

# Utah State Building Board



## MEETING

April 5, 2017

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## MINUTES

### Members in Attendance:

Ned Carnahan, Chair  
Lisa Barrager  
Fred Hunsaker  
Gordon Snow

### Guests in Attendance:

Jeff Reddoor	Building Board
Patty Yacks	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Ken Hansen	DAS - EDO
Marilee Richins	DAS - EDO
Jim Russell	DFCM
Darrell Hunting	DFCM
Wayne Christensen	DFCM
Dorthy Taylor	DFCM
Lee Fairbourn	DFCM
Cee Cee Niederhauser	DFCM
Bruce Whittington	DFCM
Bob Anderson	DFCM
Cecil Robinson	DHS/DJJS
Susan Burke	DHS/DJJS
Robyn Pearson	DNR
Sean Faherty	Legislative Fiscal Analyst
Kevin Griffin	UDOT
Col. Smith	Utah National Guard
Sid Painar	AJC Architects
Vicky Golie	Babcock Design Group
Sherry Ruesch	Dixie State University
Gabe Krammer	Envision Engineers
Jodi Geroux	FFKR Architects
Jim Lohse	FFKR Architects

Rachel Legree	Gordian
Mark Bagley	Gordian
Heather Knighton	MHTN Architects
Stephanie Ray	Michael Baker International
Eric Tholen	Michael Baker International
Julee Attig	Reaveley Engineers
Antonia Vazquez	SH Architects
Malin Francis	SLCC
Bob Askerlund	SLCC
Jake Dettinger	Snow College
Jade Teran	Spectrum Engineers
Tiffany Woods	Spectrum Engineers
Tiger Funk	SUU
Tyler Brinkerhoff	UCAT
Joseph Demma	UCAT
Dave Woolstenhulme	UCAT
Ken Nye	University of Utah
Rich Amon	USHE
Ben Berrett	Utah State University
Frank Young	Utah Valley University
Christie Steele	VCBO
Bruce Daley	Weber State University
Mark Halverson	Weber State University

On Wednesday, April 5, 2017, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol, in Salt Lake City, Utah. The meeting was called into order at 9:00 am.

Prior to beginning with the regularly scheduled agenda Mrs. Barrager, the newest member of the Board, took her Oath of Office. After Mrs. Barrager was sworn in, she took her position on the bench. Chair Carnahan then proceeded with the regularly scheduled agenda.

**☐ APPROVAL OF MINUTES OF FROM THE FEBRUARY 1, 2017 MEETING**

Chair Carnahan asked for comments or corrections to the minutes from the February Building Board Meeting. No comments or corrections were brought forward.

**MOTION: Mr. Snow moved to approve the Minutes from the February 1, 2017 Meeting. The motion was seconded by Mr. Hunsaker and passed unanimously.**

**☐ DEPARTMENT OF WORKFORCE SERVICES: REQUEST TO NAME THE ADMINISTRATION BUILDING TO THE OLENE S. WALKER WORKFORCE SERVICES BUILDING**

Mr. McDonald, DWS Communications Director, presented a request to name the DWS Administration Building located on 140 East 300 South in Salt Lake City, Utah, to the Olene S. Walker Workforce Services Building. This request coincides with the department's 20-year anniversary. HB 375 passed in July of 1997 to consolidate five separate agencies into one department, the Department of Workforce Services, to best serve the needs of the public. Former Governor Walker played an instrumental role in the creation of DWS. This request has the approval of both the Walker family and the Governor's Office. DWS will include this naming dedication as a part of their 20<sup>th</sup> anniversary celebration on June 29.

**MOTION: Mr. Hunsaker moved to approve the naming of the DWS Administrative Building to the Olene S. Walker Workforce Services Building. The motion was second by Mrs. Barrager and passed unanimously.**

**☐ STATE BUILDING BOARD: APPROVED CAPITAL IMPROVEMENT LIST FOR FY18**

Mr. Reddoor presented the approved Capital Improvement List for FY18. This reflects a 1.1% increase of approximately \$119M. Here are some of the highlights from the list:

- Statewide Energy Metering Project Phase 2: Requested \$2.5M; approved for \$1.65M
  - Funds reduced in order to support adjusted CBE's
- Retrofit of State Owned Fuel Tanks to Meet EPA Requirements Phase 2: Requested \$2.982M; approved for \$2.5M
  - This project is nearing completion
- Nephi Readiness Center Infrastructure Upgrades: Approved for \$4M
  - This item needed to be funded in order to prevent UNG of depleting it's funds

Mr. Reddoor made a correction to the list. The third item listed under the section for Southern Utah University titled "Music Building: Chiller Replacement" has been strikethrough. DFCM provided emergency funds to complete this request. The \$90K approved for the chiller replacement will be reassigned to the "Bennion Building: Data Cable Upgrade" project.

Mr. Hunsaker inquired if consideration is given for the age of the building when reviewing capital improvement requests. Mr. Reddoor confirmed that the age of the building is part of the scoring criteria used for evaluating capital improvement requests. Mr. Hunsaker also wanted to know why some requests received more funds than the original ask. Mr. Reddoor explained that this is due to an increase in the capital budget estimate, which is performed by DFCM. The requesting agency attempts to make their best estimate at what the project should cost. However, soft costs such as design, construction, and administrative costs may go overlooked in the agency's estimate. This explains why the approved amount may be greater than the requested amount.

Mr. Snow requested a breakdown of the item titled "FCA Program, Building Audits and Building Board" listed on the last page for approximately \$1.3M. Mr. Reddoor explained that \$900K of this budget is dedicated to performing condition assessments costing, which is critical for determining the lifecycle of a building. The remainder of this budget is used to pay for two full time auditors and administrative costs for the Board.

**MOTION: Mr. Hunsaker moved to approve the Capital Improvement List for FY18. The motion was second by Mr. Snow and passed unanimously.**

**\* Item 4 from the Division of Juvenile Justice Services was moved down on the agenda. This request was presented as item 13 in the meeting.**

**☐ WEBER STATE UNIVERSITY: REQUEST FOR CONSTRUCTION OF THE NEW IPE FACILITY**

Mr. Halverson, WSU Associate Vice President, presented a request to proceed with the construction phase of the New IPE Center (Ezekiel R. and Katherine W. Dumke Center for Interprofessional Education in Health Care). The Board approved the design and programming phases for this facility in July of 2016. Programming was completed six months ago and the construction drawings are anticipated to be completed in less than two months. WSU has been working with VCBO Architects in this regard. The donors for

the new IPE Center have requested that construction begin in June of this year. The IPE Center will be located directly adjacent to the Allied Health Building. This location will have the least impact on WSU's masterplan and compliments the space as a support facility to Allied Health Building. There is a programmatic need for additional classroom space, which this new facility will provide.

This proposed 11,500 sqft. facility is expected to cost \$4.2M. A biorhythmic brick pattern will be incorporated in the exterior façade. This accents the exterior at a minimal cost. No state funds are, or will be requested for either O&M or capital improvements.

Chair Carnahan added that a funding certification letter has been provided to the Board from President Wight stating that the funds are secured for this project.

Mr. Snow requested more information on the income stream referenced in President Wight's funding certification letter. Mr. Halverson explained that WSU runs several health clinics. While the cost to the public is minimal to visit these clinics, the revenue generated is sufficient to cover the O&M costs for this new facility. The O&M costs for this facility is expected to be minimal. Mr. Snow also inquired if a 1% dedication to Utah Art was incorporated to the project cost. Mr. Halverson confirmed that \$50K has been dedicated for a mosaic tile project. These funds have been lumped into the construction costs.

**MOTION: Mr. Snow moved to approve the Request for Construction of the New IPE Facility. The motion second by Mr. Hunsaker and passed unanimously.**

**□ WEBER STATE UNIVERSITY: REQUEST FOR DESIGN AND CONSTRUCTION OF THE NEW NORTH GATEWAY PROJECT AT STEWART STADIUM**

Mr. Halverson also presented this request for Weber State University. Weber State Athletics established a master plan for Stewart Stadium improvements several years ago. The WSU Athletics Director has been diligent on raising funds to improve the stadium for the athletes and to enhance the fan experience. Elements of the master plan that have now been completed include; replacement of the turf field with a new artificial surface, improvement to the track and field facilities located at the stadium, renovation and expansion of the restroom facilities, and remodeling of several floors of the Sky Suites facility. The two major elements of the master plan that remain to be completed are a replacement of the east-side bleachers, and construction of a north end football support facility that will be known as Sark's Boys Gateway – a reference to the WSU teams of the late 1960's that were coached by Sark Arslanian.

Current planning calls for a 23,000 sqft. facility that will include a home team locker room, team meeting rooms, training and equipment facilities, weight room addition, expanded restrooms, and ticketing/concession areas. The anticipated cost of the new facility is \$6.5 million. Donations and gift agreements of just over \$5M have been collected to date. The university would like to proceed with programming and design while the remaining funding is raised for the construction. Construction would then proceed after the total required funding is in place.

Mr. Snow raised concerns with in inclusion of the word boy's in the naming of this facility. Mr. Halverson is open to politically evaluating the official name of this facility.

**MOTION: Mr. Snow moved to approve the programing and design phase of the New North Gateway Project at Stewart Stadium. Weber State University will come back to the Board to request approval to proceed with the construction phase once the funds for construction are in place. The motion was seconded by Mr. Hunsaker and passed unanimously.**

**□ UNIVERSITY OF UTAH: REQUEST FOR CONSTRUCTION OF KENNETH AND SALLY BURBIDGE ATHLETIC ACADEMIC CENTER EXPANSION**

Mr. Nye with the University of Utah presented this request. This \$2 million, 6,000 sqft addition will be constructed as a two-floor addition on the east and west ends of the current facility. This expansion will improve coordination between the student athletes and the administration and support staff. It will create an environment better suited for academic achievement and personal growth of skills needed for later in life.

The expansion will be located to the northwest of the Huntsman Center. This project will be constructed using the design build process with a firm cap of \$2M. O&M for this facility will be funded from revenue from the athletic department.

Mr. Hunsaker inquired what requirements the Board has in place for certification of funds for non-state funded projects. Mr. Bachman confirmed that no requirement is currently listed in statute; however, the Board may adopt policies to require certification for non-state funded projects. The University of Utah did not submit a funding certification letter with this request because it is not required. The Board is in agreement that it is best practice to have a funding certification letter in place. Mr. Nye stated that he can obtain a letter and will send this to Mr. Reddoor.

**MOTION: Mr. Hunsaker moved to approve the request for construction of Kenneth and Sally Burbidge Athletic Academic Center Expansion. This approval is contingent on receiving a funding certification letter from President Pershing. The motion was seconded by Mr. Snow and passed unanimously.**

**□ UTAH DEPARTMENT OF TRANSPORTATION: REQUEST TO BUNDLE CONSTRUCTION FOR SALT STORAGE BUILDINGS INTO A SINGLE PROJECT**

Mr. Griffin, UDOT Maintenance Director, presented this request. As of 2013, UDOT is required to cover all salt piles used for snow removal operations. There are 10 locations remaining; 2 of which are new space locations. In the past UDOT has bid these projects independently. It is the intent of UDOT to bundle these 10 projects into a larger project, with 2-5 projects falling under a single contract. By doing this, UDOT hopes to attract larger contractors and benefit from the economy of scale. Due to the \$500K limit on new space, UDOT will separate the 2 new locations between FY18 and FY19.

There is concern that bundling these projects may cause this request to transform into a capital development request because it is expected that the total will exceed \$500K. Mr. Bachman clarified that there are only limitations in place for adding up capital improvement projects for a single facility that exceed \$500K. UDOT's projects will take place at 10 separate locations; therefore, this concern is resolved.

Chair Carnahan inquired if UDOT was using a standard for these facility. Mr. Griffin confirmed that a standard design will be used for all facilities and that the design phase is almost completed.

**MOTION: Mr. Snow moved to approve the request to bundle construction for UDOT's salt storage buildings into a single project. The motion was seconded by Mrs. Barrager and passed unanimously.**

**□ DFCM: PRELIMINARY UPDATE TO THE BOARD CONCERNING AN ALTERNATIVE BUILDING STANDARD FOR UNIVERSITY HOUSING PROJECTS**

Mr. Hunting reported that DFCM has composed a committee of 20 people, which consists of at least one representative from each of the Higher Ed. institutions, architects, engineers, and developers. This committee has met twice and discussed their thoughts of the current design standard and possible changes to be made. Sarah Boll with DFCM is currently drafting a revised high performance standard for student housing which the committee will review. The Board has given this committee 90 days (until May) to report back on their findings for an alternative standard. Due to the changes within DFCM management, Mr. Hunting has requested this deadline to be extended until June.

Chair Carnahan expressed that he would have liked to be more informed with how this committee was developing and asked if minutes were taken from the two meetings that have been held. Mr. Hunting confirmed that minutes were taken at the meetings. Chair Carnahan suggested that these documents be shared with the Board and recommended that the size of the committee be narrowed down to 5-7 members.

There was discussion amongst the Board on the importance of maintenance standards. State facilities are audited to meet maintenance standards, however Mr. Reddoor confirmed that this process does not apply for student housing per statute. Mr. Snow inquired if there was a need to have an alternative standard in place by May. Chair Carnahan confirmed there is no urgent need to have an alternative standard defined by May and is in favor for changing the deadline in order to allow this committee to present a well-thought out alternative standard.

**MOTION: Mr. Snow moved to extend the preliminary update to the Board concerning an alternative building standard for university housing projects until the November meeting. The motion was seconded by Mrs. Barrager and passed unanimously.**

Mr. Reddoor invited Mr. Hunting to update the Board on this item at any time prior to November. Chair Carnahan requested documents and decisions from this committee be forwarded to the Board.

**❑ DEPARTMENT OF HUMAN SERVICES-DJJS: CAPITAL IMPROVEMENT TRANSFER REQUEST**

Mr. Robinson, DJJS Administrative Services Director, presented a request to transfer capital improvement funds. For FY 2016 capital improvement funds were authorized to upgrade the fire alarm system at Wasatch Youth Center and for FY 2017 capital improvement funds were authorized to replace the roof at the Decker Lake Youth Center. The amounts authorized were \$175,240 and \$292,554 respectively. Given that JJS will again ask for replacement funds for the Wasatch Youth Center and the Training Center, DJJS feels it is an unnecessary use of state funds to follow through with these capital improvement projects. The architects and engineers involved with DFCM estimated that both have a useful life of at least five more years.

DJJS has requested that these allocated funds be transferred to fund three capital improvement projects at the Salt Lake Detention Center:

- Replace EPDM Single-Ply Membrane, \$540,500
- Replace the rooftop units, \$644,901
- Replace the HVAC controls, \$276,250

Mr. Reddoor requested clarification on when these three requested were submitted. Mr. Robinson confirmed that these requests were submitted for FY17.

DFCM anticipates that there will be cost overruns for the roof replacement at the Salt Lake Detention Center due to of unforeseen seismic issues; however, this project has not gone out for bid. A dollar amount for this potential cost overrun cannot be determined at this time. DJJS has also requested replacements of the security control panel, cameras, and a separate the duress system from the fire alarm system, all of which have been identified as critical needs of the division. DFCM estimates the cost of these replacements to be \$420,700.

Mr. Reddoor explained that the Board has the authority to make the determination if allocated capital improvement funds should stay with the agency and be readjusted for another capital development need or be returned to the capital improvement fund. Mr. Reddoor recommends that this item be tabled so that he may work with the agency to identify recommendations and alternatives for the Board to consider.

**MOTION: Mr. Snow moved to table the Department of Human Services-DJJS: Capital Improvement Transfer Request to a future meeting. The motion was seconded by Mr. Hunsaker and passed unanimously.**

**☐ DEPARTMENT OF NATURAL RESOURCES: PROJECT OVERVIEW FOR NEW FIRE DISPATCH CENTER IN RICHFIELD**

Mr. Pearson, Deputy Director of DNR, presented this request. Intent language was approved during the legislative session to allow DNR to work with DFCM, the BLM, and the Forest Service, to build a wildland fire dispatch center. This dispatch center will be located adjacent to the newly constructed DNR Regional Building in Richfield, Utah and will not exceed 5,000 sqft, in size. An in-depth study has been performed to determine the best strategy for dispatching wildland fires. The recommendation from this assessment is to consolidate and modernized dispatch centers. The \$2.2M in funds appropriated for this project will come from a Forestry, Fire, and State Lands restricted account. Funds from the restricted account will be replenished through lease payments from agencies occupying this facility. The Forest Service is currently occupying the DNR Regional Building in Richfield and will move into this facility upon completion.

Mr. Reddoor thanked Mr. Pearson for presenting this update to the Board. This is an informational item because approval has been granted through legislative action.

**☐ ADMINISTRATIVE REPORT FOR UDOT**

Mr. Griffin delivered the administrative report for UDOT. He noted that the department has made great strides in completing several projects that have created a backlog. Many projects contained on their report have been completed or are very close to completion. Highlights from the report include:

- Tie Fork Rest Area Leach Field: The design phase is 99% complete and this project should be advertised within the next couple of weeks. UDOT is working with their Region 4 office to possibly purchase a small lot of land to extend the leach field.
- 10 Salt Storage Facilities: All storage facilities are currently in the design phase. Mr. Griffin thanked the Board for granting approval to bundle these projects earlier in the meeting.
- Cottonwood Maintenance Facility: This project received many offers during the bidding process. A bid was been received for \$4.1M, which is lower than anticipated. The construction estimate for this project was projected to be \$5M.

- Snowville Maintenance Facility: The design for the new Snowville Maintenance facility is 95% complete. UDOT and DFCM will advertise this project in the Spring of 2017 with construction beginning after the new fiscal year. Mr. Griffin reminded the Board that the funds for this project will come from the sale of the old Clinton Maintenance Facility.
- Salt Lake West Maintenance Facility: Geotechnical work is being done at this time. Design to begin after geotechnical work is completed.
- Morgan Maintenance Station: This project is expected to be completed by the end of the month

**□ ADMINISTRATIVE REPORTS FROM THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Mr. Nye delivered the March administrative report for the University of Utah. There is one item to highlight for the professional service agreements, which is Item 10; Project 21937; Health Sciences Campus Energy Efficiency Improvements. This agreement is for an Investment Grade Audit on 23 buildings in the Health Science area of campus, which will identify opportunities for increased energy efficiency with the accompanying cost and payback. This will serve as the basis for determining the scope of a potential energy project that may be pursued sometime this summer. There were no significant items to report on for construction contracts. Residual funds totaling \$189,391.63 from three capital improvement projects were transferred into the Project Reserve Fund per statute. This brings the balance in this reserve to \$724,392.17. There were four draws to the contingency fund:

- Project 21582; Energy Projects Associated Work This transfer of \$46,984.25 covers the cost of several unforeseen conditions involving four different underground utilities that were either unknown or in a location different than had been previously documented.
- Project 21835; Replace Chillers in Chemistry Building: This transfer of \$165,762.26 covers the cost of nine different unforeseen conditions or design omissions. The largest, costing \$59,072, was to relocate a 6" waterline that was not known to exist in the location of a new cooling tower structure.
- Project 21923; Replace Science Area Chiller Plant: This transfer of \$41,838.50 covers the cost of two unforeseen conditions: (1) impact of moving a waterline that was discovered during excavation, and (2) structural changes that were needed to accommodate the cooling tower that were different than specified in bidding documents.
- Project 21939; Merrill Engineering Building Freight Elevator Upgrade: This transfer of \$22,666 covers the cost of replacing elevator doors that were originally deemed acceptable and then replacement was required by the elevator inspector.

This concludes the March report. Mr. Nye proceeded with the April report. There are no significant professional services agreements to report. There is one item to highlight for construction contracts, Item 11; Project 21824; Marriott Library Phase 3 Controls. This contract was awarded on a sole source basis due to the necessity to upgrade and install controls that are compatible with the Honeywell Building Control System that exists in the balance of the building. Honeywell won the bid on the first phase of the controls upgrade. This phase completes the controls upgrade for this 511,268 GSF building. Residual funds of \$17,426.93 from a recently completed capital improvement project were transferred into the Project Reserve Fund per



statute. There were two draws to the contingency fund:

- Project 21632; HTW Generator 5 Replacement: This transfer of \$37,406 covers the cost of additional weld testing and commissioning services that were required as a result of unforeseen conditions.
- Project 21923; Replace Science Area Chiller Plant: The majority of this transfer of \$67,185 covers the cost of piping changes that were required to work with the new cooling tower.

Mr. Berrett delivered the March administrative report for Utah State University. 8 Professional Contracts and 9 Construction Contracts were issued. Highlights include; a design contract for the South Farm Dairy Barn awarded to Sunrise Engineering and two construction contracts awarded to Raymond Construction for PDP renovation and mechanical and plumbing additions. There were four draws to the contingency reserve fund:

- Concrete Replacement: This transfer for \$16,965.13 covers a new concrete approach at 700 N 1100 E.
- Classroom/Auditorium Upg FY16: This transfer for \$13,592.00 is to install mirrors and a drinking fountain.
- Hydraulics Lab Landscape FY17: This transfer of \$841.02 is to provide temporary barriers to protect utilities.
- Emergency Generator FY14: This transfer of \$389.50 is for additional work on location.

Funds from four completed capital improvement projects totaling \$51,579.51 were transferred into the Project Reserve Fund. There was one draw to award the PDP Air Handling Unit contract in the amount of \$79,108.

This concludes the March report. Mr. Berrett proceeded with the April report. 11 Professional Contracts and 8 Construction Contracts were issued. Highlights include; a design contract issued to Jacoby Architects to remodel the Lillywhite Building and a construction contract issued to Sunrise Engineering for a robotic milking system. Legislative funds were allocated to the Kaysville Building Addition, which represents the one transfer into the contingency reserve fund. There were two draws to the contingency totaling \$6,600.95. Funds of \$35,306.57 from a recently completed project were transferred into the Project Reserve Fund. Mr. Berrett reports that both the contingency and project reserve funds are in good order.

#### **□ ADMINISTRATIVE REPORT FOR DFCM**

Mr. Russell, DFCM Director, presented the administrative report for DFCM. Item 17 in the informational packet combines the March and April reports. There are no significant lease activities to report. 45 Professional Service Agreements were issued; 26 Design Agreements, 19 Misc. Agreements. 59 Construction Contracts were issued which consists of; 4 New Space Contracts, 37 Remodeling Contracts, 2 Paving/Roofing Contracts, 16 Other. The 4 New Space Contracts are CM/GC agreements, the amount awarded is only for pre-construction. Additional construction costs will be added in the future.

Capital Development contingency started period with \$6,525,953 and ended with \$4,951,793, with no increases and 11 transfers to projects totaling \$1,574,160.

- UVU New Classroom Building: This transfer of \$664,385 covers costs for an exploratory well and production well. The cost for the production well will be split between DFCM and the general contractor.
- Dixie ATC New Permanent Campus Building: This transfer of \$588,876 covers the redesign the electrical system and other change orders.

Capital Improvement started the period with \$6,167,058 and ended with \$5,911,267, with multiple transfers to projects totaling \$255,792.

- USDC Evergreen Bldg. HVAC Replacement: This transfer of \$117,428 covers change orders for the HVAC system replacement and asbestos abatement

The project reserve fund had no activity for this period, ending with a balance of \$1,285,856 and the Improvement project reserve fund had 12 transfers to the fund totaling \$374,804, and one transfer from the fund of \$39,776, ending with a balance of \$5,000,638.

The contingency reserve fund analysis is in good order and has an excess balance of \$694,984. It is important to note that this figure varies throughout the year as projects close and others begin.

#### **FUTURE AGENDA ITEMS**

- An update from the Utah State Fair Park regarding the Board's contingent approval to name the arena the Days of 47' Arena
- DFCM will report back on the progress of developing an alternative building standard for university housing projects
- Weber State University will come back to the Board to request approval to proceed with construction of the New North Gateway Project at Stewart Stadium once the funds are in place. The Board would also like an update on the official name of this facility.
- The capital improvement transfer request submitted by DJJS has been tabled for a future date

The Board will reconvene in Room 4112 of the State Office Building for a business meeting after this meeting is adjourned.

#### **❑ ADJOURNMENT**

**MOTION: Mr. Hunsaker moved to adjourn the meeting. The motion was second by Mr. Snow and passed unanimously.**

The meeting adjourned at 11:25 am.