

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, October 30, 2013
W30 West Building, Capitol Hill Complex
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of September 4, October 8, October 9, and October 10, 2013** Tab 1
- (Information) 2. **FY 15 Capital Development Prioritization** Tab 2
- (Action) 3. **FY 15 Land Banking Projects** Tab 3
- (Action) 4. **Reallocation of Paving Fund for Utah National Guard** Tab 4
- (Action) 5. **Approval of Revolving Loan Fund for Department of Natural Resources/Nash Wash Wildlife Management Area**..... Tab 5
- (Action) 6. **Non-State Funded Projects**..... Tab 6
- (Action) 7. **Establishment of Formal Policy Regarding Roof to Wall Seismic Upgrades** Tab 7
- (Information) 8. **Capital Improvement Possible Funding Scenario** Tab 8
- (Information) 9. **Administrative Reports for University of Utah and Utah State University**..... Tab 9
- (Information) 10. **Administrative Reports for DFCM** Tab 10
- (Information) 11. **Other**

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



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Approval of Minutes:**
September 4, 2013 Board Meeting
October 8, 2013 Phased Funding Discussion for Capital Development
October 9, 2013 Capital Development Hearing
October 10, 2013 Business Meeting and Prioritization

Attached for your review and approval are:

- 1) Minutes of the Utah State Building Board Meeting on September 4, 2013;
- 2) Minutes of the Phased Funding Discussion for Capital Development on October 8, 2013;
- 3) Minutes of the Capital Development Hearing on October 9, 2013;
- 4) Minutes of the Building Board Business Meeting and Prioritization on October 10, 2013.

JR: cn
Attachments

Utah State Building Board



MEETING

September 4, 2013

MINUTES

Utah State Building Board Members in Attendance:

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

Guests in Attendance:

Matt Lund	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
McKenzie Ashman	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Cee Cee Niederhauser	Division of Facilities Construction & Management
Jake Jacobson	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Ben Berrett	Utah State University
Charles Darnell	Utah State University
Alyn Lunceford	Courts
Ken Nye	University of Utah
Mike Perez	University of Utah
Tiger Funk	Southern Utah University
Viron Lynch	Weber State University
David Buhler	Utah System of Higher Education
Greg Stauffer	Utah System of Higher Education
Ralph Hardy	Utah System of Higher Education
Bob Askerlund	Salt Lake Community College

Mack McDonald	Department of Human Services
Rick Stock	Sunrise Engineering
Jerry Jensen	Department of Corrections
Keith Jensen	Architectural Nexus

On Wednesday, September 4, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:08 am.

☐ APPROVAL OF MINUTES OF JULY 9, JULY 10, AND AUGUST 21, 2013.

Chair Carnahan asked if there were any correction and additions to the minutes of July 9, 10th and August 21, 2013. He suggested that the Board approve the minutes individually and asked for comments and a motion on the July 9th Minutes. Board member Dave Tanner suggested that the Minutes of the Business Meeting on July 9th, page 4 under Capital Improvement Process should clarify that the new five step process for Capital Improvements is still actively evolving and has not received final approval from the Board. The way it is presently written, it could be mistaken that this process has already been approved with no further discussion. This should be corrected. Jeff Reddoor included that the continued development of the process will also involve the approval of Administrative Rules which hopefully will be presented to the Board during the October 30th meeting. Cee Cee Niederhauser suggested that the Board approve the minutes with these corrections.

MOTION: Dave Tanner moved to approve the meeting minutes of July 9, 2013 as amended with the following changes: that the Capital Improvement process will continue to be developed and that the Administrative Rules associated with this new process be presented to the Board for approval in October. The motion was seconded by Fred Hunsaker and passed unanimously.

Chair Carnahan asked for comments regarding the Minutes of July 10, 2013. There were no changes for these minutes.

MOTION: Fred Hunsaker moved to approve the meeting minutes of July 10, 2013. The motion was seconded by Chip Nelson and passed unanimously.

Chair Carnahan asked for comments or concerns regarding the Minutes of August 21, 2013. There were no changes for these minutes.

MOTION: Chip Nelson moved to approve the meeting minutes of August 21, 2013. The motion was seconded by Bob Fitch and passed unanimously.

☐ REALLOCATION OF FUNDS FROM SHARWAN SMITH BOILER REPLACEMENT TO THE CENTRUM RAMP CONCRETE REPLACEMENT PROJECT AT SUU

Tiger Funk, Executive Director for Facilities Management and Planning at Southern Utah University explained that the concrete ramp access on the north side of the Centrum Arena has deteriorated due in part to freeze-thaw and the necessary use of ice melt. The new ramp was a funded capital improvement project in the fall of 2013. In addition to the new ramp, SUU would like to add a cross-linked polyethylene pipe heating system to melt snow and ice on the ramp, thus improving safety and longevity. The Sharwan Smith Student Center boiler was replaced in the spring of 2013 due to an earlier than expected failure. As a result of this immediate need, University reserves were used to replace the boiler prior to the release of the requested Capital Improvement funds. Southern Utah University requests that the \$94,000 originally allocated to the Sharwan Smith Boiler Replacement be reallocated to the Centrum Ramp Concrete Replacement Project.

Chair Carnahan said he was familiar with this area and gave his recommendation for the project. Dave Tanner agreed and said this was a very steep area and slippery in winter. It would be very helpful to install heat in that area in order to solve this problem. David Fitzsimmons asked if SUU had acquired estimates for this project. Mr. Funk said the estimates to install the heat were approximately \$70,000. The intent for the remaining funds would be to continue replacing adjacent concrete to the Centrum Ramp which would extend the scope of that project. Jeff Reddoor clarified that this \$94,000 would be combined with \$100,000 already allocated to this project. Mr. Funk said this project is scheduled for completion this fall.

MOTION: Dave Tanner moved to approve the Reallocation of Funds from Sharwan Smith Center Boiler Replacement to the Centrum Ramp Concrete Replacement Project at SUU. The motion was seconded by Chip Nelson and passed unanimously.

☐ USHE UTILITIES INFRASTRUCTURE STUDY PRESENTATION.

Commissioner David Buhler and Dr. Greg Stauffer from the Utah Commission of Higher Education reported that the USHE Utilities Infrastructure Study was the result of an effort begun more than a year ago by a group tasked with researching and documenting the condition of the utilities infrastructure piece of capital facilities on the USHE campuses. They thanked Ralph Hardy, Assistant Commissioner for Facilities Planning for the USHE System who helped to coordinate the study, facilitate meetings and was the primary author of the materials that comprise the report

Key issues of the report:

- The recommended minimum budget allocation for capital renewal of buildings is 2.0% of the Current Replacement Value (CRV) of the facilities (1.5% for capital renewal and 0.5% for remodeling). While Utah was once a leader in addressing this important need, present statutory target of 1.1% is below the 2.0% recommended by professional industry studies. While the CRV base used to calculate the amount of improvement funds available does not include the full replacement cost for utility distribution systems and generating plants, 28% of the Capital Improvement funds allocated over the past 15 years have been needed for utilities infrastructure projects.

- Five USHE institutions have their own high-voltage substations, and a sixth is in the process of being installed. All institutions own and operate electrical distribution systems. The advantages of these institutionally-owned electrical power production and distribution systems include:
 - Power rate-based cost reduction
 - Reliability of power
 - Quality of power
 - Service responsiveness
 - Accessibility for Maintenance
- The mechanisms used to fund maintenance, repair and replacement of facilities on USHE campuses
- The condition, capacity and sustainability of the assets being maintained should be considered by Legislature when considering funding.
- Key desired outcome of this report: focus attention on the need to dedicated, permanent revenue streams for the rehabilitation and replacement of USHE utilities production and distribution infrastructure

Recommendations:

- Institutional Ownership of Utilities Infrastructure
- Routine Maintenance and Repair
- Capital Renewal Funding for Buildings and Non-Utilities Infrastructure
- Utilities Production and Distribution Infrastructure
- Deferred Maintenance

Commission Buhler invited Charles Darnell Associate Vice President of Facilities from Utah State and Bob Askerlund, Vice President of Facilities from Salt Lake Community College to explain their experience and interest with infrastructure problems and expressed support for the study. In addition there was discussion on the span and inclusions of the study, clarification of projected funding, O & M for newer vs. older buildings, fees associated with maintaining infrastructure and the plan to keep members of the IGG Subcommittee informed of needs. Commissioner Dave Buhler encouraged the Board to find ways to start addressing the infrastructure issue in the state.

❑ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR ABC STORES

Jake Jacobson from DFCM requested a reallocation of Capital Improvement Funds for the Alcohol Beverage Control Stores. He explained they had 3 projects, totaling \$160,000 that were previously funded. They were for:

1) Waterproofing at the Provo ABC Store #5 for	\$40,000
2) Tile Flooring at the Price ABC Store #7 for	\$35,000
3) HVAC Project at the St. George Store #32 for	<u>\$85,000</u>
	Total \$160,000

They asked that the \$160,000 be reallocated toward the following ABC projects:

- 1) Store front replacement on SLC City Store on 3rd East, Store #35 \$62,000

2) Store front replacements on Store #22 and 23 @\$12,000 each (Note: The entry ways in both stores were suffering from rust and deterioration which were leading to security issues Bids indicated that \$12,000 would cover costs for both stores.)	\$24,000
3) Exterior Awning on Miller Avenue Store #14, request by agency (This will help prevent slip and falls as ABC employees are unloading the dock area).	\$11,000
4) Water Retention Correction at Magna Store #11	\$11,000
5) Misc ABC Store Maintenance and Repair	<u>\$52,000</u>
	Total \$160,000

Gordon Snow expressed concern about the reallocation process, since these five new projects were being created because of the available funds that could possibly be allocated. Mr. Jacobson said that these reallocations were being made because of some communication issues during the time that the Capital Improvement requests were being gathered. Had the communication taken place within the Division, DFCM would have reprioritized these projects for funding. Gordon Snow said that he had concerns with the system, however he did not want to have agencies lose the incentive to be efficient and spend their monies wisely. Jeff Reddoor said that part of the new capital improvement process involves trying to adequately define the scope of these project requests and get a clear definition as to the scope of project needs. The hope is that the excess funds will come back into the Contingency Fund or to other uses for the agency.

MOTION: Gordon Snow moved to approve the reallocation of Capital Improvement Funds for the ABC Stores with the exception of the \$52,000 requested for miscellaneous maintenance and repair.

Mr. Snow clarified his motion by explaining that the attempt to reallocate the \$52,000 (which they had designated for repair and maintenance items) should be covered by their O & M. He feels the ABC wants to create a slush fund with this money. If there was an appropriate reallocation he would have included the \$52,000 in his motion.

Chair Carnahan asked Mr. Snow if his motion was to reallocate \$108,000 for the ABC items for Store # 35, 22, 23, 14 and 11 and Mr. Snow answered in the affirmative.

The motion was seconded by Chip Nelson and passed unanimously.

Rich Amon informed the Board that the \$52,000 would return to the Project Reserve.

MOTION: Gordon Snow made a second motion to leave the \$52,000 with the ABC store and asked them to bring back a proposal on how they would use these funds for a Capital Improvement project. The motion was seconded by Fred Hunsaker and passed unanimously

Board members requested that a report be made available which would indicate project savings

deposited into the Project Reserve. In addition, a discussion should take place with Board members to determine how they should manage excess funds from a project and guidelines for the reallocation process. Dave Tanner said that all reallocations should have previously been approved by DFCM and Jeff Reddoor. Mr. Reddoor confirmed that this does, indeed, happen and that these reallocations are recommended. He indicated that the Project Reserve Report will be made available to the Board on October 9th.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye from University of Utah reported they had 14 Professional Services Agreements awarded and 14 Construction Contracts as well. There was no activity in the Project Reserve Fund this month. The Contingency Reserve had a draw of \$82,248 which was for installation of a standpipe system in the foothills east of campus and required a fair amount of trenching with a substantial amount of rock which required breakage in order to install the system.

Ben Berrett from Utah State University reported there were 11 Professional Contracts and 27 Construction Contracts issued this month. The Project Reserve Fund had no decreases and three increases to the fund which were for the Fine Arts Precast Concrete Panel Replacement for \$19,519.98, the BNR Fire Protection Phase II for \$1,181.70, and Paving for the Student Living Center Parking Lot for \$12,073.10. The Project Reserve is at \$362,871. The Contingency Reserve Fund had no increases but had a draw of \$18,348.70 for replacing the air handler in the Fine Arts Visual Building which required setting of recessed concrete in order for the system to fit. The Project Reserve Fund is at fund is at \$551,265.

ADMINISTRATIVE REPORT FOR DFCM

Building Board Manager, Jeff Reddoor addressed the Board reporting that there were 86 Professional Service Agreements and 36 Construction Contracts Awarded since the last meeting. The Contingency Reserve Fund is at about \$6.9 Million with four decreases during this reporting period. The Project Reserve Fund is at \$6.4 Million. Dave Tanner questioned the contract for Professional Consultants for the Capitol Preservation Board and indicated that it was not clear what is taking place here. Mr. Reddoor said he would get back with Mr. Tanner. In addition there were some clerical errors that were caused by the programming. Mr. Reddoor said that this would be address with the programmers of the database. He also indicated that DFCM accountant, Dave Williams is willing to clarify any information needed. Dave Tanner indicated the Board would like to have a summary for each project which includes any change orders that were applicable to that project rather than have random change orders attached to the report.

OTHER.....

Rich Amon announced that DAS would like to have a group picture of the Building Board members to put in the annual report and suggested that members meet outside the door for the

group photo.

Jeff Reddoor reminded Board members that the next Board meeting is the Capital Development Hearing which will be all day. It will begin at 8:30 am. A Board Business Meeting will be the following day.

ADJOURNMENT

MOTION: Fred Hunsaker moved to adjourn the meeting. The motion was seconded by Bob Fitch and passed unanimously.

The meeting adjourned at 11:03 am.

Utah State Building Board

Phased Funding Discussion



October 8, 2013

MINUTES

Utah State Building Board Members in Attendance:

Ned Carnahan
David Fitzsimmons
Chip Nelson
Bob Fitch
David Tanner
Gordon Snow

Legislative Members in Attendance:

Senator Wayne Harper
Representative Gage Froerer

Guests in Attendance:

Matt Lund	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Cee Cee Niederhauser	Division of Facilities Construction & Management
Joshua Haines	Division of Facilities Construction & Management
Ralph Hardy	USHE
Alyn Lunceford	Utah Courts
Ben Berrett	Utah State University
Mark Bleazard	Legislative Fiscal Analyst
Michael Raddon	Spectrum Engineers

On Tuesday, October 8, 2013 the Utah State Building Board held a Phased Funding Discussion with members of the Utah State Legislature in Room 4112 State Office Building, Salt Lake City, Utah. The meeting was called to order at 2:00 pm. Chair Ned Carnahan welcomed members of the general public as well as Board members to the meeting and announced that this was a discussion period and no action would be taken by the Board during this meeting.

Senator Wayne Harper and Representative Gage Froerer expressed appreciation to Rich Amon, Jeff Reddoor and the Building Board for their improvements to the Capital Development process. This will give more credibility to the Board as they push their priorities forward. They would like to see the Capital Development Prioritization be less political and solely based on need of the agency or institution. Representative Gage Froerer mentioned the frustration of the IGG Committee last year when members of the Legislature did not follow the recommendations of the Board. The Committee does not want to see this happen again. Representative Froerer would like to study this process, listen and look back at the history of projects that were previously phased funded to determine if there was a net gain or loss to the state.

Ned Carnahan talked about the parameters within programming, design and construction which can move a project along the Capital Development process. This is a necessary process to come up with a baseline budget – the Architect designs to a budget and moves it forward. This is necessary before talks even begin about design and construction because it established the scope of the work. In addition it moves a project down the pipeline. He would like to see projects that have been programmed receive funding for their project.

There was discussion about whether institutions and agencies should fund their own programming. DFCM has some funds for programming also. Dave Tanner said he feels that programming should be part of the risk that every agency and institution needs to take but that they should pay for it themselves. He opposes the idea that if a project has been programmed then it automatically should move along the pipeline to be funded in the future. Board members recognized that sometimes an institution will program in order to get funded. This should not happen. Other members of the Board agreed that programming should be self-funded by the agency and institution. Jeff Reddoor explained that DFCM has some early planning funds. Future reports will show the amounts available for allocation. These funds are approved by the Board but are under the direction of the DFCM Director. Once a project receives funding, then the money is repaid back to the fund.

There was discussion about which types of projects are funded by the General Building Fund and which are funded by the Education Fund. Dave Tanner said that the Board should scrutinize projects to make sure an agency or institution is only programming a project that is their number one priority. There should be a separation of the feasibility and planning process from the design process. True programming takes from six to eight months and consists of design that has been put in place without the drawings. Senator Wayne Harper encouraged further discussion and consideration on this issue in order to validate the Board's processes and make sure they are moving forward in the best interest of the state.

While discussing the Capital Development Prioritization, Representative Gage Froerer encouraged the Board to look at the critical needs of the state in determining rankings. Chair Carnahan reminded the Board that they should look at each request individually. Several Board members suggested that the "pipeline mentality" for projects should be taken away and should not be considered when doing the prioritization.

The general feeling of the Board was that previous programming should not determine whether a project receives funding. Members of the Legislature recommended that Alan Bachman write an Administrative Rule for the Board which clarifies the processes involving programming and future funding. Chair Carnahan encouraged future discussion on this issue at the Board's Business Meeting.

There was some discussion concerning the phased funding of the U of U Infrastructure project and the revenue bonds that are being proposed. It was suggested that the University's Capital Improvement money be used over the next couple of years until this infrastructure project is complete.

The Board agreed that additional discussion and comments on phased funding should continue at future Building Board Business Meetings.

ADJOURNMENT

The meeting adjourned at 3:33 pm

Utah State Building Board

Capital Development Hearing FY 15



October 9, 2013

MINUTES

Utah State Building Board Members in Attendance:

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

Guests in Attendance:

Rich Amon	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Cee Cee Niederhauser	Division of Facilities Construction & Management
Joshua Haines	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Joanie Aponte	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Tom Shaw	Division of Facilities Construction & Management
Gordon Jensen	Department of Technology Services
Leonard Blackham	Department of Agriculture
Jerry Jensen	Department of Corrections
Mike Haddon	Department of Corrections
Gary Peay	Department of Corrections
Alyn Lunceford	Utah Courts
Mack McDonald	Department of Human Services
Dan Clark	Department of Parks and Recreation
David Pershing	University of Utah

Ken Nye	University of Utah
Mike Perez	University of Utah
Denise Dearing	University of Utah College of Science
Pierre Sokolsky	University of Utah
Gary Crocker	Crocker Ventures
Stephanie Ray	EDA Architects
Keri Hammond	EDA Architects
Kimberlee Willette	Governor's Office of Management and Budget
Matt Lund	Governor's Office of Management and Budget
Marvin Dodge	Snow College
Brian Baker	Zion's Bank
Brian Jacobson	GSBS Architects
Tracy Neale	GSBS Architects
Jim Nielson	CRSA
Amber Craighill	BHB
Evan Curtis	Governor's Office of Management and Budget
Julie Berreth	Nexus Architects
Kim Johnson	R & O Construction
Julie Attig	Reaveley Engineers
Ben Berrett	Utah State University
Ralph Hardy	Utah System of Higher Education
Russ Bachmeyer	FFKR Architects
Valerie Nagasana	GSBS Architects
Sherry Ruesch	Dixie State University
Stephen Nadauld	Dixie State University
Darek Sagers	Utah National Guard
Lt. Col. Matt Price	Utah National Guard
Erik Sewell	Utah National Guard
Derek Todd	City of Lehi, Utah
Mayor Bert Wilson	City of Lehi, Utah
Robert Ranc	City of Lehi, Utah
Lorin Powell	City of Lehi, Utah
Susan Burke	Department of Juvenile Justice System
Dorie Farah	Department of Juvenile Justice System
Tracy Hart	Department of Juvenile Justice System
Chris Rouch	Department of Juvenile Justice System
Bob Askerlund	Salt Lake Community College
Cynthia Bioteau	Salt Lake Community College
Kerrie Kounalis	MHTN Architects
Bret Hardy	Utah Department of Corrections
Guy Thompson	Utah State Developmental Center
Dan Becker	Utah Courts
Tom Brennan	EDA Architects
Lyndy Lovelady	Tracy Stocking & Associates
Pilar Shortsleeve	DPS Crime Lab
Scott McDaniel	DPS Crime Lab
Chamonix Larsen	GSBS Architects

Debbie Johnson	Department of Public Safety
Jeff Carr	Department of Public Safety
Keith Squires	Department of Public Safety
Robert Rolfs	Department of Health
Shana Yonemura	Van Boerum & Frank
Dave Woulstahilne	BATC
Richard Maughan	BATC
Kelle Stepens	DXATC
Kelly Blake	DXATC
Cal Durfey	DXATC
Traci Fitzgerald	DXATC
Vic Hockett	DXATC
Jennifer Forbes	DXATC
Tyler Brinkerhoff	UCAT
Kirt Michaelis	MATC
Clay Christensen	MATC
Chad Campbell	BATC
Russ Balt	DATC
Brent Petersen	DATC
Collette Mercier	OWATC
Tyler Call	OWATC
Rob Brems	UCAT
Michael Leishman	FFKR
Tiger Funk	Southern Utah University
Dorian Page	Southern Utah University
Brad Cairns	Huntsman Cancer Institute/University of Utah
Scott S. Lloyd	Huntsman Cancer Institute/University of Utah
Ashlee Bright	Huntsman Cancer Institute/University of Utah
Susan Sheehan	Huntsman Cancer Institute/University of Utah
Mark Wilson	FFKR Architects
Mark Halverson	Weber State University
Charles Wight	Weber State University
Kimberly Henrie	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
Malin Francis	Salt Lake Community College
Greta Anderson	FFKR Architects
Jim Michaelis	Utah Valley University
Matt Holland	Utah Valley University
Brian Tarbet	Salt Lake County
Mayor Ben McAdams	Salt Lake County
Patricia Smith-Mansfield	State Archives
John Koerner	State Archives
Kimberley Smale Pierce	Utah Schools for the Deaf and Blind
Sydney Peterson	Utah State University
Stan Albrecht	Utah State University
Joe Peterson	Utah State University

On Wednesday, October 9, 2013 the Utah State Building Board held the Capital Development Hearing for FY 15 in Room W30 West Building of the Capitol Hill Complex, Salt Lake City, Utah. The meeting was called to order at 8:35 am. Chair Ned Carnahan welcomed members of the general public as well as Board members to the meeting. He announced that the presentation from Commissioner of Higher Ed, Dave Buhler, would be moved up to 1:00 pm, immediately after lunch. In order to stay on schedule, he encouraged presenters to stay within their allotted time frame.

☐ FY 15 CAPITAL DEVELOPMENT PRESENTATION

The following Capital Development Projects were presented:

Agriculture	William Spry Agriculture Building
Corrections	Central Utah Correctional Facility West Compound
Courts	8th District Duchesne County Courthouse Expansion
Courts	4 th District Utah County Provo Courthouse Expansion
Courts	Land Banking Request – 7 acres
DHS	Utah State Developmental Center Infrastructure Upgrade
DHS	Utah State Developmental Center Admissions and Durable Housing Units
DHS	Weber Valley Multi-Use Youth Center
DNR – Parks	Dock Replacement for Bear Lake and Utah Lake State Parks
National Guard	Camp Williams South Infrastructure Improvement
Public Safety	Public Safety/Agriculture/Health Dept, Unified State Laboratory: Module 2
UCAT	UCAT Overview
UCAT: SWATC	Allied Health and Technology Building
UCAT: DXATC	Dixie Applied Technology College Permanent Campus
UCAT: MATC	Central Utah County Campus
UCAT: BATC	Health Science and Technology Building
UCAT: BATC	Various Land Banking Requests – 55 acres
UCAT: DATC	Allied Health Building
UCAT: DATC	Land Bank Request – 9.88 acres

The Board adjourned for lunch at 11:56 am

The Board reconvened at 1:05 pm and continued with the following presentations:

Board of Regents	Regent Priorities and Processes for the Year
UCAT: OWATC	Business Depot Ogden Campus – Bay 2 Build Out
UCAT: OWATC	Instruction and Student Support Building
University of Utah	Crocker Science Building (George Thomas Building)
Huntsman Cancer Institute	Primary Children’s and Families Cancer Research Center at Huntsman Cancer Institute
Salt Lake Community College	Career & Technical Education (CTE), Learning Resource &

	Classroom Replacement of Building A – Meadowbrook Campus
Snow College	New Science Building
Southern Utah University	New Business Building
Dixie State University	Physical Education/Student Wellness Center, Various Land Bank Requests – East Elementary School & 5.5 Acres
Utah State University	Statewide Instructional Initiative (USU Eastern and USU Brigham City Regional Campus)
Utah Valley University	Performing Arts Building 1
Weber State University	New Science Lab Building
Attorney General & ORS	New State and Salt Lake County Building
Utah Schools for the Deaf and Blind	USDB Salt Lake Center
Utah State Archives	Archive Storage & Training Room Enhancement 1

ADJOURNMENT

MOTION: Fred Hunsaker moved to adjourn the meeting. The motion was seconded by David Tanner and passed unanimously.

The meeting adjourned at 4:23 pm.

Utah State Building Board Business Meeting



October 10, 2013

MINUTES

Utah State Building Board Members in Attendance:

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

Guests in Attendance:

Matt Lund	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
Kim Hood	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Cee Cee Niederhauser	Division of Facilities Construction & Management
Joshua Haines	Division of Facilities Construction & Management
Ralph Hardy	USHE
Dana Miller	SWATC
Tyler Brinkerhoff	UCAT
Kurt Michaelis	Mountainland ATC
Mack McDonald	Department of Human Services
Ben Berrett	Utah State University

On Thursday, October 10, 2013 the Utah State Building Board held a Business Meeting in Room 4112 State Office Building, Salt Lake City, Utah. The meeting was called to order at 8:05 am.

Chair Ned Carnahan welcomed members of the general public as well as Board members to the meeting. He announced the agenda for the day and said that the Board could have a motion at the end of the meeting if they were in agreement on the Capital Development Prioritization.

❑ **DISCUSSION OF CAPITAL DEVELOPMENT PROJECTS FOR FY 15**

Chair Carnahan said that the Board had received all information needed for the prioritization before the meeting. Jeff Reddoor clarified that the information on the Huntsman Cancer Institute, State Archives and USDB were distributed separately and were not included in the book previously distributed to the Board. There are needs statements and CBE for every project. The numbers on the score sheets are the current numbers reflected on the CBE's and reflect the current construction costs today. There is a total \$822, 956,415 in projects being requested this year.

Chair Carnahan asked for discussion concerning the Capital Development Projects presented at yesterday's hearing. David Fitzsimmons said he was satisfied with the process. Fred Hunsaker said that his concern was how to identify real need – he thought it difficult to interpret and measure relative need for every project on the list. Gordon Snow discussed whether a project should receive a higher score because it has been programmed and how to indicate that a project should receive programming for this year. In addition, he had concerns that the U of U Infrastructure was not on the list. Chip Nelson said he agreed with Fred Hunsaker that the overwhelming focus should be need but is uncertain the scoring sheet reflects this priority. He would like to see some changes in the scoring process to reflect this. Bob Fitch said all the information collected and distributed to the Board has been very helpful. He is looking forward to the scoring process. Dave Tanner said he was unclear as to the mission of the state of Utah in regards to the real needs of the state. In addition, he questioned if there were legislative mandates unfamiliar to the Board. He would like to respect those who have gone before and who previously approved programming for some of these projects. Mr. Tanner said our predecessors obviously would like to see certain projects moved forward. He also feels a need for cost effective solutions. State buildings do not have to be architectural monuments; they just need to be effective buildings. Board members were encouraged to act independently when scoring

Matt Lund from the GOMB reported that their office recommended funding for projects that had already received prior funding from the Legislature, namely; DOC Expansion Gunnison, the Unified State Lab, the USU Project and then the Weber State Science Lab. Jeff Reddoor reported that future collaboration with the GOMB, the Governor's Office and the Building Board will be helpful in the future, working hand in hand with the state planner, Alan Matheson.

Chip Nelson explained that three members of the Board were at a disadvantage because they had not visited the projects in the southern Utah area due to the fact that Building Board Tours alternate between north and south areas each year. He encouraged the Board to include all areas of the state during their tour next year. All Board members were in agreement with touring the entire state. Josh Haines suggested that DFCM Project managers may want to be consulted to give a history of each project.

There was discussion concerning some specific projects and Board members questioned the types of funding available for these projects. There were concerns about the Land Banking priority, specifically the parcel of land requested by Dixie College which had received partial funding by the Legislature. Bob Fitch asked for clarification on the National Guard Project, specifically if the money had been allocated by the Federal Government and if those funds could be receded. Dave Tanner questioned about the Agriculture Building and why they are combining

a portion of their needs in the Unified Lab and if two buildings were really needed. In addition, Jeff Reddoor clarified life/safety issues in some of the projects. Mr. Reddoor said if a Board member was not familiar with life/safety issues on a project they may want to following DFCM's recommendations on this project.

SCORE SHEET OVERVIEW, QUESTIONS AND DISCUSSION

Chair Carnahan and Jeff Reddoor answered questions concerning the scoring process. Mr. Reddoor reminded the Board of the weighting factor associated with the scoring matrix: Column 1 is weighted as 2, Column 2 is weighted as 4, Column 3 is weighted as 1, Column 4 is weighted as 2, and Column 5 is weighted as 1. As Board members enter their scores in the columns, their rankings are tallied on the right side so that they can see how their project scores are being ranked in comparison with other projects.

As the discussion continued Board members decided they should score the projects based on the requests and the information gathered and then let the process move forward. Board members agreed that they should be an independent voice, using their best judgment as to which projects should move forward. In the future, they would like to see some clarification and possibly an Administrative Rule concerning the process of phased funding (which is planning and design).

ADJOURNMENT FOR INDIVIDUAL SCORING

Motion: Chip Nelson moved to adjourn to separate locations for individual scoring of projects for FY 2015. The Motion was seconded by Dave Tanner and passed unanimously.

The Board adjourned to separate locations to complete their individual prioritizations at 10:50 am.

After individual prioritizations were complete the Board met for lunch in room 4112 SOB.

COLLABORATION SESSION

At 1:55 pm the meeting reconvened. Jeff Reddoor distributed printed copies of the prioritization and opened the meeting up for discussion. The Board members reviewed the final scores. Gordon Snow said he was satisfied with the results of the rankings on Land Banking Requests. Chair Carnahan asked if anyone would like to discuss any parts of the Capital Development Ranking.

CAPITAL DEVELOPMENT RANKING

Chair Carnahan ask for a motion from the Board.

Motion: Fred Hunsaker moved to approve the FY 2015 Capital Development

Ranking as presented. The Motion was seconded by Dave Tanner. The voting was unanimous.

Motion: Chair Ned Carnahan moved to table the FY15 Land Banking Requests until the next Board meeting. The Motion was seconded by Dave Tanner. The voting was unanimous.

Chair Carnahan announced that the Capital Development rankings will be made public.

☐ ADJOURNMENT

Motion: Chip Nelson moved to adjourn the meeting. The Motion was seconded by Bob Fitch.

The meeting adjourned at 2:08 pm.



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 10, 2013
Subject: **Results of the FY2015 Capital Development Prioritization**
Presenter: Jeff Reddoor

FY 2015 Capital Development			
Building Board Final Rankings			
Agency	Project	Score	Rank
Weber State University	New Science Lab Building	35.0	1
UCAT: SWATC	Allied Health and Technology Building	30.8	2
Public Safety	Public Safety/Agriculture/Health Departments, Unified State Laboratories: Module 2	30.3	3
National Guard	Camp Williams South Infrastructure Improvements	27.0	4
Huntsman Cancer Institute	The Primary Children's and Families Cancer Research Center at Huntsman Cancer Institute	25.2	5
DHS	Utah State Developmental Center Admissions and Durable Housing Units	23.9	6
Utah State University	Statewide Instructional Initiative (USU Eastern and USU Brigham City Regional Campus)	22.9	7
Corrections	Central Utah Correctional Facility West Compound Expansion and 192 Bed Secure Housing Unit	22.5	8
Snow College	New Science Building	20.4	9
UCAT: DXATC	Dixie Applied Technology College Permanent Campus	19.0	10
University of Utah	Crocker Science Center (George Thomas Building)	16.0	11
DHS	Weber Valley Multi-use Youth Center	15.8	12
Courts	8th District Duchesne County Courthouse Expansion	15.6	13
DHS	Utah State Developmental Center Infrastructure Upgrade	15.2	14
DNR: Parks	Dock Replacement for Bear Lake and Utah Lake State Parks (15,530 Liner Feet)	13.3	15
Salt Lake Community College	Career & Technical Education (CTE), Learning Resource & Classroom Replacement of Building A - Meadowbrook Campus	13.1	16
Dixie State University	Physical Education/Student Wellness Center	12.5	17
Southern Utah University	New Business Building	12.0	18
Utah Schools for the Deaf and the Blind	USDB Salt Lake Center	11.8	19
Courts	4th District Utah County Provo Courthouse Expansion	11.5	20
UCAT: MATC	Central Utah County Campus	10.7	21
Agriculture	William Spry Agriculture Building	10.4	22
UCAT: OWATC	Business Depot Ogden Campus-Bay 2 Build Out	10.3	23
Utah State Archives	Archive Storage & Training Room Enhancement	10.1	24
UCAT: BATC	Health Science and Technology Building	9.6	25
UCAT: DATC	Allied Health Building	9.6	25
Attorney General & ORS	New State and Salt Lake County Office Building	8.2	27
Utah Valley University	Performing Arts Building 1	8.1	28
UCAT: OWATC	Instruction and Student Support Building	7.4	29



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **FY 15 Land Banking Projects**
Presenter: Jeff Reddoor

The Board will vote on the FY 15 Land Banking Projects which were previously prioritized during the October 10, 2013 Building Board Meeting.

FY 2015 Land Banking Requests

	Agency	Description	Request	Score	Ranking
1	Dixie State University - 1	East Elementary Purchase (52,908 GSF)	\$ 1,000,000	35	1
9	Courts	Northern Utah Land Bank Project 7 Acres	\$ 1,750,000	9	2
8	UCAT: DATC - 1	9.88 Acres, Morgan/Economic Development Center	\$ 575,000	9	2
5	UCAT: BATC-1	10.23 Acres, North of Campus	\$ 1,500,000	4	3
6	UCAT: BATC-2	18.5 Acres, Adjacent to Campus (Church Land)	\$ 2,775,000	4	3
7	UCAT: BATC-2	26 Acres, Adjacent to Campus (Church Land)	\$ 3,900,000	4	3

JR: cn



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Reallocation for Paving Funds for the Utah National Guard**
Presenter: Jeff Reddoor

Recommendation:

I recommend that the Board reallocate the \$50,000 originally allocated to the UNG Cedar City Armory Paving Improvement Project to the Price Armory Paving Reconstruction Project.

Background:

A parking lot for the UNG Amory in Price needs a total reconstruction in order to meet ADA requirements. The original funding request for this project was \$90,000.00 but was only funded at \$40,000.00. The Cedar City Armory was allocated \$50,000 for their paving improvement project (DFCM Project #13175470). The Cedar City Armory's pavement was upgraded with crack seal and seal coat using statewide paving maintenance funds in 2011 and should be good for another three to five years. Therefore, the UNG would like to postpone the Cedar City Armory paving project and reallocate their \$50,000.00 to the Price Armory which will allow them to move forward with this reconstruction.

JR: cn
Attachment

DFCM Capital Improvement Reallocation Request

Date: 10/22/2013
Agency: DFCM
Requestor: Brent Lloyd

Allocated From

Project Name: Cedar City Armory Paving Improvements
Project No.: 13175470
DFCM PM: Brent Lloyd
Completion Date:
Project Savings: \$50,000

Allocated To

Project Name: Price Armory Parking Lot Reconstruction
*Project No.: 13174470
ISES No.:
Amount: \$50,000

Description of Work/Justification:

This request to the Building Board is for reallocation of \$50,000.00 allocated to the Cedar City Armory paving improvement project (#13175470), adding these funds to the Price Armory parking lot reconstruction project (#13174470). The Cedar City armory's pavement was upgraded with crack seal, seal coat, and restriped, using statewide paving maintenance funds in 2011 and should be good for another 3-5 years. However, the Price Armory parking lot needs a total reconstruction in order to meet ADA requirements. The original funding request for these improvements totaled \$90,000.00, but was only funded \$40,000.00. This reallocation of funds will allow the Price Armory parking lot project to move forward and be compliant with ADA guidelines.

Allocated To

Project Name: Price Armory Parking Lot Reconstruction
*Project No.: 13174470
ISES No.:
Amount: \$50,000

Description of Work/Justification:

See above.

*If applicable



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Approval of Revolving Loan Fund for Department of Natural Resources/Nash Wash Wildlife Management Area**
Presenter: Bianca Shama, Energy Program Director

Recommendation:

As per the administrative rules for the State Facility Energy Efficiency Fund, the State's energy revolving loan fund, each project seeking funding requires Building Board approval prior to moving forward. DFCM recommends that the Building Board review the request from the Department of Natural Resources/Nash Wash Wildlife Management Area. This application has been reviewed and approved by the State Building Energy Efficiency Program Director and is submitted for your approval.

Scoring and Approval By SBEEP Based On:

1. Feasibility and Practicality (maximum 30 points) **30**
2. Projected Energy Cost Payback Period of Project (maximum 20 points) **18**
3. Energy Cost Savings Attributable to Eligible Energy Efficiency Measure (maximum 30 points) **30**
4. Financial Need of the Agency for the Loan including its financial condition (maximum 10 points) **10**
5. Environmental and other benefits to the state and local community attributable to the project (maximum 10 points) **10**

Total Points = 98

Background:

Attached is an application pending approval for the Department of Natural Resources/Nash Wash Wildlife Management Area. The Department of Natural Resources/Nash Wash Wildlife Management Area is requesting a loan in the amount of \$35,400.00. The funds will be used to upgrade the current system with new batteries and upgrade the inverter, solar panels, and install more energy efficient electrical systems. The payback for this project will be approximately 5 years. The estimated loan repayment schedule will begin in 2015 based on project completion date. The project will result in both energy savings and cost savings for the facility.

Attachment
Loan application and supporting documentation

Nash Wash Wildlife Management Area

Current energy operating costs

Solar system is inoperable and needs to be upgraded because of poor battery storage. This in turn requires the backup generator to run all of the time. Currently the costs are as follows:

25% load using approximately 12.25 gallons of diesel a day at the current cost of diesel (\$4.00/gal.) comes to approximately \$49.00/day. Costing \$1,470.00 per month. The load on the generator is not constant at 25%, it varies depending on amount of power used but the generator is running all the time and 25% would be the baseline for use. The generator needs to be service every 250 hours at a cost of \$100.00 per service costing \$288.00 per month. In the last month we have spent around \$500.00 in repairs and expect that to continue because of the age of the generator. At the current rate of use we will be looking at replacing the generator in the near future at a cost of approximately \$12,000.00. The baseline annual operating cost would be estimated at \$27,096.00. This would vary depending on the amount of repairs needed, cost of fuel, and if we need to replace the current generator.

Operating costs if upgraded

We want to upgrade the current system with new batteries and upgrade the inverter, solar panels, and install more energy efficient electrical systems.

When current system is operable the solar system runs the entire WMA and the backup generator only runs about once a month for about 8 hours under normal circumstances using about 2.5 gallons of fuel (\$4.00/gal.) which comes to \$10.00 per month this would vary slightly depending on amount of use and how many days of sunny verses cloudy days. We would need to service the generator annually at a cost of \$100.00. With the proposed upgrades this could even be reduced, and with the reduction in run time on the generator we would budget a set amount monthly for repairs and a future replacement of the generator. The annual operating costs would be \$120.00 baseline with an additional repair and replacement budget.

State of Utah

State Facility Energy Efficiency Fund Loan Application

A. State Agency:

Department of Natural Resources-Division of Wildlife Resources

B. Building name & location:

Nash Wash Wildlife Management Area

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

Main Residence, small houses, bunkhouse, shop and modular home and other out buildings.

Originally a cattle ranch (Cunningham Ranch), the DWR now uses this location for a wide variety of activities, studies and other outdoor research and events. This location provides access the south end of the Book Cliff mountain range and numerous wildlife habitats.

This location is the main base for numerous research and wildlife projects for this part of the State. Often used by biologists and other scientist to study wildlife and habitat throughout the year. The main residence, shop and water well are used during most weekends during the year, and the other buildings are used at various times during the year.

D. Existing building systems and energy usage:

Energy Source:

Solar photovoltaic system (Panels, Inverters, Charge Controllers and Batteries) and two backup generators (Natural Gas).

Building Systems:

The buildings consist of some of the original ranch buildings including the residence, shop, school and other small buildings. Later, a modular home was converted to a bunk house to provide the needed sleeping space for project teams.

Energy Use:

Energy from the on-site natural gas provides heat and generator fuel. The solar photovoltaic system provides electrical energy storage and use for the majority of electrical needs.

E. Project Description:

Eligible Measure / Materials to be installed	Estimated Cost of Measure	Projected Annual Energy Savings	Projected Annual Cost Savings
Battery Bank Replacement	\$27,000	TBD	TBD
Damaged Solar Module Replacement	\$250	"	"
Charge Controller Upgrade	\$600	"	"
PV Increase (6 modules, 220 Watt ea.)	\$4,500	"	"
Efficiency Measures (Lights, etc)	\$500	"	"
Installation/Misc	\$2550	"	"
TOTAL	\$35,400		

F. Rebates and Incentives:

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

G. Payback

The payback of this project comes not from direct utility cost reductions but the reductions in equipment wear and maintenance costs. Without this upgrade/replacement, the system requires the 13.4 kW generator to be run almost continuously. The existing generators are getting older and extended use will reduce their useful life.

H. Description of energy costs savings measurement and verification:

Energy cost savings will come from reduced generator run time. This can be measured by the total reduction of run time. There will be times where the generator will need to be used to accommodate large electrical loads (welding, high visitor rates, extended overcast days, etc.)

I. Commissioning procedures:

The system will be installed and all components verified through a traditional solar photovoltaic system commissioning (verify voltages, currents, etc.).

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

This project will have an unexpected impact on the DWR's annual budget. Without the loan, the short term impacts will be continued maintenance of the generator system. Long term impacts will be reduced life of the generators.

Because the batteries are the central heart of the existing energy system, their replacement is critical and expensive. Due to the reduction of cost of solar photovoltaic modules and the improvements in charge controllers, the DWR would also like to make some additional upgrades at this time.

Finally, this system has provided the benefit of being quiet, renewable and environmentally sound. It has also helped DWR demonstrate their commitment to renewable energy. DWR will implement more energy efficiency upgrades (lighting) as part of this project, to further reduce the reliance on the generators.

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

Estimated costs:	\$35,400
Other funds to be used on project:	\$ N/A
Total proposed loan amount:	\$ 35,400

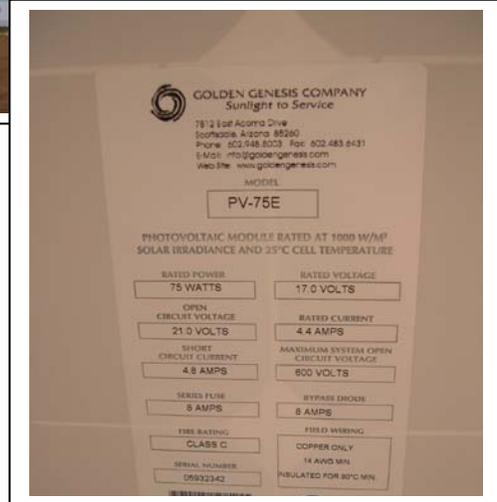
L. Attachments

- Photos
- Site Analysis

Shop Space:



PV System:



Generators:



Other Buildings:



POSITIVELY ENERGIZED

Renewable Energy Resources

801-293-3487

Date: April 29, 2013

To: Utah State Division of Wildlife
C/O AJ Rogers
P.O. BOX 400025
Thompson, Utah 84540

From: Tim Ularich, P.E., NABCEP
Manager, Positively Energized, LLC.
4905 S. Atwood Blvd.
Murray, Utah 84107

Sub: Solar Analysis of the Cunningham Ranch Solar Photovoltaic (PV) system

AJ,

This is a summary of findings related to the Solar Photovoltaic system at the Cunningham Ranch. As discussed, the State of Utah is nearing the end of the fiscal year and start of a new one on July 1, 2013. Planning and funding of system repairs can more readily be addressed with "year end" funds or by planning in the new year's fiscal budget, thus timely identification of need is important.

The "big ticket" item is the battery bank. The battery bank will run \$18k to \$19k without shipping or installation. Newer technology and the drop in the cost of solar modules would also make some upgrades feasible at this time. Utilizing the dedicated hunter program might also help with some of the labor/transport costs of any upgrades.

Some of the key issues the system faces as well as options for repairing the systems and possible funding needs will be identified to help identify the need to set aside money for next year's budget. The State may wish to contact State Division of Construction Management, DFCM (John Harrington) to inquire about the energy revolving loan program. This no/low interest loan would help DWR spread the cost of system upgrades/repairs over two or more years. Other methods of reducing cost may be a Lease/Purchase agreement with a private party. This allows State and Federal tax credits to help offset the system cost to DWR. Typically these are larger scale projects, but investors may be interested. Call me for more details regarding that option.

If the DWR elects to fund some/all of the project this fiscal year, they will need to be advised the lead time on replacement batteries can often approach 8 to 10 weeks (State procurement rules require items be delivered before year end).

System Overview:

The Cunningham Ranch system was installed in March of 2000. This makes the system just over 13 years old. At the heart of the system are two (2) Trace SW4048 inverters, stacked for 240Volt output. The system has a PC500 combiner box with integrated circuit breakers and charge controller (60 amp, PWM type).

The PV array consists of four (4) adjustable pole mounts. Each pole consists of two strings of four (4) modules for a total of 300 watts per mount. The total "plated" output of the PV array is 2.4kW. The modules are Golden Genesis Company (now Kyocera) PV-75E.

The battery bank is a GNB Absolyte IIP model (3-100G27). It consists of AGM (Absorptive Glass Mat) type of lead acid batteries. The batteries are configured as a 1600 amp-hour bank at 48 Volts (approximately 76.8 kilowatt hours).

As a backup, the ranch has two natural gas generators, one of which has been out of service for several years (Kohler). The remaining generator (Cummins/Onan 20GGDB) is connected to the inverter's Automatic Generator Start, and helps feed the electrical need when the batteries are too low. In single phase configuration, the generator is rated at 13.4 kW (Note: Power is reduced by 3% per 1000 ft of elevation). There is a small solar panel on the generator building that charges the generators 12V starting battery using an ASC brand charge controller (small system, not part of this review).

Observations and Deficiencies:

Batteries:

There was minimal generator run time the afternoon of our arrival, but significant run time during the evening, night time and early morning. This indicates the solar PV array is charging the batteries and providing enough energy to keep the generator off during the daytime. Unfortunately the batteries are old enough that they do not have much capacity left, and subsequently the generator must start cycling again once the sun has gone down.

The Absolyte IIP are a great battery and are expected to last nearly 20 years in a standby configuration (telecommunications, battery backup, etc.). However, in a frequently cycled environment (homes, cabins, other off grid environments), they are estimated to last for approximately 1800 cycles to a Depth of Discharge (DOD) of 80%. This equates to between 10 and 15 years, depending on use.

Solar Array:

We tested the PV array, starting at the junction box located on the battery building, then working back up stream to the pole combiner boxes and finally the PV modules if necessary. During testing, we identified one of the 8 strings was not working. On the eastern most pole mount, the eastern most module on the bottom row appears to be bad. This was verified using operating current, as well as pulling fuses and verifying the Voc of each string. The current array is running at 7/8 capacity.

In the past few years, PV module prices have fallen nearly 70% of what they were in 2000. Adding capacity would be a good investment along with the new battery bank.

Repair/Upgrade Options:

We suggest three options for upgrading, which will yield varying results. Because the inverter setup is working fine, we did not address them at this time. Of concern are the batteries, the PV array and Charge Controller. These are from least effective to most effective fix.

Option 1: Batteries/Module Replacement

(BUDGET \$22,000)

- This will encompass changing the existing bank to a fresh set of batteries.
 - Pro: This has worked for 13 years.
 - Con: Generator has had to run more than necessary for a properly sized Array/Battery Bank/Load system.

Option 2: Batteries/Module Replacement/Charge Controller Upgrade

(Budget \$24,500)

- This will encompass changing the batteries, replacing the bad PV module, rewiring the array for higher voltage and bypassing the existing charge controller.
 - Pro: This will provide better monitoring of solar input (amp hours, etc.). Modern MPPT charge controllers can be as much as 30% more efficient at harvesting energy. In this application, I would estimate about 20% increase in energy harvest. The array would need to be rewired to increase the voltage, as it no longer depends on the battery bank voltage, thus reducing line loss.
 - Con: Not as good as Option 3:

(NOTE: I have been trying to track down a replacement panel(s), but have not been able to locate one of the same size for a direct replacement. I will continue to look, but another option would be to replace the top of pole mount on the fourth pole with new larger modules. They are cheaper and because the new charge controller can handle higher voltage arrays, this would be a good replacement option. It would also provide 7 modules for replacement for the remaining three pole mounts. It would be wise to purchase a couple of extra modules of the new model for future replacements as well)

Option 3: Batteries/Module Repair/Charge Controller/PV Capacity Increase.

(Budget \$32,000)

- With the lower cost of modules, now is an excellent time to increase the capacity of the system's PV output. The PV system is only about 25% of what would normally be placed on a 1600 amp hour battery bank, as it does not have enough time or output to catch up when power is used at

night. Thus the generator has been seriously compensating to this point and reducing the battery bank life in the process.

- Understanding the relationship of battery capacity and PV inputs would take several hours to explain, but I am happy to visit with any decision makers if they are weighing the options. This could be staged with a Dedicated Hunter project to set the pole or racking mounts as well as having hunters provide transportation of some of the materials.

Finally, there are many other possible options, but this should provide a general estimate of repair costs. Again, I am happy to sit down with any decision makers to discuss any of the details.

If DWR elects to increase capacity, I have a nice ground mount rack system from the Natural Bridges National Monument system that I would be able to donate to the project. It is capable of holding twelve (12) 255 watt modules with minor modifications. Again, this could be discussed once a direction has been established.

Please call or email with any questions.

Tim Ularich, PE, NABCEP
Utah Structural License# 276291-2203
NABCEP: # 031409-137
Positively Energized, LLC.
tim@positivelyenergized.com
801-293-3487



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Non-State Funded Projects**

The following non-state funded projects will be presented to the Board.

Utah State Building Board FY 2015 Capital Development Projects Non-State Funded Projects					
Agency / Institution-Priority	Project Name	State Funding	Other Funding	Gross sq. ft.	Cost sq. ft.
University of Utah	Alumni House Expansion & Renovation		\$ 10,000,000	33,636	\$297.30
University of Utah	Lassonde Living Learning Center		\$ 45,237,694	172,207	\$262.69
University of Utah	Utility Distribution Infrastructure Replacement (High Voltage/High Temperature Water)		\$ 56,500,000	Infrastructure	NA
Public Safety/ Driver License Division	Uintah Basin Driver License Facility		\$ 875,000	3,500	\$250.00
Mountainland Applied Technology College	Tecnology Building		\$ 6,919,221	40,523	\$170.75
TOTAL		\$ -	\$119,531,915	249,866	
GRAND TOTAL		\$ 119,531,915			



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Establishment of Formal Policy Regarding Roof to Wall Seismic Upgrades**
Presenter: Lynn Hinrichs

Recommendation

I recommend the Building Board establish a formal policy regarding Amendment 15A-3-113 and DFCM reroofing projects. Based on a long standing practice, DFCM feels that analysis and repair of old building structures at the time of reroofing results in the least expensive seismic remedy and greatly enhances public and life safety of the building. This policy should authorize DFCM to continue the practice of following 15-A-3-113 to Chapter 32 through 35 of the International Building Code as was previously required prior to the 2012 Legislature, unless it is known by DFCM Administration that the subject building's life expectancy is limited or less than 5 years.

Background

Prior to the 2012 Utah Legislative Session, Statute 15A-3-113 required: "when said building is undergoing reroofing, or alteration of or repair to said feature." See attached for further requirements/reference – Exhibit A. This statute was altered during the aforementioned Legislative session to not require this during a reroofing project until June 30, 2014. As of July 1, 2014 it also changed the requirement to "when the building is undergoing a total reroofing." See attached for further requirements/reference – Exhibit B.

Following passage of this legislation, DFCM continued the practice of 15A-3-113 at the time of reroofing, as a matter of life safety priority.

15A-3-113 Amendments to Chapters 32 through 35 of IBC

Purpose:

To receive instruction from the Building Board regarding the practice of roof to wall seismic upgrades on buildings built prior to 1975 as outlined in the stated amendment above.

Background:

Prior to the 2012 Utah Legislative Session, Statute 15A-3-113 required: “when said building is undergoing reroofing, or alteration of or repair to said feature.” See attached for further requirements / reference – Exhibit A. This statute was altered during the aforementioned Legislative session to not require this during a reroofing project until June 30, 2014. As of July 1, 2014 it also changed the requirement to “when the building is undergoing a *total reroofing*.” See attached for further requirements / reference – Exhibit B.

Following passage of this legislation, DFCM continued the practice of 15A-3-113 at the time of reroofing, as a matter of life safety priority.

Summary of Changes to the Law:

1. The current amendment only requires an engineer to evaluate the parapet bracing, wall anchors (roof to wall connections), and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. when the building is undergoing structural alterations, which may include structural sheathing replacement of 10% or greater, or other structural repairs. Reroofing or water membrane replacement may not be considered a structural alteration or repair for purposes of this section.
 - a. The previous version required this evaluation & upgrades to be done at the time of “reroofing, or alteration of or repair to said feature.” The current version only requires it during structural work.
2. These changes were made to the amendment under a sunset clause or for a specific time period that will expire on June 30, 2014.
 - a. Note: It is entirely possible that the Legislature may extend the expiration date.
3. The other notable change from the previous to the existing is the verbiage surrounding the trigger point for the engineer’s evaluation post June 30, 2014. The previous version of the amendment read “...evaluated by a licensed engineer when said building is undergoing reroofing, or alteration of or repair to said feature.” The current version requires “...by a licensed engineer when the building is undergoing a total reroofing.”
 - a. By changing the verbiage from the previous version, there is now a potential clause that the seismic work may not be required on a project unless the entire building is being reroofed.

Current Situation:

DFCM is developing plans for several buildings that this law impacts.

Request to the Building Board:

DFCM requests the Building Board establish a formal policy that may be followed regarding amendment 15A-3-113 & reroofing projects. Based on a long standing practice, DFCM feels that analysis and repair of old building structures at the time of reroofing results in the least expensive remedy and greatly enhances public and life safety of the building.

It is the recommendation from DFCM, that the Building Board authorize DFCM to continue the practice of following 15A-3-113 to Chapters 32 through 35 of the IBC as was previously required prior to the 2012 Legislature, unless it is known by DFCM Administration that the subject building's life expectancy is limited or less than five years.

Exhibit A - See Highlighted Below

(5) Dowels of #4 bar at 32 inches on center shall be provided in the footing, extending 18 inches (457 mm) into the foundation wall.
(6) Diaphragm shall conform to the requirements of Section 2308.
(7) Footing shall be a minimum of nine inches thick by 20 inches wide.
(8) Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater."

15A-3-109. Amendments to Chapters 20 through 22 of IBC.

IBC, Chapters 20 through 22 are not amended.

15A-3-110. Amendments to Chapters 23 through 25 of IBC.

(1) A new IBC, Section 2306.1.5, is added as follows: "2306.1.5 Load duration factors.

The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration Factors, C_d , of the National Design Specifications, shall not be utilized at elevations above 5,000 feet (1,524 M)."

(2) In IBC, Section 2308.6, a new exception is added as follows: "Exception: Where foundation plates or sills are bolted or anchored to the foundation with not less than 1/2 inch (12.7 mm) diameter steel bolts or approved anchors, embedded at least 7 inches (178 mm) into concrete or masonry and spaced not more than 32 inches (816 mm) apart, there shall be a minimum of two bolts or anchor straps per piece located not less than 4 inches (102 mm) from each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate."

(3) IBC, Section 2506.2.1, is deleted and replaced with the following: "2506.2.1 Other materials. Metal suspension systems for acoustical and lay-in panel ceilings shall conform with ASTM C635 listed in Chapter 35 and Section 13.5.6 of ASCE 7-05, as amended in Section 1613.8, for installation in high seismic areas.

15A-3-111. Amendments to Chapters 26 through 28 of IBC

IBC, Chapters 26 through 28 are not amended.

15A-3-112. Amendments to Chapters 29 through 31 of IBC.

(1) In IBC, Section 2902.1, the title for Table 2902.1 is deleted and replaced and a new footnote g is added as follows:

(a) "Table 2902.1, Minimum Number of Required Plumbing Facilities^{a, g}"; and

(b) "FOOTNOTE: g. When provided, in public toilet facilities there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms."

(2) In IBC, Section 3006.5, a new exception is added as follows: "Exception: Hydraulic elevators and roped hydraulic elevators with a rise of 50 feet or less."

15A-3-113. Amendments to Chapters 32 through 35 of IBC.

(1) A new section IBC, Section 3401.6, is added as follows: "3401.6 Parapet bracing, wall anchors, and other appendages. Buildings constructed before 1975 shall have parapet bracing, wall anchors, and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. evaluated by a licensed engineer when said building is undergoing reroofing, or alteration of or repair to said feature. Such parapet bracing, wall anchors, and appendages shall be evaluated in accordance with 75% of the seismic forces as specified in Section 1613. When allowed by the local building official, alternate methods of equivalent strength as referenced in an approved code under Utah Code, Subsection 15A-1-204(6)(a), will be considered when accompanied by engineer-sealed drawings, details,

and calculations. When found to be deficient because of design or deteriorated condition, the engineer's recommendations to anchor, brace, reinforce, or remove the deficient feature shall be implemented.

EXCEPTIONS:

1. Group R-3 and U occupancies.
2. Unreinforced masonry parapets need not be braced according to the above stated provisions provided that the maximum height of an unreinforced masonry parapet above the level of the diaphragm tension anchors or above the parapet braces shall not exceed one and one-half times the thickness of the parapet wall. The parapet height may be a maximum of two and one-half times its thickness in other than Seismic Design Categories D, E, or F."

(2) IBC, Section 3408.4, is deleted and replaced with the following: "3408.4 Change in Occupancy.

When a change in occupancy results in a structure being reclassified to a higher Occupancy Category (as defined in Table 1604.5), or when such change of occupancy results in a design occupant load increase of 100% or more, the structure shall conform to the seismic requirements for a new structure.

Exceptions:

1. Specific seismic detailing requirements of this code or ASCE 7 for a new structure shall not be required to be met where it can be shown that the level of performance and seismic safety is equivalent to that of a new structure. Such analysis shall consider the regularity, overstrength, redundancy, and ductility of the structure within the context of the existing and retrofit (if any) detailing providing. Alternatively, the building official may allow the structure to be upgraded in accordance with referenced sections as found in an approved code under Utah Code, Subsection 15A-1-204(6)(a).
2. When a change of use results in a structure being reclassified from Occupancy Category I or II to Occupancy Category III and the structure is located in a seismic map area where S_{DS} is less than 0.33, compliance with the seismic requirements of this code and ASCE 7 are not required.
3. Where design occupant load increase is less than 25 occupants and the Occupancy Category does not change."

(3) In IBC, Section 3411.1, the exception is deleted and replaced with the following:

"Exception: Type B dwelling or sleeping units required by Section 1107 of this code are not required to be provided in existing buildings and facilities unless being altered or undergoing a change of occupancy classification."

(4) The following referenced standard is added under NFPA in IBC, Chapter 35:

"Number	Title	Referenced in code section number
---------	-------	-----------------------------------

EXHIBIT B

15A-3-113. Amendments to Chapters 32 through 35 of IBC.

(1) A new section IBC, Section 3401.7, is added as follows: " 3401.7 Parapet bracing, wall anchors, and other appendages. Until June 30, 2014, a building constructed before 1975 shall have parapet bracing, wall anchors, and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. evaluated by a licensed engineer when the building is undergoing structural alterations, which may include structural sheathing replacement of 10% or greater, or other structural repairs. Reroofing or water membrane replacement may not be considered a structural alteration or repair for purposes of this section. Beginning July 1, 2014, a building constructed before 1975 shall have parapet bracing, wall anchors, and appendages such as cornices, spires, towers, tanks, signs, statuary, etc. evaluated by a licensed engineer when the building is undergoing a total reroofing. Parapet bracing, wall anchors, and appendages required by this section shall be evaluated in accordance with 75% of the seismic forces as specified in Section 1613. When allowed by the local building official, alternate methods of equivalent strength as referenced in an approved code under Utah Code, Subsection 15A-1-204(6)(a), will be considered when accompanied by engineer-sealed drawings, details, and calculations. When found to be deficient because of design or deteriorated condition, the engineer's recommendations to anchor, brace, reinforce, or remove the deficient feature shall be implemented.

Exceptions:

1. Group R-3 and U occupancies.
2. Unreinforced masonry parapets need not be braced according to the above stated provisions provided that the maximum height of an unreinforced masonry parapet above the level of the diaphragm tension anchors or above the parapet braces shall not exceed one and one-half times the thickness of the parapet wall. The parapet height may be a maximum of two and one-half times its thickness in other than Seismic Design Categories D, E, or F."

(2) IBC, Section 3408.4, is deleted and replaced with the following: "3408.4 Seismic. When a change in occupancy results in a structure being reclassified to a higher Risk Category (as defined in Table 1604.5), or when such change of occupancy results in a design occupant load increase of 100% or more, the structure shall conform to the seismic requirements for a new structure.

Exceptions:

1. Specific seismic detailing requirements of this code or ASCE 7 for a new structure shall not be required to be met where it can be shown that the level of performance and seismic safety is equivalent to that of a new structure. A demonstration of equivalence analysis shall consider the regularity, overstrength, redundancy, and ductility of the structure. Alternatively, the building official may allow the structure to be upgraded in accordance with referenced sections as found in an approved code under Utah Code, Subsection 15A-1-204(6)(a).
2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located in a seismic map area where SDS is less than 0.33, compliance with the seismic requirements of this code and ASCE 7 are not required.
3. Where design occupant load increase is less than 25 occupants and the Risk Category does not change."

(3) In IBC, Chapter 35, the referenced standard ICCA117.1-09, Section 606.2, Exception 1 is modified to include the following sentence at the end of the exception:

"The minimum clear floor space shall be centered on the sink assembly."

EXHIBIT B

(4) The following referenced standard is added under UL in IBC, Chapter 35:

"Number	Title	Referenced in code section number
2034-2008	Standard of Single- and Multiple-station Carbon Monoxide Alarms	907.9"

Amended by Chapter 297, 2013 General Session



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Capital Improvement Possible Funding Scenario**
Presenter: Jeff Reddoor

Below are the scenarios for Capital Improvement Funding at the projected rates of 1.1% and/or .09%.

FY 2015 Capital Improvement Funding Requirements				
	Risk Mgmt Values	Value Less Aux. Space	Additional 10% for infrastructure	Total
FY 2015	9,922,829,212	8,284,598,588	828,459,859	9,113,058,447
FY 2014	9,405,724,748	7,852,866,587	785,286,659	8,638,153,246
FY 2015	Capital Improvement Funding at 1.1%		\$	100,243,643
FY 2015	Capital Improvement Funding at 0.9%		\$	82,017,526
*No 5% calculation for inflation in the FY 2014 or FY 2015 totals.				
	1,638,230,623.89			
0.165	1,552,858,161			
517,104,464				
0.05	1,638,230,624	Value of FY14 Aux.Space	:This number is the same as last years:	
	8,284,598,588	Value less Aux. Space		
Note			Calculation	
Auxillary Space =1,552,858,161			9,405,724,748-7,852,866,587=1,552,858,161	
Auxillary Space in FY 2014 equalled 16.5% of total value			1,552,858,161/9,405,724,748=16.5%	
Change in value totaled \$517,104,464 or 5% of the total in FY 2014			9,922,829,212-9,405,724,748=\$517,104,464	
The change in value for Auxillary Space would most likely be in proportion to the increase in value			9,922,829,212 *16.5% = \$1,638,230,623.89	
Value Less Aux. Space			\$9,922,829,212 - \$1,638,230,623.90=\$8,284,598,588	



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Presenter: Ben Berrett, Utah State University

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

JR: cn
Attachments



Office of the Vice President
For Administrative Services

October 11, 2013

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

Subject: U of U Administrative Reports for October 30, 2013 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period August 17, 2013 – October 11, 2013. Please include this in the packet for the October 30, 2013 Building Board meeting.

Professional Services Agreements (Page 1)

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

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 15 Remodeling Contracts, 4 Site Improvement Contracts.

Item 2; Emergency Department Expansion Phases 2 & 3

The contract to Jacobsen Construction is a CM/GC contract so the initial contract amount is just for pre-construction services with the expectation that the balance of costs will be added by change order as the work is bid out to subcontractors.

Report of Project Reserve Fund Activity (Page 3)

Increases:

None

Decreases:

Project 21222; Social & Behavioral Sciences Building – Replace 3 Elevators

The transfer of \$18,453 was made to cover the difference between the construction bid and the construction budget. It was not possible to reduce the bid while still achieving the intended purpose of the project.

Report of Contingency Reserve Fund (Page 4)

Increases:

The increases consist of the amounts budgeted for contingency in the capital improvement projects funded in FY13.

Associate Vice President Facilities Management

1795 East South Campus Dr, Room 219
V. Randall Turpin University Services Building
Salt Lake City, UT 84112-9404
(801) 581-6510
FAX (801) 581-6081

Mr. Jeff Reddoor, Building Board Director
October 11, 2013
Page 2

Decreases:

Project 21225; Fletcher Physics Bldg. – Replace Heating Water Pipes

This transfer of \$31,206 funds the cost of unforeseen conditions that were required by building code to be corrected as part of the project. The majority of this is to repair and modify dampers so that the balancing of the HVAC system could be achieved as required by code.

Project 21453; Genetics Building Heating Water Piping Replacement

This transfer of \$12,131 funds the cost of unforeseen conditions consisting of replacement of heating coils that could not be flushed clean and were damaged beyond repair and to relocate a differential pressure switch from the basement to the 7th floor to provide better control of water pressure and temperature on each floor.

Project 21032; Replace HVAC Controls in Buildings

This transfer of \$4,987.55 funds the cost of unforeseen conditions associated with two chilled water lines that were too weak to accept mechanical fittings and replacement of a manual reset that malfunctioned during testing of the atrium smoke control system.

Project 20214; Campus Site Lighting Upgrade

This transfer of \$2,797.71 funds the cost of adding two light fixtures in an area by the Stewart Building that was determined to have insufficient lighting for safety.

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

Sincerely,



Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Joshua Haines



Professional Services Agreements

Awarded From August 17, 2013 - October 11, 2013

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21293	MEB Remodel Convert 3rd Floor Labs into Offices	Design Interfaces LLC	\$ 136,624	\$ 8,745
2	21309	Emergency Department Expansion Phases 2 & 3	MHTN Architects	\$ 891,000	\$ 158,814
3	21466	Huntsman Cancer Institute Roof Coating	JSR Services	\$ 6,000	\$ 4,017
4	21472	South Biology Remodel Rooms 200C, 206, 209, 209D, 210 NW Corner	Tracy Stocking and Association	\$ 7,363	\$ 7,350
5	21501	521 - A Telemed / Telehealth / Echo New Space	HKS Architects	\$ 847,000	\$ 58,875
6	21515	Bldg 601 and Fort Douglas Concrete	Ensign Engineering	\$ 35,000	\$ 12,238
7	21518	Sidewalk and Bike Path Improvements	G. Brown	\$ 460,872	\$ 31,550
8	21522	Red Butte Garden Canyon Area Design	3 Fromme Design	\$ 49,850	\$ 49,850
9	21528	UUHN Redwood Center Roof Replacement	JSR Services	\$ 257,789	\$ 14,926
10	21535	MEB Remodel Convert 3rd Floor South Side 3220 -3228	Design Interfaces LLC	\$ 25,000	\$ 16,470
Planning/Study/ Other					
11	21277	Electric and HTW Distribution Infrastructure Replacement	Certus Environmental	\$ 42,495,000	\$ 3,159
12	21292	2012 Pavement Repair Project	American Testing Services	\$ 350,000	\$ 12,432
13	21465	Basketball Training Center	Super Top Secret	\$ 1,698,300	\$ 30,800
14	21486	Replace Generator 5	Stanley Consultants	\$ 2,112,454	\$ 8,000
15	21534	Wintrobe Remodel Study	FFKR Arch	\$ 10,250	\$ 10,250
16	21473	South Campus Drive Traffic & Configuration Study	FEHR	\$ 43,000	\$ 43,000



Construction Contracts

Awarded From August 17, 2013 - October 11, 2013

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21222	SBS Elevator Replacement	Gramoll Construction		\$951,252	\$873,700
2	21309	Emergency Department Expansion Phases 2 & 3	Jacobsen Construction		\$891,000	\$6,000
3	21357	South Chiller Plant Expansion	KHI Mechanical		\$1,313,763	\$828,826
4	21506	Bldg 582 Dis Relocation	OMA		\$238,884	\$108,534
5	21508	HSEB Bookstore Remodel	Wasatch Ornamental		\$16,950	\$9,925
6	21521	UUOC Room 2198 Remodel	Avalon Construction		\$31,500	\$14,967
7	21526	Tenant Improvement of Mid Valley Health Bldg 04	Valley Design		\$1,900,000	\$456,337
8	21159	Eyring Chemistry Bldg Refrigerant Sensors	Mechanical Service and Systems		\$217,510	\$35,140
9	21362	EH&S HVAC upgrade	Archer		\$409,319	\$259,373
10	21362	EH&S HVAC upgrade - Abatement	Eagle		\$409,319	\$64,581
11	21417	HSEB Lighting Upgrade	Peerless		\$175,000	\$46,879
12	21474	Social Work Bldg Remodel Room 204 Into Two Offices	Easton River		\$58,917	\$33,800
13	21494	Union Expanded Veteran Support Center	Slider Construction		\$207,503	\$99,975
14	21500	Park Bldg Suite 307 Conference Room Remodel	Stallings		\$64,414	\$54,488
15	21505	BUS 3rd Floor Remodel Ethnic Studies	Rocmont		\$45,058	\$20,058
Construction - Site Improvement						
16	21336	West and Helipad Terrace Minor Concrete Repair	CDC Restoration and Construction		\$12,750	\$12,750
17	21354	Connor Road Sidewalk	Allen Industrial		\$141,051	\$114,880
18	21481	RBG Cottom Visitor Center Parking Lot Lighting	Boshard Electric		\$105,800	\$79,898
19	21418	Electric Vehicle Charging Stations	All Tech Electric		\$27,552	\$17,852



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of August 17, 2013 to October 11, 2013

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	652,813.01		
	INCREASES TO PROJECT RESERVE FUND: None			
	DECREASES TO PROJECT RESERVE FUND:			
21222	Social & Behavioral Sciences Building - Replace 3 Elevators	(18,453.00)	Cover budget shortfall for construction contract award.	2.11%
	CURRENT BALANCE OF PROJECT RESERVE:	634,360.01		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of August 17, 2013 October 11, 2013

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,252,372.26			
	INCREASES TO CONTINGENCY RESERVE FUND				
21222	SBS Replace 3 Elevators	75,151.00		8.75%	Construction
21357	South Chiller Consolidation	96,237.00		8.50%	Construction Documents
21421	HVAC Upgrade 585 Complex	35,150.00		9.25%	Construction
21435	HEB North Tower East Fumehood	166,235.00		8.10%	Construction Documents
21486	HTW Plant Replace Boiler 1	162,546.00		8.20%	Construction Documents
21516	Replace HVAC Controls	52,200.00		9.00%	Design
21518	Sidewalk & Bikepath Improvements	39,128.00		9.25%	Schematic Design
21519	Science Area Chiller plant	92,905.00		8.50%	Design
	Energy Projects Associated Work	126,000.00		8.40%	Design
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
21225	Fletcher Physics Bldg - Replace Heating Water Pipes	(31,206.00)	139,704.50	13.25%	Construction
21453	Genetics Building Heating Water Piping Replacement	(12,131.00)	12,131.00	1.30%	Construction
21032	Replace HVAC Controls in Buildings	(4,987.55)	20,775.80	2.46%	Construction
20214	Campus Site Lighting Upgrade FY12	(2,797.71)	34,797.71	17.74%	Construction
	ENDING BALANCE	2,046,802.00			

14 October 2013

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

Dear Joshua:

SUBJECT: USU Administrative Reports for the October 2013 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/19/13 to 10/14/13.

Professional Contracts, 4 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 16 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

Three projects needed funds from the contingency reserve during this reporting period.

Report of Project Reserve Fund Activity (Page 5)

One project needed funds from the reserve fund and one project contributed to the reserve fund during this reporting period.

Current Delegated Projects List (Pages 6-7)

Of USU's 64 projects, 4 are complete, 7 are substantially complete, 31 are in construction, 14 are in the design/study phase, and 8 are pending. The four projects that were completed during this period were Experimental Stream Facility, Romney Stadium Bleachers, 1200 East (Aggie Village) Landscape and Roosevelt Education Center Building Leaks Mitigation.

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 08/19/13 to 10/14/13

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 USUE Mechanical/Lighting upgrade	Van Boerum & Frank	\$69,652.00	\$25,800.00	Design work for mechanical system at USUE Business building
2 TSC Chiller Replacement	Van Boerum & Frank	\$18,450.00	\$18,450.00	Engineering services for chiller replacement
3 Engineering 3rd Floor remodel	Sine Source Engineering	\$29,210.00	\$1,800.00	Electrical design work
MISCELLANEOUS CONTRACTS				
4 Health, LS, Code, Asbestos FY14	Dixon Information	\$8,333.00	\$70.00	Material testing in Bus 306/308

Construction Contracts Awarded From 08/19/13 to 10/14/13

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Concrete Replacement FY14	Spindler Construction	USU Facilities Planning and Design	\$225,455.00	\$182,007.00	Replacement of walkway and stairs on Old Main hill
2 Miscellaneous Critical Improvements FY14	Darrell W Anderson Construction	USU Facilities Planning and Design	\$231,481.00	\$47,500.00	Add covered entry to Lillywhite building
3 Access Controls FY14	USU Facilities Operations	USU Facilities Planning and Design	\$49,249.00	\$16,150.00	Family Life/Link access control at North and South entrances
4 Miscellaneous Critical Improvements FY13	Lyle Northern Electric	USU Facilities Planning and Design	\$245,370.00	\$15,000.00	Replace light dimming system in Health Science building at USUE Blanding campus
5 Access Controls FY14	USU Facilities Operations	USU Facilities Planning and Design	\$49,249.00	\$11,905.00	Industrial Science access control locks main entrance doors
6 Access Controls FY14	USU Facilities Operations	USU Facilities Planning and Design	\$49,249.00	\$11,606.00	Ray B West access control at North and South entrances
7 Access Controls FY14	USU Facilities Operations	USU Facilities Planning and Design	\$49,249.00	\$9,587.63	Univ Reserve access control at North and South entrances
8 Miscellaneous Critical Improvements FY14	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$4,866.00	Remove and replace heating coil in Business 306A/308
9 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$245,370.00	\$2,238.00	VSB SE entry install ADA openers, add signage to direct to ADA opening doors

MISCELLANEOUS CONTRACTS

10	Miscellaneous Critical Improvements FY13	Whitaker Construction Co	\$245,370.00	\$28,500.00	Potholing for camera access
11	Health, LS, Code, Asbestos FY14	AbateX Environmental	\$138,889.00	\$11,466.00	Abate HPER tunnels
12	Health/LS/Code/Asbestos FY13	Environmental Abatement	\$199,334.00	\$4,535.00	Mold abatement in VDL caused by water damage
13	Health, LS, Code, Asbestos FY14	Eagle Environmental	\$138,889.00	\$3,367.00	Asbestos abatement in Eng 229
14	Health, LS, Code, Asbestos FY14	Eagle Environmental	\$138,889.00	\$3,073.00	Asbestos abatement in FA 126
15	Health, LS, Code, Asbestos FY14	Eagle Environmental	\$138,889.00	\$252.00	Asbestos abatement in Eng 023
16	Health, LS, Code, Asbestos FY14	Environmental Abatement	\$138,889.00	\$200.00	Abatement at Greenhouse 133

Report of Contingency Reserve Fund From 08/19/13 to 10/14/13

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$551,265.20				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES FROM CONTINGENCY RESERVE FUND					
OM Masonry Restoration Phase 3 Remove/replace 14 additional window sill stones	(21,771.00)	(21,771.00)	5.07%	Construction	29.20%
FAV Cooling Drip pans to the cooling coils, heating pumps, cabinet heaters and insulation	(14,607.98)	(52,748.90)	5.13%	Construction	71.40%
Old Main Masonry Restoration Design for shoring porch on West elevation	(1,840.00)	(22,470.00)	9.62%	Construction	90.92%
ENDING BALANCE	\$513,046.22				

**Report of Project Reserve Fund Activity
From 08/19/13 to 10/14/13**

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$362,871.14		
INCREASES TO PROJECT RESERVE FUND 1200 E Landscape (Aggie Village) Landscape	6,754.51	Close project	7.86%
DECREASES TO PROJECT RESERVE FUND Access Controls FY14	(228.72)	Ray B West access controls	0.47%
ENDING BALANCE	\$369,396.93		

Current Delegated Projects List 10/14/2013

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Substantial Completion	2,568,183
A24855	Planning and Design Fund FY12	Design/Study	149,801
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24862	NFS HVAC Design	Construction	195,532
A24870	1200 East (Aggie Village) Landscape	Complete	90,829
A25416	HPER Field Turf Upgrade	Substantial Completion	2,336,337
A25442	Experimental Stream Facility	Complete	12,700
A25891	USU VoIP Comm Closet Upgrade	Substantial Completion	3,302,931
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A27144	Building Commissioning FY13	Commissioning	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Design	320,195
A27152	FAV Cooling	Construction	1,468,902
A27153	Health/LS/Code/Asbestos FY13	Construction	199,334
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	376,991
A27157	Planning & Design Fund FY13	Design/Study	106,667
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel	Construction	1,451,577
A27993	Roosevelt Education Ctr Building Leaks Mitigation	Complete	290,788
A28061	Roosevelt Building 132A Fire Alarm Upgrade	Substantial Completion	174,422

A28266	Wellness Center Remodel	Construction	1,400,000
A28430	Bldg 620 Lab 231 remodel	Construction	140,500
A28514	South Farm Transgenic Goat Barn	Construction	204,277
A28578	Champ Hall Remodel	Substantial Completion	368,101
A28611	Engineering 3rd Floor Lounge Remodel	Construction	262,610
A28740	Jones Hall Renovation	Substantial Completion	1,068,791
A28856	USU SLC Bldg 822 Remodel	Construction	245,000
A28857	South Farm Equine Center Classroom	Design	849,933
A28909	Kent Concert Hall Entry Replacement	Construction	1,728,421
A28910	Romney Stadium Bleachers	Complete	135,189
A28997	NFS Kitchen 243/208 Remodel (NEW PROJECT)	Design	400,000
A28998	Access Control FY14	Construction	49,249
A28999	Building Commissioning FY14	Pending	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Pending	294,644
A29002	Concrete Replacement FY14	Construction	238,727
A29003	Elevator Upgrades FY14	Pending	294,396
A29004	Emergency Generator FY14	Pending	245,495
A29005	Health, LS, Code, Asbestos FY14	Construction	147,222
A29006	Medium Voltage Upgrades FY14	Pending	343,637
A29007	Misc Critical Improvements FY14	Pending	245,370
A29008	Moab ADA Upgrades	Design	195,943
A29009	OM Masonry Restoration Phase 3	Construction	495,993
A29010	Parking Lot Paving FY14	Design	691,743
A29011	Planning and Design FY14	Design/Study	100,000
A29012	Sign System FY14	Pending	49,074
A29792	TSC Chiller Replacement (NEW PROJECT)	Design	251,450
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	825,000
C11295	USUE San Juan Residence Hall	Substantial Completion	3,283,240
C11301	USUE Workforce Education Remodel	Construction	445,020
C11310	USUE Library Building Upgrade	Construction	765,789
C11314	USUE CEIC Building Remodel	Construction	759,460
C11368	USUE Mechanical/Lighting upgrade	Design	853,565
C11375	USUE Library Concrete Replacement	Design	297,173
TOTAL (64)			<u><u>\$34,087,504</u></u>



Gary R. Herbert
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: October 30, 2013
Subject: **Administrative Reports for DFCM**
Presenter: Joshua Haines, DFCM Director

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

Lease Report (Pages 1 - 3)

No significant items

Professional Services Agreements , 54 Agreements Issued (Pages 4 - 9)

The Professional Services Agreements awarded during this period consist of:
31 Design Agreements, 23 Planning/Study/Other Agreements.

No significant items

Construction Contracts 66 Contracts Issued (Pages 10 - 17)

The Construction Contracts awarded during this period consist of:
2 New Space Contract, 41 Remodeling Contracts, 18 Paving/Roofing Contracts, 5 Other .

Item #10, Logan ABC Store Acoustical Ceiling Tile Removal and Replacement

Item #20, DNR Admin Building Replace Boilers

Item #21, Draper Prison Warden's Admin Bldg. New Boiler

Funds from the Project Reserve Fund were used to award these contracts

Item #49, Univ of Utah Basketball Training Center

This is a CM/GC agreement, the balance of the construction costs will be added by future change orders.

Item #62, WSU Dee Events Center West Stairs Replacement
WSU is covering the difference between the construction budget and award amount.

Report of Contingency Reserve Fund (Pages 18 - 19)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications

Decreases, New Construction

State Hospital Building Consolidation, New Medical Services Bldg. and Pediatric Facility
This transfer of \$322,983 covers change orders #7 - #9. See attached pages #20 – 24 for details and contract summary.

Report of Contingency Reserve Fund Continued

Decreases, New Construction

SLCC RRC Instructional and Administration Building
This transfer of \$183,008 covers the State's share of change orders #12 - 14. See attached pages #25 - 30 for details and contract summary.

SLCC SCC Center for New Media Building

This transfer of \$128,104 covers the State's share of change orders #74 – 79. See attached pages #31 – 40 for details and contract summary.

WSU Professional Classroom Bldg. and Central Plant

This transfer of \$123,793 covers change orders #11 and #13. See attached pages #41 – 45 for details and contract summary.

Decreases, Remodeling

This transfer of \$29,079 covers change order #1. See attached pages #46 – 48 for details and contract summary.

Report of Project Reserve Fund Activity (Page 49)

Increases

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

DDW:jr: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 8/19/2013 to 10/15/2013

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

LEASES

1.	Human Services, Child and Family Services Spanish Fork	Full	Office	5 ½ Yrs.		1,968		\$13.39	New lease for DHS, previously leased by DWS.
2.	Environmental Quality Air Quality, Herriman	Net	Land	5 Yrs.		560		\$ 0.00	New lease for program needs, zero-cost lease.

AMENDMENTS

1.	Agriculture, ADC Richfield	Full	Office	5 Yrs.	72	72	\$ 9.00	\$ 9.00	Renewal, no change in rent.
2.	Corrections, Adult Probation & Parole Beaver	Full	Office/Sublease	5 Yrs.	379	379	\$15.75	\$16.25	Renewal at market.
3.	Corrections, Adult Probation & Parole Castle Dale	Full	Office	5 Yrs.	291	291	\$11.47	\$11.47	Renewal, no change in rent.
4.	Corrections, Adult Probation & Parole Heber	Full	Office	5 Yrs.	350	350	\$17.90	\$18.65	Renewal at market.



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 8/19/2013 to 10/15/2013

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

5.	Education Rehabilitation Richfield	Full	Office	5 Yrs.	2,400	2,400	\$20.84	\$20.00	Renewal, reduction in rent.
6.	Education Rehabilitation South Jordan	Full	Office	5 Yrs.	7,170	7,170	\$21.87	\$20.20	Renewal, reduction in rent.
7.	Education Rehabilitation St. George	Full	Office	Same	3,588	4,388	\$20.68	\$20.68	Renewal, no change in rent. Increase in square footage due to closing of other lease.
8.	Health, Health Care Financing, St. George	Partial	Office	3 Yrs.	1,000	1,000	\$15.76	\$15.91	Renewal at market.
9.	Insurance, Insurance Fraud, Salt Lake City	Full	Office	3 Yrs.	5,253	5,253	\$19.50	\$19.50	Renewal, no change in rent.
10.	Workforce Services Park City	Full	Office	3 Yrs.	1,145	1,145	\$24.34	\$24.34	Renewal, no change in rent.
11.	Workforce Services Salt Lake City	Full	Office	5 Yrs.	1,713	1,713	\$20.05	\$20.05	Renewal, no change in rent.
12.	Workforce Services Spanish Fork	Full	Office	5 Yrs.	12,818	10,850	\$13.26	\$13.39	Renewal at market.



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 8/19/2013 to 10/15/2013

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

13.	Workforce Services West Valley	Full	Office	1 Yr.	12,679	12,679	\$26.70	\$22.85	Renewal, reduction in rent.
14.	Workforce Services Woods Cross	Full	Office	Same	8,000	8,322	\$18.90	\$18.90	Renewal, no change in rent.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
1	Courts 13331150	Administrative Office Of The Courts provo 4th Dis	Architectural Nexus	Study 147081	\$40,000	\$40,000
2	National Guard 13240480	Camp Williams Camp Williams Ph li South Garrison I	Eft Architects Inc	Design 147126	\$870,000	\$414,616
3	National Guard 13325480	Camp Williams Hidden Valley Upgrades wayne Smith	Bowen Collins & Associates Inc.	Design 147067	\$40,000	\$29,817
4	National Guard 13344480	Camp Williams Light Demolition Range Phi & Phii w	Ridgeline Design Architects	Design 147122	\$100,000	\$75,000
5	National Guard 13324480	Camp Williams Off-base Sewer Connection To Lehi w	Bowen Collins & Associates Inc.	Design 147062	\$100,000	\$73,660
6	National Guard 13346480	Camp Williams Range Complex Charrette wayne Smith	Eft Architects Inc	Design 147124	\$70,000	\$69,063
7	Capitol Preservation Bd 12147050	Capitol Lot G Parking Control Upgrade nick Radulo	Mjsa Architecture Pc	Design 147055	\$10,000	\$6,855
8	Capitol Preservation Bd 11164050	Capitol Preservation Board utah State Capitol Bui	Mjsa Architecture Pc	Design 147042	\$106,949	\$91,890
9	National Guard 13345480	Csms & Utes Expansion Relocation Charrette wayne	Ridgeline Design Architects	Design 147123	\$65,000	\$65,000
10	Public Safety 13179550	Department Of Public Safety evo Training Facility	King Engineering Inc	Design 147076	\$7,956	\$5,100
11	Dept Of Technology Serv 13329310	Department Of Technology Services richfield Data	Envision Engineering	Study 147096	\$47,500	\$31,000



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P, Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						JAM
12	Dept Of Transportation 12335900	Department Of Transportation salina Maintenance S	Archiplex Group Llc	Programming 147069	\$106,472	\$24,760
13	Dfcm - Statewide Funds 12201300	Division Of Facilities Construction & Management	Colvin Engineering Associates	Unclass Consult 147025	\$576,025	\$19,850
14	Dfcm - Managed Buildings 13208310	Division Of Facilities Construction And Management	Whw Engineering Inc	Design 147068	\$5,726	\$5,895
15	Dfcm - Managed Buildings 13207310	Division Of Facilities Construction And Management	Protection Consultants Inc	Design 147070	\$22,954	\$7,305
16	Dfcm - Managed Buildings 13209310	Division Of Facilities Construction And Management	Sanders Associates Architects	Design 147074	\$20,051	\$25,150
17	Dnr - Parks & Recreation 13100510	Division Of Parks And Recreation snow Canyon Stat	Johansen & Tuttle Engineering	Design 147089	\$22,548	\$25,700
18	Dnr - Wildlife Resources 13334520	Division Of Wildlife Resources whiterocks Fish Ha	Sunrise Engineering Inc	Study 147104	\$10,000	\$9,000
19	Natural Resources 13183500	Dnr Admin. Bldg. Add Safety Rail And Door Access T	Cooper Roberts Simonsen Architects	Design 147086	\$8,320	\$8,320
20	Natural Resources 13312500	Dnr New Building Replace Boilers craig Wessman	Whw Engineering Inc	Design 147094	\$12,591	\$12,500
21	National Guard 13347480	Draper Complex Joc Charrette wayne Smith	Ridgeline Design Architects	Design 147125	\$50,000	\$45,000



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
		jr				
22	National Guard 13328480	Draper Complex Storm Water Assessment wayne Smith	Ch2m Hill Inc	Design 147083	\$50,000	\$44,408
23	Dixie St College Of Utah 13236640	Dsu New Boiler For Campus Heating System craig W	Whw Engineering Inc	Design 147078	\$94,070	\$51,500
24	Courts 13245150	Matheson Courthouse Water Heater Replacement mike	Van Boerum & Frank Assoc Inc	Design 147106	\$10,073	\$9,900
25	Dfcm - Managed Buildings 13028310	Multiple Bldgs. It Rooms Cooling Additions tim Ch	Colvin Engineering Associates	Design 147095	\$100,000	\$81,550
26	Courts 13221150	Richfield Court Reroof matt Boyer jim Russell	Scott P Evans Architect&assoc	Design 147105	\$15,717	\$14,850
27	Salt Lake Comm College 09024670	Salt Lake Community College, South City Campus, Bu	Ihi Environmental	Haz Mat Consult 147114	\$420,000	\$17,325
28	Salt Lake Comm College 13237660	Slcc Rrc Boiler #1 Replacement craig Wessman ji	Whw Engineering Inc	Design 147093	\$23,549	\$23,545
29	Salt Lake Comm College 13238660	Slcc Rrc Technology Building Vav And Controls Sys	Whw Engineering Inc	Design 147092	\$37,772	\$36,625
30	Salt Lake Comm College	Slcc Rrc Atc, Hp, Library, Science Industries Bldg	Protection Consultants Inc	Design	\$10,988	\$9,615



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
	13258660			147121		
31	Snow College 13168700	Snow College - Ephraim lucy Phillips Building pa	Johansen & Tuttle Engineering	Design 147088	\$19,036	\$18,700
32	Southern Utah University 13219730	Suu Roof Fall Protection Anchors Phase I matt Boy	Campbell & Associates	Design 147043	\$5,532	\$5,527
33	University Of Utah 13042750	U Of U Basketball Facility Energy Modeling Services	Colvin Engineering Associates	Energy 147098	\$1,699,063	\$53,640
34	University Of Utah 12336750	Univeristy Of Utah mid-valley Health Center com	Etc Group Inc	Commissioning 147108	\$156,595	\$160,300
35	University Of Utah 13042750	University Of Utah basketball Training Center p	Populous Inc	Programming 147024	\$1,699,063	\$185,000
36	University Of Utah 12075750	University Of Utah New Dental School jim Russell	Etc Group Inc	Energy 147109	\$323,500	\$24,400
37	Davis Atc 13226220	Utah College Of Applied Technology davis Atc new	Method Studio	Programming 147072	\$10,000	\$10,000
38	Dixie Atc 13169290	Utah College Of Applied Technology dixie Atc old	Mesa Consulting Group Inc	Design 147084	\$35,712	\$33,400



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P, Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
39	Ogden/weber Atc 13212240	Utah College Of Applied Technology ogden / Weber	Hansen And Associates Inc	Design 147071	\$16,688	\$15,450
40	National Guard 12304480	Utah National Guard st George Mi Scif Addition t	Sunrise Engineering Inc	Insp Observ Ser 147099	\$10,000	\$5,904
41	National Guard 12101470	Utah National Guard - Beaver Armory west Compoun	Sunrise Engineering Inc	Insp Observ Ser 147006	\$4,055	\$11,152
42	National Guard 11020480	Utah National Guard - Camp Williams rti Tass Comp	Psi	Insp Observ Ser 147113	\$685,000	\$111,333
43	Utah State University 12339770	Utah State University athletics Competition And T	Sunrise Engineering Inc	Insp Observ Ser 147032	\$28,000	\$46,626
44	Utah State University 13049770	Utah State University brigham City Regional Campu	E-cube, Inc.	Commissioning 147111	\$84,000	\$78,680
45	Utah State University 13049770	Utah State University brigham City Regional Campu	Whw Engineering Inc	Energy 147115	\$79,000	\$18,500
46	Utah State University 13187770	Utah State University hper Building upper And Lo	Forsgren Associates	Design 147091	\$58,441	\$41,500
47	Utah State University 13049770	Utah State University brigham City Regional Camp	Architectural Testing	Commissioning 147116	\$84,000	\$3,000
48	Utah State University 13180610	Utah State University - Eastern Campus	Johansen & Tuttle Engineering	Site Survey 147073	\$500,000	\$5,300



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/17/2013; and less than 10/15/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
		central In				
49	Utah State University 13052770	Utah State University - Tooele Campus science And	Raba-kistner Infrastructure Inc	Geotechnical 147050	\$489,200	\$5,400
50	Utah State University 13052770	Utah State University - Tooele Campus science And	Method Studio	Programming 147077	\$489,200	\$75,000
51	Weber State University 12345810	Weber State University new Science Building enve	Architectural Testing	Commissioning 147112	\$60,000	\$9,200
52	Weber State University 12345810	Weber State University new Science Building pred	P2s Engineering Inc	Design 147119	\$3,375,000	\$26,000
53	Weber State University 12345810	Weber State University new Science Building ther	Sound Geothermal Corporation	Geotechnical 147097	\$3,375,000	\$28,815
54	National Guard 13333480	West Jordan Aasf East Cold Storage And North Hanga	Ch2m Hill Inc	Design 147085	\$100,000	\$96,123



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
1	Dfcm - Statewide Funds 12107300	Administrative Office Of The Courts richfield 6th	Holbrook Asphalt Co	Paving 147527	\$444,675	\$16,928
2	Corrections - Ap&p 13149120	Ap&p Bonneville Replace Existing Boiler With New	Eme Inc.	Const Remodel 147535	\$167,579	\$28,009
3	Dfcm - Managed Buildings 12249310	Calvin Rampton Automatic Transfer Switch Replaceme	Stf Electrical Services	Const Remodel 147540	\$100,000	\$12,370
4	National Guard 13250480	Camp Williams Bldg 6170 Mechanical And Electriupgr	Commercial Mechanical Systems & Service	Const Remodel 147593	\$235,000	\$166,906
5	National Guard 13326480	Camp Williams Jltc 6 wayne Smith jim Russell	Keller Construction Inc	Const New Space 147591	\$720,000	\$707,661
6	National Guard 12299480	Camp Williams Running Track wayne Smith jim Russ	Renner Sports Surfaces The Tennis & Track Company	Const Remodel 147523	\$700,000	\$398,780
7	National Guard 13316480	Camp Williams South Garrison Infrastructure Ph I	Miller Paving Inc	Const Remodel 147602	\$3,000,000	\$1,682,670
8	Health 13196390	Cannon Health Building Concrete Maintenance tim C	Acme Construction	Paving 147525	\$207,046	\$194,491
9	Dfcm - Statewide Funds 13080300	Cannon Health Building, Mold Remediation And Reins	Eagle Environmental Inc	Haz Mat Const 147545	\$350,000	\$15,945
10	Davis Atc 13220220	Datc Roof Replacement Phase Ii matt Boyer jim Ru	Utah Correctional Industries	Roofing 147542	\$179,400	\$179,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
11	Alcoholic Beverage Contrl 12081030	Department Of Alcoholic Beverage Control logan Ab	Saunders Construction Inc	Const Remodel 147554	\$30,929	\$34,966
12	Corrections 10124120	Department Of Corrections fortitude Treatment Cen	Broderick & Henderson Construction Lc	Const Remodel 147578	\$6,557,343	\$319,400
13	Human Services 12139400	Department Of Human Services cedar City Office Bu	Broderick & Henderson Construction Lc	Const Remodel 147555	\$177,426	\$123,800
14	Public Safety 13041550	Department Of Public Safety rampton Building - Fr	Rod Lewis Construction Llc	Const Remodel 147579	\$45,043	\$44,851
15	Dnr - Parks & Recreation 12328510	Division Of Parks And Recreation bear Lake State	Post Construction Co Inc	Paving 147567	\$183,000	\$182,233
16	Dnr - Parks & Recreation 12274510	Division Of Parks And Recreation utah Lake State	Sunroc Corporation	Paving 147511	\$83,000	\$75,000
17	Dnr - Wildlife Resources 13065520	Division Of Wildlife Resources flaming Gorge - Bu	Dave Atkinson Roofing	Roofing 147563	\$39,110	\$41,893
18	Dnr - Wildlife Resources 13144520	Division Of Wildlife Resources ogden Bay Waterfow	Post Construction Co Inc	Paving 147528	\$45,784	\$49,500
19	Dnr - Wildlife Resources 13130520	Division Of Wildlife Resources salt Creek Wash Pa	Post Construction Co Inc	Paving 147582	\$97,164	\$65,800
20	Dnr - Wildlife Resources 13317520	Division Of Wildlife Resources, Lee Kay Center Fis	Anchored Excavation	Const Remodel 147568	\$100,000	\$13,409



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
21	Natural Resources 13312500	Dnr New Building Replace Boilers craig Wessman	Schoonmaker Electro Mechanical, Inc.	Const Remodel 147594	\$152,614	\$165,727
22	Corrections - Draper 13303100	Doc Draper - Warden's Administration Bldg. Boiler	Sr Mechanical	Const Remodel 147577	\$71,579	\$101,650
23	Corrections - Draper 13307100	Draper Fire Alarm Panel Upgrades, Timpanogos Culi	Simplex Grinnell	Const Remodel 147544	\$28,400	\$16,240
24	National Guard 13085480	Draper Complex 300 Bde Me Supply Mezzanine wayne	Wade Payne Construction Inc	Const Remodel 147572	\$165,000	\$164,800
25	National Guard 13084480	Draper Complex Chiller Upgrade wayne Smith jim R	Koh Mechanical Contractors Inc	Const Remodel 147575	\$1,485,000	\$1,051,760
26	National Guard 13047480	Draper Complex Dpi Electrical And Mechanical Upgra	Khi Mechanical	Const Remodel 147573	\$335,500	\$229,945
27	National Guard 13241480	Draper Complex G6 Loading Dock Upgrade wayne Smit	Csm Construction Inc	Const Remodel 147574	\$100,000	\$75,555
28	Corrections - Draper 13307100	Draper Corrections Fire Alarm Panel Upgrades, Boi	Simplex Grinnell	Const Remodel 147543	\$28,400	\$11,870
29	Corrections - Draper 13151100	Draper Prison Various Asphalt Paving Repairs tayl	Miller Paving Inc	Paving 147539	\$606,807	\$416,392
30	Dnr - Wildlife Resources 12320520	Dwr Fountain Green Fish Hatchery, Warm Water Pilot	Sr Mechanical	Const Remodel 147583	\$160,000	\$159,800



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAIM
31	Dnr - Wildlife Resources 13340520	Dwr Springville Fish Hatchery Filtration Building,	Power Innovations	Const Remodel 147570	\$22,000	\$21,375
32	Fairpark 13095370	Fairpark Slurry Seal & Asphalt Work taylor Maxfie	Morgan Pavement Maintenance dba Morgan Pavement	Paving 147532	\$81,394	\$27,800
33	Dfcm - Managed Buildings 13075080	Governor's Mansion & Fine Arts Hvac Improvements	Mechanical Service & Systems I	Const Remodel 147551	\$190,316	\$152,573
34	National Guard 12288480	Jacobs Canal Enclosure wayne Smith jim Russell	Van Con Inc.	Const Remodel 147600	\$1,075,000	\$1,093,000
35	Utah Highway Patrol 13318550	Murray Public Safety Fire Alarm Improvements mike	Taylor Electric Inc.	Const Remodel 147596	\$24,418	\$21,500
36	Corrections - Ap&p 13215120	Orange Street Ap&p Office Security Project With Ho	Eme Inc.	Const Remodel 147552	\$59,828	\$14,180
37	Dnr - Parks & Recreation 13223510	Parks & Rec Palisade State Park Pavilions & Restro	Utah Correctional Industries	Roofing 147559	\$37,895	\$21,500
38	Public Safety 13193550	Ps Dld West Valley Facility & Test Rang Paving ti	Post Construction Co Inc	Paving 147586	\$114,460	\$114,893
39	Dept Of Comm & Culture 10258080	Rio Grande Bldg. Condensate Pumps And Steam Trap R	Mechanical Service & Systems I	Const Remodel 147533	\$166,000	\$45,250
40	Salt Lake Comm College	Salt Lake Community College	R&r Insulation	Const Remodel	\$90,000	\$49,998



State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
	13044660	redwood Road Campus D		147503		
41	Salt Lake Comm College 09024670	Salt Lake Community College, South City Campus, Bu	Rocmont Industrial Corp	Haz Mat Const 147547	\$420,000	\$80,333
42	Salt Lake Comm College 12093660	Slcc Atc Bldg. Restroom Remodels craig Wessman j	Batten & Shaw	Const Remodel 147595	\$300,000	\$249,825
43	Salt Lake Comm College 13131660	Slcc Lac Reroof matt Boyer jim Russell	All Weather Waterproofing Inc	Roofing 147541	\$953,191	\$686,600
44	Salt Lake Comm College 13239660	Slcc Rrc Science & Industry Bldg. Install Vfd To C	Energy Management Corporation	Const Remodel 147569	\$17,805	\$15,945
45	Southern Utah University 11186730	Southern Utah University sherratt Library ada Pa	Carter Enterprises	Const Site Imp 147556	\$319,700	\$240,000
46	National Guard 13054480	St George Armory Hvac Upgrade wayne Smith jim Ru	Watts Construction	Const Remodel 147522	\$385,000	\$384,624
47	National Guard 13053480	St George Fms Hvac Upgrade wayne Smith jim Russe	Watts Construction	Const Remodel 147521	\$80,000	\$66,734
48	National Guard 12304480	St. George Mi Scif Addition	Wadman Corp	Const Remodel 147536	\$700,000	\$669,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
		wayne Smith jim Russ				
49	Tax Commission 13197310	State Library Pavement Reconstruction tim Christe	Staker & Parson Companies	Paving 147560	\$218,238	\$157,210
50	Southern Utah University 12134730	Suu Centrum Arena Chiller & Cooling Tower Replacem	Western States Mechanical	Const Remodel 147546	\$682,604	\$636,303
51	University Of Utah 13042750	U Of U Basketball Training Center jim Russell	Okland Construction Company, Inc.	Const New Space 147566	\$18,113,098	\$45,000
52	Davis Atc 13140220	Utah College Of Applied Technology davis Atc (fy1	Stauffer Enterprises Inc	Const Remodel 147553	\$27,150	\$16,014
53	Davis Atc 11081220	Utah College Of Applied Technology davis Atc - It	Landmark Companies Inc	Const Remodel 147584	\$363,790	\$14,687
54	National Guard 12102470	Utah National Guard mt. Pleasant Armory parking	Custom Electrical Service Llc	Const Site Imp 147565	\$238,750	\$17,490
55	Dfcm - Statewide Funds 12107300	Utah National Guard richfield Armory paving Repa	Holbrook Asphalt Co	Paving 147526	\$444,675	\$17,059
56	National Guard 12210470	Utah National Guard spanish Fork Armory lead Dus	Arco Electric Inc	Haz Mat Const 137734	\$557,822	\$18,680



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
57	Schools For Deaf & Blind 13200230	Utah State Board Of Education ogden Schools For T	Advanced Paving & Construction	Paving 147538	\$142,439	\$81,995
58	Utah State University 13188770	Utah State University industrial Science Building	North Face Roofing Inc	Roofing 147588	\$231,579	\$239,300
59	Utah State University 13057770	Utah State University morgan And Jones Hall (stud	Conwest Inc	Roofing 137884	\$135,693	\$137,050
60	National Guard 13148480	Vernal Fms Remodel wayne Smith jim Russell	Broderick & Henderson Construction Lc	Const Remodel 147598	\$600,000	\$586,800
61	Veterans Affairs 12344490	Veterans Nursing Home Remodel michael Ambre jim	Keller Construction Inc	Const Remodel 147576	\$813,940	\$657,405
62	Corrections - Draper 12176100	Wasatch Culinary Floor Replace wayne Smith jim R	Bradley Construction	Const Remodel 147588	\$497,890	\$389,705
63	Weber State University 13115810	Weber State University campus Services Building -	Saunders Construction Inc	Const Remodel 147564	\$800,000	\$786,875
64	Weber State University 13114810	Weber State University dee Event Center west Sta	Spindler Construction Corp	Const Remodel 147529	\$253,164	\$289,500
65	Weber State University 12340810	Weber State University	Patriot Construction	Const Remodel 147509	\$2,441,820	\$458,599



State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/17/2013; and less than 10/16/2013

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
		stadium Restroom And Breez				
66	National Guard 12302480	Weest Jordan Aasf Storm Drain Improvements wayne	Utah Correctional Industries	Const Remodel 147571	\$180,000	\$179,910

DFCM

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

Nov-13

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
FY2014 BEGINNING BALANCE			6,953,568.92	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND								
FUNDING								
12192	UVU	New Classroom Building	2,182,997.00	-	-	0.00%	Construction	7%
10221	CPB	SOB North Window Improvements	160,975.55	-	71,412.56	1.40%	Construction	65%
09163	MATC	Geneva Building Planning	27,200.62	-	92,253.27	9.61%	Design	98%
12185	DFCM	Gov Mansion West Entrance Seismic Improv	14,269.00	-	-	0.00%	Construction	5%
13165	Snow	Washburn Bldg Replace Air Handler	13,370.00	-	-	0.00%	Pending	0%
11093	Fairpark	North Temple St Sewer Connections	12,800.00	-	-	0.00%	Construction	79%
11081	DATC	Electrical System Upgrade	12,000.00	-	-	0.00%	Construction	89%
11068	UBATC	Roosevelt Campus Generator Replacemnt	9,684.00	-	-	0.00%	Construction	51%
OTHER INCREASES								
10288	UNG	Beaver Armory Remodel	32,844.80	-	41,714.18	2.26%	Complete	100%
11143	Dixie	State College Browning Library Classroom ADTN And Remodel	8,823.68	-	88,907.02	4.47%	Complete	100%
11253	DHS/JJS	Slate Canyon Boiler Room Additions	4,975.00	-	55,869.42	26.35%	Complete	100%
11046	Snow	Ephraim Elementary School	4,949.42	-	151,104.98	12.80%	Complete	100%
10255	UNG	Logan Armory Remodel	2,817.41	-	79,761.22	7.75%	Complete	100%
12015	Health	Cannon Bldg Heating Supply Pipe	1,344.00	-	4,354.67	18.41%	Complete	100%
DECREASES TO CONTINGENCY RESERVE FUND								
NEW CONSTRUCTION								
11065	USH	Building Consolidation	(322,983.00)	-	743,007.00	2.97%	Construction	61%
10036	SLCC	RRC New Insructional and Admin Complex	(183,008.00)	-	925,406.00	3.04%	Construction	91%
09024	SLCC	SCC Center For New Media Bldg	(128,104.44)	-	1,249,192.86	2.75%	Construction	90%
11077	WSU	Professional Classrm Bld And Central Plant	(123,793.13)	-	159,616.22	0.53%	Construction	91%
11064	Tooele	Applied Technology College Campus	(59,530.00)	-	202,025.62	1.50%	Complete	100%
06297	Dixie	Holland Centennial Commons	(3,300.00)	-	998,267.10	2.78%	Complete	100%
12042	U OF U	Electrical/High Temp Water Utilities Upgrades	(446.00)	-	446.00	0.00%	Construction	48%
REMODELING								
13093	DFCM	Provo Regional Boiler Replacement	(29,079.00)	-	29,079.00	17.82%	Pending	0%
12142	UVU	Campus Fire Alarm System Improvements	(20,129.00)	-	20,129.00	1.02%	Construction	80%
11321	WSU	Steam Tunnel Distribution System Phase II Repairs	(18,285.45)	-	22,746.45	5.42%	Complete	100%
11098	WSU	Replace Domestic Hot Water Tanks And Heat Exchangers	(12,812.00)	-	15,385.00	3.55%	Construction	86%
11063	Freepport	Ctr Warehouse Multi-Agency Improvements	(9,921.36)	-	584,241.07	10.27%	Construction	100%
12049	Agriculture	Fire Supression System	(7,071.00)	-	7,071.00	3.20%	Construction	97%
08194	USDC	Boiler Replacement/Building Repairs	(6,620.00)	-	314,664.35	13.03%	Complete	100%

DFCM

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

Nov-13

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
12168	OWATC Culinary Arts Dock Improvements	(6,548.00)	-	37,006.97	7.20%	Complete	99%
12163	WSU Replace Campus Sidewalks & Handrails	(5,414.55)	-	9,717.35	3.35%	Complete	100%
13001	WSU Steam Tunnel Repairs Phase III	(4,958.00)	-	4,958.00	1.01%	Construction	90%
09065	Courts Davis County Courts Hvac Wtr Balancing/Repr	(4,581.82)	-	14,066.36	1.04%	Complete	98%
11153	SOB Das Security Upgrades Phase 11	(4,453.16)	-	87,558.17	36.68%	Complete	99%
12041	WSU Event Center Parking Improvements Phase III	(3,346.57)	-	3,346.57	0.58%	Complete	100%
12060	Health Unified Lab UPS System	(2,940.93)	-	2,940.93	2.48%	Complete	100%
12048	UVU ME Bldg Exterior Lights	(1,822.49)	-	1,822.49	0.56%	Complete	100%
10043	DOH Medical Examiners Bld Replace Cadaver Cooler Units	(1,560.92)	-	25,387.92	24.09%	Complete	100%
13014	UNG Mt Pleasant Armory Misc Upgrades	(1,335.00)	-	1,335.00	0.67%	Construction	71%
10220	CPB SOB East Staircase Improvements	(999.30)	-	109,931.86	17.21%	Closed	100%
12169	Courts Brigham Clerical Area Remodel	(975.00)	-	975.00	1.10%	Complete	100%
11155	DOT Rampton Complex Energy Lighting Project	(832.41)	-	2,058.41	0.66%	Complete	100%
11331	Corrections AP&P Centers Kitchen Equipmrent Replacement	(317.88)	-	317.88	0.31%	Complete	100%
12025	Courts 4th Dist Replace Exterior Stairways & Ramp	(86.47)	-	6,051.72	2.35%	Complete	100%
12051	Corrections USP Replace Transformer #4	(43.50)	-	160.16	0.62%	Closed	100%
TOTAL		8,477,321.02	7,415.55				
Development Projects Fund Balance		4,977,989.29					
Improvement Projects Fund Balance		3,499,331.73					

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 #7

PROJECT NAME: Utah State Hosp. Consolidation PROJECT NUMBER: 11065420
 AGENCY: DHS CONTRACT NUMBER: 137640
 CONTRACTOR: Layton Construction DESIGNER: FFKR 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 /COR	Description	Category (reason)	Funding Source	Amount	Time
Pco-33	Aquatherm credit	1	Contingency	(20,000)	
PCO-34r	Additional Hardware required	1	Contingency	5,142	
PCO-36	Changes to Drinking Fountains	2	Contingency	(503)	
PCO-37	Additional Steel Work detailing required.	6	Contingency	947	
PCO-43r	Additional Steel work required to make mechanical ductwork function correctly.	6	Contingency	655	
PCO-51	Revision to toilet compartments	1	Contingency	1,380	
PCO-52	Additions to decorative gates	1	Contingency	7,590	
PCO-53	Revise the AV boxes in the hallways with boxes that fit the space.	6	Contingency	1,364	
PCO-54	Change Braker from 750 to 800 Amp breaker.	5	Contingency	461	
PCO-56	Additional Breaker and outlets in the Payne Building	1	Contingency	2,876	
PCO-57	Additional Horn strobes that were omitted from the Pediatric Building required by FM	6	Contingency	2,100	
PCO-59	Additional Horn strobes that were omitted from the Pediatric Building Hallway required by FM	6	Contingency	473	
				2,510	-

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: Contingency return to Owner

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 #8

PROJECT NAME: Utah State Hosp. Consolidation	PROJECT NUMBER: 11065420
AGENCY: <u>DHS</u>	CONTRACT NUMBER: 137640
CONTRACTOR: Layton Construction	DESIGNER: FFKR 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 /COR	Description	Category (reason)	Funding Source	Amount	Time
PCO-25	Additional metal for the wood panel system to match the interior of the building	1	DFCM Contingency	4,525	
PCO-32	Price escalation due to the Delay of DFCM approving alternate #1	1	DFCM Contingency	163,881	60
PCO-44	Missing details on Roof. Required additional attachment material	5	DFCM Contingency	499	
PCO-45	Modification to the signage on the Building	1	DFCM Contingency	526	
PCO-55	Error in Mechanical drawings-correct shower valves were not called out in drawings	5	DFCM Contingency	7,378	
PCO-58r	Steel Detailing Error	5	DFCM Contingency	1,172	
PCO-60r	Omission-Mechanical Openings were omitted in the drawings	6	DFCM Contingency	4,110	
PCO-62r	Lights in the toilet rooms, Didn't match electrical drawings.	5	DFCM Contingency	4,219	
PCO-64	Omissions-Nurses Window was not shown in drawings	6	DFCM Contingency	565	
				186,185	60

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: Contingency return to Owner



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137640

Construction Contract Summary

137640 - Department Of Human Services utah State Hospital building

Project Title:	State Hospital Consolidation New Medical Services Bldg And Pediatric Facility	Vendor #:	66309F
Project #:	<u>11065420</u>	Layton Construction Company	
Program Director:	Kurt Baxter (148663)	9090 S Sandy Pky	
Open PO's-Prj:		Sandy, Ut 84070-6409	
Contract Name:	Department Of Human Services utah State Hospital building	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	12112972204
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3127-FVA-11065420	Retainage #:	8694970

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	100.00	\$25,000,000.00	\$0.00
Funding Totals:	100.00	\$25,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
12/13/12	11065420#1	Invoice Released	\$573,898.80
1/14/13	11065420#2	Invoice Released	\$469,182.20
2/21/13	11065420#3	Invoice Released	\$979,693.20
3/12/13	11065420#4	Invoice Released	\$855,580.45
4/5/13	11065420#5	Invoice Released	\$1,415,995.90
5/8/13	11065420#6	Invoice Released	\$1,338,177.60
6/10/13	11065420#7	Invoice Released	\$2,305,501.00
7/3/13	11065420#8	Invoice Released	\$2,058,131.15
8/12/13	11065420#9	Invoice Released	\$2,145,213.05
9/9/13	11065420#10	Invoice Released	\$2,395,553.25
Total Payments:			\$ 14,536,926.60

Retainage Summary

Date	Invoice #	Status	Amount
12/13/12	137640#1	Invoice Released	\$30,205.20
1/14/13	137640#2	Invoice Released	\$24,693.80
2/21/13	137640#3	Invoice Released	\$51,562.80
3/12/13	137640#4	Invoice Released	\$45,030.55
4/5/13	137640#5	Invoice Released	\$74,526.10
5/8/13	137640#6	Invoice Released	\$70,430.40

Change Order Summary

Awards

Award Date	Number	Amount
11/7/12	A001	\$20,786,000.00
Total Award:		\$ 20,786,000.00

Change Orders

Date	Number	Status	Amount
4/2/13	CO 001	Co Executed	\$44,680.00
4/12/13	CO 002	Co Executed	\$3,430,000.00
5/30/13	CO 003	Co Executed	\$74,396.00
5/30/13	CO 004	Co Executed	\$97,385.00
6/11/13	CO 005	Co Executed	\$24,276.00
6/28/13	CO 006	Co Executed	\$177,203.00
9/4/13	CO 007	Co Executed	\$2,510.00
9/24/13	CO 008	Co Executed	\$186,875.00
9/24/13	CO 009	Co Executed	\$134,288.00

Change Order Total: \$4,171,613.00
Total Amendments (Less: Award Bid Pack Changes): \$741,613.00
Adjusted Contract Value: \$24,957,613.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137640

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
6/10/13	137640#7	Invoice Released	\$121,500.10
7/3/13	137640#8	Invoice Released	\$108,164.75
8/12/13	137640#09	Invoice Released	\$112,905.95
9/9/13	137640#10	Invoice Released	\$126,081.75
Retainage Total:			\$765,101.40

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 765,101.40

Contract Summary

Adjusted Contract Value:	\$ 24,957,613.00
Paid to Contractor:	\$14,536,926.60
Retainage to Bank:	\$765,101.40
Total Paid:	\$15,302,028.00
Contract Balance:	\$9,655,585.00

Contractor Summary

Adjusted Contract Value:	\$ 24,957,613.00
Paid to Contractor:	\$14,536,926.60
Retainage Releases:	\$.00
Total Paid to Contractor:	\$14,536,926.60
Contractor Balance:	\$10,420,686.40

Change Order % of Original: 20.07%

Percentage of Contract Paid: 61.31%

Dates		Days	
From	To	Target	Lapsed
11/27/12	4/22/14	511	323
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
4/22/14		2/21/14	451

Percentage of Time Lapsed: 63.21%

Reasons for Change Orders

Reason	Percent	Amount
Unknown - Dfcm	42.59%	\$315,824.00
Award Bid Pack	462.51%	\$3,430,000.00
A/e Err - Dfcm	10.19%	\$75,536.00
Omiss - Dfcm Cn	19.39%	\$143,818.00
Scope - Dfcm	27.84%	\$206,435.00
Total Changes (less Award Bid Packs):		\$4,171,613.00

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 #012

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406
 CONTRACTOR: Okland Construction DESIGNER: AJC Architects

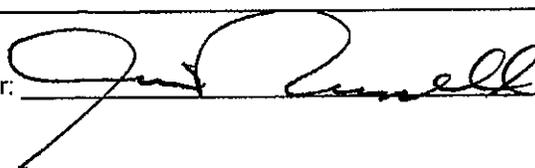
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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 #082	Provide additional fourth level security access controls	6	Statewide Contingency Fund	\$5,463	0
PCO #087r2	Duct work revisions	3	Statewide Contingency Fund	\$6,265	0
PCO #103	Provide L630 receptacles in lieu of L530	5	Statewide Contingency Fund	\$1,471	0
PCO #105	Revise exterior steel framing revision for the brick ledgers at the SE windows	3	Statewide Contingency Fund	\$26,794	0
PCO #108	Revised framing to align the parapet cap	3	Statewide Contingency Fund	\$0	0
PCO #110	Metal stud framing infill to support windows due to change in window size	3	Statewide Contingency Fund	\$1,079	0
PCO #112	Provide a 1" emt conduit for A/V in room 101A	2	SLCC Funds	\$917	0
PCO #116r1	Provide electrical power for the oil cooler at the east elevator	3	Statewide Contingency Fund	\$2,244	0
PCO #118	Revise drywall and framing due to increase in fire rating as per the building inspector	3	Statewide Contingency Fund	\$16,816	0
PCO #129	Provide ladder, landing and access panel to for maintenance access for the F/S damper	3	Statewide Contingency Fund	\$5,045	0
Total				\$66,094	0

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: 8/12/13.



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 #013

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406
 CONTRACTOR: Okland Construction DESIGNER: AJC Architects

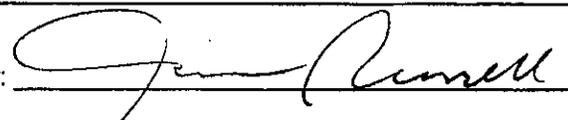
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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 #124	Provide additional fire proofing to column and beams as per the AHJ	3	Statewide Contingency Fund	\$68,439	0
PCO #128	Modify canopy structure	3	Statewide Contingency Fund	\$7,076	0
PCO #133	Provide additional light fixtures on level 2 and 3	3	Statewide Contingency Fund	\$4,525	0
PCO #123	Provide additional framing and brake metal around the clearstory column	3	Statewide Contingency Fund	\$5,111	0
PCO #127	Provide framing and larger window sill and the level one smoke evacuation window	3	Statewide Contingency Fund	\$3,757	0
PCO #134	Electrical and data outlet location revisions due to furniture layout revisions	2	SLCC Funds	\$47,870	0
PCO #137	Revise twist lock receptacle location in the IT room	3	Statewide Contingency Fund	\$1,542	0
PCO #139	Provide additional wood panel in the board room	5	Statewide Contingency Fund	\$588	0
PCO #140	Add R2 fixture in conference room 364A	3	Statewide Contingency Fund	\$834	0
PCO #125r1	Provide framing and metal finish for the clearstory windows	5	Statewide Contingency Fund	(\$27,797)	0
PCO #093	Add ladder access to west end of the utility tunnel		Statewide Contingency Fund	\$1,254	0
Total				\$113,199	0

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: 9/29/13

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 #014

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406
 CONTRACTOR: Okland Construction DESIGNER: AJC Architects

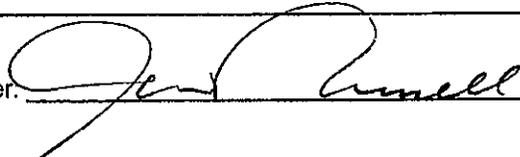
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe 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 #106	Build out of the east wing third floor as per SLCC	2	SLCC Funds	\$141,688	0
PCO #132	Concrete sidewalk revisions	3	Statewide Contingency Fund	\$8,768	0
PCO #135	Provide ducted return air in lieu of transfer ducts as per the AHJ	3	Statewide Contingency Fund	\$2,755	0
PCO #144	Provide 40 amp circuits in lieu of 30 amp for pumps SP-1 thru SP-4	5	Statewide Contingency Fund	\$4,010	0
PCO #146	Revise metal soffit fixtures	5	Statewide Contingency Fund	\$1,812	0
PCO #148	Provide fire rated glass at various doors, transoms and side lites	6	Statewide Contingency Fund	\$33,635	0
PCO #152	Provide hollow painted hollow metal doors in lieu of wood	5	Statewide Contingency Fund	\$1,059	0
PCO #162	Drywell elevation revision	3	Statewide Contingency Fund	\$463	0
Total				\$194,190	0

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: 9/26/13



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127406

Construction Contract Summary

127406 - Salt Lake Community College redwood Road Campus instructio

Project Title:	Slcc Rrc New Instructional And Administrative Complex	Vendor #:	78012B
Project #:	<u>10036660</u>	Okland Construction Company, Inc.	
Program Director:	Jim Russell (163400)	1978 South West Temple	
Open PO's-Prj:		Salt Lake City, Ut 84115-7103	
Contract Name:	Salt Lake Community College redwood Road Campus instructio	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	12050760177

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3334-FVA-10036660	Retainage #:	8694848
Project Title:	Slcc Rrc New Instructional And Administrative Complex	Vendor #:	78012B
Project #:	<u>10036660</u>	Okland Construction Company, Inc.	
Program Director:	Jim Russell (163400)	1978 South West Temple	
Open PO's-Prj:		Salt Lake City, Ut 84115-7103	
Contract Name:	Salt Lake Community College redwood Road Campus instructio	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	12050760177

Component Group:	Construction	Expense Budget:	6813
Component:	Construction(8)	Property #:	
Account:	3000-300-3334-FVA-10036660	Retainage #:	8694848

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2011	98.53	\$29,000,000.00	\$0.00
GFFY2012	1.47	\$400,000.00	\$0.00
Funding Totals:	100.00	\$29,400,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
5/18/12	10036660#1	Invoice Released	\$100,410.44
6/7/12	10036660#2	Invoice Released	\$475,915.25
7/13/12	10036660#3	Invoice Released	\$666,790.82
8/21/12	10036660#4	Invoice Released	\$1,077,398.42
9/20/12	10036660#5	Invoice Released	\$1,639,252.98
10/26/12	10036660#6	Invoice Released	\$1,560,835.37

Change Order Summary

Awards		
Award Date	Number	Amount
2/3/12	A001	\$20,000.00
Total Award:		\$ 20,000.00

Change Orders

Date	Number	Status	Amount
------	--------	--------	--------



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127406

Construction Contract Summary

Date	Invoice #	Status	Amount
11/21/12	10036660#7	Invoice Released	\$2,187,187.02
12/13/12	10036660#8	Invoice Released	\$2,359,525.36
1/14/13	10036660#9	Invoice Released	\$1,793,363.70
2/11/13	10036660#10	Invoice Released	\$2,335,099.17
3/12/13	10036660#11	Invoice Released	\$2,254,257.56
4/5/13	10036660#12	Invoice Released	\$2,009,421.75
5/17/13	10036660#13	Invoice Released	\$1,704,202.45
6/10/13	11036660#14	Invoice Released	\$1,842,549.45
7/8/13	10036660#15	Invoice Released	\$1,420,386.41
8/15/13	10036660#16	Invoice Released	\$1,263,189.48
9/19/13	10036660#17	Invoice Released	\$1,602,967.66
Total Payments:			\$ 26,292,753.29

Retainage Summary

Date	Invoice #	Status	Amount
5/18/12	127406#1	Invoice Released	\$5,284.76
6/7/12	127406#2	Invoice Released	\$25,048.17
7/13/12	127406#3	Invoice Released	\$35,094.25
8/21/12	127406#4	Invoice Released	\$56,705.18
9/20/12	127406#5	Invoice Released	\$86,276.48
10/26/12	127406#6	Invoice Released	\$82,149.23
11/21/12	127406#7	Invoice Released	\$115,115.10
12/13/12	127406#8	Invoice Released	\$124,185.55
1/14/13	127406#9	Invoice Released	\$94,387.56
2/11/13	127406#10	Invoice Released	\$122,899.96
3/12/13	127406#11	Invoice Released	\$118,645.13
4/5/13	127406#12	Invoice Released	\$105,759.04
5/17/13	127406#13	Invoice Released	\$89,694.87
6/10/13	127406#14	Invoice Released	\$96,976.28
7/8/13	127406#15	Invoice Released	\$74,757.18
8/15/13	127406#16	Invoice Released	\$66,483.66
Retainage Total:			\$1,299,462.40

Release Summary

Release Date	Release	Amount
9/19/13	Release # 1	\$ 40,626.33
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	

Change Orders

Date	Number	Status	Amount
5/7/12	C001	Co Executed	\$27,533,325.00
10/10/12	CO 002	Co Executed	\$115,074.00
11/21/12	CO 003	Co Executed	\$75,739.00
11/21/12	CO 004	Co Executed	\$6,038.00
2/6/13	CO 005	Co Executed	\$53,096.00
2/27/13	CO 006	Co Executed	\$78,706.00
3/20/13	CO 007	Co Executed	\$48,136.00
3/20/13	CO 008	Co Executed	\$44,447.00
5/20/13	CO 009	Co Executed	\$108,160.00
5/30/13	CO 010	Co Executed	\$73,241.00
6/25/13	CO 011	Co Executed	\$37,048.00
8/26/13	CO 012	Co Executed	\$66,094.00
10/7/13	CO 013	Co Executed	\$113,199.00
10/7/13	CO 014	Co Executed	\$194,190.00

Change Order Total: \$28,546,493.00

Total Amendments (Less: Award Bid Pack Changes): \$1,013,168.00

Adjusted Contract Value: \$28,566,493.00

Change Order % of Original: 142732.46%

Percentage of Contract Paid: 96.59%

Dates		Days	
From	To	Target	Lapsed
2/17/12	8/16/13	546	607
Adjusted	Substantial	Original	Days
8/16/13		4/17/13	425

Percentage of Time Lapsed: 111.17%

Reasons for Change Orders

Reason	Percent	Amount
Scope - Ag/inst	22.10%	\$223,903.00
Omissions	1.91%	\$19,402.00
A/e Err - Dfcm	4.31%	\$43,619.00
A/e Errors	0.38%	\$3,818.00
Award Bid Pack	2717.55%	\$27,533,325.00
Unknown - Dfcm	55.40%	\$561,252.00
Unk Cond	5.75%	\$58,243.00
Time Extension	0.00%	\$0.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127406

Construction Contract Summary

Release Summary

Release Date	Release	Amount
	Release Total:	\$ 40,626.33
	Net Retainage:	\$ 1,258,836.07

Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	1.12%	\$11,346.00
Omiss - Dfcm Cn	9.04%	\$91,585.00
Total Changes (less Award Bid Packs):		\$28,546,493.00

Contract Summary

Adjusted Contract Value:	\$ 28,566,493.00
Paid to Contractor:	\$26,292,753.29
Retainage to Bank:	\$1,299,462.40
Total Paid:	\$27,592,215.69
Contract Balance:	\$974,277.31

Contractor Summary

Adjusted Contract Value:	\$ 28,566,493.00
Paid to Contractor:	\$26,292,753.29
Retainage Releases:	\$40,626.33
Total Paid to Contractor:	\$26,333,379.62
Contractor Balance:	\$2,233,113.38

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 #74

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS Architects

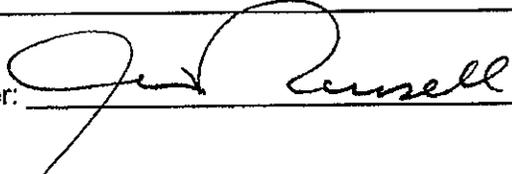
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, and 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-537	East Entry Terrazzo floor leveling	3	SLCC Funds	\$57,075	
PCO-542r1	East Entrance site storm drain revisions	4	CM/GC Contingency	\$0	
PCO-543r1	SLCC requested revisions to the east entry	2	SLCC Funds	\$42,617	
PCO-545	CM/GC contingency funds are being credited in PCO-544 from the contractors CFNM budget and added to the contractors east entry budget in PCO-545	1	Project Funds	\$94,387	
PCO-546	East entry site lighting revisions	2	SLCC Funds	\$19,013	
Total				\$213,092	0

CATEGORY (REASON):.0,

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: 8/12/13

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 #75

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS Architects

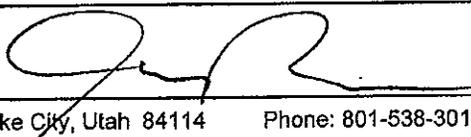
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, and 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-547	Add a sump pump in the basement to replace the existing one that was removed due to conflicts with the structural reinforcing.	3	Statewide Contingency Fund	\$7,532	
PCO-549	Revise the ice maker to one that will fit in the space	5	Statewide Contingency Fund	\$1,609	
PCO-550	Revise the power location for the portable checkout counter in the forum as per SLCC	2	SLCC Funds	\$1,011	
PCO-551	Provide cabinet locks as per SLCC	2	SLCC Funds	\$5,997	
PCO-552	Replace roof drain piping in the tunnels as per SLCC	2	SLCC Funds	\$5,829	
PCO-554	Food services ceiling revisions	5	Statewide Contingency Fund	\$12,034	
PCO-555	Add fiber optic cable between the CTE and CFNM building server room as per SLCC	2	SLCC Funds	\$3,187	
PCO-558	Provide supply air to the kitchen office	6	Statewide Contingency Fund	\$2,235	
PCO-559	Provide additional sound panels on the north and west walls of control room 1-38 A	6	Statewide Contingency Fund	\$5,348	
PCO-560	Revisions to the walk-in freezer as per the Building Inspector	3	Statewide Contingency Fund	\$7,959	
PCO-564	Revisions to the Book Store lighting as per SLCC	2	SLCC Funds	\$4,301	
Total				\$57,402	0

CATEGORY (REASON):.0,

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: 9/9/2013
 4110 State Office Building, Salt Lake City, Utah 84114 Phone: 801-538-3018 Fax: 801-538-3267 <http://dfcm.utah.gov>
 DFCM FORM 050807

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 #76

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS 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, and 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-553	Storm drain revision for the east entry	3	Statewide Contingency Fund	\$6,936	
PCO-556	Additional structural engineering for the redesign of Microplies at the east entry. This is being covered by the CM/GC contingency	4	CM/GC	\$0	
PCO-557r1	Remove and replace the pavers at the east entry. This is a FY2014 Capital Improvement project that overlaps with the remodel on the east entry. This was added by change order due to overlap in working area and to provide for better pricing.	4	FY2014 SLCC SCC Capital Improvement project to replace the concrete pavers at the east entry	\$246,185	
				<i>13090670</i>	
Total				\$253,121	0

CATEGORY (REASON): 0,

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: 9/7/13

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 #77

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS Architects

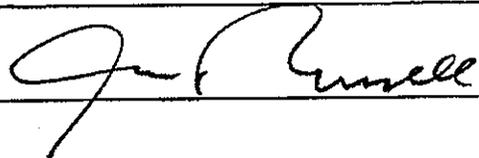
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, and 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-580	Structural steel revisions at the east entry	3	Statewide Contingency Fund	\$6,475	
Total				\$6,475	0

CATEGORY (REASON):.0,

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: 9/9/13

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 #78

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS Architects

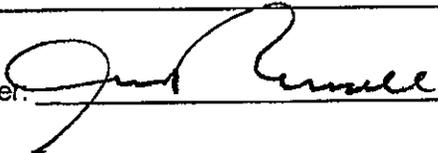
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, and 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-561	Disconnect fire alarm system to the existing shop building as required prior to demolition	6	Statewide Contingency Fund	\$1,473	
Total				\$1,473	0

CATEGORY (REASON):.0,

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: 9/9/13

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 #79

PROJECT NAME: Center for New Media
 AGENCY: Salt Lake Community College
 CONTRACTOR: Big-D

PROJECT NUMBER: 09024670
 CONTRACT NUMBER: 107073
 DESIGNER: GSBS Architects

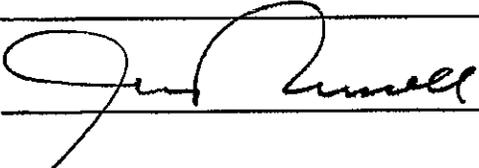
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, and 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/GCD	Description	Category (reason)	Funding Source	Amount	Time
PCO-568	CFNM miscellaneous electrical revisions	3	Statewide Contingency Fund	\$8,663	
PCO-570	Miscellaneous electrical revisions due to coordination issues with Owner Equipment	3	Statewide Contingency Fund	\$1,789	
PCO-571	Security hardware revisions as per SLCC	2	SLCC Funds	\$1,591	
PCO-572	Revise handrails as per the Building Inspector	3	Statewide Contingency Fund	\$1,676	
PCO-573	Add wood base in C1-56 corridor and bookstore as per SLCC	2	SLCC Funds	\$3,403	
PCO-574r1	Additional white boards as per SLCC	2	SLCC Funds	\$1,210	
PCO-575	Counter top revisions as per SLCC	2	SLCC Funds	\$7,159	
PCO-576	Provide door hold opens	6	Statewide Contingency Fund	\$2,542	
PCO-577	Infill trolley beam gaps in the rigging lab as per SLCC	2	SLCC Funds	\$3,682	
PCO-578	Provide additional data drops as per SLCC	2	SLCC Funds	\$2,185	
Total				\$33,900	0

CATEGORY (REASON):.0,

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: 9/9/13



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 107073

Construction Contract Summary

107073 - Salt Lake Community College south City Campus center For

Project Title:	Slcc Sec Center For New Media Bldg.	Vendor #:	12332C
Project #:	09024670		Big D Construction Corporation
Program Director:	Jim Russell (163400)		404 West 400 South
Open PO's-Prj:	\$105,950.00		Salt Lake City, Ut 84101
Contract Name:	Salt Lake Community College south City Campus center For	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	09111709143

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3126-FVA-09024670	Retainage #:	8694422

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2011	7.50	\$1,896,287.00	\$0.00
GOBFY2010	46.60	\$20,305,000.00	\$0.00
HEF SLCC	45.90	\$21,013,444.34	\$0.00
Funding Totals:	100.00	\$43,214,731.34	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
11/17/09	09024670#1	Invoice Released	\$11,084.12
2/18/10	09024670#2	Invoice Released	\$76,304.01
3/11/10	09024670#3	Invoice Released	\$94,578.22
4/20/10	09024670#4	Invoice Released	\$169,598.13
5/20/10	09024670#6	Invoice Released	\$128,045.90
6/14/10	09024670#7	Invoice Released	\$158,744.44
7/20/10	09024670#8	Invoice Released	\$218,133.42
8/26/10	09024670#9	Invoice Released	\$345,250.98
9/13/10	037438	Invoice Released	\$417,695.40
10/11/10	037449	Invoice Released	\$455,265.55
11/24/10	037778	Invoice Released	\$1,164,874.24
12/21/10	037785	Invoice Released	\$878,537.93
1/24/11	037793	Invoice Released	\$1,139,941.76
2/14/11	037959	Invoice Released	\$1,097,177.30
3/10/11	038094	Invoice Released	\$948,923.10
5/2/11	038104	Invoice Released	\$1,192,484.08
5/9/11	038120	Invoice Released	\$1,163,770.64
6/14/11	038366	Invoice Released	\$823,703.42

Change Order Summary

Awards

Award Date	Number	Amount
8/6/09	A001	\$989,286.00
Total Award:		\$ 989,286.00

Change Orders

Date	Number	Status	Amount
2/2/10	AC01	Co Executed	\$167,767.00
4/12/10	AC02	Co Executed	\$191,153.00
6/2/10	AC03	Co Executed	\$105,440.00
6/2/10	AC04	Co Executed	\$2,098,387.00
10/13/10	AC05	Co Executed	\$346,854.00
11/2/10	AC07	Co Executed	\$4,639,710.00
1/11/11	AC09	Co Executed	\$372,287.00
1/11/11	AC10	Co Executed	\$3,207,621.00
1/11/11	AC11	Co Executed	\$289,765.00
1/31/11	AC12	Co Executed	\$238,031.00
2/23/11	AC16	Co Executed	\$2,823,028.00
2/23/11	AC17	Co Executed	\$266,885.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 107073

Construction Contract Summary

Date	Invoice #	Status	Amount
7/14/11	038383	Invoice Released	\$712,264.90
8/16/11	038514	Invoice Released	\$1,301,676.93
9/13/11	038524	Invoice Released	\$807,237.45
10/14/11	038706	Invoice Released	\$1,145,632.03
11/22/11	038713	Invoice Released	\$1,470,866.13
12/20/11	09024670#27	Invoice Released	\$1,764,340.07
1/18/12	039023	Invoice Released	\$1,714,222.25
2/15/12	039037	Invoice Released	\$1,997,754.20
3/12/12	039326	Invoice Released	\$1,455,321.68
4/16/12	039333	Invoice Released	\$1,661,030.43
5/18/12	039421	Invoice Released	\$1,437,155.48
6/7/12	039434	Invoice Released	\$1,447,310.51
7/13/12	039628	Invoice Released	\$865,337.40
8/29/12	039810	Invoice Released	\$1,142,014.09
9/20/12	039771	Invoice Released	\$1,530,278.26
10/26/12	039767	Invoice Released	\$855,824.75
11/21/12	039759	Invoice Released	\$1,033,485.69
12/18/12	039985	Invoice Released	\$1,021,786.62
1/14/13	040180	Invoice Released	\$651,507.59
2/12/13	040192	Invoice Released	\$557,267.40
3/12/13	040200	Invoice Released	\$538,624.84
4/15/13	040208	Invoice Released	\$551,192.02
5/16/13	040580	Invoice Released	\$424,707.09
6/11/13	040674	Invoice Released	\$395,532.10
7/8/13	040684	Invoice Released	\$316,964.25
8/15/13	040699	Invoice Released	\$662,190.81
9/9/13	040883	Invoice Released	\$357,227.23
		Total Payments:	\$ 38,302,864.84

Retainage Summary

Date	Invoice #	Status	Amount
11/17/09	107073#1	Invoice Released	\$583.37
2/18/10	107073#2	Invoice Released	\$4,016.00
3/11/10	107073#3	Invoice Released	\$4,977.80
4/20/10	107073#4	Invoice Released	\$8,926.22
5/19/10	107073#6	Invoice Released	\$6,739.26
6/14/10	107073#7	Invoice Released	\$8,354.97
7/20/10	107073#8	Invoice Released	\$11,480.71
8/26/10	107073#9	Invoice Released	\$2,560.95

Change Orders			
Date	Number	Status	Amount
5/19/11	AC21	Co Executed	\$232,938.00
8/17/11	AC25	Co Executed	\$104,585.00
8/17/11	AC26	Co Executed	\$1,002,139.00
8/17/11	AC29	Co Executed	\$430,687.00
8/30/11	AC32	Co Executed	\$12,130.00
10/3/11	AC33	Co Executed	\$21,130,205.00
12/13/11	AC37	Co Executed	\$(37,474.00)
1/24/12	AC41	Co Executed	\$(43,201.00)
11/3/10	C006	Co Executed	\$46,907.00
1/11/11	C008	Co Executed	\$111,968.00
1/12/11	C011	Co Executed	\$25,408.00
2/8/11	C013	Co Executed	\$36,674.00
2/8/11	C014	Co Executed	\$145,697.00
2/23/11	C015	Co Executed	\$397,577.00
3/1/11	C018	Co Executed	\$1,015.00
3/1/11	C019	Co Executed	\$21,234.00
5/19/11	C020	Co Executed	\$16,074.00
5/19/11	C022	Co Executed	\$5,979.00
5/19/11	C023	Co Executed	\$14,628.00
5/19/11	C024	Co Executed	\$45,306.00
8/17/11	C025	Co Executed	\$11,076.00
8/17/11	C026	Co Executed	\$102,458.00
8/17/11	C027	Co Executed	\$(1,980.00)
8/17/11	C028	Co Executed	\$(93,213.00)
8/24/11	C030	Co Executed	\$6,492.00
8/30/11	C031	Co Executed	\$55,750.00
8/30/11	C032	Co Executed	\$85,395.00
10/3/11	C034	Co Executed	\$6,378.00
10/3/11	C035	Co Executed	\$5,440.00
12/13/11	C036	Co Executed	\$424.00
12/13/11	C037	Co Executed	\$16,962.00
12/13/11	C038	Co Executed	\$6,233.00
1/24/12	C039	Co Executed	\$63,366.00
1/24/12	C040	Co Executed	\$6,180.00
1/24/12	C041	Co Executed	\$77,353.00
2/21/12	C042	Co Executed	\$73,158.00
2/21/12	C043	Co Executed	\$33,210.00
2/21/12	C044	Co Executed	\$1,548.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 107073

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
9/13/10	107073#10	Invoice Released	\$22,188.50
10/11/10	107073#11	Invoice Released	\$23,961.35
11/24/10	107073#12	Invoice Released	\$61,309.17
12/21/10	107073#13	Invoice Released	\$46,238.84
1/24/11	107073#14	Invoice Released	\$59,996.93
2/14/11	107073#15	Invoice Released	\$57,746.17
3/10/11	107073#16	Invoice Released	\$49,943.32
5/2/11	107073#17	Invoice Released	\$62,762.32
5/9/11	107073#18	Invoice Released	\$61,251.09
6/14/11	107073#19	Invoice Released	\$43,352.81
7/14/11	107073#20	Invoice Released	\$37,487.63
8/16/11	107073#22	Invoice Released	\$68,509.31
9/13/11	10703#24	Invoice Released	\$42,486.18
10/14/11	107073#25	Invoice Released	\$60,296.42
11/22/11	107073#26	Invoice Released	\$77,414.01
12/20/11	107073#27	Invoice Released	\$92,860.00
1/18/12	107073#29	Invoice Released	\$90,222.22
2/15/12	107073#30	Invoice Released	\$90,222.22
3/12/12	107073#32	Invoice Released	\$76,169.28
4/16/12	107073#34	Invoice Released	\$85,631.48
5/18/12	107073#35	Invoice Released	\$90,544.11
6/7/12	107073#37	Invoice Released	\$76,174.23
7/13/12	107073#38	Invoice Released	\$45,544.07
8/30/12	107073#40	Invoice Released	\$60,105.99
9/20/12	107073#41	Invoice Released	\$80,540.96
10/26/12	107073#42	Invoice Released	\$45,043.41
11/21/12	107073#44	Invoice Released	\$54,393.98
12/18/12	107073#45	Invoice Released	\$53,778.24
1/14/13	107073#46	Invoice Released	\$34,289.87
2/11/13	107073#48	Invoice Released	\$29,329.86
3/12/13	107073#49	Invoice Released	\$28,348.68
4/15/13	107073#50	Invoice Released	\$29,010.11
5/16/13	107073#51	Invoice Released	\$22,353.00
6/11/13	107073#53	Invoice Released	\$20,817.48
7/8/13	107073#54	Invoice Released	\$16,682.33
8/15/13	107073#55	Invoice Released	\$34,852.15
9/9/13	107073#57	Invoice Released	\$13,242.61
Retainage Total:			\$1,992,739.61

Change Orders

Date	Number	Status	Amount
4/12/12	C045	Co Executed	\$2,375.00
4/12/12	C046	Co Executed	\$2,128.00
4/12/12	C047	Co Executed	\$115,674.00
4/12/12	C048	Co Executed	\$3,340.00
5/25/12	C049	Co Executed	\$(75.00)
5/25/12	C050	Co Executed	\$5,833.00
5/25/12	C051	Co Executed	\$1,003.00
8/10/12	C052	Co Executed	\$45,619.00
9/8/12	C053	Co Executed	\$40,460.00
8/10/12	C054	Co Executed	\$591.00
8/10/12	C055	Co Executed	\$36,388.00
10/16/12	C056	Co Executed	\$956,729.00
9/26/12	C057	Co Executed	\$(8,278.00)
11/6/12	C058	Co Executed	\$203,582.00
11/6/12	C059	Co Executed	\$43,327.00
11/6/12	C060	Co Executed	\$96,861.00
11/6/12	C061	Co Executed	\$38,319.00
11/21/12	C062	Co Executed	\$76,073.00
11/21/12	C063	Co Executed	\$(206,715.00)
12/19/12	C064	Co Executed	\$23,477.00
12/19/12	C065	Co Executed	\$3,904.00
2/6/13	C066	Co Executed	\$29,016.00
4/4/13	C067	Co Executed	\$70,930.00
4/22/13	C068	Co Executed	\$2,397,539.00
4/22/13	C069	Co Executed	\$(291,711.00)
4/22/13	C070	Co Executed	\$63,482.00
4/25/13	C071	Co Executed	\$592,789.00
6/4/13	C072	Co Executed	\$25,094.00
8/26/13	C073	Co Executed	\$(70,285.00)
8/26/13	C074	Co Executed	\$213,092.00
9/12/13	C075	Co Executed	\$57,042.00
9/24/13	C076	Co Executed	\$253,121.00
9/24/13	C077	Co Executed	\$6,475.00
9/24/13	C078	Co Executed	\$1,473.00
9/24/13	C079	Co Executed	\$33,900.00
Change Order Total:			\$43,766,206.00
Total Amendments (Less: Award Bid Pack Changes):			\$2,712,140.00



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 107073

Construction Contract Summary

Release Summary

Release Date	Release	Amount
4/26/10	Release # 1	\$ 573,700.16
7/13/12	Release # 2	\$ 85,598.44
3/20/13	Release # 3	\$ 77,574.94
5/16/13	Release # 4	\$ 35,958.51
8/26/13	Release # 5	\$ 1,078,306.60
	Release Total:	\$ 1,851,138.65
	Net Retainage:	\$ 141,600.96

Contract Summary

Adjusted Contract Value:	\$ 44,755,492.00
Paid to Contractor:	\$38,302,864.84
Retainage to Bank:	\$1,992,739.61
Total Paid:	\$40,295,604.45
Contract Balance:	\$4,459,887.55

Contractor Summary

Adjusted Contract Value:	\$ 44,755,492.00
Paid to Contractor:	\$38,302,864.84
Retainage Releases:	\$1,851,138.65
Total Paid to Contractor:	\$40,154,003.49
Contractor Balance:	\$4,601,488.51

Change Orders

Date	Number	Status	Amount
Adjusted Contract Value:			\$44,755,492.00
Change Order % of Original:			4424.02%
Percentage of Contract Paid:			90.03%
Dates		Days	
From	To	Target	Lapsed
8/20/09	10/31/13	1533	1518
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
10/31/13		7/29/11	708
Percentage of Time Lapsed:			99.02%

Reasons for Change Orders

Reason	Percent	Amount
Omiss - Dfcm Cn	7.36%	\$199,578.00
Time Extension	0.00%	\$0.00
Scope - Dfcm	11.89%	\$322,340.00
A/e Err - Dfcm	4.56%	\$123,628.00
Scope - Ag/inst	34.44%	\$933,937.00
	0.18%	\$4,766.00
Award Bid Pack	1513.71%	\$41,054,066.00
Unknown - Dfcm	41.59%	\$1,127,891.00
Total Changes (less Award Bid Packs):		\$43,766,206.00

Change Order Justification Statement

PROJECT NAME:	WSU Professional Classroom Building	PROJECT NO.:	11077810
CONTRACTOR:	Big-D	CONTRACT NO.:	127003
DATE:	July 8, 2013	CHANGE ORDER NO.:	11

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 16: This change provides the project with an uninterrupted system of irrigation control wires from the main building connection of building 2 to a campus splice box about 650 feet to the south of the main connection. As the contractor was working in the southwest corner of the site, upon which the new building is located, they uncovered and severed existing sprinkling control wiring that was not indicated on the asbuilt drawings. This change replaces the severed wires with a new uninterrupted run of wiring. This is an unknown change.
- CCD 17: This change adds a separation wall between an air handling unit's air intake and return, otherwise its functionality will be minimized. This is an omission change.
- PR 109: This change adds grading to the area of the central utility plant where the utility tunnel connects to the plant. This work is needed by omitted from the contract documents. This is an omission change.
- PR 111: This change modifies the depth of the transaction counter at the laptop lending area and creates a standing height portion of the counter at the copy room. This is a scope change.
- PR 115: This change provides a finish edge at atrium openings – the finished edge was omitted from the contract documents. This is an omission change.
- PR 117: A retaining wall at the classroom and the top of the tunnel at the central utility plant require guardrails by code. However, they were omitted from the contract documents. This change adds the guardrails and is an omission change..
- PR 118: This change adds landscaping to areas of the site that are within the construction limit line but the original contract documents called for no planting. This is an omission change.

The costs for this modification were reviewed by GSBS, Construction Control, WSU, and DFCM and determined to be equitable for the needed change.

CHANGE ORDER SUMMARY

PR/CCD	Category	Funding Source	Amount	Time
CCD 16	Unknown	Contingency	\$22,074.00	
CCD 17	Omission	Contingency	\$9,459.00	
PR 109	Omission	Contingency	\$5,912.00	
PR 111	Scope	WSU	\$837.00	
PR 115	Omission	Contingency	\$5,689.00	
PR 117	Omission	Contingency	\$35,829.00	
PR 118	Omission	Contingency	\$18,396.00	
Total			\$98,196.00	

By: _____, Project Manager

Change Order Justification Statement

PROJECT NAME:	WSU Professional Classroom Building	PROJECT NO.:	11077810
CONTRACTOR:	Big-D	CONTRACT NO.:	127003
DATE:	July 15, 2013	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

PR 121: This change revises sinks that were specified too large for the space in which they were designed, to sinks that will work in the allotted space. This is an error.

PR123: This change requested by WSU changes an exterior in the floor cover to a filter from aluminum to stainless steel. This is a scope change.

PR 125: This change revises the height of an architectural cloud in the atrium space. It was unknown how visually obtrusive and offensive the support system would be, because the support system was a deferred submittal. This change raises the cloud to eliminate the support system line of sight. This is an unknown change.

PR 126: This change modifies the amperage rating of the starters on boilers B1, B2, and B3: the drawings show the starters at 13 amps but those installed are actually rated at 19.3 amps. This is an omission change.

PR 128: This change provides the supporting infrastructure for the solar hot water panels on the roof. This structure was omitted from the structural design of the project so this is an omission change.

PR 129: A catch basin needed to be raised in order to attain the height of the adjacent grading as noted in the contract documents. This is an omission change.

The costs for this modification were reviewed by GSBS, Construction Control, WSU, and DFCM and determined to be equitable for the needed change.

CHANGE ORDER SUMMARY

PR/CCD	Category	Funding Source	Amount	Time
PR 121	Error	AE	\$3,371.00	
PR 123	Scope	WSU	\$6,197.00	
PR 125	Unknown	Contingency	\$1,224.00	
PR 126	Omission	Contingency	\$1,557.00	
PR 128	Omission	Contingency	\$51,383.00	
PR 129	Omission	Contingency	\$1,874.00	
Total			\$65,606.00	

By: _____, Project Manager



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127003

Construction Contract Summary

127003 - Weber State University - Davis Campus professional Classroom

Project Title:	Wsu Davis Campus Professional Classroom Bldg And Central Plant	Vendor #:	12332C
Project #:	<u>11077810</u>	Big D Construction Corporation	
Program Director:	Matthias Mueller (109256)	404 West 400 South	
Open PO's-Prj:	\$4,930.00	Salt Lake City, Ut 84101	
Contract Name:	Weber State University - Davis Campus professional Classroom	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	11071144249

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3127-FVA-11077810	Retainage #:	8694857
Project Title:	Wsu Davis Campus Professional Classroom Bldg And Central Plant	Vendor #:	12332C
Project #:	<u>11077810</u>	Big D Construction Corporation	
Program Director:	Matthias Mueller (109256)	404 West 400 South	
Open PO's-Prj:	\$4,930.00	Salt Lake City, Ut 84101	
Contract Name:	Weber State University - Davis Campus professional Classroom	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	11071144249

Component Group:	Construction	Expense Budget:	6869
Component:	Construction(8)	Property #:	
Account:	3000-300-3127-FVA-11077810	Retainage #:	8694857

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	78.97	\$31,535,000.00	\$0.00
HEF WSU	21.03	\$8,400,000.00	\$0.00
Funding Totals:	100.00	\$39,935,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
5/29/12	11077810#1	Invoice Released	\$884,174.13
5/29/12	11077810#2	Invoice Released	\$428,155.98
6/27/12	11077810#3	Invoice Released	\$972,775.45
8/9/12	11077810#4	New	\$1,348,737.85
9/6/12	11077810#5	Invoice Released	\$1,465,805.96
9/27/12	11077810#6	Invoice Released	\$1,553,088.26
11/9/12	11077810#7	Invoice Released	\$1,718,949.78
12/11/12	11077810#8	Invoice Released	\$2,498,169.91
1/8/13	11077810#9	Invoice Released	\$1,710,398.86

Change Order Summary

Awards		
Award Date	Number	Amount
6/22/11	A001	\$19,874.00
Total Award:		\$ 19,874.00

Change Orders			
Date	Number	Status	Amount
2/6/12	AC01	Co Executed	\$2,661,156.00
2/28/12	AC02	Co Executed	\$3,904,070.00
	CO 003	Co Executed	\$47,579.61



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 127003

Construction Contract Summary

Date	Invoice #	Status	Amount
1/28/13	11077810#10	Invoice Released	\$1,768,193.84
2/26/13	040058	Invoice Released	\$2,855,978.56
3/26/13	040063	Invoice Released	\$1,867,717.51
4/25/13	040597	Invoice Released	\$2,963,144.57
5/29/13	040603	Invoice Released	\$2,292,770.97
6/28/13	040742	Invoice Released	\$1,511,750.80
7/16/13	040749	Invoice Released	\$1,586,315.21
9/3/13	040757	New	\$718,432.82
9/26/13	041027	Invoice Released	\$129,701.07
Total Payments:			\$ 28,274,261.53

Retainage Summary

Date	Invoice #	Status	Amount
5/29/12	127003#1	Invoice Released	\$46,535.48
5/29/12	127003#2	Invoice Released	\$22,534.53
6/27/12	127003#3	Invoice Released	\$51,198.70
8/9/12	127003#4	Invoice Released	\$70,986.21
9/6/12	127003#5	Invoice Released	\$199,332.59
9/27/12	127003#6	Invoice Released	\$30,542.79
11/9/12	127003-7	Invoice Released	\$371,545.12
12/11/12	127003#8	Invoice Released	\$503,027.74
	ADJUST RETENTION	New	\$147,777.24
Retainage Total:			\$1,443,480.40

Release Summary

Release Date	Release	Amount
7/23/13	Release # 1	\$ 643,480.40
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
Release Total:		\$ 643,480.40
Net Retainage:		\$ 800,000.00

Contract Summary

Adjusted Contract Value:	\$ 30,261,238.56
Paid to Contractor:	\$28,274,261.53
Retainage to Bank:	\$1,443,480.40
Total Paid:	\$29,717,741.93
Contract Balance:	\$543,496.63

Change Orders

Date	Number	Status	Amount
	CO 004	Co Executed	\$23,156,584.00
11/6/12	CO 005	Co Executed	\$(44,476.44)
12/7/12	CO 006	Co Executed	\$11,371.00
2/1/13	CO 007	Co Executed	\$45,191.00
5/2/13	CO 008	Co Executed	\$29,223.39
5/2/13	CO 009	Co Executed	\$84,934.00
6/25/13	CO 010	Co Executed	\$74,885.00
8/27/13	CO 011	Co Executed	\$98,196.00
8/27/13	CO 012	Co Executed	\$107,045.00
8/27/13	CO 013	Co Executed	\$65,606.00

Change Order Total: \$30,241,364.56

Total Amendments (Less: Award Bid Pack Changes): \$228,605.31

Adjusted Contract Value: \$30,261,238.56

Change Order % of Original: 152165.47%

Percentage of Contract Paid: 98.20%

Dates		Days	
From	To	Target	Lapsed
7/7/11	6/28/13	722	832
Adjusted	Substantial	Original	Days
6/28/13	6/28/13	5/31/13	694

Percentage of Time Lapsed: 115.24%

Reasons for Change Orders

Reason	Percent	Amount
Time Extension	0.00%	\$0.00
Scope - Dfcm	-167.82%	-\$383,655.00
Scope - Ag/inst	38.68%	\$88,416.00
Award Bid Pack	13128.64%	\$30,012,759.25
Unknown - Dfcm	-10.89%	-\$24,886.88
A/e Err - Dfcm	1.35%	\$3,091.00
A/e Errors	1.47%	\$3,371.00
Omiss - Dfcm Cn	227.55%	\$520,194.80
Acct Recon	0.00%	\$0.39
Unk Cond	9.66%	\$22,074.00
Total Changes (less Award Bid Packs):		\$30,241,364.56



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 127003

Construction Contract Summary

Contractor Summary

Adjusted Contract Value:	\$ 30,261,238.56
Paid to Contractor:	\$28,274,261.53
Retainage Releases:	\$643,480.40
Total Paid to Contractor:	\$28,917,741.93
Contractor Balance:	\$1,343,496.63



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147508

Construction Contract Summary

147508 - Division Of Facilities Construction & Management provo Regi

Project Title:	Provo Regional Center Boiler Replacement	Vendor #:	VC0000129154
Project #:	<u>13093310</u>		Commercial Mechanical Systems & Service
Program Director:	Dwight Palmer (113263)		3673 West 1987 South
Open PO's-Prj:			Salt Lake City, Ut 84104
Contract Name:	Division Of Facilities Construction & Management provo Regi	Status:	Notice To Proceed
Contract Type:	Const Remodel	DO #:	13100890838
Component Group:	Construction	Expense Budget:	
Component:	Construction(8)	Property #:	
Account:	3000-300-3337-FXA-13093310	Retainage #:	

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
Funding Totals:			

Payment Summary

Date	Invoice #	Status	Amount
Total Payments:			

Retainage Summary

Date	Invoice #	Status	Amount
Retainage Total:			

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 0.00

Contract Summary

Adjusted Contract Value:	\$ 163,209.00
Paid to Contractor:	\$.00
Retainage to Bank:	\$.00
Total Paid:	\$.00
Contract Balance:	\$163,209.00

Contractor Summary

Change Order Summary

Awards

Award Date	Number	Amount
7/30/13	A001	\$134,130.00
Total Award:		\$ 134,130.00

Change Orders

Date	Number	Status	Amount
10/7/13	CO 001	Co Executed	\$29,079.00
Change Order Total:			\$29,079.00
Total Amendments (Less: Award Bid Pack Changes):			\$29,079.00
Adjusted Contract Value:			\$163,209.00
Change Order % of Original:			21.68%
Percentage of Contract Paid:			0.00%

Dates

Days

From	To	Target	Lapsed
8/16/13	10/9/13	54	61
Adjusted	Substantial	Original	Days
10/9/13		10/9/13	54
Percentage of Time Lapsed:			112.96%

Reasons for Change Orders

Reason	Percent	Amount
--------	---------	--------



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147508

Construction Contract Summary

Adjusted Contract Value:	\$ 163,209.00
Paid to Contractor:	\$.00
Retainage Releases:	\$.00
Total Paid to Contractor:	\$.00
Contractor Balance:	\$163,209.00

Reasons for Change Orders

<u>Reason</u>	<u>Percent</u>	<u>Amount</u>
Scope - Dfcm	100.00%	\$29,079.00
Total Changes (less Award Bid Packs):		\$29,079.00

DFCM

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

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Nov-13

% of
 Constr.

PRJT.

#	PROJECT TITLE		STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>			<u>6,403,636</u>	<u>968,481</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>						
09043150	Courts	3rd Dist Juvenile / Wasatch Youth Ctr Lighting Upgrade	530.74		Balance of Inspection Budget	#DIV/0!
10032310	DFCM	Governor's Mansion Carriage House Improvements	15,974.52		Balance of Design, Inspection & Insurance Budgets	1.30%
10185640	Dixie	Heating Plant Upgrades	63,734.54		Balance of Design, Inspection & Insurance Budgets	3.79%
10208100	UDC	CUCF Perimeter Security Upgrade	3,194.31		Balance of Design, Inspection & Insurance Budgets	0.18%
10284250	UBATC	Roosevelt Bldg HVAC Improvements	724.65		Balance of Inspection Budget	0.08%
11046700	Snow	Ephriam Elementary School	1,001.82		Balance of Inspection & Insurance Budgets	0.08%
11072520	DNR/DWR	New Vernal Office	26,543.06		Balance of Design, Inspection & IT Wiring Budgets	1.14%
11167310	DFCM	Governor's Mansion Misc Interior Improvements	13,280.06		Balance of Const, Inspection & Insurance Budgets	13.28%
11175150	Courts	Ogden Elevator Jack Replacement	554.53		Balance of Design, Inspection & Insurance Budgets	0.34%
11176790	UVU	Window Panel Improvements Phase III	11,981.97		Balance of Const, Inspection & Insurance Budgets	4.43%
11181730	SUU	ELC & Randall Jones Reconstruct Elevators/ Generator Replace	35,851.60		Balance of Const, Inspection & Insurance Budgets	17.07%
11260790	UVU	Replace Lower Fountain Vault	2,360.51		Balance of Various Project Budgets	2.61%
11297410	DHS/USDC	Admin Bldg HVAC Replacement	19,884.57		Balance of Various Project Budgets	3.62%
11343790	UVU	Bus Bldg, Central Plant Exp Tank/Science Bldg HVAC Improvements	22,782.85		Balance of Design, Inspection & Insurance Budgets	5.03%
12015390	Health	Cannon Bldg Heating Supply Pipes Upgrade	291.00		Balance of Inspection & Insurance Budgets	1.16%
12054100	UDC	Draper Timp Admin HVAC Improvements	6,219.87		Balance of Const, Inspection & Insurance Budgets	20.52%
12143790	UVU	Science Bldg Exhaust Fan Replacement	45,843.00		Balance of Various Project Budgets	91.69%
12197670	SLCC	SCC Storm Drain Modifications	1,330.00		Project Residual	0.44%
<u>DECREASES TO PROJECT RESERVE FUND:</u>						
12175080	DCED	Rio Grande Fire & Security Panel Upgrade	(6,639.00)		Return To Project To Complete Scope	8.73%
<u>ENDING BALANCE</u>			<u>6,669,080.99</u>	<u>968,481.36</u>		
<u>DEVELOPMENT PROJECTS FUND BALANCE</u>			<u>2,888,451.07</u>			
<u>IMPROVEMENT PROJECTS FUND BALANCE</u>			<u>3,780,629.92</u>			