

Utah State Building Board



FY 2021 State Funded Capital Development Prioritization Hearing

October 2, 2019

MINUTES

Members in Attendance:

Joseph Burgess, Chair
Kevin VanTassell
Miranda Jones Cox, Ex-Officio
Stan Plewe
William French
Richard Fairbanks
Lisa Barrager
Wendell Morse
Jeff Reddoor, Director

Guests in Attendance:

Bret Hardy	USDC
Charles Goodman	USDC
Matt Boyer	DFCM
Dan Clark	DNR – Parks
Eliot Willcox	University of Utah
Kendall Tate	JRCA Architects
Joseph Deman	Mountainland Technical College
Tyson Walker	Human Services
LTC Vincent Wolfe	Utah National Guard
LTC Brandon Clark	Utah National Guard
LTC Chris Filoso	Utah National Guard
Darin Bird	Department of Natural Resources
Kelly Snow	State Fire Marshall's Office
Kim Gibb	Department of Public Safety
Mark Zesiger	DPS/Utah Highway Patrol
Mike Rapich	Department of Public Safety
Kristy Rigby	Department of Public Safety
Chris Talbot	Utah State Courts

Ken Nye	University of Utah
Ben Berrett	Utah State University
Kailie Fennell	Arch Nexus
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Bruce Daley	Weber State University
Eric Isom	MIB Partners
Julee Attio	Reaveley Engineers
Josh Macauly	Spectrum Engineers
Erin West	Spectrum Engineers
Amber Craighill	BHB Structural Engineers
Heather Knighton	MHTN Architects
Brian Wikle	Legislative Fiscal Auditors
Sid Pawar	AJC Architects
Matt Boyer	DFCM
Jim Russell	DFCM
Lee Fairbourn	DFCM
Lucas Davis	DFCM
Clint Bunnell	DFCM
Tim Parkinson	DFCM
Jake Njord	DFCM
Nick Radulovich	DFCM
Cee Cee Niederhauser	DFCM
Tani Downing	DAS
Dr. Frank Rees	USDC
Fred Johnson	Department of Natural Resources
Mike Fowls	Department of Natural Resources
Drew Cushing	Department of Natural Resources
Chad Campbell	Bridgerland Technical College
Celestia Carson	VCBO Architects
Clay Christensen	Mountainland Technical College
Scott Wyatt	Southern Utah University
Tiger Funk	Southern Utah University
Ruth Watkins	University of Utah
Peter Trapa	University of Utah
Noelle Cockett	Utah State University
David Cowley	Utah State University
Richard Williams	Dixie State University
Paul Morris	Dixie State University
Rich Amon	USHE
David Woolstenhulme	USHE

On Wednesday, October 2, 2019 the Utah State Building Board held their FY2021 Capital Development Hearing in Room W30 of the West Building (House of Representatives Building) Utah State Capitol Complex in Salt Lake City, Utah. Chair Joseph Burgess called the meeting to order at 8:30 am.

❑ DISCUSSION AND VOTE ON THE NEW PRIORITIZATION PROCESS

Jeff Reddoor outlined the process for the new method of prioritization that will take place this year. He instructed the Board that today is the opportunity to review new projects. If there are any questions the agency/institution will be contacted to return to tomorrow's Business Meeting to clarify and provide additional information. At the Business Meeting, DFCM will present their scoring of the projects which can be used as a guide for Board members. When the discussion is over, Board members will break away and score the projects on their own. The Building Board Director will then total the individual scores and provide the combined prioritization to the Board. The Board can have a discussion on the prioritization as presented and if there are any ranking changes a motion will be made to accomplish this. When the prioritization list is in final form, the Board will vote to approve before it is presented to the Governor and the Legislature. Chair Burgess called for a motion on the new process.

MOTION: Richard Fairbanks moved to approve the Building Board's New Prioritization Process. The motion was seconded by Wendell Morse and passed unanimously.

❑ PRESENTATION OF THE FY2021 CAPITAL DEVELOPMENT PROJECTS

Department of Public Safety – Brigham City DPS Consolidated Building

Deputy Commissioner Mike Rapich and Kristy Rigby explained they are bringing together a project that was originally started in 2017 with the Building Board. This new facility will house the regional section office for the Utah Highway Patrol, Driver License Division, and Communications Center for the Department of Public Safety as well as provide office space for one Fire Marshall employee for the area. Mr. Rapich indicated this area of Utah is expected to have 30% growth by 2030 and this building will meet the needs of this growth. The DPS is requesting state funding of \$7,525,678 for this 17,350 gross sf facility.

There were questions concerning a seismic study of the new building, and the savings from the leases of their old facilities. Mr. Rapich added that they would need an additional \$25,000 in O&M needs for the new building but they are confident they can meet this amount with their budget.

Department of Human Services – New Therapy Building

USDC Superintendent Dr. Frank Rees, and Tyson Walker from Administrative Support for Human Services presented their project. Developmental Center is the only state facility for people with intellectual disabilities. There are over 100 individuals who are bound to wheel chairs and require staff assistance to reach facilities for therapy located in various buildings on the Developmental Center campus. The Developmental Center has about 247 therapeutic encounters a day and they anticipate a 20% increase in efficiency with this new facility which

will greatly minimize transport time and increase staff efficiency and centralization of several services to one area; thus increasing coordination of care and better communication. The New Therapy Building is 25,000 gross sf at a cost of \$16,221,906.00 to the state. With this new Therapy Building, the safety of individuals and the staff would improve; the delivery and quality of care would increase by 20% or 12,000 therapeutic sessions through the year. In addition, USDC would see reduced energy and maintenance costs for the new facility. The old buildings previously used would eventually be demolished or repurposed as needed.

There were questions concerning the use of multiple smaller pools rather than one large pool in order to quickly deal with sanitation problems that could arise. Dr. Reese indicated that the size of the pool allows for multiple therapies to happen in the pool at the same time.

There were questions concerning site consolidation costs and the increase of services that this building would provide and the Five Year Plan for the campus and how these additional buildings would fit into the master plan ensuring that this facility fills the greatest need. There was discussion concerning the large amount of property at the Developmental Center and the possibility of selling parts of it. It was noted there is a USDC trust which protects the property; however, a small portion was purchased by the Boyer Company last year. With the growth of population in the state, does USDC have plans for additional housing? Can the building be designed so it can be expanded? Has USDC considered construction of a breezeway to protect patients from the elements when transporting? The Board members were concerned with the needs of the Developmental Center. How will the existing therapy locations be used when the new facility is constructed? Mr. Reddoor said the original request was for 25,000 sf and was later adjusted to a higher amount. USDC should present Jeff Reddoor with the extra O&M for the increase for this facility at tomorrow's Business Meeting.

Department of Natural Resources (Fire) -- Richfield Cache Building

Deputy Director Darrin Bird gave an overview of the Department of Natural Resources which will present 3 projects this year. The Parks Division is part of the Natural Resources Department which has seven divisions. Their storage facilities are located in rentals and most are inadequate for their needs. DNR is also unique because they have a lot of stuff – fire trucks, fish trucks, construction equipment, snow equipment, ATV's which are at any facility. They use and store fuels and pesticides and fencing materials as well. The proposed Richfield Cache Building will be used for multiple uses for their Department. Most of the DNR facilities are self-funded but the department needs extra help in funding this new storage facility. They are requesting \$2,363,806 for this 9,555 gross sf facility.

There was discussion as to whether this Richfield facility is the regional facility for the area. Presently the DNR is renting a hangar at the Richfield Airport to store some of their equipment.

Department of Natural Resources (Parks) – Quail Creek New Campground

Dan Clark, Research Consultant with Utah State Parks and Recreation presented their newly proposed campground request called South Wash at Quail Creek State Park. The new campground will be on about 22 acres. The request is for \$5,209,244 in state funding for this facility which will consist of 34 unit full hookup (power/water) RV Campground with 6 cabin sites. The campground would include restrooms with showers and a group pavilion area. Mr. Clark explained that the existing campground at Quail Creek State Park is operating beyond capacity with a 20-30% increase in visitor's every year. Natural Resources expects a great rate of return on this new campground because of the long visitors season in the Southern Utah area. It was suggested that Parks return tomorrow to the Board's Business Meeting to provide the annual projected revenues for this campground.

There were questions as to why this project was not self-funded by the agency. Wendell Morse commented that the idea is to keep entrance fees low enough so that all Utahans can use these facilities and this probably contributes to the issue of not being completely self-funded. Parks responded that the rates are low on weekdays and more affordable, but higher when the park reaches capacity on the weekends.

Division of Wildlife Resources – Loa Fish Hatchery

Drew Cushing represented the Aquatic Section at the Division of Wildlife Resources. In 2018 recreational fishing contributed 1.1 billion dollars to the economy and 7,500 jobs as a result of the fishing industry. The state of Utah, presently has several different species of fish that need to be restocked in the 50,000 urban fishing waters which require more stocking than a normal location. These facilities are mainly used for our youth and for the elderly who live in these areas. The Loa Hatchery was built in 1936 and is not operational as it presently exists. In 2014, New Zealand mud snails were found at the hatchery so the facility cannot securely raise fish free from disease; and as a result, the invasion of this aquatic species makes this facility inoperable. The DWR is running their other hatcheries at more than 100% capacity which contributes to disease and unmet demand. The hatchery maintenance account is not adequate enough to handle all the needs of their Aquatic Section. The DNR is asking for \$33,892,166 of state funds to modernize the Loa Facility making Loa the most cost effective hatchery in the state. The proposed Loa Fish Hatchery could raise a fish from egg to full grown within one year, rather than two years as is happening presently.

There were questions about water rights and water quality at the various facilities which affects productivity. There was discussion concerning site preparation and Mr. Reddoor recommended this be part for the Capital Improvement funding for next year. In addition there was discussion concerning the effects of overproduction and how problematic this is for fish hatcheries including coldwater diseases and the native species recovery program.

The treatment of the New Zealand Mud Snail at the Loa Hatchery was especially difficult because the pipes which bring in water were installed in 1939 cannot be easily cleaned out.

The hope is to go back to the source of water and treat the facility so they are eradicated. There are treatments to get rid of these and with proper funding the demolition and excavation will help do this the right way. The snails have been successfully eradicated at other facilities. With proper operation, the Loa Fish Hatchery can produce about one third of the state's cold water fish supply.

Utah Courts – Sixth District Courthouse Sanpete County Manti

Courts Facilities Director Chris Talbot presented their new Capital Development Project for a new facility in San Pete County. The present Manti building lacks the security features necessary for a courthouse facility. They are requesting state funding of \$19,597,906 for a 30,221 gross sf facility with \$90,388 requested for additional O&M. Mr. Talbot presented the problems at the present Manti Court facility which has no secure sally port in order to deliver prisoners to a secure area. This is a necessary feature for any courthouse. In addition, the unsecured public parking lot has no separation from the public. A secure entry station for the building with necessary detection equipment is also needed. There should also be secured parking for judges with a privacy fence and a secure clerk's office with an area for retreat if needed. The county population is over 30,000 people and court filings have increased significantly over the past few years. Property for the proposed new facility was purchased in 2018 and is centrally located off of Main Street in Manti.

There were questions concerning the secure facility for judges and the demolition of the old building. The amount of \$1,070,000 has been allocated from Capital Improvement Funds and is being held for the project. The current courthouse in Manti is owned by the county and they do not want to make the renovations. Additional questions included the design security elements in this building comparative to other facilities and the replication of design for other courthouses.

UTEC Overview

UTEC Commissioner Jared Haines and Associate Commissioner Tyler Brinkerhoff gave an overview of UTEC projects. The Davis Technical College Allied Health Science and Technology Building and Mountainland's Trade and Technology Building are presently under construction and due for completion in Fall of 2020. Mr. Brinkerhoff showed the criteria for UCAT scoring and the weight for that scoring. The criteria included growth and capacity, critical programs, cost effectiveness, addressing building deficiencies – life safety concerns, and alternative funding sources. After viewing presentations, the projects are scored and ranked by the Board. UTEC's first priority is the Bridgerland Health Science Building and Mountainland Payson Campus is second. These are both non-dedicated projects.

Board member Miranda Cox Jones asked for an explanation of how the UTEC Board is going to prioritize their project in the future. Will it be the same for dedicated and non-dedicated? UTEC responded that the Board leadership, consisting of the Board of Trustees, will be reviewing projects. There were question on how projects will move through the dedicated and non-

dedicated projects process and how long it would take for a project to move through the process.

Bridgerland Technical College – Health Science and Technology Building

President Chad Campbell from Bridgerland Technical College and Celestia Carsen, Principal of VCBO Architecture presented on the New Health Sciences Building. President Campbell reported that Bridgerland has been in existence for over 50 years. Their role is career preparation in order to provide workforce supply for employers. In order to fulfill that mission in Healthcare related training, they need support from the State. Healthcare programs grew an average of 50% from 1991 to 2010. Eventually, Bridgerland had to turn students away because of the growing demand. This is the eleventh year Bridgerland has submitted a request for this building. Because their present facility does not meet the demand for their programs they have program limits, waiting lists and are presently turning away applicants in the healthcare related training programs. Additional programs are also hurting such as machining technology, and automated manufacturing. The current facility is 48 years old. Bridgerland is having problems with meeting accredited standards for some of their programs which sometimes require repurposing other areas of their current building. Bridgerland is requesting \$38,059,576 in state funds for their 74,922 gross sf facility. There is community support for this facility from the medical community as well as all the other technical colleges in the State. Bridgerland already owns the land where this new facility will be built. They have completed the required feasibility study, programming and planning of space with VCBO Architects as well as space utilization study for UTECH. This new facility will have a direct and immediate impact on Utah's workforce by an increase of 70% immediate enrollments. In addition, moving the medical program to a new building, will free up space for other programs to grow; manufacturing, aerospace, information technology and computing will be immediately impacted. There were concerns about the growth in the healthcare system in Northern Utah – how does Bridgerland's need look compared to the other institutions of Higher Ed? How does this building and the programs compare to the new building and programs for Davis Technical College in Ogden?

Mountainland Technical College – Payson Campus

President Clay Christensen and Vice President Joseph Demma presented Mountainland's proposal for a new campus in Payson. President Christensen presented statistics on job growth 1.7% increase nation-wide and 3.7% growth in the state of Utah. Last year Utah County experienced 6.6% job growth which interprets that one in every three Utah jobs that were gained last year happened in Utah County. The area of southern Utah County is projected to have over 60,000 new jobs over the next 10 years. Mountainland's programs are filled to capacity with Spanish Fork Facility operating at maximum capacity, leaving few spots for additional students. President Christensen talked about the regional collaboration in the community with school districts, K-12 Alliance, Payson City and UVU to ensure we are not duplicating services for students. However, there are some services that are not available in the area and require travel to the Thanksgiving Point facility at Mountainland. This project has

received donations from Payson City and other business partnerships providing \$4,500,000 from the total project cost. They are requesting \$46,215,079 from the state for their 98,000 gross sf building. There were questions concerning the land donation which is contingent on whether the building is funded. How will this be affected if the project is not funded this year?

There were questions about the infrastructure and utilities in the area, the capacity of their programs, the need to expand, and the utilization of space impacted with online programs. In addition, the future of the Payson area and master planning were discussed.

Utah System of Higher Education – Regents Priorities and Overview of Processes for the Year

Interim Commissioner David Woolstenhulm and Associate Commissioner of Finance and Facilities Rich Amon presented the Board of Regents priorities and overview for this year. There were six projects that came to the Board of Regents for prioritization this year. Three of these projects will be moved forward as per statute:

1. Southern Utah University – Multipurpose Classroom Building
2. University of Utah – Interdisciplinary Physical Science Education and Research Building
3. Utah State University – Mehdi Heravi Global Teaching and Learning Center

Dr. Amon explained the Regents prioritization process and criteria for scoring projects. There were questions concerning academic programs that were becoming obsolete in the industry and if there are programs to address this? Can there be consolidation of space in the present facilities? There was also discussion concerning the recent Legislative audit and the response to that audit in the Needs Statement.

SUU – Academic Classroom Building

SUU President Scott Wyatt and Assistant Vice President of Facilities, Tiger Funk reported on the new Academic Classroom Building which will address the increasing demand on multiple programs at SUU accommodating a growing student body. The new building will have classroom and lab space as well as faculty and support staff offices. In addition, the design will include a great deal of floating space which can be re-modulated for program growth. They have \$2,000,000 in previous funding for programming and design. Their state request is \$43,013,748 for their 90,000 gross sf building. President Wyatt addressed the issue of cost effective solutions by reminding the group of SUU's record with repurposing their old buildings and making them usable for higher purposes.

SUU is growing in terms of program growth and has the highest projected growth rate for the future. They have the least square footage per student of any institution in Utah and they have the highest utilization rate. This building will be the home for math, science and the aviation department, but will leverage space throughout campus by allowing expansion of engineering

and computer science in their own buildings, as well as arts, teaching and laboratory space.

There were questions concerning the need and demand for the building as well as the repurposing of buildings and the demand for SUU's aviation program.

University of Utah – Stewart Building for Applied Sciences

University President Ruth Watkins and Dean of the College of Science, Peter Trapa explained that the reason this building has moved to top of their priority list is because of the interest in STEM classes which are in great demand. This project is designed in a very efficient and effective manner to repurposes space they no longer need, the tearing down of an aged facility and the integration of science fields across colleges. This project will include the demolition of the Fletcher Building. This new building will house two different departments which are presently housed in 5 campus buildings. The total budget for the project is \$84, 560,663. The University is committed to raising \$24,560,663 making their request for state funds at \$60,000,000 for 140,729 gross sf. There is also an O&M increase of \$646,520 for this facility. This building addresses four objectives:

- The problems with aging facilities and a falling infrastructure
- Record stem enrollment, which is critical to the needs of the state
- The renovation and expansion of the dated, but solid Stewart Building and demolition of the Fletcher Building
- The project will result in a 56% increase in capacity for experimental/ computing labs

USU – Mehdi Heravi Global Teaching and Learning Center

Utah State University President Noelle Cockett and Vice President of Business and Finance David Cowley explained the Heravi Global Teaching and Learning Center will address the need to help students in the Foreign Language units. In addition the intensive English Language institute will be provided for in the building which provides English language for their foreign students. This project brings academic support targeted to these language studies; such as, advising, studying, teaching and computing labs, student studying, and tutoring spaces. Total project budget is \$17,000,000 with \$2,500,000 in funding from other sources. The total state request is \$14,500,000 for this 38,429 gross sf building. This project will require an increase in the state funded O&M of \$323,113. It was noted that this building has been scaled back from the original project which was presented last year and now has a greater focus on academic programs.

There were questions concerning the lab spaces vs classroom space in this building, the programs housed in the building and the room for growth. It was noted that the facility will also have broadcast capabilities to other regional campuses.

There were questions about the donor possibilities and fundraising efforts. The leadership of the LDS Church and the presiding Bishopric will provide a letter of support for the building which will help with possible donors.

Dixie State University – Land Bank – President Richard Williams

Dixie State University President Richard Williams and Vice President of Administrative Affairs Paul Morris presented their request for land banking. Washington County is growing and continues to grow which is indicative in the University's enrollment of 35% over the past 7 years. The Dixie State University is landlocked. Their master plan accommodates a student body of up to 15,000, but DSU's main campus is small at only 110 acres and property adjacent to campus is almost entirely developed. A Sitla parcel of land is now available just 12 minutes from the main campus and five minutes from the St. George Airport in a planned growth area of the city of St. George and could be used for campus expansion. The cost is \$10,075,000 for 126 acres and located in the NW corner of River Road and Southern Parkway.

There were questions about DSU enrollment and the possibility of purchasing property adjacent to the university in the future. Will DSU finish their master plan?

Following the presentations, Jeff Reddoor answered additional questions from the Board concerning the prioritization process and instructed the Board to return the next day for the Business Meeting and Prioritization in Room 4112 State Office Building at 8:30 am. At this time, DFCM will present their prioritization which can be used as a guide for the Board.

ADJOURNMENT

The Chair asked for a motion to adjourn.

MOTION: Kevin Van Tassell moved to adjourn the meeting. The motion was seconded by Stan Plewe and passed unanimously.

The meeting adjourned at 4:0 pm.