

Utah State Building Board



MEETING

April 3, 2019

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Jeff Reddoor, Director
Mike Kelley
Lisa Barrager
Joe Burgess
Wendell Morse
Gordon Snow

Guests in Attendance:

Patty Yacks	Building Board
Mike Smith	Building Board
Tani Downing	Department of Administrative Services
Ken Hansen	Department of Administrative Services
Darrell Hunting	Department of Administrative Services
Nick Radulovich	Department of Administrative Services
Scott Whitney	Department of Administrative Services
Greg Peay	Department of Corrections
Tyson Walker	Department of Human Services
Taylor Kauffman	Governor's Office of Management and Budget
LTC Wolff	Utah National Guard
Senator Cullimore	Utah State Legislature
Sid Pawar	AJC Architects
Kailie Fennell	Arch Nexus
Steve Kieffer	Big-D Construction
Jonathan Hickerson	EDA
Ellen Parrish	Method Studio
Heather Knighton	MHTN Architects
Eric Tholen	Michael Baker
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Tiger Funk	Southern Utah University

Adam Young	Spectrum Engineers
Ken Nye	University of Utah
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Mark Halverson	Weber State University
William French	X Mission

On Wednesday, April 3, 2019, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the State Capitol. The meeting was called into order at 9:00 A.M. Chair Carnahan thanked Senator Cullimore and Director Downing for attending this meeting.

❑ APPROVAL OF MINUTES FROM THE MARCH 6, 2019 BOARD MEETING

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

MOTION: Mr. Burgess moved to approve the minutes from the March 6, 2019 Board Meeting. The motion was second by Mr. Snow and passed unanimously.

❑ UTAH NATIONAL GUARD: REQUEST TO NAME BUILDING 9500, AT ARMY GARRISON CAMP WILLIAMS AFTER SSG AARON R. BUTLER

LTC Wolff presented a request to name Building 9500, at Army Garrison Camp Williams after fallen hero, SSG Aaron R. Butler, who was killed in action in Afghanistan on the evening of August 16, 2017. Building 9500 is the new 19th Special Forces Readiness Center, currently under construction

MOTION: Mr. Morse moved to approve Utah National Guard's request to name Building 9500, at Army Garrison Camp Williams after SSG Aaron R. Butler. The motion was second by Ms. Barrager and passed unanimously.

❑ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-23, HEALTH REFORM – HEALTH INSURANCE COVERAGE IN STATE CONTRACTS – IMPLEMENTATION.

Mr. Kelley recommended that the Board authorize the filing of the Five Year Notice of Review and Statement of Continuation for Rule 23-23. Rule 23-23 establishes health insurance provisions in certain design and/or construction contracts.

MOTION: Mr. Snow moved to approve the Five Year Notice of Review and Statement of Continuation for Rule R23-23, Health Reform – Health Insurance Coverage in State Contracts - Implementation. The motion was second by Mr. Burgess and passed unanimously.

❑ BUILDING BOARD: APPROVAL OF FY20 CAPITAL IMPROVEMENT LIST

Director Reddoor presented the finalized FY20 Capital Improvement List for review and approval by the Board. This year, the legislature approved a 1.2% increase (approximately \$11M). In total, over \$138.3M in capital improvement funds have been allocated to 356 projects. 60% of the funds have been allocated to higher-ed institutions and 40% have been allocated to State agencies.

MOTION: Ms. Barrager moved to approve the FY20 Capital Improvement List. The motion was second by Mr. Burgess 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 14 professional service agreements and 3 construction contracts issued. The report covers the period of February 21, 2019 – April 3, 2019.

Construction contracts awarded during this period consist of

- Item 1; ACC Connector - This is a CM/GC contract awarded Jacobsen Construction. The initial contract amount is just for preconstruction services and the balance will be added by change order.

Report of Project Reserve Fund Activity

- The closeout of two capital improvement projects resulted in the total transfer of \$336,617.69 of residual funds to the Project Reserve Fund per statute.
- No decreases
- Balance: The balance increased to \$791,120.20 which is within the range that we have been trying to maintain. As a result, we have now returned to a balance that is sustainable in supporting projects going forward

Report of Contingency Reserve Fund

- No increases
- Decreases: Project 22147; Wasatch Drive Area Road Rebuild - This transfer of \$69,336.23 covers the cost of an unforeseen condition regarding soil conditions which required over-excavation of soil and replacement with structured fill beyond what had been anticipated in the bidding documents.
- Balance: Our analysis, using the same methodology employed by DFCM, indicates that the current balance of \$2,592,337 is adequate to complete the projects that have been authorized and does not reflect an excess balance.

Mr. Berrett delivered the administrative report for Utah State University. There were 7 professional service agreements and 12 construction contracts issued. The report covers the period of February 22, 2019 – March 22, 2019.

Report of Contingency Reserve Fund

- No projects needed funds or contributed to the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$533,071 to be adequate.

Report of Project Reserve Fund Activity

- Three projects needed funds and no projects contributed to the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$1,034,121 to be adequate.

Current Delegated Projects List

- Of USU's 85 projects, 5 are pending, 24 are in the design/study phase, 36 are in construction, 13 are substantially complete and 7 are complete. The 7 projects completed during this period were Bike Racks/Site Furn FY17, Blue Square Parking Expansion, Emergency Generator FY14, HVAC Controls Upgrade FY15, Parking Lot Repair & Seal, USUE Infrastructure/Automation Upgrade and Utility Meter Upgrades FY16.

❑ ADMINISTRATIVE REPORT FOR DFCM

Mr. Hunting delivered the administrative report for the Division of Facilities Construction Management. The report covers the period of January 15, 2019 – February 15, 2019. There are no significant updates to the lease report. 37 professional service agreements and 30 construction contracts were issued.

Construction Contracts:

- Item #14: Ogden/Weber Tech College - Project Reserve Funds were used to cover this bid over budget.
- Item #18: Snow College Lucy Phillips Classroom Building Roof Replacement - Unallocated roofing funds were used to cover this bid over budget.
- Item #26: Ogden Schools for the Deaf and Blind Therapeutic Pool and Restroom Upgrades - Project Reserve Funds and agency funds were used to cover this bid over budget

Contingency Reserve Fund, Capital Development started period with \$5,907,375, had no increases and one decrease for \$24,583, ending with a balance of \$5,882,792.

- Dixie State University Human Performance & Student Wellness Center - This transfer of \$24,583 covers the State's share of change order #5.

Contingency Reserve Fund, Capital Improvement started period with \$10,643,261, had no increases totaling and multiple decreases totaling \$205,144, ending with a balance of \$10,438,117.

- Uintah Basin Technical College Roosevelt Building Piping Replacement - This transfer of \$81,662 covers change order #2
- Dixie State University Program Change Automotive Building to Facility Management - This transfer of \$77,065 covers change order #1.

Development Project Reserve Fund had two increases, ending with a balance of \$2,550,953. The Improvement project reserve fund started with a balance of \$5,023,416 had multiple transfers in of \$636,513 and four transfers from the fund of \$95,427, ending with a balance of \$5,564,502.

❑ CHANGES TO BUILDING BOARD RESPONSIBILITIES

Director Reddoor reviewed the Board's responsibilities going forward after SB102 and HB349 passed this legislative session. Below is an overview of these changes that go into effect May 14, 2019.

Responsible to:

- Approve rules DFCM brings to the Building Board
- Make Building Board rules
- Review and approve standards
- Approve agency delegation
- Review and prioritize state agency (excluding higher-ed) capital development projects
- Review and recommend non-state funded capital development projects
- Review and recommend higher-ed capital development projects
- Prioritize higher-ed non-dedicated projects (but not dedicated projects)
- Fit the higher-ed non-dedicated projects into the state-wide prioritization
- Send 5-yr book to Legislature and Governor's Office

No longer responsible to:

- Prioritize higher-ed dedicated capital projects
- Managing capital improvement projects and process
- Create 5-year book

Mr. Hunting with DFCM and Mr. Amon with USHE have agreed to present how these bills effect their agency procedures in a future Board meeting.

ADDITIONAL/FUTURE AGENDA ITEMS

This is the final meeting for Chair Carnahan and Mr. Snow. The Board thanked these men for their dedication and guidance. The Board has submitted a list of potential candidates for member vacancies to the Governor's Office.

ADJOURNMENT

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

The meeting adjourned at 10:20 A.M.