

# Utah State Building Board



MEETING

October 16, 2008

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## **MINUTES**

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

Larry Jardine, Chair  
Kerry Casaday, Vice Chair  
Steve Bankhead  
Cyndi Gilbert  
Wilbern McDougal  
Mel Sowerby  
Manuel Torres

### **DFCM and Guests in attendance:**

Gregg Buxton	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Dana Edwards	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
John Freeman	Department of Alcoholic Beverage Control
Dennis Kellen	Department of Alcoholic Beverage Control
Mike Hadden	Corrections
Jerry Jensen	Corrections
Greg Peay	Corrections
Alyn Lunceford	Courts
Keith Davis	Human Services
Dallas Earnshaw	Human Services
Anna Rae Garrett	Public Safety
Kris Hamlet	Public Safety
Jill Laws	Public Safety
Nannette Rolfe	Public Safety
Kimberly Smale	Utah School for the Deaf and the Blind
Timothy W. Smith	Utah School for the Deaf and the Blind
Peggy Grusendorf	Utah State Hospital
Bruce Hamilton	Utah State Parks
Karen Kruger	Utah State Parks
Bill Greer	Workforce Services

Libby Crapo	Action Door
Christine Coutts	Architectural Nexus
Sarah Parris	BNA Consulting
Pat Gleason	Calder Richard Engineering
Fran Pruyn	CRS Architects
Paula Graham	CWS
Rick Stock	Dunn Associates
Lyndy Lovelady	Eaton Architecture
Keri Hammond	EDA Architects
Cynthia Cook	FFKR Architects
Lisa-Marie Jensen	GSBS Architects
Jeff Palmer	Layton Construction
Jennifer Sasich	MHTN Architects
Sean Wright	MHTN Architects
Rachel Haider	Reaveley Engineers
Kim Martin	United States Forest Service
Matt Sibul	UTA
Molly Kiser	VCBO Architecture
James VanRoosendaal	VCBO Architecture
Collette Mercier	Ogden Weber ATC
Bob Askerlund	Salt Lake Community College
Gordon Storrs	Salt Lake Community College
Ken Beazer	Southern Utah University
David F. Tanner	Southern Utah University
Brian Foisy	Utah College of Applied Technology
Rick White	Utah College of Applied Technology
Robert Clark	Utah Valley University
Janeal Jacobs	Utah Valley University
Kevin Hansen	Weber State University

On Thursday, October 16, 2008, the Utah State Building Board held a regularly scheduled meeting in C445 of the Utah State Capitol, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 8:00am.

**APPROVAL OF MINUTES OF SEPTEMBER 10, 2008 .....**

Chair Jardine sought a motion on approval of the meeting minutes for the meeting held September 10, 2008.

**MOTION: Steve Bankhead moved to approve the Building Board meeting minutes of September 10. The motion was seconded by Cyndi Gilbert and passed unanimously.**

**CAPITAL DEVELOPMENT RANKINGS .....**

Kent Beers displayed the Board's individual scores and asked each member to verify their scores. Mr. Beers displayed the weighted average scores and the project rankings based on the Board's preliminary scoring. The projects ranked as follows:

1. Purchase and Renovation of the Libbie Edwards Elementary School for the Utah Schools for the Deaf and the Blind
2. State Hospital Building Consolidation (Demo M.S. Building).
3. Salt Lake Community College Digital Design/Communications Technology Center
4. Mountainland Applied Technology College Northern Utah County Campus Building (tie)
5. University of Utah School of Business Replacement Expansion (tie)
6. Ogden Juvenile Courthouse
7. Ogden/Weber Applied Technology College Health Technology Building
8. Utah State University Business School Addition/Remodel (tie)
9. GOED World Trade Center (State Office Building) (tie)
10. National Guard Upgrades and Repairs to Armories (tie)
11. Dixie State College Centennial Commons Building (tie)
12. Southern Utah University Gibson Science Center
13. Unified State Laboratory Module #2
14. Homeland Security Emergency Operations/Homeland Security Office
15. Corrections Cook Chill Kitchen
16. College of Eastern Utah Arts and Education Building
17. Weber State University Professional Programs Building/Central Plant
18. Agriculture New Administration Building (Replace Existing Ag Building)
19. Southwest ATC Allied Health and Technology Building
20. USU Kent Concert Hall Addition/Renovation
21. Ogden Driver License Facility
22. Wasatch Mountain State Park Campground Renovation
23. Department of Environmental Quality Warehouse
24. DTS Richfield Alternate Data Center Expansion
25. Juvenile Justice Weber Valley Detention Center
26. FairPark Multipurpose Arena

Mr. Beers suggested the Board review the individual projects and determine if they should be adjusted. The Board also needed to address the ties between a few projects.

**MOTION: Mel Sowerby moved to move the OWATC Health Technology Building to priority six. The motion was seconded by Steve Bankhead and passed with six in favor and one opposed.**

**MOTION: Kerry Casaday moved to break the tie between the University of Utah School of Business Replacement/Expansion and the Mountainland Applied Technology Center North Utah County Campus Building and rank them as priorities four and five respectively. Cyndi Gilbert seconded the motion.**

Ms. Gilbert noted that the University of Utah and Salt Lake Community College were tied in the Regents' priorities and she questioned if there was a preference to rank one higher than the other. Kent Beers stated the projects were consistent with the Board of Regents

Q&P with the exception of the tie. Since the Regents did not break the tie, the Building Board must.

Chair Jardine reiterated the motion and sought a vote. **The motion was defeated with four opposed and three in favor.**

**MOTION: Steve Bankhead moved to rank the Mountainland Applied Technology Center North Utah County Campus Building and the University of Utah School of Business Replacement/Expansion as priorities four and five respectively. The motion was seconded by Mel Sowerby and passed with five in favor and two opposed.**

**MOTION: Manuel Torres moved to rank the GOED World Trade Center as priority eight and Utah State University Business School Addition/Remodel to priority nine. The motion was seconded by Kerry Casaday and passed unanimously.**

**MOTION: Steve Bankhead moved to approve the National Guard Upgrades and Repairs to Armories as priority ten and Dixie State College Centennial Commons Building as priority 11. The motion was seconded by Kerry Casaday.**

Manuel Torres asked for more information on the National Guard project and if there were other dollars available. Chair Jardine responded that no other dollars were involved and the project was a continuation of the previous year.

**The motion passed unanimously.**

**MOTION: Cyndi Gilbert moved to accept the ranking list as it stood with all ties broken. The motion was seconded by Mel Sowerby and passed unanimously.**

In order to accommodate the presentations for the non-state funded projects, the Board took a ten minute recess.

**☐ FY2010 HEARING SCHEDULE FOR PROJECTS FROM OTHER FUNDING SOURCES .....**

Kent Beers began with the FY2010 Capital Development Projects for State Funded Projects with Land Banking Requests. DFCM had been asked by the Governor's Office of Planning and Budget to further scrutinize the cost of the donated building, any costs to the state, and any O&M associated.

Kent Beers displayed the five land banking requests from the agencies and institutions presented at the previous meeting. The intent of land banking is to identify specific pieces

of property, not generic requests to buy land. The intent of the legislature is to bring specific pieces of property to analyze and purchase if it is determined it is an opportunity.

**MOTION: Mel Sowerby moved to rank the Snow College 20 Acres for Higher Education Campus in Nephi as the number one priority for land banking requests. The motion was seconded by Steve Bankhead and passed unanimously.**

Cyndi Gilbert asked if a portion of the \$50 million for the Southern Utah University 42 acres could be broken out. David Tanner, SUU, responded that SUU is currently purchasing properties through a foundation. The Building Board approved the master plan with a 20 year look of the campus. With the current residential needs, SUU is continuing to expand on the borders of the campus, and Cedar City has rezoned areas to help those needs. Private donors are currently assisting with purchasing properties around the campus that are specific to the needs of the campus with the idea that it would be donated to the campus within the next few years. The possibility of breaking out the \$50 million was possible, but they needed to look at the entire needs on campus as well as the growth. SUU hoped to initially spend \$3 million to purchase available properties around campus.

**MOTION: Steve Bankhead moved to rank Bridgerland ATC 1.23 Acres North of Campus, Dixie State College Land Adjacent to Campus, Bridgerland ATC 26 Acres and 18 Acres Adjacent to Campus, and Southern Utah University 42 Acres as priorities two through five respectively. The motion was seconded by Mel Sowerby.**

Wilbern McDougal questioned if it was an appropriate time to buy property given the current residential real estate market. He thought residences would be cheaper next year with the current mortgages.

**The motion passed with six in favor and one opposed.**

The Department of Technology Services wished to split the Richfield Alternate Data Center Expansion in to two phases. The actual funding request from the State for the Richfield Alternate Data Center Expansion was \$4,543,000.

**MOTION: Cyndi Gilbert moved an amendment to the original motion to correct the amount of the Richfield Alternate Data Center Expansion. The motion was seconded by Manuel Torres and passed unanimously.**

The presentations began for the agencies and institutions for the other funding sources.

*Department of Health, Utah's Power Park* – Module one of the State Laboratory Complex broke ground at the end of May. Unfortunately, at that time they found an earthquake fault on the site and they were forced to move the complex further to the east. DOH proposed to utilize the orphan land to create a community-use Power Park involving the integration of

typical community park amenities with solar, wind and geothermal energy generation. The Power Park project will be a wholly non-state funded project and will proceed in three phases. Phase 1, "The Solarplex", would consist of a solar amphitheater and solar picnic area located in the north-central regional of the property. DOH has received \$125,000 from Rocky Mountain Power for solar panels, \$25,000 from VCBO and approximately \$25,000 in kind from Big D Construction for use on Phase 1. They are attempting to tie in the amenities of a park, generation of alternative fuels, telling the story of the potentials and the limitations of alternative fuels with the strong educational component through Salt Lake Community College and the University of Utah. The wind turbines would use a 45 foot pole, which is significantly shorter than the Unified State Laboratory building. The energy produced by the turbines would be returned to the grid and it would benefit the Utah Department of Health laboratories with 15-18% of their energy needs. No O&M would be requested.

Manuel Torres was concerned with placing a park on land purchased to build state buildings. Gregg Buxton stated there were fault lines on the property and the building had to be adjusted to avoid the fault line. However, the four acre pad was still buildable with the fault. He thought it may be premature to approve the project.

**MOTION: Mel Sowerby moved to not approve the request for the Utah Power Park. The motion was seconded by Manuel Torres and passed unanimously.**

*Alcoholic Beverage Control Warehouse Expansion* – By the end of 2009, DABC will have 50% more selling space in the state of Utah than two years ago. Sales are up 11.7% over the previous year and they are 7% higher in case sales. Due to these profits, DABC was able to pay their bond obligations for building projects and increased the profit to the General Fund by \$5 million. The bond payment for this entire project would be in the neighborhood of \$1.3 million.

DABC desired to build on the existing warehouse to meet the demands to keep the stores full of product. The initial plan was to add additional square footage in 2010 to accommodate growth. The funding source request will be through Revenue Bonds to be paid through increased liquor sales. These bond payments should not reduce the contribution to the general fund because of continued aggressive sales and growth.

The ASRS warehouse currently holds 6000 pallets of product and they are looking to expand by an additional 4000 pallets. The capacity in the current building is 500,000 cases of product and they currently have 475,000 cases, excluding holiday sales. Product and warehousing capacity increase by 7.5% annually.

DABC and DFCM have contracted with Trommer and Associates to perform a detail analysis of the needs of the DABC to handle current and projected growth. The 12 week study is now completed.

**MOTION:** Wilbern McDougal moved to approve the DABC warehouse expansion. The motion was seconded by Kerry Casaday and passed unanimously.

**MOTION:** Wilbern McDougal moved to approve the DABC property purchase. The motion was seconded by Mel Sowerby and passed unanimously.

*Veteran's Cemetery Entryway/Gate/Columbarium/Garage* – Request approval of the construction of a new entryway at the Veteran's Cemetery near Camp Williams. It would also construct a small building (columbarium) to house urns after cremation, as well as a small maintenance garage. The funding for this project would come from a \$3.5 million Federal VA grant, and no state funded O&M is requested on this project.

**MOTION:** Cyndi Gilbert moved to approve the Veteran's Cemetery Entryway/Gate/Columbarium/Garage pending receipt of funds. The motion was seconded by Mel Sowerby and passed unanimously.

*Dixie State College Hansen Stadium Bleachers and Weight Training Building* –The Athletic Department has received commitments from several donors to construct the Hansen East Side Bleachers and a weight training room. The 12,000 square foot building to be designed and constructed beneath the stadium bleachers. The funds will be donated and O&M is requested in the amount of \$77,700.

**MOTION:** Cyndi Gilbert moved to approve the Dixie State College Hansen Stadium Bleachers and Weight Training Building. The motion was seconded by Steve Bankhead and passed unanimously.

*Dixie State College Heritage Choir Practice Hall* – Approximately 10,900 square feet is requested and \$3 million would be the construction budget. This may be stand alone or added to the commons building. It was originally programmed as part of the Commons Building, and it includes a large hall, practice rooms, and support area. The areas would be used by the Dixie State Music Department during the day and Heritage Choir would practice two evenings a week. Heritage Choir is funding the project and approximately \$80,000 in O&M is requested.

**MOTION:** Steve Bankhead moved to approve it contingent upon the Dixie Centennial Building being approved. The motion was seconded by Mel Sowerby and passed unanimously.

*DNR Interagency Fire Dispatch Center* – The proposed interagency fire dispatch center has been in the planning mode for approximately 10 years. Fire Dispatch has been located in a number of locations over several years, but none of the facilities were ever designed as dispatch centers. The new central location would be located at the Lone Peak facility. Funding will come from BLM and federal dollars, and DNR will provide the land. DNR is currently paying O&M on their existing facility which would transfer to the new facility. It is anticipated that the O&M costs will decrease through cost savings and energy savings.

**MOTION: Cyndi Gilbert moved approval of the Interagency Fire Dispatch Center. The motion was seconded by Manuel Torres and passed unanimously.**

*Vernal Curation Facility* – The Utah Fieldhouse of Natural History Museum in Vernal was opened in May 2002. During planning of the facility, Parks and Rec quickly realized that their mission was very similar to the mission and goals of Dinosaur National Monument, and they also dealt with dilapidated facilities and filling their educational and curatorial mission. Both agencies determined it would be best to pool resources for an interpretive and public facility, as well as a scientific and curatorial facility in order to provide better services for their missions. The Utah Fieldhouse was built to adjoin another building very easily and co-locate several facilities. The Park Service has gone through 100% design development and the facility is anticipated for funding in 2011. The current facility lease expires in 2012, and a facility will need to be rented if the new building is not realized.

**MOTION: Steve Bankhead moved to approve the Vernal Curation Museum. The motion was seconded by Cyndi Gilbert and passed unanimously.**

*Great Basin Seed Warehouse* – The current warehouse is approximately 13,500 square feet and DNR proposes to expand it to 22,500 square feet. An additional cold storage unit will be added due to temperature sensitivities of the seed. This is also an interagency partnership with Utah Partners for Conservation and Development, which works to improve and restore wildlife habitat. Funding for this expansion is in place and BLM has committed \$500,000. DNR will cover the rest of the expense through appropriated funds. The warehouse entirely self sufficient and a 19% overhead fee covers all costs. There will be no increased O&M request.

**MOTION: Cyndi Gilbert moved to approve the Great Basin Seed Warehouse. The motion was seconded by Manuel Torres and passed unanimously.**

*Southern Utah University Baseball and Soccer Complex Upgrade* – Upgrading the complex would give SUU the opportunity to help in recruitment and retention of student athletes and the current baseball field encroaches heavily into their soccer fields. The upgrade would provide for dedicated playfields for both baseball and soccer, and provide improved orientation for spectators. The upgrade would also provide a permanent centralized location for restrooms. The field would be more in line with the Division I expectations and provides for spectator entrance and control measures that would provide some opportunities for ticketing in the future. A potential donor is in line and no additional O&M will be required for this project.

**MOTION: Cyndi Gilbert moved to approve the Southern Utah University baseball and Soccer Complex Upgrade. The motion was seconded by Steve Bankead and passed unanimously.**

*University of Utah Ambulatory Care Complex* – The request is for an adult ambulatory care as well as a women's ambulatory care. The adult ambulatory is approximately 200,000

square feet and the women's has 142,000 square feet. The University anticipates beginning with the adult ambulatory care, and phasing the project based on funding. No state funding and no increase in O&M is requested as this project will be supported by revenue bonds. Once details are finalized, the University will return with exact square footage and any associated parking required.

**MOTION: Steve Bankhead moved to approve the University of Utah Ambulatory Care Complex. The motion was seconded by Mel Sowerby and passed unanimously.**

*University of Utah David Eccles School of Business Replacement/Expansion* – This request is similar to the state funded request without the additional 16 classrooms. If state funds are not secured for the larger project, the University wishes to continue with the first phase of the 134,000 square foot project with \$64.4 million in donated funds. Approximately \$652,000 would be required in O&M and would be donor funded.

**MOTION: Cyndi Gilbert moved to approve the David Eccles School of Business Replacement/Expansion on the condition that state funding is not received for the bigger building. The motion was seconded by Kerry Casaday and passed unanimously.**

*University of Utah Kennecott Building Renovation/Addition Phase I* – The preliminary cost to rehabilitate the Kennecott Building is \$8.7 million. Of the 37,400 square feet, approximately 19,000 would be new space and 18,000 would be remodeled space. The net increase in O&M for this project is \$168,440 per year.

**MOTION: Steve Bankhead moved to approve the University of Utah Kennecott Building Renovation/Addition Phase I. The motion was seconded by Manual Torres and passed unanimously.**

*University of Utah Beverly Taylor Sorenson Arts and Education Complex* – The complex will benefit the College of Education as well as the Tanner Dance program by encompassing dance, music, visual art, and theater. The 85,446 square feet would be all new space, and approximately 9568 would be demolished. The project is estimated to cost \$30.7 million and will be donor funded, of which \$15 million was donated by the Sorenson Family.

**MOTION: Cyndi Gilbert moved approval of the University of Utah Beverly Taylor Sorenson Arts and Education Complex.**

Construction is anticipated to being in 2010 after four to six months for programming and a year for design.

**The motion was seconded by Steve Bankhead and passed unanimously.**

*University of Utah Meldrum Civil Engineering Building* – The project is estimated to cost \$4.5 million and donor funding has been received in the amount of \$3.3 million. The balance of the funds will be raised by donations. The new space is about 10,000 square feet with a remodel of approximately 18,000 square feet. There is an increase in O&M of approximately \$73,500.

**MOTION: Kerry Casaday moved to approve the University of Utah Meldrum Civil Engineering Building. The motion was seconded by Steve Bankhead and passed unanimously.**

*University of Utah Universe Project* – This is a mixed use development west of the Rice Eccles Stadium which would create 40,000 gross square feet of new space for university uses. This would also include developer improvements of approximately 85,000 gross square feet of retail commercial type space along with 300 units of housing. They are also requesting 500 parking spaces in a parking structure at the site. O&M is requested and should not exceed \$280,000.

**MOTION: Cyndi Gilbert moved to approve proceeding with the concept of the University of Utah Universe Project.**

Mike Perez offered to return to the Board in December to provide an update as to the general direction of the project once more details have been finalized.

**MOTION: Cyndi Gilbert moved to approve proceeding with the concept of the University of Utah Universe Project and allow them to return in December to seek continued approval.**

Gregg Buxton noted the facts and figures were still not definite, so it was not clear what they were approving.

**The motion was withdrawn.**

*University of Utah South Campus Housing* – Project costs have not been determined, but preliminary costs are \$76 million with a project size 136,000 square feet. This would be revenue bond financing with no state dollars involve. The two basic components to this project include a residence hall with 310 beds, multi-purpose spaces for social activities and meetings, a mailing center and a convenience store. **The Board requested further information before moving approval.**

*Utah Valley University Economic Development Building* – UVU has been working with the Governor and GOED in getting funding for three economic development resource centers in conjunction with Utah Valley University, Southern Utah University and Weber State University. The cost is approximately \$1.5 million and federal funding is in place.

**MOTION: Steve Bankhead moved to accept the Utah Valley University Economic Development Building. The motion was seconded by Cyndi Gilbert and passed unanimously.**

*Utah Valley University Athletic Track* – Currently there is not an athletic track on the UVU campus and they have had to use the high schools. The track will be located on the west side of the McKay Events Center and will utilize undeveloped ground as well as a portion of current intramural fields. The cost is estimated at \$1.2 million and will be funded by a private donation of \$800,000 and \$400,000 coming from institutional funds.

**MOTION: Steve Bankhead moved to approve to Utah Valley University Athletic Track. The motion was seconded by Wilbern McDougal and passed unanimously.**

*Utah Valley University Intramural Playing Fields* –This project comes in two parcels of land for a total of eight acres. Funding is to come from institutional funds in the amount \$600,000. O&M would be requested for this project in the amount of \$80,000 to hire one FTE as well as be able to water and fertilize this area.

**MOTION: Manuel Torres moved to approve the Utah Valley University Intramural Playing Fields. The motion was seconded by Wilbern McDougal and passed unanimously.**

*UTA Long Term Lease of Parking Lot at Fairpark* –Based on several discussions UTA and the stakeholders determined that the parking lot was best located along the White Ball Field. The master planning process has begun to determine office building and parking needs in the future to ensure joint needs are met. Kent Beers stated one or two state office buildings could be built on the site. UTA would take part of the parking space for their park and ride, and the state would also have an associated parking terrace. The value of the state's property will be greatly enhanced by having that station there. Should the state decide to sell the property in the future, UTA will also have access. The approval would be for DFCM to be able to negotiate with UTA the appropriate sized parking area. In order to enter into a long term lease, DFCM would require legislative approval for a lease of anything over 10 years.

**MOTION: Cyndi Gilbert moved approval of DFCM negotiating a long term lease subject to legislative approval for the Trax Park and Ride. The motion was seconded by Wilbern McDougal and passed unanimously.**

*Workforce Services* – Workforce Services proposed selling facilities at 428 North 100 West in Logan, and 2861 South 900 West in Salt Lake City, and placing the funds into a special account. DFCM is currently paying the O&M on these buildings at a reduced rate. Appraisals are done on the property and the funds may be spent on programs in the future. Wilber McDougal suggested postponing the sale until the economy changes.

**MOTION:** Cyndi Gilbert moved to approve the Department of Workforce Services to be allowed to request both piece of land to sale to the legislature. The motion was seconded by Mel Sowerby. The motion passed with one opposed.

*Land Trade in Brigham City* – There is an opportunity to obtain some land directly south of the Utah State University extension facility through a trade. This would be beneficial to the state as the new parcel is more contiguous for future development. The value of each parcel has been appraised at \$608,000.

**MOTION:** Manuel Torres moved to approve the land trade in Brigham City. The motion was seconded by Wilbern McDougal and passed unanimously.

**REQUEST FOR TEN YEAR LEASE EXTENSION FOR DABC .....**

DFCM recommended an approval for request to extend the Lease Agreement for an additional ten years at 1154 East Ashton Avenue, Salt Lake City, Utah.

The Department of Alcoholic Beverage Control (DABC) currently operates a liquor store at the above referenced location. The store has been operating in this location for over fifteen years. The store consists of 7,263 square feet and effectively serves the surrounding community in a very centralized location. The current market rate for this area is \$20.00 + per square foot. The negotiated renewal rate for the first five years is at \$16.00 per square foot with an increase to \$18.00 per square foot the final five years, providing a very competitive lease rate.

This store underwent expansion in 1998, is a sizable location and very vital to the DABC operations in Salt Lake County.

**MOTION:** Cyndi Gilbert moved to approve the ten year lease for DABC. The motion was seconded by Manuel Torres and passed unanimously.

**UNIVERSITY OF UTAH MASTER PLAN .....**

Michael Perez, University of Utah, presented the campus master plan. Skidmore, Owings and Merrill were hired as the major consultant.

The University's first master plan was created in 1880. In 1957, a ten-year building program was created. Student enrollment then grew from 4,000 to 12,000, the campus quadrupled in size, and 30 buildings were completed. In 1997, the University undertook the Long Range Development Plan to determine expansion of housing, best location for housing, land use, possibility of Olympics, transportation, open space and heritage preserve. A supplement was done in 2003.

The master plan vision for the University of Utah includes a lively campus, state of the art facilities, a setting to foster interdisciplinary collaboration and interaction, a campus as a destination for the public, functional and sustainable transportation, capitalizing on the natural landscape setting and leadership in environmental stewardship.

Throughout the process, there were five primary phases ranging from start-up to plan documentation. This also included discovery, planning concepts and refining the strategy. During these phases, the University received community input and looked at the travel patterns and demographics of both faculty and students.

The University did a Foothill Corridor Study to coincide intentionally with the Campus Master Plan to look at options and opportunities to how they mitigate problems on Foothill. They identified future transportation opportunities on campus.

During the master plan they looked at the headcount enrollment and the expected demographics through 2016.

Sustainability was reviewed in the master plan. The University would really like to take advantage of their topography. From the east to the west, there is a grade change from 5050 feet to 4790 feet, which is a 400 foot drop in elevation. This has affected the water collection framework. All of the irrigating is done with culinary water.

Core to the master plan is the concept of a compact campus, which is especially difficult because of the size of the campus. They want to create scale and space to identify potential building sites on the campus proper to densify, maintain open space, and create energy. A huge issue is the transit nodes and developing good mass transit for the city long term. They want to take the transit nodes that currently are not hospitable and transform them into nodes that activate. By doing this, they have opportunities for building sites and are creating a better atmosphere for reasons to take transit to the campus.

On Campus, there are dire needs for additional play fields. At the conclusion of the master plan they would have eight multi-purpose recreation fields. Currently they have 2.5. As the golf course transforms into other use, it will become four playing fields. A student life center is also sited on the playing fields. A women's softball field would need to be relocated. They would then potentially construct an athletics track facility and then fill the rest of the space with complimentary playing fields. This will help connect the campus from a pedestrian perspective and there is connectivity to Research Park.

Mr. Perez highlighted the Universe Project and the development of a Science Yard and Law School. The University does not anticipate building anything new on President's Circle.

More information can be found on the University of Utah Master Plan on their website, <http://campusmasterplan.utah.edu>.

**MOTION:** Steve Bankhead moved to approve the University of Utah Campus Master Plan. The motion was seconded by Cyndi Gilbert and passed unanimously.

**ADJOURNMENT** .....

**MOTION:** Kerry Casaday moved to adjourn at 12:36pm. The motion was seconded by Manuel Torres and passed unanimously.

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