

Utah State Building Board



MEETING

July 10, 2019

MINUTES

Members in Attendance:

Joe Burgess, Chair
Jeff Reddoor, Director
Mike Kelley
Wendell Morse
Kevin VanTassell
Richard Fairbanks
Stan Plewe
William French

Guests in Attendance:

Patty Yacks	Building Board
Matt Anderson	Attorney General's Office
Tyson Walker	Department of Human Services
Wayne Christensen	Division of Facilities Construction and Management
Levi Waldron	Division of Facilities Construction and Management
Darrell Hunting	Division of Facilities Construction and Management
Jim Russell	Division of Facilities Construction and Management
Cee Cee Niederhauser	Division of Facilities Construction and Management
Lee Fairbourn	Division of Facilities Construction and Management
Taylor Kauffman	Governor's Office and Management and Budget
Steven Turley	Utah Department of Corrections
Jerry Jensen	Utah Department of Corrections
Rich Amon	Utah System of Higher Education
Tyler Brinkerhoff	Utah System of Technical Colleges
Sid Pawar	AJC Architects
Chad Campbell	Bridgerland Technical College
Wendy Carter	Bridgerland Technical College
Aimee McKinlay	Envision Engineers
James Olson	Federal Bureau of Investigation
Rick Collodi	Federal Bureau of Investigation
Julee Attig	Reaveley Engineers

Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
Erin West	Spectrum Engineers
Adam Young	Spectrum Engineers

On Wednesday, July 10, 2019, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the State Capitol. The meeting was called into order at 9:00 A.M.

☐ BUILDING BOARD: OATH OF OFFICE FOR RICHARD FAIRBANKS

Mr. Fairbanks from Weber County took his Oath of Office and Chair Burgess welcomed him to the Building Board.

☐ APPROVAL OF MINUTES FROM THE MAY 1, 2019 BOARD MEETING

Chair Burgess asked for comments or corrections to the minutes from the May Building Board meeting. None were brought forward.

MOTION: Mr. Plewe moved to approve the minutes from the May 1, 2019 Board Meeting. The motion was seconded by Mr. Morse and passed unanimously.

☐ UTAH STATE UNIVERSITY: MODIFICATION OF THE EAST PARKING TERRACE PROJECT (NON-STATE FUNDED)

Mr. Cowley with Utah State University (USU) reviewed the original specs of the East Parking Terrace project. USU received legislative approval to bond up to \$11.7M for the project and the parking structure would include approximately 600 stalls. After a deeper review of the plans, it is USU's desire to construct the East Parking Terrace with one less level and with a greater setback along 700 North. A second, smaller structure would then be built adjacent to the recently finished Central Suites housing unit to replace the lost stalls.

Since the Legislature approved bonding authority for \$11,700,000 to construct the original, larger parking terrace and since the reduced-scope will require proportionally less bond proceeds to build, it is USU's intent to return to the upcoming Interim Legislative Session to seek approval to modify this project to be built in two pieces on two sites that are in close proximity and will serve the same needs as originally presented. No additional bonding authority will be requested. USU is committed to using funds from their parking revenue as an additional resource for this project

MOTION: Mr. Morse moved to approve the modification of the East Parking Terrace Project and recommended that Utah State University report these changes to the IGG committee. The motion was seconded by Mr. Plewe and passed unanimously.

☐ BRIDGERLAND TECHNICAL COLLEGE: REQUEST TO PROGRAM AND PLAN THE HEALTH SCIENCES BUILDING

President Campbell with Bridgerland Technical College (BTECH) presented a request to begin programming for a new Health Sciences Building. The request for a new Health Sciences

Building has been prioritized by the Utah System of Technical College Board of Trustees as the number one priority during their May 9, 2019, Board Meeting. This project was also the number one priority for the System of Technical Colleges during the 2019 Legislative Session. In response to recommendations from individual members of the IGG Committee, BTECH requests approval to program in order to have this project ready for the 2020 General Session.

The BTECH Board of Directors and the USTC Board of Trustees have both approved the use of Institutional funds in the amount of \$300,000 for programming and planning of the Health Sciences Building with the hope that programming costs included in the project budget will be reimbursed to BTECH when the project is funded. Both Boards also understand that no assurance can be given that reimbursement will occur. BTECH has provided a funding commitment letter for the cost of programming as part of their request.

MOTION: Mr. Plewe moved to approve programming of the Bridgerland Technical College Health Sciences Building. The motion was seconded by Mr. French and passed unanimously.

☐ DEPARTMENT OF CORRECTIONS: REQUEST TO CONSTRUCT A FIREARMS TRAINING FACILITY AT THE UTAH STATE CORRECTIONAL FACILITY (NON-STATE FUNDED)

Mr. Jensen with the Utah Department of Corrections (UDC) and Mr. Collodi with the Federal Bureau of Investigation (FBI) presented a request to construct a joint law enforcement firearms training facility at the site of the new correctional facility. The training facility consists of a 75 yard by 75 yard combat range and one small building. UDC has a Memorandum of Understanding in place with the FBI for the FBI to cover the \$2,647,079 cost of this project. UDC is responsible for the construction (which will be DFCM managed), repairs, and maintenance of the facility. The facility will belong to the UDC and the FBI will have preferential use over a portion of the range.

MOTION: Mr. VanTassell moved to approve construction of the Utah Department of Corrections Firearms Training Facility at the Utah State Correctional Facility contingent on the Division of Facilities Construction and Management receiving a funding commitment letter for the cost of construction from the Utah Department of Corrections. The motion was seconded by Mr. French and passed unanimously.

☐ ADMINISTRATIVE REPORT FOR DFCM

Mr. Hunting delivered the administrative report for the Division of Facilities Construction Management. The report covers the period of April 15, 2019 – June 15, 2019. There are no significant updates to the lease report. Fifty-six professional service agreements and 82 construction contracts were issued.

Construction contracts:

- Item #56: Price DOT Maintenance Facility Large Equipment Shop Addition - DOT funds and project reserve funds were used to award this contract.

- Items #57 and 58: University of Utah Huntsman Cancer Hospital Phase V and Rice Eccles Stadium South End Zone - These are CMGC contracts, so the balance of the costs will be done through bid packages and added as change orders as the project progresses.
- Item #59: DOT Rush Valley Salt Building Roof Replacement - Unallocated Roofing funds were used to award this contract.
- Item #6: USDC Steam Line Replacement Phase IV - USDC is funding the difference to award this contract in FY'20.

Contingency Reserve Fund, Capital Development started period with \$5,750,460, had no increases and five decreases for \$176,426, ending with a balance of \$5,574,034.

- WSU Lindquist Hall (Social Science Building) Renovation - This transfer of \$60,832 covers the State's share of change order #19
- UVU Performing Arts Building - This transfer of \$58,880 covers the State's share of change order #11
- DEQ Quality Technical Support Center - This transfer of \$49,882 covers change orders #9 and #10.

Contingency Reserve Fund, Capital Improvement started period with \$10,191,505, had one increase of \$11,773, and multiple decreases totaling \$239,395, ending with a balance of \$9,963,883.

- DWR Lee Kay Hunter Shooting Center ADA Energy Conservation and Water System Improvements - This transfer of \$51,749 covers change order #2.
- Southwest Technical College Business and Technology Bldg. Remodel Phase 1 - This transfer of \$30,922 is the State's share of change orders #2 and #3.
- West Jordan Courthouse Clerical Work Area and Jury Assembly Area Remodel - This transfer of \$10,438 covers the State's share of change order #1.

Development Project Reserve Fund had two increases of \$1,061,468, ending with a balance of \$3,612,421. The Improvement Project Reserve Fund started with a balance of \$5,542,042, had multiple transfers to the fund of \$995,667 and multiple transfers from the fund of \$181,486, ending with a balance of \$6,356,223.

The Contingency Reserve Fund Analysis is a quarterly report for the State Building Board, which shows an analysis of estimated future demands on the Contingency Reserve Fund. It should be noted that this reserve fund only applies to projects funded with State General funds, education funds, or general obligation bonds. The analysis assumes that contingency funds are utilized evenly over the life of the project. In reality, some projects have greater draws early in the project and others late in the project. So it is reasonable to assume that this averages into an even utilization of the contingency budget over the life of the project. The analysis lists all open construction contracts on open projects that have contributed to and are eligible to draw from the Contingency Reserve Fund, along with the percentage completion of the construction contract. The current projection is an excess of \$3,777,213 up from the March projection of \$2,596,953. We would recommend against the Legislature taking any of these funds, due to the current construction market and costs escalations

ADDITIONAL/FUTURE AGENDA ITEMS

- DFCM and USHE will provide an update on procedures in regards to SB102 and HB349.
- The Building Board tours have been canceled this year and there will not be a meeting in August. The next meeting will take place on September 4th.
- Patty Yacks has resigned from her position with the Building Board.

ADJOURNMENT

MOTION: Mr. Plewe moved to adjourn the meeting. The motion was seconded by Mr. Fairbanks and passed unanimously.

The meeting adjourned at 10:10 A.M.