

# Utah State Building Board



## MEETING

February 5, 2014

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### **MINUTES**

#### **Members in Attendance:**

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

#### **Members Excused:**

Kristen Cox, Ex-Officio

#### **Guests in Attendance:**

Matt Lund  
Rich Amon  
Jeff Reddoor  
Alan Bachman  
Cee Cee Niederhauser  
John Harrington  
Bruce Whittington  
Josh Haines  
Jim Russell  
Lee Fairbourn  
Tom Shaw  
Rich Young  
Greg Stauffer  
Ralph Hardy  
Ben Berrett  
Charles Darnell  
Ken Nye  
Mike Perez  
Mac McDonald  
Sherry J. Ruesch

Governor's Office of Management and Budget  
Department of Administrative Services  
Utah State Building Board  
Attorney General's Office  
Division of Facilities Construction & Management  
USHE  
USHE  
Utah State University  
Utah State University  
University of Utah  
University of Utah  
Department of Human Services  
Dixie State University

Malin Francis	Salt Community College
Bob Askerlund	Salt Lake Community College
Ezra Nielsen	Salt Lake Community College
Daniel Hansen	Salt Lake Community College
Dan Clark	Parks and Recreation
Tiger Funk	Southern Utah University
Stephanie Ray	EDA Architects
Rick Stock	Wesco
Russ Bachmeier	FFKR Architects
Kerrie Kouncilis	MHTN

On Wednesday, February 5, 2014 the Utah State Building Board held a regularly scheduled meeting in Room 218 of the Library for the Blind and Disabled, in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:04 am.

**☐ APPROVAL OF MINUTES OF JANUARY 8, 2014.**

Chair Carnahan asked if there were any correction or additions to the minutes. There were none.

**MOTION: David Fitzsimmons moved to approve the Meeting Minutes of January 8, 2014. The motion was seconded by Bob Fitch and passed unanimously.**

**☐ REQUEST FOR APPROVAL OF FRANCIS PEAK FACILITIES CONVEYANCE TO THE STATE OF UTAH FOR THE USE OF PUBLIC SAFETY 911 SERVICE**

DFDM Director, Josh Haines reported that this transaction for property, once occupied by the Utah National Guard, is a transfer to DFCM and the Department of Public Safety. The property currently houses a tower that facilitates 911 services for that portion of the state and barracks that were previously used by the National Guard. There are no long term plans for this property other than the emergency services tower.

**MOTION: Fred Hunsaker moved to approve the Francis Peak Facilities Conveyance to the State of Utah for the Use of Public Safety 911 Service. The motion was seconded by Chip Nelson and passed unanimously.**

**☐ APPROVAL OF REVOLVING LOAN FUND FOR SALT LAKE COMMUNITY COLLEGE**

John Harrington from DFCM and Ezra Nielson from Salt Lake Community College presented their \$700,000 Revolving Loan project for Salt Lake Community College. Mr. Harrington reported that SLCC should be commended for stepping up, investing in energy efficiency, and minimizing their utility costs with this project. This project is mostly for LED lighting which

makes sense for this project even though the payback is a little longer. Mr. Harrington reported that this project fully subscribes the loan a third time. There is an appropriation for the fund in the Governor's Budget as well as a possible \$600,000 that could be added from an overage in the DAS account.

Ezra Nielsen said the College will participate in Rocky Mountain Power's regular incentive programs which include two options – prescriptive and bill credit. The prescriptive incentive is a dollar amount per light fixture and involves a 6.5 payback for this option. Bill Credit is for up to 80% of applicable costs but the bill credit comes as an offset on the monthly bill as a customer efficiency charge so the 4.2 year payback works with the bill credit option. The SLCC project will include a mixture of the two incentive programs and calculated for the highest rate of return. In addition, SLCC is taking advantage of a new incentive from Rocky Mountain Power called Energy Manager Co-Funding which seeks to subsidize the cost of hiring an Energy Manager for an organization. If a project meets the minimum requirement of one million kilowatt hour savings, then Rocky Mountain Power will add on an additional 2.5 cent per kwh to help pay for personnel managing the project. There were questions concerning how the energy savings were calculated. Mr. Harrington said independent engineers are hired to do energy savings calculations and Rocky Mountain Power looks at these calculations when determining incentives. There are very few meters on college campuses, however colleges track their savings and send reports, which are included in the annual SBEEP Energy Report. College Campuses are growing but they are spending less or equal to what they were spending previously. Every campus is doing a terrific job of energy efficiency and should be applauded for their efforts.

**MOTION: Fred Hunsaker moved to approve the Revolving Loan Fund for Salt Lake Community College. The motion was seconded by David Fitzsimmons and passed unanimously.**

#### **☐ APPROVAL OF HUNTSMAN CENTER SPORTS ARENA UPGRADE AND REMODEL**

University of Utah Facilities Vice-President, Mike Perez reported the University recently hired VCBO Architects to do a master plan study for Athletics, College of Health and Campus Recreations. These entities use many of the same facilities on campus. VCBO's recommendation was to remodel the 44 year old Huntsman Arena. The University would like to move forward with Phase one of this update to the arena which will be approximately \$6.6 Million. The upgrade and remodel will feature the addition of a curtain divider system which can be lowered in preconfigured sets to arrange the arena for different activities. In addition, there will be upgrades to lighting, flooring, sound system and an upgraded fire suppression system. The upgrades will make for a more efficient, more easily operated, more flexible, and just better audience experience. Funding will come from the auxiliary function of the building and will contribute about 60% of the \$6.6 Million. In addition, Athletics pay rent for use of the facility so the Athletics Department will contribute the other 40%. Mr. Perez said the additional phases of this project will probably require bonding or significant donations in the future. The three phases are as follows:

**Phase One:** This is the present phase which includes updates to the flooring, lighting,

sound system, fire suppression and installation of the curtain divider system as described above.

**Phase Two:** Probably will include relocation of the athletic offices to another area of campus

**Phase Three:** Creation of restrooms, concessions and widened concourses to enhance the fan experience.

**MOTION:** Dave Tanner moved to approve the Huntsman Center Sports Arena Upgrade and Remodel. The motion was seconded by Chip Nelson and passed unanimously.

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

Ken Nye reported they had seven design agreements and four study/other types of agreements this reporting period. He noted that Item #11, the Art & Arch Complex – Fume Hood & Fire Protection was a \$21,600 study that consisted of evaluating and exploring the scope and cost estimate for this project. It was funded out of the FY14 Capital Improvement allocation for study and design in order to better define the scope and cost of the FY15 Capital Improvement request. As suggested, the University will report to the Board whenever they use these funds. This valuable funding helps to refine some of the Capital Improvement projects so that the cost estimates can be accurate. There were no significant construction contracts but five remodeling contracts. The Project Reserve Fund had no activity this month. The Contingency Reserve received no increases but did have one decrease resulting in the transfer of \$7,900 for the Genetics Building Heating Water Piping Replacement and covers the cost of replacing an additional five VAV box heating coils.

Ben Berrett reported they had one professional contract and twelve construction contracts issued during this period. The professional contracts include the Microscopy Lab Remodel with CRSA for \$23,000 for design services. Construction contract highlights were the Kent Concert Hall Entry Replacement which is a capital improvement contract to replace the entrance steps which were crumbling and in disrepair. This project puts the vestibule outside and over the top of the stairs, replaces the stairs with an elevator, and adds restrooms on the main level for ADA access. The South Farm Equine Center Classroom is in its second phase and consists of a classroom on the wing of the arena. The Contingency Reserve Fund received no increases but had one small decrease of \$871.50. The Project Reserve had no activity. Chair Carnahan questioned the planning/design on page two of the report and whether this had gone through code review or the addition/replacement of security systems. Fred Hunsaker expressed his support for the Kent Concert Hall improvements.

**□ ADMINISTRATIVE REPORT FOR DFCM**

DFCM Director, Josh Haines reported there were twenty-two professional service agreements which consisted of eight design agreements and twenty-four construction contracts. Notable,

but not listed in this report, is the Huntsman Cancer Institute Project which was awarded to Jacobsen Construction. Dave Tanner asked for DFCM's timetable from the time a project is approved to construction. Mr. Haines said as soon as a Capital Improvement project is funded, the Project Manager develops a schedule for the project. If it is Capital Development, then the contractor develops the schedule. Presently, a group of projects are in early design in preparation for the summer construction season with campus schedules being taken into consideration. DFCM will be holding project managers to their construction schedules. In addition, DFCM is reaching out to agencies to better facilitate a schedule that accommodates their expectations.

Chair Carnahan concluded the formal portion of the meeting and announced that additional discussion will be included under the agenda item, "Other".

**□ OTHER**

- 1) Chair Carnahan informed the Board that the Department of Human Services could not report to the Board today but will be placed on the next meeting agenda. Gordon Snow said there is no assumption to spend the \$6.75 Million for the Developmental Center until the Board has revisited this issue at their next meeting. Jeff Reddoor confirmed this and said there has not been an appropriation yet. The final appropriation will be reviewed by the Board and put to a vote after the Legislature approves it.
- 2) Alan Bachman said he will be sending information to the Board concerning the Conflict of Interest Rules and Ethics Act.
- 3) Jeff Reddoor and Alan Bachman said updates to Administrative Rules will come before the Board in the future; namely, the Delegation Rule which is in the draft stage, the phased funding issue, rules for Real Estate and Purchasing, miscellaneous Administrative Rules that are due for 5-year review.
- 4) Fred Hunsaker requested that the Board receive information concerning the status of each of the rules.
- 5) The timing of the next Building Board meeting should possibly take place after the Legislative session (cancelling March and meeting in April).
- 6) The IGG Meeting is at 2:00 pm today where Chair Carnahan will be reporting to the Subcommittee concerning the Board's prioritizations for funding.
- 7) Director Joshua Haines introduced Lee Fairbourn, the new DFCM Real Estate Manager.

**□ ADJOURNMENT**

**MOTION: Chip Nelson moved to adjourn the meeting. The motion was seconded by Dave Tanner and passed unanimously.**

The meeting adjourned at 9:53 am.