

Utah State Building Board



MEETING

November 8, 2017

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Chip Nelson
Gordon Snow
Lisa Barrager
Joe Burgess
Wendell Morse

Guests in Attendance:

Jeff Reddoor	Building Board
Patty Yacks	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Tani Downing	Department of Administrative Services - EDO
Cade Meier	Department of Alcohol Beverage Control
Sal Petilos	Department of Alcohol Beverage Control
Greg Peay	Department of Corrections
Rebecca Stay	Department of Human Services
Sarah Boll	Division of Construction and Facilities Management
Taylor Maxfield	Division of Construction and Facilities Management
Tim Parkinson	Division of Construction and Facilities Management
Wayne Christensen	Division of Construction and Facilities Management
Dorothy Taylor	Division of Construction and Facilities Management
Lee Fairbourn	Division of Construction and Facilities Management
Sid Painar	AJC Architects
Jim Nielson	Axis Architects
Russ Galt	Davis Technical College
Sherry Ruesch	Dixie State University
Paul Morris	Dixie State University
T.J. Zafiratos	EDA Architects
Jodi Geroux	FFKR Architects
Jackson Ferguson	FFKR Architects
Kayla Farr	FFKR Architects

Mark Bagley	Gordian
David Garce	GSBS Architects
Tracy Neale	GSBS Architects
Mike Sivulich	Jacobsen Construction
Jeff Palmer	Layton Construction
Bart Adams	Layton Construction
Keri Hammond	Marketlink
Heather Knighton	MHTN Architects
Eric Tholen	Michael Baker International
Chris Coutts	NWL Architects
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
Jackie McGill	Spectrum Engineers
Brittany Punjabi	Spectrum Engineers
Alyn Lunceford	State Courts
Jolene Chamberlain	UFRA
Robin Burr	University of Utah
Lori Kaczka	University of Utah
Barb Snyder	University of Utah
Barb Remsburg	University of Utah
Natalie Klaus	University of Utah
Rich Amon	Utah System of Higher Education
Tyler Brinkerhoff	Utah System of Technical Colleges
Frank Young	Utah Valley University
Celestia Carson	VCBO Architecture
Nathan Leavitt	VCBO Architecture
Mark Halverson	Weber State University

On Wednesday, November 8, 2017, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol, in Salt Lake City, Utah. The meeting was called into order at 9:00 am.

Prior to beginning with the scheduled agenda Wendell Morse, the newest member of the Board, took his Oath of Office. Mr. Morse has served Utah State University as their Planning Director. He also owns a private design and consulting firm. After Mr. Morse was sworn in, he took his position on the bench. Chair Carnahan then proceeded with the regularly scheduled agenda

❑ APPROVAL OF MINUTES FROM THE AUGUST 21, 2017 BUSINESS MEETING AND BUILDING BOARD TOUR

Chair Carnahan asked for comments or corrections to the minutes from the August Business Meeting and Building Board Tour. No comments or corrections were brought forward.

MOTION: Mr. Nelson moved to approve the minutes from the August 21, 2017 Business Meeting and Building Board Tour. The motion was seconded by Mr. Burgess and passed unanimously

❑ APPROVAL OF MINUTES FROM THE SEPTEMBER 6, 2017 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the September Business

Meeting. No comments or corrections were brought forward.

MOTION: Mr. Snow moved to approve the minutes from the September 6, 2017 Business Meeting. The motion was seconded by Ms. Barrager and passed unanimously.

❑ APPROVAL OF MINUTES FROM THE OCTOBER 4, 2017 CAPITAL DEVELOPMENT HEARINGS AND OCTOBER 5, 2017 PRIORITIZATIONS AND BUSINESS MEETING

Chair Carnahan asked for comments or corrections to the minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations for FY19. No comments or corrections were brought forward.

MOTION: Mr. Burgess moved to approve the minutes from the September 6, 2017 Business Meeting. The motion was seconded by Ms. Barrager and passed unanimously.

Director Reddoor took a few moments to review today's agenda. Items 7-13 are listed as informational items, however, the Board will take action on these items in December's meeting to recommend these requests to the Legislature. Director Reddoor also reminded the Board that today's programming requests (items 14-16) have been approved by the Utah System of Higher Education.

❑ DNR/DIVISION OF WILDLIFE RESOURCES: REQUEST TO NAME THE GEORGE S. AND DOLORES DORÉ ECCLES WILDLIFE EDUCATION CENTER AND THE L.S. SKAGGS WETLAND DISCOVERY CLASSROOM

Mr. Fowlks, DWR Director, presented this request. In September 2017, the Utah Division of Wildlife Resources (DWR) began construction on an education center that is located at the Robert N. Hasenyager Nature Service in Farmington. DWR is seeking authorization to name the complex the George S. Dolores Doré Eccles Wildlife Education Center. The agency is also requesting to name the easternmost building the L.S. Skaggs Wetland Discovery Classroom. Both organizations have expressed their permission to DWR.

MOTION: Mr. Nelson moved to approve DWR's request to name the George S. and Dolores Doré Eccles Wildlife Education Center and the L.S. Skaggs Wetland Discovery Classroom. The motion was second by Mr. Burgess and passed unanimously.

❑ FY19 LAND BANKING REQUESTS

STATE COURTS: Sixth District Courthouse Manti Land Bank

Director Reddoor noted that the funding request has been reduced from \$475,380 to \$250,000. Mr. Lunceford, State Courts Facilities Director, reviewed State Courts request to relocate the Manti Courthouse citing several security and public safety concerns with the existing facility. Potential locations for a new facility are becoming scarce. There were five potential locations when this request was first brought forward approximately three years ago. To date, there are two. Mr. Lunceford is confident that \$250K will allow the State Courts to secure a property for a new facility.

Director Reddoor noted that DFCM has a funding account that is dedicated to acquire land. Director Reddoor recommended that the State Courts work with DFCM to identify these funds in order to complete this purchase.

DEPARTMENT OF PUBLIC SAFETY: Utah Fire and Rescue Academy Relocation Land Bank

Mr. Black, State Fire Marshal Chief Deputy, presented their request for \$3.25M to acquire 15 acres for the old Geneva Steel property in Orem. The current academy is located near the Provo Airport and is owned by Provo City. The city is not interested in renewing this lease, which will end in 2025. The academy is used to train firefighters through the use of mobile props, which has increased the safety of Utahans. Several of the classes offered at the academy can be transferred for college credit. The academy also has plans to relocate other DPS divisions to the area, specifically their Driver License Division and the Division of Forestry, Fire and State Lands. Utah Valley University has also expressed their desire to continue the partnership with the academy. The US Forest Service is also interested in locating a Helibase on the property to help combat wildfires.

□ FY19 NON-STATE FUNDED CAPITAL DEVELOPMENT REQUESTS

Director Reddoor stated that the following non-state funded requests have a funding component that requests either a revenue bond or on-going maintenance, both require legislative approval.

DIVISION OF ALCOHOL BEVERAGE CONTROL: Pleasant Grove – Lehi Market Area Store

Mr. Petilos, Executive Director and Mr. Meier, Deputy Director for DABC presented a request for a new store in the Pleasant Grove-Lehi market area. Alcohol sales have increased significantly. Between FY 2012-2017 the DABC has seen an increase of 78% in sales at the Pleasant Grove area. The DABC has identified areas within the State for store placement opportunities using weighing factors such as; population growth, store performance, and sales per associate hour. Currently, the DABC has 45 stores. The DABC is allowed 1 store per 48,000 people. Based on current population increases the DABC is allowed to have 65 stores. The DABC is requesting a revenue bond for this request, which is projected to cost \$5,451,791.

DIVISION OF ALCOHOL BEVERAGE CONTROL: Reconstruction of Store 4 – Foothill

Mr. Petilos stated that the justification for this store is essentially the same as the Pleasant Grove-Lehi request. Sales have grown in the area of Foothill, Sugarhouse, and East Salt Lake from 25%-37%. The Sugarhouse and East Salt Lake stores are operating at maximum capacity. The remodel of Foothill will allow the DABC to effectively spread out the current workload. The DABC is requesting a revenue bond for this request, which is projected to cost \$6,500,000.

WEBER STATE UNIVERSITY: Davis Campus Computer and Automotive Engineering Building

Mr. Halverson, WSU Associate VP for Facilities and Campus Planning is seeking approval to proceed with a new 45,000 sqft facility for the college of Engineering, Applied Science and Technology (EAST) on our Davis Campus, located just south of Hill Air Force Base in Layton. This new facility will house several programs that are not currently located at the Davis campus. This building will include space for Computer Science, Software Engineering, and Automotive Technology.

This proposed project will also include a new intersection on SR-193 that will facilitate a new primary vehicular entrance to the Davis Campus. The new intersection and adjoining roadway will service the new facility as well as the rest of campus. The cost for is project is approximately \$17.6M, WSU has already secured \$10M. WSU is requesting \$397,810 for on-going maintenance costs.

UNIVERSITY OF UTAH: South Campus Student Housing and Dining Services

President Pershing presented a request for a revenue bond to expand their current student housing and dining facilities to add 992 beds, a 650-seat dining area, and a community & learning space. The current apartment rental market in Salt Lake City is very competitive with vacancy

rates below 3% since 2015. Additionally, students that live on campus have a higher GPA in their first year and beyond, compared to their first year peers who do not live on campus. This expansion will take place adjacent to Marriott Honors in proximity to Student Life Center. The total cost for this project is approximately \$105,217,000.

UNIVERSITY OF UTAH: Research Addition to Orthopaedic Center

Mr. Nye, Director of Faculties, presented the second request from the University of Utah for the Research Addition to the Orthopaedic Center, which falls under the Board's purview for approval. The total cost for this project is \$2,895,000 and will be funded by the School of Medicine Department funds. The Orthopaedic Center needs to expand to the west to accommodate increased research opportunities. This is a separate endeavor from the expansion project approved previously that addressed clinical needs. This request consists of 4,700 sqft, plus the remodeling of 300 sqft. The expanded facility will enhance the surgical skill training provided to medical students, residents, and Utah physicians.

SALT LAKE COMMUNITY COLLEGE: Jordan Campus Student Center

Mr. Klaus, VP for Business Services presented a request to bond up to \$16M, which will be paid with student fees, to fund a new student center located at SLCC's Jordan Campus. Additionally, SLCC has secured \$10M in student fees that the student body has elected to go towards this project. Mr. Klaus confirmed that student fees have remained the same over the past 10 years. The student center will provide student engagement space, a centralized student affairs and support area, academic advising, etc. After exploring several options, the most effective method has been determined to expand and remodel existing space. There are concerns with the current cost per sqft. at \$570/sqft. Mr. Maxfield, DFCM Project Manager, commented that these costs are due to infrastructure changes, specifically placing an underground utility tunnel. This project has not been programmed, which will help better identify costs. The Board would like to see SLCC take a conservative approach to the project. Mr. Snow expressed his concerns regarding the use of student fees to fund administrative offices and the O&M needed for these facilities. Mr. Snow also has concerns that these services are already being offered at SLCC's Redwood campus.

UTAH STATE UNIVERISTY: Phase II Space Dynamic Lab Building

Mr. Cowley, USU's VP for Business and Finance, presented a request for the Phase II Space Dynamics Lab Building to provide the quality and type of specialized space needed to serve its growing programs. Phase I is currently under construction with completion anticipated in the fall of 2017. The Phase II building will occupy the site directly to the south of the Phase I building, and will be connected to the building via a pedestrian bridge. The Space Dynamics Lab (SDL) is one of 14 University Affiliated Research Centers (UARCs) in the nation. The SDL facilities are located at the USU Innovation Campus in Logan, Utah. Charged with applying basic research to the technology challenges presented in the military and science arenas, SDL has developed revolutionary solutions that are changing the way the world collects and uses data. The total project cost is approximately \$31M. USU is requesting a revenue bond that will be paid from research revenues.

❑ DIXIE STATE UNIVERSITY: REQUEST FOR PROGRAMMING OF THE SCIENCE, ENGINEERING, AND TECHNOLOGY (SET) BUILDING

Mr. Morris, DSU Administrative VP, presented a request to proceed with programming for the new SET (Science, Engineering, and Technology) Building. This building will be 120,000 sqft and the total project cost is estimated to be \$52.9M. Programming for this facility is expected to cost approximately \$240K, which will be paid from institutional funds. The current science building was built in 1963 and has since become obsolete. The existing labs are too small for current classroom needs. Programing is expected to be completed within five to eight months.

MOTION: Mr. Nelson moved to approve DSU's request for programming of the SET (Science, Engineering, and Technology) Building. The motion was second by Mr. Burgess and passed unanimously.

☐ WEBER STATE UNIVERSITY: REQUEST FOR PROGRAMMING OF THE NOORDA ENGINEERING & APPLIED SCIENCE BUILDING

Mr. Halverson, WSU Associate VP for Facilities and Campus Planning, presented a request to proceed with programming for the Noorda Engineering and Applied Science Building that will replace the existing technical education building on WSU's Ogden Campus. The Noorda Engineering and Applied Science Building will be 128,000 sqft and will cost approximately \$49M. Programming for this facility is expected to cost \$445,000, which will be paid from institutional funds. The new facility will consolidate several engineering and technical trades programs that are currently located in various buildings throughout campus.

MOTION: Mr. Snow moved to approve WSU's request for programming of the Noorda Engineering & Applied Science Building. The motion was second by Mr. Burgess and passed unanimously.

☐ UTAH VALLEY UNIVERSITY: REQUEST FOR PROGRAMMING OF THE NEW BUSINESS BUILDING

Mr. Young, UVU's Associate VP of Facilities Planning presented a request to proceed with programming of a new business building. This building will be 180,000 sqft and is projected to cost \$71M. Programming for this facility is expected to cost \$485K, which will be paid from institutional funds.

MOTION: Ms. Barrager moved to approve UVU's request for programming of a new business building. The motion was second by Mr. Burgess and passed unanimously.

☐ DAVIS TECHNICAL COLLEGE: REQUEST FOR PROGRAMMING OF THE ALLIED HEALTH BUILDING

Mr. Galt, DTC's VP of Administrative Services, presented a request to proceed with programming of the Allied Health Building. The total project cost is approximately \$35.6M. Davis Technical College has raised an estimated \$1.3M for this project. Programming for the Allied Health Center is expected to cost \$155K and will take up to six months to complete.

MOTION: Mr. Snow moved to approve DTC's request for programming of the Allied Health Building. The motion was second by Mr. Morse and passed unanimously.

☐ DFCM: AMENDMENTS TO RULE 23-5, CONTINGENCY FUNDS

Mr. Kelley reviewed the amendments to R23-5. No substantive changes were made.

MOTION: Mr. Burgess moved to file the amendments for R23-5. The motion was second by Mr. Snow and passed unanimously.

☐ DFCM: AMENDMENTS TO RULE 23-9, COOPERATION WITH LOCAL GOVERNMENT PLANNING

Mr. Kelley reviewed the amendments to R23-9. R23-9-3(2) has been removed for clarity.

MOTION: Mr. Burgess moved to file the amendments for R23-9. The motion was second by Ms. Barrager and passed unanimously.

☐ DFCM: AMENDMENTS TO RULE 23-21, LEASE PROCEDURES

Mr. Kelley and Mr. Fairborne, DFCM Real Estate Manager, worked together to bring R23-9 into current statute. Substantive changes have been made to the advertisement and the solicitation of proposals for new leases. The renewal of leases has been extended from 120 days to nine months. DFCM will also notify the agency of expiring leases 12 months in advance, instead of six months.

Mr. Nelson inquired if DFCM conducts a market study analysis of comparable properties when renewing a lease. Mr. Fairborn stated that DFCM does conduct a market study analysis as part of the renewal process; however, this procedure is not documented in rule. The Board would like to review R-23-21 in their next business meeting to identify additional changes prior to filling.

MOTION: Chair Carnahan moved to continue the discussion on amendments to R23-21 at the December Business Meeting. The motion was second by Mr. Nelson and passed unanimously.

☐ APPROVAL OF THE 2018 UTAH STATE BUILDING BOARD MEETING SCHEDULE

The schedule presented was approved with the following changes:

- February's meeting will be held at the University of Utah's Crocker Science Center
- The Capital Development Tour will be moved to August 9-10

MOTION: Mr. Snow moved to approve the 2018 Building Board schedule with the abovementioned changes. The motion was second by Mr. Morse and passed unanimously.

FUTURE AGENDA ITEMS

- Mr. Kelley stated that R23-13 and R23-22 will be brought forward for five-year review in December's meeting.
- Director Reddoor would like to review the Board's justification for the FY19 Prioritizations

☐ ADJOURNMENT

MOTION: Mr. Nelson moved to adjourn the meeting. The motion was second by Mr. Burgess and passed unanimously.

The meeting adjourned at 11:00 A.M.