

Utah State Building Board



BUSINESS MEETING AND PRIORITIZATION

October 8, 2015

MINUTES

Members in Attendance:

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

Members Excused:

Kristen Cox

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Matt Lund	GOMB
Ken Hansen	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction & Management
Mike Ambre	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Rich Amon	Utah Office of Higher Education
Angela Oh	Legislative Fiscal Analyst
Richie Wilcox	GOMB
Ben Berrett	Utah State University
David Cowley	Utah State University
Ken Nye	University of Utah
Scott Ericson	Utah Department of Agriculture and Food
Don Brinkerhoff	Department of Human Services
Brad Johnson	Department of Environmental Quality
Chris Coutts	Architectural Nexus
Jackie McGill	Spectrum Engineers
Bob Askerlund	Salt Lake Community College
John Koerner	Utah State Archives
Dan Clark	Division of Parks and Recreation
Chad Campbell	BATC
Tyler Brinkerhoff	UCAT

Kris Bowser
Collette Mercier

VCBO Architecture
OWATC

On Thursday, October 8, 2015 the Utah State Building Board held a Business Meeting and the Prioritization for FY 2017 State Funded Projects in Room 4112 Utah State Office Building, Capitol Hill Complex, Salt Lake City, Utah. Building Board Chair Ned Carnahan called the meeting to order at 8:00 am.

❑ DISCUSSIONS ON FY 2017 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING PROJECTS

Chair Carnahan said the Board would like to hear additional information on some of the projects presented at yesterday's FY 2017 State Funded Capital Development Hearing. Dan Clark from DNR answered questions concerning rental rates for slips at the Bear Lake State Park Marina which range from \$500 to \$1,100 per season. There are 328 slips and DNR would like to add another 300 slips. These funds are used to support the park. Presently there are 4,300 new building lots in Rich County with projections that match this amount on the Idaho side of the lake; so this area is growing rapidly. UDOT will be working with DNR to establish better traffic flow into the parking lots to eliminate the back up of traffic onto the main highway. Jeff Reddoor clarified that that project total is \$39 Million with \$25 requested from the state and \$14 Million in other funding.

The Board also requested that an evaluation form for each project be completed after the Board visits each project during the Capital Development Tour. This evaluation would provide feedback and direct additional questions the Board would like answered when the agency/institution presents their project at the Capital Development Hearing each year.

Brad Johnson from the DEQ answered questions concerning the portion of their budget that receives federal funding. This funding is for programs only and will not pay for a construction projects. DFCM has been reviewing the proposed piece of property where DEQ would like to build, which is located behind the Tax Commission. The DEQ building works perfectly for this piece of property since they require minimal parking for their agency. There were also concerns about the appearance of DEQ's outside storage for the residential area.

The Board also requested additional information from Scott Ericson from the Department of Agriculture and Food. Mr. Ericson said Director LuAnn Adams likes their present location and would like to build on the same property. It has light rail access and is close to the Capitol. The intent is to construct the new building just west of the original building and demolish and old facility. Chair Carnahan requested DFCM return to the Board in November to report how the Department of Agriculture should move ahead with their project. The Board would also like to look at the possibility of moving this agency to the West Valley area on or near the property for the Unified State Lab. Bruce responded that years ago the state's intentions were to reserve this property for additional future lab space. Board members were reminded to score this project based on the need of the building and the life/safety issues.

Mr. Reddoor went over the list of projects with the Board to determine the need for additional information. It was noted that state agencies do not have the budgets for additional studies. Chair Carnahan said the Board should address this issue so that a template is available to assist state agencies in moving their project forward. This will be a future assignment for the Board.

The State Archives Storage Vault Expansion was also discussed. It was noted that the State Archive long term storage facility is presently in Richfield. Archives is proposing an addition to the present location in Salt Lake City as well as the existing railed retrieval system. The Salt Lake City location serves the general public.

Gordon Snow expressed concern that the only organizations in the state that need land are Utah Courts and the Applied Technical Colleges. Is the amount of land being requested compare to the portion of students they educate? The Board expressed support for technical education. They noted the availability of ATC campuses throughout the state and questioned whether each location should have the same programs. Should there be an UCAT plan for the state? Gordon Snow requested the Board address the issue of land banking -- whether land banking should be separate or included in the Capital Development List in the future. Jeff Reddoor agreed to study this issue. Gordon Snow also requested UCAT review their present scoring system at a future Board meeting.

Fred Hunsaker expressed his support for the OWATC BDO Bay 2 Improvement Project. The Board agreed this was a good use of state funds which provided a lot of square footage for the requested \$6.5 Million.

The Board discussed the proposed donation of the Provo Courts Building to MATC. Provo City will be constructing a multi-level parking structure which will assist with parking issues for this facility. It is unknown whether there will be a cost for this parking. There will be expenses in remodeling this building for the MATC.

Rich Amon explained the prioritization for the Board of Regents. There were a significant number of Higher Ed projects with alternate funding. The Regents score projects with non-state funds differently – they score what is in the bank; so uncollected pledges do not count. Mr. Amon noted that all seven projects were critical. The Regents score on relative need, other funds, conditions, and quantitative measures. In addition, student growth is considered.

Fred Hunsaker expressed his support for STEM projects which he feels are important to the Governor. As a result, he felt USU's Biological Science Building should receive a high ranking in support of this program. Gordon Snow agreed the USU Biological Science Building is critical but understands this as two projects – one new project and one renovation project. Dave Cowley, VP of Finance for USU, responded this would be an acceptable solution. However, both projects have equal importance. USU is willing to acceptable any flexible approach that would help them accomplish their goals.

☐ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH

Mr. Reddoor gave instructions and explained the different criteria in the FY 2017 State Funded Capital Development and Land Banking Requests Scoring Sheets with descriptions of the weighting factors in these criteria. Board members were instructed to score land banking projects in the order of their priority, numbering 1 – 6. For land bank scoring -- the lower the number, the higher the priority. The land acquisition for the Utah Fire and Rescue Academy, which is on the list, should be listed as "7" since this agency is not requesting funds for purchase of this property and will not need legislative approval. Public Safety/State Fire Marshall's Office will present this item to the Board in November. After this explanation, the meeting was adjourned. Thumb drives, containing the scoring sheet, were distributed to Board members who were divided into various rooms at the DFCM offices to work on individual scoring of projects. When scoring was completed, Board members were served lunch at 11:00 am in Room 4114 State Office Building while the individual scores were recorded and tallied.

□ DISCUSSION AND VOTING ON FY 2016 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING FINAL PRIORITIZATION

The meeting reconvened at 12:55 pm for discussion and voting. Jeff Reddoor distributed copies of the combined score sheets which indicated rankings for each project. The floor was opened for discussion. Jeff Reddoor asked the Board to determine if the present compiled scores reflect the Board's desire for the final ranking. Bruce Whittington pointed out that state agencies would never be able to compete with institutions in this type of ranking because of the weight and preference points of having additional funds available. There is weighting and preference points for bringing additional funding to the table. Jeff Reddoor commented there is a DFCM Planning Fund which will assist the Department of Agriculture and Food with their new project. This would provide a comprehensive study to help with their request for next year. This can be approved in the November Board Meeting. The Board asked Mr. Reddoor to add footnotes to the prioritization spreadsheet before it is approved showing specific projects they would like to emphasize to the Legislature. In addition, the Board did not feel an immediate need to designate funds for land banking projects this year and requested that NR be placed under score and rank for that section. Footnotes would include:

- * USU Biology Building was ranked high based on only the new building portion of the project -- \$38 Million + \$7 Million other funds
- * Agriculture and Food needs additional study – high need.
- * Land Banking – Board agrees that land banking should not be ranked because there is no immediate need.

Jeff Reddoor left the meeting to add footnotes to the Building Board Rankings and returned with the updates. Chair Carnahan asked for a motion on the FY 2017 Capital Development Final Prioritization.

FY 2017 Capital Development
Building Board Rankings

Agency	Project	Score	Rank
Utah Valley University	Performing Arts Building	32.6	1
Utah State Archives and Records Service	Archives Storage Vault Expansion	30.0	2
Utah State University *	Biological Science Building	29.3	3
University of Utah	The Medical Education & Discovery (MED) / Rehabilitation Hospital (MEH)	27.2	4
Department of Environmental Quality (DEQ)	Technical Support Center (TSC)	26.6	5
Salt Lake Community College	Career & Technology Education Center at Westpointe Center	26.1	6
Ogden-Weber Applied Technology College (OWATC)	OWATC BDO Bay 2 Improvement Project	25.7	7
Weber State University	Social Science Building Renovation	22.0	8
Southern Utah University	New Business Building & Repurposed Existing Business Building	22.0	9
Mountainland Applied Technology College (MATC)	Thanksgiving Point Campus Technology/Trades Building	20.6	10
Bridgerland Applied Technology College (BATC)	Health Science and Technology Building	18.4	11
Department of Agriculture and Food *	William Spry Agriculture Building Replacement	18.3	12
Davis Applied Technology College (DATC)	Allied Health Building	17.7	13
Dixie State University	Human Performance / Student Wellness Center	16.1	14
Department of Natural Resources-Parks	Bear Lake State Park Marina Expansion	15.0	15

FY 2017 Land Banking Requests *

Agency	Description	Score	Rank
Courts	Sixth District Court Sanpete County Property Purchase - 4 acres	NR	NR
Bridgerland Applied Technology College (BATC)	Land Bank Request -Parcel 1, 18.5 acres(\$2,775,500)-Parcel 2, 26 acres	NR	NR
Tooele Applied Technology College (TATC)	TATC Education & Economic Development- Land Bank 3.5 acres	NR	NR
Dixie Applied Technology College (DXATC)	Permanent Campus Land Bank Request-12 acres	NR	NR
Davis Applied Technology College (DATC)	Morgan Education/Economic Development Center	NR	NR
Mountainland Applied Technology College (MATC)	Orem Geneva Development	NR	NR

* USU Biology Building was ranked high based on only the new building portion of the project. \$38 Million + \$7 Million other funds

* Agriculture and Food needs additional study -- high need.

* Land Banking -- Board agrees that land banking should not be ranked because there is no immediate need.

MOTION: Gordon Snow moved to approve the FY 2017 State Funded Capital Development Prioritization with the addition of footnotes to emphasize specific projects to the Legislature. The motion was seconded by Bob Fitch and passed unanimously.

Chair Carnahan asked for a motion on the Land Banking Prioritization. He stated the Board feels there is not an immediate need for land acquisition this year and as a result, Land Banking will not be ranked.

MOTION: **Chip Nelson moved to approve the FY 2017 State Land Banking Requests as unanimously “Not Ranked” (NR). The motion was seconded by David Tanner and passed unanimously.**

Chair Carnahan stated these prioritizations will be forward with the Board’s recommendations to the Infrastructure and General Government Subcommittee.

☐ ADJOURNMENT

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

The meeting adjourned at 1:21 pm.