

Utah State Building Board



CAPITAL DEVELOPING HEARING AND PRIORITIZATION

OCTOBER 7, 2020

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jim Russell	Division of Facilities Construction and Management
Cee Cee Niederhauser	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
Sean Patrick	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
Ken Nye	University of Utah
Ben Berrett	Utah State University
Roger Mellenthen	Utah Division of Wildlife Resources
Darin Bird	Department of Natural Resources
Brian Cottam	Department of Natural Resources
Justin Naylor	Department of Human Services
Tyson Walker	Department of Human Services
Drew Cushing	Utah Division of Wildlife Resources

Kendall Johnson	Utah State Hospital
Dallas Earnshaw	Utah State Hospital
William Exeter	Utah State Developmental Center
Frank Reese	Utah State Developmental Center
Michael Fowlks	Utah Division of Wildlife Resources
Curtis Leetham	MHTM Architects
Brent Hardy	Utah State Developmental Center

Others from state agencies and the general public joined via Zoom Meeting link.

On Wednesday, October 7, 2020, the Utah State Building Board held a meeting which included the FY2022 State Funded Capital Development Hearing and Prioritization in the Bonneville Room of the Taylorsville State Office Building. Overflow seating for agencies and the general public with live video of the meeting took place in Conference Room 325 in the Taylorsville State Office Building. Live video of the meeting was also available through a Zoom meeting link.

Chair Burgess called the meeting to order at 9:00 A.M and noted that all board members were present with Stan Plewe and Kevin VanTassell attending via the Zoom Meeting link.

☐ APPROVAL OF MINUTES FROM THE MAY 5, 2020 BOARD MEETING

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

MOTION: Lisa Barrager moved to approve the minutes from the May 5, 2020 board meeting. The motion was seconded by Richard Fairbanks and passed unanimously.

☐ STATE FACILITY ENERGY EFFICIENCY LOAN FUND REQUEST FOR A LIGHTING UPGRADE ON THE DABC BOUNTIFUL LIQUOR STORE #8

DFCM Building Performance Assistant Director, Sarah Boll reported this project will include retrofitting existing linear fluorescent lamps with LED lighting and replacing exterior wallpack fixtures and pole lights with LED fixtures. The request was for \$32,215.50 from the fund. There will be a five year payback on this project with energy savings of 63841 kwh annually which results in \$6,384 in annual savings to the state. In addition, the upgrade will provide a more comfortable work environment, an updated look with more uniform lighting, while requiring less maintenance.

MOTION: Wendell Morse moved to approve the State Facility Energy Efficiency Loan Fund Request for a lighting upgrade on the DABC Bountiful Liquor Store. The motion was seconded by Lisa Barrager and passed unanimously.

☐ STATE FACILITY ENERGY EFFICIENCY LOAN FUND REQUEST FOR THE

ARTISAN WELL UPGRADE AT BRIDGERLAND TECHNICAL COLLEGE

DFCM Energy Project Manager Sean Patrick explained the scope of the project which includes the installation of an artisan well for building an HVAC system. The well will feed into multiple HVAC systems in the building. The request was for \$173,333 from the fund. The project will provide an annual savings of \$8,356 annually as well as provide free cooling for the building. The new system will provide room for expansion to more systems in the building and to Bridgerland's new building which is currently in the design process. It was noted that the project will be paid with FY2022 Capital Improvement funds which will pay back the loan. There were comments concerning the cooling towers, water rights for this property and permits for the water.

MOTION: Wendell Morse moved to approve the State Facility Energy Efficiency Loan Fund Request for the Artisan Well Upgrade at Bridgerland Technical College. The motion was seconded by Richard Fairbanks and passed unanimously.

☐ REPORTS FROM UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye with the University of Utah highlighted their report on delegated projects that are less than \$10 Million. Presently the University is actively managing 236 projects. The report does not include projects managed through DFCM. The current balance in their State Capital Improvement Funds Contingency Reserve is \$4,035,713, including \$1,660,747 just received for FY21 projects. Their analysis, using the same methodology employed by DFCM suggests a potential surplus balance of \$93,705. Given the uncertainties associated with construction projects and the volume of work yet to be completed, the University believes this balance is adequate to complete the projects that have been authorized and does not reflect an excess. The current balance in the Project Reserve Fund is \$932,327. Given the uncertainties regarding future construction costs, the University believes this is also an appropriate balance.

Ben Berrett from Utah State University reported they had 10 professional contracts and 31 construction contracts this reporting period. Ten projects needed funds from the contingency reserve and no projects contributed to the fund. There are 41 active Capital Improvement projects with a total of \$1,300,185.65 remaining in unused contingency funds. This is 119.8% of the total contingency fund of \$1,085,268.31. Based on an internal risk assessment, the University finds this fund's balance to be adequate. Two projects needed funds and four projects contributed to the Project Reserve during this period. The University finds this fund adequate. The University presently has 105 projects with 16 pending, 17 are in the design/study phase, 42 are in construction, 23 are substantially complete and seven are complete. The seven projects completed were: Access Control FY20, ANSCI Admin 108 Remodel, Bike Racks Site Furn. FY19, Classroom Upgrades FY20, Football Lockers, SDL Chiller Replacement and USUE Price Fire Lane.

☐ FY2022 State Funded Capital Development Hearing

The following projects were presented:

Department of Natural Resources, Division of Forestry, Fire and State Land: Lone Peak Facility

Brian Cottam and Darin Bird presented the Lone Peak Facility which is a relocation of the state's Wildfire program that is currently housed in various locations. The new facility will include an administration building of 15,377 sf and a new Fire Readiness Center of 19,975 sf totaling 35,352 sf. The cost estimate is \$13,752,512 for this facility which will provide administrative offices and resources for planning, training, housing and staffing for firefighters and storage of proper supplies and equipment, such as fire engines, crew carriers and other state owned vehicles. The facility would also include a physical fitness center/gym with shower facilities. The Wasatch Front Regional office for the Division of Forestry, Fire and State Lands will also relocate to this new facility. The State Wildland Fire program needs to relocate because they are presently on the Point of the Mountain State Property which will be sold and developed in the future. The delay of funding for this project would greatly impact the development progress for Point of the Mountain.

Department of Natural Resources, Division of Forestry, Fire and State Land: Richfield Fire Cache and Storage Building

Brian Cottam and Darin Bird presented their request for the Richfield Fire Cache and Storage Building. The facility will consist of 9,555 sf of warehouse space for fire equipment and supplies, an office and small work area for the radio shop, a restroom, shower and lockable storage area including an evidence freezer for Wildlife Offices. Storage of equipment for Divisions of Forestry, Fire and State Lands, Wildlife Resources and SITLA along with out-structures to store fuel, pesticides and other hazardous materials. The estimated cost is \$2,429,135.

Department of Natural Resources, Division of Wildlife Resources: Loa Fish Hatchery

Roger Mellenthin reported that the Loa Fish Hatchery, originally constructed in 1936 was shut down in November 2014 due to a heavy infestation of the New Zealand Mud Snail (an invasive species that is illegal to transport). Because of the age and deterioration of the facility, removal of the snail was ineffective. Other state hatcheries have increased their production of fish but this production has resulted in overcrowding of fish, disease, and significant decrease in fish quality. With the increase of anglers in Utah, there is an overwhelming need for more fish production which the Division of Wildlife Resources has not provided. The rebuilding of the Loa Fish Hatchery would make use of available water resources, and the latest innovations in aquaculture; thus allowing a healthier larger fish at a lower cost to meet targeted stocking rates. The estimated cost for this facility is \$34,099,192 for this facility with \$130,000 of funding from the Division.

Utah State Developmental Center/Department of Human Services: ISTEP (Intensive Stabilization, Treatment, and Evaluation Program) Building

Dallas Earnshaw reported on the ISTEP Building (Intensive Stabilization, Treatment, and Evaluation Program) which is a highly specialized program for pediatric patients who have severe mental health and behavioral life safety challenges. The youth who qualify for the program have unique clinical and safety needs that have not been met by the existing public or private programs in Utah. Currently there is no placement for these types of patients and they

are being treated in makeshift locations that are not long term solutions. Life safety consequences have occurred due to a lack of appropriate safe space. The facility would be located on the USH campus. The cost is \$21,850,187 for 43,558 sf.

Utah State Hospital/Department of Human Services: HS USH Community Comp Therapy Down Building

USDC's Director, Dr. Frank Reese presented on USDC's proposed Therapy Building which would provide updated facilities for the aging USDC campus. Presently, there is no single existing facility that provides treatment at the USDC. Treatment is spread out across several buildings making traveling across campus a time consuming and potentially dangerous endeavor. The medically fragile individuals treat at the facility do not self-regulate for extremes of hot and cold for which this area of Utah is well known. Additionally, this means that multiple trips are required for different clinical purposes. One building, housing all treatment services, would allow for one trip, thus one exposure to the elements instead of several. Additionally, clinical communications and clearer patient hand off between varying treatment staff would be facilitated, along with joint consultations with all services housed in the same building. In addition, the existing therapy pool is outdated and difficult to keep operational. Total project cost is \$28,341,820 for this 50,340 sf facility and would include the demolition of three older structures on the campus.

Department of Administrative Services, Fleet, Surplus and DFCM: Fleet Surplus and DFCM Relocation

Tani Downing, Executive Director for Administrative Services explained that the major emphasis for this relocation project is due to the imminent sale and development of the existing property by the Point of the Mountain State Land Authority. Surplus Property, Fleet Services and DFCM provide services in support of all state agencies from this facility. If not funded in the FY2022 Legislative session, the existing facility would need to stay in operation until it receives funding, and construction is completed, which could cause a delay in the Point of the Mountain development. The new location would provide better access for customer agencies and the public, and will increase the marketability and sale of surplus property and surplus vehicles. In addition, Surplus Property would be able to participate in the Federal Surplus program. The Fleet Services program would be more centrally located, with indoor work bays to process vehicles, driving and staging areas, and parking for new vehicles with consolidated storage of equipment, parts and supplies. DFCM's Small Equipment Repair Shop consists of mechanics who provide maintenance, repair and assembly on small motorized equipment. A central location will allow DFCM to better serve its customers. The Department is requesting \$27,870,522 for this 52,870 sf facility. The current O&M is \$59,747 per year. Due to the increase in size and occupied space they are requesting O&M of \$151,298 per year for the new facility.

At the conclusion of presentations, Chair Burgess informed the board that they would adjourn to score the projects and have lunch. The board will reconvene when the scores are tallied.

MOTION: Wendell Morse moved to adjourn the meeting and return when the

scoring is complete. The motion was seconded by William French and passed unanimously.

At 1:10 pm the board reconvened.

☐ DISCUSSION AND VOTING ON FY2022 STATE FUNDED CAPITAL DEVELOPMENT PRIORITIZATION

Board members were shown the results of the scoring process.

FY2022 Building Board Prioritization Ranking

Agency/Institution	Agency Priority	Project Name	State Funding Request	Other Funding	Total Project Amount	FINAL RANK
DNR, Division of Forestry, Fire, and State Lands	1	Lone Peak Facility	\$13,752,512	\$0	\$13,752,512	1
DAS, Department of Administrative Services	1	Fleet, Surplus, and DFCM Relocation	\$27,870,522	\$0	\$27,870,522	2
DHS, Utah State Hospital	1	ISTEP (Intensive Stabilization, Treatment and Evaluation Program) Building	\$21,850,187	\$0	\$21,850,187	3
DNR, Division of Forestry, Fire, and State Lands	2	Richfield Fire Cache and Storage Building	\$2,429,135	\$0	\$2,429,135	4
DHS, Utah State Development Center	2	Comp Therapy Building	\$28,043,546	\$0	\$28,043,546	5
DNR, Loa Fish Hatchery	3	Loa Fish Hatchery	\$33,969,192	\$130,000	\$34,099,192	6

MOTION: Richard Fairbanks moved to approve the FY2022 State Funded Capital Development Prioritization. The motion was seconded by William French and passed unanimously.

☐ ADJOURNMENT

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

The meeting adjourned at 1:16 pm .