

Utah State Building Board



MEETING

March 4, 2015

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Kim Hood	Department of Administrative Services
Rich Amon	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
Darrell Hunting	Division of Facilities Construction & Management
Brad DeMond	Division of Facilities Construction & Management
John Burningham	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office
Nicole Alder	Attorney General's Office
Ralph Hardy	USHE
Ken Nye	University of Utah
Mike Perez	University of Utah
Sherry Ruesch	Dixie State University
Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
Kevin Griffin	UDOT
Jerry Jensen	Department of Corrections
Tiger Funk	Southern Utah University
Mack McDonald	Department of Human Services
Derrick Cox	MHTN Architects

Joe Grimmett	Utah National Guard
Darek Sagers	Utah National Guard
Matthias Boone	Office of the Legislative Auditor General
Jackie McGill	Spectrum Engineers
Amy Mayberry	Company AP
Alan Lunceford	Utah Courts
Derek Payne	VCBO Architecture
Lyndy Lovelady	TSA Architects
Kim Johnson	Design West Architects

On Wednesday, March 4, 2015 the Utah State Building Board held a regularly scheduled meeting in Rooms 218-219 at the Library for the Blind and Disabled in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:03 am.

APPROVAL OF MINUTES OF JANUARY 14, 2015

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

MOTION: David Fitzsimmons moved to approve the Minutes of January 14, 2015. The motion was seconded by David Tanner and passed unanimously.

REQUEST FOR APPROVAL OF UNIVERSITY OF UTAH HOSPITAL WEST PAVILION BUILDING #522 LEVEL 5, HOSPITAL WEST PAVILION BUILDING #522 LEVEL B, AND MADSEN SURGERY CENTER

Vice President of Facilities Mike Perez and Dan Lundergan, Executive Director for University Hospitals addressed the Board. Mr. Lundergan explained that the University of Utah plans to demolish the current School of Medicine Building (Building 521) as noted in the Campus Master Plan. In order to accomplish this, a series of projects are needed that will continue decant of the School of Medicine Building. These combined efforts will allow for the eventual construction of the Medical, Education and Discovery Building and the Rehabilitation Hospital.

University Hospital West Pavilion, Building #522, Level 5: Originally, the University constructed the West Pavilion of the Hospital Building (Building 522) with a shelled 5th floor. This proposed project will convert the existing shelled space into usable space for 37-38 acute care beds and facilitate the relocation of the Rehabilitation Unit and Therapy Services out of Building 521. The proposed total project budget is \$12 Million for 30,000 square feet and is approximately \$400 per square foot which is a standard cost for this type of facility. It will be funded by University Hospital and Clinics funds. No state funds will be used for the design or construction of this facility.

University Hospital West Pavilion, Building #522, Level B: The University also constructed the West Pavilion of the Hospital (Building 522) with a shelled sub-basement (Level B). The U would like to accommodate the Facilities and Engineering (F&E) Department, which is currently in Building 521, and relocate their shops, offices, maintenance areas and dead storage in this B-

level space. The F&E Department provides support for all the Health Science Buildings on campus. The proposed total budget is \$6 Million for 19,600 square feet and will be funded by University Hospital and Clinics funds. State funds will not be used for the design or construction of this facility.

Madsen Surgery Center Remodel: In preparation for the demolition of Building 521, housing the School of Medicine, ambulatory clinical services, rehabilitation and hospital support function, this next project will convert approximately 8,000 square feet of under-utilized, existing surgical services space into outpatient clinic space in the Madsen Surgery Center which is located in the Foot Hill area. This project is not an expansion, but merely a relocation of these services. The renovated clinic space will accommodate 20,000 patient visits per year and relocate approximately 30 employees. Total project budget is \$5 Million for 8,300 square feet and will be funded by University Hospital and Clinics funds. State funds will not be used for the design and construction of this facility.

Mike Perez said these projects are in sequence with the Master Plan and are three separate projects

MOTION: David Tanner moved to approve the University of Utah Hospital West Pavilion Building #522 Level 5, Hospital West Pavilion Building #522 Level B, and the Madsen Surgery Center Remodel. The motion was seconded by Fred Hunsaker and passed unanimously.

Gordon Snow expressed appreciation for the timeliness and quality of information supplied to the Board which facilitated better understanding of these projects.

□ **REQUEST FOR APPROVAL OF DFCM'S REVISED DESIGN REQUIREMENTS**

Jim Russell, Capital Development Project Manager and John Burningham, Capital Development Energy Manager for DFCM reported on DFCM's Revised Design Requirements. Mr. Russell said about a year ago, DFCM assembled working committees with the AIA, ACEC, AGC and ABC to review their current processes. These Revised Design Requirements were part of the discussions receiving input from partners in the design industry as well as agencies and institutions. Various design professionals were responsible for specific sections of the Requirements such as mechanical, electrical, high performance building system and landscape and irrigation standards, etc. As these requirements were put together and approved by the committee, they were then submitted to the Agencies, Architects and Engineers in the Construction Community for their comment and review. As a result of this collaboration, valuable input was received from these design professionals. Board members expressed concern that they were not familiar with the old design requirements and did not know the specific changes that were being made to this document. They suggested an Executive Summary be provided that outlined the differences in the two documents. The audience was invited to provide input with Mike Perez, Mack McDonald, Ben Berrett, and Bob Askerlund, and Bruce Whittington expressing their support for the new requirements. There was also concern about SB 217 and the possible changes it might bring to design requirements, metering standards, as well as other future changes. Questions arose as to whether this document could be amended once approved and Alan Bachman answered in the affirmative. Mr. Bachman

referred to section 1.2 C (1) which states that if the Director finds that a change really applies to other projects as well, then there would be changes to this document. This should read if DFCM finds out that changes really applies to other projects as well, then changes would be made to the document and the document would return to the Building Board for approval. Chair Carnahan contemplated tabling this item but after considerable discussion and input a motion was brought forward.

MOTION: **Gordon Snow moved to approve DFCM's Revised Design Requirements with the adjustments to language on page 3 for General 1.2 C paragraph (1) as per Counselor's recommendation and a review of the metering standards as presented. The motion was seconded by Fred Hunsaker and passed with four in favor and one opposed.**

Voting as follows:

**Yes – David Tanner, Chip Nelson, Gordon Snow, and
Fred Hunsaker**

No – David Fitzsimmons

□ **REQUEST FOR APPROVAL OF DFCM'S REVISED SPACE STANDARDS**

Jim Russell explained the DFCM Space Standard was last revised in 1994. This standard has been updated with changes in job classifications and space requirements for these classifications. These changes only concern state agencies and are an approach to unifying design criteria such as employee office and conference space. Chair Carnahan asked for comments from the audience. Mack McDonald reported that Human Services has reviewed this document and found many DHS job positions not listed in this standard. ADA accommodations for office space should also be made accessible and include a 5' turn around space at an office desk. In addition, a regulation on storage space is missing and needed in these standards. Mr. Russell said he appreciated the input and will withdraw the standard for needed improvements.

□ **REVISED ARCHITECTURAL/ENGINEERING FEE SCHEDULE**

DFCM's old fee schedule, last revised in 2008, did not address the various complexities for new buildings. As a result, Jim Russell met with working committees of AIA and ACEC members to address these concerns. This new fee revision will allow DFCM to be more involved in the design/engineering process as it happens, and become more aware of schedules, budgets and performance issues. The CSI element was designed as an incentive in order to raise performance on their buildings and not punitive in nature. Board members suggested the service criteria be part of the agreement with consultants so that consultants know what they will be evaluated on. It was suggested this be an attachment to the document. DFCM also discovered that their old fee schedule was simply not enough to entice Architects and Engineers to accept jobs in rural areas where significant travel was required. Chair Carnahan asked for comments from members of the Architects/Engineering Community who may be attending the meeting. Derek Payne from VCBO Architecture addressed the Board. Mr. Payne reported he was part of the committee which reviewed the fee schedule and felt this revised schedule will make it easier to get the consultants needed for DFCM projects. Board members expressed appreciation for DFCM professionalism and their updated and innovated approach to the fee

schedule. The Revised Architectural/Engineering Fee Schedule was presented for informational purposes only.

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

U of U Report for December 24 to January 16: Ken Nye from the University of Utah reported there were no significant issues this reporting period with their design or architectural/engineering agreements which were relatively small projects. Construction contracts were also routine with nothing unusual. The Project Reserve Fund had one capital improvement project close out with a small residual balance transfer to the fund with no decreases. The Contingency Reserve had no increases but a few projects with decreases which included Project 21223 Social & Behavioral Science – Repair Exterior Concrete & Steel was a transfer of \$41,559 to address two unforeseen issues during design. The most substantial was \$30,924 to cover cost of constructability review and other consulting for the design of the seismic upgrade. The second item covers the design of an accessible family restroom which was an unexpected code requirement. These items pushed the design fee well above the amount budgeted for this purpose. Project 21357 South Chiller Consolidation resulting in a total transfer of \$75,528 and addressed a number of design omissions and unforeseen conditions such as \$58,652 to address a number of balancing and butterfly valves that were required for correct operation of the chilled water system and which was left out of the bid documents, \$8,531 to replace a section of storm sewer which when uncovered was found to be corroded and leaking, and \$8,345 for unforeseen conditions.

U of U Report for January 17 to February 13: Mr. Nye reported no significant issues with their design or architectural/engineering agreements during this reporting period which were relatively small projects. Construction contracts were also routine with nothing unusual. The Project Reserve Fund on page 3 had on capital improvement project closeout with a residual balance transfer of \$4,370.63 to the fund with no decreases. The Contingency Reserve had no increases but three projects with decreases. Most substantial was the Eyring Chemistry North Tower East Fume hood Upgrade with a total transfer of \$111,661.75 to cover the cost of a number of unforeseen conditions, code requirements and design omissions. The more substantial elements included: \$17,351 for abatement of hazardous materials; \$34,137 for duct modifications and installation of gate dampers to improve operations and lessen project impact on academic labs during construction; \$17,253 to provide support as required by code for pipes and conduit that were discovered to be resting on the ceiling grid; \$11,354 to revise the HVAC control system to allow operators to view graphics and manage building controls from a single workstation; and \$31,577 for a variety of other changes due to unforeseen conditions or omissions in design. The second decrease was for \$17,422.80 for the HEB North Tower East Fume hood which covered the cost of adding ventilation to two existing flammable cabinets that were not identified during design and to relocate two sprinkler heads. The last decrease was for \$29,324.12 for HPER Chiller Plant Upgrade to cover the cost of addressing several unforeseen conditions resulting from existing pipe being at a greater depth than expected, discovery of abandoned pipe that had to be removed, relocation of a fire sprinkler line due to routing conflict with a chilled water line, and replacement of 50 year old valves that would not close properly.

Board members asked for a report of the Infrastructure Project. Mr. Nye reported Phase I of this

project has been completed. The electrical work for Phase II is well underway. Their biggest challenge is in the Health Science's area with problems concerning electrical shut-offs affecting academic research and clinical demands. This project is on schedule and within budget. The last portion of funding will be coming through the Capital Improvement allocations for the next fiscal year which hopefully will be approved by the Board next month.

USU Report for November 24 to December 29: Ben Berrett from Utah State University reported there were three very small professional contracts issued. Page two indicates construction contracts. Notable was the contract for the Morgan Theater Upgrade at the Fine Arts Center for \$1.2 Million which is to install fire sprinklers, replace the HVAC system, replacement of the cat walk and seismic and electrical upgrades to the building. It has been difficult to take this large venue out of service and required a great deal of advanced planning. The Contingency Reserve Fund had a few small change orders but no increases. The Project Reserve on page four shows four projects that were closed out and contribute funds with one small decrease.

USU Report for December 29 to January 20: Mr. Berrett reported there were three professional services contracts issues during this reporting period. Notable was USU Eastern Upgrades of mechanical and electrical design. There were three minor construction contracts which were noted on page two. There was no activity in the Contingency Reserve and the Project Reserve Fund this month.

USU Report for January 20 to February 17: Mr. Berrett reported there were three professional contracts issued. Highlighted on page one is the San Juan Hall Remodel which consists of interior finishes, reroof and mechanical renovation of one of six of the older dorms previously called the Student Living Center. USU renovates one of these dorms each year. Under Construction Contracts there was a project for a Medium Voltage Upgrade which are the high voltage switches for \$318,182 and a Classroom Auditorium Upgrade to replace whiteboards in BNR for \$282,129. The Contingency Reserve had two small change orders: the BNR Fire Protection Upgrade Phase 3 for \$10,430 and the Eccles Conference center Auditorium Upgrade for \$5,064. The Contingency Reserve total is \$718,083. There was no activity on the Project Reserve Fund however the balance is at \$230,000. From time to time when improvements need to be made in the balances of these funds, Legislative action is requested to transfer monies from one account to the other. Utah State University plans to request a transfer of \$350,000 this year from the Contingency Reserve to the Project Reserve Fund so they are more evenly balanced. Mr. Berrett noted that Utah State's Contingency Reserve Fund and Project Reserve Funds are from Capital Improvement projects only.

□ **ADMINISTRATIVE REPORT FOR DEPARTMENT OF TRANSPORTATION**

Kevin Griffin from UDOT indicated he would combine the January and February Report. Over the last two months, UDOT advertised five projects:

I-80 Salt Storage Building @ MP99 and MP58: Both facilities ran a little over their estimated bid amounts. UDOT has the funds to cover this in their "Other Land and Buildings Program". They are investigating why this happened but suspect that due to the warmer winter temperatures Contractors have been picking up additional work and did not have as much interest in this project.

Moab Station Storage Building: Presently out of bid.

Garrison Station Salt Storage Building: Presently out for bid.

Cedar City Office Entry Remodel: Was awarded and received an excellent bid that was \$30,000 under budget for this estimate. This project had one change order which was to modify lighting to LED. UDOT will issue another change order for some lighting in the parking lot area for about \$12,000 for LED also.

Hooper Maintenance Facility: UDOT went through the Design/Build process for this project and had a budget of \$2.1 Million. This was a A+B type of bidding project where you have your main base build, which is the facility itself, and then contractors can add on to their bid to see if they can get this under the \$1.2 Million cap. This was accomplished with Northridge and Archiplex who came together for the main facility building and added an additional wash rack which is used to wash trucks after a snow event to remove the chlorides and prevent rust, etc. There will be other things in this facility that will have to be constructed as well. The intent is to sell the Clinton Facility and use those funds to complete the Hooper Maintenance Facility which would include construction of a salt storage facility, a rack area for sanders and spreaders, and enclosed trash receptacle areas. UDOT is very pleased with the bid and design of this facility which has a 50 year design life.

□ **ADMINISTRATIVE REPORT FOR DFCM**

DFCM Interim Director, Bruce Whittington reported DFCM processed nine leases during this reporting period – eight were renewals and one for new space. There were also 17 professional services agreements and 24 construction contracts. Five of the construction contracts required the use of the Project Reserve Fund with amounts totaling approximately \$217,000 to make these awards. The Capital Development Reserve Fund had transfers into projects that totaled \$607,000 and left a balance of \$5.1 Million. The Capital Improvement Contingency Reserve transferred monies out to 19 projects totalling \$242,000 which leaves a balance of \$5.4 Million in this fund. While the total of the Contingency Reserve is \$10.5 Million, there is a report included in this packet which shows the projected uncommitted balance. If every project on the books were to need their full contingency, there would really only be an uncommitted balance of \$725,000. In addition, HB 6, which is the Base Budget Bill for the IGG Committee, will transfer \$1.5 Million out of the Contingency Reserve Fund into the General Fund which is a little concerning for DFCM concerning the number of projects that could draw from the fund. Board members expressed concern that the need for contingency be somehow separated, reserved or distributed so as to make it go further. The Capital Development Reserve Fund increased by \$646,000.00, resulting in a \$4.7 Million balance. The Capital Improvement Reserve Fund had transfers, totaling \$303,000, with a \$6.9 Million balance. HB 6 will also transfer \$4.5 Million out of the Project Reserve into the General Fund which is an amount acceptable to DFCM. This brings the balance to approximately \$5 Million which is the minimum balance DFCM is comfortable with.

□ **FUTURE AGENDA ITEMS**

Chair Carnahan reminded the Board that the O & M Study group will be meeting today after this meeting. Jeff Reddoor said there are a few legislative bills that may concern the Board – SB 217 which will have the Board re-establishing the process for Capital Development requests, and some O & M guidelines. Non-state funded processes will also be addressed by the Board

this year. There is also intent language concerning projects with “other funding” which will require the Board to substantiate funding is in place prior to Board approval. Rich Amon mentioned there is Legislation which would require DFCM to receive approval from the IGG Committee and the Legislative Management Committee before signing a lease or sublease for the State Fair park. Jeff Reddoor will provide information to the Board at the end of the session concerning Legislative bills. Mr. Reddoor said the IGG Committee also added an additional \$400,000 in Capital Improvements in addition to the 1.1% which will probably be funded – totaling approximately \$112 Million for Capital Improvements. He encouraged Board members to study the Capital Improvement List and return in April for discussion concerning these projects for final recommendations. The \$400,000 of Capital Improvement funding which was not allocated previously, plus the addition of another \$400,000 from the Legislature will result in an informational item on our next agenda to assign these funds to projects. In addition, there will probably be funds allocated for the state-wide metering projects for agencies and institutions.

□ **ADJOURNMENT**

MOTION: Fred Hunsaker moved to adjourn the meeting. The motion was seconded by Chip Nelson and passed unanimously.

The meeting adjourned at 11:12 am