

# Utah State Building Board



## MEETING

August 2, 2006

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### MINUTES

#### Utah State Building Board Members in attendance:

Larry Jardine, Chair  
Manuel Torres  
Mel Sowerby  
Katherina Holzhauser

#### DFCM and Guests in attendance:

Keith Stepan	Division of Facilities Construction & Management
Robert Franson	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Dana Edwards	Division of Facilities Construction & Management
Rich Amon	Governor's Office of Planning and Budget
Representative D. Gregg Buxton	Legislature
Greg Peay	Corrections
Frank Romano	Department of Human Services
Jackie Southwick	Juvenile Justice Services
Gaby Anderson	Juvenile Justice Services
Dan Maldonado	Juvenile Justice Services
Bill Juszczak	UDOT
Gordon Storrs	Salt Lake Community College
Randall Funk	University of Utah
Darrell Hart	Utah State University
Kevin Hansen	Weber State University
Mark Spencer	Utah System of Higher Education
Rick Stock	Architectural Nexus
L.E. Poggemeyer, Jr.	EDA, Inc.
Keri Hammond	EDA, Inc.
Julee Attig	Jacobsen Construction
Jackie McGill	Spectrum Engineers
RoLynne Hendricks	VCBO Architecture

On Wednesday, August 2, 2006, the Utah State Building Board held a regularly scheduled meeting at the Weber Valley Detention Center, Roy, Utah. Chair Larry Jardine called the meeting to order at 9:05am. He expressed his appreciation to the Weber Valley Detention Center for hosting the meeting.

**APPROVAL OF MINUTES OF JUNE 28, 2006 .....**

Chair Jardine sought approval of the meeting minutes of the June 28 meeting.

**MOTION: Manuel Torres moved to accept the minutes of the June 28 meeting. The motion was seconded by Mel Sowerby and passed unanimously.**

**CAPITAL DEVELOPMENT REQUEST PROCESS AND TOURS .....**

Shannon Lofgreen reviewed the itinerary for the tours with the Capital Facilities Subcommittee on August 21 and 22. She requested those interested in attending the tours to contact her with information regarding their travel and lodging plans by Friday, August 11.

Kent Beers reviewed the 2007 Capital Development Requests submitted this year. He noted the Unified Lab had reduced the cost since last year because they are going to take a modular approach to the project. Phase one will replace the Frasier Lab and the Medical Examiner.

The St. George Visitors Center was recently added to the requests. UDOT is placing a new interchange in St. George to accommodate the new airport. This requires the existing Visitor's Center to be replaced. The Governor's Office of Economic Development is looking at rebuilding the center as a capital development project and hopes to obtain some legislative support.

Kent Beers noted the Richfield Regional Center was revised from the previous proposal and the project now includes UDOT, Highway Patrol, and Drivers License. Several state agencies have leases expiring and would like to join a common facility. The new proposal will be toured by the Board.

Also being toured by the Board is the Public Safety/Tax Commission Joint Driver License/DMV Building which is a proposed site near the Draper Prison. Their lease is expiring and they must vacate their facility.

Other locations to be toured include: Dixie College Centennial Building, Salt Lake Community College Digital Design/Communication Center/Student Life Center, Southern Utah University Science Center Addition, Dixie ATC Land Purchase, Mountainlands ATC North Utah County Campus Building, and the Southwest ATC land purchase request.

Kent Beers explained workshops have been held in order to visit the sites to determine the

best approach to get the project appropriated. These workshops have been attended by staff of the agencies and institutions, staff from DFCM, the Legislative Fiscal Analyst, the Governor's Office of Planning and Budget and Representative Buxton. These workshops have been highly successful with capital improvement projects, and Mr. Beers hoped the benefits of the capital development workshops would be seen throughout the tours.

The costs listed were extremely preliminary. A professional cost estimator, Glenn Beckstead, has been hired by DFCM to evaluate every capital development project to develop the cost estimates. This will provide an improved approach to the cost estimate process within DFCM and will help assess the impact of the increase in costs.

Katherina Holzhauser requested DFCM provide a document on the last two year's lists and an update on each request to identify how it fits in context to the previous years. Kent Beers will prepare a document for distribution to the Board.

**☐ REALLOCATION OF FY2007 CAPITAL IMPROVEMENT FUNDS AT WEBER STATE UNIVERSITY AND COURTS.....**

DFCM recommended that the Building Board approve the requests from Weber State University and Courts to reallocate FY2007 capital improvement funds. Weber State requested to postpone the WSU Science Lab North Curtain Wall Weatherproofing project, and reallocate \$256,300 to the WSU Stores and Receiving Building Electrical and Mechanical Upgrade project. DFCM also recommended postponing the Richfield Courthouse Boiler replacement project and reallocating \$95,000 to the Ogden District Court HVAC project, and postponing the Ogden Juvenile Court Lighting project and reallocating \$143,900 to the Ogden District Court HVAC project.

Kent Beers explained WSU is currently in the process of remodeling their Stores and Receiving Building with institutional funds. WSU initially moved forward with the project in order to have the remodeling and other upgrades completed by the start of school. Unfortunately, the cost of the project has been more expensive than initially anticipated and WSU does not have sufficient funds to complete the entire project. Because a number of the functions housed in this building are academic support and eligible for capital improvement funding, WSU is requesting that the Building Board postpone the Science Lab North Curtain Wall Weatherproofing project and reallocate the funds (\$256,300) to the Stores and Receiving Building Remodel. The Science Lab North Curtain Wall Weatherproofing will continue with design this summer and WSU will request funding for construction next April. A letter from WSU providing with additional details was provided to the Board.

Manuel Torres asked if the \$256,300 would be enough funding to complete the project, and how the project was funded before. Kevin Hansen, WSU, responded the University would provide some additional money, and the initial project was funded through University funds. There have been some problems that have arisen during the remodel, and some other problems due to inflation.

**MOTION: Steve Bankhead moved to approve the reallocation of capital improvement funds at Weber State University. The motion was seconded by Mel Sowerby and passed unanimously.**

Kent Beers stated an engineering study has been completed on the Ogden District Court HVAC system has been completed. The study found that the scope of work required to repair and upgrade the system is much more extensive than originally projected. As a result, the project (initially funded at \$178,400) is under funded. DFCM and Courts requested that the Richfield Courthouse Boiler and the Ogden Juvenile Court Lighting projects be postponed and that the Board reallocate funding from these projects (less approximately 10% for design) to the Ogden District Court HVAC Upgrade. The design for the Richfield Courthouse Boiler and Ogden Juvenile Court Lighting will continue and these projects will be requested for construction funding next April.

Manuel Torres asked why the system became insufficient so quickly. Kent Beers offered to contact the DFCM Facility Coordinator to obtain an answer prior to the motion.

**☐ DELEGATION TO USU OF THE AGRICULTURAL RELOCATION – COMPLETION PHASE TWO .....**

Keith Stepan recommended delegating Utah State University Phase Two of their Agricultural relocation. USU received five million dollars during the 2005 Legislative session and the Board agreed to delegate that to USU. Another five million was received after the 2006 session. DFCM recommended delegating the second portion of funding to allow them full responsibility for the project.

**MOTION: Steve Bankhead moved to approve the delegation to USU for Phase Two of the Agricultural Relocation. The motion was seconded by Manuel Torres and passed unanimously.**

**☐ ADMINISTRATIVE REPORTS OF THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY .....**

Randall Funk, University of Utah, provided the administrative report for the June 9 to July 14. There were four new design agreements, three programming agreements and one study agreement awarded for the period. Also issued during the period were five remodeling contracts and two new site improvement projects.

There was a \$66,891.38 transfer out of the Contingency Reserve Fund for the Natatorium Pool C Repair and Upgrade project. This transfer was due to the finding that there was no earth fill under the pool and in several places there was nothing supporting the pool. These unknown conditions cost a considerable amount of money. There was also a transfer for Phase I of the Electrical switchgear upgrade.

There were two increases to the Project Reserve fund for two fire alarm replacements.

**MOTION: Katherina Holzhauser moved to approve the administrative report of the University of Utah. The motion was seconded by Kerry Casaday and passed unanimously.**

Darrell Hart, Utah State University, provided the administrative report for June 7 to July 12. There were two CM/GC contracts issued for the Carousel Square Remodel project. One contract was issued for materials only to construct four metal sheep barns as part of the Agricultural Buildings Relocation project.

The 19 FY07 capital improvement projects and one paving project have been added to USU's current list bringing the total to 73. Of these projects, ten are in the Design/Study phase, 27 in Construction, 11 Substantially Complete, one complete, and 24 pending.

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

**☐ ADMINISTRATIVE REPORTS FOR DFCM.....**

Keith Stepan provided the administrative report for DFCM for June 5 to July 10. He noted the State is seeing a slight increase in lease rental rates.

There were 27 Architectural/Engineering agreements awarded for the period. DFCM is seeing fewer architectural firms applying for jobs because the private sector workload has been increased. They are trying to get more firms involved.

There were 20 construction contracts awarded for the period. DFCM has also seen an increase in costs and a decrease in applicants for the jobs. Only one bid was received for the \$20 million Gunnison project. The contract was awarded to Valley Builders and Hogan Construction.

The report indicated there was still a good balance of companies chosen for the projects; however, many have withdrawn because of the escalation of construction costs. Several projects have required contingency funds. There is still roughly \$3 million in the reserve fund. The Legislature approved helping three projects that were budgeted over two years ago with additional contingency funds.

**☐ REALLOCATION OF FY2007 CAPITAL IMPROVEMENT FUNDS AT COURTS CONTINUED .....**

Kent Beers clarified the Courts project was for Second District Court. Construction was completed in approximately 1995. The cooling function in the building has never operated

effectively and there have been complaints from judges and staff in the building. Some readings have reported temperatures of over 100 degrees.

Another problem with the building is half of the fourth floor was shelled space. The system was not adequately designed for the floor to be built out and they are not able to adequately cool and heat that part of the building.

Courts have spent the money to have a comprehensive evaluation completed. The engineers estimate they are going to need a construction cost of about \$350,000 to upgrade the entire system. They projects being delayed can make it one more year.

**MOTION: Manuel Torres moved to approve the reallocation of capital improvement funds at Courts. The motion was seconded by Steve Bankhead and passed unanimously.**

**OTHER**.....

Keith Stepan recently attended the Board of Regents' meeting where a presentation was made regarding the Q &P process. He noted that on other fund projects there will no longer be credit given for other fund money that comes from within the state itself. Leased space will now be counted if it is used for classroom space. Mark Spencer, Utah System of Higher Education, commented they had previously counted the students but not the space inventory. If it is academic space, it should be counted as part of the inventory. Manuel Torres asked if space such as the University Hospital were included in the space. Mr. Spencer responded it was not as it was auxiliary services and was considered a self sustaining enterprise.

The University of Utah and Utah State University will also now be able to submit two capital development projects for consideration to the Regents.

Steve Bankhead asked why existing buildings were removed from the inventory prior to applying the formula when they evaluated the existing needs. He felt that by taking the building out of inventory there appeared to be a greater need for replacement than if the status of the building were simply evaluated on the severity of the need. Mr. Spencer stated that was the "Q" part of the process. It works better for a complete replacement which creates a gap. The issue is part of the consultation that the USHE deals with the institution and DFCM projects. Each building was evaluated on a case by case basis. Mr. Bankhead expressed his uneasiness about the issue in the process.

Keith Stepan felt if they looked at the project and it cost more to build a new project versus remodeling, they would take it out of inventory and say it has to be replaced. The Regents will grant an additional point if the space is not functional.

Keith Stepan stated Kevin Walthers would present a primer on the Q&P process to the Board in September.

**□ ADJOURNMENT.....**

Kent Beers stated the Board would adjourn and continue to tour the Weber Valley Detention Center. They then proceeded to the Ogden/Weber ATC, and the Davis ATC.

**MOTION: Katherina Holzhauser moved to adjourn at 10:10am. Chair Jardine seconded the motion and the motion passed unanimously.**