

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, December 3, 2003
Utah State Capitol
Committee Room 129
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of November 6, 2003**..... Tab 1
- (Action) 2. **Recommendation from VBS Procurement Review Committees**..... Tab 2
- (Action) 3. **Master Plan for the State Campus in Brigham City** Tab 3
- (Action) 4. **Additional “Other Funds” Capital Development Requests** Tab 4
- (Information) 5. **Administrative Reports** Tab 5
- University of Utah
 - Utah State University
- (Information) 6. **Administrative Reports for DFCM** Tab 6
- (Information) 7. **Other** Tab 7
- Schedule of Meetings for 2004

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

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



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Approval of Minutes of November 5, 2003**

Attached for your review and approval are the Utah State Building Board meeting minutes of November 5, 2003.

FKS:sll

Attachment

Utah State Building Board



MEETING

November 6, 2003

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kay Calvert, Vice Chair
Richard Ellis, Ex-Officio
Steven Bankhead
Cyndi Gilbert
Manuel Torres
Katherina Holzhauser
Kerry Casaday
Darren Mansell

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Blake Court	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Alyn Lunceford	Division of Facilities Construction & Management
Randa Bezzant	Governor's Office of Planning and Budget
Brad Mortensen	Utah System of Higher Education
John W. Huish	University of Utah
Mike Perez	University of Utah
Gordon Storrs	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Darrell Hart	Utah State University
Brent Windley	Utah State University
Jim Michaelis	Utah Valley State College
Frances Pruyne	CRS Architects
Rosemarie Carter	Department of Workforce Services
Lauri McCreary	Department of Human Services
Michael Raddon	Spectrum Engineers
RoLynne Christensen	VCBO Architecture
Julee Attig	Jacobsen Construction

Greg Peay	Department of Corrections
Raymond Duda	Utah National Guard
Michael Wollenzien	USOR
Tami Cromar	Midwest Office
Carol Shepard	Steelcase
Bill Juszczak	Department of Transportation
James Dalton	Parks & Recreation

On Thursday, November 6, 2003, the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol, Committee Room 303, Salt Lake City, Utah. Chairman Larry Jardine called the meeting to order at 9:06am.

Chair Jardine welcomed Richard Ellis as Lynne Ward's replacement as the ex-officio member.

APPROVAL OF MINUTES OF OCTOBER 16, 2003.....

Chair Larry Jardine sought a motion on the Building Board meeting minutes of October 16, 2003.

MOTION: Manuel Torres moved to accept the October 16, 2003, minutes of the Building Board meeting. The motion was seconded by Cyndi Gilbert and passed unanimously.

FIVE YEAR BUILDING PLAN.....

Kenneth Nye distributed information regarding the five-year plan, which superceded the information previously distributed. The five year building plan is a responsibility set in statute for the Building Board to develop a plan for the building needs for a five year period. Last year, DFCM proposed taking the priority list the Board previously developed and breaking it in half with the first half being for the current year and the second half being the following year.

Mr. Nye wished to review the changes from the new information and noted the methodology used for developing a recommendation for the five year plan was outlined in the memorandum included in the packet. DFCM used an optimistic assumption regarding the level of funding available each year which is somewhat high for the current year. If that level of funding does not actually occur, then projects would be displaced to other years as the plan develops over time.

Mr. Nye also distributed last year's five year plan for reference. This year a more public process was held for establishing the five year plan than has occurred in the past.

The remaining three years of the plan were developed by identifying projects that did not make the short list for the Board to consider in October, or based on information DFCM was aware of from five year plans from agencies and institutions. They also included the current funding level for capital improvements. For the last three years, DFCM attempted to develop a grouping of which projects would be appropriate for FY2007 and future years. They reviewed these projects and assessed them for critical needs. This information was also distributed to the agencies and institutions.

Kenneth Nye stated the last three years represented did not include refined numbers for projects and are based on a general scope as to anticipated costs. In the future, the actual scope and cost will be fine tuned when the project is addressed.

A presentation from the Capitol Preservation Board was initially anticipated to address the Capitol renovation, but will be rescheduled for the December 3 meeting. However, the inclusion of the language should proceed.

Mr. Nye stated the language proposed on the five year plan included one minor amendment requested by David Hart, Capitol Preservation Board, regarding inclusion of the words "*continuation of*" the renovation of the Capitol and suggested the phrase read "the Building Board expresses its support of the continuation of the renovation of the State Capitol building and suggests that the funding be addressed separately as a result of the magnitude and duration of the project and the Capitol's unique governance structure." Neither Mr. Nye nor the Board had any discrepancies with this inclusion. DFCM felt this statement would be an appropriate statement for the Board to adopt to support the renovation of this building. This clearly would not indicate a priority with the other priorities that the Board has established.

Mr. Nye provided some history and background on the Capitol Preservation Board and noted they were created approximately four years ago. Until that point in time, the Building Board was actually the biggest advocate for the new Capitol building being renovated. When the Capitol Preservation Board was created to oversee the Capitol and its renovation, the Building Board stopped including the Capitol building requests in the actual priority list so they were not prioritized. However, the Building Board has expressed its support for the project.

Chair Jardine sought a separate motion to address the statement regarding the Capitol Preservation Board and sought further discussion.

Keith Stepan stated the continuation meant they had already spent money in planning and architectural efforts, but have also continued with construction and further investigation. They have budgeted approximately \$6 million to further their pre-planning work and investigation.

Steven Bankhead stated there appeared to be some type of compromise between the Capitol renovation project and the needs of Higher Education and other institutions and agencies. He questioned what the ability of funding one had to do with the other and how to weigh the greater need. Keith Stepan responded that the Capitol Preservation Board reports directly to the Governor's office. This year's proposal is to fund it as a separate project and will not be funded with other state agencies. It will be funded with a special bond and cash flow over four years. How this project is funded still resides with the Appropriation Committee and Legislation efforts.

Kenneth Nye stated the suggested language included the concept to address it separately and not necessarily impact the funding available. Reality is there are only so many dollars available.

MOTION: Kay Calvert moved that the Building Board express its support for the continuation of the renovation of the State Capitol building renovation and suggests that the funding be addressed separately as a result of the magnitude and duration of the project and the Capitol's unique governance structure. The motion was seconded by Steve Bankhead and passed unanimously.

Kenneth Nye stated the primary changes involved the determination of the amount of state funded O&M associated with each one of the requests. This last summer the Board adopted a formula for determining a level of funding for O&M that would be associated with Higher Education projects as an effort to standardize the approach for determining O&M. DFCM uses the formula to arrive at the recommended amounts. There were three projects included in the packet for Higher Education that did not have a number resolved due to them being renovation projects and the formula to address renovation projects is slightly different. The current funding level of O&M needed to be addressed. Basically the way the formula works is that the level of funding for the building is determined and if that institution has a lower level of funding for O&M than the amount recommended, it is the shortfall for the building. As DFCM applied the formula for Weber State University, they did not have a recommendation for a project increase. The University of Utah Library recommendation ended up being \$363,000 due to the additional space in the building for the storage system and the formula identifying the funding level for O&M versus their current needs. There is still question regarding the number to be used as their existing funding level. Mr. Nye requested if they were to determine a minor adjustment to be required to those numbers based on that issue, DFCM would be granted the latitude to proceed with the change. The O&M for the Utah State University Animal Science Building Renovation would be a \$12,000 increase due to current levels of funding versus the recommended funding level. The concept in developing the policy particularly advocated by Higher Education was that as buildings are renovated, if they were under funded for O&M, their funding level was not increased for O&M and the renovation effort undermined.

Another change was that a final number for O&M was not included for the Logan Regional Center which is \$700,500. If DFCM were to compare the existing funding levels versus the cost of debt service and O&M for the larger size building, an increase in cost results. If it is compared to leasing the same amount of space as to what they are asking for, then a savings is incurred.

The last change made in the five year plan pertained to the St. George Courthouse which has had some study done which indicate it will cost more in the range of \$24 million. This would be a new courthouse to replace the existing 40 year old one at the same site, including demolition.

Another change made for FY2008 regarded the Weber State University IHC Property Acquisition which was originally listed as the purchase of the McKay Dee Hospital. This may not be able to come to fruition. They have asked DFCM to replace it with a classroom building request to replace older buildings one and two.

The last page indicated a new list for the other funds projects authorized by the Board including the increased state O&M numbers. There are only three projects that qualify for state O&M and the funding will actually come from legislative appropriations. This is the pattern the State has always had when requesting state funds for O&M from the legislature. The statute for the Building Board directs them to include in the five year plan the estimated cost for the state O&M. It doesn't clearly state no O&M is needed as that decision belongs more to the Legislature.

Keith Stepan stated the five year plan concept is a working document. After the first year recommendations, there will be some obvious movement. This is a list for agencies and institutions to line up for future needs. Next year the Board can address the tweaking needed in terms of dollars and scope. This is simply a projection into the future. This list is developed by agencies and institutions as to what they submit as projects and is a public document to those agencies and institutions.

Kenneth Nye mentioned there were previous discussions about Utah State's athletic facility and the scope was influx at this point. The scope issues are continuing to be resolved and anticipate bringing this non-state funded project to the Board in December. There is also a project for the Southeast Applied Technology Center which is resolving some details and anticipates on presenting their project in December as well.

Chair Jardine confirmed that any motion made today would not preclude changes that may be forthcoming in the December meeting. He sought a motion for the five year plan as presented.

Steven Bankhead asked about a study previously distributed by DFCM in which he noticed Salt Lake Community College in the last five years has added almost 10,000 students and

UVSC has added a little over 11,000 and USU over 7,000. It seemed those were growing particularly faster than any other campuses. He questioned if they were putting the money where the growth and greatest needs are, which he felt should be included in the five year projections. He felt they were spending a disproportionately small amount of the state's budget over the next year versus what the real growth and needs are.

Keith Stepan stated the process that takes place every year does take that in to affect and is why they had indicated where the growth is taking place and where the dollars have been spent. Each year that changes and each year it is a new reflection of the occurrences. The five year plan does take into affect those issues and there is also the affect that politics takes as well. The Board of Regents has been working on their process to improve it and reflect more closely growth and where dollars are spent.

Kay Calvert commented there is also always the emergency project, similar to Weber State's, that is not anticipated and takes up a huge amount of money one year. There are also unanticipated life safety issues. The desire to put the buildings where the most growth is going to be occurring is there, but sometimes it is impossible to fulfill while not neglecting more urgent needs. Keith Stepan added that the non-state funded projects are also a bit of frustration in that regard. Approximately \$122 million is going to Higher Education and are placed as far as their needs, but may not be where the state sees the needs. Kay Calvert added there is also a change in the trends with some of the other institutions and they are changing the way they go after the donated dollars.

Kenneth Nye questioned if they should penalize an institution for being more aggressive and raising funds. In looking at the different Higher Education institutions, some of them are less successful in raising funds for projects. He also noted in the five year plan, those that are tending to grow more have received more projects.

Cyndi Gilbert struggled with having nine systems of Higher Education that were all once centrally located. In listening to the presentations, several campuses are randomly located and each institution has multiple campuses. Now instead of funds going to nine separate institutions at one stable site, they are now spread out, which increases the cost of building. She assumed the Building Board should determine if that is the philosophy they wished to take and note if buildings should receive a higher priority because of location. Keith Stepan stated the issues of programming were out of the Building Board's control and their responsibility is to provide facilities for the program. He noted Ms. Gilbert was correct and that satellite campuses were costing more.

Steven Bankhead stated Salt Lake Community College has a projected shortfall of 100,000sf ballpark, UVSC has a shortfall of 250,000sf and the U of U has a surplus of 50-60,000sf, but that is where they are spending the money. He wondered if the priorities were right. Katherina Holzhauser stated that per student spending over the last 20 years,

SUU, Snow, CEU and USU all got more dollars per student as a percentage. The two institutions that are severely under funded are Salt Lake Community College and Weber State University which were placed on the top twelve this year. She felt that per student spending, the Board had done a good job. They would need to watch for growth in the out years in the other areas.

Darrell Hart, USU, stated one other factor that needs to be brought up in the discussion is to place the priority of buildings on replacement space as been done in past years.

MOTION: Steve Bankhead moved to adopt the five year plan as presented with the clear understanding that the board won't be bound by the priorities. The motion was seconded by Kay Calvert and passed unanimously.

☐ AUTHORIZATION OF UVSC BASEBALL STADIUM

Kenneth Nye stated back in the 2000 legislative session, the Legislature authorized the expansion or upgrade of the baseball stadium at UVSC. At that time, the scope of the project was estimated to be in the range of \$750,000 to \$1 million. The donor did not materialize and the budget did not proceed. At this point, they have developed other funding sources and wished to pursue the project in a range of approximately \$3.4 million. The project previously did not include any state O&M or capital improvements which is still the case.

A few years ago, the Legislature passed a statute granting the Building Board the authority to authorize projects funded entirely from non-state funds, both as to the original construction as well as future operations and maintenance and capital improvements. In this case, where the project scope has grown extensively, they felt it would be appropriate to solicit a new approval for the project in light of increase in scope so there would not be question as to whether the project was actually approved or not.

Jim Michaelis, UVSC, distributed a handout and commented they have not changed the scope and were simply requesting permission to proceed ahead.

Kenneth Nye added that the Board of Regents is looking at the funding process that UVSC is using for the project and it is their responsibility to ensure the funding works out and is appropriate for Higher Education. They will be finalizing their approval for that in a future meeting. At this point, Mr. Nye wanted to have the Building Board clarify the authorization for the project to occur subject to the Regent's final approval on the funding process.

MOTION: Cyndi Gilbert moved approval of the UVSC baseball stadium contingent on Regent approval of the funding source. The motion was seconded by Manuel Torres and passed unanimously.

☐ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS.....

Kent Beers stated DFCM recommended that the Board reallocate capital improvement funds for the following projects including Weber State University where approximately \$200,000 to the WSU Potable Water and Waste Line Replacement. The funding source for this project would come from the balance of remaining funds from FY 2001 WSU Steam Tunnel Repairs and Asbestos Abatement.

DFCM also recommended the transfer of \$255,000 to Weber State University for an elevator replacement at the Stewart Library. The funding source would be from the FY 2004 Science Lab Soil Remediation and Walkway Replacement which was canceled.

DFCM recommended that the Building Board transfer \$168,000 for Parks and Recreation for the Little Deer Creek Irrigation project. The funding source would be from the FY 2004 Wasatch Mountain State Park Epperson Springs Culinary Water Treatment System Upgrade which was canceled.

DFCM recommended that the Board transfer \$30,000 for Human Services to the Genesis Youth Corrections Window Replacement project. The funding source would be from the FY 2004 Slate Canyon Youth Center Entrance Re-Roof which was also canceled.

DFCM recommended that the Board also transfer \$165,841 for Utah State University to the Center for Persons with Disabilities Fire Alarm System Upgrade. The funding source for this project would come from the bid savings from three previously funded FY 2004 projects.

Mr. Beers provided further background regarding each of these projects and stated the Board authorized \$350,000 in FY2003 for the WSU potable water project. Engineering for the project has been completed and estimates indicate that additional funds are needed to complete the project. DFCM recommended that funding from this come from funds left over from a FY 2001 project (steam tunnel repair and abatement). The steam tunnel project is an on-going series of projects that will require several phases of funding over the years. It is currently stopped at a logical point and will require additional funding (next year) to complete additional sections of the tunnel system. Meanwhile, the University requests that the remaining balance be put to use on another, more immediate, need.

Mr. Beers explained Weber State University requested funding for a new parking lot at the Davis Campus due to dramatic enrollment increases. They have since used their own money to provide additional parking for students and will request further funds next year. The Science Lab Soil Remediation and Walkway Replacement project which has been canceled for this year. However, WSU has a series of ongoing series of elevator

replacement projects throughout the year on campus and there are three of them in the Stewart Library which they would like the transfer funds from the canceled project.

Mr. Beers continued that for the Parks & Recreation Little Deer Creek Irrigation project they had funded over \$10 million to put in the new golf course at Solider Hollow and they barely have enough water to irrigate that new golf course and if the drought persists there is a very real possibility that we could lose some of the greens and fairways. This project will develop the water rights held by Parks & Recreation on Little Deer Creek via a new pipeline. Water from the project will be used as back-up irrigation for the Soldier Hollow Golf Course. Funding for the project will come from the FY 2004 Epperson Springs Culinary Water treatment System project which has been canceled because newly passed Division of Water Quality guidelines no longer mandate the upgrades to the existing culinary system that were required last year.

Mr. Beers stated the reason for the request for the DHS Genesis Youth Correction Window Replacement was due to approximately two months ago; one of the youth at the Genesis facility was leaning against a closed window and fell from the second story. Emergency funding was used to replace the window and surrounding framing. Examination of other windows found that the framing around several of the windows has rotted and poses a life safety risk. It is recommended that funds be transferred from the FY 2004 Slate Canyon Entrance Re-Roof project that has been canceled. The re-roof was originally requested by the agency; however, after the entry was inspected by DFCM's roofing manager, it was determined that patching would solve the problem.

Mr. Beers stated the USU Center for Persons with Disabilities Fire Alarm Project was due to savings from bids on three other fire alarm projects (Fine Arts Building, Nutrition & Food Science Building, and the Water Lab) which they desired to be applied to the fire alarm project at the Persons with Disabilities Building.

MOTION: Steve Bankhead move to approve the reallocation of capital improvement funds. The motion was seconded by Kay Calvert and passed unanimously.

☐ USU ENGINEERING BUILDING RENOVATION.....

Keith Stepan stated several years ago the Board visited the USU Engineering Building and because of seismic and several other issues, it was deemed a high priority to replace the building and remodel a portion of the building. The State approved two projects at USU including the new engineering building, which is now being programmed, and the renovation of some of the existing space in the existing engineering building. The state approved funding for that just under \$6 million with a matching donation fund of just \$10 million from the University. They have been proceeding with their funding and have

accumulated approximately \$5.5 million and therefore wished to move ahead with the planning, hiring of an architect and to proceed with the design phase of the project of the renovation of the existing building. DFCM recommends approval to proceed due to the money being at risk to proceed with the design is money Utah State is willing to put up from some of the donated funds. Utah State feels confident they can raise the remaining funds by proceeding with the process and then the State can match their funds with the \$5.9 million.

MOTION: Manuel Torres moved to approve the Utah State University to begin the design phase on the Engineering Building with their donated funds. The motion was seconded by Kerry Casaday and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

John Huish, University of Utah, reported for the period of August 15 to October 17, 2003, there were three new A/E remodeling agreements including the Skaggs Research Building, the Chemistry Building Lab and the UUHN South Jordan Medical Clinic. There was also an engineering agreement awarded for the East Campus New Parking Lot.

There was one construction contract awarded for the East Ball field Restrooms and Concessions. This will serve the new Women's soccer field.

There was some activity in the contingency reserve fund and the project reserve fund due to the Business Loop Road and Other Parking and the HPER Cooling Tower Replacement.

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

Brent Windley, Utah State University, reported for the period of August 13 to October 15, 2003, and noted there were three new A/E contracts including the tunnel extension for the Edith Bowen area, the new well and inside wiring phase I to update the fiber optics on campus.

There were two new construction contracts including a multi phased project and the contracts covered the campus fiber optic enhancements.

The contingency reserve fund had three activities for the Fine Arts Visual Chiller Replacement, the Veterinary Science Electrical Mechanical Upgrade, and the Water Lab Make-up air unit.

There was one activity in the project reserve fund for the Fine Arts Visual Chiller

Replacement.

There were 44 delegated projects in various stages of completion and design. Fifteen projects were complete or substantially complete.

All major projects are proceeding without major problems.

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

☐ DFCM REAL ESTATE SERVICES

Keith Stepan expressed his desire to have the groups involved with DFCM report to the Building Board occasionally. He asked Alyn Lunceford to provide a summary of the amount of work done by the Real Estate Section.

Alyn Lunceford thanked the Board for this opportunity to make the presentation. He stated the Real Estate Group consists of four people and handles the all of the real property issues including right-of-ways, easements, licenses, short term uses of parking lots and raw ground. The State owns and controls over 5000 parcels of property throughout the state and a lot of those are Higher Education and UDOT properties. The Real Estate Group also purchases and sells property.

On occasion, the Real Estate group has been asked by several agencies to liquidate pieces of property. They loan their assistance to every agency within the state that has property ownership or property control rights.

The largest aspect of their responsibilities is leasing. They manage approximately 396 leases which span throughout Utah as well as a number of properties that function as regional centers for multiple agencies. They handle leases for every type of leased property and also supervise leases done by other agencies.

Mr. Lunceford distributed a list of staff members indicating where their responsibilities rested. It showed how many leases by agency they had and how much square footage was included, the kind of dollar value impacting their budget, and the number of state employees affected, and a quick look at the trend for previous years.

Of the 400 leases the Real Estate Group manages, the have issued approximately 20 new leases over the last year. This is done through the RFP process similar to VBS procurement. In the same year they renewed over 65 leases which is fairly normal.

This group also acts as the property manager between the agency and the landlord. They

control \$23 million of the agency's budgets that do not flow through DFCM and are responsible for providing housing for approximately 4200 state employees, which is roughly 20% of the state employment through 390 leases.

Alyn Lunceford added that he managed the collection of rent for all leased revenue bond buildings. As a collection conduit for the debt service for all of the leased revenue buildings, they collect approximately \$37 million a year in money from 12 agencies and 3 colleges.

☐ ADMINISTRATIVE REPORTS FOR DFCM

Keith Stepan stated there were no outstanding issues or problem areas, just a report for the last month's activity. He sought questions from the Board.

Randa Bezzant asked why the lease decreased on the Human Services DCFS office in Murray from \$17.76 to \$10.00. Alyn Lunceford stated this was due to them moving into a building that is now in receivership by a bank and the deal was negotiated with the bank. They were simply looking at a way to exit the building and recoup their minimum costs. The \$10.00 is a full service lease rate which raises some concern.

Chair Jardine observed that on several of the contracts that were awarded for much less than budget. Keith Stepan stated it is a very good and very aggressive market out there right now. He hoped the Legislature is aware of the current bonding market versus the construction economy.

☐ OTHER.....

Steve Bankhead referred back to the five year plan and stated frustration with the fact he was unfamiliar with several of the projects. He thought it would be interesting to visit several of the projects to see what their concerns are. He suggested meeting at the various locations to provide this opportunity to the Board.

☐ ADJOURNMENT.....

MOTION: Kay Calvert moved to adjourn at 10:51am. The motion was seconded by Cyndi Gilbert and passed unanimously.

Minutes prepared by: Shannon Lofgreen



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Recommendations from VBS Procurement Review Committees**

Recommendation:

DFCM recommends that the Board consider the attached recommendations from the two committees that were established to review the current Value Based Selection (VBS) procurement process. The Board will be requested to provide a conceptual approval. Most of the recommendations are procedural in nature and can then be implemented by DFCM without further Board action. There are several items that will require amendment to existing administrative rules for procurement. These amendments will be presented for approval of the Board in its January meeting.

Background:

Over the past year, concerns have been expressed by some regarding certain aspects of the Value Based Selection (VBS) procurement process used by DFCM. The Master Study Resolution adopted in the 2003 legislative session included a recommendation for an interim study of the VBS process. This study, dated June 17, 2003, was conducted by Kevin Walthers of the Legislative Fiscal Analyst's Office. It concluded that "although VBS is not a perfect system, the State seems to be receiving better projects at a fair price." It also noted that "VBS has played a significant role in bringing projects in on time and under budget." A copy of this study will be distributed to Board members.

In discussions with legislators who had concerns, DFCM agreed to conduct a review of the VBS process. Separate committees were impaneled to review the process for construction and architect/engineer services. Due to the differences in these services, there are different statutory requirements that call for some differences in the procurement processes. The first meeting of each committee occurred on July 15. Each committee held a number of meetings during the months of August, September, October and November. The membership of the committees and their recommendations are attached.

The VBS process for construction is a method for applying the Request for Proposals (RFP) procurement method that is authorized in the State Procurement Code. As noted in the document, the committee endorsed the continued use of the VBS process. A number of recommendations were made to improve the existing process. As DFCM has expanded its use of the multi-step bidding process, the committee also reviewed this process and a recommendation for how this process should be implemented.

Most of the recommendations regarding the procurement of construction can be summarized in the

following points.

1. The standard procurement process under the Design/Bid/Build project delivery method should not be VBS. The standard process should be low bid or the multi-step bidding process with VBS being an allowable alternative when justified. It should be noted that DFCM generally uses the Construction Manager/General Contractor delivery method for larger projects so this recommendation will rarely affect large project. This will, however, result in a substantial reduction in the use of VBS for smaller projects from the level that was typical a year ago.
2. The procurement documents need to more clearly state the expectations and issues related to a specific project.
3. The RFP document should provide guidance on the format of information to be submitted and place a limitation on the number of pages allowed.
4. Before issuing the RFP, DFCM and the user agency/institution should determine the relative importance of the selection criteria and this weighting should be reflected in the RFP.
5. The selection committees need to be better prepared for the selection. This will be facilitated by the page limit and standard structure of submittals.
6. The selection process will be made using a numerical scoring of each selection criteria.

The VBS process for selection architects and engineers is a method for applying the Qualifications Based Selection process that is mandated in the State Procurement Code for the procurement of architectural and engineering services. The committee endorsed the VBS process and made a number of procedural recommendations that are summarized in the attached document.

Most of the recommendations regarding VBS can be implemented by DFCM without a need to amend existing administrative rules for procurement. Once the recommendations have been approved by the Board, DFCM will proceed with making these procedural changes. Some of the recommendations will require amendments to existing procurement rules. DFCM is reviewing the recommendations to identify necessary rule amendments. These amendments will be presented to the Board for approval in the January meeting. Recommendations that will likely require rule amendments include the identification of the default procurement method to be used for construction and the confidentiality of references.

The committee also addressed concerns regarding the peer review process and the current restriction on a programming architect being eligible for consideration in the subsequent selection of a design team. DFCM will make recommendations in a future meeting regarding these additional issues. An amendment to existing administrative rules would be required to implement these additional recommendations.

FKS:KEN:sll

Attachment

Division of Facilities Construction and Management
Procurement of Construction
Review Committee Recommendations
November 20, 2003

A. Committee Membership:

DFCM expresses its appreciation to those who contributed their time to participate in this review. The voting members of the committee were as follows:

Douglas Richins, Chair	Director, Division of Purchasing
Loraine Pace	House of Representatives
Steve Clark	House of Representatives, Clark Mechanical
Steve Bankhead	Building Board
Manuel Torres	Building Board
Doug Welling	Associated General Contractors/Jacobsen Construction
Doug Robbins	Okland Construction
David Grubb	Bud Bailey Construction
Blaine Gunther	Gunther's Comfort Air
Blake Court	DFCM
Ken Nye	DFCM

Others who participated with the committee included the following:

Mike Morley	House of Representatives
Wayne Harper	House of Representatives
Kevin Walthers	Office of the Legislative Fiscal Analyst
Dan Pratt	Hughes General Contractors
Alan Bachman	Attorney General's Office
Jim Parker	UofU Purchasing Director
John Huish	UofU Campus Planning
Keith Stepan	DFCM
Bruce Whittington	DFCM
Kent Beers	DFCM
Frank Lilly	DFCM

B. Meetings:

The committee met on eight different occasions with each meeting averaging about 2 and one half hours. There was a high level of attendance at the meetings and a lively and thorough discussion was held on the topics of interest. All were invited to identify items for consideration which were then discussed by the committee.

C. General Recommendation:

In its final meeting on November 12, the committee adopted a motion to endorse the Value Based Selection (VBS) process for the procurement of construction and recommended that it continue with the modifications noted below. This recommendation was endorsed by all present. Specific recommendations of the committee are noted below. Unless noted otherwise, the recommendations were endorsed unanimously by the committee.

D. Selection of Procurement Methods:

The committee made the following recommendations for procurement methods for different types of project delivery methods.

1. VBS should be the standard method for selecting a general contractor under the Construction Manager/General Contractor (CM/GC) delivery method.
2. A two-step VBS process should be the standard method for selection under the Design/Build delivery method. Streamlining of the two-step VBS process may be considered for simpler Design/Build projects with the approval of the DFCM Director.
3. The low-bid or the multi-step bidding process should be the standard method for selecting a general contractor under the Design/Bid/Build (Traditional) delivery method. The determination of which method should be used on a specific project should be made by DFCM based on the size, complexity and other specific factors related to the project.
4. Under the Design/Bid/Build delivery method, the VBS method may only be used when the DFCM Director makes a written determination that using VBS would be in the State's best interests. DFCM will develop criteria for this determination. This recommendation received one negative vote.

E. VBS Recommendations Applicable to All Delivery Methods

The following specific recommendations apply to all project delivery methods procured under the VBS process. Due to the variations required in the short-listing and final selection procedures for different delivery methods, these are addressed individually in sections F, G and H.

1. DFCM should continue the practice of making its pre-proposal meetings mandatory for most projects.
2. DFCM should identify critical subcontractor disciplines for each project and consider requiring subcontractors in those disciplines to provide bonds.

3. DFCM should more clearly state the schedule constraints of a project including the desired completion date, how critical that date is, and the degree of benefit or harm that results from completing the project earlier or later than this date. The schedule selection criteria should clearly state how schedules will be evaluated.
4. DFCM should clarify its expectations for the degree of completeness of the schedule included in the general contractor's management plan submittal. Specifically, DFCM should consider language in the RFP that would limit schedule detail. Contractors should still be able to consider the important milestones to be addressed in schedules.
5. DFCM should make a greater effort in designing the RFP, particularly the identification and weighting of selection criteria.
6. The RFP should suggest a general outline to be used by general contractors in preparing management plans and statements of qualifications.
7. Appropriate page limits should be set for submittals for VBS procurements. DFCM should have the discretion to vary page limits according to the complexity of the project being solicited.
8. "Extras" offered above and beyond the specified scope of work should be proposed and considered only to the extent that they are identified in the RFP so that all contractors have the opportunity to address them. As an example, an RFP may allow for value engineering proposals that improve the quality or functionality of the facility while not allowing the addition of space or unrelated construction work.
9. DFCM should train project managers on an appropriate method of scoring contractor past performance ratings in order to achieve more uniformity in scoring.
10. The past performance evaluation should be revised as follows:
 - (a) An evaluation should be performed at several steps in the project.
 - (b) The evaluation should be prepared by the DFCM project manager.
 - (c) It should include a narrative component.
 - (d) The end-user should review the evaluation, add comments and indicate whether they concur.
 - (e) The contractor should review the evaluation and provide comments to be included.
 - (f) Once completed, the evaluation should be reviewed by the DFCM director.
 - (g) The full evaluation should be provided to the selection committee.
11. DFCM should disclose the members of the selection committee, to the extent that it can, by the time of the mandatory pre-proposal meeting.

12. DFCM should extend the time typically allocated between short listing and the selection interviews.
13. DFCM should encourage selection committees to avoid rewarding excessive detail.
14. After completing a conflict of interest/confidentiality form, nonvoting representatives of the user should be allowed to sit in on interviews although their participation should be limited to interactions with the with the user's voting member. They should be dismissed from the selection committee once deliberations and voting commences.
15. The standard method of scoring under the VBS will consist of the following:
 - (a) Each committee member will award points for each selection criteria.
 - (b) The RFP will apply a weight to each selection criterion through the number of points allotted to it.
 - (c) Scores can then be totaled or averaged.
 - (d) Selection committee members will be expected to have completed a preliminary scoring prior to the interview.
 - (e) A potential drawback with the scoring process is that the members who use a broader range of scores will have a greater influence on the total score. The following steps will be taken to address this drawback.
 - (i) DFCM will provide the committee members with a descriptor of the scoring range, i.e. 1 = Poor, 3 = Average, 5 = Exceptional.
 - (ii) The committee will review each member's scores to identify whether the scores have been skewed due to different scoring practices within the committee. The committee members will then be able to adjust their scores to achieve a greater level of comparability in their scoring approach.

F. CM/GC Delivery Method – Short-listing and Final Selection Procedures.

1. The short listing will consist of the following steps.
 - (a) The initial submission will include a qualifications statement and a management plan. The primary purpose of the management plan will be for the CM/GC to demonstrate the services that will be provided and how it will interact with the rest of the team. In particular, it should address preconstruction services such as cost estimating, scheduling, and constructability reviews.
 - (b) Each selection committee member will evaluate and do a preliminary scoring of each firm based on the identified criteria (excluding cost). Each committee member will be able to modify his or her preliminary scores following committee discussion. The criteria will be weighted so that a qualifications score can be arrived at mathematically. The weight of each criterion will be disclosed in the RFP.
 - (c) The top three to six firms will be short listed with the number short listed depending on a natural break in the scoring.
 - (d) The short listed firms will then be interviewed.

- (e) In order to avoid disclosure of information about competitors' proposals, only the scores given to each firm not short listed will be disclosed at this time.
2. The final selection will consist of the following steps.
- (a) Immediately prior to the interviews, DFCM will review the cost proposals with the selection committee. This will include a projection of the total CM/GC fee based on standardized amounts such as the fixed limit of construction. This will facilitate committee members seeking clarification of the proposed services and their cost during the interviews. (It was suggested that DFCM consider setting a standard labor burden that applies to all proposers. In preparing their proposal, each CM/GC would then adjust their other fees to reflect the impact of the standard labor burden fee.)
 - (b) After the interview, each selection committee member will record a preliminary score for each of the criteria including cost. The committee members will then be able to discuss the merits of each of the proposals and adjust their individual scores. This will include discussion of whether the committee members are applying the criteria and scoring range consistently. The weighting will be reflected in the number of points allotted to each criterion.
 - (c) After the selection committee has finalized its scores, the scores will be added to determine the final ranking of the contractors.
 - (d) Debriefing of all firms will occur after the final selection.

G. Design/Build Delivery Method – Short-listing and Final Selection Procedures.

1. The purpose of the first step is to arrive at a short list of three teams.
- (a) If more than six teams apply for the project, a preliminary short listing step will usually be employed to reduce the number of teams to six that will be interviewed.
 - (b) This preliminary short listing step will consist of an evaluation and scoring of each team by the selection committee based on identified criteria. The committee members will be able to discuss the merits of each team before finalizing their scores. The short listing criteria will focus on qualifications and a team collaboration plan that addresses how the team will work together to design and construct the facility.
 - (c) Each criterion will be allotted points to reflect its weight so that a qualifications score can be arrived at mathematically. The weight of each criterion will be disclosed in the RFP.
 - (d) The firms that are included in the preliminary short list will be invited to an interview.
 - (e) The selection committee will evaluate and score each team based on the same short listing criteria. The same weighting will be applied to arrive at the short list of three teams. Each committee member will do a preliminary scoring. Following discussion among the committee, each member will finalize its scores. The final scores will be totaled to determine the three teams on the shortlist.

- (f) The three teams will then develop and submit design and cost proposals and a management plan.
- 2. The final selection will consist of the following steps.
 - (a) Immediately prior to final interviews, DFCM, the user, and others as appropriate such as the programming consultant will provide a technical review and a review of the cost proposals for the selection committee. The review will provide information regarding the quality of materials proposed, the functionality of individual spaces, and compliance with the program and other procurement requirements. The purpose of this review is to better prepare the selection committee members for the interviews. The reviews will help the selection committee better understand the strengths and concerns with each design proposal and the level of quality versus cost that is proposed.
 - (b) Interviews will then be held in which the design/build teams present their proposals and respond to questions.
 - (c) After the interviews, each selection committee member will score each of the criteria including cost. The weighting will be applied to each criterion to arrive at a total score which will determine the ranking of the competing firms.
- 3. A debriefing of the teams that are not included in the short list will occur when that decision is announced. Debriefing of the finalists will occur after the final selection.
- 4. A stipend will be paid to the two teams that are not selected.
- 5. Streamlining of the above process for simpler projects may be considered with the approval of the director.

H. Design/Bid/Build Delivery Method Using VBS – Short-listing and Final Selection Procedures.

- 1. When the VBS method is used, the short listing will consist of the following steps.
 - (a) Each selection committee member will evaluate and do a preliminary scoring of each firm based on the identified criteria (excluding cost). Each committee member will be able to modify his or her preliminary scores following committee discussion. The criteria will be weighted so that a qualifications score can be arrived at mathematically. The weight of each criterion will be disclosed in the RFP.
 - (b) DFCM will apply a mathematical formula to score the cost proposal. This formula will be included in the RFP so that all will know how the cost will be scored. The cost proposals will not be divulged to the selection committee or to the competitors.
 - (c) The final qualifications score and the cost score will be added together to arrive at a total prequalification score.

- (d) The top three to six firms will be short listed with the number short listed depending on a natural break in the scoring.
 - (e) The short listed firms will then be interviewed.
 - (f) In order to avoid disclosure of information about competitors' proposals, only the total score given to each firm not short listed will be disclosed at this time.
 - (g) Short listed firms will be asked to submit a management plan and to attend an interview with the selection committee.
2. The final selection will consist of the following steps.
- (a) After the interview, each selection committee member will record a preliminary score for each of the criteria excluding cost. The committee members will then be able to discuss the merits of each of the proposals and adjust their individual scores. This will include discussion of whether the committee members are applying the criteria and scoring range consistently. The weighting will be reflected in the number of points allotted to each criterion. The total score of each committee member will be averaged to arrive at a qualifications score.
 - (b) After the selection committee has finalized its scores, they will be informed of the cost proposals which have been scored previously by DFCM.
 - (c) The qualifications score and the cost proposal score will be added to determine the final ranking of the contractors.
 - (d) Debriefing of all firms will occur after the final selection.

I. Multi-Step Bidding Method for the Design/Bid/Build Delivery Method.

1. Purpose and Description
- (a) The purpose of the multi-step procurement method is to provide greater latitude in the pre-qualification of bidders than that which is allowed under the low-bid method while still having the final selection made based on low bid of the qualified firms.
 - (b) The multi-step method essentially consists of the following two phases that are described in more detail below.
 - (i) An evaluation of qualifications.
 - (ii) An opening of bids and award to the lowest qualified bidder.
2. Evaluation of Qualifications Phase
- (a) This evaluation of qualifications is in addition to any minimum qualification standards that may be set such as a minimum number of years in business.
 - (b) In response to a public notice, contractors submit a statement of qualifications, a description of their project management approach, and references. The Invitation for Bids will typically set maximum page limits on these documents.
 - (i) The statement of qualifications indicates the experience and qualifications of the firm, project manager and site superintendent.
 - (ii) The project management approach document describes the contractor's general approach to managing projects, describes how the construction team will be

organized and who has decision making authority, and how subcontractors will be selected and managed.

(iii) The reference process will be the same as that used in the VBS process.

- (c) Interviews are not required but may be included in the process if deemed necessary due to the nature of the work covered by the selection.
- (d) Evaluation criteria will be identified in the Invitation for Bids. The relative weight of each criterion will be identified by the number of points assigned to it.
- (e) The evaluation committee will evaluate each firm based on the information submitted and the interview, if held. This evaluation will result in a numerical score for each criterion.
- (f) The Invitation for Bids will include a benchmark score which firms will have to achieve in order to proceed to the bidding phase.

3. Bidding Phase

- (a) The bidding documents will be distributed to the firms that are included in the short list resulting from the review of qualifications phase.
- (b) A mandatory pre-bid meeting may be held.
- (c) These firms submit a bid, including a bid bond, by the established deadline.
- (d) The bids are opened and the contract is awarded to the lowest responsible and responsive bidder.

4. Grouping of Projects

- (a) In order to streamline the process and avoid the repetition of qualification reviews, projects may be grouped.
- (b) Anticipated project groupings by trade include roofing, paving, mechanical, electrical, and general contractor.
- (c) DFCM anticipates using at least three geographic groupings within each trade group. For example, within the roofing trade, there may be a group for northern Utah, central Utah and southern Utah.
- (d) For each project group, a single evaluation of qualifications would be performed. Only the contractors on the short list from that evaluation would be eligible to bid on the projects within that grouping.
- (e) Contractors will not be required to submit a bid on every project within the project group.
- (f) If a contractor fails to perform, he may be dropped from the short list for the project group.

J. Other Recommendations:

- 1. The committee recommended that procurement documents be provided in hard copy through the architect in addition to the electronic copy so that the contractors and subcontractors would not be required to foot the expense of printing documents.

2. The committee recommended that CM/GC contracts include a provision for a mandatory financial audit at project closeout. The current contract provides for an audit at the discretion of the owner.
3. The committee requested that DFCM consider debarring subcontractors that submit bids that are relied upon by a general contractor and then pulled prior to executing a subcontract agreement. The potential of debarment for this reason should be included in the RFP as a deterrent. The discussion suggested that a debarment action would generally not be considered unless there had been multiple occurrences.

Division of Facilities Construction and Management
Value Based Selection Process
Architecture/Engineering Committee
Summary of Proposals
November 12, 2003

A. Committee Membership:

DFCM expresses its appreciation to those who contributed their time to participate in this review. The voting members of the committee were as follows:

Skip Greene, Chair	Spectrum Engineers
Don Mahoney	EMA Architects/AIA
Senator Beverly Evans	Legislative Liaison
Alan Bachman	Attorney General's Office
Ron Reaveley	Reaveley Engineers/ACEC
Richard K. Frerichs	FFKR Architects
Norman L. Bennion	R&M Consulting/ACEC
Dave Williams	DFCM

Others who participated with the committee included the following:

Keith Stepan	DFCM
David Hart	Capitol Preservation Board
Kevin Walthers	Legislative Fiscal Analyst's Office
Jackie McGill	Spectrum Engineers
Kent Beers	DFCM
Frank Lilly	DFCM

- I. Revise Consultant Submittal in form as well as content as noted below
 - a. Limit pages.
 - b. Reduce effort by standardizing the submittal and by clarifying the consultant expectations.
 - c. Two stage process
 - i. Shortlist the Consultants based upon qualifications and experience.
 - ii. Selection the Consultant based upon interview, management plan, and communication plan.
 - iii. Optional on Projects where specific sub-consultants require specialized experience: Shortlist sub-consultants with input from DFCM, Consultant, Users, etc. Select specific sub-consultants based upon interview, qualifications, experience, management plan, and communications plan.
 - d. Standardize qualification and experience section to improve the selection committees ability to review and compare proposed consultants

- e. Added Communication Plan submittal
- f. Required that Architect and Engineer of Record be given credit for the work performed so as to reduce confusion about the consultant's role in previous projects.
- g. Increased emphasis on added value proposed by consultants.
- h. Attempted to achieve a balance between large and small firm capabilities by deriving a consensus from representatives of both sizes of firms.
- i. Added selection on design excellence.



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Master Plan for the State Campus in Brigham City**

Recommendation:

DFCM recommends that the Board approve the attached master plan for the state facilities campus in Brigham City. This master plan will guide the future development of the campus. Approval would also authorize the immediate expansion about 10,000 square feet for Utah State University in the former Fred Meyer Building.

Background:

The history of the acquisition and current status of this campus is given in the attached master plan. DFCM prepared this master plan in order to guide the future development and use of this campus. DFCM reviewed the current condition and use of the campus and discussed future needs with Utah State University, Bridgerland ATC, and the state agencies that currently have space in Brigham City. More detailed information was requested from USU and BATC as they are the largest current users of the campus and they are expected to require the greatest amount of expansion. The information obtained is addressed in the master plan.

FKS:KEN:sl

Attachment

State Facilities Campus in Brigham City

Master Plan for Future Development

Prepared by

Division of Facilities Construction and Management

November 21, 2003

History

The existing buildings were originally constructed in 1978 and 1979 as a retail/commercial development. While the development occurred in roughly one time period, several design teams and contractors were associated with different aspects of the development.

The layout of the facilities is shown in Attachment 1 entitled Floor Plan Areas. As different portions of this development are frequently referred to based on their previous tenants, the previous tenancy is identified as follows. Building (A) was originally occupied by Albertsons. Building (H) was originally occupied by Grand Central which was subsequently acquired by Fred Meyer. Fred Meyer performed a limited renovation of this building. Building (E) was previously occupied by Blocks. The balance of the facility has had a number of retail/commercial tenants.

After the commercial tenants had vacated this property, a proposal was made to convert the facilities into an “education center”. In 1994, the Legislature appropriated \$900,000 for the development of this center. This amount became an “upfront payment” on long-term leases entered into with Box Elder County by Utah State University and Bridgerland Applied Technology Center. Box Elder County issued revenue bonds to fund the balance of the purchase price along with the cost of renovating substantial portions of the complex for use by USU and BATC.

The Division of Facilities Construction and Management (DFCM) oversaw the renovation of the facilities by the seller. After satisfactory completion of construction in 1996, the land and buildings were purchased by Box Elder County. BATC moved into the 26,711 square foot space identified as (A) and USU moved into the 15,719 square feet space identified as (Cb), (D) and (E). The state Driver License division continued to occupy the 2,182 square foot space identified as (Ca). The State had previously entered into a lease agreement with the previous owner of the facility for the Driver License space. At that time, the balance of the complex was either vacant or was occupied by other non-state entities.

In order to accommodate growing programs, USU remodeled 7,000 square feet in Building (H), the Fred Meyer Building, in 2002. This space provided four larger classrooms and additional offices. Subsequent to the initial occupancy of the building, BATC expanded into Building (F) consisting of 4,400 square feet. This space is used for cosmetology.

In 2001, the Legislature appropriated \$2,741,000 to DFCM for the purchase of this campus. Due to budget shortfalls, this appropriation was cancelled and the funding was restored by the 2002 Legislature in FY2003. DFCM purchased the campus in November 2002. The purchase included an additional 11.47 acres of vacant land to the south. Attachment 2, entitled Site Plan, identifies how the buildings sit on the property, the access points, and the location of the additional 11.47 acres of vacant land. Item 63 of SB 1 which provided the funding for the purchase included the following intent statement.

“It is the intent of the Legislature that the Division of Facilities Construction and Management purchase the Brigham City Education Facility, together with adjacent property, from Box Elder County and lease it to Bridgerland Applied Technology Center, Utah State University, and other state entities at a rate sufficient to cover the operations and maintenance cost of the entire facility, including vacant space. DFCM may lease vacant space to other entities at market rates until such time as it is needed for state purposes.”

Recommended Future Development

The following conceptual framework is recommended to guide the future use and development of the State Facilities Campus in Brigham City. Additional detail regarding many of the recommendations is contained elsewhere in this report.

- USU should expand into Building (H), the old Fred Meyer Building, as needed to accommodate growth and as funding is available to pay for remodeling and operating costs. It is anticipated that this expansion will occur in a number of individual steps over an extended period of time with the next expansion of approximately 10,000 square feet being required in the immediate future. In addition, this expansion will include a significant expansion of the restrooms. USU will fund the cost of remodeling this 10,000 square feet and the expansion of the restrooms.
- The long-term direction of growth for USU is to transition from its primary current location in Building (E), the old Blocks Building, to Building (H). It is anticipated that USU will eventually need all of the space in Building (H).
- USU’s educational programs in Box Elder County should continue to be consolidated at this campus and should not be relocated to or split to the former K-Mart Building that was recently donated to USU.
- BATC’s initial expansion should be into Building (B) as required to accommodate growth. BATC’s next expansion would be to Building (E), the old Blocks Building, if it is vacated by USU and warranted by BATC’s growth. It is unlikely that BATC’s growth will require that this expansion into Building (E) occur before the 2010 to 2015 time period. This expansion is also dependent on the availability of funds to cover remodeling costs for replacement space for USU in Building (H) as well as operating costs for BATC. It is anticipated that the conversion of this space from USU to BATC will require little, if any, remodeling in Building (E).
- As USU’s heaviest usage of classrooms occurs between the hours of 5:00 and 11:00 pm and BATC’s heaviest usage is between 8:00 am and 3:00 pm, it is recommended that USU and BATC seek shared use of classrooms. It is recognized that the ability to share classrooms is limited by the need to keep space available for the flexible needs of noncredit classes. As the number of classrooms increases at this campus, it

is unlikely that the needs of noncredit classes would prevent some shared usage of classrooms.

- The Box Elder County Extension Office has a relationship with USU and should remain in its current location in Building (H) as long as desired by the County and mutually acceptable lease arrangements can be agreed upon.
- The Driver License Office should remain in its current location in Building (C), however, the amount of space currently assigned to Driver License is woefully inadequate. In the immediate future, Driver License should be allowed to “square off” its space in Building (C). This would transfer the 1,018 square foot space identified as (Cb) from USU to Driver License. State funding will be required to remodel this space for Driver License and to construct replacement classrooms in Building (H) for USU. This expansion should meet the needs of Driver License for at least ten years. If a state office building is constructed on this property in the future, consideration should be given to including Driver License.
- Consideration should be given to moving the Departments of Human Services and Workforce Services to this complex when their lease expires in 2012. It is anticipated that these agencies will require between 22,000 and 25,000 square feet. If the growth projected by USU and BATC occurs, it is unlikely that there will be adequate space in the existing facilities to accommodate these agencies at that time. If this is the case, it would be necessary to construct a new state-owned office building on the additional acreage that the State owns at this site. The resolution of this space need should be addressed in 2008 in order to allow the option of pursuing a new facility in the 2009 or 2010 legislative session. An alternative location that should be considered at that time for Workforce Services is the former Job Service facility that is also owned by the State.
- Since its primary function is education, this campus is not an appropriate location to house the operations of Adult Probation and Parole and its space needs should continue to be addressed elsewhere.
- It is unlikely that this complex would be an appropriate location for the Division of Juvenile Justice Services. In any consideration to house this agency at this campus, a careful review should be undertaken of its programs and how they would interact with and potentially conflict with the educational purposes that are at the core of this campus.
- This campus should be considered for space needs that may arise in the future for other state agencies.
- Bear River Health, currently located in Building (G), is a compatible use that should continue at this campus as long as mutually acceptable lease arrangements can be agreed upon.

- Other non-state entities should be allowed to continue to lease space on this campus as long as the space is not needed for other state purposes and the non-state use does not conflict with the state use.
- The State should continue to work with UDOT, Box Elder County, Brigham City and Perry City to develop the alternative accesses to the campus from the west and the east with the expectation that the access from the north across the Vesco easement will eventually be abandoned. It does not appear that 1400 South Street will be a viable access unless Perry City substantially upgrades the road. This upgrade would have a significant impact on the neighborhood that it goes through.

Current Space Utilization and Growth Projections

USU provided substantial detail regarding its current space utilization. This indicated a heavy utilization of classrooms by credit classes between the hours of 5:00 and 11:00 pm. The classroom usage before 5:00 pm and on Fridays and Saturdays is much more limited. During these hours, the classrooms are also used by noncredit programs. The nature of the noncredit programs is that they frequently cannot be scheduled months in advance. Space needs to be available on a flexible basis to accommodate requests for programs as they occur. In reviewing the space utilization information that was provided by USU, DFCM believes that the sharing of classrooms with BATC could occur on a limited basis during certain hours of the day. As the number of classrooms increases at this campus, it is likely that the ability to share classrooms will also increase.

USU’s plans for growth are outlined in Attachment 3, Utah State University Brigham City Academic Growth Plan. USU’s historical and projected growth on a Head Count basis is indicated on page 2 of that document. USU is projecting an ongoing growth rate of 20% per year. In response to a request from DFCM, USU provided the historical information on a Full Time Equivalent (FTE) basis. This is given in the table below. The Annualized FTE is calculated as the sum of the FTE for the three semesters divided by 2.

Historical	Semester						Annualized FTE	
	Summer		Fall		Spring		FTE	Growth
	FTE	Growth	FTE	Growth	FTE	Growth		
1999-2000	165.5		113.6		274.0		276.6	
2000-2001	101.0	-39%	202.7	78%	281.5	3%	292.6	6%
2001-2002	125.1	24%	305.0	50%	328.0	17%	379.1	30%
2002-2003	119.0	-5%	321.4	5%	364.0	11%	402.2	6%
2003-2004	158.0	33%	378.3	18%	404.0		470.2	17%
Average growth		3%		38%		10%		15%

The information submitted by BATC is included as Attachments 4 and 5. BATC did not provide any information regarding current space utilization other than an identification of the time periods in which classes are taught. The growth projections for BATC are not consistent between the two documents. This master plan relied upon the growth projection of 2% per year that is identified in the letter dated November 19, 2003. A

more thorough analysis of BATC's space utilization and growth should occur before additional space is allocated to BATC.

The current Driver License office currently occupies 2,182 square feet and is inadequate to meet the needs of staff and the public. It requires immediate expansion. It is anticipated that expansion into the 1,018 square feet identified as (Cb) would meet the needs of Driver License for at least a ten year period.

The Departments of Human Services and Workforce Services currently share a leased building consisting of 19,552 square feet. This building is located a few blocks to the northwest at 1050 South 500 West. This lease expires on October 31, 2012. At that time, it is anticipated that between 22,000 and 25,000 square feet will be required to meet their space need and provide for some additional growth.

The Division of Juvenile Justice Services is currently housed in the 5,238 square foot old Job Service Building. Due to the nature of the services it provides, it is unlikely that this campus would be an appropriate location for this agency.

The Office of Adult Probation and Parole currently occupies 2,471 square feet of leased space in Brigham City. As this office is frequented by persons who are on probation or parole, it should not be included in this campus since the primary purpose of the campus is to house educational programs.

The only other agencies currently leasing office space in Brigham City are the Department of Agriculture (160 square feet) and the Highway Patrol (3,438 square feet). As both of these leases are on very favorable terms, it is unlikely that it would be cost beneficial for the State to relocate them to this campus.

Population projections for Box Elder County were obtained from the Governor's Office of Planning and Budget. These projections are included as Attachment 6. These projections are detailed by 5-year age groupings. The total percent change in population from 2005 to 2015 is highlighted in the box. This projection indicates an actual decrease in population by 2015 in the age group from 15 to 24 years old. This is a result of the actual decrease in the population under the age of 5 as identified in the 1990 and 2000 census. The high school age population is not projected to increase until 2020. This document projects a high level of growth (81% and 87%) for the age groups in their thirties. This translates into an average annual growth rate of just under 6.5%.

Based on a review of the data, DFCM believes that USU's projected growth rate of 20% per year is very optimistic. This rate is higher than the actual growth rates for the two most recent school years. Each year, the percentage is applied to a higher base so it also means that the actual growth occurring each year would be larger than the previous year. USU explained that the average age of its students is 31 years old which is the portion of the Box Elder County population that is projected to have the largest amount of growth. In addition, many of the programs that USU is offering are unique to USU in the northern

part of the state resulting in a substantial number of students traveling from other counties.

Based on the limited information available, the 2% annual growth rate identified in the November 19, 2003 letter from BATC appears to be reasonable for planning purposes.

Condition of Existing Facilities

The facilities are generally in good condition. Buildings (A), (D), and (E) were upgraded when the campus was purchased by Box Elder County. This included the installation of a new HVAC system, an upgrade to the electrical system, a new roof, and a fire alarm and sprinkling system. Other spaces have received some upgrade when remodeling was performed for occupancy.

Building (H) is a tilt-up construction. DFCM engaged Dunn Associates to perform a structural review of the facilities. Their report indicated that, on a scale of very poor to good, Building (H) is in good condition. The only structural concern noted was the lack of one downspout that allowed water to drain directly over a footing. The minor cracks in the concrete walls were determined to be typical of tilt-up construction and of no concern. This building had been upgraded by Fred Meyer when it purchased Grand Central.

The balance of the facilities are masonry construction. Dunn Associates rated these buildings as fair. The primary concerns identified were the spacing of masonry control joints and the strength of the roof diaphragm. The roof diaphragm can be addressed when the roof requires replacement in about 10 years.

Access Issues

The location of this campus provides good visibility to the public as it sits on the corner of Highway 89 and 1100 South which is the primary access to I-15. The developed portion of the campus is entirely within the boundaries of Brigham City. The boundary between Brigham City and Perry City traverses the additional acreage as indicated on the Site Plan, Attachment 2.

One of the concerns regarding this campus is the method of vehicular access. Historically, the primary access has been through an entrance off of 1100 South on the north side of the campus. This access crosses an easement for which an annual, escalating payment is required. UDOT's master plan calls for the construction of an overpass for 1100 South over Highway 89. This would eliminate this point of access. As a result of both of these issues, alternative access points are required.

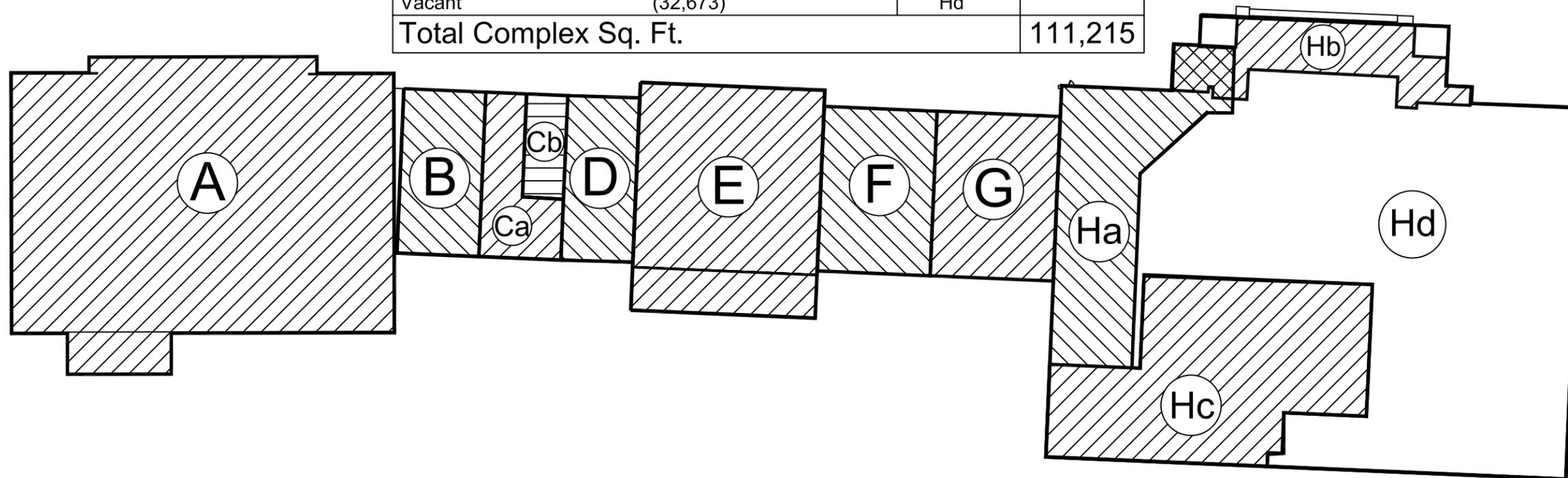
In order to improve the access to this campus, a dedicated road has been developed in conjunction with Brigham City that goes west from the southwest corner of the developed portion of the campus and then turns north to access 1100 South. This road addresses both of the concerns noted above. This road will require additional upgrade in order to become the primary access for the campus.

In order to improve the access from the east, further negotiations should be held with UDOT and Arby's to improve the access that is shared by the State and Arby's. 1400 South is a narrow, partially paved road that provides access to a number of residences. It would not be functional as an access to the campus without substantial widening and upgrade. Given the location of the residential structures, this may be difficult for Perry City to achieve.

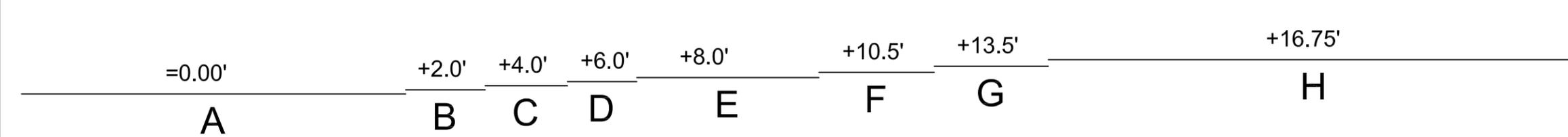
Another concern with access is the result of the general slope of this site from the east to the west. This has resulted in a 16.75 foot difference in the elevation of the building floors between Building (A) and Building (H). This elevation change is accomplished in seven steps as identified in Attachment 1. This frequent change in elevation makes it difficult to combine buildings for use or internal access. In the long-term development of this site, it may be appropriate to consider demolishing the structures sitting between Buildings (A) and (H) and replacing them with a larger structure that reduces the number of steps in the elevation change.



CURRENT OCCUPANT	SPACE	AREA
BATC Main Bldg (Main 25447+Mezz.1264)	A	26,711
Private Company	B	3,200
Utah Drivers License	Ca	2,182
USU Extension	Cb	1,018
USU Extension	D	2,800
USU Extension	E	11,901
BATC Cosmetology Program	F	4,400
Bear River Health	G	4,800
"Fred Meyer" Bldg Total	H	54,203
USU Extension (7,000)	Ha	
Box Elder County Extension (3,594)	Hb	
Private Company (10,936)	Hc	
Vacant (32,673)	Hd	
Total Complex Sq. Ft.		111,215



Ground Level Grade Change Diagram (in feet)



A1 FLOOR PLAN AREAS
SCALE: NONE

MARK	DATE	DESCRIPTION

ISSUE TYPE:

ISSUE DATE: September 6, 2002

DFCM PROJECT NO:
CAD PROJECT NO:
CAD DWG FILE: Autoliv1.dwg
DRAWN BY: SAC
CHK'D BY: SAC
COPYRIGHT: State of Utah

SHEET TITLE

FLOOR
PLAN

SHEET NUMBER

AE101

Utah State University Brigham City Academic Growth Plan

Background Information

Utah State University Brigham City started operating in the Box Elder County Courthouse in 1981. For the following two years classes were offered at the courthouse via the USU ComNet delivery system and face-to-face classes were offered in rooms rented from Box Elder School District. In 1984 a turn-of-the-century home was rented from Box Elder School District and the ComNet system was expanded and moved into the old home. The living room became a computer lab, one bedroom an office, and other bedrooms became ComNet classrooms. In 1991 a store-front in an abandoned strip mall was rented and remodeled for use as classrooms for both ComNet classes and face-to-face classes.

Student enrollment and degree offerings continued to expand over the next five years. In 1996 State Representative Rob Bishop, from Brigham City, spearheaded a campaign to appropriate money to expand the USU Brigham City campus. The appropriation also funded moving Bridgerland Applied Technology Center operations in Brigham City to the same location as USU's operations. The entire strip mall was purchased and 15,000 square feet of space was renovated for use by USU.

USU Brigham City continued to grow and in 2002 seven thousand square feet of additional space was renovated for use by USU. Also in 2002, state money was appropriated to purchase the facility from Box Elder County. The Utah Department of Facilities and Construction Management was given charge of the facility in November 2002.

Student enrollment at USU Brigham City had been growing at extremely high rates for the past five academic years. This growth created a need for new faculty and support personnel. More space for education and administration became a critical issue in 2003. Future growth is projected to continue at high rates for the next five years.

The anticipated continued growth is projected based on six major issues:

- 1) Historical data are a reliable predictor of the future. There is no foreseeable reason to expect the recent growth to stop.
- 2) New degree programs and therefore additional classes are being requested, developed, and added every year.
- 3) The demand for the newly approved associate of science degrees is rapidly growing as a result of renewed emphasis on the Governor's Century Scholarship program for high school students and with the new federal "leave no child behind" program.

- 4) New demand from students that are no longer going to be accepted to USU's main campus in Logan, but will be admitted to branch campuses, will increase class size and increase the demand for remedial classes.
- 5) Data compiled by Governor's Office of Planning and Budget and the National Center for Higher Education Management Systems which recently confirmed that Utah will have to add a 3,200 student college to the higher education system each year for next twenty years in order to keep up with demand for higher education.
- 6) Increased demand for classes in support of the newly approved associate of applied science degrees offered at our neighboring UCAT institution will create a need for more and larger sections of classes.

The table below shows the historical and projected growth for USU Brigham City. The growth is projected forward for five academic years. Note the projection for academic year 2003-2004 where a twenty percent increase for summer semester 2003 was projected; the actual growth in headcount is 38 percent and the actual growth in FTE is 32 percent. The following projections based on historical data are conservative projections.

	HISTORICAL AND PROJECTED GROWTH						
	Head Count				Percentage Increase		
	Summer	Fall	Spring	Total	Summer	Fall	Spring
Actual							
1999-2000	141	299	525	965			
2000-2001	282	456	680	1418	100%	53%	30%
2001-2002	325	705	879	1909	15%	55%	29%
2002-2003	377	848	957	2182	16%	20%	9%
Projection							
2003-2004	507	1018	1148	2673	38%	20%	20%
2004-2005	608	1221	1378	3207	20%	20%	20%
2005-2006	730	1465	1654	3840	20%	20%	20%
2006-2007	876	1758	1984	4618	20%	20%	20%
2007-2008	1051	2110	2381	5542	20%	20%	20%
2012-2013	2616	5250	5925	13791	--	--	--

The ten-year projection is based on the expectation that the same six issues mentioned above will continue to influence enrollment at USU Brigham City. Additionally, USU Continuing Education is looking to Brigham City to develop and deliver electronic mediated classes throughout the state, the nation, and the world. The Brigham City campus will be asked to provide a major level of support for the USU electronic education system.

Demographics

USU Brigham City serves all of Box Elder County and also serves certain student populations in Weber County and Davis counties. Demographics for the surrounding area are listed in the table below.

	AREA DEMOGRAPHICS	
	Radius from City Hall	
	5 Miles	30 Miles
Population	21,671	183,930
Households	6,849	58,769
Labor force: age 16+	15,395	133,904
Avg. family income	\$57,876	\$59,835
Per capita income	\$17,023	\$17,361
Education age 25+		
H. S Grad	27.6%	27.7%
Some College	29.6%	30.2%
Assoc/Bach/Grad Deg	31.1%	29.6%

The average age of USU Brigham City students is 31.3 years, 62% are married and approximately 65% are employed full-time. Also, students who do not meet admission requirements or students dropping below an acceptable GPA on campus are referred to USU Brigham City to improve their GPA. Smaller class sizes afford personal instruction to help them achieve.

Need for Expansion

FTE growth over the past five years and continued future high growth rate predications have created a major need for additional space for larger and more classrooms at the Brigham City campus. Existing classrooms were designed for 15–20 students. Operating with economies of scale sufficient to deliver programs in an economically viable manner will require that larger classrooms be built. Fourteen of the existing twenty classrooms are simply too small to be economically sound. There is sufficient FTE growth to justify classrooms designed to serve 40– 50 students.

Development and renovation of additional classroom space for electronic and face-to-face content delivery and additional administrative space to support staff and students is vital to the continued growth and success of USU Brigham City. Additional space is also needed to support student services that are critical to the retention and academic success of students.

The Compact Plan for Brigham City stipulated adding new faculty to support the BATC nursing program and the Associate of Science degrees. There is an ongoing need for new and specialized classrooms and laboratories to support new and current programs. A renewed commitment to student retention and recruitment has required that new advising personnel and support staff be added. Office space is also needed for new advising, faculty, and administrative staff, which will be onboard by August 11th, 2003.

University and Community Impact

The USU Brigham City facility has been the number one building on the University's off-campus capital expenditure priority list for the past five years and was just recently moved to the number two spot. Even though the Brigham City facility was recently moved to the number two spot, there is still a request for five million dollars for capital renovation of the Brigham City facility in place. Continued operation and funding the capital project is in total compliance with the campus master plan.

The former KMart building in Brigham City was recently gifted to USU. Community involvement in the acquisition of this property should be an indication of the community support for Utah State University Brigham City. Brigham City community leaders were instrumental in the gifting of the Kmart building, a two million dollar property. The Brigham City Redevelopment Agency is also willing to provide monetary support for renovation of the KMart building should that location be determined to be the best location for USU in Brigham City.

USU Brigham has become an integral part of the community providing programs which enhance government, educational, and business interests. For example, USU Brigham City has recently made arrangements with local Head Start personnel to provide associate degree programs for their employees. The Box Elder County School District is requiring all teacher aides to obtain an associate degree within 4 years. USU Brigham City in cooperation with school district personnel is providing courses that will help aides meet this requirement. In addition, USU Brigham City is currently working with Thiokol ATK and Autoliv Automotive Safety Products to provide courses to meet their employee's on-going needs. We have also provided on-site and satellite delivered graduate programs for these local businesses.

As a partner with the College of Education and the Box Elder School District, USU Brigham City is providing opportunities for student teaching. We also have plans to expand the concurrent enrollment programs at both Box Elder and Bear River high schools to help high school students meet requirements for the New Century Scholarship program.

Degrees and Programs Currently Offered at USU Brigham City

Utah State University Brigham City offers the following degrees to meet the needs of students beginning or continuing their education:

Associate Degrees

- Office Systems Support
- Associate of Science emphasis in:
 - Business
 - Psychology
 - History
 - Family and Human Development
 - English
 - Computer Science
 - Liberal Arts

Bachelor Degrees

- Accounting
- Accounting Information Systems
- Business Information Systems
- Business Administration
- Psychology
- Elementary Education (on-campus credits required)
- Computer Science (on-campus credits required)
- Special Education

Other

- History Minor
- English Minor
- Psychology Minor
- Family and Human Development Minor
- School Library Media Certificate (can also be used as a teaching minor)
- Administrative/Supervisory Certificate in Education

Masters Degrees

- Business Information Systems
- Human Resource Management
- Human Environments with an Emphasis in Family and Consumer Science Education and Extension
- Technical and Professional Writing (Internet Delivery)
- Elementary Education (on-campus credits required)
- Health, Physical Education and Recreation
- Secondary Education (on-campus credits required)
- Special Education
- Psychology: School counselor
- Computer Science
- Instructional Technology with an emphasis in Educational Technology
- Public Administration

General Education

Courses for all majors

Independent Study

(Over 150 courses offered)

Concurrent Enrollment

For qualified high school students

Additional Programs and Degrees to Serve Students and the Community

Student Services & Retention - Tier II tuition money is earmarked in part for student retention, student academic services, and student wellness issues. The demand for these services has increased rapidly as USU Brigham City has grown. We will require additional new space as we provide these services for our student body. The student officers have recently surveyed USU Brigham City students to assess possible areas of improvement. Students are very interested in expanding our testing center, providing additional study areas and library services, and adding recreational areas including exercise equipment for health and wellness. There is also interest in providing child care services at a minimal cost, which would provide educational opportunities to students who have wanted to return to school but could not afford childcare. We also have a new full-time academic advisor that will require space to support our students.

Faculty Services - We now have three new full-time faculty and one new part-time faculty who will require office space. We will require even more additional space for faculty and faculty services as we continue to grow.

New programs

There is an apparent gap in the elementary education program provided by the main campus in Logan. The main campus program is consistently full, yet we continually receive requests from students returning to education after raising a family. There is a large population of elementary education students in Box Elder County and Northern Weber County that is not being served. Working with the College of Education, USU Brigham City can help meet these students' needs by offering Level II, III and IV classes.

There is a major shortage of educated professionals in the nursing profession. USU Brigham City is currently working with BATC to help remedy this situation. There is also a great need and potential for USU Brigham City to develop relationships with Weber State University's Nursing Program to help the community meet this need.

Summary

Utah State University Brigham City has grown rapidly over the past several years. That rapid growth is expected to continue at high rates for the next several years. The time is right for USU Brigham City to develop a facility plan in coordination with their academic plan that will ensure that USU Brigham City can continue to serve the residents of Brigham City and Utah.

July 15, 2003

October 21, 2003

Mr. Kenneth D. Nye
Deputy Director
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Ken

Subject: BATC Brigham City Campus Space Needs Information

The following is in response to your request regarding the Brigham City Campus.

1. A current floor plan of the Brigham City Campus identifying its use by the respective categories is included.
2. Current space utilization information:

Secondary Students:	Monday through Friday • 8 a.m. to 3 p.m.
Postsecondary Students:	Monday through Friday • 8 a.m. to 3 p.m. Monday through Thursday • 6 p.m. to 10 p.m.

3. Growth projections for the next five to ten years:

Years 1 to 3	Growth at 1% per year	3%
Years 4 to 6	Growth at 3% per year	9%
Years 6 to 10	Growth at 20% per year	20%

(Please note that growth projections are based on the assumption that legislative appropriations will be sufficient to accommodate growth.)

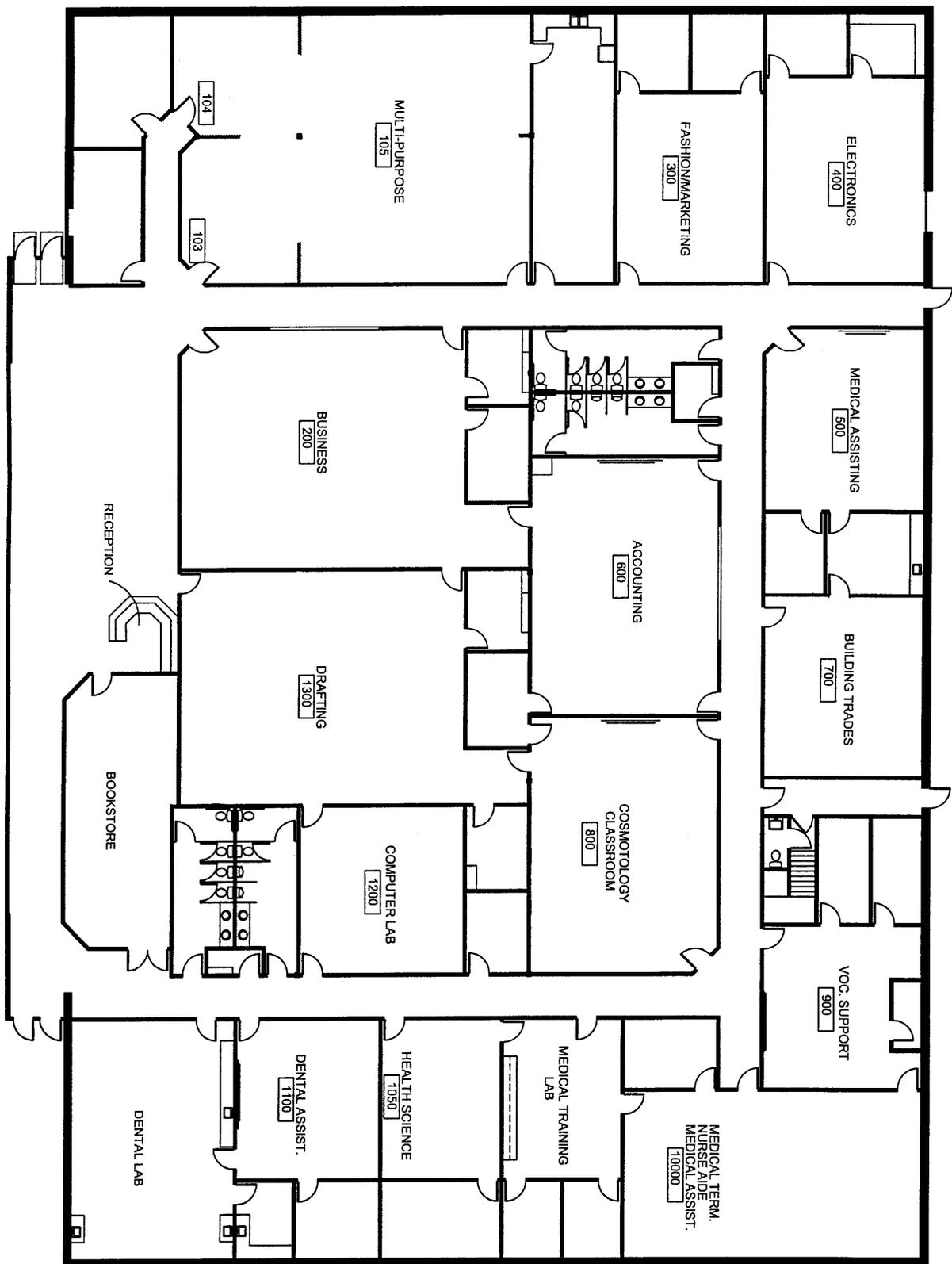
4. BATC does not anticipate any space needs that cannot be accommodated in a typical classroom/office space. No unusual space needs are currently anticipated.
5. Additional information to consider is future expansion plans. The most significant expansion need is in the area of Cosmetology. Program enrollment is currently limited by classroom and lab space. As the space becomes available, BATC would like to expand the lab and the classroom to the west (the space currently occupied by USU). Other than minor modifications for access, no major remodel of that space is anticipated. *(Please note that our desire to expand into the space currently occupied by USU is based on the assumption that they will be remodeling the Fred Meyer portion of the building and expanding their operation in that direction. We are not proposing the expansion of BATC until USU has determined what would best meet their needs and actually moved in that direction.)*

BATC is also interested in moving east from the Albertson's portion of the facility until all of the space between the current BATC facility and the current BATC Cosmetology Program is fully utilized. The most immediate of these expansions could occur in the portion of the building immediately east (where the telemarketing business is currently located). BATC would offer the Industrial Electronics and Information Technology training programs in that area.

Thank you for your assistance and for all you do in our behalf.

Sincerely

Dr. Richard L. Maughan
Campus President



NOVEMBER 19, 2003

MR. KENNETH D. NYE
DEPUTY DIRECTOR
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
4110 STATE OFFICE BUILDING
SALT LAKE CITY, UT 84114

DEAR KEN

SUBJECT: BATC BRIGHAM CITY CAMPUS SPACE NEEDS INFORMATION CLARIFICATION

THE INFORMATION THAT WE SENT APPEARS VERY CLEAR TO ME. THE 20 PERCENT IN QUESTION IS NOT 1 YEAR BUT 10 YEARS AT 2 PERCENT A YEAR. THIS FIGURE IS SOMEWHAT CONSERVATIVE. ACTUAL NUMBERS ARE LISTED BELOW:

2000-2001		
ADULT	UNDUPLICATED	468
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	583
HIGH SCHOOL	UNDUPLICATED	409
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	770
2000-2002		
ADULT	UNDUPLICATED	528
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	669
HIGH SCHOOL	UNDUPLICATED	584
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	1,101

NOTE: THESE NUMBER HAVE BEEN AUDITED BY THE STATE AND VERIFIED CORRECT. WE HOLD ON 2003 FOR AUDIT VERIFICATION

KEN, YOU WILL NOTE THAT THIS DATA EXCEEDS OUR PROJECTION, BUT WE DO ANTICIPATE A DROP IN HIGH SCHOOL STUDENTS DUE TO THE DISTRICT'S PROJECTED DECLINE IN STUDENTS. WE ARE SEEING AN INCREASE IN ADULT NUMBERS ABOVE OUR ESTIMATED PROJECTIONS. PLEASE LET ME KNOW IF YOU NEED FURTHER CLARIFICATION.

SINCERELY

DR. RICHARD L. MAUGHAN
CAMPUS PRESIDENT

**Box Elder County
Population Projections
By Year Age Group
1980 - 2030**

Age	1980	1990	2000	2005	2010	2015	Percent Change 2005 to 2015	2020	2030
Less than 5 years old	4,374	3,826	3,963	4,061	5,065	5,626	39%	5,464	4,836
5-9 years old	3,394	4,612	4,148	4,042	4,280	5,229	29%	5,628	4,954
10-14 years old	3,183	4,400	4,447	4,231	4,277	4,462	5%	5,282	5,400
15-19 years old	3,625	2,878	4,404	4,263	4,174	4,175	-2%	4,250	5,306
20-24 years old	2,389	1,719	2,953	3,992	3,877	3,738	-6%	3,528	4,196
25-29 years old	2,392	2,505	2,475	3,755	4,641	4,453	19%	4,022	3,708
30-34 years old	1,977	2,865	2,419		4,475	5,405	#VALUE!	4,907	3,928
35-39 years old	1,664	2,404	2,928	2,472	3,201	4,617	87%	5,359	4,143
40-44 years old	1,657	1,849	3,015	3,200	2,840	3,537	11%	4,879	4,965
45-49 years old	1,618	1,548	2,558	3,047	3,351	2,934	-4%	3,516	5,476
50-54 years old	1,471	1,554	1,888	2,576	3,147	3,412	32%	2,904	4,768
55-59 years old	1,343	1,502	1,617	1,884	2,633	3,174	68%	3,361	3,431
60-64 years old	1,200	1,245	1,487	1,588	1,902	2,616	65%	3,087	2,797
65-69 years old	1,012	1,112	1,363	1,418	1,555	1,849	30%	2,494	3,133
70-74 years old	757	917	1,090	1,257	1,333	1,458	16%	1,707	2,754
75-79 years old	550	744	868	949	1,110	1,176	24%	1,279	2,061
80-84 years old	370	475	606	686	770	894	30%	940	1,236
85 years old and over	246	330	516	524	593	678	29%	784	996
Total	33,222	36,485	42,745	46,928	53,224	59,433	27%	63,391	68,088
Median Age	24	27	28	29	30	32		34	37

Note: 1980 and 1990 populations are April 1 U.S. Census Modified Age, Race, and Sex (MARS) populations; all others are July 1 populations.

Source: 2002 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Additional "Other Funds" Capital Development Requests**

Recommendation:

DFCM recommends that the Board approve the "Other Funds" capital development requests from the Department of Corrections/Utah Correctional Industries and UCAT/South East ATC for inclusion with the Board's recommendations for "Other Funds" projects.

Background:

The role of Utah Correctional Industries (UCI) is to provide work opportunities for inmates. Some of these opportunities involve joint efforts with private businesses. UCI has recently been approached by a private business for a joint effort at the Gunnison Correctional Facility. This project would require an expansion of the industries building that currently exists at Gunnison. This project did not come together in time to be presented in October so Corrections is requesting that it be considered now by the Board for inclusion in the Board's capital development recommendations. Information regarding this request is attached. It is requested that this facility be financed with a lease revenue bond to be repaid from operating revenues of UCI.

The Southeast Applied Technology Campus of the Utah College of Applied Technology (SEATC) has been working on a small new building at their campus in Blanding. The estimated cost of this building is \$200,000. While this is less than the level requiring legislative approval under the Building Board statute, there are provisions in the UCAT statute that requires legislative approval before a new building may be constructed for UCAT. This request is also subject to the same requirements that were previously addressed with the Uintah Basin ATC and Bridgerland ATC requests. The additional statutory requirements are noted below. Information regarding this request is attached. This request was approved by the UCAT board on November 5, 2003.

When the Legislature created the Utah College of Applied Technology in 2001, it established additional requirements that UCAT must meet in pursuing new facilities. These requirements are set forth in the excerpt from the UCAT statute that is provided below. Subsection (5)(b) of this statute requires the Building Board to "make a finding" that these requirements have been met before the Board may consider a capital development request from UCAT.

Discussions with legal counsel indicate that the phrase "making a finding" means for the Board to hear testimony and receive documents demonstrating compliance with the requirement and then making a determination (by vote) that the requirement had been met.

UCAT has requested two projects this year: the Uintah Basin ATC/USU Vernal Campus and the Bridgerland ATC purchase of the Bourns Building. Testimony and written information was provided at the hearings to demonstrate compliance with the statutory requirement. Similar requests from these two institutions were also presented last year and the Board made the finding that the requirements had been met.

These requirements are contained in the following excerpts from Section 53B-2a-112. The term “college campus” means the individual campuses within UCAT, i.e. the Southeast ATC campus.

(2) A college campus shall avoid any unnecessary duplication of applied technology instructional facilities, programs, administration, and staff between the college campus and other public and higher education institutions.

(4) Before a college campus develops its own new instructional facilities, it shall give priority to:

(a) maintaining its own existing instructional facilities for both secondary and adult students;

(b) coordinating with the president of a higher education institution and entering into any necessary agreements to provide applied technology education to both secondary and adult students that:

(i) maintain and support existing higher education applied technology education programs; and

(ii) maximize the use of existing higher education facilities; and

(c) developing cooperative agreements with local school districts, other higher education institutions, businesses, industries, and community and private agencies to maximize the availability of applied technology instructional facilities for both secondary and adult students.

(5) (a) Before submitting a funding request pertaining to new capital facilities and land purchases to the Utah College of Applied Technology, a college campus shall:

(i) ensure that all available instructional facilities are maximized in accordance with Subsections (4)(a) through (c); and

(ii) coordinate the request with the president of a higher education institution, if applicable.

(b) The State Building Board shall make a finding that the requirements of this section are met before it may consider a funding request of the Utah College of Applied Technology pertaining to new capital facilities and land purchases.

(c) A college campus may not construct, approve the construction of, plan for the design or construction of, or consent to the construction of an applied technology education facility without approval of the Legislature.

FKS:KEN:sll

Attachment



STATE OF UTAH

MICHAEL O. LEAVITT
Governor

MIKE CHABRIES
Executive Director
Utah Department of Corrections

November 19, 2003

Keith Stepan
Director DFCM
State Offices

Re: Building Board Request

I have attached a Capital Development Project request form concerning Utah Correctional Industries (UCi) to meet the expansion needs for a private sector partner located at the Central Utah Correctional Facility (CUCF) site. Please add this item to the Building Board Meeting Agenda scheduled for December 3, 2003. We apologize for not providing all required information in time for the October committee meeting, but negotiations with the private sector partner were not to that point yet.

UCi Director, David Gomez, has indicated to me that negotiations have moved to a final phase and one of the concerns the private sector partner expressed was the future expansion of their business at our CUCF site. As they have indicated making close to a \$1,000,000 investment in equipment and machinery with a 20+ year commitment they also want to ensure UCi can meet their long-term expansion needs.

As you are aware, UCi is an enterprise fund and does not receive any appropriations from the legislature for their operation. As David indicates in the request, UCi requests the construction be funded with a lease-revenue bond, which will be paid for with the revenue generated from their operations. UCi's income picture has steadily improved the past few years and the executive office supports this action.

Sincerely,

Scott V. Carver
Deputy Director

CC: Mike Chabries
David Gomez

Utah!
Where ideas connect™

Existing Facility:

UCI houses two traditional shops along with one private sector partnership in the UCI current structures at the Central Utah Correctional Facility (CUCF). The new private sector partner plans on expanding into our facility in five (5) phases. Phases 1 through 3 can be handled in the current facilities. However, we do not have the floor space to accommodate their needs for phases 4 and 5. This expansion is to accommodate their needs for these last two phases. In our discussions, the private sector partner emphasized the critical need for phases 4 and 5 in making the transfer of this manufacturing process to the CUCF financially feasible.

Project Description:

The construction will be in the UCI section of the Central Utah Correctional Facility located in Gunnison. This expansion will be attached to the immediate east end of the latest addition to the UCI section. While the previous expansion included two floors, the new expansion will only have one floor. The additional headroom is required for the assembly of signs and the overhead bridge crane required for the assembly.

Planning/Programming:

UCI is in negotiations with the private sector partner for the employment of inmate workers in the manufacturing of component parts for electronic signs. By phase 5 of the implementation, these component parts will be partially assembled for delivery to the installation site of the sign. The training the private sector partner will provide to our inmates is immediately transferable to jobs in the private sector. This provides inmate with a better chance to succeed once released from confinement.

Site and Infrastructure:

The site is defined by two criteria: 1st the location within the fences at the Central Utah Correctional Facilities, and 2nd the needs as outlined by the private sector partner. The actual location will be immediately to the east of the recent addition to the UCI building at the Central Utah Correctional Facility. The land is owned by the state. The building, once constructed, will house the assembly portion of the operation. It will also be owned by the state. Parking will be covered by the current parking lots at the facility. Utilities are available. We do not anticipate the requirement for expansion of the utilities within the CUCF for this addition.

Justification/Business Plan:

The Division of Correctional Industries is tasked with providing a private sector environment and with providing inmates with the opportunity to learn job skills which will enhance their ability to successfully hold jobs once they are released from confinement. Partnering with a well known private sector company gives us the opportunity to let inmates learn skills which are marketable, and to work in an environment they may expect to meet on the outside.

The number of inmates housed in the Central Utah Correctional Facility is growing. UCI has not been able to continue to offer these inmates jobs at the same rate of growth. By partnering with the private sector partner we will be able to provide additional jobs for the ever increasing population at the CUCF.

The private sector partner anticipates beginning production at the CUCF in the first quarter of calendar year 2004. We will be housing them in the lower level of Building Expansion #1 during the implementation of phases 1 through 3. Phases 4 and 5 will be housed in the new facility.

For this project to work for the private sector partner, they are looking for a commitment by UCI for an

extended period of time (at least 20 years). The construction of this facility validates our commitment. Their commitment will be validated in the negotiation of the contract for this project.

UCI, based on the expansion of 50 inmate workers in this field will increase its annual expenses by an estimated \$870,000. However we also anticipate that we will net in the neighborhood of \$225,000 from this venture. This will be a lucrative venture for UCI, and will train inmates in real job skills immediately transferable to the private sector upon their release from confinement.

Since the construction of the Central Utah Correctional Facility expansion of the UCI program has been anticipated. The master plan of the facility includes plans for the expansion being proposed. The anticipation was that the expansion would occur periodically based on the needs and opportunities presented to UCI.

By providing this expansion, several problems will be addressed: idleness in the facility will be reduced by employing these inmates; behavior on the blocks is enhanced by inmates' understanding of the possibility of losing the job; UCI's commitment to employing more inmates (as mandated by Correction's executive staff) will be met; and the profit picture for UCI overall will be enhanced.

Photographs and Maps:

(Photographs and other graphics of the project and/or maps showing where the facility will be located are requested to be submitted separately, in electronic format if possible. These should help explain the project and justify why it should be funded.)

**Capital Development Project
Non-State Funded Request
Need Statement
FY2005**

(Note: In order to facilitate brevity, instructions in italics should be deleted in the submitted document.)

Agency/Institution: Division of Correctional Industries/Department of Corrections

Project Name: **UCI Gunnison Expansion #2**

Project Type: **Design/Construction**
(Design/Construction, Construction, Planning, Purchase, Renovation etc.)

Preliminary Cost Estimate: \$ 1,000,000

Total Project Space (Gross Square Feet) _____

New Space (Gross Square Feet)	<u>12,800</u>	80' X 160'
Remodeled Space (GSF)	_____	
Space to be Demolished (GSF)	_____	

Increase in State Funded O&M \$ -0-

Utah Correctional Industries is an Enterprise Fund. As such it is self-funded. All operation and maintenance costs are anticipated to be paid out of this fund.

New Program Costs \$ -0-

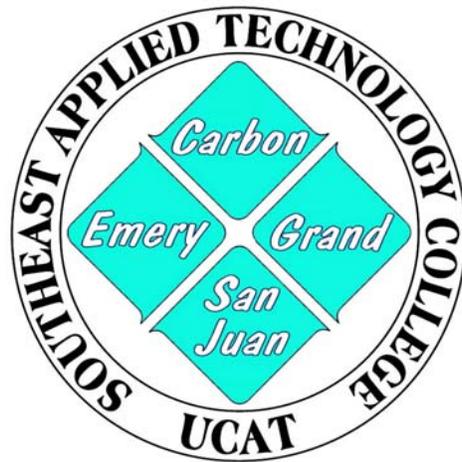
The purpose for the expansion is to facilitate the needs of a private sector partner. This partner will employ inmate workers in the manufacturing of component parts for commercial electrical signs. It is anticipated that this partnership will pay for itself. State monies will not be required to run this program. This expansion will permit us to employ another 50 inmates. The program will cover the costs of all inmate participants, one additional Correctional Officer for security, and other miscellaneous costs. The private sector partner will cover all production costs (including machinery maintenance and repair)

New FTEs Required 1

One new staff member will be required for security purposes. This person will not be involved in the manufacturing process. The Correctional Officer will be paid for by UCI. No general funds monies will be used for this position. All staff involved in the manufacturing process will be hired and paid for by the private sector partner.

Sources of Funding \$ 1,000,000

As with the first expansion, UCI anticipates funding this expansion with a lease-revenue bond. This bond will be paid for out of the proceeds from the private sector partnership. General funds monies will not be involved in payment for this bond.



Southeast Applied Technology College

Non-State Funded Request

Blanding Classroom/Office– Phase I

FY 2005

The existing training programs to be housed in this phase of the facility are Business Technology, Computer Technology, Information Technology, Multimedia, and Building Construction. All of these programs lend themselves to a classroom/lab environment. The Building Construction program would utilize some classroom space and a limited amount of lab space as the program's "lab" is the current home building site. The facility will be located on property that is provided by the San Juan School District, and is adjacent to San Juan High School's existing Applied Technology Building. San Juan High's existing building currently houses programs that require shop space and it is anticipated that there will be minimal need to construct additional shop space for any future Southeast Applied Technology College programs.

Planning/Programming:

Formal programming of this project has not been funded or performed yet. The project is quite small in size and it is anticipated that the programming phase could be done along with the design process.

Site and Infrastructure:

The San Juan school district is providing at least 1.5 acres of land to the north of its existing Applied Technology Building. The site is located just across the street and a little to the north of the San Juan High School. Because of the location, there will be no difficulty obtaining all of the necessary utilities. Parking area for the facility can easily be accommodated by the available space.

Justification/Business Plan:

The mission of the Southeast Applied Technology College is the same as that of all other Applied Technology Colleges across the state. However, the Southeast Applied Technology College faces the monumental challenge of providing rewarding, affordable, quality, career-oriented training to a population that is dispersed across the great distances of Southeastern Utah. In the south end of the region, where this classroom/office facility is to be located, the challenge to provide applied technology education becomes even greater due to isolation, great distances, lack of public transportation, depressed economy, high poverty rates, and a limited English proficient population.

According to the SEATC master plan, a hub facility is to be built in Blanding, which will provide administrative services to Monticello, Blanding, Montezuma Creek, Monument Valley, and Navajo Mountain. These communities are all located within San Juan County, the county which has been identified by the Utah Department of Workforce Services as having the highest poverty and highest unemployment in the state.

Nevertheless, the SEATC is attempting to provide needed ATC educational services to each of the communities in San Juan County from a small, leased, 2-classroom, double wide mobile facility in Blanding. It is too small for present demands and, therefore, stifles any possible growth. The month-to-month lease leaves no assurance of occupancy beyond any given month and especially provides no long-term occupancy commitment. Our educational partners in the area, including the College of Eastern Utah and the San Juan School District, are not able to accommodate our needs because they have no adequate underutilized space.

Because of the lack of our own adequate facility the SEATC has been hampered in providing the much needed applied technology education opportunities to the citizens of San Juan County.

A desperate need for a permanent, recognizable facility exists in order to provide needed technical training opportunities for the citizens of Southeast Utah, improving their quality of life and providing economic benefit to the area.

Statutory Requirements:

UCAT is required to meet certain statutory requirements when requesting approval for facilities. Documentation satisfying these requirements is included in the form of letters from both the College of Eastern Utah and the San Juan School District.

Photographs and Maps:

See attachments

**Capital Development Project
Non-State Funded Request
Need Statement
FY2005**

Agency/Institution: Southeast Applied Technology College

Project Name: Classroom/Office – Phase I

Project Type: Design Construction

Preliminary Cost Estimate: \$ 200,000

Total Project Space (Gross Square Feet) 2,500

New Space (Gross Square Feet) 2,500
Remodeled Space (GSF) _____
Space to be Demolished (GSF) _____

Increase in State Funded O&M \$ 15,000
(Amount is based upon an estimate of \$6.00/sq ft.)

New Program Costs \$ 0

New FTEs Required 0

Sources of Funding \$ 200,000

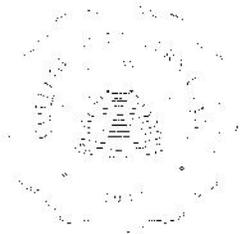
\$100,000 on hand from building trades program proceeds, \$100,000 to be requested from CIB match. The construction costs will be curtailed through use of the existing student building construction program. It is anticipated that the construction costs will be around \$72 per square foot and that the design costs will be approximately \$20,000.

Existing Facility:

Program classrooms are currently housed in a double wide mobile facility that is owned by the San Juan Foundation. Current lease obligation is month-to-month with utility costs only. The facility is too small with only two small classrooms. The location of the facility is almost two miles across town from San Juan High School which provides poor access to secondary students. The facility is located on a gravel road with no parking lot and poor signage. The small program administrative office is located three blocks away on the College of Eastern Utah-San Juan Campus. It is provided by CEU and houses two administrators.

Project Description:

At this stage of the project, it is anticipated that the new facility requirement will be 10,000-12,000 square feet. Due to the available resources, the design and construction of the facility will need to follow a phased approach. It is anticipated that the phases will need to be four 2,000-3,000 square foot phases.



College of
Eastern
Utah

November 4, 2002

Miles C. Nelson
Campus President
Southeast Applied Technology College
375 South Carbon Ave. A3
Price, Utah 84501

President Nelson,

We are aware of the current need to relocate and expand the SEATC campus in Blanding. CEU does not have additional space available for the SEATC classrooms and offices beyond the office that we are providing now. We support the SEATC's request for the non-state funded facility in Blanding which fits well with your master plan to expand operations near each high school in the region. CEU is committed to working together with the SEATC in providing quality applied technology education opportunities to students.

We look forward to seeing this project come together.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan L. Thomas".

Ryan L. Thomas
President

Office of the President

Ryan L. Thomas

451 East 400 North
Price, Utah 84501

(435) 613-5293
Fax (435) 613-5422
E-mail rthomas@ceu.edu



BOARD OF EDUCATION

MERRI SHUMWAY
Board President

WALTER ATENE
Board Vice President

PETE M. BLACK
Board Member

A. PAUL MANTZ
Board Member

TULLY R. JONES
Board Member

DOUGLAS E. WRIGHT,
EdD

Superintendent

200 NORTH MAIN
BLANDING, UTAH 84511

OFF (435) 678-1200

FAX (435) 678-1280

FAX (435) 678-1272

Web Site:
www.sanjuan.k12.ut.us

Miles C. Nelson
Campus President
Southeast Applied Technology College
375 South Carbon Ave. A3
Price, UT 84501

27 October 2003

Dear President Nelson:

The San Juan School District is committed to our partnership with the Southeast Applied Technology Center (SEATC) in providing applied technology education opportunities to students. We support the SEATC's master plan to expand programs and facilities at each high school in the region and are committed to working with the SEATC to assist them in establishing facilities adjacent to each high school in our district.

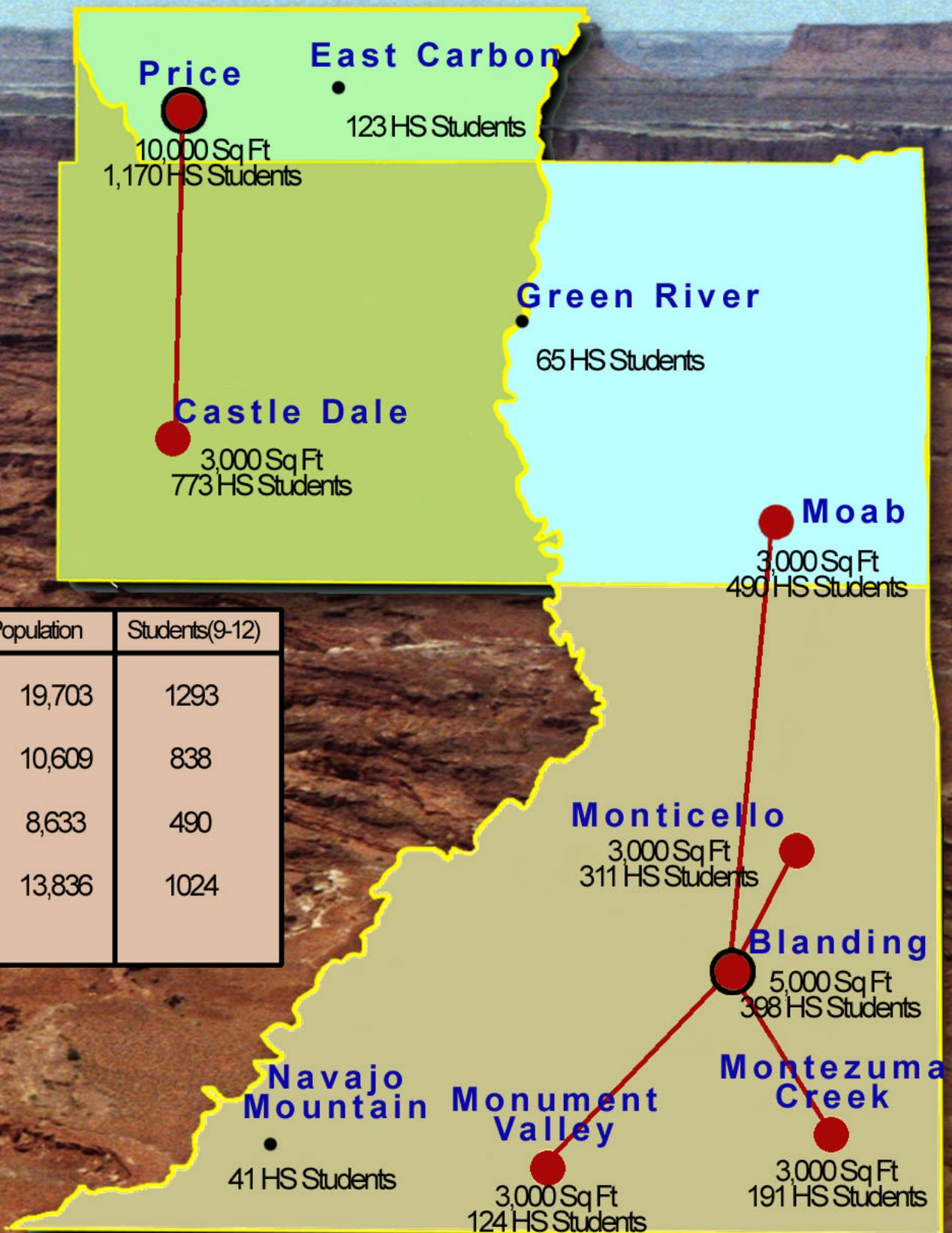
We are aware of the current need to relocate and expand the SEATC campus in Blanding. San Juan School District does not currently have or project to have any available space that is suitable for SEATC's operations in Blanding. As we have discussed in the past, District property next to San Juan High School is available to support your current request for a non-state funded capital project. The property is located close to the current applied technology building at the high school and should provide easy access to both high school and adult students.

We look forward to working with you in moving this project forward.

Sincerely,

Douglas E. Wright, EdD
Superintendent

Southeast Applied Technology College 5 YEAR MASTER PLAN



County	Population	Students(9-12)
Carbon	19,703	1293
Emery	10,609	838
Grand	8,633	490
San Juan	13,836	1024

**ATC Admin. Office
150 sq. ft.**

**ATC Classroom/
Computer Lab
1345 sq. ft.**

**High School
1.5 Miles**





Michael O. Leavitt
Governor

Utah State Building Board

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

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan *FKS*
Date: December 3, 2003
Subject: Administrative Reports for University of Utah and Utah State University

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

FKS:sll

Attachment



November 17, 2003

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

Reference: Delegated Projects Report for the Meeting of December 3, 2003

Dear Keith:

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

Please call me at 581-5743 if there are any questions.

Sincerely,

Brad Clawson
Manager, Support Services

Enclosures

c: Mike Perez
John Huish

Campus Design & Construction
University Services Building
1795 E. South Campus Drive, Rm 201
Salt Lake City, Utah 84112-9403
(801) 581-6883
FAX (801) 581-6081

**University of Utah
 Architect/Engineer Agreements
 Awarded From October 17, 2003 to November 14, 2003**

Design					
Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0588-11938	College of Nursing, Fire Suppression System	Van Boerum & Frank Associates, Inc.	\$548,307	\$5,935	
0701-11991	University Student Apts. - Towers 1 & 2 Reroof	Brixen & Christopher Architects	215,000	14,800	
8804-11603	12470 Volt System Improvements	James D. Graham & Associates, Inc.	\$680,000	\$11,500	

Programming					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amt	Comments

Study					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amt	Comments

University of Utah
Construction Contracts
Awarded From October 17, 2003 to November 14, 2003

Construction - New Space					
Project No.	Project Name	Firm Name	Design Firm	Contract Amt	Comments

Construction - Remodeling					
Project No.	Project Name	Firm Name	Design Firm	Contract Amt	Comments

Construction - Site Improvement					
Project No.	Project Name	Firm Name	Design Firm	Contract Amt	Comments

Design/Build					
Project No.	Project Name	Firm Name	Design Firm	Contract Amt	Comments

SUMMARY OF THE STATEWIDE ACCOUNT
 UNIVERSITY OF UTAH
 November 17, 2003

Project Number	Project	Funds	UofU Funds	Project Budget	Previous Encumb.	Current Encumb.	Total Project Encumb.	Status
LIFE SAFETY - 1430								
Budget Balance at Start of Period			121,999	0	121,999			
8807-10974	Campus Fire Detection & Suppression Ph1	F	74,491	74,491	0	0	-	Scope/Program
8807-11074	Fire Safety - Various Improvements	F	34,398	34,398	8,983	238	9,221	Ongoing Project
0043-11154	Naval Sci - Replace Fire alarm System	F	13,110	13,110	11,853	1,257	13,110	Complete
Total Projects			<u>121,999</u>	<u>0</u>	<u>121,999</u>	<u>20,836</u>	<u>1,495</u>	<u>22,331</u>
Total Uncommitted Budget			<u>0</u>	<u>0</u>				
ROOF REPAIR - 1432								
Budget Balance at Start of Period			2,117,598	0	2,117,598			
8911-10979	Annex Building Reroof	F	226,438	226,438	226,438	0	226,438	Subst. Complete
8911-11008	South Biology Reroof	F	365,180	365,180	365,180	-248	364,931	Subst. Complete
8911-11677	S Beh - Roof Repair - Bldg 0027	F,S	39,000	0	39,000	39,000	-4,076	34,924
8911-11678	JFB - Roof Repair - Bldg 0083	F,S	178,000	0	178,000	153,629	2,230	155,859
8911-11796	Emergency Roof Repairs - Fy 2003 & 2004	E	98,239	0	69,311	40,263	-5,033	35,230
8911-11940	Roofing: Military Science Bldg 023	A,S04	38,000	0	38,000			38,000
8911-11941	Roofing Heartport Bldg. 853	A,S04	118,000	0	118,000			100,000
8911-11942	Roofing: Energy and Mineral 056	A,S04	69,000	0	69,000			0
8911-11943	Roofing: Hedco Bldg 057	A,S04	140,000	0	140,000			21,050
Total Projects			<u>1,271,857</u>	<u>0</u>	<u>1,242,928</u>	<u>824,510</u>	<u>-7,127</u>	<u>976,433</u>
Total Uncommitted Budget			<u>845,742</u>					
PAVING - 1433								
Budget Balance at Start of Period			1,197,445	893,237	2,090,682			
8836-10980	Business Loop Road Paving	A,F,U,S04	1,133,319	893,237	2,026,556	1,491,324	522,414	2,013,738
8840-11317	PMT Parking Lot Repair	F,S	32,676	0	32,676	32,676	0	32,676
8840-11318	West Stadium Lot Repair	F,S	0	0	0	0	0	0
8836-11679	Union Bldg Loop Road Paving Repairs	F,S	18,260	0	18,260	18,260	-2,384	15,876
8836-11680	1480 East to SSB Loading Dock Paving	F,S	5,707	0	5,707	5,707	0	5,707
8833-11681	Federal Way Curb & Gutter Repair	F,S	0	0	0	0	0	0
8836-11682	1400 East Loop Road Slury & Pavement Repair	F,S	6,538	0	6,538	6,538	0	6,538
8836-11712	Baliff Service Road Paving Repair	F,S	0	0	0	0	0	0
8836-11939	Paving: 1925 East Campus Road	A,S04	0	0	0			0
Total Projects			<u>1,196,500</u>	<u>893,237</u>	<u>2,089,737</u>	<u>1,554,505</u>	<u>520,030</u>	<u>2,074,535</u>
Total Uncommitted Budget			<u>945</u>	<u>945</u>				
ENERGY CONSERVATION - 1434								
Budget Balance at Start of Period			67,500	0	67,500		0	
0085-11749	Chem. Flow Limiters on Water Cooled Lasers	F,S	67,500	0	67,500	36,395	0	36,395
Total Projects			<u>67,500</u>	<u>0</u>	<u>67,500</u>			
Total Uncommitted Budget								
ADA / ASBESTOS -								
Budget Balance at Start of Period			25000		25000			
8826-11944	Hazardous Materials Abatement Fund	A,S04	25,000	0	25,000		210	210
Total Projects			<u>25,000</u>	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>210</u>	<u>210</u>
Total Uncommitted Budget			<u>0</u>					
TOTALS			<u>2,682,855</u>	<u>893,237</u>	<u>3,547,164</u>	<u>2,399,851</u>	<u>514,607</u>	<u>3,073,508</u>

CURRENT AVAILABLE BALANCE 846,687

- KEY:
 A - Projects From Priority List
 D - Projects Traded in Lieu of those on Priority List
 E - Projects Added to List
 F - Projects Funded from Prior Years
 S - Funds Held By DFCA

SUMMARY OF THE IMPROVEMENTS ACCOUNT

UNIVERSITY OF UTAH
November 17, 2003

Project Number	Project	State Funds	UofU Funds	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status	% Comp.	Phase Date
Budget Balance at Start of Period										
		15,130,537	387,152	15,517,688						
0600-9909	Fort Douglas - Infrastructure Imp.	2,349,105	230,291	2,579,396	2,578,722	674.00	2,579,396	Bankruptcy	99%	04/23/01
0040-11112	SSB - Glazing/Structure/Seals Study	45,688	-	45,688	-	0.00	-	Bidding	0%	07/10/03
8804-11336	Replace H.V. Cable from HCI to Redbutte	500,000	-	500,000	500,000	0.00	500,000	Complete	100%	06/26/04
8804-11672	East Campus Electrical Upgrades	802,650	-	802,650	802,650	0.00	802,650	Construction	0%	11/15/04
8804-11693	Electrical System Imp. Phill	1,317,823	-	1,317,823	552,695	11,450.36	564,145	Construction	31%	11/10/03
8804-11610	Fort Douglas - Infrastructure Imp. Ph V	1,174,030	-	1,174,030	643,637	263,304.25	906,941	Construction	38%	07/04/04
0026-11675	SW - ADA Elevator Upgrade Design	380,277	36,861	417,138	25,446	373,054.85	398,501	Construction	36%	02/17/04
0939-11678	BehS - Concrete/Steel Repairs	430,415	-	430,415	3,800	99.00	3,899	Scope/Program	1%	06/11/04
0105-11842	Annex - Exterior Siding	2,000	120,000	122,000	104,603	0.00	104,603	Complete	86%	11/17/03
0587-11105	ARC, UPGRADE TRANSFORMER AND PANELS	18,000	-	18,000	17,000	0.00	17,000	Complete	94%	11/05/03
0084-11640	Biology Building Panel Replacement	23,800	-	23,800	34,284	-	34,284	Construction	96%	12/31/03
0001-11932	Park Building Structural Study & Cornice Repair	370,400	-	370,400	-	63	63	Scope/Program	0%	04/28/04
0091-11935	HPER Bldg: Cooling Tower Replacement	355,140	-	355,140	164,475	-	164,472	Scope/Program	0%	04/28/04
0085-11936	Chemistry Bldg: Chiller Replacement	232,525	-	232,525	155,974	-	155,974	Construction	0%	12/30/03
0061-11937	Energy/Mineral Research Bldg. Chiller Replacem.	161,510	-	161,510	155,974	-	155,974	Construction	0%	12/30/03
8801-11939	Utilities Infrastructure Needs Assessment	323,230	-	323,230	-	-	-	Subst. Complete	0%	09/03/03
Life Safety Projects										
0084-11307	So Bio. Fume Hoods / Energy	597,268	-	597,268	302,131	4,620	306,751	Complete	100%	07/15/03
0061-11308	EMRL Lab Fume Hoods	145,000	-	145,000	127,534	-	127,534	Complete	100%	02/21/03
0064-11306	MEB Fire Detection/Suppression System	277,320	-	277,320	277,320	-	277,320	Complete	100%	02/24/03
0006-11309	Stewart Fire Detection/Suppression System	233,369	-	233,369	189,621	-	189,621	Complete	100%	04/14/03
0083-11310	N Physics Fire Detection/Suppression	406,964	-	406,964	422,912	876	423,788	Complete	100%	05/13/03
0010-11311	SPhysics Fire Detection/Suppression	180,235	-	180,235	200,588	1,193	201,781	Complete	100%	05/13/03
0005-11671	UMNH Fire System Upgrade	705,370	-	705,370	14,794	0	14,794	Documents	2%	03/15/04
0521-11673	SOM Fume Hood Upgrade Ph 1	1,629,882	-	1,629,882	105,485	997,949	1,103,434	Construction	7%	04/26/04
0091-11674	HPER Complex Fire Detection & Supp	884,295	-	884,295	587,343	-	587,343	Construction	10%	04/09/04
0301-11838	Pub. Safety - Install Fire Alarm System	28,000	-	28,000	24,387	0	24,387	Complete	87%	07/01/03
8807-11716	FIRE ALARM TRANSMISSION CAMPUS WIDE	320,000	-	320,000	271,876	44	271,920	Construction	81%	02/15/04
0007-11933	Life Science Bldg: Fire Detection & Suppression	337,712	-	337,712	6,794	222,850	229,644	Pre-Construction	8%	11/21/03
0372-11934	Kennecott Bldg: Fire Detection & Suppression U	349,510	-	349,510	7,935	25,364	33,299	Pre-Construction	7%	11/27/03
0588-11938	Nursing Building Fire Suppression System	548,307	-	548,307	5,984	5,984	5,984	Scope/Program	0%	01/09/04
Total Projects		15,129,825	387,152	15,516,977	8,122,005	1,907,463	10,029,527			
Total Uncommitted Budget		712	-	-	-	-	-			

**University Of Utah
Report Of Contingency Reserve Fund
For the Period of August 16, 2003 to November 17, 2003**

DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% COMPLETE
<u>BEGINNING BALANCE</u>	1,005,662.30				
<u>INCREASES TO CONTINGENCY RESERVE FUND</u>					
<u>DECREASES TO CONTINGENCY RESERVE FUND</u>					
<u>NEW CONSTRUCTION</u>					
<u>REMODELING</u>					
8840-10980 Business Loop Road and Other Parking	-44,859.28	-44,859.28	-2.21%	Construction	85%
8840-10980 Business Loop Road and Other Parking	-58,089.95	-102,949.23	-5.08%	Construction	85%
<u>PLANNING / OTHER</u>					
<u>ENDING BALANCE</u>	902,713.07				

01-00341-7000-05107

**University Of Utah
Contingency Reserve Fund**

Project No.	Description	Contingency Budget Percentage	LAST QUARTERLY REPORT AUGUST 03		CURRENT QUARTERLY REPORT NOVEMBER 17		Current Project Status
			Transfers From Contingency	% Of Construction Budget	Transfers From Contingency	% Of Construction Budget	
8840-10980	Business Loop Road and Other Parking				44,859.28	2.21%	Construction
Total Transfers			0		44,859		

**University Of Utah
 Report Of Project Reserve Fund Activity
 For the Period of October 17, 2003 to November 17, 2003**

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRAN	% OF CONSTR. BUDGET
	BEGINNING BALANCE	\$130,332.70		
	INCREASES TO PROJECT RESERVE FUND:			
0026-11675	DECREASES TO PROJECT RESERVE FUND: CSW - ADA Elevator & Restroom Upgrade	(\$36,861.00)	Bids were higher than expected	10.43%

CURRENT BALANCE OF PROJECT RESERVE: \$93,471.70

University of Utah

Construction Contract Status Report

November 14, 2003

Project Name - Listed by Most Days Over Time	Vendor	Current Contract Amount	Current Contract Days	Days Left	% Paid	Substantial Completion Date
Closed Contracts						
0064-11503	MEB, Governors Eng. Initiative Renovation, Phase I	431,933	75	5	95.0%	12/05/02
0064-11505	MEB Renovation, Phase III	570,553	180	-10	100.0%	02/27/03
0529-10759	University Hospital Expansion	19,589,587	806	92	96.0%	03/20/03
0010-11311	So. Physics, Fire Detection/Suppression Upgrades	179,556	215	-30	100.0%	03/15/03
8531-11427	RBG&A - Relocate Greenhouse	420,222	270	-120	100.0%	05/14/03
0525-11325	University Hospital Exp.- Operating Room Rmdl	3,215,717	150	0	100.0%	07/18/03
0084-11307	Biology Bldg, Exhaust System Modification	243,801	120	-7	100.0%	07/10/03
8841-11337	Golf Course Realignment for TRAX	252,331	120	-202	100.0%	09/24/03
0585-11012	RB Lab, Convert to Zebra Fish Facility	\$217,041	120	7	100.0%	07/23/03

Open Contracts

0556-10970	Huntsman Cancer Institute, Phase II	67,999,423	990	202	86.0%	
0588-11498	Nursing Bldg, 5th Floor Remodel	632,473	75	-20	95.0%	
0565-9585	Emma Eccles Jones Medical Sciences Bldg	67,900	120	-60	71.0%	
8840-10980	Road and Parking Lot Renovations	\$1,945,234	112	-93	88.0%	

New Contracts

053-11707	Union, Lobby Restroom Remodel	\$118,808	81	12	95.0%	
8804-11610	Fort Douglas Infrastructure Improvements	\$760,669	101	-28	52.0%	
0103-11171	East Ballfield, Restrooms & Concessions	434,595	90	-17	32.0%	

Comments

8841-11337 * Delayed for TRAX coordination and weather

Utah State UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR ADMINISTRATIVE SERVICES
1445 Old Main Hill
Logan UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

12 November 2003

Shannon Lofgreen
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Shannon:

SUBJECT: December 2003 Building Board Agenda Item - Delegation/Administration Report

Enclosed is Utah State University's delegation report for the period 15 October - 12 November 2003. We feel the report accurately reflects progress on the delegated projects. Please include this material as part of the agenda for the 3 December 2003 meeting of the Building Board. USU officials will be in attendance at the meeting to answer any questions the Board may have about the report.

Please contact my office if you have any questions.

Sincerely,



Fred R. Hunsaker
Vice President for
Administrative Services

FRH/jm

c: Darrell E. Hart
Stanley G. Kane
Brent Windley



Office of the Vice President for Administrative Services
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 10/15/03 to 11/12/03

Contract Name	Firm Name	Budget	Fee Amount	Comments
1 North Shuttle Bus Turnaround (Paving)	Cache Landmark Engineering	\$8,500.00	\$5,850.00	Design
Total		\$8,500.00	\$5,850.00	



Office of the Vice President for Administrative Services
 1445 Old Main Hill
 Logan, UT 84322-1445

Construction Contracts Awarded From 10/15/03 to 11/12/03

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Nutrition & Food Science Fire Alarm Upgrade	Tec Electric	Spectrum Engineers Design	\$129,000.00	\$102,162.00	\$26,838 reallocated to CPD Fire Alarm Upgrade
2 Water Lab Fire Alarm Upgrade	Tec Electric	Spectrum Engineers	\$170,000.00	\$86,266.00	\$83,734 reallocated to CPD Fire Alarm Upgrade
3 Fine Arts Visual Fire Alarm/Generator Upgrade	Tec Electric	Spectrum Engineers	\$136,687.00	\$81,418.00	\$55,269 reallocated to CPD Fire Alarm Upgrade
4 High Voltage Distribution Line (2001 Utility Upgrade)	Tec Electric	USU Facilities Planning and Design	\$64,585.00	\$61,434.00	Duct bank portion of project
5 High Voltage Distribution Line (2001 Utility Upgrade)	Cache Valley Electric	USU Facilities Planning and Design	\$47,850.00	\$46,298.00	Conduits installation portion of project
MATERIALS					
6 Campus Fiber Optic Enhancements	Anixter	USU Facilities Planning and Design		\$462,247.83	Miscellaneous materials
7 High Voltage Distribution Line (2001 Utility Upgrade)	Amcor White	USU Facilities Planning and Design		\$14,550.00	Precast communications vaults
Total			\$548,122.00	\$854,375.83	

Report of Contingency Reserve Fund
From 10/15/03 to 11/12/03

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$620,637.71				
INCREASES TO CONTINGENCY RESERVE FUND					
Fume Hoods Biotechnology Building (Close project)	15,100.00	15,100.00	4.60%	Complete	100%
Fire Lane Access Routes (Close project)	2,848.00	(1,616.03)	0.72%	Complete	100%
DECREASES TO CONTINGENCY RESERVE FUND					
None					
ENDING BALANCE	\$638,585.71				

Contingency Fund Cumulative Transfers Quarterly Report (As of 11/12/03)

Description	% of Const. Budget to Contingency Fund	08/13/03		11/12/03		Project Status
		Transfers To (From) Contingency	% To Construction Budget	Transfers To (From) Contingency	% To Construction Budget	
Water Lab Chiller Replacement	8.00%	(\$12,424.33)	18.17%	(\$12,424.33)	18.17%	Complete
Water Lab Make-up Air Unit	7.97%	(\$7,139.68)	9.82%	(\$7,967.74)	10.96%	Complete
Veterinary Science Electrical/Mechanical Upgrade	8.00%	(\$3,534.00)	1.41%	(\$16,665.88)	6.67%	Substantial Completion
Caine Dairy Improvements	8.00%	(\$5,654.02)	6.04%	(\$5,654.02)	6.04%	Partial Completion
Communicative Disorders Building Renovation	5.43%	(\$65,607.20)	5.15%	(\$65,607.20)	5.15%	Complete
Guard Rails/Hand Rails	9.50%	(\$4,962.00)	2.47%	(\$4,962.00)	2.47%	Construction
Fire Lane Access Routes	9.50%	(\$4,464.03)	2.00%	(\$1,616.13)	0.72%	Complete
Water Tank Retrofit/Stabilize Reservoir	4.09%	(\$437.50)	0.29%	(\$437.50)	0.29%	Partial Completion
First Dam Repairs Phase III (State funded portion only)	8.55%	\$0.00	0.00%	\$0.00	0.00%	Substantial Completion
Fume Hoods Biology/Natural Resources	8.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion/Design
Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	8.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion/Construction
Campus Air Conditioning Phase II	8.00%	\$0.00	0.00%	\$0.00	0.00%	Substantial Completion
Fine Arts Visual Fire Alarm/Generator Upgrade	9.05%	\$0.00	0.00%	\$0.00	0.00%	Construction
Campus Safety Lighting	9.05%	\$0.00	0.00%	\$0.00	0.00%	Pending
Electrical Cabling from North Sub-Station	7.65%	\$0.00	0.00%	\$0.00	0.00%	Pending
Campus Fiber Optic Enhancements	3.64%	\$0.00	0.00%	\$0.00	0.00%	Construction
Water Lab Fire Alarm Upgrade	7.65%	\$0.00	0.00%	\$0.00	0.00%	Construction
Steam System Supply (HPER/Museum of Art)	5.32%	\$0.00	0.00%	\$0.00	0.00%	Construction
Technical Support Services Renovation	8.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Tunnel Extension - Edith Bowen Area	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
Central Plant Chiller Addition (Natural Res. & Spectrum)	9.00%	\$0.00	0.00%	\$0.00	0.00%	Construction
Buried Natural Gas Pipe Replacement	9.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Old Heat Plant Tank Removal	8.00%	\$0.00	0.00%	\$0.00	0.00%	Substantial Completion
Steam/Condensate Pipe Replacement	9.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Nutrition & Food Science Fire Alarm Upgrade	8.00%	\$0.00	0.00%	\$0.00	0.00%	Construction
Lundberg Fire Escape	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
New Well	9.00%	\$0.00	0.00%	\$0.00	0.00%	Study
Veterinary Science Fire Pumps/Generator	9.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
CPD Fire Alarm Upgrade	10.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Fine Arts Visual Chiller Replacement	8.00%	\$78.00	0.20%	\$0.00	0.00%	Complete
Fume Hoods Biotechnology Building	8.00%	\$15,100.00	4.60%	\$0.00	0.00%	Complete



Office of the Vice President for Administrative Services
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Project Reserve Fund Activity From 10/15/03 to 11/12/03

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$135,562.17		
INCREASES TO PROJECT RESERVE FUND Fume Hoods Biotechnology Building	10,055.60	Close project	3.06%
DECREASES TO PROJECT RESERVE FUND None			
ENDING BALANCE	\$145,617.77		



Office of the Vice President for Administrative Services
1445 Old Main Hill
Logan, UT 84322-1445

Summary of the Statewide Accounts Quarterly Report (As of 11/12/03)

DFCM Number	Project	Key	DFCM Statewide Funds	USU/ Other Funds	Total Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
LIFE SAFETY									
99115770	Ag Science Elevator/Communications	A	111,127		111,127	0	0	0	Pending
PAVING									
02086770	Motor Pool South/Public Safety	C	280,635	38,041	318,676	293,215	22,727	315,942	Construction
02238770	Slurry Seal at Various Lots	C	46,000		46,000	0	0	0	Pending
03117770	North Shuttle Bus Turnaround	D	95,000		95,000	0	5,850	5,850	Design
03118770	A-2 Lot Parking Overlay	D	60,000		60,000	0	0	0	Pending
	Miscellaneous Paving		45,013		45,013	45,013	0	45,013	Substantial Completion
ROOFING									
02126770	Spectrum	C	80,000	80,000	160,000	107,465	0	107,465	Substantial Completion
	Miscellaneous Roofing		66,666		66,666	23,127	0	23,127	Pending
ENERGY & WATER CONSERVATION									
01214770	Classroom/Office Sensors	B	100,000		100,000	89,278	503	89,781	In-house Installation
01215770	UWRL Lighting/Occupancy	B	112,000		112,000	80,266	0	80,266	In-house Installation
02239770	Nutrition & Food Science Chiller Replacement	C	300,000		300,000	230,800	(8,614)	222,186	Equipment Installation
02240770	Insulate Condensate Lines	C	200,000		200,000	0	0	0	Pending
TOTALS			\$1,496,441	\$118,041	\$1,614,482	\$869,164	\$20,466	\$889,630	

Key:

- A - Projects Funded from Prior Years
- B - Projects from 2001-02 Priority List
- C - Projects from 2002-03 Priority List
- D - Projects from 2003-04 Priority List

Construction Contract Status Report Quarterly Report (As of 11/12/03)

Manager	Project Number	Contract Name	Vendor	Current Contract Amount	Current Contract Days	Days Left	Perc Paid	Sub Comp
CLOSED CONTRACTS								
Kane	8-80429	Housing Fire and Life Safety Improvements (Fire Alarms)	State Fire Sales & Service	\$759,435	487	0	100.0%	09/30/03
Whitaker	8-81103	Water Lab Make-up Air Unit	Bailey Construction Company	\$87,154	118	2	100.0%	09/05/03
Kane	8-81099	Steam System Supply/HPER and Museum of Art (Construction management)	Spindler Construction	\$50,483	n/a	n/a	100.0%	
Mortensen	8-81104	Nutrition & Food Science Chiller Replacement (Construction management)	Spindler Construction	\$96,578	n/a	n/a	100.0%	
OPEN CONTRACTS								
Kane	8-80429	Housing Fire and Life Safety Improvements (Sprinkler Systems)	SimplexGrinnell	\$695,359	487	-43	97.6%	
Whitaker	8-81096	Lab Animal Research Center Addition	Bailey Construction Company	\$264,442	115	-16	84.3%	10/07/03
Whitaker	8-81100	Veterinary Science Electrical/Mechanical Upgrade	Bailey Construction Company	\$294,114	136	-10	90.6%	09/09/03
Mortensen	8-81083	Campus Air Conditioning Phase II	Raymond Construction	\$286,630	90	-4	93.9%	10/23/03
Guth	8-80338	Bookstore Renovation/North and South (Revised start date for South Bookstore)	Raymond Construction	\$1,585,634	80	1	99.5%	08/02/03
Holt	8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Bailey Construction Company	\$73,313	90	13	0.0%	
Mortensen	8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Jacobsen Construction Company	\$77,574	120	27	95.4%	
Huppi	8-81114	Motor Pool South/Pubic Saftey (Paving)	LeGrand Johnson Construction	\$302,557	292	201	92.4%	
Kane	8-81090	Cogeneration/Chilled Water	Jacobsen Construction Company	\$13,498,615	561	233	75.3%	
Whitaker	8-81105	Water Lab Fire Damage Repairs	Bailey Construction Company	\$182,949	n/a	n/a	100.0%	(Not done)
Fitch	8-81065	Guard Rails/Hand Rails (Construction management)	Spindler Construction	\$194,795	n/a	n/a	91.4%	
NEW CONTRACTS								
Holt	8-81132	High Voltage Distribution Line (2001 Utility Package)	Tec Electric	\$61,434	8	-19	0.0%	
Holt	8-80527	Campus Fiber Optic Enhancements	Cache Valley Electric	\$20,088	30	-14	0.0%	
Holt	8-81132	High Voltage Distribution Line (2001 Utility Package)	Cache Valley Electric	\$46,298	30	3	0.0%	
Holt	8-80527	Campus Fiber Optic Enhancements	Tec Electric	\$26,658	30	10	0.0%	
Whitaker	8-81138	Nutrition & Food Science Fire Alarm Upgrade	Tec Electric	\$102,162	90	80	0.0%	
Whitaker	8-81136	Water Lab Fire Alarm Upgrade	Tec Electric	\$82,266	90	80	0.0%	
Whitaker	8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Tec Electric	\$81,418	90	80	0.0%	

Current Delegated Projects List

11/12/03

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
8-81123	First Dam Repairs Phase III	Substantial Completion	\$3,822,657 *
8-81041	Utah House 2000/Utah Botanical Center	Complete	574,917
8-81046	Communicative Disorders Building Renovation	Complete	1,546,075
8-81118	Fire Lane Access Routes	Complete	250,180
8-81065	Guard Rails/Hand Rails	Construction	250,000
8-80336	Utah Botanical Center Pavilion/Restroom	Substantial Completion	270,022
8-81077	Caine Dairy Improvements	Partial Completion	235,004
8-81081	Fume Hoods Biology/Natural Resources	Partial Completion/Design	905,000
8-81132	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion/Construction	990,000
8-81083	Campus Air Conditioning Phase II	Substantial Completion	500,000
8-81080	Fume Hoods Biotechnology Building	Complete	418,956
8-80338	Bookstore Renovation (North and South)	Substantial Completion	1,956,929
8-81079	Taggart Student Center SW Main Floor Renovation	Complete	769,946
8-81257	Spectrum Scoreboard	Complete	1,380,024
8-80409	Housing Fire and Life Safety Improvements	Partial Completion/Construction	2,500,000 *
8-81062	Biology/Natural Resources Master Plan	Complete	311,477
8-80430	Master Planning (Housing/Arts)	Master Plan	582,114
8-81099	Steam System Supply (HPER/Museum of Art)	Construction	340,000
8-81100	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	382,001
8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Construction	194,731
	Campus Safety Lighting	Pending	50,000
	Electrical Cabling from North Sub-Station	Pending	200,000
8-81103	Water Lab Make-up Air Unit	Complete	93,654
8-80527	Campus Fiber Optic Enhancements	Construction	750,000
8-81133	Water Tank Retrofit/Stabilize Reservoir	Partial Completion	183,000
8-81097	Fine Arts Visual Chiller Replacement	Complete	89,390
8-81136	Water Lab Fire Alarm Upgrade	Construction	116,266
8-81102	Water Lab Chiller Replacement	Complete	105,316
8-81090	Cogeneration/Chilled Water	Construction	14,709,960 *
8-81101	Athletic Locker Room/Office Facility	Design	1,374,970
8-81096	Lab Animal Research Center Addition	Substantial Completion	296,161
8-81105	Water Lab Fire Damage Repairs	Construction	233,172

8-81140	Technical Support Services Renovation	Pending	400,000
8-81107	Tunnel Extension - Edith Bowen Area	Design	1,000,000
	Central Plant Chiller Addition (Natural Resources & Spectrum)	Construction	750,000
	Buried Natural Gas Pipe Replacement	Pending	100,000
8-80611	Old Heat Plant Tank Removal	Substantial Completion	50,000
	Steam/Condensate Pipe Replacement	Pending	250,000
8-81138	Nutrition & Food Science Fire Alarm Upgrade	Construction	123,162
8-81137	Lundberg Fire Escape	Design	50,000
8-81139	New Well	Study	350,000
	Veterinary Science Fire Pumps/Generator	Pending	350,000
8-80530	Inside Wiring Phase I	Design	1,150,000
	CPD Fire Alarm Upgrade (NEW PROJECT)	Pending	165,841
LIFE SAFETY (STATEWIDE)			
8-81058	Ag Science Elevator/Communications	Pending	111,127
PAVING (STATEWIDE)			
8-81114	Motor Pool South/Public Safety	Construction	318,676
8-81114	Slurry Seal at Various Lots	Pending	46,000
8-81114	North Shuttle Bus Turnaround	Design	95,000
8-81114	A-2 Lot Parking Overlay	Pending	60,000
8-81114	Miscellaneous Paving	Substantial Completion	45,013
ROOFING (STATEWIDE)			
8-81008	Spectrum	Substantial Completion	160,000
8-81008	Miscellaneous Roofing	Pending	66,666
ENERGY & WATER CONSERVATION (STATEWIDE)			
8-81084	Classroom/Office Sensors	In-house Installation	100,000
8-81088	UWRL Lighting/Occupancy	In-house Installation	112,000
8-81104	Nutrition & Food Science Chiller Replacement	Equipment Installation	300,000
	Insulate Condensate Lines	Pending	200,000
TOTAL (56)			<u>\$42,735,407</u>

* Project management delegated to USU.



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Administrative Reports for DFCM**

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

Lease Report (Page 1)

No significant Items.

Architect/Engineering Agreements Awarded, 21 Agreements Issued (Pages 2 - 3)

No significant Items.

Construction Contracts Awarded, 61 Contracts Issued (Pages 4 - 5)

Item 3, New West Jordan Courts Facility

This is a CMGC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by change order.

Item 6, Fairpark Emergency storm drain improvements

This contract was a direct award on an emergency basis, to stop heavy runoff from entering several buildings at the Fairpark.

Item 14, Brigham City Education Center storm drain improvements

This was handled as an invitational bid selection, however all bids were over the maximum allowed for this bidding process. Director Stepan waived the advertising, bond, and the maximum amount requirements, due to time constraints.

Report of Contingency Reserve Fund (Pages 6 - 7)

Increases

These increases complete the transfer to Contingency Reserve, of the amount that was budgeted for contingency on FY'04 funded projects.

Other Funding Increases

Decreases, New Construction

UVSC Wasatch Campus First Building

This covers change order #7 for two scope change items. One for pumping and rental of the storage tanks for temporary accommodation of the incomplete Wasatch County lift station, and the other completes the entry island at the DOT required intersection.

Decreases, Remodeling

Snow Business Building Renovation

This covers change order #4 for an unknown condition, for additional steam line replacement at the former gymnasium site.

Ogden/Weber ATC Various Buildings HVAC Upgrades

This is for change orders #2 and #3, for unforeseen conditions, including replacement of all the steam branch lines from the main steam line to each radiator, and to remove and pour a new concrete threshold. It also covers an error in determining the existing available electrical loads for the new chillers. This required additional breakers, conduit, and wire.

State Hospital Slate Canyon Water Pipeline

This is for modification #3 to Nolte Associates, for additional services on a feasibility study and to complete concept and scoping documents for submission to the Forest Service.

Dixie Instructional Building ADA & Fire Code Upgrade

This is for change order #3, for unknown conditions to change to concealed sprinkler heads, and panic hardware and mullions for eight existing fire rated doors. It also covered a change required by the Fire Marshall for four additional pull stations at exit doors in the corridor and kitchen.

Report of Project Reserve Fund Activity (Page 8)

These items reflect savings on projects that were transferred to Project Reserve per statute. The transfer of \$319,825.21 from the UVSC Information Science Building, is made up of the commissioning budget, that was not used, and also the balance of funds in the inspection and testing budgets.

Decreases

DOT Maintenance Station #224 Magna, New Water Line

Funds to award construction contract over budget, due to additional requirements from Magna Water District, and low bidder dropping out.

DOT Echo Maintenance Station Addition

Funds to award construction contract over budget.

Statewide Planning Fund (Page 9)

No changes.

Emergency Fund Report (Page 10)

The decrease for the Fairpark was for emergency storm drainage work to keep heavy runoff from entering various buildings.

Reports on Statewide Funds (Pages 11 – 17)

No significant changes, other than we no longer have a life safety report, due to the past projects being closed and the unallocated life safety funds were reallocated in a prior Board meeting. Life Safety projects are now funded as regular improvement projects, not in a separate category.

Quarterly Contingency Fund Report (Pages 18 - 22)

The projects that reflect above average draws from the contingency fund have been reviewed previously with the Board as the larger draws occurred.

Other Information

As discussed in earlier Building Board meetings, DFCM will be demolishing the Science and Old Main Buildings on the College of Eastern Utah Campus.

FKS:DDW:sll

FKS:DDW:sll

Attachment

DFCM

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

LEASE REPORT

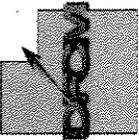
From 10/15/2003 to 11/13/03

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
1.	Environmental Quality Air Quality Salt Lake City	Net	Storage	M to M		400		\$ 2.67	New lease for additional storage space.

NEW LEASES

AMENDMENTS

1.	Corrections, Adult Probation & Parole Brigham City	Net	Office	2 Mos.	2,471	2,629	\$13.80	\$15.21	Renewal, increase to market and program growth.
2.	Corrections, Adult Probation & Parole Castle Dale	Full	Office	5 Yrs.	110	291	\$ 9.00	\$11.44	Renewal, increase to market and program growth.
3.	National Guard Recruitment, Layton	Full	Office	1 Yr.	1,753	1,753	\$13.45	\$14.00	Renewal, increase to market.
4.	Workforce Services Kanab	Full	Office	5 Yrs.	4,887	4,887	\$15.00	\$15.30	Renewal, increase to market.
5.	Workforce Services Vernal	Full	Office	3 Yrs.	1,354	1,354	\$ 7.00	\$ 7.00	Renewal, no change



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

Professional Contracts Awarded From 10/17/2003 To 11/14/2003

Design

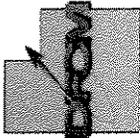
<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 CEU	CENTRAL TUNNEL REPLACEMENT	INTERMOUNTAIN CONSUMER PROF ENGRS	DESIGN	\$80,670.00	\$79,620.00
2 CORR-OTHR	CORRECTIONS FRED HOUSE ACDMY FIRE PUMP RPLCMNT DESIGN	INTERMOUNTAIN CONSUMER PROF ENGRS	DESIGN	\$24,500.00	\$24,500.00
3 DIXIE	MAIN PARKING LOT PAVING REPAIRS	ALPHA ENGINEERING COMPANY	DESIGN	\$17,000.00	\$15,664.00
4 NG	NATL GUARD CAMP WILLIAMS-STORM DRAINAGE DESIGN	CIVIL SCIENCE INC	DESIGN	\$30,069.00	\$30,069.00
5 PARKS	LITTLE DEER CREEK IRRIGATION PIPELINE	J U B ENGINEERS INC	DESIGN	\$15,393.00	\$15,393.00
6 SLCC	SLCC REDWOOD RD CAMPUS VARIOUS IMPROVEMENTS DESIGN	GOULD EVANS ASSOCIATES LC	DESIGN	\$15,500.00	\$15,390.00
7 SNOW	ACTIVITIES CEDNTR ADDITION AND REMODEL	GOULD EVANS ASSOCIATES LC	DESIGN	\$120,000.00	\$119,080.00

Programming/Master Planning

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
8 NG	FORT DOUGLAS MILITARY MUSEUM PROG VERIF & SCHEMATIC DESIGN	COOPER ROBERTS SIMONSEN ARCHITECTS	PROGRAMMI NG	\$70,000.00	\$70,000.00
9 USU	PROGRAMMING SERVICES - STADIUM TEAM BUILDING	BAUER GROUP ARCHITECTS LTD	PROGRAMMI NG	\$47,000.00	\$47,205.00
10 UU	PROG SERVICES-JOHN E & MARVA M WARNOCK ENGINEERING BLDG	AJC ARCHITECTS	PROGRAMMI NG	\$220,000.00	\$217,840.00
11 WSU	MICRO MASTER PLAN - BELL TOWER AREA	GOULD EVANS ASSOCIATES LC	PRG/MSTR PLAN	\$45,000.00	\$42,471.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
---------------	----------------------	-------------	-------------	---------------	---------------------



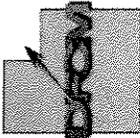
Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 10/17/2003 To 11/14/2003

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
12 DIXIE	COMMISSIONING SERVICES-ECCLES FINE ARTS CTR AND GRAFF BLDG RENOV	TOTAL BUILDING COMMISSIONING INC	UNCLASS CONSULT	\$139,281.00	\$109,769.00
13 PARKS	CORAL PINK SAND DUNES ST PK VISITORS CTR TESTING/INSPECTION	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP/OBSER V SER	\$20,000.00	\$19,672.40
14 USU	GEOTECHNICAL INVESTIGATION-STUDENT HOUSING & WEST PARKING STRUCTURE	CA CARTWRIGHT & ASSOCIATES	GEOTECHNI CAL	\$8,000.00	\$7,935.00
15 UU	U OF U NEW NATURAL HISTORY MUSEUM - GEOTECHNICAL SURVEY	TERRACON INC	GEOTECHNI CAL	\$7,000.00	\$6,950.00
16 WSU	FEASIBILITY STUDY - SHEPARD STUDENT UNION CTR RENOVATION	MHTN ARCHITECTS INC	STUDY	\$50,000.00	\$41,350.00

End of Report



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

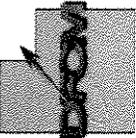
Construction Contracts Awarded From 10/17/2003 To 11/14/2003

Construction

Agency	Contract Name	Firm	Type	Budget	Contract Amt
1 ABC	ABC SALT LAKE STORE #25 PAVING IMPROVEMENTS	STAKER & PARSON COMPANIES	CONST SITE IMP	\$54,250.00	\$35,150.00
2 BATC	ROOFING AND MECHANICAL IMPROVEMENTS	ISLAND HEIGHTS CONSTRUCTION	CONST REMODEL	\$379,506.00	\$365,763.00
3 COURTS	NEW WEST JORDAN COURTS FACILITY	OKLAND CONSTRUCTION COMPANY, INC.	CONST NEW SPACE	\$14,656,340.00	\$108,100.00
4 DATC	HVAC CONVERSION AND WATER SYSTEM REPLACEMENT	RALPH TYE & SONS INC	CONST REMODEL	\$145,809.00	\$147,933.00
5 DISTRICT	FARMINGTON COURTS HOLDING CELL SECURITY IMPROVEMENTS	WASATCH CONTROL SYSTEMS LLC	CONST REMODEL	\$7,575.00	\$7,575.00
6 FAIR	FAIRPARK EMERGENCY STORM DRAINAGE IMPROVEMENTS	ASCENT CONSTRUCTION INC	CONST SITE IMP	\$33,000.00	\$32,649.19
7 JV COURT	CHILLER & COOLING TOWER REPL-WEBER CO-OGD SECOND DIST JUV COURT	U S MECHANICAL LLC	CONST REMODEL	\$229,945.00	\$229,945.00
8 NG	DRAPER ARMORY ROOFING IMPROVEMENTS PHASE 3	CAPITOL ROOFING SERVICE	CONST REMODEL	\$500,000.00	\$448,542.00
9 NG	DRAPER HEADQUARTERS GUARD STATION	CHAD HUSBAND CONSTRUCTION INC	CONST NEW SPACE	\$301,000.00	\$300,126.00
10 NG	10 TON CRANE INSTALLATION AT UTES BLDG - CAMP WMS	HOJ ENGINEERING & SALES COMPAN	CONST REMODEL	\$66,000.00	\$65,036.00
11 NG	DRAPER NATL GUARD COMPLEX CSMS EVAPORATIVE COOLERS	MECHANICAL SERVICE & SYSTEMS I	CONST REMODEL	\$36,000.00	\$35,700.00

Design/Build

Agency	Contract Name	Firm	Type	Budget	Contract Amt
12 PARKS	BEAR LAKE MARINA RENOVATION	STAKER & PARSON COMPANIES	DESIGN/BUILD	\$825,000.00	\$825,000.00



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

Construction Contracts Awarded From 10/17/2003 To 11/14/2003

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
13 COURTS	FARMINGTON COURTS PARKING LOT EXPANSION	CONSOLIDATED PAVING & CONCRETE	PAVING	\$55,875.00	\$33,992.00
14 DFCM	BRIG CITY ED CTR PARKING LOT STORM DRAIN IMPROVEMENTS	CONSOLIDATED PAVING & CONCRETE	PAVING	\$53,000.00	\$52,000.00
15 DFCM	CENTRAL ENERGY PLANT CHILLER	USU ACCOUNTING OFFICE	HAZ MAT - CONST	\$128,000.00	\$128,000.00
16 FAIR	FAIRPARK CATTLE BLDG #10 REROOF	AMCO AMERICAN ROOFING CO	ROOFING	\$20,000.00	\$20,000.00
17 FAIR	FAIRPARK CATTLE BLDG #9 REROOF	WESTERN CONTRACTORS INC	ROOFING	\$20,000.00	\$19,550.00
18 PARKS	BUFFALO AORRAL ACCESS ROAD PAVING - ANTELOPE ISLAND ST PK	STAKER & PARSON COMPANIES	PAVING	\$65,875.00	\$59,465.60
19 UBATC	TRUCK DRIVER TRAINING AREA PAVING IMPROVEMENTS	BURDICK PAVING	PAVING	\$103,800.00	\$103,764.00
20 WILDLIFE	DWR NERO GAME FARM PAVING IMPROVEMENTS	BURDICK PAVING	PAVING	\$48,425.00	\$34,000.00

End of Report



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3257

Dec-03

REPORT OF CONTINGENCY RESERVE FUND

		PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
		BEGINNING BALANCE	6,695,969.42	95,153.94				
		INCREASES TO CONTINGENCY RESERVE FUND						
		FUNDING						
03217	CEU	Central Tunnel Replacement	75,250.00	-	0	0.00%	Construction	0%
03151	Parks & Rec	Great Salt Lake St Park Marina Harbor Renovation	57,314.00	-	0	0.00%	Construction	2%
03022	Fairpark	Deseret Bldg Replacement	49,844.95	-	35,678	3.03%	Construction	52%
03089	SLCC	South City Campus Landscaping	49,586.00	-	0	0.00%	Construction	0%
03173	UVSC	Domestic HVAC Hot Water Pipe/Valve Replacement	49,509.00	-	0	0.00%	Construction	0%
03127	Dixie College	100 S Roadway Crossing Improvement	34,760.00	-	0	0.00%	Construction	0%
02149	WSU	Lampros Hall Renovation	34,688.00	-	0	0.00%	Construction	12%
03012	Agriculture	Spry Bldg Mech Upgrades	34,172.00	-	0	0.00%	Construction	0%
03241	Corrections	CUCF ISES "Priority Ones"	28,016.00	-	0	0.00%	Construction	0%
03242	Corrections	AP&P ISES "Priority Ones"	28,016.00	-	0	0.00%	Construction	0%
03228	Courts	Ogden Juvenile Cooling Tower Replacement	25,057.00	-	0	0.00%	Construction	0%
03219	SLCC	South City Campus Bleachers Upgrade	20,984.00	-	0	0.00%	Construction	0%
03080	UDOT	Monticello Maint Station Add Truck Wash Rack	20,314.00	-	0	0.00%	Construction	0%
03240	Corrections	Draper Waste Grinder/Extruder	19,000.00	-	0	0.00%	Design	0%
03182	SLCC	Redwood Campus Pedestrian Bridge	17,558.00	-	0	0.00%	Construction	0%
03192	DFCM	Provo Regional Parking Terrace Repairs	16,958.00	-	0	0.00%	Construction	0%
03193	Courts	Matheson Security System Replacement	15,000.00	-	0	0.00%	Construction	0%
03191	Youth Corrections	Wasatch Culinary Water Piping Replacement	14,430.00	-	0	0.00%	Pending	0%
03227	DATC	HVAC Conv/Water Sys Replacement	13,857.00	-	0	0.00%	Construction	0%
03037	DEQ	Bldg #1 HVAC Improvements	13,139.00	-	0	0.00%	Design	0%
03199	SUU	Auditorium Seating Replacement	12,847.00	-	0	0.00%	Construction	28%
03211	DFCM	Ogden Regional Fire Alarm System Upgrade	12,000.00	-	0	0.00%	Construction	0%
03213	SLCC	Redwood Campus Various Improvements	11,204.00	-	0	0.00%	Construction	0%
03179	DWS	Provo Access Elevator Install	11,091.00	-	0	0.00%	Construction	0%
03091	SUU	Centrum Floor Replacement	9,977.00	-	0	0.00%	Construction	49%
02256	UDOT	Eureka Maint Station Addition	9,738.00	-	0	0.00%	Construction	0%
03082	WSU	Wattis Bldg Structural Repairs	9,607.00	-	0	0.00%	Construction	48%
03057	SUU	Multi Purpose Bldg Elevator	9,035.00	-	6,609	2.36%	Construction	28%
03198	UDOT	Maint Station #224 New Water Line	8,957.00	-	0	0.00%	Design	0%
03062	Health	Cannon Bldg Sidewalk Replacement	7,097.00	-	0	0.00%	Construction	0%
03170	Corrections	Draper Showers Tile Replacement PH II	6,852.00	-	0	0.00%	Construction	27%
03090	DWS	So. County Ctr Chiller Replacement	6,341.00	-	0	0.00%	Construction	47%
03071	DWS	Metro Backup Generator Install	6,297.00	-	0	0.00%	Construction	0%
03064	UDOT	Rampton Boiler Flue Replacement	6,253.00	-	0	0.00%	Construction	0%
03190	Human Services	Admin Bldg Culinary Water Piping Replacement	6,201.00	-	0	0.00%	Construction	0%
03060	ABC	Store #5 Replace Floor Tile	5,399.00	-	0	0.00%	Construction	21%
03216	UNG	Mt Pleasant Armory Boiler Replacement	4,404.00	-	0	0.00%	Construction	11%
03249	Health	Med Exam Bldg Flooring Replacement	4,335.00	-	0	0.00%	Construction	0%
03058	ABC	Store #34 Exterior Stucco Upgrade	4,087.00	-	0	0.00%	Construction	0%
03093	DFCM	Provo Regional Fire Rated Doors Replacement	3,656.00	-	0	0.00%	Construction	0%
03063	Education	Upgrade ADA Ramp	3,453.00	-	0	0.00%	Construction	0%
03069	DWS	Ogden Lever Actuated Door Install	2,917.00	-	0	0.00%	Construction	0%
03070	DWS	So. County Lever Actuated Door Install	2,912.00	-	0	0.00%	Construction	0%

DFCM

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

Dec-03

REPORT OF CONTINGENCY RESERVE FUND

		GENERAL STATE FUNDS CURRENT TRANSFERS		TRANSPORTATION FUNDS CURRENT TRANSFERS		TOTAL TRANSFERS FROM CONTINGENCY		% TO CONSTR. BUDGET		PROJECT STATUS		% Complete
		0.00										
03065	UDOT	2,815.00	-	-	-	0	0.00%	Construction	0%			0%
03066	UDOT	2,439.00	-	-	-	0	0.00%	Construction	0%			0%
03023	Corrections	2,354.00	-	-	-	0	0.00%	Closed	100%			100%
03254	UNG	2,098.00	-	-	-	0	0.00%	Pending	0%			0%
03072	DWS	2,037.00	-	-	-	0	0.00%	Construction	0%			0%
03248	Health	1,734.00	-	-	-	0	0.00%	Construction	0%			0%
03059	ABC	1,345.00	-	-	-	0	0.00%	Construction	35%			35%
03068	DWS	1,293.00	-	-	-	0	0.00%	Construction	0%			0%
03067	DWS	1,016.00	-	-	-	0	0.00%	Construction	0%			0%
03196	DWS	475.00	-	-	-	0	0.00%	Construction	49%			49%
03209	ABC	475.00	-	-	-	0	0.00%	Construction	44%			44%
OTHER INCREASES												
98024	UOU	22,845.06	-	-	-	279,320	3.59%	Complete	100%			100%
DECREASES TO CONTINGENCY RESERVE FUND												
NEW CONSTRUCTION												
00269	UVSC	(19,502.00)	-	-	-	300,452	2.91%	Construction	100%			100%
01274	UDOT	-	-	(3,706.62)	-	28,144	4.82%	Construction	53%			53%
REMODELING												
03003	SUU	(29,444.66)	-	-	-	30,871	1.26%	Construction	64%			64%
03007	Snow College	(21,728.50)	-	-	-	89,069	4.99%	Construction	51%			51%
03002	O/W ATC	(15,835.00)	-	-	-	15,835	2.87%	Construction	38%			38%
00144	State Hosp	(15,322.00)	-	-	-	29,614	1.34%	Construction	10%			10%
02174	Dixie College	(15,258.01)	-	-	-	15,258	1.81%	Construction	32%			32%
01195	Corrections	(10,489.00)	-	-	-	31,572	3.13%	Construction	100%			100%
02204	DWS	(10,104.85)	-	-	-	48,229	3.33%	Construction	54%			54%
01266	O/W ATC	(9,777.00)	-	-	-	33,857	2.21%	Construction	32%			32%
02172	SLCC	(7,266.00)	-	-	-	7,266	1.61%	Construction	27%			27%
01270	Snow College	(5,180.33)	-	-	-	13,386	1.23%	Construction	100%			100%
02263	WSU	(4,745.00)	-	-	-	5,729	0.56%	Construction	48%			48%
02255	Wildlife	(4,593.33)	-	-	-	20,930	2.05%	Construction	69%			69%
02177	DWS	(3,263.45)	-	-	-	3,263	2.79%	Construction	37%			37%
PLANNING/OTHER												
00000	U OF U	(6,200.00)	-	-	-	1,475,123	94.96%	Complete	100%			100%
TOTAL		7,343,293.30		91,447.32								

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

Dec-03

% of
 Constr.

(8,927.00)

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>	<u>2,003,024</u>	<u>58,653</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
UVSC Information Science Building	319,825.21		Balance of Various Project Budgets	1.34%
USU Heating Plant Replacement	69,788.78		Balance of Various Project Budgets	0.20%
AG Spry Bldg Mechanical Upgrade	62,718.03		Balance of Construction Budget	24.12%
BATC Fire Alarm/Security System Improvements	21,144.89		Balance of Design, Insurance & Testing Budgets	7.35%
DWS Midvale HVAC Upgrades	20,655.00		Balance of Various Project Budgets	83.16%
UVSC Gunther Trades Classroom Addition	17,044.70		Balance of Various Project Budgets	1.39%
UDC Draper Showers Resurface	1,278.77		Balance of Inspection & Insurance Budgets	0.48%
DOH Replace Cannon Building Flooring	864.00		To Close Project	2.40%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
UDOT Maintenance Station #224 New Water Line	(15,607.00)		To Award Construction Contract	6.28%
UDOT Echo Maintenance Station Addition		(8,927.00)	To Award Construction Contract	0.72%
TAX Replace Warehouse Coolers	(2,608.12)		To Award Construction Contract	16.25%
DATC HVAC Conv/Water System Replacement	(2,124.00)		To Award Construction Contract	0.72%
UDOT Rampton Chiller For Data Processing Area	(2,037.00)		To Award Construction Contract	1.36%
Ending Balance	<u>2,493,967</u>	<u>49,726</u>		

DFCM

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

STATEWIDE PLANNING FUND

\$350,000

Dec-03

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Southern Utah University	93177730	Shakespeare Expansion and Planning	5,950
Snow College	02273700	Master Plan	25,000
Dixie College/SLCC	03047640	Health Sciences Bldgs Programming	100,000

PLANNING FUND UNENCUMBERED BALANCE

\$219,050

DFCM

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

EMERGENCY FUND REPORT

Dec-03

BEGINNING BALANCE:

\$373,579

INCREASES TO EMERGENCY FUND:

None

DECREASES TO EMERGENCY FUND:

DYC Decker Lake Air Unit Repairs
CUCF Sewage Waste Extruder
FAIRPARK Storm Drainage

(162.00)
(2,500.00)
(32,649.19)

ENDING BALANCE OF EMERGENCY FUND

\$338,268

DFCM

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

STATEWIDE ASBESTOS ABATEMENT PROJECTS Dec-03

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
02044100	DFCM	DOC ACADEMY FIRE PUMP/RANGE ABATEMENT	551,963	38,695	212,889	251,584	Construction
02046310	DFCM	FY03 HAZ MAT EMERGENCY ABATEMENT	288,724	129,584	159,140	288,724	Complete
02047310	DFCM	FY03 HAZ MAT SURVEY/ASSESSMENT	259,538	52,342	207,197	259,538	Complete
02261700	Snow College	SNOW OLD GYM BOILERS DEMO/ASBESTOS ABATEMENT	23,575	21	23,554	23,575	Closed
02291050	Capitol Preserv Board	CAPITOL HILL PLAZA WALKWAY PAVERS ASBESTOS ABATEMENT	155,134	0	80,621	80,621	Construction
03004810	Weber State	WSU EDUC BLDG ASBESTOS ABATEMENT CEILING	327,924	0	327,924	327,924	Closed
03150750	U OF U	UU ASBESTOS ABATEMENT FUNDS	25,000	0	0	0	Pending
03163310	DFCM	FY'04 HAZ MAT SURVEY/ASSESSMENT PROGRAM	693,950	0	75,152	75,152	Surveys
03164310	DFCM	FY'04 HAZ MAT EMERGENCY ABATEMENT FUNDS	338,613	0	43,341	43,341	Construction
03174250	UBATC	UBATC WELDING SHOP VENT SYS IMPROVEMENTS	237,900	0	135,499	135,499	Construction
03175810	Weber State	WSU STEWART LIBRARY ELEVATOR MODERNIZATION	255,000	0	668	668	Pending
03176700	Snow College	SNOW PHY PLANT OFFICES ASBESTOS ABATEMENT	62,000	0	0	0	Pending
03177700	Snow College	SNOW STADIUM OFFICES ASBESTOS ABATEMENT	14,200	0	14,200	14,200	Closed
03178100	Snow College	DRAPER FRED HOUSE ACADEMY INDOOR FIRING RANGE ABATEME	48,000	0	33	33	Pending
TOTALS			3,281,521	220,641	1,280,218	1,500,859	

CASH BALANCE OF STATEWIDE ASBESTOS FUNDS \$ 1,000,975

UNENCUMBERED BALANCE \$ 914,069

CURRENT AVAILABLE BALANCE \$ 914,069



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

STATEWIDE ROOFING PROJECTS

Dec-03

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
01053750	U OF U	PIONEER MEMORIAL THEATER - DELEGATE	138,000	109,072	(0)	109,072	Delegated
01300470	National Guard	DRAPER HQ REROOF PH III	540,000	39,703	156	39,859	Construction
01301640	Dixie College	DIXIE JENNINGS BLDG. REROOF	209,144	209,144	(0)	209,144	Closed
02063030	Alcoholic Beverage Contr	SLC ABC STORE #25 ROOFING IMPROVEME	25,000	13,200	0	13,200	Complete
02112700	Snow College	SNOW COLLEGE LIBRARY REROOF	110,000	77,995	(0)	77,995	Complete
02123770	USU	PUBLIC SAFETY BLDG	112,000	63,643	(0)	63,643	Complete
02124770	USU	RESEARCH GREENHOUSE ROOF	44,964	44,964	(0)	44,964	Closed
02125770	USU	HARRIS ATHLETICS CTR ROOF	56,335	0	56,335	56,335	Complete
02126770	USU	SPECTRUM ROOF IMPROVEMENTS	80,000	47,952	4,966	52,918	Delegated
02127750	U OF U	NORTH PHYSICS BLDG #083 ROOF	178,000	153,997	2,230	156,227	Complete
02128750	U OF U	SOCIAL & BEHAVIORAL BLDG. #027 REROOF	39,000	34,924	0	34,924	Complete
02134310	DFCM	FY03 ROOFING PREVENTIVE MAINTENANCE	641,744	654,510	(12,765)	641,744	Closed
02144310	DFCM	FY'03 ROOFING UCI ACCOUNT	290,449	290,449	(0)	290,449	Closed
02207300	DFCM	UNALLOCATED ROOFNG FUNDS ACCOUNT	10,000	-759	154	-606	Misc. Expenditures
02254640	Dixie College	SCIENCE BLD ROOFING IMPROVEMENTS	376,611	26,611	227,044	253,655	Construction
02297510	DNR/PARKS	JORDAN RIVER PICNIC PAVILIONS REROOF	0	0	0	0	Closed
02299900	DOT	VERNAL MAINT SHOP REROOF	22,000	0	0	0	Pending
03021200	Education	UTAH SCHOOLS FOR THE DEAF & BLIND RO	175,000	165,269	2,530	167,799	Complete
03040770	USU	USU WATER LAB ROOF IMPROVEMENTS	124,318	124,318	(0)	124,318	Closed
03050510	Parks & Rec	ANTELOPE ISLAND VISITOR CTR ROOF IMPF	36,861	36,861	0	36,861	Closed
03074210	BATC	BRIDGERLAND ATC ROOFING/HVAC IMPROV	420,000	0	420	420	Construction
03075770	USU	USU UNIVERSITY RESERVAVE BLD ROOFING	25,000	0	0	0	Design
03076770	USU	USU STADIUM PRESS BOX ROOFING IMPRO	53,000	1,718	40,240	41,958	Complete
03077770	USU	USU FINE ARTS ROOFING IMPROVEMENTS	185,000	0	0	0	Design
03083810	WSU	WSU ANNEX BLDG#13 ROOFING IMPROVEM	15,000	0	9,978	9,978	Construction
03084810	WSU	WSU ANNEX BLDG#9 ROOFING IMPROVEME	15,118	0	15,118	15,118	Construction
03085750	U OF U	UU MILITARY SCIENCE BLDG#023 ROOFING	38,000	0	0	0	Delegated
03086750	U OF U	UU HEARTPORT BLD#853 ROOFING IMPROV	118,000	30	(30)	0	Delegated
03087750	U OF U	UU ENERGY & MINERAL #056 ROOFING IMPF	69,000	0	0	0	Design
03088750	U OF U	UU HEDCO BLDG#057 ROOFING IMPROVEMI	140,000	0	21,086	21,086	Design
03165300	DFCM	FY'04 ROOFING PREVENTATIVE MAINTENAN	315,404	53,761	116,433	170,194	Construction
03166300	DFCM	FY'04 ROOFING EMERGENCY PROGRAM	313,755	0	0	0	On-going
03167300	DFCM	FY'04 ROOFING SEISMIC PROGRAM	366,540	0	0	0	On-going
03168300	DFCM	FY'04 ROOFING UCI PROGRAM	343,066	0	(2,400)	-2,400	On-going
03171470	National Guard	CAMP WILLIAMS BLDG #517 ARMORY RERO	201,000	16,505	(0)	16,505	Construction
03181790	UVSC	UVSC PLAZA PAVERS IMPROVEMENTS	1,050,000	5,364	948,754	954,117	Construction
03185310	Environmental Quality	DEQ BLD#1 ROOFING IMPROVEMENTS	80,000	0	0	0	Design
03186660	SLCC	SLCC REDWOOD RD AUTO TRADES BLD RO	228,000	0	10,445	10,445	Design



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

STATEWIDE ROOFING PROJECTS

Dec-03

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
03187670	SLCC	SLCC SO CITY CAMPUS EAST ENTRY ROOF	20,000	0	0	0	0 Design
03188900	Transportation	UDOT RICHFIELD OFFICE ROOFING IMPROV	70,000	0	43,590	43,590	Complete
03204110	Corrections	CUCF ADMIN BLDG REROOF	130,000	0	61,026	61,026	Construction
03205790	UVSC	UVSC LEARNING RES CTR REROOF	125,000	0	59,877	59,877	Construction
03206100	Corrections	CORRECTIONS DRAPER BLD#7 REROOF	38,950	0	38,950	38,950	Closed
03230100	Corrections	DRAPER PRISON CENTRAL MAINTENANCE I	3,300	0	3,300	3,300	Closed
03231430	DHS/Youth Corrections	SLATE CANYON YOUTH FAC. RE-ROOF ENT	30,000	0	0	0	Pending
03232510	DNR/PARKS	JORDANELLE ST PARK BUILDINGS PIPE FLA	30,000	0	0	0	Pending
03233900	DOT	WENDOVER DOT FAC RESTROOMS REROO	30,000	0	0	0	Design
03262700	Snow College	Fern Young Bldg. Roofing Replacement	80,000	0	9,700	9,700	Design
TOTALS			7,569,257	2,169,230	1,644,132	3,813,362	

CASH BALANCE IN STATEWIDE ROOFING FUNDS \$ 5,165,252
 UNENCUMBERED BALANCE \$ 4,272,920
 CURRENT AVAILABLE BALANCE \$ 367,331



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

STATEWIDE PAVING PROJECTS

Dec-03

Agency	Project	Project Budget	Previous		Current		Total		Project Status
			Encumb.	Encumb.	Encumb.	Encumb.	Encumb.	Encumb.	
DFCM	DFCM Unallocated Paving Funds	606,506	402,849	0	0	402,849	Misc Expenditures		
SUU	Stadium Paving	63,000	63,000	0	0	63,000	Force Account		
SUU	WEST CAMPUS PARKING	88,000	88,000	0	0	88,000	Force Account		
U of U	PIONEER MEMORIAL THEATRE PRK LOT #2 PAVING	17,411	13,934	3,477	0	17,411	Closed		
U of U	WEST STADIUM PARKING LOT #1 PAVING	28	28	0	0	28	Closed		
UVSC	SLURRY SEAL LOTS Q & N	25,000	0	25,000	0	25,000	Closed		
Bridgerland ATC	NORTH PARKING LOT	4,645	0	4,645	0	4,645	Closed		
ABC	STORE #22	23,000	0	10,560	0	10,560	Construction		
ABC	STORE #33	10,524	0	10,524	0	10,524	Closed		
Courts	OGDEN JUVENILE	28,000	0	0	0	0	Bidding		
National Guard	TOOELE ARMORY	40,000	0	0	0	0	Bidding		
National Guard	LEHI ARMORY	45,000	6,150	0	0	6,150	Design		
CEU	CEU MCDONALD CAREER CTR PAVING	90,597	90,571	25	0	90,597	Closed		
Snow College	SNOW PHYSICAL PLANT PARK LOT PAVING	25,000	48	0	0	48	Construction		
Snow College	SNOW COLLEGE SOUTH TECH DRIVE PAVING	60,000	0	0	0	0	Bidding		
UOFU	UU UNION BLDG LOOP PAVING REPAIRS - DELEGATED	18,260	15,928	0	0	15,928	Delegated		
UOFU	BALIFF SERVICES ROAD PAVING REPAIRS	0	30	-30	0	0	Closed		
UOFU	1480 E TO STUDENT SERV DOCK ROAD PAVING REPAIR	5,707	4,280	1,427	0	5,707	Closed		
UOFU	FEDERAL WAY CURB GUTTER PAVING REPAIR	0	30	-30	0	0	Closed		
UOFU	1400 E. LOOP ROAD SLURRY & PAVING	6,538	4,904	1,634	0	6,538	Closed		
USU	MOTOR POOL SOUTH/PUBLIC SAFETY PAVING	195,000	10,845	84,205	0	95,050	Delegated		
UVSC	UVSC NEW PARK LOT O - FORCE ACCOUNT	94,000	94,000	0	0	94,000	Force Account		
WSU	WSU PARK LOT A-6 PAVING REPAIRS	95,927	10,951	84,976	0	95,927	Closed		
UBATC	UBATC TRUCK AREA PAVING	85,000	6,581	366	0	6,947	Construction		
ABC	ABC STORE #14 PAVING REPAIRS	3,884	0	3,884	0	3,884	Closed		
ABC	ABC STORE #25 PAVING REPAIRS	70,000	0	0	0	0	Construction		
Corrections	DRAPER PRISON TIMP GATEHOUSE TO OLYMPUS PAVI	45,000	0	0	0	0	Construction		
Human Services	DHS ST HOSP FORENSIC BLDG PARK LOT SLURRY	12,600	0	12,600	0	12,600	Closed		
Parks & Rec.	DNR PALISADES ST PK MAINT BLDG PAVING	96,499	96,499	0	0	96,499	Closed		
Parks & Rec.	DNR GOBLIN VALLEY ST PK PAVING REPAIRS	285,000	20,964	0	0	20,964	Bidding		
Wildlife Resources	DWR NERO GAME FARM PARK LOT REPAIRS	65,000	1,049	34,000	0	35,049	Construction		
USU	VARIOUS PRK LOTS SLURRY SEALING	46,000	0	0	0	0	Delegated		
DFCM	FY'04 PAVING PREVENTATIVE MAINT FUND	333,073	92,011	69,008	0	161,019	Construction		
DFCM	FY'04 PAVING UCI CRACKSEAL ACCOUNT	250,000	109,115	55,328	0	164,443	Construction		
SUU	SUU MAIN PARKING LOT PAVING REPAIRS	75,000	75,000	0	0	75,000	Force Account		
CEU	CEU SCIENCE/PURCHASING BLDG PARK SLURRY	45,000	0	0	0	0	Construction		
DFCM	BRIGHTON CITY EDUC CTR PARK LOT DRAINAGE	55,000	0	0	0	0	Construction		
Youth Corrections	DYC WEBER VALLEY DET CTR PAVING REPAIRS	35,000	3,300	0	0	3,300	Construction		
Developmental Center	USDC MAIN PARKING LOT PAVING REPAIRS	80,000	21	0	0	21	Bidding		
St Hospital	ST HOSPITAL MAIN PARK LOT PAVING REPAIRS	40,000	0	0	0	0	Construction		
Dixie	DIXIE MAIN PARKING LOT PAVING REPAIRS	170,000	534	0	0	534	Bidding		
National Guard	DRAPER NAT GUARD ADMIN BLD FRONT/WEST PARK L	75,000	0	0	0	0	Pending		



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

STATEWIDE PAVING PROJECTS

Agency		Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
03105510	Parks & Rec.	BEAR LAKE BIG CREEK CAMPGROUND PAVING REPAIR	90,000	0	5,177	5,177	Construction
03106510	Parks & Rec.	GREEN RIVER PARK LOT ASPHALT REPAIRS	75,000	0	21	21	Bidding
03107510	Parks & Rec.	ANTELOPE ISLAND BUFFALO PARK/PAVEMENT REPAIR	85,000	0	8,915	8,915	Construction
03108680	SLCC	SLCC JORDAN CAMPUS PARK LOT SLURRY SEAL	30,000	0	0	0	Bidding
03109660	SLCC	SLCC REDWOOD MAINT BLDG CONCRETE AND PAVING	120,800	4,700	3,813	8,513	Construction
03110670	SLCC	SLCC S CITY MAIN PARK LOT CONCRETE PAVERS	75,000	4,000	2,700	6,700	Construction
03111660	SLCC	SLCC REDWOOD RD CAMPUS CONCRETE REPAIRS	4,200	0	4,200	4,200	Closed
03112660	SLCC	SLCC REDWOOD RD CAMPUS RING ROAD SLURRY	80,000	0	21	21	Construction
03113700	Snow College	SNOW COLLEGE MAIN CAMPUS SLURRY	50,000	0	0	0	Construction
03114700	Snow College	SNOW LIBRARY PARKING ASPHALT REPAIRS	45,000	0	0	0	Design
03115750	UOFU	UOFU BUSINESS LOOP RD PAVING REPAIRS	1,138,556	0	0	0	Delegated
03116750	UOFU	UOFU 1925 EAST CAMPUS RD PAVING REPAIRS	0	0	0	0	Closed
03117770	USU	USU NORTH SHUTTLE BUS TURNAROUND	95,000	0	0	0	Closed
03118770	USU	USU PARKING LOT A-2 OVERLAY	60,000	0	0	0	Delegated
03119790	UVSC	UVSC PARK LOT J1/G PAVING REPAIRS	85,000	0	24	24	Design
03120520	Wildlife Resources	DWR LEE KAY HUNTER EDUC FAC PAVING REPAIRS	85,000	1,500	203	1,703	Construction
03121810	WSU	WSU PARK LOT W-5 UPPER/LOWER PAVING	65,960	61,546	4,414	65,960	Closed
03122810	WSU	WSU PARK LOT A-5 ACCESS RD CONCRETE REPAIRS	51,584	6,500	45,084	51,584	Closed
TOTALS			5,645,300	1,288,868	476,170	1,765,038	

CASH BALANCE OF STATEWIDE PAVING FUNDS \$ 4,124,926
 UNENCUMBERED BALANCE \$ 3,880,262
 CURRENT AVAILABLE BALANCE \$ 203,657



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

STATEWIDE ENERGY CONSERVATION ACCOUNT

Dec-03

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
96956300	DFCM	Unallocated Statewide Energy Funds	100,000	95,723	4,025	99,748	On Going
96171660	SLCC	Lighting Upgrade	134,000	134,000	0	134,000	Force Account
01204390	Health	Fraiser Health Lab Lighting Upgrades/Variable Frequency Drives	132,784	38,679	0	38,679	Construction
01206310	DFCM	Tax Commission Parking Lot Lighting Upgrade	5,180	0	0	0	Pending
01209920	Workforce Services	DWS Admin. North Bldg. VAV Controls	285,494	11,000	242,986	253,986	Construction
01211920	Workforce Services	DWS South Valley Office Replace Lighting & Add Switches & Relays	48,500	20,867	2,918	23,784	Construction
01214770	USU	USU Various Classrooms & Offices Install Sensor Equipment	100,000	60,146	29,475	89,621	Delegated
01215770	USU	USU Utah Water Research Lab Lighting Conversion/Install Controls	112,000	43,585	36,682	80,266	Delegated
01216310	DFCM	Various Energy Audits	150,000	49,963	0	49,963	Construction
01287640	Dixie	North Instructional Bldg Boiler Replacement/Swimming Pool Retrofit	37,500	37,500	0	37,500	Force Account
01290210	Bridgerland ATC	Lighting Retrofit	155,000	155,000	0	155,000	Force Account
02011730	SUU	Lighting Replacement	40,000	40,000	0	40,000	Force Account
02017550	Public Safety	Energy Space Planning/Code Issues 3rd floor	40,000	0	0	0	Pending
02018240	OW ATC	Install Controls to Irrigation System	8,000	0	0	0	Pending
02019750	U of U	Install Flow Limiters on Water Cooled Lasers	67,500	0	55,878	55,878	Delegated
02020810	WSU	install T-8 Lighting Bldg #3, Wattis, Allied Health	195,000	195,000	0	195,000	Force Account
			1,610,958	881,462	371,963	1,253,425	

CASH BALANCE OF ENERGY PROJECTS \$ 894,559
 UNENCUMBERED BALANCE \$ 759,852
 CURRENT AVAILABLE BALANCE \$ 402,571



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

STATEWIDE LAND OPTIONS & ACQUISITION FUND

Dec-03

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
FF 02208	DFCM	Option, Appraisals, Land	474,607	(1,544)	13,392	11,848	On Going
TOTALS			474,607	(1,544)	13,392	11,848	

CASH BALANCE OF STATEWIDE Land Options & Acquisition FUNDS
 UNENCUMBERED BALANCE \$ 362,758
 CURRENT AVAILABLE BALANCE \$ 321,058



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

CONTINGENCY FUND

	LAST QUARTERLY REPORT		CURRENT QUARTERLY REPORT	
	Sep-03	Dec-03	Sep-03	Dec-03
Bridgeland ATC	22,838	22,838	7.06%	8.16%
Davis ATC	0	0	6.50%	0.00%
DWS	0	0	9.50%	0.00%
U OF U	100,000	100,000	0.00%	100.00%
DWS	41,724	41,724	8.99%	24.71%
DWS	9,524	9,524	9.50%	4.95%
SUU	0	0	11.99%	0.00%
WSU	67,112	67,112	9.00%	13.25%
WSU	0	0	9.00%	0.00%
WSU	38,825	38,825	19.33%	8.75%
Corrections	21,083	31,572	6.98%	2.30%
Health	495	495	0.00%	0.44%
ABC	0	0	9.65%	0.00%
ABC	0	0	9.56%	0.00%
ABC	0	0	6.93%	0.00%
ABC	0	0	9.65%	0.00%
ABC	0	0	9.65%	0.00%
CEU	13,427	13,427	7.25%	1.60%
Corrections	2,300	4,387	9.49%	0.95%
Corrections	81,568	81,568	9.24%	20.00%
DFCM	59,799	59,799	8.39%	4.98%
DFCM	0	0	6.48%	0.00%
DFCM	0	0	6.56%	0.00%
Human Services	4,943	4,943	9.48%	2.07%
UNG	0	0	8.91%	0.00%
O/W ATC	0	0	4.43%	0.00%
SLCC	15,684	15,684	6.72%	1.88%
Snow College	8,206	13,386	4.54%	0.86%
SUU	72,447	72,447	8.36%	3.33%
Health	43,287	43,287	6.62%	9.16%
Health	0	0	8.14%	0.00%
UBATC	13,701	13,701	8.50%	6.12%
Courts	0	15,125	4.63%	0.00%
Corrections	0	6,263	0.00%	0.00%
ABC	0	0	9.50%	0.00%
DWS	26,744	26,957	9.50%	0.00%
Courts	26,298	26,298	9.25%	7.36%
SLCC	0	0	3.73%	3.69%

DFCM

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

LAST
QUARTERLY REPORT
Sep-03

CURRENT
QUARTERLY REPORT
Dec-03

CONTINGENCY FUND

	9.50%	0.00%	0	4,147	1.89%	0	4,147	0.00%
Courts								
SLCC	5.61%	1.89%	0	4,147	1.89%	0	4,147	0.00%
WSU	0.67%	0.00%	0	0	0.00%	0	0	0.00%
Parks & Rec	8.09%	0.28%	2,022	2,022	0.28%	0	2,022	0.28%
Dixie College	0.00%	0.00%	0	0	0.00%	0	0	0.00%
WSU	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Corrections	9.20%	1.10%	3,259	3,259	1.10%	0	3,259	1.10%
WSU	8.01%	0.63%	5,578	5,578	0.63%	0	5,578	0.63%
Corrections	8.43%	0.00%	0	0	0.00%	0	0	0.00%
SLCC	8.56%	0.00%	0	0	0.00%	0	7,266	3.07%
SLCC	6.30%	0.00%	0	0	0.00%	0	0	0.00%
Dixie College	8.36%	0.00%	0	0	0.00%	0	0	0.00%
Youth Corrections	3.73%	3.35%	1,644	1,644	3.35%	0	15,258	5.10%
DWS	8.64%	0.00%	0	0	0.00%	0	1,644	3.35%
DWS	9.58%	0.00%	0	0	0.00%	0	3,263	2.79%
ABC	9.50%	0.00%	0	0	0.00%	0	0	0.00%
ABC	8.67%	0.00%	0	0	0.00%	0	0	0.00%
DWS	9.50%	0.00%	0	0	0.00%	0	0	0.00%
ABC	9.50%	0.00%	0	0	0.00%	0	0	0.00%
UDOT	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Public Safety	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Public Safety	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Health	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Health	9.51%	0.00%	0	0	0.00%	0	0	0.00%
Agriculture	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Natural Resources	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Tax Commission	9.51%	0.00%	0	0	0.00%	0	0	0.00%
Health	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Health	4.75%	0.00%	0	0	0.00%	0	0	0.00%
DWS	3.17%	2.63%	38,124	38,124	2.63%	0	48,229	3.33%
SUU	0.71%	0.31%	2,212	2,212	0.31%	0	2,212	0.31%
Corrections	9.50%	0.00%	0	0	0.00%	0	0	0.00%
Corrections	4.75%	0.00%	0	0	0.00%	0	0	0.00%
DFCM	4.52%	1.26%	3,905	3,905	1.26%	0	3,905	1.26%
Human Services	4.63%	1.01%	7,850	7,850	1.01%	0	7,850	1.01%
Dixie College	4.62%	0.00%	0	0	0.00%	0	3,640	0.59%
Wildlife	4.62%	1.44%	12,484	12,484	1.44%	0	20,930	2.41%
UDOT	5.03%	0.00%	0	0	0.00%	0	0	0.00%

MEMORANDUM

To: Utah State Building Board
From: Shannon Lofgreen
Date: November 21, 2003
Subject: *2003 - 2004 Building Board Meeting Schedule*

The following is the 2003 - 2004 Building Board meeting schedule approved by the Utah State Building Board. The meetings will begin at 9:00 a.m., unless specified different on the agenda.

DATE	LOCATION
Wednesday, December 3, 2003	Utah State Capitol Committee Room 129
Wednesday, January 7, 2004	Utah State Capitol Committee Room 129
Wednesday, February 4, 2004	Alcoholic Beverage Control Boardroom 1625 South 900 West, SLC
Wednesday, March 17, 2004	University of Utah - TBA
Wednesday, May 5, 2004	Utah State Capitol, Room 303
Wednesday, June 2, 2004	TBA
Wednesday, July 7, 2004	TBA
Wednesday, August 4, 2004	Utah Valley State College - TBA
Friday, September 10, 2004 (Joint meeting with the Board of Regents)	Weber State University - TBA
Wednesday, October 6, 2004 & Thursday, October 7, 2004	TBA
Wednesday, October 20, 2004	TBA
Wednesday, November 3, 2004	TBA
Wednesday, December 1, 2004	TBA