# Utah State Building Board

**MEETING AND CAPITAL DEVELOPMENT TOUR**

**August 20, 2015**

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## MINUTES

**Members in Attendance:**
Ned Carnahan, Chair
Chip Nelson, Acting Chair
David Tanner
Gordon Snow
David Fitzsimmons
Fred Hunsaker
Bob Fitch

**Guests in Attendance:**

| | |
|---|---|
| Jeff Reddoor | Utah State Building Board |
| Kim Hood | Department of Administrative Services |
| Ken Hansen | Department of Administrative Services |
| Bruce Whittington | Division of Facilities Construction & Management |
| Jim Russell | Division of Facilities Construction & Management |
| CeeCee Niederhauser | Division of Facilities Construction & Management |
| Bob Anderson | Division of Facilities Construction & Management |
| Ralph Hardy | USHE |
| Angela Oh | Legislative Fiscal Analyst Office |
| Jonathan Ball | Legislative Fiscal Analyst Office |
| Brian Wikle | Legislative Fiscal Analyst Office |

On Thursday, August 20, 2015, the Utah State Building Board held a meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah, prior to their departure on the Capital Development Tour. Chair Carnahan was detained and notified the Board he would be arriving late. Acting Chair, Chip Nelson, called the meeting to order at 8:00 am.

- **APPROVAL OF THE BUILDING BOARD'S REPORT TO THE IGG SUBCOMMITTEE ADDRESSING STATUTORY REQUIREMENTS OF SENATE BILL 217**

During the past several months, the Utah State Building Board formed two workgroups

(subcommittees) to address the Board's assignments as designated by SB 217. The final report was presented to Board members last week with requests for comments and discussion prior to submittal to the IGG Subcommittee. Jeff Reddoor reported the needs statements with feasibility requirements are set in place and were used this fiscal year. The roll out plan for some of the assignments will be determined once the Legislature acts on the Board's recommendation. In regard to the collection of O&M, the aggregate collection of information is complete and will take place on a building by building level in the future. Implementation of the data base for tracking information is in the beginning stages. Progress reports will be available in the future. Chip Nelson commented that several other reports have been requested previously and requested that a calendar be provided with due dates for the requested reports in the future. Jeff Reddoor noted this would be provided.

**MOTION: Gordon Snow moved to approve the Building Board's Report to the IGG Subcommittee Addressing Statutory Requirements of Senate Bill 217. The motion was seconded by David Tanner and passed unanimously.**

Chair Carnahan arrived at 8:15 am. The Board discussed the upcoming tour. Jeff Reddoor referred to the spreadsheet of projects to be visited. Projects were broken down into categories – State Agencies, UCAT, and Higher Ed. Mr. Reddoor pointed out these are the initial requests. Projects could change throughout the year and will be updated. UCAT's projects have been prioritized and listed in the information in the back of the book with Mountainland Applied Technology College as their number one priority. Higher Ed's priorities will be provided in the future. Of interest is the UVU Performing Arts Building 1 which could have a cost and square footage increase. Ralph Hardy clarified that this project changed due to recent programming which put the project at $50 Million – an $8 Million increase from the previous estimate. UVU's proposal is to fund half of this increase by additional private donations and to request the state pay the other half. This would require the University to pay $20.5 Million from other funds with a state funding request of $29.5 Million for this facility. Mr. Reddoor noted there are two small projects of interest for the DEQ and for Archives. These small projects are sometimes overlooked and were included so the Board could see the relative need for these agencies. The Bear Lake Marina Expansion is of significant interest also because of its size. The University of Utah's two new projects were also discussed with their request for $217 Million. Ralph Hardy, Assistant to the Commissioner of Higher Education, pointed out these two projects are a replacement for the School of Medicine space plus the construction of a new rehabilitation hospital (clinical space). This project has a large portion of donated funds and should not be evaluated as one huge project, but rather individual ones which are part of the medical complex. The "other funding" category for projects will be another item brought forward this year. Policy makers are still discussing this category and if this isn't addressed in statute, it will be addressed by the Board with an Administrative Rule in the future. Mr. Reddoor also pointed out that all of the non-state funded projects are from Higher Ed with one from the University of Utah and three from Utah Valley University. These are not prioritized by the Board. If these projects request O&M, then it will require Legislative approval and must be heard and recommended by the Board. Information on the Utah Valley University – 3 non-state funded project was missing on the spreadsheet; however, it was clarified as a sports facility. As the Board reviewed the Land Banking Request, Mr. Reddoor pointed out that the Legislature has indicated that this is the year they would like to address some land banking issues. Of interest is the land bank

request from Utah Courts – Sixth District Court Sanpete County Property Purchase – 4 acres. The Utah National Guard is also in need of infrastructure upgrades to prepare for a new federally funded project in Nephi. Col Matt Price will attend at a future date to explain this request. This project will be built on state-owned land.

- **ADJOURNMENT**

**MOTION: David Tanner moved to adjourn the meeting. The motion was seconded by Ned Carnahan and passed unanimously.**

**The meeting adjourned at 8:30 am.**

At the conclusion of the meeting, the Board traveled to the following locations for their Capital Development Tour.

## Thursday, August 20th

| Time | Agency/Institution | Location | Project |
|---|---|---|---|
| 9:15 am | Utah State Archives | 346 Rio Grande Street, SLC | Archives Storage Vault System |
| 10:00 am | Dept. of Environ. Quality | 195 North 1950 West, SLC | Technical Support Center |
| 10:40 am | Dept. of Agriculture | 350 North Redwood Rd, SLC | William Spry Building Replacement |
| 11:20 am | SLCC | 2150 W. Dauntless Ave, SLC | Career & Tech Educ Ctr at Westpointe Ctr |
| *11:50 am* | *Lunch at Westpointe CTE Campus* | | |
| 12:55 pm | U of U | Campus Parking Lot in front Of Health Sciences Library | Medical Education & Discovery (MED) Rehabilitation Hospital (MED Complex) |
| | U of U | Same as Above | School of Bus. Executive Education Bldg (Non-State) |
| 2:20 pm | UVU | Gunther Trades Bldg, Orem | Performing Arts Building 1 |
| 3:10 pm | UCAT: MATC | 2301 W. Ashton Blvd, Lehi | MATC Technology/Trades Building |
| 5:10 pm | | 6650 US-89, South Ogden | Overnight Stay – Best Western |

## Friday, August 21st

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|---|---|---|---|
| 8:15 am | WSU | 1299 Edvalson St, Ogden | Social Science Building Renovation |
| 9:05 am | UCAT: OWATC | 918 West 2nd Street, Ogden | Business Depot Ogden – Bay 2 Build Out |
| 10:45 am | USU | Old Main, Rm 136, Logan | Biological Science Building |
| 12:45 pm | Dept. Natural Resources | 940 N. Bear Lake Blvd, Garden City | Bear Lake State Park Marina Expansion |
| *1:15 pm* | *Lunch at Bear Lake* | | |
| 5:00 pm | | Arrive SLC -- Utah State Capitol | |