



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: December 5, 2012
Subject: **Approval of Minutes for October 24, 2012**

Attached for your review and approval are the minutes of the Utah State Building Board Meeting and FY14 Hearing for Projects from Other Funding Sources held October 24, 2012.

DGB: cn
Attachments

Utah State Building Board



MEETING

October 24, 2012

MINUTES

Utah State Building Board Members in Attendance:

N. George Daines, Chair
David Fitzsimmons
Sheila Gelman
Jeff Nielson
Chip Nelson
Ned Carnahan
Gordon Snow
Ron Bigelow, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Rich Amon	Department of Administrative Services
Alan Bachman	Office of the Attorney General
Kimberlee Willette	Governor's Office of Planning and Budget
Mark Bleazard	Legislative Fiscal Analyst Office
John Harrington	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Tom Shaw	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Michael Bensen	Southern Utah University
David F. Tanner	Southern Utah University
Jim Michaelis	Utah Valley University
Ken Nye	University of Utah

Mike Perez	University of Utah
Chris Hill	University of Utah
Jason Perry	University of Utah
Cory Higgins	University of Utah
Annie Combe	University of Utah
Mark Halverson	Weber State University
Kevin P. Hansen	Weber State University
Charles Darnell	Utah State University
Ben Berrett	Utah State University
David Cowley	Utah State University
Boyd Edwards	Utah State University Uintah Basin
Stephen Nadauld	Dixie State College
Sherry J. Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
Malin Francis	Salt Lake Community College
W. Ralph Hardy	Commission of Higher Education
Amber Craighill	BHB Engineers
James Kilpatrick	BNA Consulting
Keri Hammond	EDA Architects
Stephanie Ray	EDA Architects
Russ Bachmeier	FFKR Architects
Frank Verucchi, Jr.	Meridian Engineering
Julie Attig	Reaveley Engineers
Porter McDonough	Layton Construction
Michael Daniels	Layton Construction
John Wahl	Uintah Basin ATC
Mark Walker	Uintah Basin ATC
Mike Bouwhuis	Davis Applied Technology College
Brent Petersen	Davis Applied Technology College
Kelle Stephens	Dixie Applied Technology College
Tyler Brinkerhoff	Utah College of Applied Technology
Clay Christensen	Mountainland Applied Technology College
Richard Maughan	Bridgerland Applied Technology College
Keith Davis	Department of Human Services
Dan Clark	Department of Natural Resources
Gary Riddle	CBRE
Cori Anderson	R & O Construction
Ann Waters	GSBS
Michael Sears	Utah School for Deaf and Blind
Cynthia Cook	FFKR Architects
Lyndy Lovelady	Eaton Architecture
Gabe Kramer	Strata Geotech
Rick Stock	Sunrise Engineering
Fran Pruyn	CRSA
Kathy Wheadon	CRSA
Marc Hansen	Envision Engineering
Ellen Parrish	VCBO Architecture

Dave Wesemann	Spectrum Engineers
Matthew Tibbs	Spectrum Engineers
Jackie McGill	Spectrum Engineers
Libby Crapo	Stanley/Action Doors
Fred Adams	Utah Shakespeare Festival
R. Scott Phillips	Utah Shakespeare Festival
Alma Adams	Iron County
Greg Sheehan	DNR Wildlife Resources
Ron Nielsen	DNR/DWR
Nichole Fitzsimmons	Michael Baker
Kelly Murdock	Wells Fargo Securities
Matt Rich	Jacobsen Construction

On Wednesday, October 24, 2012 the Utah State Building Board held a meeting in Room W030 West Building of the Utah State Capitol Hill Complex, Salt Lake City, Utah. Chair George Daines called the meeting to order at 9:06 am.

APPROVAL OF MINUTES OF SEPTEMBER 5 AND OCTOBER 3, 2012

Chair Daines sought a motion for approval of the minutes.

MOTION: David Fitzsimmons moved to approve the meeting minutes of September 5, and October 3, 2012. The motion was seconded by Jeff Nielson and passed unanimously.

CAPITAL DEVELOPMENT RANKINGS

Chair Daines indicated that the Board members received copy of the Capital Development rankings a few days ago. These rankings are not final and the floor was open for discussion concerning them. He invited DFCM Director, Gregg Buxton to advise the Board of any suggested changes. Mr. Buxton expressed concern over Corrections 192 Bed Secure Housing Project which was ranked low on the list. Ron Bigelow reminded the Board that he is the Ex-Officio, and cannot vote. However according to the By-Laws he would like to make a motion concerning this issue.

MOTION: Ron Bigelow moved that the CUCF West 1 - 192 Bed Secure Housing (Gunnison Pod) which is ranked #10 be move to Priority #2 on the list.

Mr. Bigelow explained his reason for the motion. End of year budgets indicate that Corrections has a non-lapsing balance from their operations this year and would be able to apply approximately \$9 Million toward this building. He reminded the Board that this project had been approved previously and had planning and design completed which will need to be updated. This facility is for maximum security prisoners who cannot be housed in county jails. Maximum security space is presently maxed out in other state correctional facilities, so this project is critical. These funds will not roll over next year and should be used by Corrections for this worthy project. He felt this project should be high enough on the list to ensure that it receives significant consideration by the Legislature.

The motion was seconded by Ned Carnahan.

Various members of the Board continued to address the motion. Jeff Nielson said he would be in favor of the motion if he was assured the \$9 Million would be applied to the construction costs for the building. David Fitzsimmons said he had previously ranked this building as #5 because of Life Safety issues that should be addressed and agreed this project should be higher on the list. Chair Daines opened the discussion to the public. Representative Gage Froerer said he understood the priority ranking and the needs for the Correction Facility. However he questioned if Corrections had the money in their operations budget to run this facility or would they be looking for additional budget to operate when construction is completed. Mr. Bigelow said this would be addressed as the Governor puts his budget together and will be presented to the Legislature as a recommendation. Gordon Snow said he supports Mr. Bigelow's Motion and shared information that enrollments were down at Universities. The rankings reflect the Board's interest in promoting Agency needs. He encouraged Board members to give higher priority to projects that had been on the list for several years but had not been advanced in the rankings. Chair Daines again invited public comment. There was considerable discussion concerning the motion which included Senator Stuart Adams and Representative Gage Froerer's concerns about the exact placement of Corrections on the priority list. Chair Daines asked if Mr. Bigelow wanted to amend his motion and Mr. Bigelow declined. Chair Daines asked for a vote from the Board.

The motion stood as moved and passed with six in favor and one opposed.

MOTION: Gordon Snow moved that Ogden Juvenile Courts be ranked as Priority #1, CUCF West 1 – 192 Secure Housing (Corrections) be Priority #2, Module #2 of the Unified State Laboratory be Priority #3 and DHS Admissions and Durable Housing be Priority #4 .

Chair Daines asked Mr. Snow if he would like to have a separate motion for each change so that they could be dealt with and discussed separately. Mr. Snow declined. He felt the Board should try to help Agencies and requested the vote on the motion be as stated. Mr. Snow explained his reason for the motion. DHS Durable Housing Project should be moved forward because of the difficult living conditions and safety hazards of this facility. The State Unified Laboratory is also in terrible repair and a problem with contaminated evidence could likely happen in the future because of this facility.

The motion was seconded by Sheila Gelman.

Chair Daines asked for discussion on the motion but there was no discussion. The Board voted on the motion.

The motion stood as moved and passed with five in favor and two opposed.

Gordon Snow asked if the projects near the top of the list had already been designed. Gregg Buxton answered yes. He further clarified that UVU and Courts would have design completed by the end of the Legislative session. Mr. Buxton reminded the Board that the Dixie Elementary School Purchase should not be forgotten on the priority list.

MOTION: Ned Carnahan moved that the East Elementary Purchase be ranked #6. The

motion was seconded by David Fitzsimmons

AMENDED

MOTION: Ned Carnahan amended his motion and moved that the East Elementary Purchase be moved to priority #1.

Gordon Snow spoke to the motion and said that from his experience in the Legislature, he felt that Dixie's East Elementary Purchase would be funded anyway. This is a low cost project that would fit easily in the budget. Chair Daines asked if Dixie's project should be ranked to indicate the Board's priorities for funding? Mr. Snow said he did not feel it should be ranked #1 but feels it will be top priority because of the dollar amount. He would not vote for it to be priority #1.

The Amended Motion failed for lack of a second.

MOTION: Ned Carnahan moved to return to his original motion that the East Elementary Purchase be ranked Priority #6. The motion was seconded by David Fitzsimmons and passed unanimously.

Sheila Gelman requested to make a motion concerning the DHS Durable Housing Project. She reminded the Board of their visit this summer and was concerned with the condition of these facilities.

MOTION: Sheila Gelman moved that DHS Admissions and Durable Housing be moved from Priority #4 to the Priority #3 ranking. The motion was seconded by Gordon Snow and passed unanimously.

MOTION: Gordon Snow moved to close the discussion of the FY 2014 Capital Development Rankings and accept the priority rankings as currently revised. The motion was seconded by David Fitzsimmons

Ron Bigelow reminded the Board that Corrections and the UVU Classroom Building are critical projects. He would have liked to see the UVU New Classroom Building as Priority #2 but will respect the wishes of the Board. Representative Gage Froerer asked the Board to give an explanation concerning the Board's original scores and their final priorities. Chair Daines responded added that the information from Ron Bigelow concerning Corrections, and the motion made by Gordon Snow with his concerns about State Agencies, greatly affected the final priorities. Gregg Buxton explained that one member of the Board was out of town and some members did not vote completely on all the projects which changed the initial ranking. However, it is not uncommon for the Board to re-evaluate their concerns and change their final ranking.

Jeff Nielson expressed concern that originally UVU scored very high on the Board's priority list and now it is ranked Priority #5. Gordon Snow explained that his discovery of declining student enrollment at UVU had an impact on his decision to promote funding for State Agencies. Second, as the UVU design came in for the Classroom Building it was noted that a good share of this building was an office building. It was originally approved for design as a classroom building but has since changed. He believes more than half of the building is office space. This new information impacted his assessment of critical needs. Chair Daines added that changes made by the LDS

Church in respect to missionary service may change enrollment at universities and produce a bubble in future enrollment. State Funding is extremely competitive at the present time. However, this is a great time to take advantage of favorable financing to benefit universities.

The motion stood as moved and passed with six in favor and one opposed.

Chair Daines also asked if the Board would like to discuss the Land Banking Request Priority List. There was no discussion from the Board.

MOTION: Chip Nelson Snow moved to approve the FY 2014 Land Banking Requests as currently ranked. The motion was seconded by Ned Carnahan and passed unanimously.

(A copy of the final rankings are attached to this document as Attachment A)

☐ AMENDMENT TO DFCM RULE 23-14, MANGEMENT OF ROOFS ON STATE BUILDINGS

Assistant Attorney General, Alan Bachman reported that this rule was up for review and requested that a Five Year Notice of Review be filed for Rule 23-14. In addition, DFCM is requesting that this rule be amended with two minor changes to the original text. The new rule should read:

- 1) In order to obtain access, a person, who is not an employee of the division, must complete and execute a roof access application/agreement form.
- 2) Any person accessing a roof must have fall protection equipment as required by any applicable authority.

If approved, this will be filed before or on the next filing deadline which is November 1, 2012. It will then be published in the Bulletin and after the mandatory 30 day comment period, plus an additional seven days, the amendment will become effective.

MOTION: Jeff Nielson moved to approve the Five Year Notice of Review and DFCM's Amendments to Rule R23-14, Management of Roofs on State Buildings. The motion was seconded by Gordon Snow and passed unanimously.

- ☐ FIVE YEAR NOTICE OF REVIEW FOR FOUR ADMINISTRATIVE RULES**
R23-9 Cooperation with Local Government Planning
R12-10 Naming of State Buildings
R23-21 Division of Facilities and Construction Management Lease Procedures
R23-24 Capital Projects Utilizing Non-appropriated Funds

Alan Bachman reported these four rules are up for review and would expire this December unless a Notice of Review is filed with Administrative Rules. If the Board approves this Notice of Review, then the rules will return to the Board for updating at a later time. Right now they are just seeking a motion to allow these rules to continue. David Fitzsimmons asked if Mr. Bachman was asking for approval of all four rules and Mr. Bachman said, yes.

MOTION: David Fitzsimmons move to approve the Five Year Notice of Review for the following four Administrative Rules:
R23-9 Cooperation with Local Government Planning

**R12-10 Naming of State Buildings
R23-21 Division of Facilities and Construction Management Lease Procedures
R23-24 Capital Projects Utilizing Non-appropriated Funds.**

The motion was seconded by Sheila Gelman and passed unanimously

☐ OGDEN JUVENILE COURTS PROJECT

DFCM Deputy Director, Lynn Hinrichs requested that the Board authorize the use of unobligated design funds from the FY13 Legislative approved budget for a hazardous materials abatement and demolition of three remaining buildings on the New Ogden Juvenile Courthouse site. The city of Ogden and local citizens have requested that these buildings be demolished in order to increase safety to the area and diminish the attraction of vagrants to the site. DFCM had previously demolished several buildings on the property with the available money allocated, however three buildings remain. Rather than wait for funding from the FY14 Legislative session, DFCM is asking for the Board to consider allowing them to use the money from the design funds which would then be replenished by money allocated for construction from the FY14 session.

MOTION: Ned Carnahan moved to approve the Ogden Juvenile Courts Project. The motion was seconded by Chip Nelson and passed unanimously.

☐ UPDATE TO JUNE 29, 2011 REQUEST TO THE BUILDING BOARD REGARDING PROPERTY TRANSFER AND LONG TERM LEASE FOR THE CONSTRUCTION OF A FACILITY TO HOUSE DINOSAUR BONES ADJOINING THE UTAH FIELD HOUSE OF NATURAL HISTORY (UFHNS) IN VERNAL, UTAH.

DFCM Real Estate Specialist, Cheryl Searle gave an update on the property located next to the Museum of Natural History in Vernal. At one time there were plans for a Federal Building to house the dinosaur bones at this location, but this did not receive funding. The Uintah Impact Mitigation Board stepped forward and provided funding to build a building to house the bones. The original agreement, which was reported a year ago, was that the Mitigation Board would build the building; the state would transfer the property to their name and then lease it back from them for a 50 year period of time. The letter presently being distributed informs us that this agreement is no longer necessary because the Uintah Impact Mitigation Special Service District has given the building to the state(see Attachment B). The building will now be built on state-owned property and in the state's name. There will be no lease agreement or any kind of ongoing agreement. At the time of this transaction, the Department of Natural Resources indicated they would move forward with operation and maintenance for this facility. Director Gregg Buxton reminded the Board that this was information only and no action would be required. The transaction that was agreed upon a year ago is now void since the state owns the building. The Board members asked Ms. Searle to please express their appreciation to the Uintah Impact Mitigation Special Service District for their generous gift to the state.

☐ LONG TERM LEASE REQUEST FOR U.S. FOREST SERVICE LAND IN UTAH COUNTY, UTAH ON BEHALF OF DEPARTMENT OF TECHNOLOGY SERVICES

DFCM Real Estate Specialist, Tom Shaw reported that this is a renewal of an existing lease for the

Department of Technology Services. The Forest Service provides the land and DTS provides communication services for the state. The site is about 10,000 sf. The lease is for about 29 years. These are mutually shared services and there is no cost to this lease. DFCM is asking for approval of the lease.

MOTION: Jeff Nielson moved to approve the Long Term Lease Request for U.S. Forest Service Land in Uintah County, Utah on Behalf of Department of Technology Services. The motion was seconded by Gordon Snow and passed unanimously.

☐ DNR - DWR NEW RESIDENCE AT MANTUA FISH HATCHERY

Greg Sheehan along with Ron Nielsen from the Division of Wildlife Resources presented information concerning the DNR-DWR New Residence at Mantua Fish Hatchery. The State Mantua Fish Hatchery produces about twelve million fish eggs for distribution on site and at local fish hatcheries around the state. The present residence at the hatchery is 77 years old. It has been well taken care of but electrical, plumbing, HVAC and structural integrity of the foundation are deteriorating. They are requesting approval to build a new home closer to the main hatchery which would be less expensive to occupy and maintain. The total cost for the house will be about \$250,000 and will be funded from existing appropriations. No additional O & M will be requested.

☐ DWR – WILDLIFE EGAN HATCHERY RACEWAY COVERS

Greg Sheehan continued with his presentation and introduced the Egan Hatchery Raceway Covers in Bicknell, Utah. This is a fish hatchery in Wayne County which services other hatcheries throughout the state. Right now the raceways are uncovered at this facility. However most of the hatcheries around the state are covered, which helps prevent the spread of diseases. This particular hatchery is very close to waters which are contaminated with whirling disease and if this disease is accidentally introduced into the hatchery, they would have to destroy all the fish and start from scratch. This project is to install covers on the hatchery. No additional O & M will be requested.

MOTION: Chip Nelson moved to approve the New Residence at Mantua Fish Hatchery and the Egan Hatchery Raceway Covers. The motion was seconded by Ned Carnahan and passed unanimously.

☐ APPROVAL OF REVOLVING LOAN FUND FOR UTAH STATE UNIVERSITY – COLLEGE OF EASTERN UTAH.

Bianca Shama and John Harrington from DFCM reported that USU – College of Eastern Utah has requested loan in the amount of \$173,388.82. A study was conducted at the college which identified multiple areas that would benefit from removable insulation jackets and pipe insulation. The estimated savings from this project (if all the areas are insulated and the traps are monitored), is \$89,991 per year. The estimated loan repayment schedule would begin in 2013 and be completed by 2015 with quarterly payments of \$22,497.95 during this twenty-three year payback period. This project will result in both significant energy and cost savings and allow for a continuous monitoring by campus personnel to identify any steam leaks as they occur in the future.

MOTION: Sheila Gelman moved to approve the Revolving Loan Fund for Utah State University – College of Eastern Utah. The motion was seconded by David Fitzsimmons and passed unanimously.

☐ WEBER STATE UNIVERSITY PUBLIC SAFETY BUILDING

Mark Halverson and Kevin Hansen from Weber State asked for approval for design and construction of a new Public Safety Building on their campus. Weber State Public Safety Department was previously housed in two homes, built in 1954. The growth of the university requires a much larger facility for Public Safety with room for future expansion. Plans also include an Emergency Operations Center. Axis Architects has completed a study to determine the best location for this facility and has been incorporated into the master plan. It will be located on the northwest side of campus with good access to both Harrison and Dixon Drive, allowing rapid response from the Public Safety Department. The proposed construction cost is \$2.8 Million for the \$10,000 sf building. Funding will come from non-state appropriated funds that have been saved by University Administrative Services over the course of several years. No additional O & M will be required. In addition, they have a plan to demolish three additional residences on the new site to expand the parking for both campus and this facility. They are not requesting approval for that portion at this time – just the construction of the new facility and the parking that it immediately needs. Chip Nelson expressed his support of this facility.

MOTION: Chip Nelson moved to approve the Weber State University Public Safety Building. The motion was seconded by Ned Carnahan and passed unanimously.

☐ BEERC BUILDING RENOVATION AND ADDITION

David Cowley, Administrative Vice President at Utah State University and Boyd Edwards, Dean of USU Uintah Basin Campus introduced their project to the Board. They are requesting permission to build a 4200 sf addition for classrooms and renovate 1100 sf of existing space at the BEERC Building in Vernal. The estimated cost of this project is \$1.3 Million. The BEERC Building is at full classroom capacity. The shortage of classrooms only allows the University to presently broadcast at approximately one-third capacity. The project will be funded by the Regional Campuses and Distance Education Department. No O & M funds will be requested from the State. Gordon Snow expressed his support for the addition and renovation.

MOTION: Gordon Snow moved to approve the BEERC Building Renovation and addition. The motion was seconded by Chip Nelson and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye from the University of Utah indicated there were eleven design agreements and five other types of agreements this month. Item five, under construction contracts incurred a problem when the contractor originally hired had substantial performance difficulties in completing the roof of the first building. By mutual agreement, the balance of the contract was cancelled and a contract was

issued to AMCO to complete the reroof of the remaining one and a half buildings. AMCO was the second low bidder in the original bidding for this project and agreed to complete the roofs quickly before winter. The contract amount was based on their original bid (which was broken down by building) with a small adjustment for the circumstances under which they were completing the work. This approach avoided legal entanglements while facilitating completion of the roofing work before winter. The Project Reserve Fund had increases resulting from residual balances in budgeted soft costs. One project noting a decrease in the Contingency Reserve Fund for \$22,000 was the Eccles Health Sciences Library Loading Dock. As they removed the concrete to deal with this issue, they determined that leakage from nearby landscaping planters created some issues which resulted in some extension of work.

MOTION: Jeff Nielson moved to approve the Administrative Report for the University of Utah. The motion was seconded by Sheila Gelman and passed unanimously.

Ben Berrett from Utah State University reported there were three professional and eighteen construction contracts issued this month. Page one shows the Fine Arts Visual Cooling which is a major upgrade to the cooling system, USUE Library Building Upgrade and Planning & Design Fund for the USUE Office Building. Notable from the eighteen construction contracts was Bldg 620 Zane Lab Remodel, Concrete Replacement FY13, Miscellaneous Critical Improvements FY13 (which include seismic gas shutoff valves), VoIP Communications Closet Upgrade, two Sign System Projects for FY13, Campus Wide Bike Racks, and miscellaneous contracts which include reroofs, asbestos abatements and electrical work. The Contingency Reserve Fund on page four is at \$454,422 and received two increases from the USUE Library Building Upgrade (\$34,211.00) and Medium Voltage FY12 (\$4,000.00). Decreases from the Contingency Reserve include Skaggs Lab Remodel (\$22,087.02), HPER Landscape and Irrigation (\$11,368.03), Campus Wide Bike Racks FY13 (\$3,170.09), BNR Fire Protection Phase II (\$966.00) and Sign System FY12 (\$214.00). The Project Reserve Fund is at \$587,000.

MOTION: David Fitzsimmons moved to approve the Administrative Report for Utah State University. The motion was seconded by Ned Carnahan and passed unanimously.

☐ DFCM ADMINISTRATIVE REPORT

Kurt Baxter, DFCM Planning and Budget Manager indicated part of the report was missing due to the transition phase of new accounting software at DFCM. Therefore, architect/engineering agreements and construction contracts were not included in this report. He reported that the Contingency Fund started at \$7 Million and had a few additions and numerous decreases mostly from remodeling projects. The fund is presently at \$6.7 Million. Several pages of the report contain sample change orders showing deductions from the Contingency Fund. The Project Reserve started out at \$5,986,556 with two additions due to closed out projects. The SUU-Gibson Science Center Addition returned \$449,276 to the fund and the OWATC – Health Technology Building returned \$234,041. There was one decrease to the fund which was the Building Board's allocation last month to the UVU Chiller Replacement of \$96,815. Presently the fund is at \$6.5 Million. Presently, there is about three percent construction inflation and as the Board is aware, the Contingency Fund is used to fund projects that exceed their bid amount. So far, these construction increases have been contained and the fund remains healthy.

The Board took a short break and reconvened at 11:00 am.

☐ FY2014 HEARING FOR PROJECTS FROM OTHER FUNDING SOURCES

Chair Daines announced that the Board would hear five minute presentations from the following eight projects:

Southern Utah University – Center for the Arts, presented by President Michael Benson

MOTION: Ned Carnahan moved to table Southern Utah University’s Center for the Arts pending more information. The motion was seconded by Sheila Gelman and passed unanimously.

Chair Daines requested that Ned Carnahan work with SUU to review the funding for this project and return with a report at the next Board meeting. He added that he travels to southern Utah frequently and would work with Mr. Carnahan on this assignment.

University of Utah -- Basketball Training Center HPER Addition, presented by Mike Perez, Associate Vice President and Chris Hill, Athletic Director

Mike Perez informed the Board that they were requesting approval for this project as well as authorization to bond which will also need Legislative approval. The debt service will be serviced by donations and athletic funds or revenues.

MOTION: Chip Nelson moved to approve the University of Utah Basketball Training Center HPER Addition. The motion was seconded by Gordon Snow and passed unanimously.

University of Utah – Kennecott Building Renovation and Addition Phase II, presented by Mike Perez, Dean Richard Brown, and Dr. Tim O’Neal, Chair of the Civil Engineering Department

MOTION: David Fitzsimmons moved to approve the University of Utah Kennecott Building Renovation and Addition Phase II. The motion was seconded by Jeff Nielson and passed unanimously.

University of Utah – Utility Distribution Infrastructure, presented by Mike Perez, DFCM Project Manager Jim Russell and David Wesemann from Spectrum Engineering

Mike Perez informed the Board concerning their funding. This project request is for the balance of their \$99 Million project. They received \$35 Million for this project from the Legislature last year. Sixty-four Million will complete the project – \$8.4 Million for the remaining high temp water system, \$55.6 Million is for the electrical distribution. They understood that the intention of the Legislature was for the University to pursue bonding to complete this balance. They have increased the fee on auxiliaries in July 2012. The Board of Regents, through their budgeting process this past September, had approved an increase in their fuel and power account by \$3.9 Million. This will be forwarded through the Higher Ed Subcommittee at the Legislature for approval as well. In addition, the rate increases have been put in place for the auxiliary side or are in the works. With all this, the

University is requesting the bonding authorization for this project which will then fund the remaining \$64 Million. They are comfortable that the funding strategy is in place and can be achieved to cover all of their obligations on this project for today and in the future.

MOTION: Gordon Snow moved to approve the University of Utah Utility Distribution Infrastructure. The motion was seconded by Ned Carnahan and passed unanimously.

Utah State University – Aggie Life Wellness Center, presented by David Cowley, Vice President for Business and Finance.

Mr. Cowley reported that this \$30 Million project was student driven. The student body voted to increase student fees by \$75 per semester to pay for the debt service on the bond to build this facility and cover O & M. The University has informed students that if they acquire a donor to support the building, this will offset any fees or could possibly provide a larger facility if students so choose.

MOTION: Gordon Snow moved to table the Utah State University Aggie Life Wellness Center. The motion was seconded by Chip Nelson and passed unanimously.

Chair Daines stated that they would contact Utah State University with regard to the additional information the Board would like to have concerning their project.

Utah State University – USU Tooele Science & Technology Building, presented by David Cowley.

Mr. Cowley explained this \$8 Million project is an instructional building with some faculty offices. They are requesting state-funded O & M. Sources of funding include RCDE (Regional Campuses and Distance Education) Departmental Funds and private donations, which have not been secured at this time. Mr. Cowley assured the Board that the University would not start construction until all funding was secured. This process of approval from the Board would assist them in obtaining solid funding from donors.

MOTION: Jeff Nielson moved to approve the Utah State University USU Tooele Science & Technology Building dependent upon securing adequate funding for this project. The motion was seconded by David Fitzsimmons and passed unanimously.

Utah State University – Blanding Rec Center, presented by David Cowley.

Dave Cowley explained that the Blanding Rec Center is actually a multi-purpose court with a fairly simple enclosure around it and includes a laundry room/restroom type area. It will be a place for students to play basketball or volleyball as well as provide a space large enough for student events. There is a \$200,000 student fee account that students have asked to be pledged toward the total cost of this facility. In addition, the University would have to do some fundraising as well as increase campus student fees in order to finance this \$900,000 facility.

Ned Carnahan expressed concern that the Board had approved some projects that did not have solid funding. DFCM Gregg Buxton encouraged the Board to be consistent. He expressed support for this project, but felt there was not a lot of opportunity for the campus to raise funds in the Blanding area. However, there may be some Native American organizations in the area that would assist with this project. Mr. Cowley reminded the Board that the University only has a "once a year" opportunity to present their project to the Legislature. Delaying this project could have a significant impact to this project. They are asking that approval from the Board be in place so that as when the problems with funding are worked out, it will move forward in the Legislature. Mr. Cowley clarified that the reason this project needed Legislative approval was because of the use of student fees. No O & M funds are being requested and it is being built on University property. Chair Daines suggested that approval be given with the stipulation that adequate funding be secured.

MOTION #1: David Fitzsimmons moved to approve the Utah State University Blanding Rec Center with the stipulation that funding be in place before the project proceeds. The motion was seconded by Sheila Gelman.

Chip Nelson asked to make a motion to amend the original motion so that a student referendum could be held before approval was given to USU. With the help of Ron Bigelow, the Board discussed and clarified Mr. Nelson's motion to read as follows:

Motion #2: Chip Nelson moved to amend David Fitzsimmons motion to approve the Utah State University Blanding Rec Center with the stipulation that funding be in place before the project proceeds with the following additional stipulation: After Utah State's funding raising efforts are complete and if additional funds are needed from the student body, that there be a student referendum to determine support of a student fee increase which, if needed, would fund a portion of the building costs. The motion was seconded by Gordon Snow. The Board voted on Motion #2 which was a motion to amend Motion #1. The motion to amend passed with six yes votes and one no vote.

Chair Daines clarified that with the passage of this amendment, the Board would now vote on David Fitzsimmon's original motion (Motion #1) as amended by Chip Nelson's motion (Motion #2). He asked for a vote on the motion. The voting was unanimous.

Gordon Snow commented that he felt that almost every student in Blanding would use this building. Board members asked questions concerning the previous student referendum and requested Mr. Cowley supply the questions that were asked in the referendum. Mr. Cowley consented to forward this information to the Board.

Gordon Snow requested that the Board have a discussion at the next Board meeting to determine consistency in their methods of approval for these projects. He expressed concern that the Board should not give approval to projects with inadequate funding. He questioned whether the Board could approve a project subject to funding which may give the Universities an opportunity to find donors. Chair Daines agreed to have this discussion at the next Board meeting.

Weber State University – Social Science Building Renovation, presented by Kevin Hansen,

Associate Vice-President for Facilities and Planning.

Mr. Hansen said they are returning with a project that was previously approved by the Board last year but had to be withdrawn because of some issues with the Legislature concerning O & M funding. The original O & M funding for this building was \$1.39 sf as set forth back in 1972. When this renovation was previously presented to the Legislature, Weber State requested additional O & M funding. However, O & M Funding was not assured and in fact at high risk, so the University withdrew this project because they could not proceed without Legislative support for this additional O & M. Weber State anticipates a better environment in the Legislature this year and is requesting approval from the Board. The remodel will not be state funded other than the additional O & M requested. The total cost for the renovation will be \$22.9 Million and the University already obtained \$12 Million of the funds needed. Last year the approval was given with the stipulation that they would not proceed without all the funds. They would like to proceed with programming but will not proceed with design or construction until the funds are secured.

MOTION: David Fitzsimmons moved to approve the request to proceed with Programming for Weber State University's Social Science Building Renovation. The motion was seconded by Ned Carnahan and passed unanimously.

ADJOURNMENT

MOTION: Chair Daines moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 12:58 pm.

FY 2014 Capital Development

Building Board Rankings

Agency	Project	Score	Final
Courts	Ogden Juvenile Court	22.4	1
Corrections	CUCF West-1 192 Secure Housing	16.3	2
DHS	Admissions & Durable Housing	20.8	3
UDAF/UDH/DPS	Module #2 Of The Unified State Laboratory	18.9	4
UVU	New Classroom Building	24.1	5
DSC	East Elementary Purchase	20.1	6
WSU	New Science Lab Building	23.5	7
SWATC	Allied Health & Tech. Bldg	20.7	8
Snow	Science Building Remodel	17.2	9
SLCC	Classroom & Learning Center	17.0	10
USU/CEU	USU Eastern: Central Instructional Building	16.2	11
USU	Biological Sciences Building	15.0	12
DXATC	New Campus Building	14.6	13
UDAF	William Spry Agricultural Building	12.8	14
DSC	New General Classroom Building	12.6	15
USDB	Early Childhood Learning Center	11.4	16
DATC	Medical Building Expansion	11.2	17
UBATC	Roosevelt Campus Building	10.6	18
DNR	Parks: Bear Lake Dock Replacement	10.4	19
MATC	Central Utah County Campus	9.9	20
DEQ	Technical Support Center	9.8	21
BATC	Health Science & Technology Building	9.6	22

FY 2012 Land Banking Requests

Agency	Description	Score	Final
Courts	Northern Utah County Land Acquisition	21.5	1
Dixie	Land Bank Acquisitions	19.5	2
SUU	3.68 Acres Residential property	16	3
MATC	7.8 Acres at Thanksgiving Point	15	4
DATC	Morgan Land Banking Request	12	5
BATC	26, 18 and 10 acre parcels adjacent to campus	11	6
UNG	Clinton & Kearns Land Acquisitions	9	7



UINTAH IMPACT MITIGATION
SPECIAL SERVICE DISTRICT

October 18, 2012

Cheryl Searle
Division of Facilities and Construction Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Cheryl,

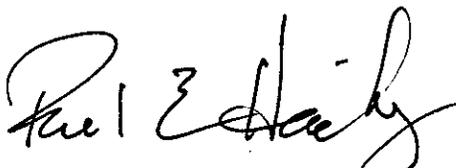
This letter is to update you in writing concerning the final funding agreement for the new curatorial facility being added to the Utah Field House of Natural History State Park Museum in Vernal. Originally the agreement was to require a partial repayment from Utah State Parks. This is no longer the case.

To eliminate some nagging concerns about a partial repayment scenario, and to accelerate the construction of the new facility, the Board of Trustees of the Uintah Impact Mitigation Special Service District (UIMSSD) decided to fully fund up to \$1,500,000 for the construction of the Vernal Curatorial Facility addition and an additional discretionary amount for contingency purposes if needed. The District made this decision on behalf of the community with Utah State Parks in exchange for them agreeing to provide curatorial services for our community to protect our treasured fossil and dinosaur specimens which have been collected locally over many years. Had we not stepped forward and provided these funds, the District believes our community would have lost this part of our heritage which we consider a community treasure.

The UIMSSD will reimburse the Department of Facilities and Capital Management as the District is invoiced for construction costs which have occurred throughout the project up to the Board authorized amount. The addition to the building will belong to the State of Utah and the Department of Natural Resources through the Utah State Parks. They will be responsible for O & M cost connected with this addition.

Please let me know if you require any additional information, or clarification. I appreciate your support and leadership in helping coordinate the success of this important project for our community.

Sincerely,



Paul E. Hacking, Executive Director
Uintah Impact Mitigation Special Service District