

Utah State Building Board



MEETING

August 5, 2009

MINUTES

Utah State Building Board Members in attendance:

Steve Bankhead
Cyndi Gilbert
Wilbern McDougal
Mel Sowerby

DFCM and Guests in attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Chamonix Larsen	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Jeff Wrigley	Division of Facilities Construction & Management
LaPriel Dye	Division of Facilities Construction & Management
Curtis Burk	Department of Administrative Services
Alyn Lunceford	Courts
Kim Wixon	Department of Health
Keith Davis	Department of Human Services
Anna Rae Garrett	Public Safety
Kris Hamlet	Public Safety
Keith Squires	Public Safety
Sherry Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
David Tanner	Southern Utah University
John McNary	University of Utah
Ken Nye	University of Utah
Mike Perez	University of Utah
Ben Berrett	Utah State University
Darrell Hart	Utah State University
Troy Caserta	Utah System of Higher Education

Greg Stauffer	Utah System of Higher Education
Kevin Hansen	Weber State University
Jim Olson	Brown and Caldwell
Rick Stock	Dunn Associates
Lauren Yant	EDA Architects
Cynthia Cook	FFKR
Peter Moyes	MHTN Architects
Jennifer Sasich	MHTN Architects
Sam Guevada	Salt Lake City Corporation
Susi Kardgis	Salt Lake City Corporation
Jackie McGill	Spectrum Engineers
George Daines	General Public
Sheila Gelman	General Public
Lois Woodbury	General Public

On Wednesday, August 5, the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol, Room 445, Salt Lake City, Utah. Gregg Buxton called the meeting to order at 9:30am. He announced the new Board members were still pending confirmation, and a new Chair was yet to be named.

APPROVAL OF MINUTES OF JUNE 24, 2009.....

Gregg Buxton sought a motion on the minutes of June 24, 2009.

MOTION: Mel Sowerby moved to approve the meeting minutes of June 24. The motion was seconded by Cyndi Gilbert pending the addition of her name on the list of attendees. The motion passed unanimously.

PROPOSED AMENDMENTS TO RECODIFY RULES R23-1; R23-2; R23-4; R23-21; R23-25; R23-26; R23-29.....

Alan Bachman explained the Utah Procurement Code numbers were being changed resulting in the need to change the Rule numbers as well in order to maintain consistency. He requested a motion for a non-substantive change of all of the Rule numbers.

MOTION: Cyndi Gilbert moved to re-codify the proposed amendments to R23-1 to R23-29. The motion was seconded by Mel Sowerby and passed unanimously.

EDIT TO ADMINISTRATIVE RULE R23-23, HEALTH INSURANCE COVERAGE IN STATE CONTRACTS - IMPLEMENTATION.....

During the 2009 session, the Legislature passed HB331 which created a requirement of health insurance for contractors and designers above certain limits. This effected general contracts with contracts over \$1.5 million and subcontractors with contracts over \$750,000.

The proposed change would authorize DFCM to post the document E23-23, Health Insurance Coverage in State Contracts – Implementation to their website, rather than by SelectHealth. The state took the parameters out of the minimal plan for the DFCM website.

MOTION: Steve Bankhead moved to adopt R23-23 with the understanding that if no comments are received during the 30-day period, DFCM may proceed with adopting it into rule. The motion was seconded by Cyndi Gilbert and passed unanimously.

□ ENERGY PROEJCTS IN STATE FACILITIES.....

John Harrington, DFCM, requested the Board review the applications for the revolving loan program for the State Facility Energy Efficiency Fund. As per the Administrative Rules for the State Facility Energy Efficiency Fund, applications to the revolving loan program need Building Board approval in order for the DFCM Energy Group to move forward with requested energy projects. Mr. Harrington reviewed the applications for the following projects: Department of Human Services: Various Projects at Juvenile Justice Facilities; Ogden-Weber Applied Technical College Energy Retrofits; David Applied Technical College Energy Retrofits; Uintah Basin Applied Technical College Energy Retrofits; Bridgerland Applied Technical College Energy Retrofits; Utah Department of Transportation: Various Region 3 and 4 Lighting Retrofits; and Utah Capitol Complex Energy Projects.

Mr. Harrington stated the state is looking to earmark \$6 million for energy efficiency projects and all are under two-year paybacks. The state is also looking at doing some energy efficiency projects to pay for infrastructure repairs.

□ LONG TERM LEASE REQUEST FROM SALT LAKE CITY.....

The Department of Public Safety and Salt Lake City both have a current need for a FEMA certified survivable emergency operations where they could effectively manage a catastrophic type of event in Utah. Salt Lake City was requesting to do a combined emergency operations center in order to provide continuity of government services and the ability to restore lifeline infrastructure.

In looking at efficiencies, Salt Lake City approached the State of Utah for a partnership in a hope to create economies of scale, and eliminate the duplication of expensive construction. By partnering with the local and county government, the private sector and the State of Utah, they felt they could provide a continuance of services and emergency response. Salt Lake City felt this could best addressed by co-locating with the State of Utah.

A space needs assessment was completed to identify the needs of the county and the state. Based on those comparisons, they found that the construction costs were similar to the state's past proposal. If both agencies were to co-locate, approximately 46% of the

building would be shared to coordinate functions. This would save approximately 5000sf, and approximately \$2.5 million to the state.

Salt Lake City intends to proceed with an Emergency Operations Center even if the state chose not to participate in the construction. A bond vote will be held on November 3 and will allow the public to vote on the financing. Upon approval, Salt Lake City will enter into the design guidelines and scope development, and hope to proceed in March after receiving legislative approval.

Steve Bankhead felt there were advantages to construction and operational costs, but he wondered if it would be better to have separate emergency operation centers in the event of a major catastrophe. He also wondered if there is a major disaster and the agencies were co-located, if the state would be objective to other regions based on their relationship with Salt Lake City. He hoped they would be able to maintain an appropriate amount of influence.

❑ DIXIE STATE COLLEGE REQUEST TO BUILD ADDITION TO BURN ARENA ..

DFCM recommended that the Building Board review the Dixie State College request to build an addition to the Burns Athletic Arena. Dixie State College received \$600,000 in donations to build a weight room/athletic training addition area. The funds for design and construction are from a donor, and no state funds will be requested for the project or future O&M.

MOTION: Cyndi Gilbert moved to approve the addition to the Burns Athletic Arena. The motion was seconded by Mel Sowerby and passed unanimously.

❑ REALLOCATION OF COURTS CAPITAL IMPROVEMENT FUNDS

DFCM recommended that the Building Board review the Courts request to reallocate Capital Improvement Funds. Courts wished to reallocate \$151,000 from Farmington Courts, and \$370,000 from the Layton Courts Building HVAC system improvements to the Provo Juvenile Courts Work Crew Facility.

MOTION: Cyndi Gilbert moved to approve the reallocation of the Courts Capital Improvement funds. The motion was seconded by Steve Bankhead and passed unanimously.

Gregg Buxton will speak with the Legislative Fiscal Analyst's Office to determine if reallocating remaining funds is appropriate in the future.

❑ REALLOCATION OF SOUTHERN UTAH UNIVERSITY CAPITAL IMPROVEMENT FUNDS

DFCM recommended that the Building Board review the Southern Utah University request to reallocate Capital Improvement funds to make additional repairs/alteration to the central plant.

The SUU heat plant condensate tank relocation and the SUU steam tunnel ventilation project both bid significantly under budget resulting in \$167,000. SUU wished to use the funds for additional energy conservation projects at the central plant.

MOTION: Steve Bankhead moved to approve the reallocation of funds to the SUU energy conservation projects at the central plant pending permission from the Legislative Fiscal Analyst's Office. The motion was seconded by Cyndi Gilbert and passed unanimously.

❑ REALLOCATION OF SNOW COLLEGE CAPITAL IMPROVEMENT FUNDS

Snow College requested to reallocate Capital Improvement Funds from the Ephraim Campus Fire Alarm project to the Washburn Building chiller project at the Richfield campus. The cost to replace the chiller is estimated to cost \$300,000.

MOTION: Steve Bankhead moved to reallocate \$300,000 from the Ephraim Campus Fire Alarm Project to the Richfield Washburn Building Chiller Project. The motion was seconded by Wilbern McDougal and passed unanimously.

❑ UNIVERSITY OF UTAH NORTH CHILLER PLANT AND ENERGY PROJECT

Ken Nye, University of Utah, provided an overview of the delegation authority. Delegation was a concept adopted approximately 25 years ago by the Legislature. The statute was later amended to allow for across the board delegations allowing institutions to manage all projects under a set dollar range for a type of project as approved by the Board. Following the legislation, the Building Board authorized that University of Utah to manage all projects on their campus under \$5 million. The Building Board later increased this delegation to \$10 million, although larger projects may be authorized by the Building Board.

Cory Higgins, University of Utah, explained that this project was part of the \$4 million infrastructure project recently reviewed by the Building Board. The complicated project will involve 11 buildings, and is currently being developed for the first major interdisciplinary building. This involved bringing the utilities to the site in order to create a central plant for future development.

MOTION: Steve Bankhead moved to approve the delegation of the chiller plant and energy project to the University of Utah. The motion was seconded by Mel Sowerby and passed unanimously.

ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Cory Higgins, University of Utah, stated the University had a major failure with the high temperature water system. The 1970s central plant and distribution piping is past its' life and is constantly leaking. At least 10,000 gallons of water is lost per day, and it has been difficult to keep the systems running. They have already spent \$500,000 and look to spend several hundred more to just patch sections of this system.

In June, the amount of water lost made it impossible to keep the systems running. The University immediately contacted DFCM for funding for an emergency repair. It was determined at that time that a tunnel was the only long term fix, but initial estimates were \$7.5 million for the project and there is no available funding.

During the last legislative session, the Legislature authorized \$44 million in revenue bonds to the University for infrastructure problems. The intent of that financing was primarily to deal with infrastructure required to deal with that portion of campus and the extension of the line previously planned. Through savings they have been able to achieve elsewhere on that project, there is approximately \$5 million that they can put towards putting in the tunnel and potential water lines in the HPER mall area. They also have two capital improvement projects to replace the pipe in the Health Sciences area of which the funding can also be applied. After taking care of the most critical issues, they think they could take \$903,000 from the high temperature water line, and another \$1,585,000 from the postponed generator project to complete the project. Steve Bankhead encouraged the University to find donated funds to resolve some of the infrastructure problems as well.

Ken Nye provided the administrative report for the period of June 6 to July 17 for the University of Utah. There were five design agreements, two study/other agreements and eight construction contracts awarded for the period.

There was a \$697,995.10 decrease to the project reserve fund due to the HTW Line Replacement. This was for the University's first effort at a major replacement of High Temperature Water (HTW) lines.

MOTION: Mel Sowerby moved to approve the administrative report for the University of Utah. The motion was seconded by Cyndi Gilbert and passed unanimously.

Ben Berrett, Utah State University, provided the administrative report for June 3 to July 15, 2009. There were five professional contracts and 12 construction contracts awarded for the period.

The contingency amounts for the FY2010 delegated capital improvement projects have been added to the Contingency Reserve Fund. The list includes 11 new projects and the

restoration of three projects that were put on hold in FY09 due to budget cuts. An amount of \$315,613 has been added to the Contingency Reserve Fund.

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

ADMINISTRATIVE REPORT FOR DFCM

Kurt Baxter provided the administrative report for DFCM for the period of June 1 to July 9, 2009. There were 42 architect/engineering agreements and 39 construction contracts awarded for the period.

There was a \$281,506 decrease to the USU Sant Engineering Innovation Building to cover the State's share of change order #9 for the third floor lab build-out, as well as the final credits from the contractor. There was a \$242,226 transfer for the CUCF New 192 Bed Expansion to replace the surge tank and dearating tank that failed during the boiler replacement phase of the project.

AGENDA FOR UPCOMING BUILDING BOARD TOUR OF CAPITAL DEVELOPMENT PROJECTS

Immediately following the Building Board meeting on September 9, the Board will begin their tour of the capital development projects. A proposed schedule was presented for the tours on September 9 and 10.

ADJOURNMENT

MOTION: Mel Sowerby moved to adjourn at 11:59am. The motion was seconded by Cyndi Gilbert and passed unanimously.

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