

This Issue

DFCM Legislative Update

DFCM Receives Awards

DFCM Collaborates

Who's Who at DFCM

DFCM

LEGISLATIVE UPDATE

This Issue

[DFCM Legislative Update](#)

[DFCM Receives Awards](#)

[DFCM Collaborates](#)

[Who's Who at DFCM](#)

DFCM

LEGISLATIVE UPDATE

The 2019 General Session brought some significant changes to DFCM. Among the most notable are SB102 and HB349.

SB102

SB102 creates a dedicated capital projects fund for technical colleges and higher education. Starting in 2021, the Utah System of Technical Colleges and the Utah System of Higher Education will begin classifying projects as “dedicated projects” and “non-dedicated projects.” A dedicated project is a capital development project for which state funds from the Dedicated Capital Projects Fund may be used, which includes debt service. A non-dedicated project is a capital development project for which state funds from a source other than the Dedicated Capital Projects Fund are used.

Dedicated Projects

Beginning in FY2021, the Utah System of Technical Colleges Board of Trustees will receive \$7,000,000 of dedicated credit funding for capital development projects. Then, starting in 2022, that threshold will be bumped up to \$14,000,000 per year ongoing. The Higher Education funding is much higher at \$36,500,000 for FY2021 and \$73,000,000 ongoing starting in FY2022. Once the funding is received, the Board of Trustees and Board of Regents prioritizes projects based on criteria that is contained in statute.

Non-dedicated Projects

In addition to dedicated projects, beginning in FY2021, the Utah System of Technical Colleges Board of Trustees and the Utah System of Higher Education may request funding for non-dedicated projects. A non-dedicated project would be any other project that doesn't come from the dedicated projects fund. If the fund contains less than \$7,000,000, three projects can be requested. If the fund contains \$7,000,000 to \$14,000,000, two projects can be requested. And if the fund contains more than \$14,000,000, one project can be requested. These projects will be prioritized according to growth and capacity, effectiveness and support of critical programs, cost effectiveness, building deficiencies and life-safety concerns, and available alternative funding sources.

The Utah System of Higher Education may request funding for non-dedicated projects as well. If the fund contains less than \$50,000,000, three projects can be requested. If the fund contains between \$50,000,000 and \$100,000,000, two projects can be requested, and if the fund contains more than \$100,000,000, one project can be requested. Their non-dedicated projects will be prioritized based on the need for a capital facility, current space utilization of facilities, maintenance and condition of facilities, and any other factor determined by the Board of Regents.

HB349

HB349 changes the way that buildings and capital improvement projects get funded. The bill states that “DFCM shall implement a program to charge state agencies lease payments for the agency’s use and occupancy of space within a building (excluding state system of higher education institutions).” Lease rates will be consistent with market rates for comparable space and will be calculated to cover an amortized amount for capital replacement, an amount for capital improvements, and an amount for operation and maintenance costs.

The intent behind the new bill is to allow state agency managers to see their true costs of doing business. They’ll each pay a lease rate, just like what they’d pay a third-party landlord. For capital improvement projects, DFCM will work with each agency to identify which projects take priority with at least 90% of projects going towards critical needs projects and no more than 10% going towards remodels to meet programmatic needs or additions to existing buildings.

We are currently compiling the square footage data and reviewing each of the buildings in the state in order to accurately allot capital improvement dollars.

This Issue

DFCM Legislative Update

[DFCM Receives Awards](#)

DFCM Collaborates

Who's Who at DFCM

DFCM RECEIVES AWARDS



This Issue

DFCM Legislative Update

[DFCM Receives Awards](#)

DFCM Collaborates

Who's Who at DFCM

DFCM RECEIVES AWARDS

Utah Construction & Design Magazine *Provo Fourth District Courthouse Most Outstanding Project of the Year*

The new Provo Fourth District Courthouse won the Most Outstanding Project of the Year Award from Utah Construction and Design Magazine for 2018.

What a dramatic addition to Utah's third-largest city – an eight-story, 210,000 SF courthouse that is Provo's tallest building, and will stand as a distinguished, monumental structure for the next century and beyond.

The exterior is highlighted with two-tone, GFRC concrete panels, an eye-popping glass and curtain wall system, and striking black marble podium accents. Architects used traditional materials in a modern vernacular to evoke the City's rich history, while firmly looking forward to the future.

The building includes 16 highly functional, state-of-the-art courtrooms and attractive ancillary areas. Each courtroom features custom blue print matched Mozambique wood veneer paneling, accented with solid wood trim. Courtroom lobbies have custom tile floor designs and stylish three-dimensional wall tiles, with lighter accent finishes. One unique feature is glass windows in each courtroom, providing daylighting into even the innermost spaces of the building.

An innovative technique was utilized on the installation of the GFRC panels, with crews embedding steel support frames directly into the GFRC, essentially reducing a 3-foot to 6-foot steel sub-frame to one-foot integrated frames, which made the system light enough to attach directly to the light gauge insulation z-gurts of the exterior walls, rather than a separate sub frame system and saving \$800,000 in the process.

A two-story modern colonnade faces east towards the aptly named 'Freedom Boulevard' and serves to help provide a more prototypical courtroom feel, despite being a one-hundred and eighty-foot-tall building.



Provo Fourth District Courthouse

This Issue

DFCM Legislative Update

DFCM Receives Awards

DFCM Collaborates

Who's Who at DFCM

Utah Construction & Design Magazine *SLCC Westpointe Center* *Most Outstanding Large Higher Education*

The Salt Lake Community College Westpointe Workforce Training and Education Center won the Utah Construction and Design Magazine award for Most Outstanding Large Higher Education Project for 2018.

Increasing demands for labors in trade markets like construction, manufacturing, and diesel mechanics make this \$43 million dollar, 121,000 square foot building an excellent investment in the state's future workforce.

The state's High Performance Building Standards were instituted on this 600-foot long building, which challenged the design team in breaking up its mass with form and materials in a pleasing manner. This was achieved with varying exterior types, including a north clad metal wall panel system with alternating perforated and solid wall finishes.

Interior spaces, while rugged and built for industrial training, are noted by the presence of steel, glass, and an abundance of natural daylighting.

Utah Construction & Design Magazine *USU Sorensen Legacy Foundation Center for Clinical Excellence* *Publisher's Pick Award*

The USU Sorensen Legacy Foundation Center for Clinical Excellence won the Utah Construction and Design Magazine Publisher's Pick Award for 2018.

This visually-dynamic, \$29 million dollar facility at Utah State University is the first center of its kind in the Mountain West that provides comprehensive clinical services across the human lifespan. The integration of academic, research and clinical service space is key for USU faculty doing this important research.

The building's unique envelope includes an array of contrasting materials like masonry and colorful blue-green paneling. The 'Healing Gardens' area serves as a reference point between the center's two primary wings, providing a soothing, contemplative environment. The two wings are angled apart from one another, with a design intent of breaking down the scale of the building through the vertical separation of levels.



USU Sorensen Legacy Foundation Center for Clinical Excellence



Salt Lake Community College Westpointe Workforce Training & Education Center

DFCM COLLABORATES

This Issue

DFCM Legislative
Update

DFCM Receives Awards

[DFCM Collaborates](#)

Who's Who at DFCM



This Issue

DFCM Legislative Update

DFCM Receives Awards

DFCM Collaborates

Who's Who at DFCM

DFCM COLLABORATES

During the first quarter of this year, we made a concerted effort to reach out to the design, engineering, and construction communities to find solutions to our shared challenges. We invited many of the leading firms to join us in a series of round table meetings at the Associated General Contractor's offices where we were all able to speak openly about what was working well and what needed improvement.

We identified three areas of concern and created subcommittees to focus their attention on those individual issues. The three focus areas included Preconstruction Services Including Design Assist Subs, Deferred Submittals/Delegated Design, and the CMGC Fee Schedule and Contract.

CMGC Fee Schedule

The CMGC Fee Schedule Committee discussed how the DFCM Fee schedule relates to CMGC. Many aspects of a fee schedule were discussed including what rate should the fees be set to, are they too high or too low, how does schedule impact the fee when you use a fee schedule, what is included in the general conditions and what is not, how should sub-contractor default be handled and how is risk spread evenly through all stakeholders of the project.

There were a lot of questions surrounding the fee schedule and CMGC. DFCM continues to meet internally to determine how best to proceed with CMGC in general.

Deferred Submittals

The deferred submittal committee has written a new policy that will receive its final review by the committee at the next meeting, then it'll be published.

Pre-construction Services

The Pre-construction Services team is working on creating a policy that clearly outlines Pre-construction service expectations in an effort to create uniformity in bidding, services rendered, and project deliverables during the program and design process of the CMGC contract delivery method.



DFCM Project Managers Taylor Maxfield and Sarah Boll



DFCM Project Managers Clint Bunnell and Michael Ambre

This Issue

DFCM Legislative Update

DFCM Receives Awards

DFCM Collaborates

[Who's Who at DFCM](#)

WHO'S WHO AT DFCM



This Issue

DFCM Legislative Update

DFCM Receives Awards

DFCM Collaborates

Who's Who at DFCM

WHO'S WHO AT DFCM



Sarah Boll
Assistant Director

Sarah Boll serves as the DFCM Building Performance Assistant Director and manages all efforts related to the High Performance Building Standard, the State Building Energy Efficiency Program, the State's Space Use, and Utilization Standards and State Facility Auditing Program within DFCM

Sarah has 20 years of experience in operations, facilities and energy management. She has worked as an energy and facilities manager for the University of Utah and New York University. She has worked as an operations manager for Public Service Enterprise Group and Parallel Products. She served six years as a Surface Warfare Officer in the United States Navy completing tours on the USS FIFE, the USS Carl Vinson and with Military Sealift Command Europe.

Sarah is currently managing the creation of a Statewide Space Master Plan and the programming for the new North Capitol Complex Building. She also teaches the Energy Management Accounting class for the Salt Lake Community College Energy Management Program.



Darrell Hunting
Assistant Director

Darrell Hunting currently serves as the DFCM Capital Improvement Assistant Director and leads the group of project managers that do capital improvement projects.

Darrell got his start at DFCM almost 20 years ago after working as the Roofing Program Manager for Utah State University. Since joining DFCM, he's worked as the DFCM Roofing Program Manager, Capital Improvement Project Manager, Capital Development Project Manager, Construction Program Manager, and now Assistant Director. Over the years, he's worked on dozens of projects from Vernal to Logan and has become an indispensable part of DFCM's management team.

When Darrell isn't at work, he enjoys spending time hunting, fishing, and spending time with his new wife and seven kids.



Rich Chaffee
Grounds Manager

Rich Chaffee has been the Grounds Manager for DFCM since September of 2018, but he started his career with DFCM in 1995 as a grounds keeper at the South County Complex. During his 17 ½ years with DFCM, he has worked at every complex and has worked in every grounds position. Rich left the State in 2004 to move to Montana to take the position of Landscape Manager for the University of Montana in Missoula where he became a Certified Arborist and tree climber.

When Rich came back from Montana, he brought his love of arboriculture with him. DFCM currently has four individuals that are confident tree climbers and more in the wings. We have a Certified Arborist at our Ogden complex and two others that are currently working on their arborist certification.

Rich loves the outdoors. When he's not at work, he loves to ski and snowboard with his grandkids all winter and wake board and water ski with them in the summer.