

Utah State Building Board



MEETING

June 4, 2014

MINUTES

Members in Attendance:

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

Members Excused:

Ned Carnahan, Chair
Kristen Cox, Ex-Officio

Guests in Attendance:

Matt Lund	Governor's Office of Management and Budget
Rich Amon	Department of Administrative Services
Jeff Reddoor	Utah State Building Board
Alan Bachman	Attorney General's Office
Bruce Whittington	Division of Facilities Construction & Management
Josh Haines	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Lee Fairbourn	Division of Facilities Construction & Management
Darrell Hunting	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Greg Stauffer	USHE
Ben Berrett	Utah State University
David Cowley	Utah State University
Ken Nye	University of Utah
Mike Perez	University of Utah
Natalie Gochnour	University of Utah
Alan Roberts	CRSA Architects
Mack McDonald	Department of Human Services
Stephen Nadauld	Dixie State University
Sherry Ruesch	Dixie State University
Paul Morris	Dixie State University
Tiger Funk	Southern Utah University
Bob Askerlund	Salt Lake Community College

Jerry Jensen	Department of Corrections
Gary Carlston	Snow College
Spencer Hill	Snow College
Derek Sagers	Utah National Guard
Colonel Robert Dunton	Utah National Guard
Jim Michaelis	Utah Valley University
Laird Bellon	Utah Valley University
Mike Steele	Utah State Fair Park
Julie Attig	Reaveley Engineers
Kevin Griffin	UDOT
Chad Sheppick	UDOT
Bill Juszczak	UDOT
Spencer Hall	Utah State Developmental Center
Bret Hardy	Utah State Developmental Center
Guy Thompson	Utah State Developmental Center
Rick Garcia	MSSI
Carola Zitzmann	MRALL
Xani Haynie	VCBO Architects
Russ Bachmeier	FFKR Architects
Vicky Golie	Babcock Design
Jeff Palmer	Layton Construction
Lori Haglund	VBFA
Stephanie Ray	Psomas
Alexi Hatch	EDA Architects
Kim Johnson	R & O Construction
Gabe Kramer	Envision Engineering

On Wednesday, June 4, 2014 the Utah State Building Board held a regularly scheduled meeting at the Auditorium of the Utah Developmental Center in American Fork, Utah. Building Board Chair Ned Carnahan did not attend the meeting. As a result, Acting Chair David Fitzsimmons called the meeting to order at 9:23 am.

☐ APPROVAL OF MINUTES OF APRIL 2, 2014.

Acting Chair Fitzsimmons asked if there were any corrections or additions to the minutes. Jeff Reddoor requested there be two changes: 1) On page 3, line 10 for the DHS Developmental Center Update, the amount should be \$1.5 Million not \$500,000. 2) On page 7, under item #4 the amount for the State Fairpark should be \$2.5 Million not \$5 Million. These corrections were noted by Cee Cee Niederhauser and changes will be made to the official copy of the minutes.

MOTION: David Tanner moved to approve the Meeting Minutes of April 4, 2014 with corrections as noted. The motion was seconded by Bob Fitch and passed unanimously.

❑ REQUEST FOR APPROVAL OF THE BURNS ARENA ADDITION FOR DIXIE STATE UNIVERSITY

President Steven Nadauld, Sherry Ruesch and Paul Morris from Dixie State addressed the Board concerning their proposed addition to the Burns Arena. This project was previously presented to the Board during the April meeting and the Board requested Dixie return with specific information concerning funding. This 20,000 sf addition will supply 60 to 70 new offices for the staff, house Campus Security offices, and will enable their Human Resource Department to be combined into one location. President Nadauld reported that Dixie has the fastest growing student population in the state. There was discussion concerning the best location for Campus Security and questions concerning why offices were not included in classroom space. There were previous concerns from the Board at the April Board Meeting because the Burns Arena currently receives state O & M and the new addition would have University funded O & M. How will this be kept separate? Gordon Snow suggested Dixie present this non-state funded project at the legislative session and ask for State O & M at that time. Since this item was previously tabled at the April Meeting, Acting Chair Fitzsimmons asked for a motion to take this agenda item off the table.

MOTION: Fred Hunsaker moved to take the Burns Arena Addition off the table. The motion was seconded by Chip Nelson and passed unanimously.

MOTION: Gordon Snow moved that the Board proceed with the non-state funded Burns Arena Addition but require Dixie State to obtain State O & M for this project from the Legislature which is the correct way to proceed. This would create a slight delay with the project but result in a better outcome. The Board would make a recommendation that O & M be approved by the Legislature.

Board member Gordon Snow addressed the issue of doing things the right way. Dave Tanner questioned whether Dixie could move forward with Design during this period of time using their own money. Chip Nelson voiced his support for this. Gordon Snow said that his motion did not include design but felt that would be acceptable. References were made to Senate Bill 172. Jeff Reddoor questioned if there was any problem with this project that would disqualify if from receiving state O & M? Alan Bachman and Jeff Reddoor said that there are three requirements that must be met in order to have Board approval for a non-state project as specified in 63a-5-104-3(b) which states: 1) that state funds will not be used for design and construction, 2) that the plan for funding O & M will not require additional funds from the state (which is being met), and 3) that the use of the property is consistent with the Master Plan and not create adverse impact to the state. Jeff Reddoor reminded the Board that all three requirements are being met by Dixie State University. Mr. Snow expressed concerns that Dixie refrain from using parking revenues to fund the O & M for this project. President Nadauld said that parking fees were the lowest of any university in the state because minimal repairs are needed to parking lots because of the favorable climate. He petitioned the Board reminding them that if this project does not receive approval, the University would be forced to lease office space incurring additional expenses.

The motion failed for lack of a second.

A new motion was brought forward.

MOTION: Chip Nelson moved to approve the Burns Arena Addition for Dixie State University based on the criteria of the statute and that Dixie State maintain the new portion of the building with internal O & M. The motion was seconded by Fred Hunsaker. The motion passed with the following votes:
4 Yes votes – Fred Hunsaker, David Tanner, Chip Nelson, Bob Fitch
1 No vote – Gordon Snow
1 Abstention – Acting Chair Fitzsimmons

□ REQUEST FOR APPROVAL OF A MASTER PLAN UPDATE AND PROGRAMMING STUDY FOR THE NEW SNOW COLLEGE SCIENCE BUILDING IN EPHRAIM

Snow College Interim President Gary Carlston along with Spencer Hill and Kurt Baxter presented to the Board. They reminded the Board that the Snow College Science Building Project was rated number two on the Board of Regents Prioritization List and number nine on the Building Board list for FY 2015. As a result, Snow College anticipates that their project will receive Legislative funding during the next fiscal year. The current Science Building is a cause for concern for life safety issues. There are issues with the seismic codes, ADA compliance, and the lack of a centralized fire sprinkler system. In addition there is a large structural crack running from the basement to the roof of the northwest corner of the building. There are various components of the building, including floor tiles and lab countertops which contain asbestos and will need to be mitigated prior to demolition. O & M funding will be obtained from two sources: The existing O & M from the old science building will be transferred to the new building. Second, the Five Year Book recommends an increase in O & M funding of \$153,234.00 in order to address additional building components and an inflationary adjustment for 40 years. They are attempting to raise \$4 Million for this building and feel that programming for this new project will greatly enhance their ability to attract donors. In preparation for this new addition to their campus, Snow College would like to begin an update to their Master Plan which has not been updated since 2010. In addition they would like to begin with a programming study which will help the college president and foundation with their fundraising efforts for naming rights to the building, classrooms and labs. These conceptual drawings and firm details about the design of the new science building will enhance fundraising efforts. Snow College commits to paying all costs associated with this request. The college is requesting authorization to spend up to \$150,000.00 to conduct the programming study and update the master plan beginning this summer. Board members had concerns about Snow College requesting programming. Dave Tanner responded that programming is an integral part in preparing for design. He expressed support for this request and said programming is vital as they plan for this very complicated building. Gordon Snow asked if Snow College would expect a reimbursement for programming when this project was funded by the Legislature. President Carlston answered yes they would expect reimbursement however Snow Colleges understands they are taking a risk if the project is not funded.

MOTION: David Tanner moved to approve the request from Snow College for a Master Plan Update and Programming Study for the New Science Building in Ephraim. The motion was seconded by Chip Nelson and passed unanimously.

FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-23, HEALTH REFORM – HEALTH INSURANCE COVERAGE IN STATE CONTRACTS – IMPLEMENTATION

AMENDMENTS TO DFCM RULE 23-23, HEALTH REFORM – HEALTH INSURANCE COVERAGE IN STATE CONTRACTS - IMPLEMENTATION

Assistant Attorney General Alan Bachman explained that items #5 and #6 could be handled at the same time. The first item is a five year notice and the other one has specific amendments to the rule. There is nothing controversial since the only thing that amendments do is put in language as it complies with amendments to the statute that were completed recently as well as the addition of the proper website address at DFCM for the health insurance. Mr. Bachman asked the Board to allow the rule to continue and allow DFCM to file the amendment to the regular rule and if there are no negative comments filed, then the rule would be made effective.

MOTION: David Tanner moved to approve the Statement of Continuation for Rule R23-23 and the Amendments to the Rule as recommended by Alan Bachman. The motion was seconded by Bob Fitch and passed unanimously.

AMENDMENTS TO DFCM RULE 23-22, GENERAL PROCEDURES FOR ACQUISITION AND SELLING OF REAL PROPERTY

Alan Bachman said the Building Board requested this rule be rewritten. This rewrite was collaborated with new DFCM Real Estate Manager, Lee Fairbourn. During this process it was discovered that most states have specific processes for disposing of real property. This rule creates more of an oversight system for the disposition of real property to make sure the state does not dispose of property they really should be keeping for state use. DAS Deputy Director, Rich Amon commented that statute 63A-5-215 stipulates funds go to the state treasury from the disposition of property which is the default statute.

MOTION: Fred Hunsaker moved to approve the Amendments to DFCM Rule 23-22, General Procedures for Acquisition and Selling of Real Property and if there aren't any negative comments in the 30 period, then the rule amendments should be filed with the Division of Administrative Rules. The motion was seconded by Gordon Snow.

Chip Nelson asked for clarification on how comments could be added to the rule during the 30 day period. Mr. Bachman explained that this is on the Division of Administrative Rules website.

When a rule is filed there, the notice goes with it and the notice informs the public how to post comments or write letters if they have an objection to it. This rule would only come back to the Building Board if DFCM received negative comments against the rule.

**Acting Chair Fitzsimmons called for a vote on the motion.
The motion passed with a unanimous vote.**

☐ AMENDMENTS TO DFCM RULE 23-19, FACILITIES USE RULE

Alan Bachman recommended the amendments to this rule which includes a \$2 Million per occurrence minimum on the certificate of liability insurance at the request of the Division of Risk Management. Amendments also include a requirement concerning heating sources for catered food, the use of personal appliances in state buildings, and clarification of policy concerning holiday trees that are added to state facilities with respect to lighting and electrical standards. This rule applies to facilities that are managed by DFCM. Mr. Bachman also indicated that this rule would go through the 30 day review and requested if there aren't any negative comments that DFCM be allowed to file the rule with Administrative Rules.

MOTION: David Tanner moved for approval of the Amendments to DFCM Rule 23-19, Facility Use Rule and that it be filed if there are no negative comments during the 30 day comment period. The motion was seconded by Fred Hunsaker and passed unanimously.

☐ REQUEST FOR APPROVAL OF TWO REALLOCATIONS FOR THE NATIONAL GUARD.

Jeff Reddoor indicated these are appropriations funded in FY 2014.

Spanish Fork Armory Paving Improvements:

The Capital Improvement Fund allotted \$114,000.00 to the Spanish Fork Armory for their paving improvements. However these funds were not needed to complete the project since the paving improvements were completed previously with other Capital Improvement Funds from FY 2013. The \$114,000.00 should be transferred where it is most needed in the Statewide Paving Fund to be used for other necessary paving requests.

Brigham City Armory Paving and General Building Repairs:

The Capital Improvement Fund allotted \$218,000.00 to the Brigham City Armory Paving and General Building Repairs Project. These funds have not been used to date and the National Guard would like to have these funds reallocated to a more needful project at their Draper Headquarters. The National Guard is requesting \$18,000.00 remain with the Brigham City Armory to pay for their general building repairs and \$200,000.00 be reallocated to the Draper National Guard Headquarters Restroom Improvements. Recently, the Draper Restroom Improvements were funded \$50,000.00 from the FY 2015 Capital Improvement Fund in anticipation that Draper would receive a reallocation for this project.

MOTION: Chip Nelson moved for approval of the Two Reallocations for the Utah National Guard. The motion was seconded by Gordon Snow and passed unanimously.

☐ APPROVAL OF REMAINING FY 2015 CAPITAL IMPROVEMENT FUNDS

Jeff Reddoor reminded the Board that the FY 2015 Capital Improvement List was approved in the April Meeting. There were some funds that were not allocated and over the past 60 days a list of additional high priority needs have been determined:

- 1) Snow College Noyes Building Exterior Renovation
- 2) Weber State University Electrical Distribution Transformer Replacement
- 3) Community and Culture – Rio Grande Security and Life Safety Upgrades
- 4) St. George Courts Exterior – Masonry Repairs
- 5) Statewide Metering Project Phase 1
- 6) DFCM Solar Photo Voltaic Project – Multi Agency Building and Moab Regional Center
- 7) Cannon Health Building – Window Replacement
- 8) Human Services – State Hospital Surge Tank Replacement
- 9) UNG Photo Voltaic Project
- 10) Tax Commission – Switch Closet Cooling Upgrades
- 11) State Fairpark Exterior Enhancement and Upgrades

These additional projects, if approved as recommended, would complete the 1.1% funding from the Legislature, totally \$100,243,640.00 that was appropriated for state-wide Capital Improvements. Dave Tanner questioned if there was a design error or any contractor responsibility associated with the St. George Courthouse. DFCM Manager Jim Russell explained that DFCM has worked with the Architect (VCBO) and the Contractor. It was determined this was a design omission and not an error. The issue is there are two types of stone installed on the corner of the buildings to handle the seismic conditions at this location. The expansion and contraction didn't work so the larger stones have not moved, but the smaller ones have, which resulted in the breaking of the mortar in between. There were concerns about the State Fairpark. Josh Haines said that a preliminary review of the master plan show that the facilities are in such dilapidated condition that no one wants to attend the fair. The \$600,000.00 will repair the facility. There is also the possibility that there will be a lease involved as well. The goal is to provide a way for the State Fair to become self-sustaining. Mr. Nelson expressed concern with the amount of money necessary to address all the life-safety conditions and problems at the Fairpark. Jeff Reddoor talked about the tight timeline to accomplish this work before the fair starts.

MOTION: Dave Tanner moved for approval of the Approval of Remaining FY2015 Capital Improvement Funds as allocated. The motion was seconded by Fred Hunsaker.

**The motion passed with the following votes:
4 Yes votes – Fred Hunsaker, David Tanner, Gordon Snow, Bob Fitch**

2 Abstentions – Acting Chair Fitzsimmons, Chip Nelson

❑ REQUEST FOR APPROVAL OF DESIGN AND CONSTRUCTION OF A REPLACEMENT OFFICE BUILDING FOR UDOT PERRY PORT OF ENTRY

Kevin Griffin and Chad Sheppick addressed the Board concerning a new building for the UDOT Perry Port of Entry. The current 900 sf office is over 40 years old. There is only one restroom in the facility and the building is so small that there is only room for about 3 individuals at one time to receive service. Because of the size restraints, UDOT has not been able to update this facility with new technology as well. Using Agency funds they would like to begin the design and construction of a replacement office building at the facility.

MOTION: Gordon Snow moved for approval of the Design and Construction of a Replacement Office Building for UDOT Perry Point of Entry. The motion was seconded by Fred Hunsaker and passed unanimously.

❑ REQUEST FOR APPROVAL OF DESIGN PHASE FOR THE ROMNEY STADIUM, WEST SIDE RENOVATIONS

David Cowley, Vice President for Business Finance at USU addressed the Board with their request to begin the design phase of the Romney Stadium West-side Renovation. Although this project has not yet received legislative approval, it is anticipated that project approval and bonding authority will be granted in the upcoming 2015 Legislative session. However, it is understood that approval is not guaranteed. In order to expedite the project, design approval is being requested so that bonds can be issued and construction can begin as soon as possible after legislative approval has been given. No state funds will be requested for construction or O & M but will be entirely funded from donations and revenue bonds. This will cost approximately \$23 Million and provide nearly 51,000 sf of new space and include a press box, premium seating, club level lounge, lobby and concessions area, new restrooms and replacement of the west side restroom facilities. Fred Hunsaker expressed his support for this project having visited USU previously. Acting Chair Fitzsimmons repeated the criteria board members should use to determine approval for a non-state funded project: 1) that state funds not be used for design and construction, 2) that there is a plan for funding O & M and Capital Improvements without requiring additional state funds, and 3) the use of the property is consistent with the master plan. Gordon Snow expressed concern that the payment of the revenue bonds come from the facility and not from an increase in student fees. Mr. Cowley confirmed that revenues would be generated from the additional seating.

MOTION: Fred Hunsaker moved for approval of the Design Phase for the Romney Stadium, West-side Renovations and authorized the University to proceed with the design work. The motion was seconded by Bob Fitch.

DFCM Manager Darrell Hunting informed the Board that it is critical with the design of this project that a CM/GC is on board for pre-construction services only. He requested that the motion include a CM/GC for design services only. He added that the award for construction

services, once the bond is approved for the project, would happen at a later date. Dave Cowley assured the Board this is for the design phase only and would in no way require that a contractor be awarded the construction contract. Acting Chair Fitzsimmons asked Mr. Hunsaker if he would like to amend his motion

AMENDED MOTION: Fred Hunsaker moved for approval of the Design Phase for the Romney Stadium, West-side Renovations and authorized the University to proceed with design work include the hiring of a contractor for the design phase.

Bob Fitch did not second the amended motion but asked that there be continued discussion on this issue. There were reservations concerning hiring a general contractor on this project. Dave Tanner asked who would hold the CM/GC contract and Alan Bachman indicated that the CM/GC would hold a separate contract with the state as would the Architect. There would be restrictions for the CM/GC which would hold him to the design phase only at this point in time. Dave Tanner said that usually the hiring of a CM/GC for pre-construction usually evolves into the same CM/GC being hired as the general contractor on the project without using the bidding process, resulting in a loss of cost control. DFCM Director Josh Haines indicated that this would be carefully monitored but felt that the best way to begin this project, since this new building will be constructed on top of an existing structure, would be to have a CM/GC participate in the design process. Fred Hunsaker asked that he might clarify his amended motion.

CLARIFICATION OF AMENDED MOTION: Fred Hunsaker moved for approval of the Design Phase for the Romney Stadium, West-side Renovations and authorized the University to proceed with design work include the hiring of a contractor for pre-construction services during the design phase only. The CM/GC contract should be for design only and kept separate from the actual construction contract. The amended motion was seconded by Chip Nelson.

Board members discussed the phased funding issue. Chip Nelson said that his understanding of the Senate Bill concerning phased funding was that if an institution or entity wanted to use their own funds for design and planning, the Legislature is under no obligation to fund the project in the future. The institution moves forward at their own risk.

Acting Chair Fitzsimmons called for a vote on the motion. The motion passed with a unanimous vote.

❑ REQUEST FOR APPROVAL FOR THE ENOS WALL MANSION

Mike Perez, Associate Vice President of Facilities, Natalie Gochnour Dean of the School of Business and Director of the Policy Institute at the University of Utah, and Alan Roberts from CRSA Architects addressed the Board. Mike Perez reported that the University will receive from the LDS Church the Enos Wall Mansion property located at 411 East South Temple,

previously operated as the LDS Business College. Upon receipt of this property, the University would like to restore the building to its original state. Total project budget is estimated at \$7 Million and will be funded by donated funds of which over half have been raised. The University is very comfortable that the balance of these funds will be secured shortly. Estimated O & M cost of \$300,000.00 annually will be paid through rent revenue from tenants and events at the facility. Natalie Gochmour said the beautiful Enos Wall Mansion will serve as the new home of the Policy Institute which is currently spread all over campus and will become an embassy for the University of Utah. It will provide an opportunity to host seminars, workshops and training programs. Alan Roberts, the Architect for this project, will oversee the restoration work. He gave a brief history of this building and indicated they have original photos of the interior and exterior of the building going back to the point of its original construction which will allow them to reconstruct the interior design and floor plan to its original state. Mr. Roberts and his staff will be working closely with the city and SHIPO on preservations and historic issues. This project has recently been approved by the University Board of Trustees and the Board of Regents.

MOTION: Chip Nelson moved for approval of the Enos Wall Mansion. The motion was seconded by David Tanner and passed unanimously.

Acting Chair David Fitzsimmons excused himself from the meeting and asked Board member Chip Nelson to conduct the remainder of the meeting. Acting Chair Chip Nelson announced that the next agenda items were for informational purposes only.

□ INFORMATIONAL UPDATE FOR THE UTAH DEVELOPMENTAL CENTER INFRASTRUCTURE

DFCM Director Josh Haines reported that DFCM is recommending a multi-year phased project which will address the emergency needs of the Developmental Center while also creating a long term solution for the core infrastructure requirements.

Phase 1 -- 2014: In order to meet the limited construction budget of \$2,500,000 the goal for 2014 is to complete the loop, add isolation valves to allow for redundancy and partial shutdown of the system, and remove and replace sections of piping to specifically deal with the identified severe leaks which could potentially result in program shut downs.

Cost: \$2,500,000.00 (\$1.5 Million in funding to come from DHS)

Phase 2 -- 2015: Phase II would kick off the following year and addresses Tunnel systems A, B, C, and E with the removal and replacement of piping along with the removal and replacement of a majority of the tunnel ceilings. **Cost: \$3,600,000.00**

Future Development: The building's interior to the campus loop are planned to be removed and replaced in some capacity in the future. Tees will be provided in the Phase I new loop which will allow for tie in to service growth.

Items Not Addressed: There are life safety projects, such as the Evergreen Building electrical issues, not specifically addressed in Phase I or II. These projects will be combined with ongoing DFCM projects to be completed this year. The remainder of the WHW identified projects in the

fall into the 3-5 year range. An example of this is the replacement of the water mains serving the campus. From a life cycle analysis these galvanized pipes are nearing the end of their expected life cycles, however to date there is no evidence that they will fail. As a result, DFCM recommends items be funded through Capital Improvement projects over the next 3-5 years. Initially pricing came in around \$3.5 Million in construction costs.

Gordon Snow said the Developmental Center is sitting on the wrong piece of property. He voiced concerns with the amount of money being spent to the ratio of students at the center and expressed interest in the future development of the property and relocation of the Developmental Center.

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

Ben Berrett from Utah State University reported in April they had three professional contracts which included the Business Building Remodeling for \$39,500.00. This is a fast track project that must be completed before school starts in the fall. There were fifteen construction contracts including a Parking Lot Paving, Wasatch Hall Remodel located at the Student Living Center on the northeast side of campus, and several other projects. Miscellaneous contracts are mostly asbestos abatements. The Contingency Reserve Fund saw a few change orders. Notable was the Kent Concert Hall Entry Replacement supply install drainage piping. The Project Reserve had one decrease of \$118,762.00 for a parking lot paving project that went over estimate. The Project Reserve and Contingency remain with a healthy balance. For May, Mr. Berrett said there were three professional contracts. Notable is the NEH Museum of Art Entrance Remodel and a Master Plan for the Old Trailer Court as well as some parking lot improvements. There were sixteen construction contracts awarded and most are Capital Improvement projects. The Contingency Reserve Fund saw another change order for the Kent Concert Hall Entry Replacement. The balance is at \$354,466.00 so it is still in good order. The Project Reserve Fund saw one small change for parking lot paving. The balance is at \$249,599.00.

Ken Nye from the University of Utah reported from mid-March through April they had nine design agreements and six planning/study agreements with nothing unusual. Construction contracts consisted of two site improvement contracts and eight remodeling contracts. The Project Reserve had one decrease for \$13,761.00 to replace HVAC Controls and totals at \$630,579.00. The Contingency Reserve saw a decrease for Social & Behavioral Sciences Building – replacement of 3 elevators for \$24,585.00. The balance for the fund is at \$1,991,188.00. On the report for mid-April to mid-May there were five design agreements and one planning/study agreement. Construction contracts consisted of two remodeling contracts and two site improvement contracts. Everything looks routine on those contracts. There were no increases or decreases to the Project Reserve. The Contingency Fund had one draw for \$6,000.00 to take care of some unknown conditions on the sidewalk and bike path improvements. The balance is at \$1,984,995.00.

❑ ADMINISTRATIVE REPORTS FOR THE DEPARTMENT OF TRANSPORTATION

Kevin Griffin from the Department of Transportation reported that UDOT's report is divided into four regions with numerous projects. Most of the projects on the spreadsheet are agency projects except for the Salina Maintenance Station which is being funded with Capital Improvement Funds. Mr. Griffin pointed out that projects on the list are for salt storage facilities and other covered buildings. UDOT has specific requirements, as stipulated by the EPA, to cover their salt piles. Most of their facilities are aging and the new equipment they are currently using for efficient snow removal operations does not fit in their old existing facilities. They have to provide additional covered facilities for their equipment to shelter it from the weather and protect their investment. UDOT is very aware of the 20/80 Rule for Capital Improvements and they are working to become compliant with that recommendation. Jeff Reddoor questioned projects listed under Region 2 – the Kamas Station and equipment buildings which look to be over the \$300,000.00 delegation limit. Mr. Griffin reported that those projects were not DFCM projects but were UDOT funded since they were additions to an existing property and were established through an MOU. Mr. Griffin indicated that he would try to provide his next report in a more common format for the Board.

❑ ADMINISTRATIVE REPORT FOR DFCM

DFCM Director, Josh Haines reported about recent meetings at DFCM concerning the CM/GC process. DFCM management has been meeting with members of the private sector in committees to examine all DFCM processes. Topics include “how to make the CM/GC process more valuable to our customers.” Reports on these meetings will be presented to the Board at a future date. Mr. Haines reported there were 33 Professional Agreements over the last two months with nineteen of those in design agreements and fourteen as planning/study agreements. Many of the development projects that were recently approved by the Legislature are now moving forward. There were 48 construction contracts which were two new space contracts, twenty-seven remodeling contracts, eleven paving roofing contracts and eight other types of agreements. Notable was Item #21 for Dixie State's New Boiler System which used funds from the Project Reserve Fund for this contract. The Huntsman Cancer Research Institute was issued contracts this reporting period along with the Crocker Science Building and Weber State Tracy Hall Science Center. The Contingency Fund had minimal activity. The Project Reserve Fund had no major draws.

Jeff Reddoor reminded the Board that the July meeting will be held at the State Fairpark and the tour is scheduled for August 20 and 21. The deadline for Capital Development submissions is July 17 and once that information is received, then a proper determination can be made for tour destinations.

❑ ADJOURNMENT

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

The meeting adjourned at 12:27 pm.

After the meeting, members of the Board met for lunch in the Administration Building Conference Room. Following lunch, the Board toured the Utah Developmental Center.

Attendees for Lunch and Tour:

Mack McDonald	Chip Nelson
Ann Williamson	David Tanner
Mark Brush	Fred Hunsaker
Lori Stowe	Gordon Snow
Guy Thompson	Bob Fitch
Jeff Reddoor	Lee Fairbourn
Josh Haines	Darrell Hunting
Bruce Whittington	Rich Amon
Matt Lund	Cee Cee Niederhauser