

Utah State Building Board



MEETING

May 2, 2018

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Jeff Reddoor, Director
Lisa Barrager
Joe Burgess
Miranda Jones
Mike Kelley
Joe Ligor
Wendell Morse
Chip Nelson

Guests in Attendance:

| | |
|-------------------|--|
| Patty Yacks | Building Board |
| Mike Smith | Building Board |
| Tyson Gregory | Building Board |
| Tani Downing | Department of Administrative Services |
| Sarah Boll | Department of Administrative Services - DFCM |
| Dorothy Taylor | Department of Administrative Services - DFCM |
| Darrell Hunting | Department of Administrative Services - DFCM |
| Wayne Christensen | Department of Administrative Services - DFCM |
| Lee Fairbourn | Department of Administrative Services - DFCM |
| Jim Russell | Department of Administrative Services - DFCM |
| Nick Radulovich | Department of Administrative Services - DFCM |
| Robert Kempe | Department of Corrections |
| Greg Peay | Department of Corrections |
| Don Brinkerhoff | Department of Human Services |
| Chris Caras | Department of Public Safety |
| Sid Pawar | AJC Architects |
| Kailie Fennell | Arch Nexus |
| T.J. Zafiratos | EDA Architects |
| Jim Lohse | FFKR |
| Jordan Terry | KPFF |

| | |
|--------------------|-----------------------------------|
| Brian Wikle | Legislative Fiscal Analyst |
| Nina Lawson | Reaveley Engineers |
| Malin Francis | Salt Lake Community College |
| Brittany Punjabi | Spectrum Engineers |
| Coy Porter | State Fire Marshal |
| Ken Nye | University of Utah |
| Robin Burr | University of Utah |
| Brad Wardle | Utah Fire & Rescue |
| Jolene Chamberlain | Utah Fire & Rescue |
| Ben Berrett | Utah State University |
| Charles Darnell | Utah State University |
| Rich Amon | Utah System of Higher Education |
| Dave Woolstenhulme | Utah System of Technical Colleges |
| Frank Young | Utah Valley University |

On Wednesday, May 2, 2018, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol. The meeting was called into order at 9:00 A.M.

☐ APPROVAL OF MINUTES FROM THE APRIL 4, 2018 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the May Board Meeting. There is a change to the motion for Utah State University's request to construct the Swenson House, which will be updated to remove naming approval as this falls under the Board of Regents purview. A misspelling of Mr. Morse will also be corrected.

MOTION: Mr. Burgess moved to approve the Minutes from the April 4, 2018 Board Meeting with the abovementioned changes. The motion was second by Mr. Nelson and passed unanimously

☐ UNIVERSITY OF UTAH: REQUEST FOR APPROVAL OF WOMEN'S SOCCER AND MEN'S LACROSSE STADIUM (NON-STATE FUNDED)

Ms. Burr presented a request to proceed with Phase 1 of the Women's Soccer and Men's Lacrosse Stadium. The existing field will be demolished to accommodate the South Campus Student Housing project. Phase 1 consists of the playing field, lights, initial seating, and stadium preparation. Amenities will be shared with the adjacent Dumke Softball Stadium until Phase 2 is completed. Phase 2 of this project will consist of training, equipment, spectator, and press box facilities. The total cost of Phase 1 is estimated to be \$4.5M, which will be funded by donations and other University funds. No state funds will requested for this project, future O&M, or future improvements. The estimated completion date of Phase 1 is August 2019.

MOTION: Mr. Morse moved to approve University of Utah's request for approval of the Women's Soccer and Men's Lacrosse Stadium (Non-State Funded). The motion was second by Ms. Barrager and passed unanimously.

☐ UTAH STATE FIRE MARSHAL: LAND BANK REQUEST FOR OLD GENEVA STEEL SITE

Director Reddoor provided background information for this item. The State Fire Marshal presented this request to the Board in November. At that time, the Board had concerns with the remaining time on the lease, which expires in 2024. This request was prioritized and ranked 2nd by the Board along with another land bank request received from State Courts.

Mr. Wardle with the Utah Fire and Rescue Academy (UFRA) presented this request. UFRA is currently leasing space until 2024 at the Provo City Airport. Provo has indicated that they are not interested in renewing the existing lease due to expansion plans. UFRA, Department of Public Safety Driver License Division, and the Department of Natural Resources Division of Forestry, Fire, and State Lands are interested in participating in the construction of a collaborated facility that would be located on a 15-acre partial of land at the Vineyard (former Geneva Steel) site. The US Forest Services is also interested in locating a seasonal firefighting helicopter at the facility and has agreed to sign an annual renewable contract for the space. Utah Valley University is particularly interested in locating multiple academic programs to this proposed site, which is adjacent to their campus. The 15-acre partial of land is owned by Anderson Development and is currently priced at \$3.125M. Anderson Development, in conjunction with US Steel, has completed remediation on the site.

Director Reddoor thanked Mr. Wardle for his presentation and noted that the Board will consider this request along with the others during their prioritizations in October. It was recommended that the Board change this agenda item from an action to an informational item.

MOTION: Ms. Barrager moved to change the Utah State Fire Marshal's Land Bank request for the Old Geneva Steel site from an action item to an informational item. The motion was second by Mr. Burgess and passed unanimously.

☐ DFCM: REQUEST TO DECLARE SURPLUS PROPERTY (5470 S 2700 W ROY, UT)

Mr. Fairbourn presented the request, per R23-22-7, to declare property located at 5470 S 2700 W in Roy as surplus. The property consists of a single story office and a youth detention facility that was built in 1965. The property is 2.8 acres and has been appraised at \$870K. If the property is declared as surplus DFCM will solicit offers to purchase the land. Roy City has expressed interest in this site. The property has no historical significance. It is intended that the proceeds from the sale of the property go back to the agency, Division of Juvenile Justice Services, to fund future requests for capital development. However, the legislature has final authority in determining how the funds will be allocated.

MOTION: Mr. Ligori moved to approve DFCM's request to declare surplus property (5470 S 2700 W Roy, UT). The motion was second by Mr. Nelson and passed unanimously.

☐ DFCM: REQUEST TO DECLARE SURPLUS PROPERTY (370 W 1175 S BRIGHAM CITY, UT)

Mr. Fairbourn presented the request, per R23-22-7, to declare property located at 370 W 1175 S in Brigham City as surplus. The property consists of a two-level retail/office/warehouse facility that was built in 2004. The property is 1.69 acres and has been appraised at \$1.1M. The purchase of this property was directed by the legislature for the Department of Public Safety to be used as a dispatch center. It was later determined that renovation costs would exceed the cost of building a new facility. The State has never occupied this facility. A new proposed site for the dispatch center is located slightly south of this property. If the property is declared as surplus DFCM will solicit offers to purchase the land. It is intended that the proceeds from the sale of the property go back to the agency, the Department of Public Safety, to fund future requests for capital development. However, the legislature has final authority in determining how the funds will be allocated.

MOTION: Mr. Morse moved to approve DFCM's request to declare surplus property (370 W 1175 S Brigham City, UT). The motion was second by Mr. Burgess and passed unanimously.

❑ **STATE BUILDING BOARD: PREVENTATIVE MAINTENANCE AUDITS AND FACILITY CONDITION ASSESSMENT REPORTS**

Mr. Smith and Mr. Gregory presented the reviewed the FY18 Preventative Maintenance Audit Program, Facility Condition Assessment Program, and GIS Study Summary.

Preventative Maintenance Audit Program Summary

AGENCIES CONTACTED

- A comprehensive contact list has been created to track agency contacts and to allow for proper notification of audit and assessment activities.

APPROXIMATELY 54.4 MILLION SQUARE FEET OF STATE OWNED BUILDINGS TO BE AUDITED.

- 31.3 million square feet belonging to Higher Education.
- 23.1 million square feet belonging to various State Agencies.

PM AUDIT WORK COMPLETED

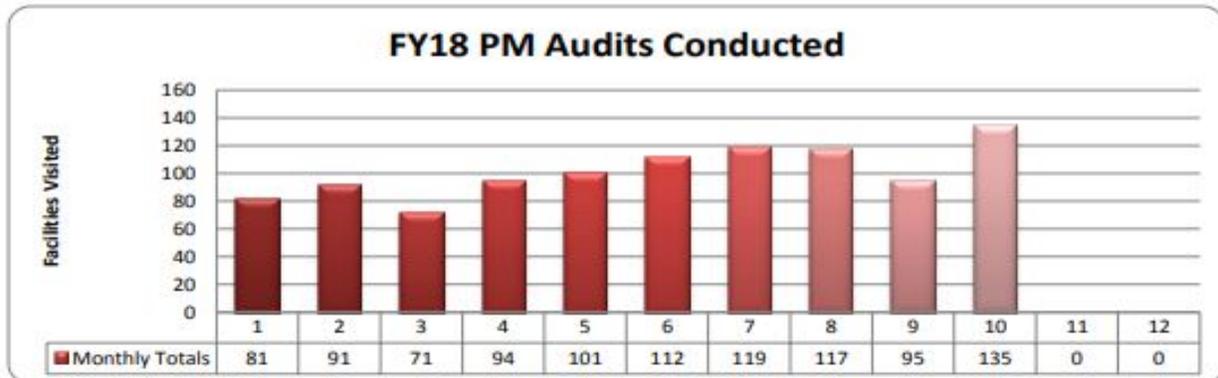
- 97.1 million square feet of building space has been audited since January 2012, including follow-up visits.
- Auditors averaged 85 facilities visited each month in FY18.
- 22.7 million square feet of building space was visited in FY18.

Preventative Maintenance Audit Process

1. Establish agency contacts concerning facility maintenance and condition on various levels.
2. Prepare schedule for audits. (send announcement, prepare itinerary)
3. Meet at facility with agency representatives to review needs, concerns, and on site walk through.
4. Take photographs of various equipment and conditions in building
5. Review audit questionnaire report with agency representatives and score audit.
6. Evaluate existing conditions of facility and prepare written recommendations to aid in the compliance process.
7. Generate audit reports and distribute reports as necessary.
8. All information gathered from audit process is used to build electronic databases and report to Building Board.
9. Maintain customer follow-up support and follow-up audits.

Non-Agency Specific:

- PM Audit program has been very active for 6 years now.
- All agencies are aware that these audits are being conducted regularly, and have been being performed for multiple years.
- Agencies are given 1 year to correct any identified deficiencies.
- Any item identified but not corrected, automatically receives a lower score during following audits.
- Current statewide average score for all agencies is 90.98



| FY18 Audit Results by Agency | | | | | |
|--------------------------------|-------------------|----------------|-------------------|----------|-------------|
| | Audited/Scheduled | % of Buildings | Total Square Feet | % Sq.Ft. | Agency Avg. |
| Administrative Services | 114 | 67% | 4,596,913 | 63% | 94.35 |
| Corrections | 42 | 27% | 782,131 | 40% | 88.34 |
| Fairpark | 38 | 83% | 334,463 | 90% | 82.30 |
| Higher Education | 392 | 86% | 14,573,740 | 67% | 91.57 |
| Human Services | 63 | 43% | 893,306 | 55% | 93.23 |
| National Guard | 4 | 27% | 403,286 | 24% | 93.40 |
| Natural Resources | 273 | 37% | 653,819 | 49% | 92.63 |
| USDB | 10 | 91% | 113,274 | 73% | 90.00 |
| UDOT | 79 | 54% | 334,394 | 19% | 89.37 |
| Veterans Affairs | 1 | 25% | 73,000 | 23% | 94.60 |
| Statewide Totals | 1016 | 54% | 22,758,326 | 66% | 90.58 |

| Total Audit Results by Agency | | | | | | | | |
|--------------------------------|--------------|--------------|--------------|---------------------|--------------|-----------------|-------------------|----------------|
| | FY16 | FY17 | FY18 | FY18 % of Buildings | FY18 Average | Total Buildings | Total Square Feet | Agency Average |
| Administrative Services | 79 | 61 | 114 | 67% | 94.35 | 254 | 17,220,467 | 94.27 |
| Corrections | 51 | 37 | 42 | 27% | 88.34 | 130 | 4,359,178 | 88.71 |
| Fairpark | 45 | 46 | 38 | 83% | 82.30 | 129 | 1,821,767 | 79.46 |
| Higher Education | 357 | 343 | 392 | 86% | 91.59 | 1092 | 59,882,404 | 91.58 |
| Human Services | 117 | 80 | 63 | 43% | 93.23 | 260 | 4,602,493 | 92.77 |
| National Guard | 8 | 3 | 4 | 27% | 93.40 | 15 | 2,599,554 | 92.66 |
| Natural Resources | 294 | 345 | 273 | 37% | 92.63 | 912 | 3,120,812 | 92.45 |
| Schools for the Deaf and Blind | 11 | 10 | 10 | 91% | 90.00 | 31 | 693,870 | 89.90 |
| UDOT | 108 | 118 | 79 | 54% | 89.37 | 305 | 2,487,941 | 89.07 |
| Veterans Affairs | 4 | 0 | 1 | 25% | 94.60 | 5 | 354,000 | 94.30 |
| Statewide Totals | 1,074 | 1,043 | 1,016 | 54% | 90.98 | 3,133 | 97,142,486 | 90.52 |

USHE Audit Results by Campus

- Agency is responsible for the maintenance of roughly 60% of the State of Utah's building inventory.
- Site visits and audit reports are divided into manageable numbers which result in each agency receiving multiple visits throughout the year in order to visit all of the required facilities.

- Reports are generated and delivered to the agency following each visit. These reports outline specific items identified during each visit so the managing agency can better address and correct the issue.
- 392 buildings totaling 14.5 million square feet of building space were visited and have had a full physical walkthrough conducted thus far in FY18.
- FY18 is the first year since 2012 that shows all averages are above 90%.

Director Reddoor inquired if there were any recommendations for the audit program. Mr. Smith spoke to the CMMS requirement and existing roadblocks to procuring these software programs. There is also the need to have systems tailored to specific facility needs. Building Board staff will consider working with the Division of Purchasing to create procurement options for CMMS software.

Facility Condition Assessment (FCA) Program Summary

Facility condition assessment (FCA) is an industry term that describes the process of a qualified group of trained industry professionals performing an analysis of the condition of a group of facilities that may vary in terms of age, design, construction methods, and materials. This analysis can be performed on government/public, commercial, and private facilities. This analysis can be done by walk-through inspection, mathematical modeling (see Mathematical Model), or a combination of both. But the most accurate way of determining the condition requires walk-through to collect baseline data. This is the method DFCM and the State of Utah is currently using. Since 2010 DFCM has contracted with Faithful + Gould to perform these assessments.

Once the walk-through data has been collected, appropriate estimates to correct the deficiencies are prepared. Once the estimates are prepared, the client is left with potentially 1,000's of line items that need to be sorted, grouped together, and presented in a useful format. Faithful + Gould uses third party software to host all of this information, and to allow access to the varying agencies throughout the state.

Current FCA Statistics

- To date 939 buildings and 11 parking structures have received FCA assessments since 2011.
- For FY16-19 the existing FCA contract was modified to include the assessment and GIS mapping of the state's infrastructure systems.
- Finished GIS data will be hosted by the Utah AGRC to provide necessary security and access to agencies.
- All FCA data is hosted in a web-based third party software program named iPlan. This system will be undergoing a significant update and is expected to rollout in early FY19.
- Training for the new software will be coordinated and offered to all agencies after the V4 rollout. FCA Program key findings
- 5,769 Deferred Maintenance items totaling \$177,617,552 have been identified through year 2027.
- 16,375 Capital Renewal items totaling \$688,557,502 have been identified through year 2027.

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| Statewide Summary | | | | |
|--------------------------|----------------------|------------|---------------------------|-----------------------|
| Agency | # Buildings Assessed | GSF | # Identified Deficiencies | Total Deficiency Cost |
| All Agencies Combined | 939 | 37,280,605 | 21,087 | \$ 859,598,803.61 |
| Agencies Summary | | | | |
| Agency | # Buildings Assessed | GSF | # Identified Deficiencies | Total Deficiency Cost |
| State Agencies | 380 | 11,619,428 | 7,825 | \$ 287,169,840.59 |
| Higher Education Summary | | | | |
| Agency | # Buildings Assessed | GSF | # Identified Deficiencies | Total Deficiency Cost |
| Higher Education | 559 | 25,661,177 | 13,262 | \$ 572,428,963.02 |

| Agency | Sub-Agency (Campus) | # Assessments Completed | GSF | # Identified Deficiencies | Bldg. Deficiency Total | Inf. Deficiency Total |
|---------------------------------|-----------------------|-------------------------|------------|---------------------------|------------------------|-----------------------|
| Corrections | | 36 | 692,422 | 489 | \$ 14,414,664.26 | \$ 1,507,283.89 |
| | CUCF Gunnison | 29 | 536,170 | 365 | \$ 11,932,498.94 | \$ 1,507,283.89 |
| | AP&P Buildings | 7 | 156,252 | 124 | \$ 2,482,165.32 | \$ - |
| DFCM | | 158 | 6,944,563 | 3,290 | \$ 160,038,641.80 | \$ 4,724,469.99 |
| Department of Human Services | | 59 | 1,316,173 | 2,310 | \$ 32,997,373.01 | \$ 30,396,548.80 |
| | Developmental Center | 19 | 355,516 | 881 | \$ 9,244,097.59 | \$ 17,938,185.75 |
| | DHS Other | 4 | 18,991 | 50 | \$ 262,747.51 | \$ - |
| | DHS State Hospital | 14 | 330,227 | 476 | \$ 5,811,299.71 | \$ 12,458,363.05 |
| | DHS Youth Corrections | 22 | 611,439 | 903 | \$ 17,679,228.20 | \$ - |
| Department of Natural Resources | | 57 | 1,045,375 | 1,143 | \$ 11,190,895.16 | \$ - |
| | Parks | 38 | 702,295 | 808 | \$ 7,260,909.03 | \$ - |
| | Wildlife | 19 | 343,080 | 335 | \$ 3,929,986.13 | \$ - |
| Fairpark | | 29 | 373,312 | 483 | \$ 3,030,793.70 | \$ 7,527,611.43 |
| National Guard | | 20 | 833,996 | 370 | \$ 13,936,642.18 | \$ - |
| Schools for the Deaf and Blind | | 2 | 154,638 | 77 | \$ 2,123,905.69 | \$ - |
| UDOT | | 18 | 241,349 | 288 | \$ 5,147,938.97 | \$ - |
| UGS | | 1 | 17,600 | 18 | \$ 133,071.71 | \$ - |
| | | 380 | 11,619,428 | 7,825 | \$ 243,013,926.48 | \$ 44,155,914.11 |

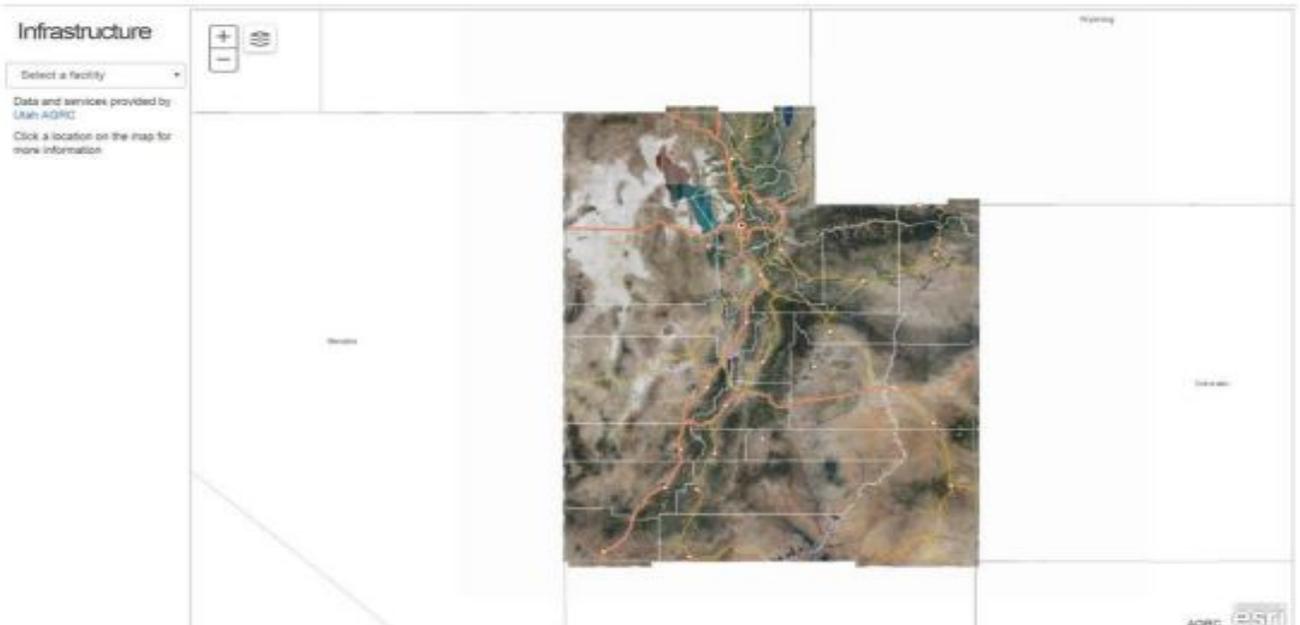
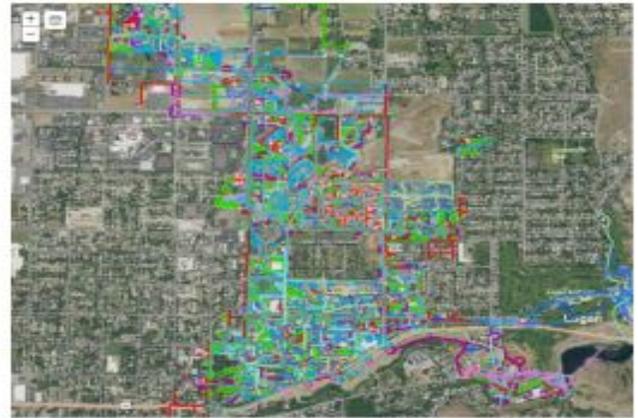
| Agency | Sub-Agency (Campus) | # Buildings Assessed | GSF | # Identified Deficiencies | Bldg. Deficiency Total | Inf. Deficiency Total |
|-----------------------------|---------------------|----------------------|------------|---------------------------|------------------------|-----------------------|
| Dixie State University | | 31 | 933,917 | 861 | \$ 18,494,468.36 | \$ 3,684,759.47 |
| Salt Lake Community College | | 32 | 1,899,587 | 748 | \$ 21,781,507.74 | \$ 14,901,956.54 |
| | Redwood | 16 | 777,274 | 347 | \$ 12,711,279.36 | \$ 8,588,653.18 |
| | Jordan | 4 | 266,144 | 114 | \$ 2,043,071.96 | \$ 3,455,190.60 |
| | Miller | 8 | 329,892 | 127 | \$ 3,393,579.84 | \$ 1,435,183.65 |
| | Meadowbrook | 3 | 70,406 | 112 | \$ 1,883,023.50 | \$ 1,168,916.31 |
| | South City | 1 | 455,871 | 48 | \$ 1,750,553.08 | \$ 254,012.80 |
| Snow College | | 21 | 918,446 | 739 | \$ 19,826,038.76 | \$ 3,400,040.53 |
| | Ephraim | 18 | 644,295 | 570 | \$ 12,861,271.83 | \$ 3,400,040.53 |
| | Richfield | 3 | 274,151 | 169 | \$ 6,964,766.93 | \$ - |
| Southern Utah University | | 53 | 1,673,056 | 883 | \$ 28,224,588.39 | \$ 6,471,162.49 |
| UTC | | 28 | 1,393,913 | 861 | \$ 27,807,092.40 | \$ 10,023,465.44 |
| | Bridgerland TC | 2 | 296,454 | 186 | \$ 6,834,958.27 | \$ - |
| | Davis TC | 4 | 446,000 | 89 | \$ 6,745,780.78 | \$ - |
| | Dixie TC | 1 | 23,000 | 1 | \$ - | \$ - |
| | Mountainland TC | 2 | 124,631 | 57 | \$ 2,095,634.08 | \$ - |
| | Ogden Weber TC | 16 | 359,831 | 386 | \$ 7,489,026.57 | \$ 10,023,465.44 |
| | Southwest TC | 1 | 36,937 | 53 | \$ 1,830,531.37 | \$ - |
| | Uinta Basin TC | 2 | 107,060 | 89 | \$ 2,811,161.33 | \$ - |
| University of Utah | | 154 | 8,016,026 | 2,929 | \$ 189,671,173.86 | \$ - |
| Utah State University | | 135 | 4,639,429 | 4,226 | \$ 74,809,233.38 | \$ 54,025,618.39 |
| | USU Eastern | 15 | 391,076 | 217 | \$ 9,639,377.22 | \$ 4,227,171.60 |
| | USU Blanding | 5 | 72,780 | 75 | \$ 985,198.89 | \$ 1,300,489.20 |
| | USU Logan | 115 | 4,175,573 | 3,934 | \$ 64,184,657.27 | \$ 48,497,957.59 |
| Utah Valley University | | 38 | 2,691,322 | 591 | \$ 22,500,241.45 | \$ 7,377,247.34 |
| Weber State University | | 67 | 3,495,481 | 1,424 | \$ 38,062,295.39 | \$ 31,368,073.09 |
| | | 559 | 25,661,177 | 13,262 | \$ 441,176,639.73 | \$ 131,252,323.29 |

GIS Study Summary

Geographic Information System (GIS) is a system designed to capture, store, manipulate, analyze, manage, and present spatial or geographic data.

Current GIS Study Statistics

- An entirely new GIS viewer application has been created to allow agencies and campuses to see the accumulated data.
- Finished GIS data will be hosted by the Utah AGRC to provide necessary data security and access to agencies.
- Raw GIS data will be available to the agencies for download into their own systems for their use.
- Infrastructure study is being conducted in a three phased project in order to meet budgetary and contractual obligations.
- Repair and replacement costs are stored along with the other FCA data in the iPlan database.
- New iPlan software may allow the two data sources to be linked and/or merged into one database.



There are concerns regarding the potential misuse of this data. The Building Board and the Department of Administrative Services will engage in further discussion on the security of this system and how the information will be disseminated to the agencies prior to the system going live.

❑ ADMINISTRATIVE REPORTS FOR THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Mr. Nye delivered the administrative report for the University of Utah. There were 21 professional service agreements and 10 construction contracts issued. There are no significant items to report.

There were no increases or decreases to the Project Reserve Fund and the balance remains at \$754,107, which is considered adequate to meet anticipated demands. There were no increases and one decreases to the Contingency Reserve Fund leaving a balance of \$2,366,201 which is considered adequate to meet anticipated demands.

- The transfer of \$51,094.51 covers the cost of ten different issues arising from unforeseen conditions, design omissions, and unanticipated code requirements. The most consequential of these is to repair the plaza between the north and south towers where a forklift delivering materials for this project went through the paver system that makes up the roof. Fortunately, the damage was limited to the pavers and their support system within a fairly small area. This raised concerns about the structural integrity of the paver system so a study is underway to verify the condition and need for repair and/or replacement. This may lead to a FY2019-20 capital improvement request.

Mr. Berrett delivered the administrative report for Utah State University. There were 3 professional service agreements and 11 construction contract issued. There are no significant items to report.

There were no contributions or draws to the contingency reserve fund during this reporting period. This leaves a balance of \$91,293, which is considered adequate to meet anticipated demands.

There were two contributions and two draws to the project reserve fund. The balance of \$530,557 is considered adequate to meet anticipated demands.

- The transfer of \$146,565 is to award the contract for parking lot paving.

❑ ADMINISTRATIVE REPORT FOR DFCM

Mr. Hunting delivered the administrative report for the Division of Facilities Construction Management. There are no significant updates to the lease report. 9 professional service agreements and 23 construction contracts were issued.

The Capital Development Contingency Reserve Fund started period with \$3,350,703 and ended with \$2,712,461 with no increases and 6 transfers to projects totaling \$638,242.

- Dead Horse Point State Park New 44 unit Campground: Transfer of \$299,594
- WSU Social Science Bldg. Renovation: Transfer of \$114,053
- Snow College New Science Building: Transfer of \$101,619
- SLCC Westpointe CTE Campus Building: Transfer of \$76,384

The Capital Improvement started period with \$7,953,150 and ended with \$7,810,900, with no increases and multiple transfers to projects totaling \$142,250.

- Draper Prison Timpanogos Bldg. Air Handler Replacement and Lone Peak RTU

Replacement: Transfer of \$45,491

Capital Development Project Reserve Fund started with a balance of \$3,939,465 and had five transfers in of \$3,986,482, ending with a balance of \$7,925,947. The Improvement Project Reserve Fund had 12 transfers to the fund totaling \$370,109 and 4 transfers from the fund of \$226,639, ending with a balance of \$9,509,136.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

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

The meeting adjourned at 10:45 A.M.