

Utah State Building Board



MEETING

June 29, 2011

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
Sheila Gelman
David Fitzsimmons
Ned Carnahan
Gordon Snow
Chip Nelson
Ron Bigelow, Ex-Officio

DFCM and Guests in Attendance:

Kim Hood	Department of Administrative Services
Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office/DFCM
Nichole Sherwood	Governor's Office of Planning and Budget
Rich Amon	Legislative Fiscal Analyst Office
Ken Nye	University of Utah
Gregg Stauffer	Utah System of Higher Education
Ralph Hardy	Utah System of Higher Education
Darlene Burns	Uintah County Commission
Peggy Grusendorf	Utah State Hospital
Dallas Earnshaw	Utah State Hospital
Keith Davis	Department of Human Services
Malin Francis	Salt Lake Community College

Bob Askerlund
Cynthia Cook
Ellen Parish

Salt Lake Community College
FFKR Architects
VCBO Architecture

On Wednesday, June 29, 2011 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:08 a.m.

☐ APPROVAL OF MINUTES OF JUNE 1, 2011

Chair Daines sought a motion for approval of the minutes.

MOTION: Ned Carnahan moved to approve the meeting minutes of June 1, 2011. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ PROPERTY TRANSFER AND LONG TERM LEASE FOR THE CONSTRUCTION OF A FACILITY TO HOUSE DINOSAUR BONES ADJOINING THE UTAH FIELD HOUSE OF NATURAL HISTORY (UFHMH) IN VERNAL, UINTAH COUNTY, UTAH

DFCM Real Estate Manager, Cheryl Searle referenced documents distributed to the Board and specified that all references to Uintah County be listed as Uintah County Municipal Building Authority. This item involves the transfer of a parcel of ground to Uintah County to build a \$1.5 Million facility to house paleontological materials in Vernal. Several months ago, the Building Board gave DFCM permission to enter into discussions with Uintah County concerning this transaction. As a result, Uintah County indicated they would construct a building to house the bones with funding from the Uintah Impact Mitigation Special Services District. To accommodate construction, the State of Utah would transfer a piece of property to Uintah County. The state would pay a lease payment of \$25,000 annually for 50 years plus O & M. At the end of the 50 year period the property and the building would revert back to the state. There were some concerns involving the older buildings that were previously on the property and after careful research it was determined these 40 year old buildings were not listed on the national or state historic building registry. In addition, Wilson Martin, State Historic Preservation officer and Lori Hunsaker, Deputy Director of Antiquities felt that given the location of the property, it is unlikely that any archeological items would be found. They suggested Ms. Searle write a letter before the transfer of the property, advising them that DFCM will proceed with the construction process and notify them if anything significant is discovered.

Uintah County Commissioner, Darlene Burns said that Uintah County has agreed to cover any architectural costs, project over-runs or additional furnishing expenses up to \$500,000 should they occur. These will also be donated to the state at the end of the 50 year period.

Paul Hacking, Executive Director for the Uintah Impact Mitigation Special Services District said from a community standpoint, the bone repository is very important to the heritage of Uintah County. The present facility which houses the paleontological materials is inadequate and in need of extensive repair.

There was considerable discussion concerning the size of the building, cost over-runs, repository fees, budget and O &M. Assistant Attorney General, Alan Bachman mentioned that legislative leadership and the Governor's office be advised of the specifics of this transaction in terms of the lease and contract with Uintah County. He suggested the Board could approve this item subject to this condition.

Legislative Fiscal Analyst, Rich Amon made one correction to the informational letter from Uintah Impact Mitigation Special Service District (Page 7). The letter stated "at the end of 50 years (at the rate of \$25,000 per year), the remaining balance of \$125,000 will be donated to the Department of Natural Resources on behalf of the community." The balance after 50 years should be \$250,000 not \$125,000 as stated in the letter. Mr. Hacking acknowledged Mr. Amon's correction and said UIMSSD would be donating \$250,000.

Chair Daines sought a motion for the property transfer and approval of the long term lease request.

MOTION: Sheila Gelman moved to approve the transfer of property subject to the resolution of legislative and legal Issues. Chair Daines clarified the motion to approve the transfer of property and long term lease request subject to a condition subsequent to clearance from the Governor's Office and legal issues. (Ms. Gelman agreed to this clarification). The motion was seconded by Gordon Snow and passed unanimously.

☐ NAMING OF THE BUILDING CONSOLIDATION PROJECT AT THE UTAH STATE HOSPITAL

Dallas Earnshaw, Superintendent of the Utah State Hospital presented the request to name the new Medical Services Building the Mark I. Payne Building. Mr. Earnshaw reported Mark Payne was known in the state of Utah and nationally as one of the great leaders in mental health. Mark died at the age of 54 after suffering a lifetime of chronic heart disease. His resolve to provide a better life for those who suffer from mental illness kept him focused and energized to never give up on his own fight for life. He was a pioneer in Utah promoting a culture of hope and recovery for mentally ill individuals. He brought people together in an environment of trust and collaboration and was seen as a champion among leaders. He touched the lives of literally thousands of people and dedicated his life to the patients and staff at the Utah State Hospital. Under his leadership,

the Utah State Hospital became nationally known as one of the leading state psychiatric hospitals in the country. Traditionally over the years, the state hospital has named buildings after individuals who have had great impact on mental health services. The Payne family is very supportive and honored to have the naming of the Medical Services Building as a way to remember his legacy.

Alan Bachman said this request meets the requirements of the administrative rule. The Building Board does have the authority to approve this request.

Chair Daines felt Mr. Payne was a worthy individual and this was an appropriate request however he wasn't sure the Board should move forward with the approval or if they should recommend this to the Legislature. Chair Daines sought a motion concerning this request.

MOTION: Sheila Gelman moved to approve the naming of the Medical Services Building at the State Hospital in honor of Mark I. Payne. The motion was seconded by Ned Carnahan and passed unanimously.

☐ DISCUSSION AND POSSIBLE ACTION ON BOARD RULES OF PROCEDURE

Chair Daines opened the discussion concerning the rules for the Board. He indicated over the next few meetings this would be discussed, which will lead the Board to eventually finalize a set of rules.

Discussion items included:

- The statute requiring rules of procedure.
- The appointment of the Chair
- The appointment of a presiding officer in the absence of the chair
- The composition of the Board
- The composition of a quorum

Chair Daines sought a motion concerning the composition of a quorum.

MOTION: Gordon Snow moved to request that Alan Bachman amend the statute to make the Building Board quorum be four members and recognizing that quorums would include electronic participation. The motion was seconded by David Fitzsimmons and passed unanimously.

Discussion continued on:

- The calling of a Board meeting
- Participation of the Chair in a Board meeting
- Participation of General Public during the Board meeting
- Rules of Order used by the Board
- Time and Place of Meetings

How the Agenda is written
Electronic Meetings

DISCUSSION OF ITEMS FOR FUTURE MEETINGS

Chair Daines asked Board members if there were any items to put on the agenda for the next meeting. There were no items ready for the agenda at this time.

TRAINING FOR BUILDING BOARD MEMBERS INCLUDING SCORING PROCESS

Chair Daines suggested a fifteen minute recess. During this time a group photograph was taken of the Building Board members. The Board reconvened in the DFCM Teleconference Room at 4110-A State Office Building.

The training session began with questions concerning the Capital Development Tour. Kurt Baxter explained that in May he sends out a needs statement for Capital Improvements, state funded and non-state funded. July 15 is the deadline to have needs submitted; after which time a list is compiled to determine the areas the Board should tour. Board members expressed interest in visiting some of the sites on their own. Kurt Baxter introduced the Five Year Book as an additional resource for determination of future projects. At this point it looks like the Board may be touring Northern and Central Utah.

During the training session, discussion consisted of:

- 1) The schedule for October meetings when presentations and prioritizing take place
- 2) The public and open meeting laws and the gathering of Board members for meals during the Capital Development Tour
- 3) The process of prioritizations
- 4) An explanation of the scoring criteria for Capital Improvements

ADJOURNMENT.....

MOTION: Chair Daines asked for a motion to adjourn. Sheila Gelman moved to adjourn the meeting at 12:12 p.m.