

# Utah State Building Board



**MEETING**

**July 6, 2016**

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## **MINUTES**

### **Members in Attendance:**

Ned Carnahan, Chair  
David Tanner  
David Fitzsimmons  
Gordon Snow  
Fred Hunsaker  
Bob Fitch  
Chip Nelson

### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Ken Hansen	Department of Administrative Services
Patricia Yacks	Department of Administrative Services
Eric Tholen	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
Jacob Franklin	Attorney General's Office
Nicole Alder	Attorney General's Office
Rich Amon	USHE
Ben Berrett	Utah State University
Rochelle Randazzo	University of Utah
Patrick Dean	Ogden-Weber ATC
Tyler Call	Ogden-Weber ATC
Mark Brasher	Department of Human Services
Lori Haglund	VBFA
Tiffany Woods	Spectrum Engineers
Julee Attig	Reaveley Engineers
Kathy Wheadon	CRSA
Richie Wilcox	Governor's Office of Management and Budget

Larry Mullenax	Utah State Fairpark
Colonel Tyler Smith	Utah National Guard
Frank Young	Utah Valley University
Kurt Baxter	Utah Valley University
Mark Halverson	Weber State University
Scott Ericson	Utah Department of Agriculture and Food
Vicky Golie	Babcock Design Group
Bart Mace	Salt Lake City Corporation

On Wednesday, July 6, 2016, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. The meeting was called to order at 9:00 am. Chair Ned Carnahan announced the retirement of DAS Executive Director Kim Hood and welcomed Ken Hansen as the Interim Executive Director. In addition, Assistant Attorney General Jacob Franklin will serve as counsel for the Board today.

Agenda Item #8 will not be heard. Utah State University has requested this item be rescheduled for a later date.

**☐ APPROVAL OF MINUTES OF JUNE 1, 2016**

Chair Carnahan asked for comments or corrections to the minutes.

**MOTION: Fred Hunsaker moved to approve the Minutes of June 1, 2016. The motion was seconded by Bob Fitch and passed unanimously.**

**☐ FUNDING CERTIFICATION FOR THE UTAH VALLEY UNIVERSITY FINE ARTS CENTER**

Frank Young, Associate Vice President of Facilities Planning, presented UVU's request for certification. The Legislature appropriated \$32 million for the construction of the Fine Arts Center with alternate funding of \$22 million from the University. Mr. Young referred to the letter from UVU President Matt Holland stating they currently have \$19.9 million in donor pledges with other institutional funds available to cover the remaining \$2.1 million of their \$22 million commitment. Should an unforeseen exigency arise that would impair this funding, UVU has the capacity to pay DFCM invoices for project costs.

**MOTION: David Tanner moved to approve the Certification of Funds for the Utah Valley University Fine Arts Center. The motion was seconded by Gordon Snow and passed unanimously.**

**☐ REQUEST FOR APPROVAL OF DESIGN AND CONSTRUCTION OF THE ATHLETIC FIELD DOME AT THE UTAH VALLEY UNIVERSITY VINEYARD CAMPUS**

During the April 6, 2016 Board Meeting, UVU requested approval for design and construction of an air structure dome for their Vineyard Campus Athletic Field in the amount of \$1.5 million. At that time the Board had concerns about the project and requested UVU return with additional information. Frank Young reported UVU currently has four soccer fields in use year round for

teams, intramurals and club programs. The proposed athletic field dome, which provides shelter from insects and weather, can be insulated up to R-14 with controlled leakage. Previous operating costs were estimated at \$104,000 annually. However, Colvin Engineers' analysis with the Farley Group has estimated the annual utility cost at approximately \$68,840 with the use of LED Lighting and minimal cooling. The cost of ownership for 25 years is approximately \$5 million with improvements at 10 year increments for HVAC and controls. Fabric warranties can be acquired for up to 20 years with life span from 18 to 25 years. Mr. Young presented a cost estimate for fabric tensile structure, metal building, and brick and mortar facilities, which were considerably higher costs. No state funds are being requested for this \$1.5 million facility. O&M will be paid by WAC affiliation funds.

**MOTION: Chip Nelson moved to approve the Design and Construction of the Athletic Field Dome at Utah Valley University Vineyard Campus. The motion was seconded by David Fitzsimmons and passed unanimously.**

**❑ REQUEST FOR APPROVAL OF DEMOLITION FOR THE UTAH STATE FAIRPARK ARENA**

Larry Mullenax, Executive Director of the Utah State Fairpark explained the Fairpark will be hosting the Days of '47 Rodeo in July, 2017. In order to prepare for this and many other future events, the Fairpark request approval to demolish the following buildings in preparation for construction of a new arena:

- West Horse Barn, Building #49
- East Barn, Building #46
- Center Barn, Building #48
- Old Arena

The Division of State History recently acknowledged that none of the buildings scheduled for demolition are historically significant and can be razed to make room for the new arena. Demolition costs are estimated at \$220,000 +/- 10%. Building costs for the new arena are estimated at \$17 million including the cost of demolition. This project will have a very tight construction schedule. Funding will be allocated from the Legislature with additional donations from Salt Lake County, Salt Lake City, and the LDS Church. The Fairpark requests approval for the demolition before the Legislative Interim Committee Meeting on July 13, 2016.

**MOTION: Gordon Snow moved to approve the demolition at the Utah State Fairpark in preparation for the new arena and acknowledged support for this new facility. The motion was seconded by David Tanner and passed unanimously.**

Chair Carnahan requested Mr. Mullenax return to the Board Meeting in September with an update on this project.

**❑ REQUEST FOR APPROVAL OF WEBER STATE UNIVERSITY COMMUNITY OUTREACH CENTER**

Mark Halverson reported WSU currently leases facilities in downtown Ogden to provide

educational services to minorities and lower income families in order to address a perceived barrier between the University and the community. The program was extremely successful. As a result, WSU would like to construct a Community Outreach Center on the corner of Monroe Avenue and 26<sup>th</sup> Street to continue these services. The estimated cost is \$4.2 million for this 11,800 sq. ft. facility. University President Charles Wright has certified funds are in place. The Center will provide academic instruction space – including a community gathering room, computer lab/classroom, administrative office suites, daycare center, kitchen, and lounge space. No state funds for construction or O&M will be requested for this project. Mr. Halverson acknowledged that approval by the Building Board prior to the Board of Regents Meeting next week was not standard procedure; however, the donors for this facility want to begin construction as soon as possible resulting in an urgent need to obtain approvals in the shortest time possible. There were questions concerning energy efficiency, square foot costs, and future growth at the facility.

**MOTION: Chip Nelson moved to approve design and construction for the Community Outreach Center at Weber State University contingent upon approval of the Board of Regents.**

Gordon Snow spoke to the motion with support for the project; however, expressed his concern that the Board not be perceived as a “rubber stamp” committee with a request for approval prior to the Board of Regents. Mr. Halverson responded this was not his intent.

**The motion was seconded by David Fitzsimmons and passed unanimously.**

**❑ REQUEST FOR APPROVAL OF THE EZEKIEL R. AND KATHERINE W. DUMKE CENTER FOR INTERPROFESSIONAL EDUCATION IN HEALTH CARE AT WEBER STATE UNIVERSITY**

Mark Halverson reported this building will be referred to as the IPE Building for future reference. The donor for this project would like to see construction begin this calendar year. This facility will be approximately 5,000 - 6,000 sq. ft. at an estimated cost of \$2.1 million. It will provide collaborative space, treatment simulation, and program offices for WSU’s healthcare community in order to reduce possible medical errors due to lack of communication and proper teamwork. The proposed location is adjacent to the Allied Health Building and will utilize parking at that location. No state funds are being requested for this facility. O&M will be funded by revenue generated by the College of Health Professional Public Clinics. University President Charles Wright has certified funds are in place. The Board expressed concerns with the revenue stream for O&M, location of the facility, Board of Regents approval, and timing of construction. After considerable discussion, Mr. Halverson modified his request for approval of programming and design.

**MOTION: Bob Fitch moved to approve programming for the Ezekiel R. and Katherine W. Dumke Center for Interprofessional Education in Healthcare Facility for at Weber State University contingent upon approval of the Board of Regents. The motion was seconded by Gordon Snow.**

There was continued discussion concerning the design/construction schedule in order to meet

the timing requested by the donor. Engaging a design team for programming and design together is more timely and cost effective.

**AMENDED MOTION:**        **Bob Fitch moved to approve programming and design for the Ezekiel R. and Katherine W. Dumke Center for Interprofessional Education in Healthcare Facility for Weber State University contingent upon approval of the Board of Regents. Upon completion of these two phases, Weber State should return to the Board to request approval for construction. The motion was seconded by Gordon Snow and passed unanimously.**

**□ REQUEST FOR APPROVAL OF A REALLOCATION OF FY 2017 CAPITAL IMPROVEMENT FUNDS FROM INFRASTRUCTURE IMPROVEMENTS FOR BAY 2 BUSINESS DEPOT OGDEN CAMPUS TO PHASE 2 RESTROOM UPGRADES AND PARKING LOT UPGRADES ON THE MAIN CAMPUS AT OGDEN WEBER APPLIED TECHNOLOGY COLLEGE**

Jeff Reddoor supplied background information on this reallocation. OWATC's did not anticipate their Capital Development request for the Build Out of Bay 2 Business Depot/Ogden Campus would be funded this year; however, the 2016 Legislature funded \$6.5 Million to OWATC for this project which included funds for infrastructure. As a result, the \$850,000 awarded through FY 2017 Capital Improvements for infrastructure improvements was not needed. OWATC is requesting this funding be reallocated to the following high priority projects:

Phase 2 of restroom upgrades on main campus	\$550,000
Parking lot upgrades on main campus	<u>\$300,000</u>
TOTAL	\$850,000

Tyler Call, Vice-President of College Services, and Pat Dean, Facilities Director at OWATC reported these two projects continue to be high priority for the college. There were questions concerning why the Legislature did not deduct the amount for infrastructure on the Bay 2 Build Out from the total project amount. Mr. Reddoor expressed his support of this reallocation and acknowledged the intent was to allow the project to move forward in case it was not funded through Capital Development.

**MOTION:**        **Chip Nelson moved to approve the Request for Reallocation of FY 2017 Capital Improvement Funds from Infrastructure Improvements for Bay 2 Business Depot Ogden Campus to Phase 2 Restroom Upgrades and Parking Lot Upgrades on the Main Campus at Ogden Weber Applied Technology College. The motion was seconded by Gordon Snow and passed unanimously.**

**□ PROPOSED FY 2017 METERING FUND ALLOCATIONS**

Jeff Reddoor reported the Legislature mandated energy metering in order to comply with new reporting requirements for state facilities. An allocation of \$1.3 million was designated from FY 2017 Capital Improvements in order to assist agencies and institutions in meeting these

reporting requirements. Through an inventory process, it was determined the present need is approximately \$15 million throughout the state. Mr. Reddoor presented a list of proposed metering allocations for FY 2017. This agenda item was for informational purposes only and did not require action by the Board.

**□ DEPARTMENT OF AGRICULTURE AND FOOD BUILDING SITE SELECTION STUDY**

Scott Ericson, Deputy Commissioner of the Department of Agriculture and Food, Kathy Wheadon from CRSA with Matthias Mueller from DFCM presented the Site Selection Study to the Board. Mr. Ericson presented 3 suitable sites for their new facility:

Site 1 – 350 North Redwood Road (current location)

- Base building cost -- \$29,756,118
- Acquisition and demolition cost of private property (included)
- Project risks with impacts on budget
  - Soils conditions impacts – equal on all sites
  - Cottonwood Park property swap may take time

Site 2A – Utah State Fairpark (approx. 175 North 1000 West) Establishing the total project budget at \$39,778,986 (increase of \$10,022,868)

- Base building cost -- \$29,756,118
- Demolition cost of three structures -- \$149,672
- Replacement of 18,709 sf of existing Fairpark space at \$501.29 sf -- \$9,378,634
- Project Risks with impacts on budget
  - Utilities rerouting \$494,562 (includes site demo and surface improvement)
  - Soils conditions impact – equal on all sites
  - Historical preservation approvals process may take time

Site 2B – Utah State Fairpark (approx. 175 North 1000 West) Establishing the total project budget at \$38,474,681 (increase of \$8,718,563)

- Base building cost -- \$29,756,118
- Demolition cost of three structures -- \$129,672
- Replacement of 16,209 sf of existing Fairpark space at \$501.29 sf -- \$8,125,409
- Project risks with impacts on budget
  - Utilities rerouting \$463,482 (includes site demo and surface improvement)
  - Soils conditions impact – equal on all sites
  - Historical preservation approvals process may take time

There was discussion concerning the cost to replace the existing square footage at the Fairpark, the possibility of sharing the cost of infrastructure for the new arena, the proposed new Expo Center space, and future growth at the Fairpark. Mr. Ericson felt the new Agriculture Facility at the Fairpark, along with the proposed Arena, could change the Fairpark image and offer a more successful and profitable “year round” facility. Mr. Ericson will meet with Jeff Reddoor to choose the best site for their proposal to the Legislature.

**□ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE**

## **UNIVERSITY**

Rochelle Randazzo, Associate Director for Accounting and Business Services at the University of Utah, reported the University issued nine design agreements and five planning/study/other agreements. There were 14 remodeling contracts and two site improvement contracts – which were DFCM Capital Improvement projects. The University had one transfer into the Project Reserve Fund from the closure of a project with residual funds. There was a transfer out of the fund for the Business Loop Road & Circulation Improvements Project in the amount of \$23,635 to address the construction bid which exceeded the construction budget for this FY 2017 Capital Improvement project. After the first bid came in significantly over budget, the University removed a scope element and adjusted completion requirements in order to obtain better bids. There were no increases to the Contingency Reserve. There was one transfer out of the Contingency for the HTW Plant Replace Boiler 1 Project for \$23,409 to cover the cost of adding welding connections to the new boiler (generator) instead of flanged connections that had been incorrectly specified.

Ben Berrett, Facilities Planning, Design and Construction Director at Utah State University reported they had nine professional contracts and 17 construction contracts issued this reporting period. The Contingency Reserve Fund has received the delegated amounts for Capital Improvement projects. The list includes 13 new projects with the amount of \$524,651 added to Contingency Reserve. There were two draws from the Contingency: Campus Controls Upgrade FY14 for \$8,139.66 and South Farm Fire Lane/Hydrants FY16 for \$4,296. The Contingency Reserve Fund is in good order. The University had five transfers into the Project Reserve Fund from the closure of projects with residual funds. There were no decreases to the fund. Gordon Snow asked expressed concern with the small amounts being reported under Professional Contracts on page 1 and requested that a limit be set for reporting. Mr. Berrett said this is required for Capital Improvement Funds. Chair Carnahan indicated minimal cost contract reporting will be discussed at a future Business Meeting.

### **❑ ADMINISTRATIVE REPORT FOR DFCM**

Chair Carnahan expressed concern with master planning at the Fairpark. DFCM Director Eric Tholen reported the new Fairpark Board will meet for the first time this week and anticipates this will be on their agenda soon. Mr. Tholen agreed a new master plan is essential for the future.

Mr. Tholen reported there were no significant lease items to report with one new lease and seven lease renewals on existing properties. Contracts consisted of 17 professional services agreements awarded – seven for design and 10 for planning/other services. In addition, there were 17 construction contracts awarded. Three are notable because bids came in higher than construction funds allocated:

- 1) Davis ATC D5 Building Reroof & Seismic Upgrade -- additional roofing seismic funds were used for this award.
- 2) USDC Evergreen Building HVAC System Replacement -- balance of construction costs over budget covered from Project Reserve Funds
- 3) WSU Utility Tunnel Upgrades -- WSU covering the balance of this overage

The Capital Development Contingency Reserve Fund (pages 7 - 23) had transfers to three projects. Change Orders include:

- 1) CUCF 192 Bed Pod Expansion – transfer of \$73,352 to cover change order #10
- 2) Unified Lab Module 2 – transfer of \$68,547 to cover change order #5
- 3) WSU Tracy Hall Science Building – transfer of \$63,645 to cover the State's share of the change order #15 and 16. The overall cost for both change orders was approximately \$106,000. The \$63,645 represents about 60% of the costs.

The Capital Improvement Contingency Reserve Fund beginning balance was \$6,534,203 and after 14 transfers to projects totaling \$162,818; the balance is presently \$6,371,385. There were no additions to the Fund. Notable is the Capitol Hill Security Camera Upgrades – a transfer of \$75,585 to cover change order #3. As per Legislative action, \$5 million is still scheduled to be transferred out of the fund in the near future.

The Development Project Reserve Fund had no transfers with an ending balance of \$2,865,478. There were six transfers to the fund from projects closing out, totaling \$84,574 and four transfers out of the fund totaling \$37,260 with an ending balance of \$6,453,243.

#### **❑ FUTURE AGENDA ITEMS**

Jeff Reddoor reported the Board may cover northern and southern Utah areas for the Capital Facilities Tour on August 17 and 18. The Capital Development Requests are due on July 15. September 30 is the due date for Capital Improvements. The Legislature approved a new cap for Capital Improvements projects which can be up to \$3.5 million for construction projects and \$7 million for infrastructure. In September, the State Fairpark will return to the Board with updates, Weber State University will report on the IPE Building, and Utah State University will return to request approval for the Design Phase of the Interlocking Cross-Laminated Timbers Building. Chair Carnahan also requested a master list be established for proposals coming forward to the Board so there is consistent information. He expressed concern with projects coming forward prior to Board of Regents' approval which was not standard procedure.

#### **❑ ADJOURNMENT**

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

The meeting adjourned at 11:23 am.