

Utah State Building Board



FY 2021 Non-State Funded
Capital Development Hearing

December 4, 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:

LTC Vincent Wolfe	Utah National Guard
Ken Nye	University of Utah
Robin Burr	University of Utah
Richard Brown	University of Utah
Ben Berrett	Utah State University
David Cowley	Utah State University
Kailie Fennell	Arch Nexus
Malin Francis	USHE
Bob Askerlund	Salt Lake Community College
Jeffrey West	Salt Lake Community College
Sid Pawar	AJC Architects
Matt Boyer	DFCM
Jim Russell	DFCM
Lee Fairbourn	DFCM
Sarah Boll	DFCM
Lucas Davis	DFCM
Jake Njord	DFCM

Nick Radulovich	DFCM
Cee Cee Niederhauser	DFCM
Tani Downing	DAS
Rich Amon	USHE
David Woolstenhulme	USHE
Kimberly Johnson	Design West Architects
Heather Knighton	MHTN Architects
Tracy Neale	GSBS Architects
Frank Young	Utah Valley University
Scott Cooksey	Utah Valley University

On Wednesday, December 4, 2019 the Utah State Building Board held their FY2021 Non-State Funded Capital Development Hearing in Room 250 of the Capitol Building in Salt Lake City, Utah. Chair Joseph Burgess called the meeting to order at 9:00 am. Attendees were reminded of Jeff Reddoor's Retirement Reception immediately after the Board Meeting in the State Office Building Auditorium.

☐ APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2019 BOARD MEETING, OCTOBER 2, 2019 CAPITAL DEVELOPMENT HEARING, AND THE OCTOBER 3, 2019 BUSINESS MEETING AND PRIORITIZATION

Chair Burgess asked for comments or corrections to the minutes. None were brought forward.

MOTION: Richard Fairbanks moved to approve the Minutes from the September 4, 2019, October 2, 2019 and October 3, 2019 meetings. The motion was seconded by Kevin Van Tassell and passed unanimously.

☐ APPROVAL OF 2020 BUILDING BOARD MEETING SCHEDULE

Chair Burgess asked if board members had any questions concerning the new schedule of 2020. He noted that the Board will meet every other month and the first meetings will be February 12th which is the second Wednesday of the month. He also noted that most of the meetings will be held at the New State Office Building in Taylorsville. Chair Burgess called for a motion to approve the new 2020 schedule.

MOTION: Stan Plewe moved to approve the 2020 Building Board Meeting Schedule. The motion was seconded by Kevin VanTassell and passed unanimously.

Mr. VanTassell requested that DFCM staff send out a calendar placeholder for the 2020 meeting schedule.

☐ PRESENTATION OF THE FY2021 NON-STATE CAPITAL DEVELOPMENT PROJECTS

Jeff Reddoor explained the first five agenda items presented to the Board today are requests for revenue bonds or funding for operation and maintenance. These requests require recommendation to the Legislature for final approval. The last three projects are funded 100% by the institution or private donors, have no state O&M requests, and require Board approval to move forward.

University of Utah Health Sciences Campus Office Space – Robin Burr and Ken Nye

The University of Utah plans to construct a Health Sciences Campus Office Space Building to provide office space for the School of Medicine as well as providing relocated office areas for many employees currently housed within Building 521 which will be scheduled for demolition. The preliminary cost estimate (total project) is \$105,100,000 for this 250,000 sf building. The University request permission to issue a \$100,000,000 revenue bond for the project. The bond will be repaid from clinical revenues and other non-state revenues of the University Health Sciences. The balance of \$5,100,000 will be provided from Health Sciences clinical reserves. This project was presented to their Board of Trustees who challenged the University's Campus Design and Construction Department to reduce costs while maintaining quality and to look at innovative ways to do both of those things. In addition, they were asked to benchmark their costs against developer buildings in the community and to balance this as well as create a building that would last 50 to 100 years. There were questions concerning the new space standards for offices and the impact of moving offices from other facilities to the new building. No state funds are being requested for O&M on this project.

MOTION: Stan Plewe moved to recommend the University of Utah's Health Sciences Campus Office Space Building to the Legislature. The motion was seconded by Wendell Morse and passed unanimously.

University of Utah Health Sciences Garage and Roadway Improvements – Robin Burr and Ken Nye

Ms. Burr noted that this is another critically important project to their Health Sciences Campus. This project largely addresses traffic problems in the northeast corner of their campus where there is access to patient care at the University Hospital, Huntsman Cancer Hospital and the soon to open Rehabilitation Hospital. This project will consist of a new 1,400 stall, 462,125 GSF parking garage adjacent to the University Hospitals with bridges to each hospital. The garage incorporates a parking facility that was included in the Kathryn F. Kirk Center for Comprehensive Cancer Care and Women's Cancers that was authorized by the Legislature in 2019. This garage includes four levels underground which preserves the view corridor for Huntsman Hospital and keeps the structure from being an eye sore for the Federal Heights neighborhood; however, this adds additional costs to the project. In order to address the long standing traffic gridlock along the main entry road to these critical health care facilities, the University plans to rebuild North Medical Drive and add a tunnel to the new parking garage. The total cost for the project is \$80,000,000. Ms. Burr indicated this is the most costly parking garage they have ever proposed. It requires excavation in hard rock to get the four levels underground, the relocation of utilities, mechanical ventilation in the underground levels, and a careful rooftop treatment because of the view corridor. The University request permission to issue a revenue bond in the amount of \$80,000,000 for the project. This bond will be repaid from UUHC clinical revenues along with parking revenues and other non-state revenues of the

U of U Health Sciences. There were questions concerning the type of parking – for patients only or is staff also included and was transit improvements considered for the area? There were also questions concerning solar panels on the facility and the possibility of future expansion of the parking garage. No state O&M is being requested for this new facility.

MOTION: **Richard Fairbanks moved to recommend the University of Utah’s Health Sciences and Roadway Improvements to the Legislature. The motion was seconded by Wendell Morse and passed unanimously.**

University of Utah Rio Tinto Kennecott Building Addition – Robin Burr and Ken Nye
Ms. Burr explained this is a building expansion for their College of Engineering which will address the anticipated growth in their Engineering programs. The existing building was constructed in 1952 for the Kennecott Copper Corporation who made two additions to the structure in 1955 and 1967. The University took possession of it in 1990 and has gone through a series of remodels, infrastructure upgrades and a bit of master planning. This Phase 3 expansion is 100% new construction and was included in the Master Plan of 2008 and through successive upgrades, the infrastructure is in place for this expansion. The project will address needs in teaching and research labs, faculty offices, student spaces and building support areas. The master plan includes 15 offices (3,024 NSF to accommodate ten faculty and 25 students), ten labs of various sizes (5,966 NSF total) to house a modern undergraduate shop, undergraduate and graduate design spaces, a mechatronics teaching space, a modern Thermal Fluid Energy Systems teaching facility in support of core program knowledge, and graduate student program lab space (2,029 NSF). The preliminary cost estimate for this 18,089 GSF expansion is \$9,685,047. The source of funding is from donations and institutional funds for construction. The schedule for this project is design completion in 2020 and construction in 2021. There were questions about seismic upgrades, the O&M rate, and Capital Improvement Funding. Miranda Jones-Cox asked about the breakdown of donor vs. institutional funding. Ms. Burr agreed to provide this information at a later time. There were also comments about the future growth of the Department of Engineering and the building space. Stan Plewe expressed his support and noted that Utah is number one in the country for cyber space growth. Kevin VanTassell clarified the O&M request. The University is requesting an increase in state funded O&M of \$162,100 using the state O&M funding formula: (18,089 GSF x \$8.96). For O&M funding purposes, all the space is being treated as the classroom/office category as the labs that will be constructed do not have the elements that result in increased O&M costs.

MOTION: **Kevin VanTassell moved to recommend the University of Utah’s Rio Tinto Kennecott Building Addition and request for O&M to the Legislature. The motion was seconded by Lisa Barrager and passed unanimously.**

Jeff Reddoor requested the University provide the information concerning the breakdown of donor vs. institutional funds to Cee Cee who will then send out to all the Board members.

Miranda Jones-Cox suggested it would be beneficial for presenters of the non-state requests to

show how these costs are going to impact different groups, such as patients, students (tuition), staff, etc.

Utah State University Blanding Professional Career and Technical Education Lab – David Cowley

Mr. Cowley explained USU's Career and Technical Education Lab Building on the Blanding Campus is intended to accommodate the heavy equipment and trucking program as well as the new welding program. The new building will enable USU Blanding to facilitate these programs where other career and technical programs are housed so that students can continue to study in the classroom as well. The project consists of a metal building structure, organized into 3 main structural bays with additional adjacent outdoor welding stations. In addition, there will be a welding lab, storage, mechanical, electrical and restroom space as well as six outdoor welding stations and outdoor fenced storage. The project cost is \$1,600,000 for this 4,035 GSF facility which will be funded with institutional funds. There were questions concerning the source of funding for this new building. Mr. Cowley explained there is a combination of funding from central discretionary funds, the College of Agriculture and Applied Sciences funds, Blanding Campus Funds, and funds provided by the Vice President for Statewide Campuses. Miranda Jones-Cox questioned the completion date for this project. Utah State responded that after approvals from the Legislature, design and construction should take about 12 months. There were questions concerning enrollment in the Technical College at Utah State, Regents approval, and the HVAC work on the project. Utah State University is requesting an increase of \$37,162 in state O&M funding for this facility.

MOTION: Kevin VanTassell moved to recommend Utah State University's Blanding Professional Career and Technical Education Lab and request for O&M to the Legislature. The motion was seconded by Lisa Barrager and passed unanimously.

Salt Lake Community College O&M Funding for the Westpointe Campus Student Support Building – Bob Askerlund and Jeffrey West

Mr. West, Vice President of Finance for Salt Lake Community College reported that back in 2009 SLCC created a Campus-Wide Master Plan for their future campus needs which determined there was a need for a campus at Westpointe. SLCC began moving forward with a campus for this area and in July 2011 they began leasing the Westpointe Building which was remodeled for their purposes. This building has housed various academic programs including electronics, non-destructive testing, flight training and general education. In addition, the building provides space for custom training for local businesses like Boeing. SLCC's presence here is an asset to the various businesses in the area. When the Westpointe Workforce Training and Education Center was built, this leased Westpointe Building was remodeled again to support some of their student support services. In June of this year, the leased building was purchased by the College. This building is primarily an academic building with some student support services in it. SLCC would like to request O&M funding in the amount of \$328,929 for this newly acquired building at Westpointe. There were questions about space utilization and projected FTE generation at this site.

MOTION: Stan Plewe moved to recommend Salt Lake Community College's O&M Request for the Westpointe Building to the Legislature. The motion was seconded by Kevin VanTassell and passed unanimously.

Chair Burgess reminded the Board that the last three projects were seeking approval from the Building Board rather than a recommendation to the Legislature. There are no requests for O&M on these projects.

University of Utah Dumke Gymnastics Center Renovation and Addition – Robin Burr and Ken Nye

Robin Burr reported the University of Utah requests approval to remodel 4,373 sf of space to enhance locker, training and support space at the Dumke Gymnastic Center. The project will raise the roof over the existing training area to expand the second floor by 1,717 sf which will be shelled to preserve opportunities for growth in the future. The project includes a 1,000 sf addition to create a Legacy Hall entry and includes an elevator and stair. The total project budget of \$3,379,666 will be funded through donations. No state funds will be used for O&M. This project is consistent with the University's Master Plan. The University's Board of Trustees and the Board of Regents have approved this project. A funding letter from the University's Chief Financial Officer was provided confirming that the University has the funding to cover the cost of the project and that O&M will be paid from Athletics revenues. There were questions concerning the fund raising efforts, and the elevator at the facility.

MOTION: Kevin VanTassell moved to approve University of Utah's Dumke Gymnastics Renovation and Addition. The motion was seconded by Richard Fairbanks and passed unanimously.

University of Utah Field House Remodel for New Theatre

Robin Burr gave a brief history of the Einar Neilsen Fieldhouse which was built in 1939 and was the home of the Ute's Basketball Team for 30 years until the Huntsman arena was built. For the past 50 years, this building has been functioning in other capacities – the three stories of the South Tower are used by the College of Architecture, and the east end has been turned into a chiller plant, with the center space used for various athletic uses. The University of Utah proposes to remodel 21,861 sf center space of this building to create a theatre with approximately 400 seats. This theatre is needed to meet the academic needs of the Theatre Department while also providing an intermediate sized theatre option for Pioneer Memorial Theatre. The theatre will include a thrust stage and orchestra pit. The project includes new HVAC, upgrades to other building systems, furnishings, seating and theatre equipment. The proposed total budget is \$9,394,126 at \$340 sf for construction and will be funded through donations and other University funds. No state O&M is being requested. This project was approved by the University's Board of Trustees and the Board of Regents. A funding letter from the University's CFO certified the University has the funds to cover the cost of this project. Presently the building is receiving a seismic upgrade through Capital Improvement Funds. Project construction will begin upon approval with a reopening of the building for the 2021 school year. There were comments concerning the cyclone fencing and the possibility of

providing a remembrance of Jack "The Fox" Gardner, the Ute's basketball coach who led the Utes to six appearances in the NCAA Tournament and two Final Four appearances. Miranda Jones-Cox questioned the reason for the remodel and the choice of the Fieldhouse.

MOTION: Stan Plewe moved to approve University of Utah's Field House Remodel for New Theatre Project. The motion was seconded by William French and passed unanimously.

Utah Valley University New Advancement and Alumni Building – Frank Young and Scott Cooksey

Mr. Young reported UVU would like to construct a facility on the north side of campus for their Institutional Advancement and Alumni Departments which is currently being housed in several residences adjacent to campus. The proposed new building will be approximately 24,000 GSF with a total building cost of \$8,000,000 paid by the University. The residences currently being used will be razed as part of this project. No state O&M is being request for this project. UVU provided a letter from Val Peterson, Vice President for Finance and Administration certifying that the \$8,000,000 is available for immediately construction.

MOTION: Lisa Barrager moved to approve Utah Valley University's New Advancement and Alumni Building. The motion was seconded by Wendell Morse and passed unanimously.

Chair Burgess asked if there were any future agenda items. None came forward.

ADJOURNMENT

The Chair asked for a motion to adjourn.

MOTION: Kevin Van Tassell moved to adjourn the meeting. The motion was seconded by Miranda Jones-Cox and passed unanimously.

The meeting adjourned at 10:20 am.

In conclusion, Jeff Reddoor expressed gratitude for his years with the Building Board and for his employment with the State of Utah.