

Utah State Building Board



MEETING

February 6, 2013

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
David Fitzsimmons
Chip Nelson
Ned Carnahan
Kristin Cox, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Rich Amon	Department of Administrative Services
Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Management and Budget
Tenielle Young	Governor's Office of Management and Budget
Bianca Shama	Division of Facilities Construction & Management
Denise Austin	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Dave Tanner	Southern Utah University
Ben Berrett	Utah State University
Sherry J. Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
W. Ralph Hardy	Commission of Higher Education
General Jeff Burton	Utah National Guard
Scot Olson	Utah National Guard
Lt. Col. Matt Price	Utah National Guard
James Montoya	Utah National Guard
Alyn Lunceford	Courts
David Tanner	Southern Utah University

Jared Doxey	LDS Church
Amber Craighill	BHB Engineers
Tracy Neale	GSBS Architects
Julee Attig	Reaveley Engineers
Lyndy Lovelady	Eaton Architecture
Mike Perez	University of Utah
Cory Higgins	University of Utah
Brian Garrett	Zion's Bank
Danny Fuhr	Utah Highway Patrol
Debbie Johnson	Department of Public Safety
Rachel Johnson	Department of Public Safety
Jerry Jensen	Department of Corrections
Lance Davenport	Department of Public Safety
Major Michael Rapich	Utah Highway Patrol
Nanette Rolfe	Utah Driver License Division
Susie Johnson	Futura Industries

On Wednesday, February 6, 2013 the Utah State Building Board held a regularly scheduled meeting in Room 227 of the Library of the Blind and Disabled, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:08 am.

Chair Daines welcomed GOMB Director, Kristin Cox who is now the new Ex-Officio of the Board. He also announced that the DFCM Report would move up on the meeting agenda.

APPROVAL OF MINUTES OF DECEMBER 5, 2012

Chair Daines sought a motion for approval of the minutes.

MOTION: David Fitzsimmons moved to approve the meeting minutes of December 5, 2012. The motion was seconded by Ned Carnahan and passed unanimously.

DFCM ADMINISTRATIVE REPORT

DFCM Program Manager, Kurt Baxter reported that the new DFCM accounting reports were now available. There were fifty engineering/architectural agreements and eighty-five construction contracts which include the State Hospital Building Consolidation, State Hospital Rampton Building #1 Cafeteria Reroof, Utah Navajo Montezuma Creek Clinic Reroof, WSU Stromberg Athletic Complex, and WSU/Weber County Ice Sheet Expansion. The Contingency Fund, on page 14 started out at \$6.2 Million. There were numerous deposits and withdrawals from that account which included the U of U Electrical High Temp Utilities Upgrade Contingency Funds coming in at \$1.8 Million. Presently the fund is at \$8.7 Million; however, DFCM anticipates a great deal of withdrawals in the future. The Project Reserve Fund had some activity which left the fund at \$6.2 Million. The largest decrease being the Utah National Guard Spanish Fork Armory Lead Dust Remediation for \$226,302.

❑ PROPOSED HIGH COST LEASE FOR THE ADMINISTRATIVE OFFICE OF THE COURTS OF JUAB COUNTY, LOCATED IN NEPHI, UTAH

Alan Lunceford from Courts explained that any lease over ten years falls into the category of a high cost lease. It doesn't necessarily mean that the lease is overly expensive. This project is a twenty year lease for an 8,700 square foot facility at \$19.91 per square foot. It is a design build project so the exact cost of the project is not known. The highest project cost estimate is \$2.7 Million. This lease also fits the definition of a capital lease, which means that the lease must also be approved by the Legislature. Courts understand that Board's approval is contingent upon Legislative approval being obtained during the present legislative session. Obtaining similar space on the open market would be dramatically higher in cost over the 20 year term. The facility is designed to meet the current design guidelines of the courts and accommodate future growth, and is being designed and built under DFCM supervision. Courts are required by statute and by the constitution to have a Court facility in every county in the state. Mr. Lunceford is requesting approval of the high cost lease as it is defined by the Board and potentially as this lease is negotiated to a complete document, they are requesting that they have the ability to add a potential purchase option when the CIB Loan is available. Mr. Lunceford assured the Board that the final lease documents would be reviewed and approved by DFCM before construction.

MOTION: Ned Carnahan moved to approve the Proposed High Cost Lease for the Administrative Office of the Courts of Juab County, located in Nephi Utah. The motion was seconded by Chip Nelson and passed unanimously.

❑ REQUEST PERMISSION FOR THE DEPARTMENT OF PUBLIC SAFETY, DIVISION OF DRIVER LICENSE AND DIVISION OF COMMUNICATIONS TO CONSTRUCT A NEW BUILDING ON THE UDOT SITE IN PRICE.

Lance Davenport, Commission of Utah Public Safety, Major Mike Rapich from the Highway Patrol and Nanette Rolfe, Director of the Utah Driver's License Division presented the request to build a 5,000 square foot building on a UDOT site in Price. Major Rapich reported their agencies are currently housed in the basement of the UDOT District Office Building. This building is inadequate for current and future needs in terms of space, program delivery requirements, ingress and egress, parking and safety. They would like to build a new building to the south of the UDOT District Office Building which would save costs because the existing towers at the site could be used with the new building. The Division of Communications provides primary and secondary dispatch support for the Utah Highway Patrol and local law enforcement agencies in Carbon, Emery, Grand, San Juan and Wayne Counties as well as primary 911 service for Carbon County and back-up 911 service for Uintah Basin Communications Center. The Driver License Facility services Carbon and Emery Counties from the Price Office. They believe they have the funding within their current budget to build this facility. They estimate it will cost between \$1.2 Million to \$1.5 Million. Board members expressed concern that the funds be in place before construction commences. Major Rapich said that there would probably be an increase in O & M for this building but that is something they would absorb with their current budget. They presented their project to the Infrastructure and General Government Subcommittee yesterday. Kurt Baxter informed Major Rapich that if they are not asking for O & M funding they would not need to go to the Legislature for approval as long as they received

Building Board approval. Major Rapich said they are not asking for additional O & M funds at this time.

MOTION: Chip Nelson moved to approve the Request from the Department of Public Safety, Division of Driver License and Division of Communications to Construct a New Building on the UDOT Site in Price. The motion was seconded by David Fitzsimmons and passed unanimously

☐ SLCC REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR SOUTH CITY CAMPUS

Bob Askerlund from SLCC reported they have completed the Window Sill Replacement Project on their South City Campus with a saving of \$111,000. Their improvement request for next year is to replace the nearly 50 year old galvanized water piping in the north wing of the SLCC SCC Main Building. The repairs are becoming more and more frequent. They would like to proceed with this project by reallocating the savings from the Window Sill Replacement to this Piping Project. Board members asked for a cost estimate for revamping the galvanized water piping. Mr. Askerlund was not sure but estimates around \$300,000.

MOTION: Chip Nelson moved to approve the SLCC Reallocation of Capital Improvement Funds for South City Campus. The motion was seconded by Ned Carnahan and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR SALT LAKE COMMUNITY COLLEGE

DFCM Energy Project Manager, Bianca Shama reported that SLCC is requesting approval for a loan in the amount of \$90,000. The funds will be used to install removable insulation blankets on the hot water and steam lines in all tunnels and most mechanical rooms on the Redwood/Taylorville Campus. The funds will also be used to install automation controls on campus chillers to provide greater efficiencies. The payback for this project will be 3.06 years. The estimated loan repayment schedule will begin at the start of 2014. The project will result in both significant energy and cost savings.

MOTION: Ned Carnahan moved for approval of the loan from the Revolving Loan Fund for Salt Lake Community College for the amount of \$90,000. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-13, STATE OF UTAH PARKING RULES FOR FACILITIES MANAGED BY THE DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT

Assistant Attorney General, Alan Bachman reported that R23-13 will expire unless the Board has a motion to continue. If there are amendments to this rule, they should be brought to the Board at a

later time. He requested that the Board move to continue the rule. Board member Ned Carnahan asked if this rule contained any information concerning the number of parking spaces for specific facilities or a requirement of square footage that should be available for parking. Mr. Bachman said the rule did not address any zoning issues.

MOTION: Chip Nelson moved to approve the filing of a Five Year Notice of Review and Statement of Continuation for Rule R23-13. The motion was seconded by Ned Carnahan and passed unanimously

☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-22, GENERAL PROCEDURES FOR ACQUISITION AND SELLING OF REAL PROPERTY

Assistant Attorney General, Alan Bachman reported that this is a fairly complex rule which sets different requirements in the process of acquiring and selling property. Board members commented that this rule was not well written and needed to be revised. Chair Daines told Mr. Bachman that the Board would agree to the Statement of Continuation of this rule, but requested that R23-22 be revised in the future. Ex-Officio Kristen Cox suggested that John Pearce be included in this revision process. Mr. Bachman agreed to return to the Board in eighteen months with a revised version of this Administrative Rule.

MOTION: Ned Carnahan moved to approve the filing of a Five Year Notice of Review and Statement of Continuation for Rule R23-22 with the provision that Counsel will return within eighteen months with revisions of the rule for further approval. The motion was seconded by Chip Nelson and passed unanimously

☐ UNG CAMP WILLIAMS SUNRISE HALL WORSHIP CENTER

Lt. Colonel Matt Price introduced General Jeff Burton and Retired Colonel Scot Olsen from the Utah National Guard, Jared Doxey from the LDS Church and Brian Garrett, Vice-President of Zion's Bank. They proposed the construction of Sunrise Worship Center at Camp Williams. This facility would be constructed at no cost to the state with ongoing O & M funding being handled through the Charitable Trust 501C3 Organization. Lt. Colonel Price said their focus has been on improving and modernizing their current armories with lighting, classroom training space and energy efficiencies. Recently they felt that they needed a facility at Camp Williams where soldiers returning or preparing for deployment could have a place to meet for resiliency training, counseling, or services. They would like to replace their outdated World War II chapel at Camp Williams with a new facility. This would be a 9,000 square foot facility placed near the southeast corner of the complex on the bluff overlooking Utah County to the south. This project includes the demolition of the current chapel. Donations are committed to allow for total project funding and design and construction this year. The major donor, The Church of Jesus Christ of Latter-Day Saints, will act as developer for the project, with DFCM providing oversight, code approval and inspections. Chair Daines reminded National Guard representatives that approval would only be given if funds were readily available for construction. Colonel Olsen reported that Sunrise Chapel would be a multi-denominational project and embraced by many parts of the community – both religious and secular. In addition, the

National Guard is requesting approval for demolition of the old facility.

MOTION: David Fitzsimmons moved that the Board approve the request by the Utah National Guard to replace the existing chapel with a new facility known as Sunrise Hall Worship Center and for demolition of the old chapel with authorization to proceed when the funds are in hand. The motion was seconded by Chip Nelson and passed unanimously

☐ CAPITAL IMPROVEMENT REALLOCATION FOR UNIVERSITY OF UTAH ECCLES INSTITUTE OF HUMAN GENETICS BUILDING (EIHG) FOR EMERGENCY REPAIR.

Cory Higgins from the University of Utah reported that the University is requesting approval to reallocate \$930,000 from the Social and Behavioral Science Building (BEHB) elevator project to the twenty-three year old Eccles Institute of Human Genetics Building (EIHG) for emergency repair of heating water pipes which are leaking. These pipes have begun to cause damage to the building and surrounding equipment.

MOTION: David Fitzsimmons moved to approve the Capital Improvement Reallocation for University of Utah Eccles Institute of Human Genetics Building for Emergency Repair. The motion was seconded by Chip Nelson and passed unanimously

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Cory Higgins reported there were eight design agreement and seven planning/study/other agreements awarded during this reporting period. None were significant. Under Construction Contracts, there were nineteen remodeling contracts and five new site improvement contracts for construction with nothing unusual there. The Project Reserve Fund received an increase from the Park Building Elevator Replacement Project which was completed with a remaining balance of \$6,409 contributed to the Reserve Fund. There were three projects which requested funds from the Contingency Reserve – Fletcher Physics Building Replace Heating Water Pipes, Replace HVAC Controls in Buildings, Student Services Building Exterior Repairs.

MOTION: Ned Carnahan moved to accept the Administrative Report for the University of Utah. The motion was seconded by Chip Nelson and passed unanimously.

The Board discussed the reoccurring expenses of repairing the infrastructure at the University of Utah. Ralph Hardy, Assistant to the Commissioner of Higher Education said that the Commission's Study on Infrastructure is almost complete. There is a lot of great information in the report. Some of the key elements in the study include a complete inventory of all utilities, production and distribution infrastructure at all institutions of Higher Education. A consultant was hired to look at the infrastructure from the perspective of duration of assets and replacement costs – looking 50 years

into the future. This report will be available to the Board within the next few months.

Ben Berrett from Utah State University reported there were seven professional contracts and eight construction contracts issued during this reporting period. In addition there were a few minor draws from the Contingency Reserve Fund and none to the Project Reserve Fund. The professional contracts included the electrical engineering for the USUE CEIC Building Remodel, the BEERC Classroom Office Remodel, USUE San Juan Residential Hall and Roosevelt Education Center Building Leaks Mitigation. Under Construction Contracts is the BEERC Classroom Addition/Office Remodel for over \$1 Million, Concrete Replacement Projects for FY13, VoIP Communication Closet Upgrades, several abatement projects and Fine Arts Precast Concrete Panel Replacement. There were several small change orders from the Contingency including the Fine Arts Precast Concrete Panel Replacement which is a phase project and consist of large concrete parapet walls bolted to the top of the building. The concrete was cracking where the bolts were connected on the building which is a seismic problem and general failure. All sections located above walkways were completed during the first phase of this project. They used a fiberglass reinforced concrete which was much lighter with stronger bolted connections and looked identical to the existing panels. The Old Main Masonry Restoration is another ongoing project for mortar repair. There was no activity with the Project Reserve Fund which is at \$587,000 however they do have a large draw which will be brought before the Board at a future date.

MOTION: David Fitzsimmons moved to accept the Administrative Report for Utah State University. The motion was seconded by Ned Carnahan and passed unanimously.

ADJOURNMENT

MOTION: Ned Carnahan moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 10:45 am.