

Utah State Building Board



MEETING

September 5, 2018

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Jeff Reddoor, Director
Lisa Barrager
Miranda Jones
Mike Kelley
Wendell Morse
Chip Nelson
Gordon Snow

Guests in Attendance:

Patty Yacks	Building Board
Mike Smith	Building Board
Tani Downing	Department of Administrative Services
Brent Walton	Department of Administrative Services
Lee Fairbourn	Department of Administrative Services
Tani Downing	Department of Administrative Services
Greg Peay	Department of Corrections
Steve Turley	Department of Corrections
Bob Spohr	Department of Human Services
Kevin Griffin	Utah Department of Transportation
BG Smith	Utah National Guard
Sid Pawar	AJC Architects
Eric Tholen	Michael Baker International
Malin Francis	Salt Lake Community College
Brittany Punjabi	Spectrum Engineers
Ken Nye	University of Utah
Ben Berrett	Utah State University
Dave Cowley	Utah State University
Rich Amon	Utah System of Higher Education
Amber Winn	Wright Engineers

On Wednesday, September 5, 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 JULY 11, 2018 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the July meeting. The motion for Item 5 DFCM: REQUEST FOR REALLOCATION OF FUNDS (UINTAH BASIN TECHNICAL COLLEGE #19288250 FLOORING & RESTROOMS IMPROVEMENTS TO #19291250 VERNAL CAMPUS EMERGENCY BOILER REPLACEMENTS) will be modified to the following:

MOTION: Mr. Burgess moved to approve the reallocation request of up to \$334,080 from #19288250 Flooring & Restrooms Improvements to #19291250 Vernal Campus Emergency Boiler Replacements to replace three boilers. The motion was second by Mr. Snow and passed unanimously.

MOTION: Mr. Snow moved to approve the Minutes from the July 11, 2018 Board Meeting with the abovementioned correction. The motion was second by Ms. Barrager and passed unanimously.

❑ APPROVAL OF MINUTES FROM THE AUGUST BUILDING BOARD TOUR

Chair Carnahan asked for comments or corrections to the minutes from the August Building Board Tour. None were brought forward.

MOTION: Mr. Morse moved to approve the Minutes from the August Building Board Tour. The motion was second by Mr. Nelson and passed unanimously.

❑ UTAH DEPARTMENT OF CORRECTIONS: APPROVAL TO FUND A FEASIBILITY STUDY, PROGRAM, AND ESTIMATE FOR A FIRING RANGE AT THE NEW CORRECTIONAL FACILITY

Mr. Turley presented a request for the Utah Department of Corrections (UDC) to accept the sum of \$100,000 from the Federal Bureau of Investigation (FBI) to fund a feasibility study and cost estimate for a firing range at the new correctional facility site, pursuant to UCA 63A-5-104 and UAR R23-3. The FBI would then reimburse UDC up to \$2M to fund a firing range. Approving the feasibility study and cost estimate is a critical step for this proposed project, as it would allow for real costs to be determined. Mr. Turley confirmed that no use of the purposed firing range would take place until the correctional facility was completed and turned over to UDC. Today's approval is for the feasibility study only. After costs has been determined, the Prison Relocation Committee should review this project.

MOTION: Mr. Snow moved to approve the Utah Department of Corrections request to fund a feasibility study and cost analysis for a firing range at the new correctional facility. The motion was second by Mr. Nelson and passed unanimously.

❑ UTAH DEPARTMENT OF TRANSPORTATION: APPROVAL TO REPLACE THE US 6 PORT OF ENTRY

Mr. Griffin presented a request for UDOT to replace the US 6 Port of Entry (POE). The current US 6 Port of Entry has some significant safety and operational issues at the current location. UDOT has contracted with Project Engineering Consultants Ltd. (PEC) to complete a port of entry relocation concept report and feasibility study. UDOT has dedicated \$14M to this project, which is expected cover project and design costs. The on and off ramps will be completed by UDOT

contractors. Building projects for this replacement will be managed by DFCM.

MOTION: Mr. Snow moved to approve the Utah Department of Transportation's request to replace the US 6 Port of Entry. The motion was second by Ms. Barrager and passed unanimously.

❑ APPROVAL TO RETIRE THE BID BOND FORM AND REQUIRE BID BONDS ON THE AIA A310-2010 FORM

Mike Kelley is recommending that the Bid Bond form currently posted on the DFCM website, and which DFCM is currently requiring, be retired and that DFCM begin requiring bid bonds on the AIA A310-2010 form.

MOTION: Ms. Barrager moved to retire the Bid Bond forms and require bid bonds on the AIA A310-2010 form. The motion was second by Mr. Morse and passed unanimously.

❑ DFCM: STATE FACILITY ENERGY EFFICIENCY FUND LOAN REQUEST FOR THE SOLIDER HOLLOW GOLF COURSE

Mr. Wrigley proposed a State Facility Energy Efficiency Fund (SFEEF) loan application the amount of \$106,375 for Utah State Parks to fund an irrigation pump replacement and control improvement at Soldier Hollow Golf Course. The estimated savings of \$20,061 and simple payback of 5.3 years meet the DFCM Building Performance Group's expectations and guidelines for SFEEF funding. The loan application was reviewed and approved by Sarah Boll, DFCM High Performance Building Program Director and recommended to be approved by the Building Board.

MOTION: Mr. Nelson moved to approve the State Facility Energy Efficiency Fund Loan Request for the Solider Hollow Golf Course. The motion was second by Mr. Snow and passed unanimously.

❑ UTAH STATE UNIVERSITY: APPROVAL TO CONSTRUCT THE HORSE BARN (NON-STATE FUNDED)

Mr. Cowley presented a request to construct a new horse barn, a non-state funded project, on the South Farm in Wellsville, Utah. The new facility will provide additional stall space for the emerging needs of the growing equine program and provide USU the capability to host horse show competitions that will showcase the program and recruit students. The proposed facility is a 20,000 square-foot, metal building that contains a pre-manufactured system that will require site work to complete the electrical, plumbing distribution, and heating requirements. Additionally, utilities services will need to be run and concrete laid. The estimated cost of the building is \$1.8 million and will be funded with funds available within the School of Veterinary Medicine. No funds will be requested from the State for construction, capital improvements, or operations and maintenance.

MOTION: Mr. Morse moved to approve construction of the Utah State University's Horse Barn (non-State funded). The motion was second by Mr. Nelson and passed unanimously.

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

Mr. Nye delivered the administrative report for the University of Utah. There were 12 professional service agreements and 19 construction contracts issued.

- Item 1; Univ. of Utah Hospital Interventional Radiology Project – CMGC Jacobsen

Construction was selected as the CM/GC for this project which was approved by the Building Board in April 2018.

- Item 2; Soccer and Lacrosse Stadium Design / Build Oakland Construction (teamed with VCBO Architects) was selected as the design/build for this project which was approved by the Building Board in May 2018.
- Items 17; 18; Wasatch Drive Road Rebuild and Wasatch Parking Lot - A joint procurement of these two projects was done in order to award both contract

There were one increase and no decreases to the Project Reserve Fund. The balance is \$843,789, which is considered adequate to meet anticipated demands.

- Project 21832; HEDCO Building Fire Sprinkling System: The residual balance in this project of \$73,607.80 was transferred to Project Reserve as required by statute.

There were no increases and one decrease to the Contingency Reserve Fund leaving a balance of \$1,955,624 is adequate to complete the projects that have been authorized and does not reflect an excess balance.

- Project 21642 HTW Completion: This transfer of \$38,585 covers the \$17,450 cost of additional weld testing beyond what was budgeted along with a variety of small unforeseen conditions.

Mr. Berrett delivered the administrative report for Utah State University. There were 16 professional service agreements and 26 construction contract issued. There are no significant items to report.

- The Board noted that there were small draws made to USU in order to complete portions of current construction projects. Mr. Berrett explained that is an effort to keep costs down and that the work performed is mostly prep work. Additional information to the administrative reports may be included to clarify the aggregate spend on these projects.

There were no contributions and five draws to the contingency reserve fund during this reporting period. This leaves a balance of \$874,969, which is considered adequate to meet anticipated demands.

- The largest draw was for the Ray B. West Reroof project in the amount of \$87,110

There was one draw and one contribution to the project reserve fund. The balance of \$534,371 is considered adequate to meet anticipated demands.

❑ 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. 42 professional service agreements and 66 construction contracts were issued.

The contingency reserve fund and project reserve fund reports have two separate reports, the final one for Fiscal Year 2018 and the first one for Fiscal Year 2019

Capital Development started period with \$1,991,396 and ended with \$1,427,547, with no increases and five transfers to projects totaling \$563,849.

- DHS Weber Valley Multi-Use Youth Center: This transfer of \$290,984 covers 3 change orders

Capital Development started period with \$1,427,547 and ended with \$1,365,868, with no increase transfers and two transfers to projects totaling \$61,679.

- WSU Lindquist Hall Bldg. Renovation: This transfer of \$45,202 covers the State's share of 2 change orders

Capital Improvement started period with \$7,460,797 and ended with \$7,508,386, with 1 transfer to project totaling \$48,306, and four transfers of \$95,895 from projects.

- Salt Lake Valley Detention Center Roofing, Rooftop Units & Controls Replacement: This transfer of \$48,306 covers 1 change order

Overall for the project reserve fund for both periods; development project reserve had an increase of \$378,541 ending with a balance of \$3,581,033, and the capital improvement project reserve fund had 29 transfers to the fund of \$778,464 and 25 transfers out totaling \$273,567, ending balance of \$4,075,673.

The current projection for the contingency reserve fund analysis is an excess of \$1,279,324

FUTURE AGENDA ITEMS

- September 17th: Deadline for final CBE's to submitted for FY19 capital development projects
- October 3rd: FY19 Capital Development Presentations
- October 4th: FY19 Capital Development Prioritization
- Usage of USHE facility condition assessments
- Updates to the capital development scoring matrix, specifically in regards to space utilization
- 2019 Building Board schedule will be presented at the next meeting

ADJOURNMENT

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

The meeting adjourned at 11:00 A.M.