

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, May 6, 2015
Utah State House (West) Building
Room W30
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of April 8, 2015** Tab 1
- (Action) 2. **Five Year Notice of Review and Statement of Continuation for Rule R23-7, State Construction Contracts and Drug and Alcohol Testing** Tab 2
- (Action) 3. **Funding Certification for USU Clinical Services Building Project**..... Tab 3
- (Action) 4. **Funding Certification for DWR, Great Salt Lake Nature Center**..... Tab 4
- (Action) 5. **Funding Certification for Snow College, New Science Building**..... Tab 5
- (Action) 6. **Request for Approval for the Morgan UDOT Maintenance Station Replacement** Tab 6
- (Information) 7. **Administrative Reports for University of Utah and Utah State University** Tab 7
- (Information) 8. **Administrative Report for Department of Transportation** Tab 8
- (Information) 9. **Administrative Report for DFCM**..... Tab 9
- (Information) 10. **Discussion of Future Agenda Items**

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Cee Cee Niederhauser 538-3261 (TDD 538-3696) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at:*
<http://dfcm.utah.gov/dfcm/utah-state-building-board.html>



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Approval of Minutes of April 8, 2015**

Attached for your review and approval are the Minutes of the April 8, 2015 Building Board Meeting.

JR: cn
Attachments

Utah State Building Board



MEETING

April 8, 2015

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
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
Lee Fairbourn	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office
Nicole Alder	Attorney General's Office
Wayne Harper	Utah State Senate
Ralph Hardy	USHE
Greg Stauffer	USHE
Ken Nye	University of Utah
Mike Perez	University of Utah
Sherry Ruesch	Dixie State University
Ben Berrett	Utah State University
Charles Darnell	Utah State University
Bob Askerlund	Salt Lake Community College
Kevin Griffin	UDOT
Jerry Jensen	Department of Corrections
Tiger Funk	Southern Utah University
Mack McDonald	Department of Human Services

Darek Sagers	Utah National Guard
LTC Matt Branham	Utah National Guard
Rachel Legree	The Gordian Group
Chamonix Larsen	Department of Administrative Services
Tracy Neale	GSBS
Darlene Batatian	Terracom
Lori Haglund	VBFA
Vicky Golie	Babcock Design Group
Cali Centurion	MGB+A The Grassli Group
Keri Hammond	Market Link
Mark Halverson	Weber State University
Bryan Webb	Layton Construction
James Kilpatrick	BNA Consulting
Steven Allred	Legislative Fiscal Analyst Office
Sarah Korich	Spectrum Engineers
Jackie McGill	Spectrum Engineers
Wayne Harper	Utah State Senate
Rollin Cook	Department of Corrections
Greg Peay	Department of Corrections

On Wednesday, April 8, 2015 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:01 am.

□ **APPROVAL OF MINUTES OF MARCH 4, 2015**

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

MOTION: Gordon Snow moved to approve the Minutes of March 4, 2015. The motion was seconded by David Tanner and passed with five in favor and one abstained. Voting recorded as follows:

Yes: Gordon Snow, David Tanner, Chip Nelson, Fred Hunsaker and David Fitzsimmons

Abstained: Bob Fitch

Chair Carnahan welcomed Senator Wayne Harper to the meeting.

□ **2015 OTHER FUNDING SOURCE CERTIFICATION FOR STATE-FUNDED BUILDINGS**

Jeff Reddoor explained the Legislature funded several state-funded facilities in the 2015 General Session contingent on the following: "the State Building Board has certified that: (1) the Board has received credible evidence that any other funding sources for a building as presented to the State Building Board and the Legislature during their prioritization processes are actually available, and (2) until the State Building Board votes to certify that such funds are available." [SB 2] The Legislature prohibited DFCM from expending any state funds until the State Building

Board verified the availability of alternative funding sources [see SB 2, Item 45]. This policy clarifies the process for certifying by the State Building Board that they have received credible evidence that the other funding sources as presented to the Board and the Legislature during their prioritization processes are actually available; and the Board votes to certify that such funds are available. Gordon Snow mentioned the direction for this certification was written in "intent language" which is for one year only and suggested that a permanent policy for certification be put in place over the long term. Board members expressed concern that there be set criteria from which to judge and approve funding for all projects in the future. Special note should be taken so as not to discourage donors from giving monies to Higher Ed. Assistant Attorney General, Alan Bachman suggested that an Administrative Rule be written which would establish a policy for funding criteria and the establishment of credible evidence so as to make the approval process easier. The Board also discussed if USHE has a policy in place that confirms that alternative funding is indeed in place. Ralph Hardy spoke to this issue and said that USHE has a policy where they determine if funds are in place to their satisfaction (a pre-appropriation policy). Board members expressed interest in working together with USHE to obtain certification in the future.

MOTION: Gordon Snow moved to approve the 2015 Other Funding Sources Certification for State-Funded Buildings as it relates to the six projects listed and that the Board move forward in establishing additional criteria for certification of projects in the future. The motion was seconded by Chip Nelson and passed unanimously.

Note: The six projects listed on the policy include:
Snow College – Science Building
Huntsman Cancer – Research Center
Dixie ATC – Permanent Campus
University of Utah – Crocker Science Center
Dept. Natural Resources – Great Salt Lake Nature Center
Utah State University – Clinical Services Building

□ REQUEST FOR APPROVAL FOR A BUILDING NAME CHANGE FOR THE DEPARTMENT OF CORRECTIONS

Rollin Cook, Executive Director for the Utah Department of Corrections explained the DOC is in the process of transforming their Fremont Community Correctional Center in West Valley City into a center for women who are struggling on probation or parole. In keeping with the center's mission, they would like to change the name of this facility to honor one of their criminal justice community champions: Judge Judith Atherton. The center would then be known as the Atherton Community Treatment Center. The DOC believes that in naming the facility after Judge Atherton, their employees at the center will be inspired by her example, while the women sheltered there will come to know there are people like Atherton who offer support, encouragement and hope.

MOTION: David Tanner moved to approve the name of the Fremont Community Correctional Center to the Atherton Community Treatment Center for the Utah Department of Corrections. The motion was seconded by Bob Fitch

and passed unanimously.

□ **REQUEST FROM THE UTAH NATIONAL GUARD TO REALLOCATE FUNDS FROM THE WEST JORDAN ARMORY OFFICE REMODEL AND WEST JORDAN RENOVATION TO THE WEST JORDAN ARMORY HVAC PROJECT**

Darek Sagers, Master Planner for the UNG and LTC Matt Branham explained this reallocation. The original scoped budget of \$500,000 for the West Jordan Armory HVAC Project is inadequate and requires additional funding in order to address some unforeseen issues at this 90,000 sf facility. The National Guard would like to reallocate \$850,000 from the West Jordan Armory Office Remodel and \$389,000 from the West Jordan Armory Renovation Project to compensate for this shortage of funding. These combined amounts of \$1.7 Million will adequately fund the HVAC Project. Federal funding will be requested to fund the Office Remodel and Armory Renovation Project in the future.

MOTION: -Fred Hunsaker moved to approve the Request from the Utah National Guard to Reallocate Funds from the West Jordan Armory Office Remodel and West Jordan Renovation to the West Jordan Armory HVAC Project. The motion was seconded by Bob Fitch and passed unanimously.

□ **REQUEST FOR APPROVAL OF LIFE SAFETY FUNDING TO ADDRESS RADON MITIGATION IN WATER SOURCES AT THE DWR FISH HATCHERIES**

DFCM Hazmat Manager Bob Anderson and Terry Howick DWR Aquatic Culture Program Coordinator explained radon testing has been conducted in the rearing rooms at the Egan, Glenwood, Midway and Fountain Green Hatchery facilities with future testing to take place at eight additional facilities. It was discovered that radon levels were three to four times the EPA action level and are exposing hatchery personnel while working in these rooms. Although radon seepage is usually through the floor (slab) of a building, it was determined that the elevated radon levels are coming from the water sources. The following steps and recommendations will be implemented:

- Where feasible, limit the amount of time spent in the rearing rooms. This will serve to minimize exposure to excess radon levels.
- Various mitigation techniques should be discussed and implemented to limit exposure to radon through water introduced into the building; such as a *Granular activated carbon (GAC) unit*, to trap radon and sediments; or *aeration*, by exposing the water to sufficient air so radon escapes to the air before the water reaches the destination.
- Update and increase current HVAC/ventilation systems at the rearing rooms to reduce radon concentrations.

Jeff Reddoor informed the Board that this request will be filled using supplemental funds from FY 15 Capital Improvement Funds. DWR request the following funding to address the problems.

Design for upgrades for 4 each hatchery rearing rooms (to include additional hatchery rearing rooms and buildings pending radon analysis)	\$85,000
Construction for upgrades for 4 hatchery rearing rooms	\$270,000

Radon analysis for 8 remaining hatchery facilities	\$40,000
Totals	\$395,000

Implementation of the above line items will detail Capital Improvement request by DWR for possible upgrades involving radon in future fiscal years.

MOTION: David Fitzsimmons moved to approve the Request of Life Safety Funding to Address Radon Mitigation in Water Sources at the DWR Fish Hatcheries. The motion was seconded by David Tanner and passed unanimously.

□ **UNIVERSITY OF UTAH'S REQUEST FOR APPROVAL OF THE RICE-ECCLES STADIUM MEN'S RESTROOM IMPROVEMENTS**

Mike Perez, Vice President of Facilities at the University of Utah explained the University would like to increase the number of men's restroom facilities at the north end of Rice-Eccles Stadium. This project will also improve much needed pedestrian circulation in this area of the stadium. The proposed budget is \$3.3 Million and will include 7,350 GSF of new reclaimed infill space. The NW and NE Corner improvements will include 88 water closets, 45 sinks, additional storage space, and the much needed widening of the west end of the north concourse to enhance movement in this area. There will also be upgrades to infrastructure to handle the new occupied space. Gates and perimeter fencing will be moved out to maximize foot traffic flow to and from the stadium in that quadrant and reduce points of congestion for fan egress from the stadium. A safety barrier between the patrons exiting and South Campus Drive and TRAX are also part of this project, thus channeling fans to an area designed for safe pedestrian crossing. The cost for this project, as well as O&M will be funded by University Auxiliary Services. The University is requesting authorization for design, bid and award of a construction contract.

MOTION: Chip Nelson moved to approve the University of Utah's Request for Approval of the Rice-Eccles Stadium Men's Restroom Improvements. The motion was seconded by David Tanner and passed unanimously.

□ **REQUEST FOR APPROVAL OF FY 16 CAPITAL IMPROVEMENT FUNDING**

Jeff Reddoor reported the Capital Improvement List is the culmination of several months of work to determine the highest priority needs across the state. All projects were scored under the new criterion which was adopted last year. This year the Legislature funded 1.1% for Capital Improvements however it was appropriated a little differently. The base amount of \$46,777,300 was funded along with \$64.7 Million of new appointed ongoing funds, totaling \$111.5 Million. This amount will fund 310 projects. There were two projects which were brought forward under classification #1 (Life-Safety Issues) and included the University of Utah Infrastructure and the Statewide Energy Metering Projects. Energy Metering will be overseen by the Board with institutions coming forward to present their energy projects. The overall amount of Capital Improvements resulted in a 61/39 split with \$61 Million appropriated to Higher Education and \$38.6 Million to state agencies.

MOTION: Fred Hunsaker moved to approve FY 16 Capital Improvement Funding. The motion was seconded by David Fitzsimmons and passed unanimously.

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

Ken Nye, Director of Business Services at the University of Utah reported their professional service agreements consisted of two design agreements and five planning/study/other agreements. Construction contracts consisted of four remodeling contracts and four site improvement contracts. There were no changes to the Project Reserve Fund during this reporting period. There was one large draw from the Contingency Reserve Fund which was the Science Area Chiller Plant Design and Distribution for \$126,076 to cover the capital improvement share of the cost of addressing a number of unforeseen conditions. The largest for \$93,136 consisted of modifications that were required for a vault near the Chemistry building that must be in a certain location to house three sets of major valves to tie into existing lines. This had to be constructed to allow a sanitary sewer line to go through the vault. The details of the design and construction requirements could not be determined until the site was excavated due to the number of utilities in the area. This was a 25 foot deep vault in a very congested area.

Ben Berrett, Director of Planning, Design and Construction at Utah State University reported there were three professional contracts and seven construction contracts this reporting period. There are currently 50 delegated projects which will be going up now that the capital improvement funding has increased. Page one shows three planning contracts for Master Planning for USU Bike and Pedestrian Plan; Lighting Design for USUE Library Atrium; and Master Planning for Be Well Program and Nursing Administration. Construction projects are on page two of the report. Notable for \$215,414 is a Medium Voltage Upgrade for a new duct bank and high voltage line which is the longest line on campus and services the housing facilities for north campus. The University will also be partnering with Logan City on some pedestrian lighting in this area as well with other utilities. The San Juan Hall Remodel is a Student Living Center housing project consisting of six to seven halls. One is renovated each summer with the last hall being completed this year. Contingency Reserve had a few small change orders. SB 2 called for the transfer of \$350,000 out of Contingency Reserve and moved to the Project Reserve. This helps balance the two accounts and is done periodically when needed. The Project Reserve had three additional transfer amounts which puts this fund in good order.

□ **ADMINISTRATIVE REPORT FOR DEPARTMENT OF TRANSPORTATION**

Kevin Griffin, Director of Maintenance for UDOT reported they have cancelled the Levan Station Salt Storage Building Project for this year. This project will be part of the Salt Storage Building List for FY 2016. UDOT has successfully advertised three additional projects during the last month:

I-15 MP 42 Salt Storage Building – located in an infield area where more than one station can utilize this location to optimize the snow plowing fleet.

Perry Port of Entry New Office Building – there was a delay in the design since there was not an adequate fire line at the existing facility and UDOT had to work with State Risk to obtain a waiver.

Wendover Port of Entry New Inspection Building – This building is similar to the Perry Port of Entry. It is a metal shell building which allows vehicles and inspectors shelter from the elements during inspections at the port of entry.

UDOT does not have a Contingency Reserve Fund. There was one change order this last reporting period for the Cedar City Office Remodel Entry for additional LED high efficiency lighting.

□ **ADMINISTRATIVE REPORT FOR DFCM**

DFCM Interim Director, Bruce Whittington reported DFCM processed ten leases during this reporting period – nine were renewals and one for new space. There were also 16 professional services agreements and 30 construction contracts. Nine of the construction contracts required the use of the Project Reserve Fund to award contracts. House Bill 6 authorized the transfer of \$6 Million total transferred from the DFCM Project Reserve Fund and Contingency Reserve Fund which shows a significant decrease in the balances. The Capital Development Contingency Reserve Fund, in addition to the funds that were transferred to the General Fund had transfers into seven projects that totaled \$835,000 and left a balance of \$3.5 Million. The Capital Improvement Contingency Reserve transferred monies out to 19 projects totaling \$302,000 in addition to the funds transferred through House Bill 6 and now leaves a balance of \$4.3 Million in this fund. The Capital Improvement Reserve Fund balance decreased by \$2.6 Million this period due to the House Bill with a \$4.2 Million balance in this fund. There are concerns with the Capital Development Reserve Fund which decreased by \$2.9 Million and has a balance of \$1.8 Million which is far lower than DFCM considers healthy. There is one project that recently bid under and will be adding to this fund. This Reserve Fund will be monitored very carefully. Chair Carnahan questioned a sizable change order for Southwest Applied Technology College. Mr. Whittington responded the change order was for \$481,000 however \$300,000 was for unforeseen conditions with the soils on the construction site.

□ **FUTURE AGENDA ITEMS**

Jeff Reddoor reminded the Board of the Business Meeting following the main session today. Changes from the implementation of SB 217 will be discussed. Chair Carnahan suggested to DFCM Capital Development Manager, Jim Russell that the Board would like to hear a follow-up report on the Space Standards at next month's meeting. In addition, Chip Nelson mentioned the Board had requested an Executive Summary on the audit report currently taking place. Jeff Reddoor said these quarterly reports will be provided shortly.

Chair Carnahan recognized Jeff Reddoor for 35 years of service to the state of Utah and presented him with a certificate of recognition.

The Building Board recessed at 10:36 am with the intent to reconvene for the Business Meeting at 11:00 am.

Utah State Building Board

Room 4112 State Office Building
Business Session

Members in Attendance:

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

Guests in Attendance:

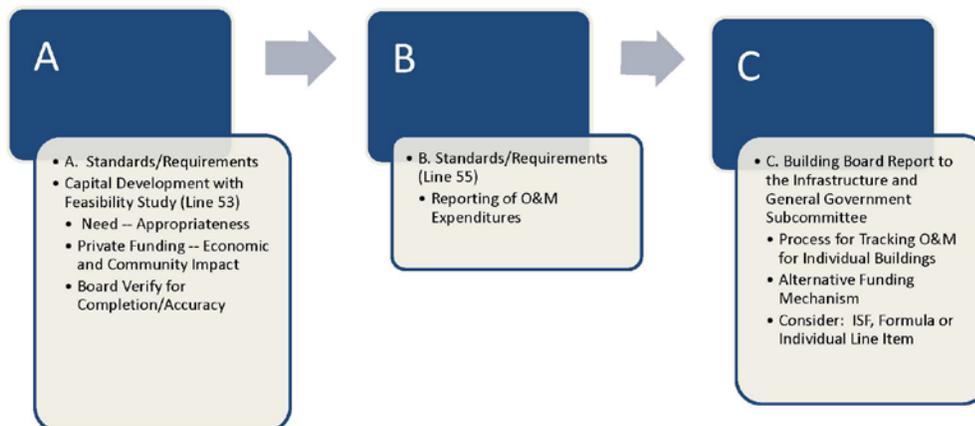
Matt Lund	Governor's Office of Management and Budget
Gage Froerer	Utah House of Representatives
Alan Bachman	Attorney General's Office
Nicole Alder	Attorney General's Office
Rich Amon	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction and Maintenance
Jim Russell	Division of Facilities Construction and Maintenance
Cee Cee Niederhauser	Division of Facilities Construction and Maintenance
Darrell Hunting	Division of Facilities Construction and Maintenance
Jeff Reddoor	Utah State Building Board
Gregg Stauffer	USHE
Ralph Hardy	USHE
Bob Askerlund	Salt Lake Community College
Mark Halverson	Weber State University
Sherry Ruesch	Dixie State University
Tiger Funk	Southern Utah University
Tracy Neale	GSBS Architects
Clio Rayner	GSBS Architects
Charles Darnell	Utah State University
Steve Allred	Legislative Fiscal Analyst Office
Mack McDonald	Department of Human Services
Vicki Golie	Babcock Design Group

At 11:15 am the Board reconvened for lunch and a Business Meeting. Chair Carnahan called the meeting to order. Jeff Reddoor addressed the changes from SB 217 and explained the bill modifies the duties of the Board, addresses the processes by which the Board recommends and prioritizes Capital Development, requires a report related to operations and maintenance cost for all state buildings, and makes technical and conforming changes. Mr. Reddoor presented a process to address these items:

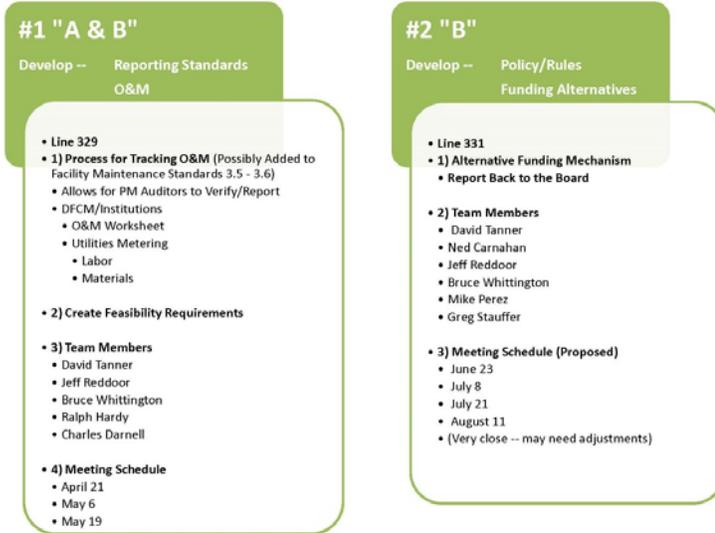
Building Boards Implementation Plan of Senate Bill 217

Intent Language
Board Certification of Other Funds
(Today's New Policy – Approved by the Board)

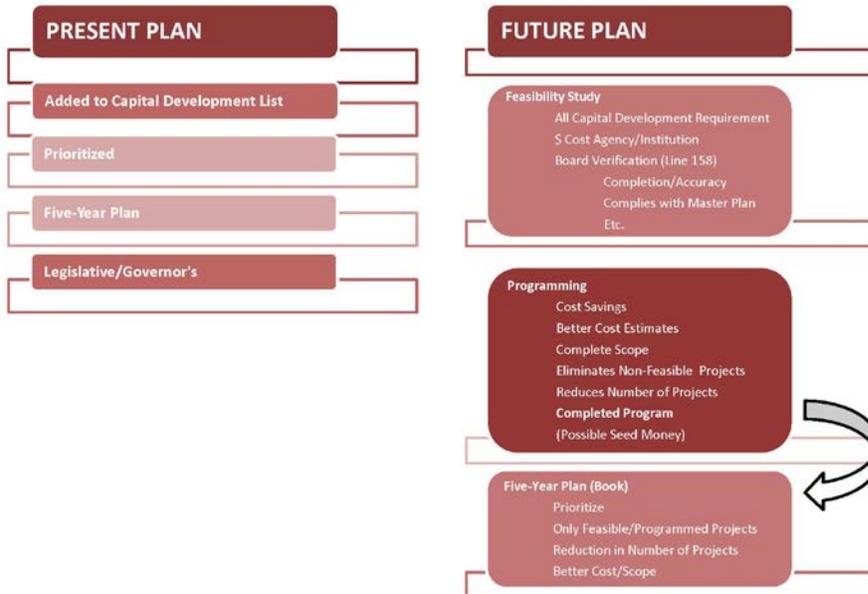
ADDITIONAL REQUIREMENTS



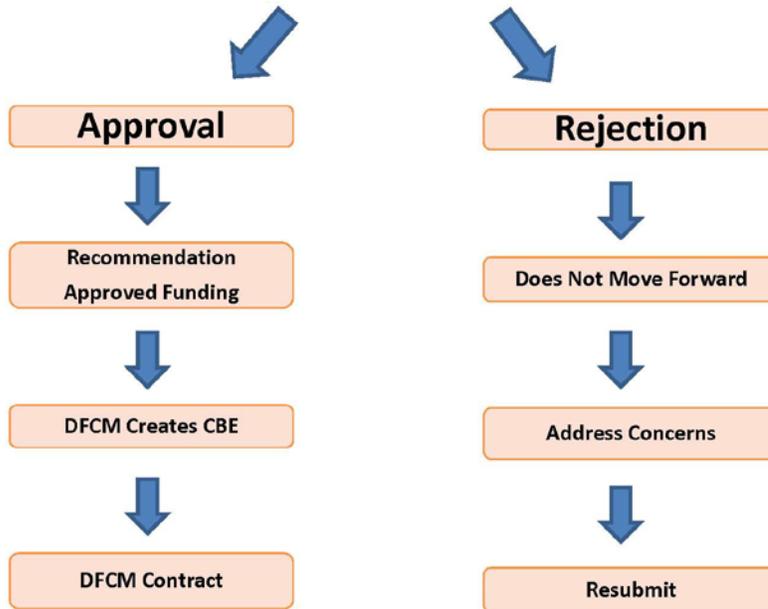
WORK GROUPS



SUGGESTIONS FOR IMPLEMENTATION



Building Board Processes



2015 New Standards/Policies

- Metering – Facility Maintenance Standards
- O & M – New Policy/FM's
- Capital Development Process – New Policy and Needs Statement Adjustments

Chair Carnahan opened the meeting for comments. Chip Nelson expressed concerns with a required feasibility study explaining that everyone will have different criteria for inclusion in the study. He suggested a template be used for institutions/agencies establishing requirements for the study before a project is presented to the Board. In addition, Mr. Nelson said the Legislature has a small amount of funds which are not appropriated each year. He expressed interest in the Board recommending smaller capital developments projects of high importance for this "left over" funding such as a capital development project that is under \$2 or \$3 Million. Gordon Snow also expressed concern with a feasibility study that is funded by an agency or institution. Credibility must be established as to how these studies are performed otherwise the study will be a worthless tool because every study will be feasible. There were comments the study would lead to phased funding. Historically once a building is programmed, it moves to the next phase which is not how the process should work. Mr. Reddoor explained "phased funding" addresses design and construction whereas programming can be separated and assists with the scope and cost estimates for the building. Jeff Reddoor said the standards must be written to address these concerns.

Chair Carnahan welcomed Representative Gage Froerer to the meeting. Representative Froerer expressed appreciation for the presentation and said that SB 217 acknowledges there are a few problems in our current system which should be addressed:

1. O & M – our current system may not be broken, but there are obviously some improvements that could be made. If after careful research and analysis, the Board finds the current system to be adequate, the IGG Subcommittee would like to know.
2. Capital Development – the Subcommittee felt the feasibility study should be the foundation of a new project. The Board is encouraged to provide a standard for this requirement. The Board should make the decision concerning which projects should advance.

Representative Froerer mentioned phased funding is not endorsed by the IGG Subcommittee however Legislators do have the ability to use supplemental appropriations for Programming. He agreed with Mr. Nelson that a possible separation of some of the smaller projects could be appropriate and of interest to the Subcommittee. In addition, the Subcommittee will be more focused on land bank requests next year in response to the present real estate market. The Board expressed concerns with Non-State Funded Projects and Representative Froerer said any time an agency/institution asks for state resources, they should follow set procedures and be accountable through the entire process whatever it may be. The IGG Subcommittee would like to see the Board come up with a process for addressing these concerns. Assistant Attorney General Alan Bachman referred to the "3 prong test" used for non-state funded projects which were addressed at the November meeting. Representative Froerer expressed appreciation to the Board for their work this year. Bruce Whittington expressed DFCM's support of the feasibility study established with set criteria which will provide for a stronger cost estimate and scope and lead to the evaluation of appropriate projects. Mack McDonald from Human Services commented that sometimes government services are not feasible and allowances must be made. He gave the example of a brain-damaged child in state care due to an ATC accident. This child cannot be housed with the general population due to violent tendencies and as a result no one else in the state can take care of him. This one child is housed in a 5,000 sf building

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with three nurses. The program that takes care of this child would not match any feasibility study, however, but it is service the state must provide. Exceptions must be provided for special programs.

At the conclusion of the meeting, Chair Carnahan directed these ideas move forward to the committees and return to the Board at a later date.

□ **ADJOURNMENT**

The meeting adjourned at 12:47 pm.



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
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MEMORANDUM

To: Utah State Building Board
From: Alan Bachman, Assistant Attorney General
Date: May 6, 2015
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-7, State Construction Contracts and Drug and Alcohol Testing.**
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code.

The attached Rule R23-7, State Construction Contracts and Drug and Alcohol Testing, is due for review; and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before July 8, 2015.

For your information: We will be filing some nonsubstantive changes to this rule which merely indicate the new statutory references as the enabling statute was relocated in the Code. There is nothing for your Board to review with those changes, because the statute controls. Therefore, the only action required at this point, is for your Board to continue the Rule.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-7 at the scheduled Board meeting on May 6, 2015.

Background:

Rule R23-7, under the authority of the Board, establishes the procedures for the State Construction Contracts and Drug and Alcohol Testing by the Division. A copy of Rule R23-7 is attached.

AB:na

Attachment: Copy of Utah Administrative Code Rule R23-7

R23. Administrative Services, Facilities Construction and Management.

R23-7. State Construction Contracts and Drug and Alcohol Testing.

R23-7-1. Purpose.

The purpose of this rule is to comply with the provisions of Section 63G-6-604.

R23-7-2. Authority.

This rule is authorized under Subsection 63A-5-103(1)(e), which directs the Utah State Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management as well as Subsection 63G-6-604(4).

R23-7-3. Definitions.

(1) The following definitions of Section 63G-6-604 shall apply to any term used in this Rule R23-7:

(a) "Contractor" means a person who is or may be awarded a state construction contract.

(b) "Covered individual" means an individual who:

(i) on behalf of a contractor or subcontractor provides services directly related to design or construction under a state construction contract; and

(ii) is in a safety sensitive position, including a design position that has responsibilities that directly affect the safety of an improvement to real property that is the subject of a state construction contract.

(c) "Drug and alcohol testing policy" means a policy under which a contractor or subcontractor tests a covered individual to establish, maintain, or enforce the prohibition of:

(i) the manufacture, distribution, dispensing, possession, or use of drugs or alcohol, except the medically prescribed possession and use of a drug; or

(ii) the impairment of judgment or physical abilities due to the use of drugs or alcohol.

(d) "Random testing" means that a covered individual is subject to periodic testing for drugs and alcohol:

(i) in accordance with a drug and alcohol testing policy; and

(ii) on the basis of a random selection process.

(e) For purposes of Subsection R23-7-4(5), "state" includes any of the following of the state:

(i) a department;

(ii) a division including the Division of Facilities Construction and Management;

(iii) an agency;

(iv) a board;

(v) a commission;

(vi) a council;

(vii) a committee; and

(viii) an institution, including a state institution of higher education, as defined under Section 53B-3-102.

(f) "State construction contract" means a contract for design or construction entered into by the Division.

(g)(i) "Subcontractor" means a person under contract with a contractor or another

subcontractor to provide services or labor for design or construction.

(ii) "Subcontractor" includes a trade contractor or specialty contractor.

(iii) "Subcontractor" does not include a supplier who provides only materials, equipment, or supplies to a contractor or subcontractor.

(2) In addition:

(a) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(b) "Director" means the Director of the Division, including, unless otherwise stated, the Director's duly authorized designee.

(c) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201 as well as entities entering into state construction contracts under delegation authority by the Board or Director.

(d) "State" as used throughout Rule R23-7 means the State of Utah except that it also includes those entities described in Subsection R23-7-3(1)(e) as the term "state" is used in Subsection R23-7-4(5).

R23-7-4. Applicability.

(1) Except as provided in Section R23-7-5, on and after July 1, 2010, the Division may not enter into a state construction contract (includes a contract for design or construction) unless the state construction contract requires the following:

(a) A contractor shall demonstrate to the state public procurement unit that the contractor:

(i) has and will maintain a drug and alcohol testing policy during the period of the state construction contract that applies to the covered individuals hired by the contractor;

(ii) posts in one or more conspicuous places notice to covered individuals hired by the contractor that the contractor has the drug and alcohol testing policy described in Subsection R23-7-4(1)(a)(i); and

(iii) subjects the covered individuals to random testing under the drug and alcohol testing policy described in Subsection R23-7-4(1)(a)(i) if at any time during the period of the state construction contract there are ten or more individuals who are covered individuals hired by the contractor.

(b) A contractor shall demonstrate to the Division, which shall be demonstrated by a provision in the contract where the contractor acknowledges this Rule R23-7 and agrees to comply with all aspects of this Rule R23-7, that the contractor requires that as a condition of contracting with the contractor, a subcontractor, which includes consultants under contract with the designer:

(i) has and will maintain a drug and alcohol testing policy during the period of the state construction contract that applies to the covered individuals hired by the subcontractor;

(ii) posts in one or more conspicuous places notice to covered individuals hired by the subcontractor that the subcontractor has the drug and alcohol testing policy described in Subsection R23-7-4(1)(b)(i); and

(iii) subjects the covered individuals hired by the subcontractor to random testing under the drug and alcohol testing policy described in Subsection R23-7-4(1)(b)(i) if at any time during the period of the state construction contract there are ten or more individuals who are covered individuals hired by the subcontractor.

(2)(a) Except as otherwise provided in this Subsection R23-7-4(2), if a contractor or subcontractor fails to comply with Subsection R23-7-4(1), the contractor or subcontractor may be suspended or debarred in accordance with this Rule R23-7.

(b) On and after July 1, 2010, the Division shall include in a state construction contract a reference to this Rule R23-7.

(c)(i) A contractor is not subject to penalties for the failure of a subcontractor to comply with Subsection R23-7-4(1).

(ii) A subcontractor is not subject to penalties for the failure of a contractor to comply with Subsection R23-7-4(1).

(3)(a) The requirements and procedures a contractor shall follow to comply with Subsection R23-7-4(1) is that the contractor, by executing the construction contract with the Division, is deemed to certify to the Division that the contractor, and all subcontractors under the contractor that are subject to Rule R23-7-4(1), shall comply with all provisions of this Rule R23-7 as well as Section 63G-6-604; and that the contractor shall on a semi-annual basis throughout the term of the contract, report to the Division in writing information that indicates compliance with the provisions of Rule R23-7 and Section 63G-6-604.

(b) A contractor or subcontractor may be suspended or debarred in accordance with the applicable Utah statutes and rules, if the contractor or subcontractor violates a provision of Section 63G-6-604. The contractor or subcontractor shall be provided reasonable notice and opportunity to cure a violation of Section 63G-6-604 before suspension or debarment of the contractor or subcontractor in light of the circumstances of the state construction contract or the violation. The greater the risk to person(s) or property as a result of noncompliance, the shorter this notice and opportunity to cure shall be, including the possibility that the notice may provide for immediate compliance if necessary to protect person(s) or property.

(4) The failure of a contractor or subcontractor to meet the requirements of Subsection R23-7-4(1):

(a) may not be the basis for a protest or other action from a prospective bidder, offeror, or contractor under Part 8, Legal and Contractual Remedies; and

(b) may not be used by a state public procurement unit, a prospective bidder, an offeror, a contractor, or a subcontractor as a basis for an action that would suspend, disrupt, or terminate the design or construction under a state construction contract.

(5)(a) After the Division enters into a state construction contract in compliance with Section 63G-6-604, the state is not required to audit, monitor, or take any other action to ensure compliance with Section 63G-6-604.

(b) The state is not liable in any action related to Section 63G-6-604 and this Rule R23-7, including not being liable in relation to:

(i) a contractor or subcontractor having or not having a drug and alcohol testing policy;

(ii) failure to test for a drug or alcohol under a contractor's or subcontractor's drug and alcohol testing policy;

(iii) the requirements of a contractor's or subcontractor's drug and alcohol testing policy;

(iv) a contractor's or subcontractor's implementation of a drug and alcohol testing policy, including procedures for:

- (A) collection of a sample;
- (B) testing of a sample;
- (C) evaluation of a test; or
- (D) disciplinary or rehabilitative action on the basis of a test result;
- (v) an individual being under the influence of drugs or alcohol; or
- (vi) an individual under the influence of drugs or alcohol harming another person or causing property damage.

R23-7-5. Non-applicability.

(1) This Rule R23-7 and Section 63G-6-604 does not apply if the Division determines that the application of this Rule R23-7 or Section 63G-6-604 would severely disrupt the operation of a state agency to the detriment of the state agency or the general public, including:

- (a) jeopardizing the receipt of federal funds;
- (b) the state construction contract being a sole source contract; or
- (c) the state construction contract being an emergency procurement.

R23-7-6. Not Limit Other Lawful Policies.

(1) If a contractor or subcontractor meets the requirements of Section 63G-6-604 and this Rule R23-7, this Rule R23-7 may not be construed to restrict the contractor's or subcontractor's ability to impose or implement an otherwise lawful provision as part of a drug and alcohol testing policy.

KEY: drug and alcohol testing, contracts, contractors

Date of Enactment or Last Substantive Amendment: July 8, 2010

Authorizing, and Implemented or Interpreted Law: 63G-6



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Funding Certification for USU Clinical Services Building Project**
Presenter: David Cowley, USU Vice-President for Business & Finance

Recommendation:

Jeff Reddoor request that the Board review the attached letter from USU Vice President for Business & Finance David T. Cowley certifying the funds for the Clinical Services Building Project are in place. A motion for approval is required by the Board.

Background:

The 2015 Utah State Legislature directed the Building Board to adopt a policy to approve "Other Funding Source Certification for State-Funded Buildings". As a result, the Board adopted a policy for this process during April's meeting. The Legislature required the Board to certify that:

- (1) the Board has received credible evidence that any other funding sources for a building as presented to the State Building Board and the Legislature during their prioritization processes are actually available, and
 - (2) until the State Building Board votes to certify that such funds are available."
- [SB 2] The Legislature prohibited the Division of Facilities, Construction and Management (DFCM) from expending any state funds until the State Building Board verified the availability of alternative funding sources (see S.B. 2, Item 45).

This policy clarifies the process for certifying by the State Building Board that they have received credible evidence that the other funding sources (as presented to the Board and the Legislature during their prioritization processes) are actually available; and the Board vote to certify that such funds are available.

The Legislature appropriated \$10 Million for the construction of the Clinical Services Building with alternate funding of \$20 Million from Utah State University.

JLR: cn
Attachment



April 20, 2015

Jeff Reddoor, Building Board Manager
State Building Board
State Office Building Room 4110
PO Box 141160
Salt Lake City, Utah 84114-1284

SUBJECT: Funding Commitment for the USU Clinical Services Building

Dear Jeff,

In the 2015 Legislative session, the USU Clinical Services Building project was approved and \$10,000,000 was appropriated to be combined with \$20,000,000 from private donations and other institutional sources.

With this letter I confirm to you that USU has the entire \$20,000,000 amount on hand and that it is available immediately for this project. The funds are currently invested to maximize the earnings that can be generated on these funds but we have sufficient liquidity to pay any and all invoices submitted by the DFCM in the same manner that we have always done when the DFCM is managing a project where USU has committed private or other institutional funds.

I respectfully request that you take the necessary steps to provide the DFCM with approval from the Building Board to begin this project for USU.

Sincerely,

David T. Cowley
Vice President
for Business & Finance

cc: Charles Darnell
Ben Berrett
Brandi Gittins



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Funding Certification for DWR Great Salt Lake Nature Center**
Presenter: Mike Fowlks, Deputy Director of Utah Division of Wildlife Resources

Recommendation:

Jeff Reddoor request that the Board review the attached letter from Consolidated Budget and Accounting Director Dave Williams verifying the funds for the DWR Great Salt Lake Nature Center Project are in place. A motion for approval is required by the Board.

Background:

The 2015 Utah State Legislature directed the Building Board to adopt a policy to approve “Other Funding Source Certification for State-Funded Buildings”. As a result, the Board adopted a policy for this process during April’s meeting. The Legislature required the Board to certify that:

- (1) the Board has received credible evidence that any other funding sources for a building as presented to the State Building Board and the Legislature during their prioritization processes are actually available, and
 - (2) until the State Building Board votes to certify that such funds are available.” [SB 2]
- The Legislature prohibited the Division of Facilities, Construction and Management (DFCM) from expending any state funds until the State Building Board verified the availability of alternative funding sources (see S.B. 2, Item 45). This policy clarifies the process for certifying by the State Building Board that they have received credible evidence that the other funding sources (as presented to the Board and the Legislature during their prioritization processes) are actually available; and the Board vote to certify that such funds are available.

The Legislature appropriated \$1,200,000.00 for the construction of DWR Great Salt Lake Nature Center with alternate funding of \$900,000.00 for this project – totaling \$2,100,000.00.

JLR: cn
Attachment



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of Administrative Services

Kimberly K. Hood
Executive Director

Division of Finance

John C. Reidhead, CPA
Director

April 24, 2015

Mr. Jeff Reddoor
State Building Board Manager
55 West 100 North
Fillmore, Utah 84631

SUBJECT: 2015 Other Funding Source Certification for State-Funded Buildings

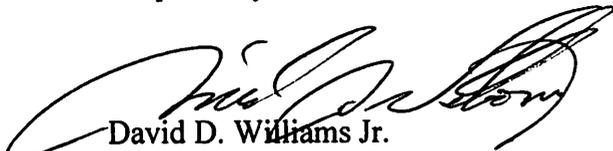
REF: DWR Great Salt Lake Nature Center DFCM Project Number 15034520

Dear Mr. Reddoor,

This letter is to certify that the Finance/CBA Consolidated Budget and Accounting, has received the other funding from the Division of Wildlife Resources for the above mentioned 2015 Capital Development project. We have received \$800,000 from the Utah Division of Wildlife Resources via FINET transaction ITA 560-5*1161, We have also received a \$100,000 check from Utah Wildlife in Need, a 501(C) (3) company. This completes the agencies obligation of \$ 900,000 of other funding for the project.

Please let me know if I can answer any questions on this issue.

Respectfully,



David D. Williams Jr.
CBA Director

Cc: Cee Cee Niederhauser, DFCM/Building Board Administrative Assistant
Linda Braithwaite, DWR Budget and Accounting Officer



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Funding Certification for Snow College, New Science Building**
Presenter: Spencer Hill, Vice-President of Finance and Administrative Services

Background:

The 2015 Utah State Legislature directed the Building Board to adopt a policy to approve “Other Funding Source Certification for State-Funded Buildings”. As a result, the Board adopted a policy for this process during April’s meeting. The Legislature required the Board to certify that:

- (1) the Board has received credible evidence that any other funding sources for a building as presented to the State Building Board and the Legislature during their prioritization processes are actually available, and
 - (2) until the State Building Board votes to certify that such funds are available.” [SB 2]
- The Legislature prohibited the Division of Facilities, Construction and Management (DFCM) from expending any state funds until the State Building Board verified the availability of alternative funding sources (see S.B. 2, Item 45). This policy clarifies the process for certifying by the State Building Board that they have received credible evidence that the other funding sources (as presented to the Board and the Legislature during their prioritization processes) are actually available; and the Board vote to certify that such funds are available.

Recommendation:

This year, the Legislature appropriated \$19,937,000.00 for the construction of the Snow College New Science Building with other funding of \$3,000,000.00 from Snow College. Donor commitments to the amount of \$3,200,000.00 have been pledged for this new structure with documentation of these commitments. In order to protect donor confidentiality, Jeff Reddoor has reviewed this funding certification information submitted by Snow College and determined the required funds are available. Further discussion and information will be distributed at our May 6th Building Board meeting. A motion for approval is required from the Board.

JLR: cn
Attachments



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Request for Approval for the Morgan UDOT Maintenance Station Replacement**
Presenter: Kevin Griffin, UDOT Director of Maintenance

Recommendation

I recommend the Board approve the request from the Utah Department of Transportation to replace the existing Morgan Maintenance Station with a new structure.

Background

UDOT is requesting approval from the Building Board for a new maintenance station in Morgan. The new facility will replace the existing station in Morgan but with improved facilities which will better fill the needs for UDOT at this location. UDOT has eleven acres of new property for this facility and may sell as much as four acres of the new property as well as the old existing property to help defray some of the cost of construction. This project will be patterned after the recently constructed Hooper Maintenance Station. It will consist of a maintenance building with office space and ten maintenance bays, salt storage building, sander rack, wash rack and necessary site development. It is anticipated this project will cost approximately \$2.9 to \$3 Million and will be funded solely with UDOT funds. No O&M is being requested for this building.

JLR: cn
Attachment

May Building Board Request Item Memorandum

Morgan UDOT Maintenance Station Replacement

Capital Improvement Project

UDOT requests the Building Board to approve a Capital Improvement project for FY16 to replace the existing Morgan maintenance station. UDOT has purchased new property better suited for the maintenance needs of the area. UDOT intends to sell the existing property to defray some of the costs. UDOT will fund the entire cost of the project.

The project will be a repeat of the recently bid Hooper maintenance station. The project will consist of a 10 bay maintenance building with office and maintenance bay, salt storage building, sander rack, wash rack, and necessary site development. Total site area to be developed is approximately 4 acres. The total site size is 11 acres. UDOT may choose to sell off as much as 4 acres.

Based upon the Construction Budget Estimate it is anticipated that this project will cost approximately 2.9 to 3.0 million. This project will be funded with UDOT funds and UDOT is not requesting any additional state funding for this project.

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		UDOT MORGAN MAINTENANCE STATION	
Agency/Institution:		UDOT	
Project Manager:		0	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 2,401,815	\$153.30	
Utility Fee Cost	\$ 51,101	\$3.26	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ -	\$0.00	
High Performance Building	\$ -	\$0.00	
Total Construction Cost	\$ 2,452,917	\$156.57	
Soft Costs:			
Hazardous Materials	\$ -		
Pre-Design/Planning	\$ 15,000		
Design	\$ 110,000		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 110,000		
Information Technology:	\$ 5,000		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection	\$ 30,000		
Contingency	\$ 143,393		
Moving/Occupancy	\$ -		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 3,679		
Legal Services (0.05% of Construction Budget)	\$ 1,226		
DFCM Management	\$ -		
User Fees	\$ -		
Commissioning	\$ -		
Other Costs	\$ -		
Total Soft Costs	\$ 418,299	\$26.70	
TOTAL PROJECT COST			
	\$ 2,871,216	\$183.27	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ 2,871,216		
REQUEST FOR STATE FUNDING		\$ (0)	
Project Information			
Gross Square Feet	15,667	Base Cost Date	22-Apr-15
Net Square Feet	-	Estimated Bid Date	15-Jan-16
Net/Gross Ratio	0%	Est. Completion Date	28-Nov-16
		Last Modified Date	30-Apr-15
		Print Date	4/30/2015

Capital Development Projects
CBE Details

Project Name:		UDOT MORGAN MAINTENANCE STATION				MAINTENANCE STATION		
Agency/Institution:		UDOT						
Project Manager:								
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost			
Facility Cost		GSF						
New Facility Cost Details:								
	Maintenance station	15,667	\$ 150	\$ 2,350,050	\$ 2,401,815			
	zero void asphalt paving	1	\$ -	\$ -	\$ -			
	Salt Bldg	1	\$ -	\$ -	\$ -			
	Sander rack	1	\$ -	\$ -	\$ -			
	Wash rack	1	\$ -	\$ -	\$ -			
Subtotal - New Facility Costs		15,667		\$ 2,350,050	\$ 2,401,815			
Remodel Facility Cost Details:				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
Subtotal - Remodel Facility Costs		-		\$ -	\$ -			
TOTAL FACILITY COST		15,667		\$ 2,350,050	\$ 2,401,815			
Utility Cost Details:								
	Water Utility Fee			\$ -	\$ -			
	Sewer Utility Fee			\$ -	\$ -			
	Electricity Utility Fee			\$ -	\$ -			
	Storm Sewer Utility Fee			\$ -	\$ -			
	Connection Fees	1	\$ 50,000	\$ 50,000	\$ 51,101			
	All utility impact/connection fees			\$ -	\$ -			
TOTAL UTILITY FEE COST				\$ 50,000	\$ 51,101			
Additional Construction Cost Details:				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
TOTAL ADDITIONAL CONSTRUCTION COST				\$ -	\$ -			
Site Cost Details:		Included in the construction costs						
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
				\$ -	\$ -			
TOTAL SITE COST				\$ -	\$ -			
HIGH PERFORMANCE BUILDING		If N/A, change YES to NO. To supercede 1-1/2% calculation enter amount in unit cost		NO	\$ -	\$ -		
TOTAL CONSTRUCTION COST				\$ 2,400,050	\$ 2,452,917			
OTHER PROJECT INFORMATION:								
Total Net Square Feet:								
	Base Cost Date:	4/22/2015						
	Estimated Bid Date:	1/15/2016						
	Estimated Completion Date:	11/28/2016						
	Last Modified Date:	4/30/2015						
	Inflation Escalation Factor Included:	3.00%						
	Location Factor Included:	0.00%						
Hazardous Materials Cost Details:								
	Pre-Construction Survey		\$ 5,000	\$ -	\$ -			
	Plan and Monitoring			\$ -	\$ -			
	Abatement/Removal			\$ -	\$ -			
				\$ -	\$ -			
TOTAL HAZARDOUS MATERIALS COST				\$ -	\$ -			
Pre-Design/Planning:								
	Planning Fund Reimbursement			\$ -	\$ -			
	Programming			\$ -	\$ -			
	Environmental Assessment			\$ -	\$ -			

**Capital Development Projects
CBE Details**

Geotechnical Investigation/Surveys		1	\$ 15,000	\$ -					
				\$ 15,000					
				\$ -					
TOTAL PRE-DESIGN/PLANNING COST				\$ 15,000					
Design Costs:									
A/E Design Fees									
		1	\$ 100,000	\$ 100,000					
				\$ -					
				\$ -					
				\$ -					
Total A/E Design Fees				\$ 100,000					
Additional Printing Costs			10	\$ 1,000	\$ 10,000				
High Performance Design	If N/A, change YES to NO. To supercede 1/4% calculation enter amount in unit cost	NO			\$ -				
Value Management Costs					\$ -				
					\$ -				
TOTAL DESIGN COST					\$ 110,000				
Property Acquisition:									
					\$ -				
					\$ -				
					\$ -				
TOTAL PROPERTY ACQUISITION COST					\$ -				
Furnishings & Equipment Costs:									
Furnishings Detail:									
		1	\$ 20,000	\$ 20,000					
				\$ -					
				\$ -					
				\$ -					
				\$ -					
				\$ -					
Total Furnishings					\$ 20,000				
Equipment Detail:									
	Lift	1	\$ 90,000	\$ 90,000					
				\$ -					
				\$ -					
				\$ -					
				\$ -					
				\$ -					
Total Equipment					\$ 90,000				
FF&E Design Costs					\$ -				
					\$ -				
TOTAL FURNISHINGS & EQUIPMENT COSTS					\$ 110,000				
Information Technology Costs:									
			1	\$ 5,000	\$ 5,000				
					\$ -				
					\$ -				
					\$ -				
TOTAL INFORMATION TECHNOLOGY COST					\$ 5,000				
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	NO			\$ -				
Testing & Inspection Costs:									
Building Code Inspection			1	\$ 15,000	\$ 15,000				
					\$ -				
Material Testing			1	\$ 15,000	\$ 15,000				
					\$ -				
Special Inspections					\$ -				
					\$ -				
TOTAL TESTING & INSPECTION COSTS					\$ 30,000				
Moving/Occupance Costs:									
					\$ -				
					\$ -				
					\$ -				
TOTAL MOVING/OCCUPANCY COSTS					\$ -				
DFCM Management:									
			1		\$ -				
					\$ -				
					\$ -				
					\$ -				
TOTAL DFCM MANAGEMENT					\$ -				
User Fees:									

**Capital Development Projects
CBE Details**

				\$	-				
				\$	-				
				\$	-				
				\$	-				
TOTAL USER FEES				\$	-				
Commissioning:									
				\$	-				
				\$	-				
				\$	-				
				\$	-				
TOTAL COMMISSIONING COSTS				\$	-				
Other Costs:									
Energy Study				\$	-				
Integrated Modeling	Energy modeling for LEED and full building analysis			\$	-				
Energy Management Fee	\$10,000 for full service			\$	-				
				\$	-				
TOTAL OTHER COSTS				\$	-				
Previous Funding:									
(Only show state appropriated funding & include costs covered by that funding in appropriate category.)									
				\$	-				
				\$	-				
TOTAL PREVIOUS FUNDING				\$	-				
Other Funding Sources:									
(List and describe each source)									
	UDOT		1	2871216	\$	2,871,216			
					\$	-			
					\$	-			
					\$	-			
TOTAL OTHER FUNDING SOURCES					\$	2,871,216			



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Presenter: Ben Berrett, Utah State University

Attached for your review are the Administrative Reports for University of Utah and Utah State University.

JLR: cn
Attachments



Office of the Vice President
For Administrative Services

April 17, 2015

Mr. Jeff Reddoor, Building Board Director
Division of Facilities Construction and Management
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for the May 6, 2015 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period March 26, 2015 – April 16, 2015. Please include this in the packet for the May 6, 2015 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
5 Design Agreements, 4 Planning/ Study/Other Agreements.

Item 3; Stadium Restrooms Addition and Remodel

This project was approved by the Building Board in its meeting on the April 8, 2015.

Item 5; Marriott Library HVAC Controls Upgrade

This is one of the capital improvement projects approved by the Building Board on April 8, 2015.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 1 Remodeling Contracts, 0 Site Improvement Contracts.

No significant items.

Report of Project Reserve Fund Activity (Page 3)

Increases:

None.

Decreases:

None.

Report of Contingency Reserve Fund (Page 4)

Increases:

None.

Associate Vice President Facilities Management

1795 East South Campus Dr, Room 219
V. Randall Turpin University Services Building
Salt Lake City, UT 84112-9404
(801) 581-6510
FAX (801) 581-6081

Mr. Jeff Reddoor, Building Board Director
April 17, 2015
Page 2

Decreases:

Project 21553; HPER SE Chiller Plant Upgrade

This transfer of \$46,001 covers the cost of several design omissions and unforeseen conditions the most significant being: (a) Installing flow straightening vanes in the chilled water piping to correct an design omission that did not provide adequate horizontal pipe length before and after balancing valves with the resulting turbulence not allowing the valves to operate properly; (b) Installation of strainers to protect pumps from silt in the chilled water lines; and (c) Five unforeseen items with a total cost of \$24,000.

Representatives from the University of Utah will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Bruce Whittington



Professional Services Agreements

Awarded From March 26, 2015 - April 16, 2015

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21649	Stewart Building Room 104D remodel	AJC Architects Inc	\$ 64,560	\$ 16,833
2	21751	OBGYN Specialty Suite at IMC Murray	FFKR Architects	\$ 248,000	\$ 16,500
3	21745	Stadium Restrooms Addition and Remodel	FFKR Architects	\$ 3,293,830	\$ 98,870
4	21666	Mid Valley Building 3 Level 1 Bulk Pharmacy	FFKR Architects	\$ 2,428,393	\$ 59,000
5	21701	Marriott Library HVAC Controls Upgrade	Spectrum Eng Inc	\$ 2,494,229	\$ 28,601
Planning/Study/ Other					
6	21493	Kennecott Pedestrian Bridge Testing and Inspection	Utah Testing and Engineering LLC	\$ 2,100,019	\$ 25,383
7	21741	Historic Bathhouse Site Facility Plan	MJSA Architecture	\$ 25,700	\$ 25,700
8	21746	Bldg 533 EM Generator Study	Envision Engineering	\$ 19,020	\$ 15,000
9	21757	Stadium Structural Study Levels 4-5-6	BHB Consulting Engineers	\$ 9,500	\$ 9,500



Construction Contracts

Awarded From March 26, 2015 - April 16, 2015

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21388	Lassonde Center Abandoned pipe abatement	Rocmont Industrial Corp		\$ 45,291,895	\$ 11,700
Construction - Site Improvement						



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of March 26, 2015 to April 16, 2015

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,515,484.45			
	INCREASES TO CONTINGENCY RESERVE FUND				
	None				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	None				
21553	REMODELING HPER SE-Chiller Plant Upgrade	(46,001.56)	75,325.68	3.24%	Construction
	ENDING BALANCE	1,469,482.89			

20 April 2015

Jeff Reddoor, Building Board Manager
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the May 2015 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 03/23/15 to 04/20/15.

Professional Contracts, 3 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 6 contracts issued (Page 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

None of the projects needed funds from the contingency fund during this reporting period. The contingency fund is in good order.

Report of Project Reserve Fund Activity (Page 4)

None of the projects needed funds from or contributed to the project reserve fund during this reporting period. The project reserve fund is in good order.

Current Delegated Projects List (Pages 5-6)

Of USU's 46 projects, 5 are pending, 9 are in the design/study phase, 26 are in construction, and 6 are substantially complete.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/bg
c: Gregory L. Stauffer
Bruce Whittington



**Professional Contracts
Awarded From 03/23/15 to 04/20/15**

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Planning and Design FY15	Method Studio	\$114,875.00	\$25,000.00	North District master plan
MISCELLANEOUS CONTRACTS				
2 1200 E Walkway Improvements	CMT Engineering Labs	\$6,691.00	\$6,691.00	Concrete testing
3 USU BC Campus/Robotics lab	Sunrise Engineering Inc	\$4,875.00	\$4,875.00	Plan review and inspections

Construction Contracts Awarded From 03/23/15 to 04/20/15

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 UB Nursing Lab Remodel	Lundahl Building Systems	CRSA	\$157,940.00	\$157,940.00	Construction for Nursing Lab
MISCELLANEOUS CONTRACTS					
2 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$1,635.00	Abatement for Eng Lab Room 124
3 Health, LS, Code, Asbestos FY15	Eagle Environmental		\$130,137.00	\$1,265.00	Abatement in Fine Arts Hallway
4 Concrete Replacement FY15	Cache Valley Coating		\$289,163.00	\$490.00	Recoat two benches
5 Health, LS, Code, Asbestos FY15	Dixon Information		\$130,137.00	\$150.00	Test three samples
6 Health, LS, Code, Asbestos FY14	Dixon Information		\$148,205.00	\$25.00	Test one sample

**Report of Contingency Reserve Fund
From 03/23/15 to 04/20/15**

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE INCREASES TO CONTINGENCY RESERVE FUND NONE DECREASES FROM CONTINGENCY RESERVE FUND NONE	\$343,573.78				
ENDING BALANCE	\$343,573.78				

Report of Project Reserve Fund Activity From 03/23/15 to 04/20/15

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$594,443.07		
INCREASES TO PROJECT RESERVE FUND None			
DECREASES TO PROJECT RESERVE FUND None			
ENDING BALANCE	\$594,443.07		

Current Delegated Projects List 4/20/2015

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A24858	Building Commissioning FY12	Substantial Completion	190,991
A26681	Medium Voltage Upgrades FY13	Construction	258,273
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27157	Planning & Design Fund FY13	Design/Study	103,180
A28857	Equine Education Center Classroom	Substantial Completion	866,079
A28909	Kent Concert Hall Entry Replacement	Substantial Completion	2,244,929
A28997	NFS Kitchen 243/208 Remodel	Substantial Completion	414,289
A28999	Building Commissioning FY14	Commissioning	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Construction	308,965
A29003	Elevator Upgrades FY14	Construction	294,396
A29004	Emergency Generator FY14	Construction	250,000
A29005	Health, LS, Code, Asbestos FY14	Construction	148,205
A29006	Medium Voltage Upgrades FY14	Construction	343,637
A29007	Misc Critical Improvements FY14	Construction	249,979
A29010	Parking Lot Paving FY14	Substantial Completion	835,284
A29011	Planning and Design FY14	Design/Study	148,000
A30560	Innovation Campus Water Line	Construction	185,000
A30682	Tooele Admin Office Remodel	Substantial Completion	282,510
A31318	1200 E Walk Way Improvements	Construction	874,046
A31319	Access Control FY15	Construction	63,483
A31320	BNR Fire Protection Upg Phase 3	Construction	700,405
A31321	Classroom/Auditorium Upgrade FY15	Pending	275,847
A31322	Concrete Replacement FY15	Construction	310,403
A31323	Eccles Conf Ctr Auditorium Upgrade	Construction	511,544

A31324	Elevator Upgrades FY15	Pending	366,133
A31325	Emergency Generator FY15	Pending	229,872
A31327	Health, LS, Code, Asbestos FY15	Construction	137,637
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Pending	460,460
A31330	Morgan Theater Upgrade	Construction	1,421,029
A31332	Old Main Reroof	Design	114,919
A31333	Planning and Design FY15	Design/Study	114,875
A31334	Sign System FY15	Construction	46,009
A31335	Site & Safety Lighting	Design	322,525
A32688	Roosevelt Ed Ctr Controls Upg	Construction	147,124
A32689	Animal Sci HVAC Upg 2014	Construction	160,884
A33054	UB Nursing Lab Remodel	Construction	262,704
A33519	San Juan Hall Remodel	Construction	1,046,290
A33996	USU Brigham City Robotics Lab	Design	409,320
C11368	USUE Mechanical/Lighting upgrade	Construction	877,397
C11375	USUE Library Concrete Replacement	Construction	297,173
C11461	USUE Infrastructure/Automation Upgrade	Design	461,857
C11508	USUE Career Center Upgrades	Design	834,234
C11560	USUE Cosmetology Relocation	Design	300,000
TOTAL (46)			<u><u>\$18,538,764</u></u>



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Administrative Report for Utah Department of Transportation**
Presenter: Kevin Griffin, Director of Maintenance, UDOT

Attached for your review is the Administrative Report for the Utah Department of Transportation.

JLR: cn
Attachments



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

April 30, 2015

Mr. Jeff Reddoor, Building Board Director
Division of Facilities Construction and Management
State Office Building, Room 4110
Salt Lake City, UT 84114

Subject: Utah Department of Transportation Administrative Reports for October Building Board Meeting

Dear Jeff:

The following is a summary of the administrative reports for Utah Department of Transportation for the period [March 2015 – April 2015](#). Please include this in the packet for the July Building Board meeting.

Construction Contracts (Page 1)

[New Contracts:](#)
None

[Certificates of Occupancy:](#)

[Kamas Phase II](#)
[Dugway Salt Storage Building](#)
[Hanksville Salt Storage Building](#)
[Kanab Salt Storage Building](#)

Report of Project Reserve Fund Activity

[Increases:](#)
None

[Decreases:](#)
None

Report of Contingency Reserve Fund

[Increases:](#)
None

[Decreases:](#)
None



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

Representatives from Utah Department of Transportation will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

Kevin E. Griffin, Director of Maintenance
Utah Department of Transportation

Enclosures

CC: Bill Juszczak, Facilities Manager



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 6, 2015
Subject: **Administrative Reports for DFCM**
Presenter: Bruce Whittington, DFCM Interim Director

The following is a summary of the administrative reports for DFCM.

Lease Report (Page 1)

No significant items

Professional Services Agreements, 10 Agreements Issued (Page 2)

The Professional Services Agreements awarded during this period consist of:
9 Design Agreements, 1 Planning/Study/Other Agreements.

No significant items

Construction Contracts, 26 Contracts Issued (Pages 3 - 5)

The Construction Contracts awarded during this period consist of:

1 New Space Contract, 12 Remodeling Contracts, 9 Roofing/Paving and 4 Other.

Item #1, Archives Clearfield Records Center Cold Storage Remodel
Additional FY'16 Capital Improvement Funds were approved for this project.

Item #3, West Valley Driver's License Call Center Reroof & Skylight Replacement

Item #6, Egan Fish Hatchery Reroof & Seismic Upgrade

Item #8, Dixie State Univ. Campus Services Bldg Reroof

Funds from unallocated roofing funds/or Seismic Funds were used to award this contract

Report of Contingency Reserve Fund (Page 6)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications.

Decreases, Capital Development

USU Eastern Campus Central Instructional Building

This transfer of \$79,083 covers the State's share of change order #12. See attached pages #7 - 10 for details and contract summary.

Ogden Juvenile Courts Building

This transfer of \$19,395 covers the State's share of change orders #12 and 13. See attached pages #11 – 15 for details and contract summary.

Report of Contingency Reserve Fund

Decreases, Capital Improvement

Ogden/Weber ATC Campus Wide Exterior Lighting Upgrades

This transfer of \$24,561 covers change orders #1, 2 and 3. See attached pages #16 – 20 for details and contract summary.

Richfield Regional Center Carpet/Painting

This transfer of \$23,991 covers additional construction costs and carpeting costs over budget.

State Hospital Laundry/Recreation Storage Building Replacement

This transfer of \$13,228 covers change order #4 and additional design costs over budget. See attached pages #21 – 23 for details and contract summary.

Report of Project Reserve Fund Activity (Pages 24 -26)

Increases

The increases reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The decrease is a return of funds to complete project.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, on a rolling twelve month basis. We will keep this updated, so you can see who has given and drawn from the Project Reserve Fund over this time period.



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3017 FAX (801) 538-3267

LEASE REPORT

From 03/15/2014 to 04/15/2015

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

NEW LEASES

1.	15-1812 Tax Commission, Dept. Motor Vehicle, 152 E. 100 N., Vernal	New Lease	Office	04/01/14 – 03/31/19		832		\$11.50	New Lease for 5 yrs.
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AMENDMENTS

1.	03-1479 Public Safety Highway Patrol, 10420 N. Jordanelle Blvd., Heber	Renew Lease	Office	07/01/15 – 06/30/20	3,789	3,789	\$14.00	\$14.79	Renew Lease for 5 years. Amendment-5.
2.	09-2152 Public Safety Highway Patrol, 2270 S. 525 W., 103 & 104, Beaver	Renew Lease	Office	07/01/14 – 06/30/19	390	800	\$0.00	\$6.75	Renew Lease for 5 years. Amendment-2.
3.	RE-1001 Public Safety Driver License (Lessor), Utah Crit. Series LLC- (Lessee), 2780 W. 4700 S. Salt Lake City	License	Ground	04/01/15 – 09/02/15		n/a	\$500.00 for 5 mos.		License to use paved lot at DPS- West Valley Driver License Driving Range for 5 months.
4.	09-0913 Corrections, Adult Probation & Parole, 2060 Park Ave., Park City	Renew Lease	Office	07/01/15 – 06/30/18		200	\$21.22	\$21.24	Renew Lease for 3 yrs. Amendment-5.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 03/26/2015; and less than 04/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						JAIM
1	Courts 15010150	Administrative Office Of The Courts Remote Courts	Spectrum Engineers Inc	Design 157166	\$22,000	\$17,860
2	Capitol Preservation Bd 13072050	Capitol Preservation Board Capitol Hill Exterior	Mjsa Architecture Pc	Design 157199	\$100,000	\$74,938
3	Courts 15030150	Courts, Farmington, Gal Remodel Administrative Of	Scott P Evans Architect&assoc	Design 157205	\$18,204	\$11,333
4	University Of Utah 14345750	Energy Engineering Services University Of Utah Fa	Colvin Engineering Associates	Energy 157178	\$3,229,232	\$58,600
5	Dnr - Parks & Recreation 15002510	Jordanelle State Park Hailstone Marina Mba Paving	King Engineering Inc	Design 157198	\$40,481	\$24,400
6	Salt Lake Comm College 15009670	Salt Lake Community College Slcc Scc Main Buildin	Sh Architecture	Design 157184	\$53,398	\$36,388
7	Salt Lake Comm College 15008670	Salt Lake Community College - South City Campus S	Gsbs Pc	Design 157207	\$254,239	\$249,600
8	Utah State University 14385770	Utah State University Programming/design Contrac	Sparano + Mooney Architecture	Design 157194	\$875,368	\$236,500
9	Utah Valley University 15021790	Uvu Losee Center Remodel Dwight Palmer	Design Sequence	Design 157203	\$79,973	\$63,300
10	Utah Valley University 15020790	Uvu Pope Science Remodel Dwight Palmer	Scott P Evans Architect&assoc	Design 157202	\$139,724	\$99,999

State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 03/26/2015; and less than 04/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
1	Admin Serv - State Arch 14132310	Archives C6 Cold Storage Remodel Department Of Ad	Rod Lewis Construction Llc	Const Remodel 157862	\$75,790	\$114,551
2	Corrections - Draper 14034100	Corrections Draper Prison Timpanogos Vt Bldg Rero	Utah Correctional Industries	Roofing 157640	\$29,000	\$30,500
3	Driver License Division 14113550	Department Of Public Safety West Valley Driver L	Noorda Bec Inc / noorda Architectural Metals	Roofing 157859	\$417,721	\$466,719
4	Tax Commission 14285310	Division Of Facilities Construction And Management	Positive Power Llc	Const Remodel 157891	\$105,263	\$51,900
5	Dfcm - Statewide Funds 12107300	Division Of Parks And Recreation Jordanelle State	Sumsion Const. dba Eckles Paving	Paving 157886	\$713,780	\$23,677
6	Dnr - Wildlife Resources 13111520	Division Of Wildlife Resources Egan Fish Hatchery	Conwest Inc	Roofing 157846	\$77,000	\$190,362
7	Dnr - Wildlife Resources 14388520	Division Of Wildlife Resources Lee Kay Fish Hatch	Merrill Sheriff Construction Inc	Const Site Imp 157885	\$659,632	\$281,748
8	Dixie St College Of Utah 14116640	Dixie State University Campus Services - Reroof	Perkes Roofing Inc	Roofing 157825	\$57,684	\$93,120
9	Dixie St College Of Utah 14281640	Dixie State University Burn Arena 2 Each Boiler D	Rocmont Industrial Corp	Haz Mat Const 157866	\$20,000	\$19,737
10	Dnr - Wildlife Resources 13334620	Dwr - Whiterocks Re Circulation Pump Project - Co	Mechanical Service & Systems Inc	Const Site Imp 157847	\$507,769	\$362,468
11	Dfcm - Managed Buildings 12249310	Dws South County Building Painting Scott Whitney	Jm Larsen Painting, Inc.	Const Remodel 157860	\$100,000	\$56,465
12	Dfcm - Managed	Isf Contract - Joanna Reese Add A/c Units To U	Rocky Mountain Mechanical	Const Remodel	\$100,000	\$26,556



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 03/26/2015; and less than 04/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAIM
	Buildings 12249310	-do		157883		
13	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese Cannon Health - 4th F	Red Leaf Design	Const Remodel 157890	\$100,000	\$20,676
14	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese Senate & House Chambe	Peerless Electric Llc	Const Remodel 157852	\$100,000	\$27,212
15	Dfcm - Managed Buildings 12249310	Mtf Building Prep Shop Rtu Replacement Scott Whit	Innovative Sheet Metal Inc	Const Remodel 157864	\$100,000	\$13,130
16	Dnr - Parks & Recreation 14242510	Red Fleet State Park Campground Paving Upgrades D	Nielson Construction	Paving 157867	\$362,729	\$275,168
17	Dfcm - Statewide Funds 14312300	Udot Cal Rampton Complex Administration Building	Eagle Environmental Inc	Haz Mat Const 157838	\$370,622	\$39,952
18	Dfcm - Statewide Funds 11284300	Uhs Old Laundry Facility Asphalt Cap Utah State H	Sumsion Const. dba Eckles Paving	Paving 157857	\$1,701,878	\$24,920
19	University Of Utah 14112750	University Of Utah Thatcher Building Asbestos R	Rocmont Industrial Corp	Haz Mat Const 157865	\$20,000	\$19,250
20	Uintah Basin Atc 14074250	Utah College Of Applied Technology Uintah Basin A	Patriot Construction	Const Remodel 157869	\$471,473	\$471,473
21	Corrections - Cucf 08231110	Utah Department Of Corrections Central Utah Corre	Layton Construction Company	Const New Space	\$30,063,362	\$28,170,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 03/26/2015; and less than 04/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
				157854		
22	National Guard 13174470	Utah National Guard Price Armory Paving Improvem	Nielson Construction	Paving 157844	\$76,784	\$77,189
23	Utah Valley University 14227790	Utah Valley University Various Campus Paving Repa	Morgan Asphalt Inc	Paving 157879	\$252,631	\$245,773
24	Weber State University 14031810	Weber State University Miller Administration Buil	Okland Construction Company, Inc.	Const Remodel 157884	\$4,014,628	\$3,441,049
25	Weber State University 14081810	Weber State University Phase 3 Electrical Upgra	Probst Electric Inc	Const Remodel 157858	\$597,748	\$523,411
26	Weber State University 14297810	Weber State University - Davis Campus D13 Classro	Statur Construction Llc	Const Remodel 157856	\$1,936,790	\$28,000

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3016 Fax (801) 538-3267

REPORT OF CONTINGENCY RESERVE FUND

May-15

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			3,505,467.03	4,348,861.08	7,415.55				
FUNDING									
NONE									
INCREASES TO CONTINGENCY RESERVE FUND									
11077	WSU	Professional Classrm Bld And Central Plant	185,031.02	-	-	76,146.30	0.22%	Construction	97%
14080	WSU	Dee Event Ctr South Stairs Replacement	-	1,208.00	-	11,354.46	3.38%	Closed	100%
DECREASES TO CONTINGENCY RESERVE FUND									
13180	USU-EAST	Central Instructional Bldg	(79,083.00)	-	-	473,350.00	1.51%	Construction	37%
14078	OWATC	Campus Wide Exterior Lights	-	(24,560.50)	-	24,560.50	9.48%	Construction	72%
13310	DFCM	Richfield Regional Carpet/Paint	-	(23,991.13)	-	90,124.43	38.36%	Complete	91%
08284	Courts	New Ogden Juvenile Building	(19,395.00)	-	-	1,406,099.49	4.73%	Construction	88%
12345	WSU	Tracy Hall Science Bldg	(14,069.65)	-	-	129,604.45	0.22%	Construction	24%
13081	DHS	USH Laundry/Recreation Storage Building	-	(13,228.06)	-	139,164.96	22.89%	Complete	99%
12066	Corrections	AP&P Waste & Water Repairs	-	(10,829.13)	-	31,938.71	9.96%	Construction	55%
14156	Education	Blind Library Fire Alarm Upgrade	-	(4,684.03)	-	7,046.59	4.82%	Construction	88%
14282	Health	Cannon Windows/Bathrooms Upgrade	-	(4,341.91)	-	4,341.91	0.86%	Construction	30%
14084	Courts	Logan Security Camers/DVR Upgrade	-	(1,848.00)	-	1,848.00	4.42%	Construction	0%
14155	Health	Cannon Relief Fan Walls	-	(825.00)	-	4,438.99	2.98%	Construction	7%
10036	SLCC	RRC New Instructional and Admin Complex	(780.75)	-	-	1,814,654.69	5.56%	Closed	100%
14072	Courts	Matheson Sound System Replacement	-	(704.67)	-	6,974.67	0.97%	Construction	39%
14036	UVU	Education Bldg Elevator	-	(396.00)	-	396.00	0.29%	Construction	0%
13138	Courts	Ogden HVAC In Jury Rooms	-	(180.00)	-	180.00	0.54%	Closed	100%
12185	DFCM	Gov Mansion West Entrance Seismic Improv	-	(94.00)	-	681,482.00	69.89%	Closed	100%
TOTAL			3,577,169.65	4,264,386.63	7,415.55				



Construction Change Order
CO 012
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	BRIAN BALES JACOBSEN CONSTRUCTION	Status:	CO EXECUTED
		Change Order Date:	Mar 16, 2015
		Total Amount:	\$338,838.00
		New End Date:	
Capital Project:	13180610 (USU EASTERN CAMPUS CENTRAL INSTRUCTIONAL BUILDING COMMITTED OVERSTATED BY \$12,528,933.61 FOR CLOSED JACOBSEN CONTRACT 147720A, CAN'T CORRECT)		

Contractor		Original		Change	
Contractor:	03526A (JACOBSEN CONSTRUCTION)	Award:	\$20,000.00	Award:	\$20,000.00
		Change Order:	\$15,245,240.00	Change Order:	\$15,584,078.00
		Total:	\$15,265,240.00	Total:	\$15,604,078.00
Address Code:	001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	Start:	Mar 21, 2014	Start:	Mar 21, 2014
Contract:	147720A	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 49 PRECAST STAIR AND STEEL ENGINEERING COORDINATION	001	CONSTRUCTION	AE OMISSION-CON	\$795.00	
002	PCO #50 CURTAIN WALL DETAILS AND MODIFICATIONS	001	CONSTRUCTION	AE OMISSION-CON	\$47,682.00	
003	PCO #53 ELECTRIC SWITCHBOARD METERING MODIFICATION	001	CONSTRUCTION	AE OMISSION-CON	\$2,368.00	
004	PCO #54 REMOVE ABANDON TUNNEL	001	CONSTRUCTION	UNK COND-CONTIN	\$9,427.00	
005	PCO #59 GEARY THEATER BID PACK 1 OF 2	001	CONSTRUCTION	BID PACKAGE	\$321,678.00	
006	PCO #60 CREDIT FOR THEATER LIGHTS - THIS AMOUNT NOW MOVED TO USU FF&E FOR PURCHASE BY USU	001	CONSTRUCTION	AGENCY SCOPE-P	\$(61,923.00)	
007	PCO #61 ACOUSTICAL CURTAINS	001	CONSTRUCTION	AE OMISSION-CON	\$18,811.00	

State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147720A

Construction Contract Summary

147720A - Utah State University | Usue Central Instructional Building |

Project Title:	Usu Eastern Campus Central Instructional Building Committed Overstated By \$12,528,933.61 For Closed Jacobsen Contract 147720a, Can't Correct	Vendor #:	03526A
Project #:	<u>13180610</u>	Jacobsen Construction	
Program Director:	Brian Bales (172200)	Po Box 27608	
Open PO's-Prj:	(1) for <u>\$5,000.00</u>	Salt Lake City, Ut 84127	
Contract Name:	Utah State University Usue Central Instructional Building	Status:	Notice To Proceed
Contract Type:	Constr Cmge	DO #:	14042302111
<hr/>			
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	<u>3000-300-3337-FWA-13180610</u>	Retainage #:	8695249
Project Title:	Usu Eastern Campus Central Instructional Building Committed Overstated By \$12,528,933.61 For Closed Jacobsen Contract 147720a, Can't Correct	Vendor #:	03526A
Project #:	<u>13180610</u>	Jacobsen Construction	
Program Director:	Brian Bales (172200)	Po Box 27608	
Open PO's-Prj:	(1) for <u>\$5,000.00</u>	Salt Lake City, Ut 84127	
Contract Name:	Utah State University Usue Central Instructional Building	Status:	Notice To Proceed
Contract Type:	Constr Cmge	DO #:	14042302111
<hr/>			
Component Group:	Construction	Expense Budget:	6816
Component:	Construction(8)	Property #:	
Account:	<u>3000-300-3337-FWB-13180610</u>	Retainage #:	8695249
Project Title:	Usu Eastern Campus Central Instructional Building Committed Overstated By \$12,528,933.61 For Closed Jacobsen Contract 147720a, Can't Correct	Vendor #:	03526A
Project #:	<u>13180610</u>	Jacobsen Construction	
Program Director:	Brian Bales (172200)	Po Box 27608	
Open PO's-Prj:	(1) for <u>\$5,000.00</u>	Salt Lake City, Ut 84127	
Contract Name:	Utah State University Usue Central Instructional Building	Status:	Notice To Proceed
Contract Type:	Constr Cmge	DO #:	14042302111
<hr/>			
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	<u>3000-300-3337-FWB-13180610</u>	Retainage #:	8695249

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
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State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147720A

Construction Contract Summary

Funding Source	Budget %	Appropriation	Allotment
EDFY2015		\$18,731,260.00	\$0.00
GFFY2014	100.00	\$500,000.00	\$0.00
Funding Totals:	100.00	\$19,231,260.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
7/21/14	13180610-#1	Invoice Released	\$241,525.70
9/4/14	13180610#2	Invoice Released	\$556,446.56
10/2/14	13180610-#3	Invoice Released	\$831,598.38
11/3/14	13180610- #4	Invoice Released	\$905,577.88
11/24/14	13180610#5	Invoice Released	\$1,071,469.19
1/6/15	13180610#6	Invoice Released	\$1,242,972.19
2/11/15	13180610#7	Invoice Released	\$1,327,240.18
3/10/15	13180610#8	Invoice Released	\$1,353,153.57
3/19/15	13180610#9	Invoice Released	\$1,024,605.57
	Total Payments:		\$ 8,554,589.22

Retainage Summary

Date	Invoice #	Status	Amount
7/21/14	147720-#1	Invoice Released	\$12,711.89
9/4/14	147720-#2	Invoice Released	\$1,515.41
10/2/14	147720-#3	Invoice Released	\$43,768.34
11/3/14	147720- #4	Invoice Released	\$75,433.23
11/24/14	147720#5	Invoice Released	\$56,393.11
1/6/15	147720#6	Invoice Released	\$65,419.61
2/11/15	147720#7	Invoice Released	\$69,854.74
3/10/15	147720#8	Invoice Released	\$71,218.61
3/19/15	147720#9	Invoice Released	\$53,926.61
	Retainage Total:		\$450,241.55

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 450,241.55

Change Order Summary

Awards

Award Date	Number	Amount
03/05/2014	A001	\$20,000.00
	Total Award:	\$ 20,000.00

Change Orders

Date	Number	Status	Amount
6/3/14	CO-001	Co Executed	\$832,841.00
6/13/14	CO-002	Co Executed	\$896,079.00
8/5/14	CO-003	Co Executed	\$2,746,847.00
9/3/14	CO 004	Co Executed	\$3,633.00
9/24/14	CO 005	Co Executed	\$91,104.00
10/8/14	CO 006	Co Executed	\$105,386.00
10/8/14	CO 007	Co Executed	\$111,222.00
10/14/14	CO 008	Co Executed	\$74,763.00
10/28/14	CO-009	Co Executed	\$10,315,636.00
12/1/14	CO 010	Co Executed	\$71,358.00
1/27/15	CO 011	Co Executed	\$(3,629.00)
3/16/15	CO 012	Co Executed	\$338,838.00

Change Order Total:	\$15,584,078.00
Total Amendments (Less: Award Bid Pack Changes):	\$726,919.00
Adjusted Contract Value:	\$15,604,078.00

Change Order % of Original: 77920.39%

Percentage of Contract Paid: 57.71%

Dates		Days	
From	To	Target	Lapsed
3/21/14	7/1/15	467	392
Adjusted	Substantial	Original	Days
7/1/15		7/1/15	

Percentage of Time Lapsed: 83.94%

Reasons for Change Orders



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147720A

Construction Contract Summary

Contract Summary

Adjusted Contract Value:	\$ 15,604,078.00
Paid to Contractor:	\$8,554,589.22
Retainage to Bank:	\$450,241.55
Total Paid:	\$9,004,830.77
Contract Balance:	\$6,599,247.23

Contractor Summary

Adjusted Contract Value:	\$ 15,604,078.00
Paid to Contractor:	\$8,554,589.22
Retainage Releases:	\$.00
Total Paid to Contractor:	\$8,554,589.22
Contractor Balance:	\$7,049,488.78

Reason	Percent	Amount
Unk Cond-contin	1.30%	\$9,427.00
Dfcm Scope-prej	-0.85%	-\$6,186.00
Ae Omission-con	9.58%	\$69,656.00
Unknown - Dfcm	45.86%	\$333,364.00
Dfcm Scope-cont	0.35%	\$2,557.00
Bid Package	44.25%	\$321,678.00
Award Bid Pack	2043.85%	\$14,857,159.00
Omiss - Dfcm Cn	8.03%	\$58,346.00
Agency Scope-p	-8.52%	-\$61,923.00
Total Changes (less Award Bid Packs):		\$15,584,078.00



Construction Change Order
CO 012
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	MUELLER JACOBSEN	Status:	CO EXECUTED
		Change Order Date:	Mar 18, 2015
		Total Amount:	\$16,858.00
		New End Date:	
Capital Project:	08284150 (NEW OGDEN JUVENILE COURTS BUILDING)		

Contractor	Original	Change
Contractors: 03526A (JACOBSEN CONSTRUCTION)	Award: \$28,135,313.00	Award: \$28,135,313.00
	Change Order: \$739,935.57	Change Order: \$756,793.57
	Total: \$28,875,248.57	Total: \$28,892,106.57
Address/Code: 001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	Start: Nov 22, 2013	Start: Nov 22, 2013
Contract: 147633	End:	End:

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 48 - THIS CHANGE COVERS UNSIGHTLY STRUCTURAL PROTRUSIONS IN SEVERAL PUBLIC LOBBIES.	001	CONSTRUCTION	AE OMISSION-CON	\$3,463.00	
002	THIS CHANGE ADDS SPRINKLER HEADS WHERE REQUIRED.	001	CONSTRUCTION	AE OMISSION-CON	\$2,791.00	
003	PR 50 - THIS CHANGE DELETES A LAYER OF GYP BOARD THAT OCCURS ATOP ALL WOOD WAINSCOTS IN THE COURTROOMS.	001	CONSTRUCTION	UNK COND-CONTIN	\$(2,400.00)	
004	PR 36 - THIS CHANGE ADDS CABINET LOCKS TO COURTROOM DRAWERS.	001	CONSTRUCTION	AE OMISSION-CON	\$1,685.00	
005	CCD 22 - THIS CHANGES 3/16" ANODIZED ALUMINUM DOOR TRIM TO 1/4" STAINLESS STEEL BECAUSE THE SS WILL NOT SCRATCH AS EASILY.	001	CONSTRUCTION		\$1,518.00	
006	CCD 23 - STAIR D IS MISSING A GUARD RAIL AND THIS CHANGE ADDS THE RAIL.	001	CONSTRUCTION	AE OMISSION-CON	\$4,954.00	
007	PR 45 - THIS CHANGE ADDS RETURN AIR OPENINGS TO THE COURTROOMS.	001	CONSTRUCTION	AE OMISSION-CON	\$2,738.00	
008	PR 51 - DFCM MAINTENANCE FOR THE BLDG REQUESTED THAT THE IRRIGATION CONTROLLER BE UPDATED TO THEIR CURRENT STANDARDS.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$2,109.00	



Construction Change Order
CO 013
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	MUELLER JACOBSEN	Status:	CO EXECUTED
		Change Order Date:	Apr 6, 2015
		Total Amount:	\$8,548.00
		New End Date:	
Capital Project:	08284150 (NEW OGDEN JUVENILE COURTS BUILDING)		

Contractor	Original	Change
Contractors: 03526A (JACOBSEN CONSTRUCTION)	Award: \$28,135,313.00	Award: \$28,135,313.00
	Change Order: \$756,793.57	Change Order: \$765,341.57
	Totals: \$28,892,106.57	Totals: \$28,900,654.57
Address Codes: 001 (PO BOX 27608, 3131 WEST 2210 SOUTH, SALT LAKE CITY, UT 84127)	Start: Nov 22, 2013	Start: Nov 22, 2013
Contracts: 147633	End:	End:

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR 52 - THIS CHANGE ADDS FOAM TO THE LEVEL 4 ROOF GARDEN TO ACHIEVE AN EVEN 12" LAYER OF SOIL ACROSS THE ENTIRE ROOF SURFACE. IT ALSO ADDS FOAM, A 1/2" LAYER OF DENSDECK, AND A LAYER OF ICE AND WATER SHIELD TO THE SLLY PORT ROOF.	001	CONSTRUCTION	AE OMISSION-CON	\$2,537.00	
002	PR 55 - THIS CHANGE ADDS ROLLER SHADES TO WINDOWS AS REQUESTED BY COURTS. COURTS REQUESTED THAT THIS SCOPE CHANGE BE PAID FOR FROM FUNDS IN THE PROJECT'S FF&E ACCOUNT.	001	CONSTRUCTION	AGENCY SCOPE-O	\$6,011.00	

State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147633

Construction Contract Summary

147633 - Administrative Office Of The Courts | Ogden Second District J

Project Title:	New Ogden Juvenile Courts Building	Vendor #:	03526A
Project #:	<u>08284150</u>		Jacobsen Construction
Program Director:	Matthias Mueller (109256)		Po Box 27608
Open PO's-Prj:	(1) for <u>\$5,000.00</u>		Salt Lake City, Ut 84127
Contract Name:	Administrative Office Of The Courts Ogden Second District J	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13121394656

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	<u>3000-300-3332-FVA-08284150</u>	Retainage #:	8695157
Project Title:	New Ogden Juvenile Courts Building	Vendor #:	03526A
Project #:	<u>08284150</u>		Jacobsen Construction
Program Director:	Matthias Mueller (109256)		Po Box 27608
Open PO's-Prj:	(1) for <u>\$5,000.00</u>		Salt Lake City, Ut 84127
Contract Name:	Administrative Office Of The Courts Ogden Second District J	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13121394656

Component Group:	Construction	Expense Budget:	6818
Component:	Construction(8)	Property #:	
Account:	<u>3000-300-3332-FVA-08284150</u>	Retainage #:	8695157

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2009	100.00	\$3,250,000.00	\$0.00
Funding Totals:	100.00	\$3,250,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
1/13/14	08284150#1	Invoice Released	\$708,888.11
2/10/14	08284150#2	Invoice Released	\$829,989.63
3/10/14	08284150#3	Invoice Released	\$1,338,476.80
4/10/14	08284150#4	Invoice Released	\$2,078,443.48
5/19/14	08284150#5	Invoice Released	\$1,866,169.17
6/13/14	08284150#6	Invoice Released	\$1,507,168.74
7/15/14	08284150#7	Invoice Released	\$1,134,199.85
8/13/14	08284150#8	Invoice Released	\$3,072,851.74
9/24/14	147633 #9	Invoice Released	\$2,597,080.08
10/16/14	08284150 #10	Invoice Released	\$1,192,178.38
11/24/14	08284150#11	Invoice Released	\$1,698,877.65
12/10/14	08284150#12	Invoice Released	\$2,014,522.87

Change Order Summary

Awards		
Award Date	Number	Amount
11/18/2013	A001	\$28,135,313.00
Total Award:		\$ 28,135,313.00

Change Orders

Date	Number	Status	Amount
6/5/14	CO 001	Co Executed	\$62,982.57
6/16/14	CO 002	Co Executed	\$74,723.00
8/12/14	CO 003	Co Executed	\$113,883.00
8/12/14	CO 004	Co Executed	\$0.00
9/12/14	CO 005	Co Executed	\$15,690.00
10/21/14	CO 006	Co Executed	\$147,375.00

State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147633

Construction Contract Summary

Date	Invoice #	Status	Amount
2/6/15	08284150#13	Invoice Released	\$1,252,667.20
2/18/15	08284150#14	Invoice Released	\$1,114,340.46
3/18/15	08284150#15	Invoice Released	\$1,584,180.13
4/13/15	08284150#16	New	\$977,519.15
4/13/15	147633#16	New	\$51,448.40
Total Payments:			\$ 25,019,001.84

Retainage Summary

Date	Invoice #	Status	Amount
1/13/14	147633#1	Invoice Released	\$37,309.91
2/10/14	147633#2	Invoice Released	\$43,683.68
3/10/14	147633#3	Invoice Released	\$70,446.15
4/10/14	147633#4	Invoice Released	\$109,391.77
5/19/14	147633#5	Invoice Released	\$98,219.44
6/13/14	147633#6	Invoice Released	\$79,324.67
7/15/14	147633#7	Invoice Released	\$59,694.73
8/13/14	147633#8	Invoice Released	\$161,729.04
9/25/14	147633 #9.	Invoice Released	\$136,688.45
10/16/14	147633 #10	Invoice Released	\$62,746.23
11/24/14	147633#11	Invoice Released	\$89,414.61
12/10/14	147633#12	Invoice Released	\$106,027.01
2/6/15	147633#13	Invoice Released	\$65,929.84
2/18/15	147633#14	Invoice Released	\$58,649.51
3/18/15	147633#15	Invoice Released	\$83,377.90
Retainage Total:			\$1,262,632.94

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 1,262,632.94

Contract Summary

Adjusted Contract Value:	\$ 28,900,654.57
Paid to Contractor:	\$25,019,001.84
Retainage to Bank:	\$1,262,632.94

Change Orders

Date	Number	Status	Amount
10/21/14	CO 007	Co Executed	\$95,442.00
11/18/14	CO 008	Co Executed	\$108,075.00
11/26/14	CO 009	Co Executed	\$0.00
1/20/15	CO 010	Co Executed	\$68,489.00
2/2/15	CO 011	Co Executed	\$53,276.00
3/18/15	CO 012	Co Executed	\$16,858.00
4/6/15	CO 013	Co Executed	\$8,548.00

Change Order Total: \$765,341.57

Total Amendments (Less: Award Bid Pack Changes): \$765,341.57

Adjusted Contract Value: \$28,900,654.57

Change Order % of Original: 2.72%

Percentage of Contract Paid: 90.94%

Dates		Days	
From	To	Target	Lapsed
11/22/13	6/7/15	562	511
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
6/7/15			

Percentage of Time Lapsed: 90.93%

Reasons for Change Orders

Reason	Percent	Amount
A/e Errors	0.17%	\$1,318.00
Ae Omission-con	11.64%	\$89,078.00
Ae Error-contin	2.17%	\$16,586.00
Omiss - Dfcm Cn	19.24%	\$147,245.07
Unk Cond-contin	-0.31%	-\$2,400.00
Agency Scope- A	3.95%	\$30,239.00
Scope - Dfcm	-0.73%	-\$5,622.00
Unk Cond-projec	-1.41%	-\$10,803.00
Time Extension	0.00%	\$0.00
Unknown - Dfcm	29.92%	\$229,001.50
	0.20%	\$1,518.00
Acct Recon	17.97%	\$137,557.00
A/e Err - Dfcm	0.08%	\$596.00
Dfcm Scope-cont	2.21%	\$16,942.00
Agency Scope-o	0.79%	\$6,011.00



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147633

Construction Contract Summary

Total Paid: \$26,281,634.78
Contract Balance: \$2,619,019.79

Contractor Summary

Adjusted Contract Value: \$ 28,900,654.57
Paid to Contractor: \$25,019,001.84
Retainage Releases: \$.00
Total Paid to Contractor: \$25,019,001.84
Contractor Balance: \$3,881,652.73

Reasons for Change Orders

Reason	Percent	Amount
Scope - Ag/inst	14.12%	\$108,075.00
Total Changes (less Award Bid Packs):		\$765,341.57



Construction Change Order
CO 001
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	TIM K PARKINSON CARVER ELECTRIC	Status:	CO EXECUTED
		Change Order Date:	Mar 25, 2015
		Total Amount:	\$7,779.50
		New End Date:	Apr 8, 2015
Capital Project:	14078240 (OGDEN WEBER ATC CAMPUS WIDE EXTERIOR LIGHTING UPGRADES)		

Contractor		Original		Change	
Contractors:	VC0000184761 (CARVER ELECTRIC LLC)	Award:	\$234,500.00	Award:	\$234,500.00
		Change Order:	\$0.00	Change Order:	\$7,779.50
		Total:	\$234,500.00	Total:	\$242,279.50
Address Code:	001 (4266 SOUTH 760 EAST, SALT LAKE CITY, UT 84107)	Start:	Jan 12, 2015	Start:	Jan 12, 2015
Contract:	157772	End:		End:	Apr 8, 2015

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
002	ADD ADAPTERS FOR 5" POLES. SPECIFIED FIXTURES ARE DESIGNED FOR 4" OD ALL EXISTING 15' AND 20' POLES HAVE A 5" OD AN ADAPTER NEEDS TO BE PURCHASED IN ORDER FOR NEW FIXTURES TO FIT EXISTING POLES	001	CONSTRUCTION	UNK COND-CONTIN	\$7,779.50	Apr 8, 2015



Construction Change Order
CO 002
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	TIM K PARKINSON CARVER ELECTRIC	Status:	CO EXECUTED
		Change Order Date:	Mar 25, 2015
		Total Amount:	\$6,800.00
		New End Date:	
Capital Project:	14078240 (OGDEN WEBER ATC CAMPUS WIDE EXTERIOR LIGHTING UPGRADES)		

Contractor		Original		Change	
Contractor:	VC0000184761 (CARVER ELECTRIC LLC)	Award:	\$234,500.00	Award:	\$234,500.00
		Change Order:	\$7,779.50	Change Order:	\$14,579.50
		Total:	\$242,279.50	Total:	\$249,079.50
Address Code:	001 (4266 SOUTH 760 EAST, SALT LAKE CITY, UT 84107)	Start:	Jan 12, 2015	Start:	Jan 12, 2015
Contract:	157772	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	RE-WIRED ALL EXISTING LIGHT POLES TO FIX CODE VIOLATIONS FOUND IN UNDERGROUND WIRING (ALL EXISTING POLES WERE FOUND TO HAVE BUTT SPLICES AND OR SPLICED WIRE IN CONDUITS AND IN NON ACCESSIBLE LOCATIONS).	001	CONSTRUCTION	UNK COND-CONTIN	\$6,800.00	



Construction Change Order
CO 003
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	TIM K PARKINSON CARVER ELECTRIC	Status:	CO EXECUTED
		Change Order Date:	Mar 25, 2015
		Pot. Amount:	\$9,981.00
		New End Date:	May 28, 2015
Capital Project:	14078240 (OGDEN WEBER ATC CAMPUS WIDE EXTERIOR LIGHTING UPGRADES)		

Contractor	Original	Change
Contractor: VC0000184761 (CARVER ELECTRIC LLC)	Award: \$234,500.00	Award: \$234,500.00
	Change Order: \$14,579.50	Change Order: \$24,560.50
	Total: \$249,079.50	Total: \$259,060.50
Address Code: 001 (4266 SOUTH 760 EAST, SALT LAKE CITY, UT 84107)	Start: Jan 12, 2015	Start: Jan 12, 2015
Contract: 157772	End:	End: May 28, 2015

Line Item						
Line	Description	Contract Line #	Component	Reason	Change Amount	New End Date
001	ADD FIXTURES, POLES AND BASES IN VARIOUS LOCATIONS AS PER DIRECTION OF RFI #1. LIGHT POLES HAVE 6 WEEK LEAD TIME FIXTURES HAVE 4 WEEK LEAD TIME	001	CONSTRUCTION	DFCM SCOPE-CONT	\$9,981.00	May 28, 2015

State of Utah

Division of Facilities and Construction
Management
Consulting Contract = 157772

Construction Contract Summary

157772 - Utah College Of Applied Technology | Ogden Weber Atc | Exterio

Project Title: Ogden Weber Atc Campus Wide Exterior Lighting Upgrades Vendor #: VC0000184761
 Project #: 14078240 Carver Electric Llc
 Program Director: Tim Parkinson (104577) 4266 South 760 East
 Open PO's-Prj: (1) for \$5,000.00 Salt Lake City, Ut 84107
 Contract Name: Utah College Of Applied Technology | Ogden Weber Atc | Exterio Status: Notice To Proceed
 Contract Type: Const Remodel DO #: 15022620932

Component Group: Construction Expense Budget: 6813
 Component: Construction(8) Property #:
 Account: 3000-300-3338-FXA-14078240 Retainage #:

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015	100.00	\$276,000.00	\$0.00
Funding Totals:	100.00	\$276,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
3/3/15	14078240#1	Invoice Released	\$89,110.00
3/11/15	14078240#2	Invoice Released	\$89,110.00
Total Payments:			\$ 178,220.00

Retainage Summary

Date	Invoice #	Status	Amount
3/3/15	157772#1	Invoice Released	\$4,690.00
3/11/15	157772#2	Invoice Released	\$4,690.00
Retainage Total:			\$9,380.00

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 9,380.00

Contract Summary

Adjusted Contract Value: \$ 259,060.50
 Paid to Contractor: \$178,220.00

Change Order Summary

Awards

Award Date	Number	Amount
01/06/2015	A001	\$234,500.00
Total Award:		\$ 234,500.00

Change Orders

Date	Number	Status	Amount
3/25/15	CO 001	Co Executed	\$7,779.50
3/25/15	CO 002	Co Executed	\$6,800.00
3/25/15	CO 003	Co Executed	\$9,981.00

Change Order Total: \$24,560.50

Total Amendments (Less: Award Bid Pack Changes): \$24,560.50

Adjusted Contract Value: \$259,060.50

Change Order % of Original: 10.47%

Percentage of Contract Paid: 72.42%

Dates		Days	
From	To	Target	Lapsed
1/12/15	4/1/15	79	95
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
4/1/15		4/1/15	
Percentage of Time Lapsed:			120.25%



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 157772

Construction Contract Summary

Retainage to Bank: \$9,380.00
Total Paid: \$187,600.00
Contract Balance: \$71,460.50

Contractor Summary

Adjusted Contract Value: \$ 259,060.50
Paid to Contractor: \$178,220.00
Retainage Releases: \$.00
Total Paid to Contractor: \$178,220.00
Contractor Balance: \$80,840.50

Reasons for Change Orders

Reason	Percent	Amount
Dfem Scope-cont	40.64%	\$9,981.00
Unk Cond-contin	59.36%	\$14,579.50
Total Changes (less Award Bid Packs):		\$24,560.50



Construction Change Order
CO 004
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	BRIAN BALES KELLER CONSTRUCTION	Status:	CO EXECUTED
		Change Order Date:	Apr 6, 2015
		Total Amount:	\$8,810.33
		New End Date:	Mar 31, 2015
Capital Project:	13081420 (STATE HOSPITAL LAUNDRY/RECREATION STORAGE BUILDING REPLACEMENT)		

Contractor		Original		Change	
Contractor:	79573B (KELLER CONSTRUCTION INC)	Award:	\$497,170.00	Award:	\$497,170.00
		Change Order:	\$82,060.95	Change Order:	\$90,871.28
		Total:	\$579,230.95	Total:	\$588,041.28
Address/End:	001 (2412 SOUTH 3400 WEST, SALT LAKE CITY, UT 84119)	Start:	Dec 2, 2013	Start:	Dec 2, 2013
Contract:	147635	End:		End:	Mar 31, 2015

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	REROUTE SEWER LINE FROM FACILITIES BUILDING, ADDITIONAL UNFORESEEN DEMOLITION ON THE OLD LAUNDRY	001	CONSTRUCTION	UNK COND-CONTIN	\$7,375.13	Mar 31, 2015
002	ADDITIONAL CIRCUIT IN THE NEW LAUNDRY BUILDING	001	CONSTRUCTION	AE OMISSION-CON	\$1,435.20	

State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147635

Construction Contract Summary

147635 - Utah State Hospital Laundry Storage Bldg | Brian Bales

Project Title: State Hospital Laundry/recreation Storage Building Replacement Vendor #: 79573B
 Project #: 13081420 Keller Construction Inc
 Program Director: Brian Bales (172200) 2412 South 3400 West
 Open PO's-Prj: (5) for \$14,342.34 Salt Lake City, Ut 84119
 Contract Name: Utah State Hospital Laundry Storage Bldg | Brian Bales Status: Notice To Proceed
 Contract Type: Const New Space DO #: 13122495252

Component Group: Construction Expense Budget: 6811
 Component: Construction(8) Property #:
 Account: 3000-300-3337-FXA-13081420 Retainage #: 8695221

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$685,414.96	\$0.00
Funding Totals:	100.00	\$685,414.96	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
5/13/14	991188	Invoice Released	\$168,763.22
10/2/14	998192	Invoice Released	\$293,821.91
3/26/15	13081420#3	Invoice Released	\$87,684.26
Total Payments:			\$ 550,269.39

Retainage Summary

Date	Invoice #	Status	Amount
5/13/14	147635#1	Invoice Released	\$8,882.28
10/2/14	147635#2	Invoice Released	\$15,464.31
3/19/15	147635#3	Invoice Released	\$4,614.97
Retainage Total:			\$28,961.56

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 28,961.56

Contract Summary

Change Order Summary

Awards

Award Date	Number	Amount
11/19/2013	A001	\$497,170.00
Total Award:		\$ 497,170.00

Change Orders

Date	Number	Status	Amount
3/28/14	CO 001	Co Executed	\$15,389.71
10/28/14	CO 002	Co Executed	\$15,107.00
1/8/15	CO 003	Co Executed	\$51,564.24
4/6/15	CO 004	Co Executed	\$8,810.33

Change Order Total: \$90,871.28

Total Amendments (Less: Award Bid Pack Changes): \$90,871.28

Adjusted Contract Value: \$588,041.28

Change Order % of Original: 18.28%

Percentage of Contract Paid: 98.50%

Dates		Days	
From	To	Target	Lapsed
12/2/13	3/31/15	484	501
Adjusted	Substantial	Original	Days
3/31/15	8/19/14	5/20/14	



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147636

Construction Contract Summary

Adjusted Contract Value:	\$ 588,041.28
Paid to Contractor:	\$550,269.39
Retainage to Bank:	\$28,961.56
Total Paid:	\$579,230.95
Contract Balance:	\$8,810.33

Percentage of Time Lapsed: 103.51%

Reasons for Change Orders

Reason	Percent	Amount
Unknown - Dfem	33.56%	\$30,496.71
Scope - Dfem	56.74%	\$51,564.24
Unk Cond-contin	8.12%	\$7,375.13
Ae Omission-con	1.58%	\$1,435.20
Total Changes (less Award Bid Packs):		\$90,871.28

Contractor Summary

Adjusted Contract Value:	\$ 588,041.28
Paid to Contractor:	\$550,269.39
Retainage Releases:	\$.00
Total Paid to Contractor:	\$550,269.39
Contractor Balance:	\$37,771.89



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	May-15 % of Constr. Budget
<u>BEGINNING BALANCE</u>			<u>1,777,578.42</u>	<u>4,198,883.17</u>	<u>968,481.36</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>							
13109900	UDOT	Rampton Elevator Upgrade		106,038.83		Design, Inspection & Insurance Budgets	17%
11270100	UDC	Draper Wasatch Boiler Room Plumbing Replacement		29,043.50		Construction Budget	26%
14322390	Health	Cannon Exit Signs Replacement		22,924.29		Construction, Design, Inspection & Insurance Budget	49%
14145050	CPB	Senate Bldg UHP Control Room A/C		21,643.00		Construction, Inspection, & Insurance Budgets	57%
14161520	DNR	DWR Replace Law Enforcement Evidence Freezer		18,480.50		Construction, Inspection, & Insurance Budgets	31%
14323200	DHS	Buffmire Bldg Exit Signs Replacement		11,706.52		Construction & Insurance Budgets	57%
14095640	DIXIE	Remove Underground Fuel Storage Tank		10,634.46		Construction, Design, Inspection & Insurance Budget	12%
14121030	ABC	Store #10 Non-slip Pads On Roof		9,192.00		Construction, Design, Inspection & Insurance Budget	100%
14071900	UDOT	MTF Bldg Fire Alarm Upgrade		9,156.72		Construction, Design, Inspection & Insurance Budget	7%
13237660	SLCC	RRC Replace Boiler #1		8,896.36		Construction, Design, Inspection & Insurance Budget	2%
13235640	DIXIE	Campus Fire Alarm Upgrade		7,449.29		Construction, Design, Inspection & Insurance Budget	3%
13119010	Agriculture	Replace Spry Door Hardware		6,137.33		Construction, Design, Inspection & Insurance Budget	5%
14037790	UVU	Various Bldgs Fire Alarm Replacement		2,717.00		Design, Inspection & Insurance Budgets	1%
14164100	UDC	Draper Admin Bldg Lightning Protection		726.00		Inspection, & Insurance Budgets	1%
14320150	Courts	St George Masonry Repairs		409.00		Inspection, & Insurance Budgets	1%
14080810	WSU	Dee Center South Stairs Replacement		159.83		Insurance Budget	0%
<u>DECREASES TO PROJECT RESERVE FUND:</u>							
13093310	DFCM	Provo Regional Boiler Replacement		(3,250.00)		Return For Additional Project Costs	2%
<u>ENDING BALANCE</u>			<u>1,777,578.42</u>	<u>4,460,947.80</u>	<u>968,481.36</u>		



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May-15

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>INCREASES TO PROJECT RESERVE FUND:</u>			
ABC Total	-	221,388.35	-
Agriculture Total	-	6,137.33	-
BATC Total	-	28,429.89	-
BLIND Total	2,728.02	29,220.69	-
COURTS Total	-	157,806.41	-
CPB Total	-	28,088.18	-
DAG Total	-	19,780.82	-
DAS Total	-	30,993.51	-
DATC Total	-	7,075.52	-
DCED Total	-	75,911.45	-
DFCM Total	153,752.05	465,773.19	-
DHS Total	-	69,852.92	-
DIXIE Total	-	19,628.36	-
DNR Total	-	339,251.97	-
DPS Total	-	128,119.02	-
DWS Total	-	136,238.18	-
DXATC Total	-	3,780.17	-
ED Total	-	54,620.66	-
Education Total	-	193,848.41	-
FAIRPARK Total	-	82,515.89	-
GOED Total	-	12,814.05	-
HEALTH Total	-	71,468.50	-
MATC Total	-	40,396.61	-
OWATC Total	-	1,365.72	-
SLCC Total	473,435.00	423,195.26	-
SNOW Total	-	11,620.11	-
SUU Total	-	274,520.01	-
TAX Total	-	218,518.00	-
U OF U Total	937,102.93	-	-
UBATC Total	-	56,413.50	-
UDC Total	2,785.11	247,254.96	-
UDOT Total	-	173,906.55	-
UNG Total	-	473,937.98	-
UVU Total	99,349.57	210,833.17	-
WSU Total	-	266,346.53	-



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May-15

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS-	STATE FUNDS-	
	DEVELOPMENT	IMPROVEMENT	DOT FUNDS

DECREASES TO PROJECT RESERVE FUND:

BATC Total	-	(94,856.00)	-
COURTS Total	-	(90,910.96)	-
DFCM Total	-	(159,568.70)	-
DHS Total	(1,443,212.00)	-	-
DNR Total	-	(9,796.00)	-
DOH Total	-	(137,715.00)	-
DPS Total	-	(1,651.00)	-
DSU Total	-	(37,363.00)	-
DXATC Total	-	(283,277.34)	-
HEALTH Total	-	(19,551.60)	-
MATC Total	-	(8,000.00)	-
SLCC Total	(400,901.00)	(71,157.26)	-
TAX Total	-	(6,431.00)	-
UDC Total	-	(71,995.00)	-
UDOT Total	-	(106,528.00)	-
UNG Total	-	(28,544.00)	-
UVU Total	-	(12,353.00)	-
WSU Total	-	(43,081.00)	-

OTHER ITEMS

OTHER	Unallocated Capital Improvement Funds		104,000.00
OTHER	Balance of FY2014 Improvement Funds		97,600.00
OTHER	Haz/Mat Surveys		(310,000.00)
OTHER	Hazmat Emergency Abatement		(200,000.00)
OTHER	Transfer To DFCM FY14 Admin Budget Per 2013 House Bill #6	(200,000.00)	
OTHER	Transfer To General Funs Per 2014 HB #2 Item #186	(5,100,000.00)	
OTHER	Correction of Transfer To General Fund Per 2014 HB #2 Item #	2,550,000	(2,550,000)
OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2		(3,000,000.00)
OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2	(1,500,000.00)	