



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: December 7, 2016
Subject: **Administrative Report for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Ben Berrett, Utah State University

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

Attachments: Report for U of U
Report for USU



Office of the Senior Chief Administrative Officer & CFO

November 28, 2016

Mr. Jeff Reddoor, Building Board Director
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for the December 7, 2016 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period October 19, 2016 – November 18, 2016. Please include this in the packet for the December 7, 2016 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
11 Design Agreements, 3 Planning/ Study/Other Agreements.

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
1 New Space Contracts, 9 Remodeling Contracts, 2 Site Improvement Contracts.

Item 8; Project 21855; Orthopedic Trauma Surgical Services (OTSS) Remodel
This CM/GC contract was issued for pre-construction services only. The balance of the construction costs, estimated at \$9.1 million, will be added by change order after getting subcontractor bids.

Item 10; Project 70042; UUMC Emergency Manifolds
This contract for \$67,409 was awarded directly to Alternative Mechanical Contractors, Inc. due to emergency conditions. During design of a project to upgrade the Hospital's oxygen distribution system, the main oxygen shut off valve developed a major leak due to age (original installation was in 1979) and the amount of pressure exerted by the oxygen flow. This created a dangerous situation that required immediate work without taking the time to obtain bids.

Report of Project Reserve Fund Activity (Page 3)

Increases:

Transfers in reflect the residual funds remaining upon completion of capital improvement projects. These were transferred to Project Reserve per statute.

Decreases:

Project 21824; Marriott Library HVAC Controls Upgrade
This transfer of \$34,291 provides the funding necessary to award the construction contract after reducing scope to the extent possible and utilizing funds budgeted for soft costs to the extent possible.

Associate Vice President Facilities Management

1795 East South Campus Dr, Room 219
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Salt Lake City, UT 84112-9404
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Mr. Jeff Reddoor, Building Board Director
November 28, 2016
Page 2

Report of Contingency Reserve Fund (Page 4)

Increases:

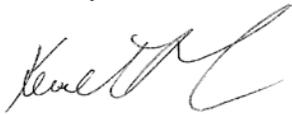
None.

Decreases:

None.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Nye". The signature is fluid and cursive, with a large initial "K" and "E".

Kenneth E. Nye
Interim Associate Vice President – Facilities
University of Utah

Enclosures

cc: University of Utah Trustees
Eric Tholen



Professional Services Agreements

Awarded From October 19, 2016 - November 18, 2016

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	22011	Biology Building Rooftop Exhaust Fan Replacement	DLJ Mechanical Engineers	\$ 99,790	\$ 19,770
2	21990	West Village Secure Perimeter Fence	Arcsitio Design Inc.	\$ 246,436	\$ 6,900
3	22041	Chilled Water pumping Capacity Increase for Upper Campus	Colvin Engineering Assoc.	\$ 364,620	\$ 29,600
4	21947	Building 525 Level 2 Improvements for Cancer Registry Relocation	FFKR Architects	\$ 525,041	\$ 22,000
5	21534	Wintrobe Remodel - Design	MJSA Architecture	\$ 2,169,714	\$ 119,779
6	21925	Westridge Clinic Interior Remodel	NJRA Architects	\$ 3,400,000	\$ 236,648
7	22037	UPS Upgrade Design	Envision Engineering	\$ 118,646	\$ 13,614
8	21980	Lots 12, 27, and 44 Repairs	Nolte Associates, Inc.	\$ 575,000	\$ 48,875
9	21988	Lighting Design for Auditorium	Prescott Muir Architects	\$ 89,826	\$ 6,563
10	22024	Red Butte Garden Creekside Walk	Bio - West Inc.	\$ 23,590	\$ 19,404
11	21977	Population Health Sciences Tenant Improvement	MHTN Architects	\$ 477,938	\$ 7,480
Planning/Study/ Other					
12	22034	Student Housing - Financial Feasibility & Delivery Method Evaluation	Brailsford and Dunlavey	\$ 30,000	\$ 29,152
13	21468	OSH - Thermal Conductivity	Sound Geothermal Corporation	\$ 60,132,735	\$ 11,297
14	21169	UMFA Abatement Consulting and Testing	Wilson Consulting Services Inc.	\$ 3,755,683	\$ 9,513



Construction Contracts

Awarded From October 19, 2016 - November 18, 2016

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Construction - New Space					
1	21468	OSH Redevelopment GEO Test Bores	Bertram Drilling Inc	\$ 60,132,735	\$ 23,572
Construction - Remodeling					
2	70052	Moran Global Outreach Program - Painting	Standard Drywall, Inc.	\$ 1,408,348	\$ 55,250
3	21872	Re-bid Fashion Square Bldg 3 - Replace Cooling Tower	Mechanical Service and Systems Inc.	\$ 145,174	\$ 117,416
4	21837	Fletcher Chiller Replacement Phase 2	Paulsen Construction	\$ 2,115,014	\$ 1,460,186
5	21964	BTSAC Level 3 Classroom 3147	Hunt Construction of Utah Inc.	\$ 257,215	\$ 110,283
6	21963	Marriott Library West Entry Air Curtain	Ralph Tye and Sons Inc.	\$ 64,781	\$ 64,781
7	70052	Moran Global Outreach Program - Electrical	STF Electric	\$ 1,408,348	\$ 175,500
8	21855	Orthopedic Trauma Surgical Services (OTSS) Remodel	Okland Construction Inc.	\$ 13,400,000	\$ 27,000
9	21923	SW Chiller Plant Chiller & Cooling Tower Installation	Harris Acquisition III / Wasatch Control	\$ 2,910,900	\$ 72,884
10	70042	UUMC Emergency Manifolds	Alternative Mechanical Contractors Inc.	\$ 243,261	\$ 67,409
Construction - Site Improvement					
11	21928	Hillside Pad	Legacy Landscape Construction	\$ 15,221	\$ 15,221
12	22022	Cold Springs Microwave Tower	Tri Hurst Construction	\$ 42,000	\$ 24,435



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of October 19, 2016 to November 18, 2016

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	560,064.23		
	INCREASES TO PROJECT RESERVE FUND:			
21352	Sidewalk and Bike Path Improvements	2,276.03	Residual funds at project closeout	1.69%
	DECREASES TO PROJECT RESERVE FUND:			
21824	Marriott Library HVAC Controls Upgrade	(34,291.00)	Funds the difference between the construction budget and bid.	2.34%
	CURRENT BALANCE OF PROJECT RESERVE:	528,049.26		

November 25, 2016

Jeff Reddoor, Building Board Manager
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the December 2016 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 10/21/2016 to 11/25/16.

Professional Contracts, 3 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 6 contracts issued (Pages 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

Four projects needed funds and one project contributed to the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

Report of Project Reserve Fund Activity (Page 4)

No projects contributed to or needed funds from the project reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

Current Delegated Projects List (Pages 5-7)

Of USU's 75 projects, 9 are pending, 13 are in the design/study phase, 29 are in construction, 23 are substantially complete and 1 is complete. The one project that was completed during this period was Spectrum ADA Seating.

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

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/bg
c: Gregory L. Stauffer
Eric Tholen



Professional Contracts Awarded From 10/21/16 to 11/25/16

Project Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Kaysville Building Addition	Intertek Architectural Testing	\$40,565.00	\$16,700.00	Building envelope commissioning
2 Planning & Design FY17	CRS Engineers	\$70,456.66	\$2,600.00	Survey and drainage plan
MISCELLANEOUS CONTRACTS				
3 Health, LS, Code Asbestos FY16	Dixon Information	\$184,860.00	\$75.00	Bulk samples



Construction Contracts Awarded From 10/21/16 to 11/25/16

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Huntsman Library Huntsman Hall	Gramoll Construction	USU Facilities Planning and Design	\$150,000.00	\$150,000.00	CMGC /Construction Contract
2 Building Commissioning FY14	USU Facilities Operations	USU Facilities Planning and Design	\$185,185.00	\$22,221.00	Controls upg for BNR north air handlers
3 Classroom Auditorium Upg FY15	USU Facilities Operations	USU Facilities Planning and Design	\$246,025.00	\$4,901.00	Build classroom consoles
MISCELLANEOUS CONTRACTS					
4 USUE Geary Theatre Bldg Upgs FY16	Eagle Environmental		\$157,332.00	\$157,198.00	Abatement of ceiling, pipes, mastic, insulation and roof
5 Health, LS, Code Asbestos FY16	Eagle Environmental		\$184,860.00	\$5,794.00	Abatement of HPER Mechanical Room 125
6 UBC Infrastructure Improvements	Lakeview Rock Products		\$1,070,867.00	\$766.00	Commercial road base

Report of Contingency Reserve Fund From 10/21/16 to 11/25/16

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$860,464.81				
INCREASES TO CONTINGENCY RESERVE FUND					
PDP Air Handling Units	27,940.00	27,940.00	9.73%	Design	
DECREASES FROM CONTINGENCY RESERVE FUND					
PDP Air Handling Units (change in scope of design work)	(11,890.00)	(11,890.00)	4.14%	Design	80.00%
BNR Roadway Replacement (concrete collars, replace stairs, plaster and paint curbs)	(8,705.02)	(8,705.02)	2.80%	Construction	62.09%
Old Main Fire Alarm Upg FY16 (mechanical and electrical changes)	(6,296.00)	(10,006.57)	2.47%	Construction	92.73%
RBW/Family Life Chilled Water Piping (waterproof tunnel, LED lights)	(7,228.80)	(54,792.68)	7.82%	Construction	84.24%
ENDING BALANCE	\$854,284.99				



**Report of Project Reserve Fund Activity
From 10/21/16 to 11/25/16**

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$295,967.13		
INCREASES TO PROJECT RESERVE FUND NONE			
DECREASES TO PROJECT RESERVE FUND NONE			
ENDING BALANCE	\$295,967.13		



Current Delegated Projects List 11/25/2016

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A27147	Campus-wide Bike Racks FY13	Sub Completion	54,074
A28999	Building Commissioning FY14	Commissioning	196,296
A29001	Classroom/Auditorium Upgrades FY14	Sub Completion	308,965
A29004	Emergency Generator FY14	Sub Completion	250,000
A29006	Medium Voltage Upgrade FY14	Sub Completion	369,939
A29007	Misc Critical Improvements FY14	Sub Completion	249,979
A29010	Parking Lot Paving FY14	Sub Completion	907,875
A31321	Classroom/Auditorium Upgrade FY15	Construction	276,045
A31322	Concrete Replacement FY15	Sub Completion	310,403
A31324	Elevator Upgrades FY15	Sub Completion	452,097
A31325	Emergency Generator FY15	Pending	229,872
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Sub Completion	460,460
A31330	Morgan Theater Upgrade	Sub Completion	1,597,496
A31333	Planning and Design FY15	Design/Study	175,075
A31334	Sign System FY15	Construction	47,193
A31335	Site & Safety Lighting	Construction	322,525
A33654	Romney Stadium Scoreboard	Construction	2,700,000
A34107	Kaysville Building Addition	Design	3,548,115
A34282	Access Control FY16	Sub Completion	54,795
A34283	Chilled Water Infrastructure FY16	Construction	351,002
A34284	Classroom/Auditorium Upgrades FY16	Construction	275,847
A34285	Concrete Replacement FY16	Sub Completion	243,096
A34287	Health, LS, Code, Asbestos FY16	Construction	192,360
A34290	Medium Voltage Upgrade FY16	Construction	1,132,804

A34292	Old Main Fire Alarm Upgrades FY16	Sub Completion	447,584
A34294	Planning and Design FY16	Design/Study	129,790
A34295	RBW/Family Life Chilled Water Piping	Construction	841,711
A34296	South Farm Fire Lane/Hydrants FY16	Construction	300,238
A34297	Spectrum Emergency Lighting Upgrade	Sub Completion	252,505
A34298	UBC Infrastructure Improvements	Construction	1,158,887
A34299	Univ Inn/Widstoe Steam Line Replacement	Design	75,000
A34300	VCT Tile Replacement in Hallways	Construction	328,890
A34301	Vet Science Electrical Upgrade FY16	Design	98,753
A34468	Roosevelt Ed Ctr Aggie Station Remodel	Design	51,770
A35181	Living Learning Center Parking Garage Vestibules	Sub Completion	103,824
A35463	Spectrum ADA Seating	Complete	25,501
A35569	Townhouse Stucco Proj Bldg 3	Pending	139,470
A35676	Merrill Cazier Lib Testing Ctr	Construction	2,108,650
A35677	PDP Air Handling Units	Design	323,950
A35868	Summit Hall Remodel	Sub Completion	1,202,845
A35971	PDP Refreshment	Design	691,570
A35997	NE Auxiliary Tunnel Extension	Sub Completion	480,836
A36118	Utility Meter Upgrades FY16	Pending	91,500
A36189	Gymnastics Room Relocation	Sub Completion	466,559
A36353	Track Resurfacing and Remodel	Sub Completion	437,065
A36388	North Core Utilities Replacement & Tunnel Expansion	Construction	3,591,015
A36466	BNR Roadway Replacement	Construction	329,926
A36467	Old Main Reroof-Center Section	Construction	766,381
A36468	Hydraulics Lab Landscape FY17	Construction	92,192
A36469	Medium Voltage Upgrade FY17	Pending	1,222,100
A36734	Classroom Upgrades FY17	Pending	275,847
A36735	Concrete Replacement FY17	Construction	300,023
A36736	Bike Racks/Site Furn FY17	Construction	45,662
A36737	Access Control FY17	Construction	72,795
A36738	Health, LS, Code, Asbestos FY17	Pending	137,637
A36739	E Stadium Restroom Reroof	Sub Completion	50,866
A36740	FAV Photo Lab Safety Ventilation	Design	367,000
A36741	Planning & Design FY17	Design	70,457

A36742	Univ Inn to Widstoe Steamline-Construction	Pending	788,400
A37078	FAV 210/215 Remodel Phase II	Sub Completion	151,007
A37174	Motor Pool East Parking Lot	Construction	243,478
A37302	South Farm New Dairy Barn	Design	1,237,688
A37303	South Farm Ram/Buck Barn	Construction	105,300
A37304	Facilities FM Suite Remodel	Construction	387,880
A37631	Student Living Center Snack Shop	Design	213,530
A37673	Huntsman Library Huntsman Hall	Construction	175,800
A37740	Roosevelt Ed Ctr Atrium Remodel	Construction	565,680
A38008	Blue Square Parking Expansion (NEW PROJECT)	Design	546,244
C11368	USUE Mechanical/Lighting upgrade	Sub Completion	877,397
C11461	USUE Infrastructure/Automation Upgrade	Sub Completion	461,857
C11508	USUE Career Center Upgrades	Construction	834,234
C11614	USUE Blanding Campus Mechanical FY16	Pending	45,662
C11615	USUE Geary Theatre Bldg Upgrades FY16	Construction	3,923,870
C11709	USUE Soccer Fields	Construction	316,553
TOTAL (75)			<u><u>\$42,888,003</u></u>