



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: November 8, 2017
Subject: **Approval of Minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations and Business Meeting**

Attached for your review and approval are the minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations and Business Meeting

Utah State Building Board



FY 2019 State Funded Capital Development Hearings

October 4, 2017

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Chip Nelson
Gordon Snow
Lisa Barrager
Joe Burgess

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Patty Yacks	Utah State Building Board
Tyson Gregory	Utah State Building Board
Mike Kelley	Attorney General's Office
Kimberley Schmeling	Attorney General's Office
Miranda Jones	Governor's Office of Management and Budget
Tani Downing	Department of Administrative Services-EDO
Ken Hansen	Department of Administrative Services-EDO
Don Hartley	Department of Heritage and Arts
Kerri Nakamura	Department of Heritage and Arts
Josh Loftin	Department of Heritage and Arts
Jill Love	Department of Heritage and Arts
Doug Misner	Department of Heritage and Arts
Brad Westwood	Department of Heritage and Arts
Don Brinkerhoff	Department of Human Services
Mykeanne Hurst	Department of Public Safety
Todd Holbrook	Department of Public Safety
Nannette Rolfe	Department of Public Safety
Jared Jensen	Department of Public Safety
Dan Frei	Department of Technology Services
Mike Butkovich	DHS - Division of Juvenile Justice Services
Susan Burke	DHS - Division of Juvenile Justice Services
Wayne Christensen	Division of Facilities and Construction Management
Lee Fairbourn	Division of Facilities and Construction Management

Dorothy Taylor	Division of Facilities and Construction Management
Darrell Hunting	Division of Facilities and Construction Management
Mathias Mueller	Division of Facilities and Construction Management
Jim Russell	Division of Facilities and Construction Management
Brian Wikle	Legislative Fiscal Analyst
Alyn Lunceford	State Courts
Col. Tyler Smith	Utah National Guard
Maj. Vincent Wolff	Utah National Guard
Peter Moyes	Arch Nexus
Kailie Fennell	Arch Nexus
Amber Craighill	BHB Structural
Kathy Wheadon	CRSA Architects
Russ Galt	Davis Technical College
Kim Johnson	Design West Architects
Shana Thatcher	Dunn Associates
Gabe Kramer	Envision Engineering
Tracy Neale	GSBS Architects
Jim Cavey	Jacobsen Construction
Mike Sivulich	Jacobsen Construction
Jim Child	JRCA Architects
Jeff Palmer	Layton Construction
Keri Hammond	Marketlink
Ellen Parrish	Method Studio
Heather Knighton	MHTN Architects
Eric Tholen	Michael Baker Intl.
Chris Coutts	NWL Architects
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Deneece Huftalin	Salt Lake Community College
Tiger Funk	Southern Utah University
Jade Teran	Spectrum Engineers
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Lori Haglund	VBFA
Brent Tippetts	VCBP Architects
David Ferro	Weber State University
Charles Wight	Weber State University
Jacque Todd	Workspace Elements

On Wednesday, October 4, 2017 the Utah State Building Board held their FY 19 Capital Development Hearings in Room W30 of the House Building in Salt Lake City, Utah. Chair Carnahan called the meeting to order at 8:35 am.

❑ WEIGHING FACTOR FOR HIGHER-ED CAPITAL DEVELOPMENT PRIORITIZATIONS

Director Reddoor proposed the following weighing factor to be applied to higher-ed capital development requests per SB 156. The factor would increase by .20 based on the ranking given from the Board of Regents prioritizations and be multiplied by the number of points awarded from the Building Board ranking. This weighting factor does not apply to requests submitted by state agencies and Utah System of Technical College institutions and will not displace the ranking of these requests.

Regent Ranking	BB Score X Weighing Factor
1	2.4
2	2.2
3	2.0
4	1.8
5	1.6
6	1.4
7	1.2
8	1.0

MOTION: Mr. Snow moved to approve the weighing factor for higher-ed capital development prioritizations. The motion was second by Ms. Barrager and passed unanimously.

❑ FY 2019 STATE FUNDED CAPITAL DEVELOPMENT REQUESTS

State agencies and higher-ed institutions were scheduled to present their state funded capital development requests for fiscal year 2019. The following requests were presented in the morning session:

1. **Department of Agriculture and Food** - William Spry Agriculture Building
2. **Department of Human Services: DJJS** - Salt Lake Multi-Use Center
3. **Department of Natural Resources: Parks** - Willard Bay State Park Day Use Pond Development
4. **Heritage and Arts Artifacts & Arts** - Collections Management Facility
5. **Public Safety** - Brigham City DPS Consolidated Building
6. **Utah State Courts** - Sixth District Courthouse Sanpete County Manti
7. **Department of Technology Services** - State Cyber Center
8. **Salt Lake Community College** - Herriman Campus General Education Building
9. **Utah System of Technical Colleges** - USTC Overview
10. **Davis Technical College** - Allied Health Building
11. **Mountainland Technical College** - Thanksgiving Point Campus Technology/Trades Building
12. ~~**Bridgerland Technical College** - Health Science and Technology Building~~
(WITHDRAWN)

At 12:00 P.M., the Board adjourned for lunch in Room 4112 State Office Building and reconvened for further presentations at 1:05 P.M. The following requests were presented in the afternoon session:

13. **Board of Regents** - Regent Priorities
14. **Weber State University** - Norda Engineering and Applied Science Building
15. **Dixie State University** - Science Building
16. **Utah Valley University** - New Business School Building
17. **Utah State University** - Biological and Natural Resources Renovation
18. **Utah State University** - Center for Languages and Cultures
19. **Southern Utah University** - Sorenson Legacy Foundation Child and Family Development Center
20. **Utah National Guard** - Nephi Readiness Center
21. **Snow College** - Social Science and General Education Building

ADJOURNMENT

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

The meeting adjourned at 3:31 PM

Utah State Building Board



BUSINESS MEETING AND PRIORITIZATIONS

October 5, 2017

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Chip Nelson
Gordon Snow
Lisa Barrager
Joe Burgess

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Patty Yacks	Utah State Building Board
Mike Smith	Utah State Building Board
Tyson Gregory	Utah State Building Board
Mike Kelley	Attorney General's Office
Miranda Jones	Governor's Office of Management and Budget
Ken Hansen	Department of Administrative Services - EDO
Don Brinkerhoff	Department of Human Services
Jim Russell	Division of Facilities and Construction Management
Sid Painar	AJC Architects
Mike Bouwhuis	Davis Technical College
Heather Knighton	MHTN Architects
Kirt Michaels	Mountainland Technical College
Clay Christensen	Mountainland Technical College
Malin Francis	Salt Lake Community College
Jade Teran	Spectrum Engineers
Ken Nye	University of Utah
Dave Cowley	Utah State University
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Dave Woolstenhulme	Utah System of Technical Colleges
Joseph Demma	Utah System of Technical Colleges
Tyler Brinkerhoff	Utah System of Technical Colleges
Mark Halverson	Weber State University

On Thursday, October 5, 2017 the Utah State Building Board held a meeting for the FY 19 Capital Development Prioritizations in Room 4112 of the State Office Building. Chair Carnahan called the meeting into order at 9:00 A.M.

□ DISCUSSIONS ON FY 2019 STATE FUNDED CAPITAL DEVELOPMENT PROJECTS

Chair Carnahan advised the Board that funding for this year's recommendations is limited due to previous commitments, totaling \$58M, to the following projects:

- University of Utah: Medical Education and Discovery Complex
- Dixie State University: Human Performance Center
- Weber State University: Social Science Building
- Snow College: Ephraim Land Bank

Director Reddoor gave instructions and explained the different criteria contained in the FY 2019 State Funded Capital Development scoring sheets. Flash drives, containing the scoring sheet, were distributed to Board members who were divided into various rooms at the DFCM offices to work on individual scoring of requests. When scoring is completed, Board members will be offered lunch at 11:00 A.M. in Room 4112 State Office Building while the individual scores are recorded and compiled by Director Reddoor and Ms. Yacks. After the scores are compiled, the meeting will reconvene and the Board will be presented with a draft version of the prioritization list. This list will contain two sets of scores; the first is the Building Board Rankings and the second is the rankings with the higher-ed weighing factor applied. At that time, the Board may elect to make changes to the list. If no changes are brought forward, the draft will become the final recommendation of the Board and distributed to the public. Director Reddoor echoed Chair Carnahan's comments and advised the Board to prioritize the requests strategically, as funding is limited.

Director Reddoor reviewed the Board's Evaluation Guide, which outlines strategic objectives to determine how each project meets state facility needs. The importance of each objective is given a weighting factor. Similarly, Director Reddoor also reviewed the weighing factor that will be applied only to higher-ed requests as mandated by SB 156 (Institutions of the Utah System of Technical Colleges are exempt from this process). This process involves taking the Board's score and multiplying it against a factor that is based on the projects ranking within the Board of Regent's prioritizations. The higher-ed weighing factor will only allow for shifts in ranking to occur with other higher-ed requests. An outline of this process is provided below for clarity:

Regent Ranking	BB Score X Weighing Factor
1	2.4
2	2.2
3	2.0
4	1.8
5	1.6
6	1.4
7	1.2
8	1.0

Ms. Jones with the Governor's Office of Management and Budget advised the Board that the agency's top priority is the request submitted by the Utah Department of Agriculture and Food for the William Spry Building Replacement. Director Reddoor inquired if this request would be included in the Governor's budget. Ms. Jones did not confirm, however projects that it will be included as this project has been designated as a top priority. GOMB also has an interest in obtaining more space utilization data, particularly for higher-ed institutions.

Mr. Amon, Utah System of Higher Education, and Commissioner Woolstenhulme, Utah System of Technical Colleges, stated that their intuitions are working toward collecting this information. Director Reddoor stated that USHE has provided this information in the past and referenced a space standard study published by USHE from 2011. The Board has also been given the assignment from the legislature to perform a state-wide space utilization study. Director Reddoor is currently working with DAS to identify how to obtain the resources needed to accomplish this task.

Chair Carnahan invited Board members to discuss any questions or concerns regarding yesterday's presentations. Mr. Nelson and Chair Carnahan discussed creating a positions document along with the final prioritizations that would detail the Board's decision-making process and allow for additional clarification to the legislature as they consider the of funding these requests. Director Reddoor advised the Board of the requests that have already completed programming, they are:

- Utah Department of Agriculture: William Spry Building Replacement
- Mountainland Technical College: Thanksgiving Point Campus Technology Trades Building
- Utah State University: Biological and Natural Resources Renovation

Two land-banking requests have been submitted, one from the Utah State Courts and the other from the Department of Public Safety. The Board must prioritize these requests in addition to the state-funded capital development requests. The Board agreed to hold off on scoring these requests until the agencies have an opportunity to present at the November meeting.

MOTION: Mr. Snow moved to score and prioritize the FY 2019 land-banking requests during the November meeting. The motion was second by Mr. Nelson and passed unanimously.

Director Reddoor advised the Board that there are low dollar capital development requests, particularly the request submitted by the Department of Natural Resources for the Willard Bay Day Use Development. He will be working with DNR to identify agency and capital improvement funds, which would change this request to a phased capital improvement project. State Courts is also following a similar strategy by submitting both a capital development request and a land-banking request should the capital development request not be funded.

Additionally, because the Department of Technology Services is located on Capitol Hill, they are likely to seek approval for their request through the Capitol Preservation Board, which oversees all buildings and grounds on the Capitol Hill Complex.

Chair Carnahan and Mr. Snow expressed their agreement that the request submitted by the Utah National Guard is a high priority given the funding circumstances of the project (75% federally funded) and the criticality of need for the agency.

❑ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH

The meeting adjourned for individual scoring and lunch at 9:45 A.M.

❑ DISCUSSION AND VOTING ON FY 2019 STATE FUNDED CAPITAL DEVELOPMENT FINAL PRIORITIZATIONS

The meeting reconvened at 12:00 P.M. for discussion and presentation of rankings. A draft version of the rankings was distributed to the Board members. Director Reddoor explained what each of the four columns on the document represented. The first and second columns contain the Board's collective score and ranking of requests; and the third and fourth contain the adjusted score and ranking after the higher-ed weighing factor was applied (only to higher-ed requests). At this time, the Board was given the opportunity to make any changes to the draft document. No changes were brought forward. The Board elected to present the document in its entirety as their recommendation

MOTION: Mr. Snow moved to approve the FY 2019 State Funded Capital Development Prioritization. The motion was second Mr. Nelson and passed unanimously.

FY 2019 Capital Development

Building Board Rankings

Agency	Project	Score	BB Rank	w/BoR	Weighted Rank
Utah Army National Guard	Nephi Readiness Center	25.9	1		1
Department of Agriculture and Food	William Spry Agriculture Building Replacement	25.3	2		2
Davis Technical College	Allied Health Building	23.3	3		3
Mountainland Technical College	Thanksgiving Point Campus Technology Trades Building	23.1	4		4
Dixie State University	DSU Science Building	22.6	5	49.8	6
Weber State University	Norda Engineering and Applied Science Building	22.0	6	52.9	5
Utah State University	Biological and Natural Resources Renovation	22.0	6	39.6	7
Department Of Human Services / Division of Juvenile Justice Services	Salt Lake Multi-Use Youth Center	18.0	8		8
Utah Valley University	New Business Building	17.8	9	35.7	9
Public Safety	Brigham City DPS Consolidated Building	17.4	10		10
State Courts	Sixth District Courthouse Sanpete County Manti	15.1	11		11
Department of Technology Services DTS	State Cyber Center	14.3	12		12
Heritage and Arts	Artifacts & Arts Collections Management Facility	14.0	13		13
Snow College	Social Science and General Education Building	13.8	14	16.6	15
Salt Lake Community College	Herriman Campus General Education Building	13.4	15	18.8	14
Southern Utah University	Sorenson Legacy Foundation Child and Family Development Center	10.2	16	16.2	16
Department of Natural Resources-Parks	Willard Bay State Park North Lake Day Use Development	9.6	17		17
Utah State University	Center for Language and Cultures	5.7	18	5.7	18
Bridgerland Technical College <i>Withdrawn</i>	Health Science And Technology Building	0.0	19		19

❑ FUTURE AGENDA ITEMS

Mr. Kelley, Attorney General's Office, advised the Board that DFCM is planning to bring forward four rule amendments at November's meeting.

☐ ADJOURNMENT

MOTION: Mr. Burgess moved to adjourn the meeting. The motion was second by Mr. Nelson and passed unanimously.

The meeting adjourned at 12:28 P.M.