

# Utah State Building Board



VIRTUAL MEETING

May 6, 2020

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## **MINUTES**

### **Members in Attendance:**

Joe Burgess, Chair  
Mike Kelley, Assistant Attorney General  
Miranda Jones, Ex-Officio  
Wendell Morse  
Kevin VanTassell  
Richard Fairbanks  
Stan Plewe  
William French  
Lisa Barrager

### **Guests in Attendance:**

Jim Russell	Division of Facilities Construction and Management
Cee Cee Niederhauser	Division of Facilities Construction and Management
Lee Fairbourn	Division of Facilities Construction and Management
Darrell Hunting	Division of Facilities Construction and Management
Matt Boyer	Division of Facilities Construction and Management
Sarah Boll	Division of Facilities Construction and Management
Catherine Bartolini	Division of Facilities Construction and Management
Gordon Jensen	Division of Facilities Construction and Management
Jake Njord	Division of Facilities Construction and Management
Tani Downing	Department of Administrative Services
Bob Askerlund	Salt Lake Community College
Jeffrey West	Salt Lake Community College
Marlin Lynch	University of Utah
Robin Burr	University of Utah
Ken Nye	University of Utah
Shaleane Gee	Zion's Bank
Michael Glauser	Boyer Company
Ryan Ellsworth	UDOT

CJ Connor	UDOT
Kirk Thornock	UDOT
Daniel Page	UDOT

On Wednesday, May 6, 2020, the Utah State Building Board held a virtual meeting via Google Meeting. Agencies, institutions and the general public were invited to listen in via a conference line posted on the Building Board website. Chair Burgess called the meeting to order at 9:00 A.M. and noted this was the first virtual meeting for the Board. Chair Burgess did a roll call for the Board members. All were in attendance.

**☐ APPROVAL OF MINUTES FROM THE DECEMBER 4, 2019 BOARD MEETING**

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

**MOTION: Stan Plewe moved to approve the minutes from the December 4, 2019 board meeting. The motion was seconded by Kevin VanTassell and passed unanimously.**

Board member Stan Plewe reminded the group that he had previously requested an update on the self-funded projects, particularly from the University of Utah.

**☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-7 STATE CONSTRUCTION CONTRACTS AND DRUG AND ALCOHOL TESTING**

Assistant Attorney General Mike Kelley explained every five years the rules are up for review and continuation. If we do not do this, then the rule will lapse and move off the books. We are required by the procurement code to have this rule. It has been in place for years and works fine. Chair Burgess asked if there have been any changes. Mr. Kelley said he updated the statutory references but there have not been any substantial changes.

**MOTION: Richard Fairbanks moved to approve the Five Year Notice of Review and Statement of Continuation for Rule R23-7 State Construction Contracts and Drug and Alcohol Testing. The motion was seconded by Lisa Barrager and passed unanimously.**

**☐ REQUEST FOR APPROVAL TO CONSTRUCT THE NEW LAKE TOWN AND GREEN RIVER UDOT MAINTENANCE STATIONS**

UDOT Transportation Manager Ryan Ellsworth, Director of Maintenance Daniel Page, State Asset Manager Kirk Thornock, and Project Manager CJ Connor requested approval to build two maintenance facilities. The current facilities will be demolished to make way for the new facilities. The old facilities are no longer able to accommodate storage of their outdoor equipment which is subject to the elements when stored outdoors as well as vandalism, theft,

and safety hazards. Lake Town was constructed in 1960 and Green River was constructed in 1962. The new snow plows are larger, more efficient with increased capacity, and will not fit in the facilities properly. Several board members expressed support for this project. There were questions about constructing an addition to the old building which UDOT said was not cost effective. The phone lines were unmuted to determine if the general public had any comments on this project. There were no comments.

**MOTION: Kevin VanTassell moved to approve the New Lake Town and Green River Maintenance Stations for the Utah Department of Transportation. The motion was seconded by William French and passed unanimously.**

**□ REQUEST FOR APPROVAL TO CONSTRUCTION THE UNIVERSITY OF UTAH PUBLIC SAFETY BUILDING**

Robin Burr, Chief Facility Officer at the University of Utah and Marlon Lynch, Chief Safety Officer reported on their proposed project. They would like to build a new Public Safety Building on campus. The present Safety Building was housed in the old barracks on campus in the 1940's. A new facility will allow the University to meet the code mandated seismic requirements and is the quickest and most cost effective solution. The building will be constructed in three parts. The proposed site is 500 South, east of Guardsman Way. It will be a one story building with secure parking and storage as well as provide public access to the building in a functional way. They are in the programming phase presently, and are requesting approval to move into the design phase. The total project budget will be \$13,779,692. The entire project will be funded through institutional reserves. No additional O&M funds will be requested. The board asked questions about location, parking lots in the area, and the possibility of adding a second floor in the future which could be determined in the design phase. The phone lines were unmuted for comments from the general public. There were none.

**MOTION: Stan Plewe moved to approve Construction of the Public Safety Building for the University of Utah. The motion was seconded by William French and passed unanimously.**

**□ STATE FACILITY ENERGY LOAN FUND REQUEST FOR CALVIN RAMPTON LIGHTING AND CONTROLS UPGRADE**

DFCM High Performance Building Program Director Sarah Boll gave an update on the history of the Revolving Loan Fund. The value of the fund is presently \$2.6 Million which is the total amount available for funding projects.

DFCM Energy Project Manager, Cat Bartonelli reported the existing lighting at the Calvin Rampton Administration Building is antiquated and inefficient. In addition, there are currently no occupancy sensors or daylight controls installed in the building causing the majority of the lighting in the building to run 24/7. This project proposes to upgrade all linear fluorescents to high efficiency LED fixtures and install lighting controls throughout the building. These upgrades will not only create a more uniform and modern look throughout the building, but will also save

energy, reduce maintenance and generate significant cost savings. The proposed request is for \$420,000. The payback is 15 years and annual cost saving are predicted to be about \$25,000 a year with an incentive from Rocky Mountain Power for \$32,000. Jim Russell said this is a DFCM managed project which makes it easier to repay the loan in the future. We want to show the value of this program to our agencies and feels it will have a bigger payback than what is proposed. There were no comments from the public.

**MOTION: William French moved to approve the State Facility Energy Loan Fund Request for Calvin Rampton Lighting and Controls Upgrade. The motion was seconded by Lisa Barrager and passed unanimously.**

**□ REQUEST FOR APPROVAL TO SURPLUS THE JJS PROPERTY ON MONROE BOULEVARD**

DFCM Real Estate Program Manager, Lee Fairbourn presented the former JJS property in Ogden for approval for surplus. This property is a 12,828 sf building on five acres of land. It is east of Washington Boulevard and south of North Street near the Ogden Weber Technical College. This building was built in 1989 for Human Services. Years later, DHS built a new facility and moved in in 2019. The new facility consolidated three existing JJS facilities at the time. Rule 23-22-7 gives us authority to surplus properties under specific conditions and this property meets the criteria. The property is valued between \$1.3 to \$1.9 million. We will ask \$1.8 million for this property and put out for public bid. There will be a 90 day window for bidders and there is a specific criterion for offers on the property. There were questions from the board about the property and the adjacent Ogden Weber property. Jim Russell clarified concerns. The Legislature does not want to transfer property through intent language which is why we will surplus the property; however, Ogden Weber will make a bid on this property. Ogden Weber talked about putting their cosmetology school at this location or CTE program with high school students. The state does have some options if there are other bidders. The property must be sold at the highest and best use and not always by highest offer. If it is transferred directly to Ogden Weber it would have to be a recommendation from EAC, GOMB and other Legislative Committees. The public had no comments.

**MOTION: Stan Plewe moved to approve the Surplus of the JJS Property on Monroe Boulevard. The motion was seconded by Kevin VanTassell and motion was approved.**

Voting recorded as follows:

Richard Fairbanks: No and requested more information from the Ogden Weber ATC

Lisa Barrager: Yes

Stan Plewe: Yes

William French: Yes

Joe Burgess: Yes

Kevin VanTassell: Yes

Wendell Morse: Yes

**□ REQUEST FOR APPROVAL OF DEVELOPMENT OF PROPERTY ON THE SALT**

### **LAKE COMMUNITY COLLEGE MEADOWBROOK CAMPUS**

Jeff West, VP for Finance and Administration at the SLCC, Shaleane Gee from Zion's Bank, and Michael Glauser with the Boyer Company presented this request. SLCC is asking permission to build on some property they presently own at the Meadowbrook Campus location. This property is located at 3900 South 250 West. It was purchased in 2002. Over the years, SLCC has slowly migrated all of their academic and technical programs from this location to the Westpointe Campus. They would like to leverage their land asset and partner with the Boyer Company to develop this property. They have issued a RFI to determine possible uses for the property and then will issue an RFP. Their process consisted of an advisory committee and consultants and was carefully thought out with concerns for SLC, the refugee center and other businesses in the area. A ground lease at 7% of the value to enter into a land lease with a partner would break even in about 13 years. SLCC is requesting that DFCM be the oversight on this project with building compliance. No Capital Improvement money or Operation and Maintenance from the state will be requested for this development.

Shaleane Gee with Zion's Bank referred to the Board of Regents meeting concerning this project. The Meadowbrook Campus location has been considered for years for smart growth and healthcare for the community. Case studies have been performed for generating revenue which benefit the public

Michael Glauser from Boyer Company talked about the benefit this project would have for the refugee community in the area. He showed examples of public/private partnerships in the area – Research Park, Hill Air Force Base, VA Campus and the Business Depot in Ogden. Rule 712 is a Board of Regents Rule which covers the guidance of nontraditional use of property and provides requirements that must be followed. They feel they have addressed the requirements of this rule with the Board of Regents. Assistant Attorney General Mike Kelley said it is important for the Board to keep in mind that the term Public/Private partnership is being used in general terms here. Legally this is a ground lease and under the state procurement code, the state will be a landlord and Boyer will pay rent. Jeff West request the Board give approval for Boyer to building on this state property. Board members asked questions concerning the ground leases, installation costs, revenue, the SLCC real estate transaction, etc. It was reported there is a 10% escalation in the lease. SLCC has their own real estate department and has expertise on staff. In addition, they rely on DFCM to help navigate issues concerning building on state properties.

**MOTION: William French moved to approve the Development of the Salt Lake Community College Meadowbrook Campus Property. The motion was seconded by Richard Fairbanks and passed unanimously.**

### **□ DISCUSSION ON POSSIBLE INFORMATION AND REPORTS THE BOARD WOULD LIKE TO HAVE GOING FORWARD**

DFCM Director Jim Russell asked the Board if there were any reports needed for future meetings. Previously, the Board received university reports but this was eliminated about eight months ago. This year, because of the statute requirement to review delegation on an annual basis, Mr. Russell suggested it might be advantageous to have these reports. In addition, Capital Improvement approvals were given to DFCM by the Legislature but asked if the Board

would be interested in hearing about them. Mr. Russell suggested that the board would like to have a report on how delegation is going with the universities. Board members suggested that a six month report on delegation would be appreciated. Mr. Russell suggested that DFCM receive the reports and review them prior to the meeting; then the institution could present their report at the meeting followed by DFCM's review of the same report. It was suggested this reporting begin at the next meeting.

Chair Burgess indicated that we should plan having a meeting on the first Wednesday in June. If there aren't enough agenda items, he will notify the board. A video meeting will be held next month.

Stan Plewe talked about the impact of the COVID pandemic on the projects that were previously approved by the board and legislature. All of these projects are now on hold. It was requested that Jake Njord email a proposed project list to the board members. This is not to be posted on our site yet until approvals are given by the legislature as to what will be funded.

**□ ADJOURNMENT**

**MOTION: Kevin VanTassell moved to adjourn the meeting. The motion was seconded by Wendell Morse and passed unanimously.**

The meeting adjourned at 10:53 A.M.