Center/ILS Rm. 217	1 1/2" NPT Wye strainer	WYE	NPT	1.50	249.7	1.46	0	8760	1	480.43	40.00	98.50	\$54.42	\$320.00	1	\$49.89
21	Student Center/ILS Rm. 217	1 1/2" NPT Swing Check Va.	CKVA	NPT	1.50	274	1.52	0	8760	1	554.88	38.79	97.10	\$65.44	\$320.00	1	\$60.86
22	Student Center/ILS Rm. 217	1 1/2" NPT Swing Check Va.	CKVA	NPT	1.50	274	1.52	0	8760	1	554.88	38.79	97.10	\$65.44	\$320.00	1	\$60.86
23	Student Center/ILS Rm. 217	1 1/2" Mecco Model 48-715 F&T steam trap station	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$120.32
24	Student Center/ILS Rm. 217	1 1/2" NPT Swing Check Va.	CKVA	NPT	1.50	249.7	1.46	0	8760	1	480.43	40.00	98.50	\$54.42	\$320.00	1	\$49.89
25	Student Center/ILS Rm. 217	1 1/2" Mecco Model 48-715 F&T steam trap station	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$120.32
26	Student Center/ILS Rm. 217	1 1/2" NPT Wye strainer	WYE	NPT	1.50	266.8	1.46	0	8760	1	480.43	40.00	98.50	\$54.42	\$320.00	1	\$49.89
27	Student Center/ILS Rm. 217	1 1/2" NPT Swing Check Va.	CKVA	NPT	1.50	274	1.52	0	8760	1	554.88	38.79	97.10	\$65.44	\$320.00	1	\$60.86
28	Student Center/ILS Rm. 217	B&G Shell & Tube Heat Exchanger 50J04-4: Body C-35x50", Hd C-48	HTX	150	N/A	249.7	23.275	0	8760	1	438.17	52.35	99.30	\$791.28	\$877.00	1	\$96.74
29	Student Center/ILS Rm. 217	B&G Shell & Tube Heat Exchanger 50J04-4: Body C-42x65", Hd C-55	HTX	150	N/A	249.7	23.275	0	8760	1	438.17	52.35	99.30	\$791.28	\$877.00	1	\$96.74
30	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$320.00	1	\$47.00
31	Student Center/ILS Rm. 217	1" NPT Box type NPT Control Valve x 8" C-6"	CONVA	NPT	1	274	1.90	0	8760	1	591.31	48.55	101.50	\$97.37	\$224.00	1	\$60.15
32	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$320.00	1	\$66.12
33	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$320.00	1	\$47.00
34	Student Center/ILS Rm. 217	1" Box Type NPT Control Valve x 1 1/2" In. C-11"	CONVA	NPT	1	274	2.03	0	8760	1	591.31	48.55	101.50	\$99.06	\$224.00	1	\$85.42
35	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$320.00	1	\$66.12
36	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$320.00	1	\$47.00
37	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$320.00	1	\$66.12
38	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$320.00	1	\$47.00
39	Student Center/ILS Rm. 217	3" Powers NPT Box Type Control Valve	CONVA	NPT	2	274	1.75	0	8760	1	591.31	48.55	101.50	\$80.29	\$220.00	1	\$72.70
40	Student Center/ILS Rm. 217	3" Gate Va. Bonnet C-33	GV BON	125	3.00	292.4	1.57	0	8760	1	591.31	48.55	101.50	\$77.03	\$320.00	1	\$66.12
41	Student Center/ILS Rm. 217	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS												\$4,114.00	\$0.00		\$4,114.00



Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SEF component	Wind speed ft./min.	Hrs in service/yr	Insulation Thickness	Bare BTU/hr/ft²/ft	Insulated BTU/hr/ft²/ft	Insulated Touch Temp °F	Dollars LOST Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if Insulated
1	Purchasing - Dungeon	1" NPT REX G039 Pressure reducing valve	PRV	NPT	1	292.7	1.75	0	8760	10mm	579.60	55.20	111.10	\$78.70	\$107.00	1	\$71.20
2	Purchasing - Dungeon	3/4" Sarco F130 F&T steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
3	Purchasing - Dungeon	3/4" Hoffman B1075X 1/2" Steam Trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
4	Purchasing - Dungeon	3/4" Illinois 76 Steam Trap only no station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
5	Purchasing - Dungeon	1" Illinois 76 steam trap station	FT	NPT	1	249.7	3.63	0	8760	10mm	438.17	52.35	99.30	\$123.41	\$1,249.00	1	\$109.66
6	Purchasing - Dungeon	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS							8760					\$2,286.00	\$0.00	1	\$2,286.00
7	Heat Plant	4" 250lb. Orifice Plate Flange Set	FLANGE	250	4.00	292.4	3.50	0	8760	1	480.43	40.00	98.50	\$730.57	\$481.00	1	\$119.65
8	Heat Plant	3/4" Armstrongs 800 lb steam trap	FT	NPT	0.75	292.4	3.63	0	8760	10mm	591.31	48.55	101.50	\$120.57	\$1,249.00	1	\$110.67
9	Heat Plant	39" 1/2" x 20" Flowmeter. Very High in Ceiling	FLOW	150	6	292.4	3.84	0	8760	1	591.31	48.55	101.50	\$176.16	\$1,249.00	1	\$161.69
10	Heat Plant	3" 250lb. Blind Flange set w/1/2" Pipe	FLANGE	250	3	292.4	1.66	0	8760	1	480.43	40.00	98.50	\$61.83	\$169.00	1	\$56.68
11	Heat Plant	3" 250lb. Gate Valve w/1/2" sets on each side	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
12	Heat Plant	3" 250lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
13	Heat Plant	1 1/2" NPT Wye Strainer RH Sleeve x 2" U/Sleeve = 18"	WYE	NPT	1.50	292.4	1.77	0	8760	1	591.31	48.55	101.50	\$81.07	\$235.00	1	\$74.42
14	Heat Plant	1 1/2" Watson McDaniel SPMD 3000 PRV	PRV	NPT	1.5	292.4	2.25	0	8760	10mm	579.60	55.20	111.10	\$101.18	\$197.00	1	\$91.55
15	Heat Plant	2" Waits Gate Valve	GV	NPT	2.00	292.4	1.83	0	8760	10mm	591.31	48.55	101.50	\$83.96	\$330.00	1	\$77.06
16	Heat Plant	3" 125lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
17	Heat Plant	3/4" Hoffman F&T Steam trap Station	FT	NA	NA	292.4	6.68	0	8760	1	591.31	48.55	101.50	\$306.37	\$772.88	1	\$281.13
18	Heat Plant	2 1/2" 125lb. Flanged Nibco Globe Valve Ins. C=30 1/2" for bottom FM	GV	125	2.5	292.4	2.93	0	8760	1	591.31	48.55	101.50	\$120.57	\$1,249.00	1	\$110.67
19	Heat Plant	2 1/2" 125lb. Gate Valve bolted to 16 V str.	GV	125	2.50	292.4	2.93	0	8760	1	591.31	48.55	101.50	\$134.43	\$320.00	1	\$123.39
20	Heat Plant	2 1/2" 125lb. Wye Strainer bolted to 15 GV	WYE	126	2.50	292.4	2.67	0	8760	1	591.31	48.55	101.50	\$122.90	\$326.00	1	\$112.44
21	Heat Plant	2 1/2" 125lb. Gate Valve	GV	125	2.50	292.4	2.93	0	8760	1	591.31	48.55	101.50	\$133.97	\$320.00	1	\$123.97
22	Heat Plant	2 1/2" 125lb. Globe Valve	GV	125	2.5	292.4	2.93	0	8760	1	591.31	48.55	101.50	\$134.43	\$320.00	1	\$123.39
23	Heat Plant	2 1/2" 125lb. Check Valve Bolted to #21 Globe Va.	CAV	125	2.5	292.4	1.79	0	8760	1	554.88	38.79	97.10	\$77.25	\$202.00	1	\$71.85
24	Heat Plant	2 1/2" 125lb. Globe Valve bolted to #20 CK Va.	GV	125	2.5	292.4	2.93	0	8760	1	591.31	48.55	101.50	\$134.43	\$320.00	1	\$123.39
25	Heat Plant	8" X 3" Reducing 150lb. Flanged spool piece	SPOOL	250	6	292.4	8.04	0	8760	1	579.60	55.20	111.10	\$361.56	\$742.00	1	\$321.13
26	Heat Plant	2 1/2" 125lb. Milico. Gate Valve	GV	125	5.00	292.4	6.5	0	8760	1	591.31	48.55	101.50	\$298.21	\$602.00	1	\$273.97
27	Heat Plant	2 1/2" 125lb. Gate Valve	GV	125	2.50	292.4	2.92	0	8760	1	591.31	48.55	101.50	\$133.97	\$320.00	1	\$123.97
28	Heat Plant	6" 150lb. Gate Valve Bonnet. Ins C = 51	GV BON	125	2.50	249.7	3.02	0	8760	1	438.17	52.35	99.30	\$66.58	\$143.00	1	\$41.01
29	Heat Plant	6" 250lb. Crane Stop/Check Bonnet Only	STPCBON	250	6	292.4	4.58	0	8760	1	579.60	55.20	111.10	\$308.78	\$371.00	1	\$127.18
30	Heat Plant	6" 150lb. Gate Valve Bonnet. Ins C = 51	GV BON	125	6.00	292.4	3.02	0	8760	1	591.31	48.55	101.50	\$138.55	\$230.00	1	\$127.18
31	Library Basement Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS							8760					\$1,740.00	\$0.00	1	\$1,740.00
32	Library Basement Mech. Rm.	2 1/2" 125lb. Flanged Walworth Gate Valve	GV	125	2.50	249.7	2.92	0	8760	1	438.17	52.35	99.30	\$99.27	\$320.00	1	\$87.41
33	Library Basement Mech. Rm.	2 1/2" NPT Wye Strainer	WYE	NPT	2.50	268.8	2.67	0	8760	1	480.43	40.00	98.50	\$99.53	\$326.00	1	\$91.24
34	Library Basement Mech. Rm.	3/4" NPT PRV Mfg. unknown	PRV	NPT	1	292.7	1.75	0	8760	1	579.60	55.20	111.10	\$78.70	\$167.00	1	\$71.20
35	Library Basement Mech. Rm.	3/4" Armstrongs 811 lb steam trap station -	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.35	\$1,249.00	1	\$78.67
36	Library Basement Mech. Rm.	2 1/2" Nicholson series C 910 lb Steam Trap	FT	NPT	1.5	249.7	4.32	0	8760	10mm	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$129.32
37	Library Basement Mech. Rm.	2 1/2" NPT Wye Strainer	WYE	NPT	1.50	249.7	1.46	0	8760	1	438.17	52.35	99.30	\$49.64	\$235.00	1	\$43.71
38	Library Basement Mech. Rm.	2 1/2" Watson McDaniel F77 F&T steam trap station	FT	NPT	1.25	249.7	3.97	0	8760	10mm	438.17	52.35	99.30	\$134.97	\$1,375.00	1	\$118.84
39	Library Basement Mech. Rm.	1 1/4" wye strainer	WYE	NPT	1.25	268.8	1.4	0	8760	1	480.43	40.00	98.50	\$52.19	\$300.00	1	\$47.84
40	Library Basement Mech. Rm.	2" NPT Walworth Globe Valve Ins. C=20"	GV	NPT	2	292.4	1.75	0	8760	1	591.31	48.55	101.50	\$80.29	\$320.00	1	\$72.70
41	Library Basement Mech. Rm.	3" 125lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
42	Library Basement Mech. Rm.	28 1/2" C-4" 150lb. Flange set x 7"	FLANGE	150	4.00	274	3.24	0	8760	1	480.43	40.00	98.50	\$120.76	\$381.00	1	\$107.71
43	Library Basement Mech. Rm.	35 1/2" C-6" 150lb. Flange set x 7" combine 11 & 12	FLANGE	150	6	274	5.40	0	8760	1	480.43	40.00	98.50	\$201.27	\$524.00	1	\$194.51
44	Library Basement Mech. Rm.	Heat Exchanger Head flanges 44" C w/10 x 5" Hole	HTX HD	N/A	N/A	249.7	4.74	0	8760	1	438.17	52.35	99.30	\$161.00	\$247.92	1	\$141.76
45	Library Basement Mech. Rm.	3" 150lb. Flange set	FLANGE	150	N/A	274	1.60	0	8760	1	480.43	40.00	98.50	\$59.64	\$169.00	1	\$54.68
46	Library Basement Mech. Rm.	2" NPT Boloma Control Valve x 10"	CONVAL	NPT	2	274	2.40	0	8760	1	591.31	48.55	101.50	\$110.31	\$232.00	1	\$101.26
47	Library Basement Mech. Rm.	3" 125 lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
48	Library Basement Mech. Rm.	1 1/4" Boloma control valve x 23"	CONVAL	NPT	1.25	249.7	2.92	0	8760	1	438.17	52.35	99.30	\$99.27	\$320.00	1	\$87.41
49	Library Basement Mech. Rm.	1 1/2" Nicholson series C 910 lb Steam Trap	FT	NPT	1.5	249.7	4.32	0	8760	1	438.17	52.35	99.30	\$146.87	\$1,410.00	1	\$129.32
50	Library Basement Mech. Rm.	2 1/2" NPT Wye Strainer	WYE	NPT	1.5	249.7	1.46	0	8760	1	438.17	52.35	99.30	\$49.64	\$235.00	1	\$43.71
51	Library Basement Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS							8760					\$2,286.00	\$0.00	1	\$2,286.00



Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SF/component	Wind speed	Hrs in service/yr	Insulation Thickness	Rare BTU/hr/sq ft best	Insulated BTU/hr/sq ft best	Insulated Touch Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if insulated
1	Career Center 2nd Floor Mech. Rm.	6" 125lb. Gate Valve	GV	125	5.00	292.4	6.5	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
2	Career Center 2nd Floor Mech. Rm.	3/4" Sarco FT120 F&T steam trap station	FT	NPT	0.75	249.7	2.63	0	8760	10mm	438.17	52.35	99.30	\$389.41	\$1,249.00	1	\$176.30
3	Career Center 2nd Floor Mech. Rm.	3" Gate Va. Bonnet In = 81/2"	GV BON	125	3.00	249.7	1.57	0	8760	1	438.17	52.35	99.30	\$53.38	\$151.00	1	\$47.00
4	Career Center 2nd Floor Mech. Rm.	5" 125lb. Gate Valve Bolted to Item #5	GV	125	5.00	292.4	6.5	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
5	Career Center 2nd Floor Mech. Rm.	5" 125lb. Wye Strainer Bolted to Item #4	WYE	125	5.00	249.7	5.96	0	8760	1	438.17	52.35	99.30	\$202.62	\$472.00	1	\$176.41
6	Career Center 2nd Floor Mech. Rm.	4" Crane 125lb. Gate Valve	GV	125	4.00	249.7	5.08	0	8760	1	438.17	52.35	99.30	\$172.40	\$482.00	1	\$151.07
7	Career Center 2nd Floor Mech. Rm.	2 1/2" 125lb. Spence type E main Valve	PRV	125	2.50	292.7	3.35	0	8760	1	579.60	55.20	111.10	\$150.65	\$316.00	1	\$135.30
8	Career Center 2nd Floor Mech. Rm.	5" Crane 125lb. Gate Valve	GV	125	5.00	292.4	6.5	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
9	Career Center 2nd Floor Mech. Rm.	5" Crane 125lb. Gate Valve	GV	125	5.00	292.4	6.5	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
10	Career Center 2nd Floor Mech. Rm.	2 1/2" 125lb. Spence type E main Valve	PRV	125	2.50	292.7	3.35	0	8760	1	579.60	55.20	111.10	\$150.65	\$316.00	1	\$135.30
11	Career Center 2nd Floor Mech. Rm.	4" 125lb. Gate Valve w/Reducer to E main	GV	125	4.00	292.4	5.08	0	8760	1	438.17	52.35	99.30	\$202.62	\$472.00	1	\$176.41
12	Career Center 2nd Floor Mech. Rm.	4" Globe valve Bolted to C-24 1/4"	GV BON	125	4.00	292.4	2.12	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
13	Career Center 2nd Floor Mech. Rm.	3/4" Bellomo Control Valve x 1/8"	CONVA	NPT	3.25	274	1.19	0	8760	1	591.31	48.55	101.50	\$298.21	\$607.00	1	\$273.73
14	Career Center 2nd Floor Mech. Rm.	3/4" PRV Type 5	PRV	NPT	0.75	292.7	1.75	0	8760	10mm	579.60	55.20	111.10	\$150.65	\$316.00	1	\$135.30
15	Career Center 2nd Floor Mech. Rm.	Water Heater 75lb. Burdick Heater Head x 12" pipe C = 30	HTX HD	150	N/A	249.7	5.89	0	8760	1	438.17	52.35	99.30	\$202.62	\$472.00	1	\$176.30
16	Career Center 2nd Floor Mech. Rm.	1 1/2" Hd Flg=31 1/2"	NPT	1	249.7	3.63	0	8760	10mm	438.17	52.35	99.30	\$123.41	\$1,249.00	1	\$106.66	
17	Career Center 2nd Floor Mech. Rm.	1" Armstrong 813 1/8 Steam Trap Station	FT	NPT	1	249.7	3.63	0	8760	10mm	438.17	52.35	99.30	\$123.41	\$1,249.00	1	\$106.66
18	Career Center 2nd Floor Mech. Rm.	1 1/2" Gate and Check va. Sleeve x 4 1/2"	SLEEVE	NPT	1.5	260	2.62	0	8760	1	480.43	40.00	98.50	\$37.59	\$50.00	1	\$69.46
19	Career Center 2nd Floor Mech. Rm.	1 1/2" Gate and Wye Str. Sleeve x 4 1/2"	SLEEVE	NPT	1.5	260	2.62	0	8760	1	480.43	40.00	98.50	\$37.59	\$50.00	1	\$69.46
20	Career Center 2nd Floor Mech. Rm.	2 1/2" 125lb. Gate Valve Flg. C-23	GV	125	2.50	292.4	2.92	0	8760	1	591.31	48.55	101.50	\$133.97	\$330.00	1	\$122.97
21	Career Center 2nd Floor Mech. Rm.	2 1/2" 125lb. Gate Valve Flg. C-23	GV	125	2.50	249.7	2.92	0	8760	1	591.31	48.55	101.50	\$99.27	\$330.00	1	\$92.41
22	Career Center 2nd Floor Mech. Rm.	1 1/4 Bellomo Cont. Va. X 1 1/4"	CONVA	NPT	0.75	274	2.23	0	8760	1	591.31	48.55	101.50	\$102.32	\$320.00	1	\$93.83
23	Career Center 2nd Floor Mech. Rm.	3/4" Sarco FT120 F&T steam trap station	FT	NPT	1.25	274	2.14	0	8760	1	591.31	48.55	101.50	\$98.31	\$320.00	1	\$90.25
24	Career Center 2nd Floor Mech. Rm.	1 1/2" 150lb. Flange set	FLANGE	150	2.5	274	2.63	0	8760	10mm	438.17	52.35	99.30	\$89.41	\$240.00	1	\$50.45
25	Career Center 2nd Floor Mech. Rm.	2 1/2" 150lb. Flange set	FLANGE	150	2.5	274	2.63	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
26	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
27	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
28	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
29	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
30	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
31	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
32	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
33	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
34	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
35	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
36	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
37	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
38	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
39	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
40	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
41	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
42	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
43	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
44	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
45	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
46	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
47	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
48	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
49	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
50	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
51	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
52	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
53	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
54	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
55	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
56	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
57	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
58	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
59	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
60	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
61	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
62	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
63	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
64	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48	0	8760	1	480.43	40.00	98.50	\$55.17	\$162.00	1	\$50.58
65	Career Center 2nd Floor Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS					1.48										



16 Hamilton Street
West Haven CT 06516

Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	Wind Speed SF component	Hrs In service/yr	Insulation thickness	Bare BTU/hr/ft ² lost	Insulated BTU/hr/ft ² lost	Insulated Touch Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if Insulated
16	WB North Mech. Rm.	3" 125lb. Gate Va. Bolted to #15	GV	125	3.00	292.4	3.5	0	8760	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
17	WB North Mech. Rm.	3" 125lb. Wye strainer Bolted to #15 & #17 Gate Va.	WYE	125	3.00	266.8	2.90	0	8760	480.43	40.00	98.50	\$108.10	\$343.00	1	\$98.10
18	WB North Mech. Rm.	3" 125lb. Bellmo Cont. Va. Bolted to #16 Wye st. & # 18 GV	CONTVA	125	3	274	5.27	0	8760	591.31	48.55	101.50	\$241.78	\$397.00	1	\$221.93
19	WB North Mech. Rm.	3" 125lb. Gate Valve Bolted to #17 Bellmo Cont. Va.	GV	125	3.00	249.7	3.5	0	8760	438.17	52.35	99.30	\$118.89	\$363.00	1	\$104.77
20	WB North Mech. Rm.	Wye st.	GV	125	2.50	292.4	2.92	0	8760	591.31	48.55	101.50	\$133.97	\$320.00	1	\$128.97
21	WB North Mech. Rm.	2 1/2" 125lb. Wye Strainer bolted to #20 GV & #22 Cont.	WYE	125	2.50	266.8	2.67	0	8760	480.43	40.00	98.50	\$98.53	\$245.00	1	\$37.48
22	WB North Mech. Rm.	Gate Va.	CONTVA	125	2.5	274	4.72	0	8760	591.31	48.55	101.50	\$216.55	\$270.00	1	\$196.77
23	WB North Mech. Rm.	2 1/2" 125lb. Gate Va. Bolted to #22 Bellmo cont. va.	GV	125	2.50	249.7	2.92	0	8760	438.17	52.35	99.30	\$98.27	\$220.00	1	\$87.41
24	WB North Mech. Rm.	8" 150lb. HTX Inlet flange x 13"	FLANGE	150	6	274	5.40	0	8760	480.43	40.00	98.50	\$201.25	\$214.00	1	\$184.53
25	WB North Mech. Rm.	HTX Head flange 23" diameter body C-61"	HTX HD	150	N/A	249.7	8.91	0	8760	438.17	52.35	99.30	\$302.79	\$427.92	1	\$265.61
26	WB North Mech. Rm.	2" NPT Wye Strainer & Ball Va. Sleeve x 15"	WYE	NPT	2.00	249.7	1.79	0	8760	438.17	52.35	99.30	\$60.85	\$259.00	1	\$53.58
27	WB North Mech. Rm.	2" NPT Union	UN	NPT	2.00	249.7	1.05	0	8760	438.17	52.35	99.30	\$35.60	\$115.00	1	\$31.35
28	WB North Mech. Rm.	2" NPT Union	UN	NPT	2.00	249.7	1.05	0	8760	438.17	52.35	99.30	\$35.60	\$115.00	1	\$31.35
29	WB North Mech. Rm.	2" Watson McDaniel XX1060 F&T steam trap	FT	NPT	2	249.7	5.25	0	8760	438.17	52.35	99.30	\$178.48	\$1,490.00	1	\$157.16
30	WB North Mech. Rm.	3/4" NPT FT33 Watson McDaniel steam trap station	FT	NPT	0.75	249.7	2.83	0	8760	438.17	52.35	99.30	\$89.41	\$1,249.00	1	\$178.73
31	WB North Mech. Rm.	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS											\$2,286.00	\$0.00	1	\$2,286.00



Item	Location	Description	Type	Flange Class	Nominal Pipe Size	Operating Temp °F	SEI component	Wind speed	Hrs in service/yr	Insulation Thickness	Base RTOU/hr/ft² last	Insulated RTOU/hr/ft² last	Insulated Touch Temp °F	Dollars LOST per yr. if Uninsulated	Price Per Insulation Jacket	QTY	Total yearly savings if insulated
1	Main/New Tunnel Vault	3" 125lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
2	Main/New Tunnel Vault	3" 125lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
3	Main/New Tunnel Vault	Sarco PPC	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
4	Main/New Tunnel Vault	Sarco PPC	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
5	Main/New Tunnel Vault	Sarco PPC	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
6	Main/New Tunnel Vault	3" 125lb. Gate Va.	GV	125	6.00	292.4	8.64	0	8760	1	591.31	48.55	101.50	\$598.39	\$745.00	1	\$385.85
7	Main/New Tunnel Vault	3" 125lb. Gate Va.	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$385.85
8	Main/New Tunnel Vault	6" 150lb. Expansion Joint	EXJ	150	6	292.4	9.17	0	8760	1	591.31	52.35	111.10	\$412.38	\$600.00	1	\$147.39
9	Main/New Tunnel Vault	6" 150lb. Expansion Joint	EXJ	150	6	292.4	9.17	0	8760	1	591.31	52.35	111.10	\$412.38	\$600.00	1	\$147.39
10	Main/New Tunnel Vault	6" 150lb. Expansion Joint	EXJ	150	6	292.4	9.17	0	8760	1	591.31	52.35	111.10	\$412.38	\$600.00	1	\$147.39
11	Main/New Tunnel Vault	4" 150lb. Expansion Joint	EXJ	150	4	292.4	7.05	0	8760	1	591.31	52.35	111.10	\$317.04	\$500.00	1	\$286.85
12	Main/New Tunnel Vault	4" 150lb. Expansion Joint	EXJ	150	4	292.4	7.05	0	8760	1	591.31	52.35	111.10	\$317.04	\$500.00	1	\$286.85
13	Main/New Tunnel Vault	4" 150lb. Expansion Joint	EXJ	150	4	292.4	7.05	0	8760	1	591.31	52.35	111.10	\$317.04	\$500.00	1	\$286.85
14	Main/New Tunnel Vault	4" 150lb. Expansion Joint	EXJ	150	4	292.4	7.05	0	8760	1	591.31	52.35	111.10	\$317.04	\$500.00	1	\$286.85
15	Main/New Tunnel Vault	4" 150lb. Expansion Joint	EXJ	150	4	292.4	7.05	0	8760	1	591.31	52.35	111.10	\$317.04	\$500.00	1	\$286.85
16	Main/New Tunnel Vault	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS															\$0.00
1	Main Tunnel/Connector Vault	Mercro H/O5 Cond. Pump (Sarco PPC)	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
2	Main Tunnel/Connector Vault	Mercro H/O5 Cond. Pump (Sarco PPC)	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
3	Main Tunnel/Connector Vault	4" 125lb. Gate Va.	GV	125	4.00	292.4	5.08	0	8760	1	591.31	48.55	101.50	\$233.66	\$482.00	1	\$218.28
4	Main Tunnel/Connector Vault	4" 125lb. Gate Va.	GV	125	4.00	292.4	5.08	0	8760	1	591.31	48.55	101.50	\$233.66	\$482.00	1	\$218.28
5	Vault between heat plant & SC	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS															\$0.00
6	Vault between heat plant & SC	Sarco PPC Condensate Pump	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
7	Vault between heat plant & SC	Sarco PPC Condensate Pump	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
8	Vault between heat plant & SC	Sarco PPC Condensate Pump	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
9	Vault between heat plant & SC	Sarco PPC Condensate Pump	PPC	NPT	2	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
10	Vault between heat plant & SC	3" 125lb. Gate va.	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
11	Vault between heat plant & SC	3" 125lb. Gate va.	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
12	Vault between heat plant & SC	3" 125lb. Gate va.	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
13	Vault between heat plant & SC	3" 125lb. Gate va.	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$147.39
14	Vault between heat plant & SC	2" 125lb. Gate va.	GV	125	2.00	292.4	2.36	0	8760	1	591.31	48.55	101.50	\$108.27	\$322.00	1	\$98.38
15	Vault between heat plant & SC	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS															\$0.00
1	Vault at the NW corner of the Heat Plant	Watson McDaniel PMPM Mini Condensate Pump	PPC	NPT	1	292.4	13.26	0	8760	1	591.31	48.55	101.50	\$608.54	\$675.00	1	\$558.58
1	W/D Shut off valve Vault	4" 125lb. Gate Va.	GV	125	4.00	292.4	5.08	0	8760	1	591.31	48.55	101.50	\$233.66	\$482.00	1	\$218.28
2	W/D Shut off valve Vault	3" 150lb. Butterfly Valve	BRVA	150	3.00	292.4	2.07	0	8760	1	550.00	48.50	109.20	\$77.16	\$934.00	1	\$80.55
3	W/D Shut off valve Vault	3" 150lb. Butterfly Valve	BRVA	150	3.00	292.4	2.07	0	8760	1	550.00	48.50	109.20	\$77.16	\$934.00	1	\$80.55
4	W/D Shut off valve Vault	10 Linear Feet of 6 x 2" Pipe Insulation	INS	Pipe	6	292.4	17.36	0	8760	1	591.31	48.55	101.50	\$796.31	\$400.00	1	\$780.93
5	W/D Shut off valve Vault	10 LF of 4 x 2" Pipe Insulation	INS	Pipe	4	292.4	11.78	0	8760	1	591.31	48.55	101.50	\$540.48	\$400.00	1	\$496.11
6	W/D Shut off valve Vault	10 LF of 3 x 1 1/2" Pipe Insulation	INS	Pipe	3	292.4	9.16	0	8760	1	591.31	48.55	101.50	\$420.37	\$375.00	1	\$385.86
7	W/D Shut off valve Vault	10 LF of 2 x 1" Pipe Insulation	INS	Pipe	2	292.4	6.23	0	8760	1	591.31	48.55	101.50	\$285.85	\$350.00	1	\$362.38
8	OLD Tunnel	6" Expansion Joint	EXJ	150	6.00	292.4	9.17	0	8760	1	591.31	52.35	111.10	\$412.38	\$600.00	1	\$373.10
9	OLD Tunnel	20 LF of 6 x 2" Pipe Insulation	INS	Pipe	6.00	292.4	34.71	0	8760	1	591.31	48.55	101.50	\$1,592.62	\$800.00	1	\$1,461.86
10	OLD Tunnel	15 LF of 4 x 2" Pipe Insulation	INS	Pipe	4.00	292.4	23.56	0	8760	1	591.31	48.55	101.50	\$1,080.96	\$600.00	1	\$982.75
11	South SAC Tunnel	15 LF of 3 x 1 1/2" Pipe Insulation	INS	Pipe	3.00	292.4	13.74	0	8760	1	591.31	48.55	101.50	\$860.56	\$562.00	1	\$578.76
12	South SAC Tunnel	15 LF of 3 x 1 1/2" Pipe Insulation	INS	Pipe	3.00	292.4	13.74	0	8760	1	591.31	48.55	101.50	\$860.56	\$562.00	1	\$578.76
13	3rd East Vault	3" 125lb. Gate Valve	GV	125	3.00	292.4	3.5	0	8760	1	591.31	48.55	101.50	\$160.58	\$363.00	1	\$318.20
14	3rd East Vault	4" 125lb. Gate Valve	GV	125	4.00	292.4	5.08	0	8760	1	591.31	48.55	101.50	\$233.66	\$482.00	1	\$318.20
15	3rd East Vault	1" Armstrong 811 Steam Trap Station	FT	NPT	1.00	292.4	3.63	0	8760	10mm	488.17	52.35	99.30	\$233.66	\$482.00	1	\$147.39
16	3rd East Vault	10 LF of 4 x 2" Pipe Insulation	INS	Pipe	1.50	292.4	11.78	0	8760	1	591.31	48.55	101.50	\$540.48	\$400.00	1	\$108.57
17	3rd East Vault	10 LF of 3 x 1 1/2" Pipe Insulation	INS	Pipe	1.50	292.4	9.16	0	8760	1	591.31	48.55	101.50	\$420.37	\$375.00	1	\$496.11
18	3rd East Vault	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS															\$0.00
1	Art Barn Vault	1" Sarco FTSO FR1 steam trap station	FT	NPT	1.00	292.4	3.63	0	8760	10mm	488.17	52.35	99.30	\$233.66	\$482.00	1	\$147.39
2	Art Barn Vault	1 1/2" NPT Ball Valve	BALL VA.	NPT	1.50	274	0.20	0	8760	1	543.92	40.60	98.00	\$8.44	\$50.00	1	\$7.81
3	Art Barn Vault	2" NPT Ball Valve	BALL VA.	NPT	2.00	274	0.25	0	8760	1	543.92	40.60	98.00	\$10.55	\$70.00	1	\$9.76
4	Art Barn Vault	15LF of 3 x 1 1/2" Pipe Insulation	INS	Pipe	1.50	292.4	13.74	0	8760	1	591.31	48.55	101.50	\$860.56	\$562.00	1	\$578.76
5	Art Barn Vault	15 LF of 1 1/2 x 1" Pipe Insulation	INS	Pipe	1.50	292.4	7.46	0	8760	1	591.31	48.55	101.50	\$342.31	\$300.00	1	\$314.20
6	Art Barn Vault	STEAM LOSS DUE TO FAILED OPEN STEAM TRAPS															\$0.00

TOTAL DOLLARS LOST UN-INSULATED \$95,065.46



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 16, 2012
Subject: **Weber State University Public Safety Building**
Presenter: Mark Halverson, Weber State University

Recommendations

DFCM recommends that the Building Board review information from Weber State University requesting approval for the construction of a new Public Safety Building.

Background

Weber State's Public Safety Department was previously housed in two homes, built in 1954 which are now converted to administrative space. The growth of the university's Public Safety Department requires a larger facility with room for future expansive growth. Plans also include a campus Emergency Operations Center. The proposed building will be 9,240 sf with estimated construction costs at \$2.8 million. Funding for this project will come from non-state appropriated funds that have been saved by Administrative Services over the course of several years. No additional O & M money will be requested for this building.

DGB: cn
Enclosure

WEBER STATE UNIVERSITY

Campus Planning & Construction



Request for Approval

To: Greg Buxton, Director
Division of Facilities and Construction Management

Re: Public Safety Building

Date: October 15, 2012

Director Buxton:

Weber State University, as per Utah Code 63A-5-104(3)(b), is seeking approval for the construction of a new Public Safety Building.

This project will replace two homes, built in 1954. These former homes have been converted into administrative space to house the Police Department, Environmental Health & Safety, and Parking Services. The growth of the departments, as well as the limitation of residential construction, has made these spaces unable to support the core missions of these critical campus functions.

A space needs study and a site evaluation was performed by Axis Architects. It was determined that a new 9,240 sq. ft. building was needed in order to meet the current and foreseeable future needs. The new building would best serve the campus community by moving to the North West corner of campus (See attached site plan). The new building would also include a state of the art campus emergency operations center (EOC) where campus emergency responses would be coordinated with both onsite personnel and off-campus emergency responders.

The estimated construction cost for this building is \$2.8 million and will be funded with non-state appropriated funds that have been saved by Administrative Services over the course of several years. No additional Operation & Maintenance money will be requested for this building.

We have attached a copy the campus site plan, the proposed site of the new building, and the space needs study.

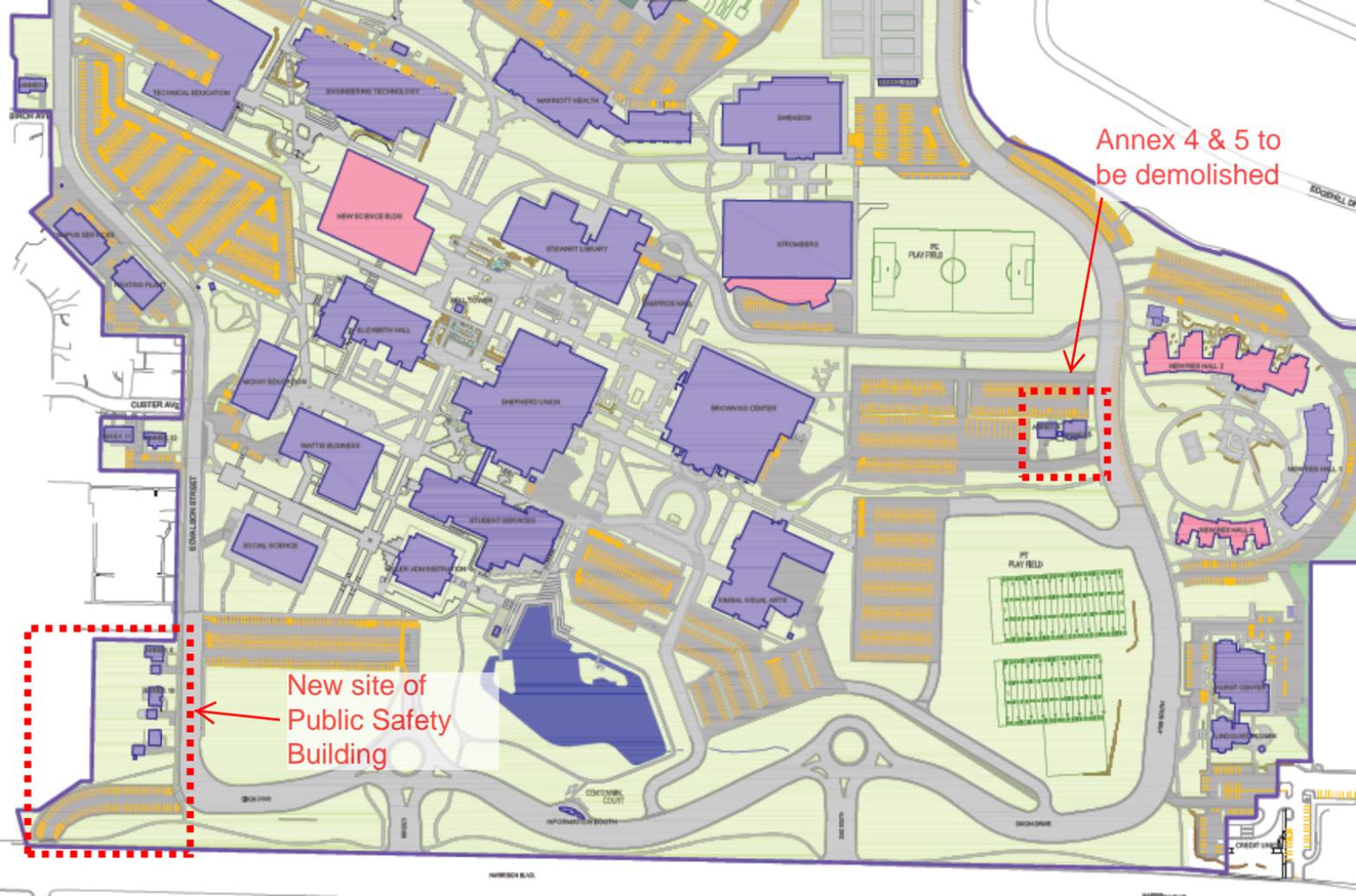
We appreciate your consideration and look forward to discussing this project with you. We request this project be presented to the State Building Board at their next scheduled meeting for review and approval.

Thanks,

A handwritten signature in black ink, appearing to read "Mark Halverson", with a long, sweeping underline.

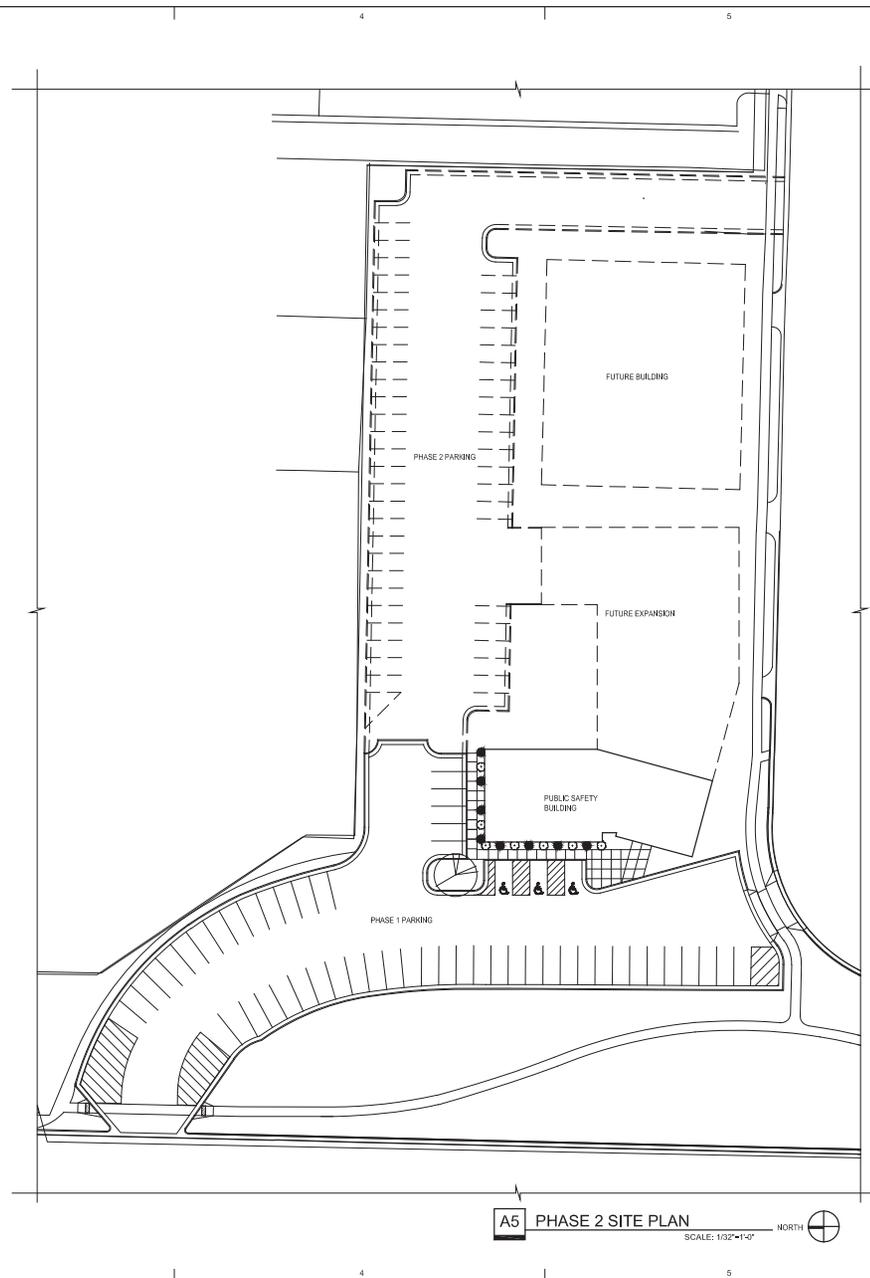
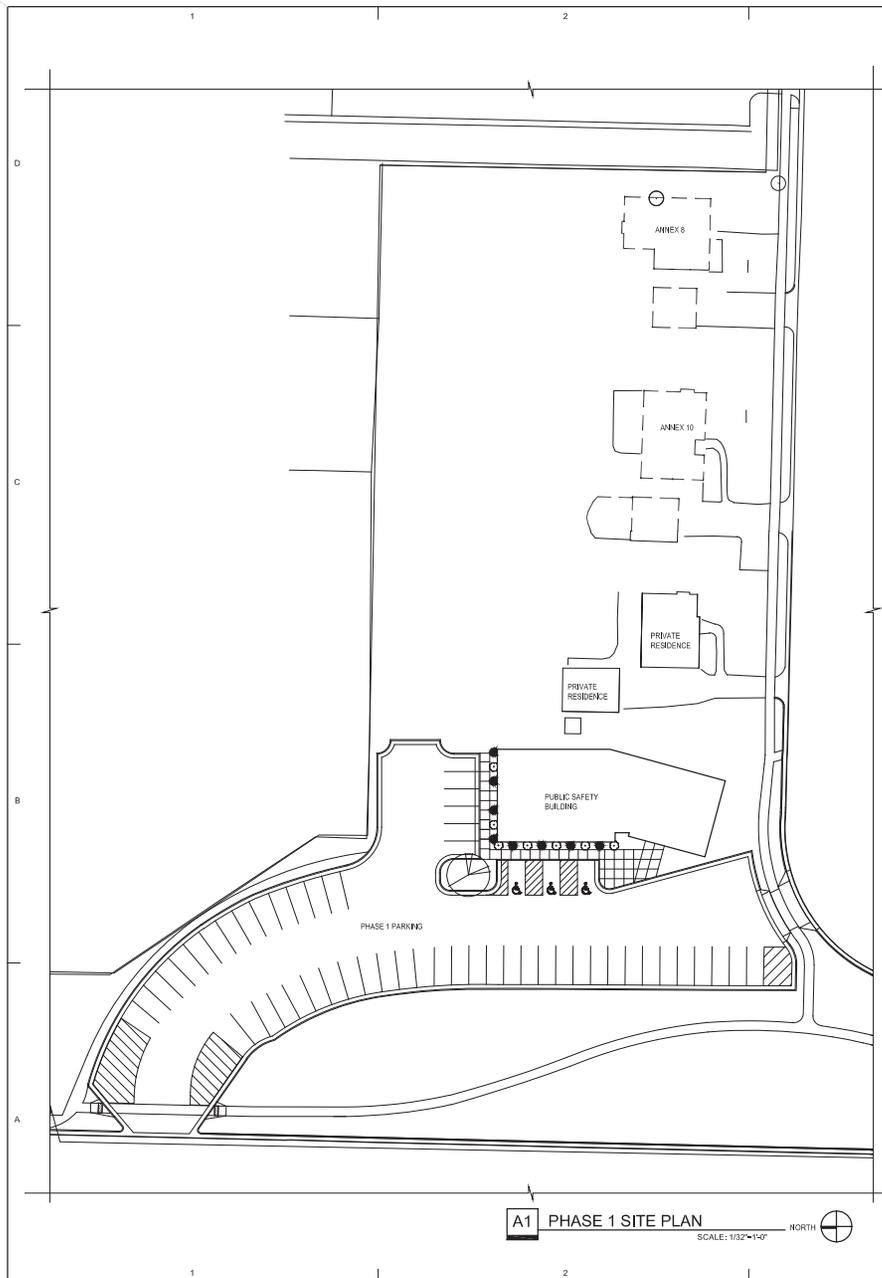
Mark Halverson
Director of Campus Planning & Construction

Attachments



Annex 4 & 5 to be demolished

New site of Public Safety Building



© COPYRIGHT 2012 AXIS ARCHITECTS

Axis Architects
AN ARCHITECTURAL FIRM, INC. 1000 EAST 1000 SOUTH, SUITE 100, OGDEN, UT 84403

NOT FOR CONSTRUCTION

Weber State University
Public Safety Building
475 West 13th Street Ogden, UT
FEASIBILITY STUDY

REVISION NUMBER AND DATE:

AXIS JOB #: 1117
OWNER JOB #: -
DATE: 3-15-2012
DRAWN BY: -
CHECKED BY: -

SITE OPTION A

AE101A

Space Requirements

Project: WSU Public Safety Building Feasibility Study
 Axis Project Number: 1115

Preliminary requirements and desired adjacencies for each entity proposed to be located in the new WSU Public Safety Building.

WSU Campus Police Department:

- Staff:** 1 Police Chief
 1 Lieutenant
 1 Sergeant
 1 Corporal
 1 Detective
 7 Patrolmen
 1 Dispatch Supervisor
 2 Dispatchers
Total: 15 Full-Time

Reception Area/Dispatch Center 250 SF

- An updated reception center and lobby area will be required with increased security (CCTV cameras, Heavy glass partitions, etc.)
- Lobby reception will have one service window with heavy glass.
- Cabinet storage will be required at the reception space.
- Due to security requirements, all computer screens must be hidden from public view.
- A separate office will be required for the supervisor. It should have visual contact with the reception area and lobby.
- The reception area will also serve as the dispatch center and should have space for two dispatcher stations.
- This area will be the public section of the police department.
- Dispatchers will double as receptionists.

Chief Office 180 SF

- Standard office with desk, two visitor chairs, a small table for 4 people, and individual storage.

Sergeant Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Lieutenant Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Detective Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Corporal Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Interview Room: 100 SF

- Room to be separate from Fingerprint area. A two-way mirror should be installed for observation purposes during interviews. The room should be located in the private area

of the building adjacent to a private police entrance to avoid bringing suspects through the main entrance. Furniture to include a table and two chairs. Area= approx. 10'x10'

Observation/Fingerprint Area: 100 SF

- Located adjacent to the interview room for observation purposes. Room should be similar in size to the Interview Room (approx. 10'x10').
- Minimal storage would be needed in this area (cabinets).

Patroller Workstation Area: 600 SF

- Workstations for 7 patrollers.
- Each station will need file drawer unit and overhead storage area.
- A common equipment area will contain radios, and misc. equipment needed daily by patrollers with storage
- Modular furniture will be used for these
- Possibility of combining area with EOC and training room, **but this would exclude all other entities from use, requiring a second large conference room.**

Evidence Room: 100 SF

- Needs to be approx. twice as large as current room
- Stainless Steel shelves etc.
- Pass-throughs need to be present to preserve the chain of custody.
- A workstation in the room itself is desired along with an area for barcode equipment
- Proximity to an officer station is critical for security reasons.
- A refrigerator is needed for DNA evidence.
- Must be interior room, windowless, and visually secure.

Interior Storage: 100 SF

- 8'x12' room with shelving, etc.
- Will house guns, ammunition and must be secure and follow campus regulations.

Lobby w/ public restroom (Shared Space): 0 SF

Exterior Storage (Shared Space): 0 SF

Large Conference Room (Shared Space): 0 SF

Small Conference Room (Shared Space): 0 SF

Breakroom (Shared Space): 0 SF

Restrooms (Shared Spaces): 0 SF

DEPARTMENT TOTAL: 1910 SF

WSU Parking Services:

Staff: 1 Manager
1 Enforcement Supervisor
13 Enforcement Staff (Part-Time)
2 Cashiers
Total: 4 Full-Time
13 Part-Time

Reception/Cashier Area: **400 SF**

- Will need 4 separate service windows with heavy glass partitions.
- Area should be directly adjacent to Police service area to act as visual deterrent for unruly customers.
- Cashiers need adjacent workspace for financial reports and adequate lockable storage for permits.
- Workers would like more room than they currently have.
- A copy/fax area is needed with some adjacent storage.

Manager Office: **180 SF**

- Standard office with desk, two visitor chairs, a small table for 4 people, and individual storage.

Enforcement Supervisor Office: **130 SF**

- Standard office size with 1 desk, two visitor chairs and individual storage.
- Storage cabinet for vests, handhelds, etc.

Workstation Area: **400 SF**

- 4 modular workstations will be needed with individual storage.
- A common area with storage and files (possibly copier) is needed.
- 1 dedicated workstation for enforcers to file reports as needed.

File Storage Area: **100 SF**

- Area to be larger than current facility.
- Must contain a safe for secure storage.
- Will possibly contain a copier/printer for contaminant considerations.
- This area must be adjacent to cashier reception area.

Lobby w/ public restroom (Shared Space): **0 SF**

Exterior Storage (Shared Space): **0 SF**

Large Conference Room (Shared Space): **0 SF**

Small Conference Room (Shared Space): **0 SF**

Breakroom (Shared Space): **0 SF**

Restrooms (Shared Spaces): **0 SF**

DEPARTMENT TOTAL SF: 1210 SF

WSU Environmental Health and Safety Services (EHS):

Staff: 1 Manager
1 OSHA Compliance Specialist
1 Environmental Specialist
1 Secretary
1 Technician (part-time)

Total: 4 Full-Time
1 Part-Time

Reception Area: 120 SF

- Secretary work station will be placed in reception area with copy/fax and storage.

File Storage: 100 SF

- 10' x 10' room dedicated to EHS file storage
- Located adjacent to secretary station.
- Will possibly house the copy/fax area.
- Needs a small refrigerator for samples.

Equipment Storage Room: 170 SF

- Will house sensitive equipment and be used to calibrate equipment.
- Technician workstation will be located in this area.
- Tables, storage will be required for equipment setup and calibration.

Manager Office: 180 SF

- Standard office with desk, two visitor chairs, a small table for 4 people, and individual storage.

OSHA Compliance Specialist Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Environmental Specialist Office: 120 SF

- Standard office size with 1 desk, two visitor chairs and individual storage.

Copy Room: 80 SF

- Copy/fax and storage needed.

Exterior Storage / Garage: 400 SF

- Overhead door is required for vehicle to enter.
- Hazardous material storage area.

Large Conference Room (Shared Space): 0 SF

Small Conference Room (Shared Space): 0 SF

Breakroom (Shared Space): 0 SF

Restrooms (Shared Spaces): 0 SF

DEPARTMENT TOTAL SF: 1290 SF

Shared Spaces:

Large Conference Room: 800 SF

Shared by Police Department? (May be a joint EOC, patrol room, conference space only for Police or the EOC and JIC will be combined with this space), EHS, Parking Services

- Standard with seating for 20 people plus overflow.
- Desks may need to be movable as EHS will use space for demonstrations and seminars for campus staff.
- Will possibly function as Emergency Operations Center (EOC). Multiple phone lines and TV/Data systems will be needed.

Small Conference Room: 250 SF

Shared by EHS, Police Department, Parking Services

- Standard with seating for at least 8 people with some overflow space.

Break Room: 400 SF

Shared by EHS, Police Department? (May have their own), Parking Services

- Standard with refrigerator, small kitchen, and storage, and seating for 10-15 people.

Exterior Storage: 300 SF

Shared by Police Department, Parking Services

- Will store cones, barriers, non-hazardous materials, abandoned bikes, etc.

Lobby: 660 SF

Shared by Police Department, Parking Services

- The lobby needs adequate room for a queue of approx. 20-30 people at any time (parking pass pickup days at the beginning of the semester).
- The lobby will contain 3 computer kiosks for parking self-service.
- Lobby is envisioned to be common for all entities housed in the building with separate windows for each entity.
- Seating for approx. 10 people.
- Single, unisex public restroom.

Restrooms (Men's and Women's): 400 SF

Shared by EHS, Police Department, Parking Services

- Standard with approx. 5 stalls per restroom.

SHARED TOTAL SF: 2810 SF

Total Size:

Campus Police Department:	1910 SF
Parking Services:	1210 SF
Environmental Health and Safety:	1290 SF
<u>Shared Spaces:</u>	<u>2810 SF</u>

TOTAL SF (not including CIRCULATION): **7220 SF**

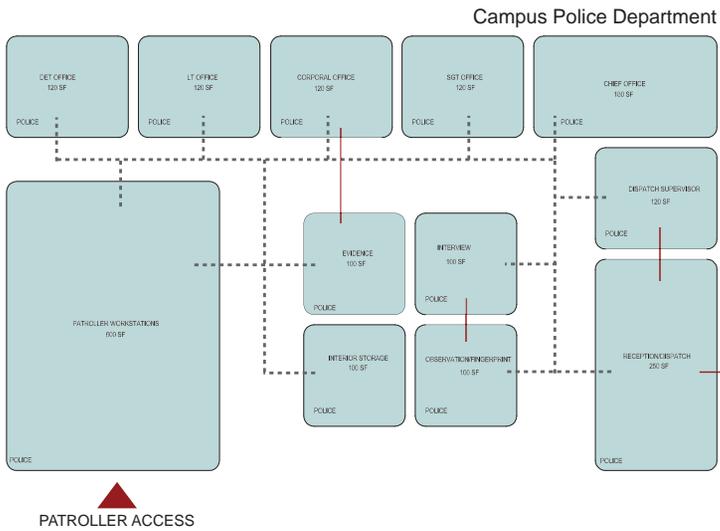
CIRCULATION FACTOR (28%): **2240 SF**

TOTAL SF: **9,240 SF**

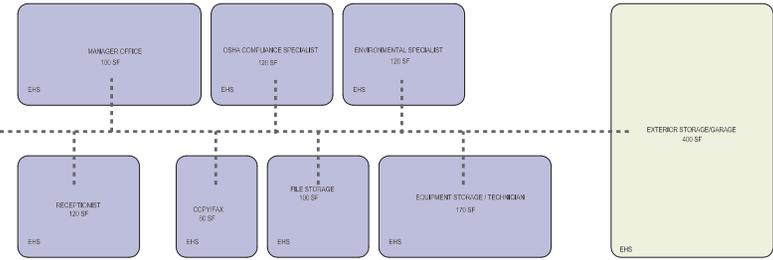
Total Employees:

Campus Police Department:	15
Parking Services:	17
Environmental Health and Safety:	<u>5</u>

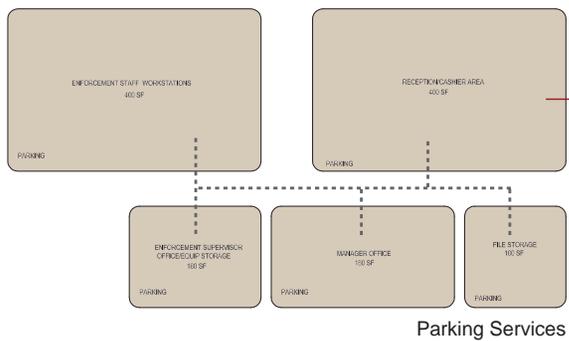
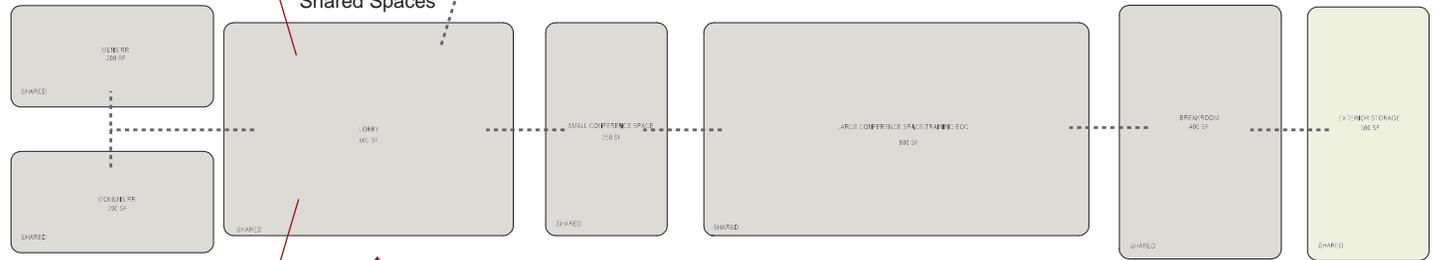
TOTAL Employees: **37**



Environmental Health and Safety Services



Shared Spaces



LEGEND:
 - - - Indirect Connection
 — Direct Connection



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 16, 2012
Subject: **BEERC Building Renovation and Addition**
Presenter: Ben Berrett and Dave Cowley, V. P. USU

Recommendations

DFCM recommends that the Building Board review the USU request for architectural programming for the Athletics Practice Facility.

Background

USU is requesting permission to build a 4200 SF addition and renovate 1100 SF at the BEERC Building in Vernal. The estimated cost of this project is 1.3 million. The project will be funded by the Regional Campuses and Distance Education department. No O&M funds will be requested will not be requested from the State.

DGB:kfb
Attachment

September 11, 2012

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

Dear Gregg:

Utah State University requests approval for a project that adds additional classroom space and renovates a small amount of office space at the Bingham Entrepreneurship and Energy Research Center (BEERC) located in Vernal Utah. This item is expected to be approved by the USU Board of Trustees and the Board of Regents prior to the Building Board meeting scheduled on October 24.

BEERC serves students living in the Uintah Basin and nearby communities who are registered to attend courses offered via traditional style classroom settings or courses offered through broadcast instruction. To accommodate the high number of course offerings in the evenings, it has been necessary to utilize all the available classrooms, Dean's office conference room, and one of the labs within BEERC. The University also partners with the nearby Uintah Basin Applied Technology College to utilize the open classroom space in their facility.

The addition includes 4,160 square feet of new construction and 1,070 square feet of renovated space located on the second floor. New construction will bring 11 small destination classrooms to accommodate 4 – 6 students, one larger classroom to accommodate 24 students, small monitor area for a staff member, and an open collaboration study and lounge area. The addition and renovation are proposed at a cost of approximately \$1,300,000. The project will be funded through Regional Campuses and Distance Education departmental funds. Operation and maintenance funds for the additional space will not be requested from the State.

We appreciate your support in this endeavor and ask that you present this item to the Building Board for approval.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

cc: Ralph Hardy
Charles Darnell
Ben Berrett



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye for University of Utah
Presenter: Ben Berrett for Utah State University

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

DGB: cn

Attachments



Office of the Vice President
For Administrative Services

October 5, 2012

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

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

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period August 9, 2012 to October 5, 2012. Please include this in the packet for the October 24, 2012 Building Board meeting.

Professional Services Agreements (Page 1)

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

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 9 Remodeling Contracts, 0 Site Improvement Contracts.

Item 5, USA Reroof Bldg. 200B and 400B

This project consisted of the reroofing of two housing buildings. The original contractor had substantial performance difficulties in completing the roof of the first building. By mutual agreement, the balance of its contract was cancelled and a contract was issued to AMCO to complete the reroof of the remaining one and a half buildings. AMCO was the second low bidder in the original bidding for this project and agreed to complete the roofs quickly before winter. The contract amount was based on their original bid (which was broken down by building) with a small adjustment for the circumstances under which they were completing the work. This approach avoided legal entanglements while facilitating completion of the roofing work before winter.

Report of Project Reserve Fund Activity (Page 3)

Increases:

Increases result from residual balances in budgeted soft costs.

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

Gregg Buxton, Director
October 5, 2012
Page 2

Decreases:

Project 21189, Eccles Health Sciences Library Loading Dock

This transfer of \$22,000 covers a portion of the cost for unknown conditions on this project. Following removal of existing concrete, it was determined that leakage from nearby landscaping planters had contributed to the concrete failures at the loading dock. This transfer covers two thirds of the cost of the change order to repair and waterproof these planters.

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", written in a cursive style.

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

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



Professional Services Agreements
Awarded From August 9 - October 5, 2012

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21143	HTW ZONE 2 PIPELINE REPLACEMENT	DOMINION ENG	\$ 3,806,066.71	\$ 7,200.00
2	21224	HTW GENERATOR REPLACEMENT BLDG 303	COLVIN ENG	\$ 1,689,295.00	\$ 19,500.00
3	21252	MADSEN HEALTH CLINIC - FAMILY HEALTH REMODEL	HHY ASSOC	\$ 42,800.00	\$ 13,600.00
4	21304	REDWOOD CLINIC UPGRADE XRAY SYSTEM	ENVISION	\$ 45,903.00	\$ 3,650.00
5	21313	BSB RECONFIGURE LEVELS 1 - 6	HHY ASSOC	\$ 2,000,000.00	\$ 84,240.00
6	21341	SHORELINE RIDGE STUDENT HOUSING NEW PAVILION	TRACY STOCKING	\$ 187,145.00	\$ 9,100.00
7	21344	HUNTSMAN CENTER - BAND SEATING	SMITH HYATT ARCH	\$ 9,000.00	\$ 8,250.00
8	21349	HCI MOLECULAR IMAGING REMODEL	ARCH NEXUS	\$ 269,929.00	\$ 20,555.37
9	21354	CONNOR ROAD SIDEWALK	DOMINION ENG	\$ 12,900.00	\$ 12,900.00
10	21346	DUMKE BLDG - GROSS ANATOMY LAB HVAC UPGRADE	SPECTRUM ENG	\$ 176,011.00	\$ 12,650.00
11	21333	FACILITIES OPERATIONS SHOP REMODEL	TRACY STOCKING	\$ 10,000.00	\$ 10,000.00
Planning/Study/ Other					
12	20098	THOMAS BLDG COLLEGE OF SCIENCE PRE PROGRAMMING STUDY	EDWARDS AND DANIELS ARCH	\$ 259,550.00	\$ 43,800.00
13	20116	SOUTH CENTRAL CHILLER PLANT ENERGY SAVINGS CALC	MKK CONSULTING ENG	\$ 3,509,376.00	\$ 8,534.00
14	21122	BROWNING BLDG LOBBY DISPLAY	THOMAS IRVINE NELSON	\$ 67,139.79	\$ 27,910.00
15	21353	RED BUTTE GARDEN SURVEY SERVICES	ESI ENG	\$ 7,450.00	\$ 7,450.00
16	21198	KENNECOTT BLDG SOUTH WING RENOVATIONS	PSI INC	\$ 8,163,464.00	\$ 24,420.00



Construction Contracts

Awarded From August 9 - October 5, 2012

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21051	THATCHER BUILDING SECURITY	JOHNSON CONTROLS		\$ 20,578,496.00	\$ 56,756.00
2	21128	INC NEW OFFICE SUITE AND UPGRADE ABATEMENT	EAGLE ENVIRO		\$ 1,336,150.00	\$ 76,331.00
3	21128	INC NEW OFFICE SUITE AND OFFICE UPGRADE	EASTON RIVER CONSTRUCTION		\$ 1,336,150.00	\$ 698,000.00
4	21216	HOSP LEVEL 1 CARDIOVASC CLINIC EXPANSION	JACOBSEN CONSTRUCTION		\$ 2,915,680.00	\$ 252,800.00
5	21245	USA RE ROOF BLDG 200B AND 400B	AMCO		\$ 219,277.00	\$ 90,277.65
6	21251	MARRIOTT LIBRARY ROOM 1705	BRODERICK AND HENDERSON		\$ 644,122.00	\$ 275,300.00
7	21304	REDWOOD CLINIC - UPGRADE X-RAY SYSTEM	CAPITAL ELECTRIC		\$ 45,903.00	\$ 12,750.00
8	21318	BSB ROOM 1320 REMODEL	ROBERT BAKER CONSTRUCTION		\$ 32,608.00	\$ 12,255.78
9	21326	BSB ROOM 506 REMODEL	ROBERT BAKER CONSTRUCTION		\$ 27,027.00	\$ 13,913.01
Construction - Site Improvement						



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of August 9, 2012 to October 5, 2012

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	666,898.04		
20024	HTW Lines Replacement - Health Sciences Area	941.09	Project closed. Unused funds transferred.	0.03%
20038	Emergency Generator Study	565.00	Project closed. Unused funds transferred.	0.00%
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	668,404.13		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of August 9, 2012 to October 5, 2012

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,775,562.16			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
21189	Eccles Health Sciences Library Loading Dock	(22,000.00)	22,000.00	11.00%	Construction
20029	Fletcher Building - Fume Hood Upgrade	(190.26)	10,736.26	3.50%	Complete
	ENDING BALANCE	1,753,371.90			

05 October 2012

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

Dear Gregg:

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

The following is a summary of the administrative reports for USU for the period 08/10/12 to 10/05/12.

Professional Contracts, 3 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 18 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

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

Report of Project Reserve Fund Activity (Page 5)

There was no activity in the Project Reserve fund for this reporting period.

Current Delegated Projects List (Pages 6-7)

Of USU's 56 projects, 3 are complete, 10 are substantially complete, 27 are in construction, 9 are in the design/study phase, and 7 are pending. The completed projects for the reporting period are Campus Wide Bike Racks FY11, Medium Voltage Upgrades FY12 and Tremonton Campus-Classroom Remodel.

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

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/bg
c: Gregory L. Stauffer



Professional Contracts Awarded From 08/10/12 to 10/05/12

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 FAV Cooling	Van Boerum & Frank Associates	\$84,210.00	\$78,235.00	Cooling upgrade at Fine Arts
2 USUE Library Building Upgrade	Colvin Engineering Associated	\$61,579.00	\$52,500.00	Design services
3 Planning & Design Fund FY11	VanBoerum & Frank Associates	\$75,000.00	\$1,000.00	Mechanical engineering services for USUE Office building
MISCELLANEOUS CONTRACTS				
None				



Construction Contracts Awarded From 08/10/12 to 10/05/12

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Bldg 620 Zane Lab Remodel	Spindler Construction	Design Guild	\$250,000.00	\$155,985.00	Remodel of Zane laboratory
2 Concrete Replacement FY13	Raymond Construction	USU Facilities Planning and Design	\$241,667.00	\$129,929.00	1200 East sidewalk improvements
3 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$21,739.00	Install seismic gas shutoff valves
4 VoIP Communications Closet Upgrade	USU Facilities Operations	Sine Source Engineering	\$1,241,821.00	\$12,214.00	UWRL 121F remodel
5 Sign System FY13	Raymond Construction	USU Facilities Planning and Design	\$46,296.00	\$9,902.00	Install sign base at 1400 N/800 E
6 Campus Wide Bike Racks FY13	USU Facilities Operations	USU Facilities Planning and Design	\$46,296.00	\$6,836.00	College of Agriculture bike racks
7 Sign System FY13	USU Facilities Operations	USU Facilities Planning and Design	\$46,296.00	\$2,115.00	Provide letters/logo for sign at 1400 N/800 E
MISCELLANEOUS CONTRACTS					
8 Miscellaneous Critical Improvements FY13	Redd Mechanical		\$231,481.00	\$14,400.00	Replace rooftop A/C unit at Blanding campus
9 HPER Field Turf	Eagle Environmental		\$2,358,464.00	\$9,320.00	Asbestos abatement
10 Classroom/Auditorium Upgrades FY12	Midwest Commercial Interiors		\$363,455.00	\$8,859.00	Chairs/tables for UR103

11 Health/Life Safety/Code/ Asbestos FY12	Eagle Environmental	\$143,363.00	\$7,219.00	Asbestos abatement men's locker room
12 Health/Life Safety/Code/ Asbestos FY12	Eagle Environmental	\$143,363.00	\$1,994.00	Asbestos abatement SER 009
13 NFS HVAC Upgrade	Thermal West Industrial	\$91,304.00	\$1,946.00	Insulate steamlines at NFS
14 Health/Life Safety/Code/ Asbestos FY12	Eagle Environmental	\$143,363.00	\$1,940.00	Asbestos abatement HPER tunnel
15 Miscellaneous Critical Improvements FY12	KI	\$258,448.00	\$1,738.00	Additional chairs/tables for BNR lobby
16 Miscellaneous Critical Improvements FY13	Lyle Northern Electric	\$231,481.00	\$1,200.00	Disconnect rooftop A/C unit at Blanding campus
17 Concrete Replacement FY12	Spindler Construction	\$237,435.00	\$1,128.00	Sandblast red curbs in NR parking lot
18 VoIP Communication Closet Upgrade	Eagle Environmental	\$1,241,821.00	\$952.00	Asbestos abatement in commuica- tion closets in Engineering bldg

Report of Contingency Reserve Fund From 08/10/12 to 10/05/12

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$454,016.90				
INCREASES TO CONTINGENCY RESERVE FUND					
USUE Library Building Upgrade	34,211.00			Design	
Medium Voltage FY12	4,000.00			Complete	
DECREASES FROM CONTINGENCY RESERVE FUND					
Skaggs Lab Remodel	(22,087.02)	(22,087.02)	5.09%	Construction	95.06%
misc items for mechanical upgrade					
HPER Landscape and Irrigation	(11,368.03)	(11,368.03)	3.22%	Construction	78.86%
scoreboard					
Campus Wide Bike Racks FY12	(3,170.09)	(5,026.89)	11.16%	Substantial Completion	100.00%
fix concrete, purchase additional bike rack					
BNR Fire Protection Phase II	(966.00)	(13,568.46)	2.54%	Construction	95.00%
light trim kit and repair to existing fire sprinkler system					
Sign System FY12	(214.21)	(214.21)	0.48%	Substantial Completion	81.77%
sign re-print					
ENDING BALANCE	\$454,422.55				

**Report of Project Reserve Fund Activity
From 08/10/12 to 10/05/12**

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE INCREASES TO PROJECT RESERVE FUND None DECREASES TO PROJECT RESERVE FUND None	\$587,074.77		
ENDING BALANCE	\$587,074.77		

Current Delegated Projects List

10/05/12

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22909	Classroom Upgrades FY11	Substantial Completion	407,151
A22911	Sign System FY11	Substantial Completion	54,490
A22915	Campus Wide Bike Racks FY11	Complete	34,001
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,815,654
A24756	Sant Engineering Clean Room Remodel	Substantial Completion	523,500
A24855	Planning and Design Fund FY12	Design/Study	124,802
A24856	Health/Life Safety/Code/Asbestos FY12	Construction	143,363
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	273,313
A24860	BNR Fire Protection Phase II	Construction	586,811
A24862	NFS HVAC Design	Construction	195,532
A24863	Campus Wide Bike Racks FY12	Substantial Completion	71,277
A24865	Sign System FY12	Substantial Completion	58,462
A24867	Steam Line Insulation FY12	Substantial Completion	98,597
A24869	Concrete Replacement FY12	Substantial Completion	241,778
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24872	Medium Voltage Upgrades FY12	Complete	309,462
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25065	Tremonton Campus - Classroom Remodel	Complete	561,279
A25415	Animal Science Refreshment	Construction	738,762
A25416	HPER Field Turf Upgrade	Construction	2,362,847
A25442	Experimental Stream Facility	Design	200,000
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26109	Skaggs Lab Remodel	Construction	549,025
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Pending	243,243

A26741	Morgan Hall Renovation	Construction	903,958
A26808	Stadium Pavement Replacement	Substantial Completion	158,005
A27065	Bldg 620 STE 227 remodel-Thompson	Construction	212,874
A27085	Merlin Olsen Field Replacement	Substantial Completion	431,033
A27144	Building Commissioning FY13	Pending	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Pending	245,098
A27147	Campus-wide Bike Racks FY13	Construction	49,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	245,167
A27150	Emergency Generator FY13	Pending	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	383,389
A27152	FAV Cooling	Design	1,147,368
A27153	Health/LS/Code/Asbestos FY13	Pending	147,273
A27154	HPER Landscape and Irrigation	Construction	364,309
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	354,521
A27157	Planning & Design Fund FY13	Pending	100,000
A27158	Sign System FY13	Construction	49,074
A27311	Bldg 620 STE-Zane Lab Remodel	Design	318,850
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	75,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade (NEW PROJECT)	Design	765,789
TOTAL (56)			<u><u>\$27,385,440</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: David G. Buxton
Date: October 24, 2012
Subject: **Administrative Reports for DFCM**
Presenter: Kurt Baxter, DFCM Capital Improvement Development Manager

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

Lease Report (Page 1)
No significant items

Architect/Engineering Agreements Awarded, Agreements Issued (Pages)

Construction Contracts Awarded, Contracts Issued (Pages)

These two reports are UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, these reports need to be re-written. This is in process however not complete at this time.

Report of Contingency Reserve Fund (Page 2)

Increases

FY'13 Budgeted Contingency

Decreases, New Construction

USU Agriculture Building

This transfer of \$64,363 covers change orders #21 (the balance needed not covered from other project funds) and change orders #22 - 23. See attached pages #3 - 5.

Dixie State College Holland Centennial Commons Building

This transfer of \$62,453 covers the State's share of construction change order #13, and change order #1 for the asbestos abatement contract on the demolition portion of this project. See attached pages #6 - 8 for details.

Decreases, Remodeling

Freeport Center Warehouses Improvements

This transfer of \$50,347 covers change order #2 on the DATC Warehouse D-5 remodel portion of this overall project. See attached page #9 for details.

Matheson Courts Facility Fire Sprinkler Joints Repairs

This transfer of \$34,472 covers change order #1. See attached page #10 for details.

Report of Project Reserve Fund Activity (Page 11)

Increases

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

Decreases

Decrease is per reallocation approved in September Building Board meeting.

DGB:DDW:ccn

Attachments



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

LEASE REPORT

From 8/6/2012 to 10/1/2012

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

LEASE

	Environmental Quality Air Quality, Park City	Not relevant	Air Monitor Station	3 Mos.		400		\$ 0.00	Temporary lease for program needs.
	National Guard, OMS Spanish Fork	Net	Office	1 Yr.		8,200		\$ 3.66	Temporary lease for program needs.

AMENDMENTS

	Education, Rehabilitation Salt Lake City	Full	Office	6 Yrs.	9,484	9,484	\$22.50	\$22.50	Renewal, no increase in rent.
	Human Services, Child & Family Services, Price	Net	Human Resources	3 Yrs.	2,563	2,563	\$ 2.81	\$ 2.81	Renewal, no increase in rent.

DFCM

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

Nov-12

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			7,056,522.68	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND								
FUNDING								
10284	UBATC	Roosevelt Bldg Hvac System Improvements	50,692.00	-	-	0.00%	Construction	13%
11068	UBATC	Roosevelt Campus Generator Replacement	5,513.00	-	-	0.00%	Construction	92%
OTHER INCREASES								
07297	SUU	Gibson Science Center Addition	60,521.07	-	527,239.36	3.25%	Complete	99%
DECREASES TO CONTINGENCY RESERVE FUND								
NEW CONSTRUCTION								
07310	USU	Agriculture Building	(64,362.81)	-	1,642,125.81	4.10%	Construction	98%
06297	Dixie	Holland Centennial Commons	(62,453.19)	-	843,618.17	2.29%	Construction	82%
06291	USTAR	UU Neuroscience Research Center	(27,635.28)	-	4,236,516.66	3.17%	Construction	99%
10255	UNG	Logan Armory Remodel	(12,512.20)	-	65,034.62	6.65%	Construction	73%
10254	UNG	Ogden Armory Remodel	(5,727.00)	-	42,262.54	4.18%	Construction	72%
REMODELING								
11063	Freeport	Ctr Warehouse Multi-Agency Improvements	(50,346.54)	-	239,367.58	8.16%	Construction	91%
11091	Matheson Courts	Fac Repair Fire Sprinkler Joints	(34,472.00)	-	41,160.00	16.44%	Construction	7%
11143	Dixie	State College Browning Library Classroom ADTN And Remodel	(30,339.80)	-	56,993.18	3.13%	Construction	4%
11104	WSU	Dee Event Center Controls Upgrade	(25,144.00)	-	25,144.00	10.00%	Construction	6%
11047	Draper Prison	Maximum Security Uinta Section	(22,748.00)	-	22,748.00	7.28%	Construction	100%
11207	SLCC-SCC	Window Sill Repairs	(21,749.00)	-	21,749.00	28.81%	Construction	0%
11110	OWATC	Campus Wide Restroom Upgrades	(16,831.39)	-	23,253.49	7.70%	Construction	39%
12009	UNG	Headquarters Boiler & Piping	(12,480.00)	-	12,480.00	1.92%	Construction	0%
10032	DFCM	Governor's Carriage House Improvements	(11,586.34)	-	66,242.34	29.50%	Construction	0%
09043	Courts	3rd District Juvenil Court Upgrade Interior Lights	(9,920.85)	-	130,575.31	21.47%	Complete	100%
11066	Wellsville DOT	Maintenance Stn Replacement	(6,917.07)	-	154,604.04	8.33%	Construction	88%
12026	UNG	Orem Armory Fencing	(4,896.70)	-	4,896.70	21.69%	Closed	0%
11321	WSU	Steam Tunnel Distribution System Phase II Repairs	(4,461.00)	-	4,461.00	1.02%	Pending	50%
11161	UVU	Trades Bldg Transformer Replacement	(1,398.12)	-	1,398.12	0.82%	Construction	0%
11155	DOT	Rampton Complex Energy Lighting Project	(1,226.00)	-	1,226.00	0.39%	Construction	0%
TOTAL			6,746,041.46	7,415.55				

Change Order Justification Statement

PROJECT NAME: USU College of Agriculture
CONTRACTOR: Jacobsen Construction Company
DATE: August 7, 2012

PROJECT NO.: 07310770
CONTRACT NO.: 107225
CHANGE ORDER NO.: #21

PCO	Description	Category	Funding Source	Amount	Time
123	Various directives (Jan/Feb 2012)				
	Various code official items	AHJ code req't	Project contingency	\$9602	
	Various User requests/req'ts	User request	Project contingency		
	North lab wood chase			\$327	
	Wood base for loading dock epoxy		<i>\$90,000 of this funded from USU business bldg. per Dave McKay</i>	\$803	
	Wood mounting plate in Geo Tech Lab			\$678	
	Float Sump pit in bas't mech'l room			\$853	
	Grills for fin tubes at wood enclosure			\$283	
	Stainless steel corner guards			\$599	
	Guard rail at smoke control panel			\$760	
	Stainless steel trim at stair landings			\$1279	
	Galvanized trim at outside air plenums			\$1535	
	Stainless steel trim at elevator			\$832	
	Stainless steel trim at vestibules			\$886	
	Radiant heater covers			\$857	
	TV mounts in CR's 135, 136, 137			\$2602	
	Add data outlets			\$6152	
	Furniture power			\$30,975	
	Café Power			\$1321	
	Power for 2 nd floor dishwasher			\$413	
	Secure undercounter lighting cords in Labs			\$3280	
	Stainless steel trim at glass handrail			\$1308	
	Loading dock epoxy			\$1097	
	Add'l wood filler at stairwell enclosures			\$621	
	Access holes at stairwell for fin tube			\$2,821	
	Holes in café countertop			\$442	
	Roof gutter to drain upper roof at heat trace			\$3191	
	Revise thresholds at exterior doors			\$812	
	Add weather stripping at exterior doors			\$570	
	Delete tile backsplashes to breakrooms			(\$434)	
	Drywall patch at door 145 & controls			\$1901	
	Relocate lab casework from 351 & 352			\$960	
	JCC drywall touchup			\$9799	
	Painters touchup			\$15,910	
	Ceiling tile touchup			\$5089	
	Cleaning crew			\$6400	
	General conditions			\$21,070	
	Supervision			\$15,638	
	5% fee (not on extension of contract time)			\$5726	
	Bond			\$816	
	GL insurance			\$454	
124	Allowance Reconciliation	N/A		\$20,123	
Total				\$178,351	14

By: David A. McKay, Project Manager



Division of Facilities Construction and Management

Change Order Justification Statement

PROJECT NAME: USU College of Agriculture

CONTRACTOR: Jacobsen Construction Company

DATE: August 9, 2012

PROJECT NO.: 07310770

CONTRACT NO.: 107225

CHANGE ORDER NO.: #22

Table with 6 columns: PCO, Description, Category, Funding Source, Amount, Time. Rows include items 1-20 and a Total row.

By: David A. McKay, Project Manager

Change Order Justification Statement

PROJECT NAME:	<u>USU College of Agriculture</u>	PROJECT NO.:	<u>07310770</u>
CONTRACTOR:	<u>Jacobsen Construction Company</u>	CONTRACT NO.:	<u>107225</u>
DATE:	<u>August 9, 2012</u>	CHANGE ORDER NO.:	<u>#23</u>

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

PCO	Description	Category	Funding Source	Amount	Time
PCO126					
Item 1.21	Add plug mold at top of lab benches	User request	Project contingency	\$1,576	
Item 1.22	Rm 264 Change 208v outlets to 110v	User request	Project contingency	0	
Item 1.23	Freezer rm 264 add 208v outlet	User request	Project contingency	\$848	
Item 1.24	Rm 351 & 352 Add outlets and space others	User request	Project contingency	\$962	
Item 1.25	Rm 004 change 208v outlets to 110v	User request	Project contingency	\$689	
Item 1.26	Rm 410 add outlets for frig & microwave	User request	Project contingency	\$1,218	
Item 1.27	Rm 360 add power for dishwasher	Omission	Project contingency	\$308	
Item 1.28	Rm 270 add outlet for UPS circuit	User request	Project contingency	\$350	
Item 1.29	Change sequence of operation for cooling	Omission	Project contingency	\$4,884	
Item 1.30	Rm 364 & 364A add light switches	Omission	Project contingency	\$534	
Item 1.31	Hook up dishwasher to DI water	Omission	Project contingency	\$2,997	
Item 1.32	JCC fees, bond, insurance		Project contingency	\$1,557	
Total				\$15,205	0

By: David A. McKay, Project Manager

Change Order Justification Statement

PROJECT NAME:	DSC Commons	PROJECT NO.:	06297640
CONTRACTOR:	Jacobsen	CONTRACT NO.:	117343
DATE:	August 2, 2012	CHANGE ORDER NO.:	13

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

DESCRIPTION OF CHANGE ORDER RFPs OR CCDs

CCD 12: There were no footings called for by the contract documents for site planters, yet they are required. This modification adds the needed footings. This is an omission change.

CCD 13: The program called for a security system for the level 1 cashiers area but the system was not included in the contract documents. This change adds the needed security system. This is an omission change.

CCD 14: The grand staircase concrete landings cracked. To cover the unsightly cracks, this modifications adds carpet to the landings. This is an unknown condition.

CCD 16: This change adds air supply to VFD cabinets for cooling, adds a fire damper, and provides transfer air out two rooms. These are all omission changes.

RFP 117: This change adds backdraft dampers and blank off plates for fans. Both items were added to minimize a loss in fan capacity if a supply fan failed in any of the air handlers. This is an omission change.

RFP 122: The crash rails specified for various swing doors were too deep and kept the doors from swinging all the way open. This modification replaces the existing rails with lower profile rails. This is an error change.

RFP 129: This change adds vents in required for two audio visual equipment cabinets. The vents were not part of the original contract documents but should have been. This is an omission change.

RFP 130: There is a long open strip in the wall above the registration lobby. Mechanical diffusers take up most of the space of the opening, but the there is no grille that fills the opening and hides diffusers or other construction is the space. This change adds a grille the length of the opening to hide the diffusers. This is an omission change.

RFP 131: This change adds ventwood panels to the underside of exposed portions of the grad stair landings. The panels were not included as part of the original contract documents but are required to provide a finished look to the underside of the landings. This is an omission change.

RFP 132: The chain link security gates that surround the level 1 and 2 cafes have openings in them large enough for someone to slip their hands through the openings and extract (steal) things from the cafes. This change adds metal strips to the gate openings to eliminate that possibility. This is an omission change.

RFP 135: This change adds a metal plate over the book drop opening at the library circulation desk so that patrons can't reach in the book drop and extract books. This is an omission change.

RFP 138: The security data video recorders located in two telecommunication rooms need a rack in which they can be installed. The original contract documents failed to include the racks. This is an omission change

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

CHANGE ORDER SUMMARY				
PR/CCD	Category	Funding Source	Amount	Time
CCD 12	Omission	Contingency	\$10,720.00	
CCD 13	Omission	Contingency	\$4,740.00	
CCD 14	Unknown	Contingency	\$2,298.00	
CCD 16	Omission	Contingency	\$6,077.00	
RFP 117	Omission	Contingency	\$5,697.00	
RFP 122	Error	AE	\$1,992.00	
RFP 129	Omission	Contingency	\$1,046.00	
RFP 130	Omission	Contingency	\$3,541.00	
RFP 131	Omission	Contingency	\$1,248.00	
RFP 132	Omission	Contingency	\$2,441.00	
RFP 135	Omission	Contingency	\$328.00	
RFP 138	Omission	Contingency	\$1,511.00	
Total			\$41,639.00	

By: , Project Manager



CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER # 4

PROJECT NAME: Free Port Center D-5 Remodel
AGENCY: DATC
CONTRACTOR: Landmark Companies

PROJECT NUMBER: 11063310
CONTRACT NUMBER: 137512
DESIGNER: JRCA Architects

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO 3	3 " asphalt and paving overlay, gravel for dumpsters	1	Project Funds <i>sw cont</i>	\$31,902.64	
PCO 4	Replace Fire Riser Dry Pipe to wet pipe w/ new flow and tamper	3	Project Funds	\$12,789.91	
PCO 5	Demo 1d galv. Water line and replace with copper	1	Project Funds	\$1,600.23	
Total				\$50,346.54	

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: Tim K Parkinson Date: September 26, 2012

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

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

CHANGE ORDER #1

PROJECT NAME: Matheson Fire Sprinkler Repairs
 AGENCY: Courts
 CONTRACTOR: Delta Fire Systems

PROJECT NUMBER: 11091150
 CONTRACT NUMBER: 127530
 DESIGNER: PCI

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

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

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PR#1	Delta Fire discovered that Matheson Courts was constructed without a Pressure Maintenance Pump. This is the cost to install one.	3	Contingency	\$8,117.00	10 Days
CCD#1 /PR#2	The floor isolation valves on the standpipes (one North, one South) have been leaking and causing issues for the replacement of heads and leaky pipes. This is to replace them.	3	Contingency	\$7,552.00	5 Days
PR#3	The contractor provided unit pricing based on conditions we predicted we would encounter based on the survey conducted of the building. This is a running total of unforeseen conditions based on that pricing for the month of June.	3	Contingency	\$18,803.00	16 Days
Total		3	Contingency	\$34,622.00	31 Days

CATEGORY (REASON):

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

By DFCM Project Manager:  _____ Date: 9/10/12



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-12

% of
Constr.

PRJT. #	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
	<u>BEGINNING BALANCE</u>	<u>5,986,556</u>	<u>968,481</u>		
	<u>INCREASES TO PROJECT RESERVE FUND:</u>				
07297730	SUU - Gibson Science Center Addition	449,276.89		Balance of Various Project Budgets	3.00%
09021240	OWATC - Health Technology Building	235,041.72		Balance of Various Project Budgets	1.12%
	<u>DECREASES TO PROJECT RESERVE FUND:</u>				
12030790	UVU - Chiller Replacement	(96,815.00)		Reallocated Funds Sept 2012 Board Mtg	39.52%
	<u>ENDING BALANCE</u>	<u>6,574,060.07</u>	<u>968,481.36</u>		



Gary R. Herbert
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: October 24, 2012
Subject: **FY2014 Capital Development Prioritization Hearing for Projects from Other Funding Sources**

Utah State Building Board					
FY 2014 Capital Development Prioritization Hearings					
Projects From Other Funding Sources					
October 24, 2012					
Start	Minutes	Priority	Agency/Institution	Project	Presenter
immediately following Building Board Ranking of State Funded Projects	5		SUU	Center for the Arts	President Michael Benson
	5		U of U	Kennecott Building Renovation and Addition Phase II	Mike Perez, Vice President
	5		U of U	Utility Distribution Infrastructure	Mike Perez, Vice President
	5		U of U	Basketball Training Center-HPER Addition	Mike Perez, Vice President
	5		USU	Aggie Life Wellness Center	Dave Cowley, Vice President
	5		USU	USU Tooele Science & Technology Bldg.	Dave Cowley, Vice President
	5		USU	Blanding Rec Center	Dave Cowley, Vice President
	5		WSU	Social Science Bldg. Renovation	Kevin Hansen, Vice President