

**AGENDA OF THE  
UTAH STATE BUILDING BOARD  
BUSINESS MEETING**

---

**Wednesday, November 2, 2016  
Utah State Capitol Building, Room 250  
Salt Lake City, Utah  
9:00 am**

- (Action) 1. **Approval of Minutes for September 7, 2016, October 5, 2016, and October 6, 2016, Board Meetings ..... Tab 1**

*The following FY 2018 Non-State funded Capital Development Projects will be presented (10 minutes, each):*

- (Action) 2. **Dixie State University: Legend Solar Stadium..... Tab 2**
- (Action) 3. **Salt Lake Community College: Jordan Campus Student Center ..... Tab 3**
- (Action) 4. **University of Utah: University Guest House Expansion..... Tab 4**

*Continued Agenda Items:*

- (Action) 5. **Utah State University: Funding Certification for Interlocking Cross-Laminated Timbers Building..... Tab 5**
- (Action) 6. **Amendments to Rule 23-3 Planning, Programming Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities ..... Tab 6**
- (Action) 7. **Amendments to Rule 23-30 State Facility Energy Efficiency Fund ..... Tab 7**
- (Action) 8. **Five-Year Review of Rule 23-32 Rules of Procedure for Conduct of Utah State Building Board Meetings..... Tab 8**
- (Information) 9. **Administrative Report for the University of Utah and Utah State University ..... Tab 9**
- (Information) 10. **Administrative Report for DFCM ..... Tab 10**
11. **Future Agenda Items**

**Notice of Special Accommodation During Public Meetings** - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Patty Yacks 538-3010 (TDD 538-3696) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at:*  
<http://dfcm.utah.gov/dfcm/utah-state-building-board.html>



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Approval of Minutes for September 7, 2016, October 5, 2016, and October 6, 2016 Board Meetings**

---

Attached for your review and approval are the Minutes of the September 7, 2016, October 5, 2016, and October 6, 2016 Board Meetings

JLR: cn  
Attachments: Minutes

# Utah State Building Board



## MEETING

September 7, 2016

---

## **MINUTES**

### **Members in Attendance:**

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

### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Mike Smith	Utah State Building Board
Ken Hansen	Department of Administrative Services
Patricia Yacks	Department of Administrative Services
Eric Tholen	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Dorothy Taylor	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Lee Fairbourn	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office
Nicole Alder	Attorney General's Office
Rich Amon	USHE
Tiger Funk	Southern Utah University
Malin Francis	Salt Lake Community College
Sherry Ruesch	Dixie State University
Paul C Morris	Dixie State University
Richard B Williams	Dixie State University
Ben Berrett	Utah State University
Ken Nye	University of Utah
Kevin Griffin	Utah Department of Transportation
Susan Burke	Department of Human Services, JJS
Jennifer Evans	Department of Human Services
Jerry Jensen	Department of Corrections

Alyn Lunceford	Utah State Courts
Darek Sagers	Utah National Guard
Dennis McFall	Department of Veterans and Military Affairs
Lori Haglund	VBFA
Tiffany Woods	Spectrum Engineers
Julee Attig	Reaveley Engineers
Fran Pruyn	CRSA
Linda Hansen	Ensign Engineering
Jeff Palmer	Layton Construction
Jim Lohse	FFKR
Jodi Geroux	FFKR
Kayla Farr	FFKR
Gordon Clark	JRCA Architects
Jim Child	JRCA Architects
Rachel Legree	The Guardian Group
Chris Coutts	Architectural Nexus
Jim Nielson	Axis Architects

On Wednesday, September 7, 2016, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. The meeting was called to order at 9:00 am. Building Board member, Gordon Snow has been excused from today's meeting.

**☐ APPROVAL OF MINUTES OF JULY 6, 2016**

Chair Carnahan asked for comments or corrections to the minutes.

**MOTION:** David Fitzsimmons moved to approve the Minutes of the July 6, 2016 Meeting and the August 17 and 18, 2016 Tour. The motion was seconded by Bob Fitch and passed unanimously.

**☐ REQUEST FOR APPROVAL OF PROGRAMMING, DESIGN, AND CONSTRUCTION THE RECIRCULATION AQUACULTURE SYSTEM AT THE UTAH DIVISION OF WILDLIFE RESOURCES SPRINGVILLE FISH HATCHERY**

Mr. Terry Howick, Fish Culture Supervisor for the Division of Wildlife Resources proposed a request to design and construct a Recirculation Acquaculture System at their Springville Hatchery in order to meet an increasing demand for the culture of warm and cool water fish. Mr. Howick explained that funding for the project would take place over the course of two fiscal years through the DWR State Fish Hatchery Maintenance Account which is replenished through the sale of fishing licenses. Mr. Reddoor added that this project was to compliment the renovation of the Springville Hatchery, which was approved last year. There were questions on DWR's intent to spread funding over multiple fiscal years in light of Rule 23-3. Mr. Howick responded by asking for a change in the request to be for approval of the design phase of the project. Mr. Reddoor expressed concern that the Legislature would consider this request as phased funding.

**MOTION:** Chair Carnahan moved to table DWR's Request for Approval of

**Programming, Design, and Construction for a Recirculation Aquaculture System at the Springville Fish Hatchery until the November Meeting. The motion passed through a majority vote of 5 to 1.**

**❑ REQUEST FOR APPROVAL OF PROGRAMMING FOR THE HUMAN PERFORMANCE BUILDING AT DIXIE STATE UNIVERSITY**

Richard Williams, President of Dixie State University proposed a request to use funds saved for this project to begin programming for a new Human Performance Building. The construction budget estimate is \$50 million for this 142,000 square foot facility with an estimated cost of \$430,000 for programming. The university currently has \$25 million in funding sourced from student fees and various donations. Mr. Williams noted that student fees have not increased since 2012, and remain at \$25.00 per semester. The building will house numerous academic programs in the health and physical education departments; including space for the U of U/DSU Partnership Programs which is aimed to address shortages in healthcare administration. The partnership allows for \$1.5 million of ongoing funds and is projected to kick off in May of 2018. Mr. Williams stressed that the university currently does not have space to fully implement the program, thus highlighting the criticality of this project. Also housed in this building will be the Student Wellness and Activity centers

Chair Carnahan inquired where this project stands with Board of Regents prioritization. Mr. Williams stated that this project is tied for second with Weber State University's renovation request of their Social Science building.

**MOTION: Chip Nelson moved to approve the recommendation of legislative approval for programming on the Human Performance Building at Dixie State University. The motion was seconded by David Tanner and passed unanimously.**

**❑ REQUEST FOR APPROVAL OF DESIGN FOR UTAH STATE UNIVERSITY'S INTERLOCKING CROSSLAMINATED TIMBERS BUILDING**

Ben Berrett, Director of Planning, Design, and Construction, purposed a request to begin the design phase of a 4,000 sq. ft. facility at the USU Botanical Center in Kaysville. The facility will include a pavilion to support the Edible Demonstration Garden events held throughout the year as well as demonstration kitchen, large classroom and rentable event space. Design will be funded through a federal grant from the US Forest Service, which has been secured. Mr. Reddoor noted that this project meets the criteria for non-state funded projects. Per statute, Alan Bachman requested clarification for the record that funding was in place and no increases for state funding would be need throughout the entirety of the project. Mr. Berrett confirmed that no state funding would be needed for the project.

**MOTION: David Fitzsimmons moved to approve the design phase of the project. The motion was second by Bob Fitch and passed unanimously**

There was continued discussion on the intent of the Boards approval. Mr. Bachman inquired if funding was in place for construction. Mr. Berrett stated that the funds were not in place, however

reinstated that no state funds would be requested for the project. Mr. Reddoor stated this is considered phasing and puts this request out of the Board's purview.

**AMENDED**

**MOTION:** Chairman Carnahan moved to table this request until the November meeting at the earliest, due to non-state funds for the entire project were not secure at this time. Chairman Carnahan requested an outline of the funding source for the project at that time. The motion was second by David Tanner and passed unanimously.

**❑ REQUEST FROM THE UTAH DEPARTMENT OF VETERANS & MILITARY AFFAIRS TO NAME THE CENTRAL UTAH VETERANS HOME IN PAYSON IN HONOR OF MERVYN SHARP BENNION**

Dennis McFall, Deputy Director of the Department of Veterans & Military Affairs proposed a request to name the Central Utah Veterans Home in Payson in honor of Captain Mervyn Sharp Bennion, United States Navy, who was the Commander of the Battleship USS West Virginia. Mr. McFall briefed the Board of the courageous acts Capitan Bennion displayed during the attack on Pearl Harbor.

Chair Carnahan was honored that the Department Veterans Affairs brought this request before the Board.

**MOTION:** Fred Hunsaker moved to approve the naming of the Central Utah Veterans Home in Payson in Honor of Mervyn Sharp Bennion. The motion was seconded by Chip Nelson and passed unanimously.

**❑ REQUEST FOR APPROVAL OF PROGRAMMING FOR THE SALT LAKE MULTI USE YOUTH CENTER FOR THE DIVISION OF JUVENILE JUSTICE SYSTEM**

Director Susan Burke proposed a request to begin programing of the Salt Lake Multi-Youth Center. The preliminary cost estimate for this project is \$32,464,923 for 84,100 square feet with an estimated cost of \$415,000 for programming. Ms. Burke outlined the benefits of remaining at the current location, which already has a strong correctional facility presence. The Division owns the property that the current Youth Center sits on. In addition, the Division also owns the property adjacent used for the Salt Lake Valley Detention Center where juveniles are temporarily detained before arriving to the Youth Center. The current location is also near public transportation.

Chip Nelson would like JJS and DFCM to exploring some remodeling options on the current facility, which could be cost effective solution to their current concerns.

Chair Carnahan called on Jim Russell with DFCM to provide a feasibility study on remodeling versus replacement. The findings of the structural evaluation showed that the roof is not tied to the structure and would require the addition of structural walls. DFCM has completed an analysis, from which it was determined that the structural and roofing upgrades would cost an estimated \$3.5 million.

**MOTION:** Chair Carnahan purposed to table the project to the November meeting. The motion

failed for lack of a second.

Chair Carnahan requested the feasibility statement for this project

Mr. Fitzsimmons expressed his concern with remodeling, stating that getting the current building to be structurally sound would be a costly venture. He proposed a motion to recommend legislative approval for programming of the project

**MOTION: David Fitzsimmons moved to recommend legislative approval for programming of the Salt Lake Multi-Use Youth Center project for the Division of Juvenile Justice System. The motion was second by David Tanner and passed with a majority vote of 4 to 1.**

Mr. Nelson recognized that remodeling can be costly. However, he referenced a Weber State University remodeling project which reduced cost per sq. ft. by \$100. Mr. Nelson would like to see efforts to reduce current facility costs.

**❑ AMENDMENTS TO DFCM RULE 23-3 PLANNING, PROGRAMMING REQUEST FOR CAPITAL DEVELOPMENT PROJECTS, AND OPERATION AND MAINTENANCE REPORTING FOR STATE OWNED FACILITIES**

Mr. Reddoor acknowledged that R23-3 Planning, Programming Request for Capital Development Projects, and Operation and Maintenance Reporting for State Owned Facilities should be reviewed and amended. He suggested the Board either revisit this item during the October's Prioritization Hearings meeting, or during November's meeting. Mr. Reddoor recommended that the Board motion to revisit this item in the November meeting.

**MOTION: Chair Carnahan moved to table this item until the November meeting. The motion passed unanimously.**

**❑ AN EXPLANATION OF THE UTAH SYSTEM OF HIGHER EDUCATION PRIORITIZATION PROCESS**

In efforts to create uniformity for processes between the State Building Board and the Board of Regents, Rich Amon, Assistant Commissioner of Business Operations for USHE, reviewed a presentation which focused on their internal processes for capital development prioritization. The presentation covered the current steps for capital development prioritization and scoring guidelines. Mr. Amon noted the Board of Regents will conduct their prioritization next week. Mr. Reddoor noted that scoring obtained from the Board of Regents prioritization will factor into that of the State Building Board's. Mr. Nelson expressed concern that this may give Higher Education projects an unfair advantage when compared to non-Higher Ed projects. Mr. Reddoor will review this concern and have a resolution in place prior to the October prioritization meeting.

**❑ REPORT OF THE FY 2016 PREVENTATIVE MAINTENANCE AUDITS**

Mr. Reddoor provided some background to the facility maintenance standards put in place by the State Building Board in 1997. These standards will also be adopted into Rule 23-3. DFCM has

authority over the delegation, however Higher Ed is exempt because fulfill maintenance needs internally. Mr. Reddoor turned the presentation over to Mike Smith, Facilities Auditor for the State Building Board to review findings from the audit. Mr. Smith reported that between Tyson Gregory, also an Auditor for the State Building Board, and himself, they were able to visit 21.8 million sq. ft. of building space in FY 16. Mr. Smith review how the scores were calculated in each of the categories listed on the report. The Utah State Fair park still remains concerning as they have yet to pass an audit since the program was initiated in 1997.

Matt Lund with GOMB asked if the agencies were notified of their results. Mr. Smith stated that findings and recommendations are compiled into a full report which is sent to the agencies.

Mr. Nelson wanted to know who, within the agency, typically receives the reports. Mr. Smith said they usually disseminated to the facilities operations group. Mr. Nelson and Mr. Reddoor suggested the reports be sent to contacts at higher level, possibly within the Executive or Presidential level. Mr. Tanner added the reports should also go to the Board of Regents as this may be critical information for their own prioritization process.

#### **❑ QUARTERLY ADMINISTRATIVE REPORT FOR UTAH DEPARTMENT OF TRANSPORTATION**

Kevin Griffin, Director of Maintenance for UDOT, reported three new architectural contracts were issued for Maintenance Station Replacements. The Snowville and Cottonwood Replacements are 90% completed and the Salt Lake West Replacement is in design phase. The new Hooper Maintenance Station is in the final stages of construction and Mr. Griffin anticipates the project will be completed within the next month. UDOT intends to sell the Clinton Maintenance Facility which will provide funding for the Snowville Maintenance Station Replacement. The Morgan Maintenance Station is in the beginning stages of construction. A change order for the project will be issued for obligations made from the UDOT Right-of-Way Division. The main change was an agreement to construct an additional 130 feet of access road to our new station location. The cost of the change order is projected to be \$150K. Mr. Griffin assured that UDOT has the funds to cover the change order and the lapse in communications has been corrected. Mr. Griffin reported that the division will start advertising design for 6 new salt sheds in the Fall and reviewed UDOT's report of current projects.

Mr. Griffin responded to UDOT's rating in the Preventative Maintenance Audit. Their Region Four office has developed software that should improve their reporting issues. The software will be used for all UDOT offices statewide.

#### **❑ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Ken Nye with the University of Utah reviewed the Administrative Report. Mr. Nye reported that there were no significant Professional Services Agreements to report. The Construction Contracts awarded during this period consist of 25 Remodeling Contracts and 5 Site Improvement Contracts. Projects 21853, MICU Expansion, and 21868, Cath Lab 5 are both being constructed in the Hospital. In order to best manage the impact of these two projects on Hospital operations, both are being constructed using the CM/GC delivery method. The contractor for both projects

was selected under a joint selection procurement process. Project 21881, McCarthy Field Replacement is being done using the design/build delivery method. The amount budgeted for contingency in FY17 capital improvement projects will be reflected in the University's next report. There are five decreases to the contingency reserve fund to report:

- Project 21169; UMFA Humidity Remediation: Transfer of \$126,770 to address black mold that was discovered in many areas of the building as walls were opened up.
- Project 21224; HTW Plant – Replace Generator: Transfer of \$94,268 to cover additional radiographic and ultrasonic inspections of high temperature water piping welds.
- Project 21486; HTW Plant Replace Boiler 1 This transfer of \$117,475.65 covers the cost of additional radiographic and ultrasonic inspections of high temperature water piping welds (\$93,633). The remaining \$24,014 covers the cost of several unforeseen conditions, the most substantial of which was a need to provide additional programming in order to achieve necessary communications between the combustion control systems, burner management system and the existing control system for the HTW Plant.
- Project 21677; Building 587 HVAC Upgrade Transfer of \$32,055 to cover the cost of eight different unforeseen conditions, the most substantial of which required additional controllers that were not identified in the bidding documents.

Mr. Fitzsimmons commented on the increases, noting that they are all attributed to mechanical oversights. He would like to see disciplinary actions put in place to steer contractors from relying on contingencies.

Ben Berrett reviewed the Administrative Report for Utah State University. Six Professional Contracts and Nineteen Construction Contracts were issued. There were 7 draws from Contingency:

- Parking Lot Paving: \$62,000.00
- North Core Utilities Replacement & Tunnel Expansion: \$47,700.34
- RBW Family Life Chilled Water Piping: \$47,563.88
- Elevator Upgrades FY15: \$46,500.00
- Medium Voltage FY16 \$41,986.50
- Old Main Reroof-Center Section \$24,500.00
- Chilled Water Infrastructure FY16 \$6,229.15

There were no increases to the Project Reserve Fund and one decrease in the amount of \$254,513.00 for the North Core Utilities Replacement & Tunnel Expansion. Mr. Berrett stated that the amount allotted for the project was underestimated. Both the Contingency and Project Reserve fund are in good order.

#### **❑ ADMINISTRATIVE REPORT FOR DFCM**

DFCM Director Eric Tholen reported that there were no significant lease items to report. 84 Professional Services Agreements were issued, which consisted of 65 Design Agreements, and 19 Planning/Study/Other Agreements. In addition, there were 93 Construction Contracts were issued, which consisted of 8 New Space Contracts, 44 Remodeling Contracts, 10 Paving/Roofing Contracts, and 31 in the Other category. One notable bid for Item #75, University of Utah

Business Executive Education Building. This is a CM/GC agreement. The balance of the construction costs will be added by future change orders

The Capital Improvement Contingency Reserve Fund started with \$5,134,729 and ended with \$6,262,338. There were 3 transfers to projects totaling \$258,589, a decrease to the overall fund of \$2,000,000 per 2016 Legislative House Bill #2, and 4 transfers to the fund for \$3,386,198.

The Development Project Reserve Fund had 21 transfers to the fund of \$221,934 and 10 transfers out totaling \$679,076, a decrease to overall fund of \$1,225,000 per 2016 Legislative House Bill #2, leaving an ending balance of \$4,771,101.

Two items have been added to the Contingency Reserve Fund Analysis report; the total draws from contingency per project and the authorized amount less draws to date, which shows the remaining budgeted contingency amount per project. The current projection is a deficit balance of \$3,987,409m which included the FY'17 Legislative reductions of \$5M from contingency per House Bill #2. This total will improve as the balance from the FY'17 budgeted contingencies is added in.

**❑ FUTURE AGENDA ITEMS**

Mr. Reddoor confirmed that October 5<sup>th</sup> will be the Capital Development Hearing, followed by the Prioritization and Business Meeting October 6<sup>th</sup>. He also added that the deadline to submit the final version of CBE's is September 15, 2016. Rule 23-3 will be reviewed in November's meeting. The Division of Parks and Rec has been asked to come before the Board again in November to outline funding source for the Recirculation Aquaculture System project at the Springville Fish Hatchery. Utah State University has been asked to come before the Board again in November, at the earliest, to also outline their funding source for the Interlocking Cross-Laminated Timbers Building.

**❑ ADJOURNMENT**

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

The meeting adjourned at 11:50 am.

# Utah State Building Board



## FY 2018 State Funded Capital Development Prioritization Hearing

October 5, 2016

---

### **MINUTES**

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Matt Lund	Governor's Office of Management and Budget
Patty Yacks	Department of Administrative Services
Brian Wikle	Legislative Fiscal Analyst Office
Richie Wilcox	Governor's Office of Management and Budget
Bruce Whittington	Division of Facilities Construction & Management
Clint Bunnell	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Matthias Mueller	Division of Facilities Construction & Management
Eric Tholen	Division of Facilities Construction & Management
Dorothy Taylor	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
Thomas Shaw	Division of Facilities Construction & Management
Lee Fairbourn	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Dorie Farah	Division of Facilities Construction & Management
Michael Ambre	Division of Facilities Construction & Management
Brad Demond	Division of Facilities Construction & Management
Patrick Tomasino	Division of Facilities Construction & Management
Sid Pawar	AJC Architects

Peter Moyes	ArchNexus
Rich Arave	ArchNexus
Rich Thorn	Assoc. General Contractors
Jim Nielson	Axis Architects
Vicky Golie	Babcock Design Group
Amber Craighill	BHB Engineers
Ann Geary	Bridgerland Applied Technology College
Chad Campbell	Bridgerland Applied Technology College
Wendy Borg	Bridgerland Applied Technology College
Kathy Wheadon	CRSA
Fran Pruyn	CRSA
Russ Galt	Davis Applied Technology College
Mike Bouwhuis	Davis Applied Technology College
Melanie Hall	Davis Applied Technology College
Don Brinkerhoff	Department of Human Services
Susan Burke	Division of Juvenile Justice Services
Jon Gibb	Dixie State University
Sherry Ruesch	Dixie State University
Paul Morris	Dixie State University
Richard Williams	Dixie State University
Channing Adler	EDA Architects
Gabe Kramer	Envision Engineering
Lyndy Lovelady	EPG Environmental Planning Group
Jodi Geroux	FFKR Architects
Michael Leishman	FFKR Architects
Jim Lohse	FFKR Architects
Tracy Neale	GSBS Architects
Ben Jenkinson	HBDG
Barbara Bruno	Herman Miller
Doug Barraza	HOK Architects
Mike Sivulich	Jacobsen Construction
Jim Child	JRCA Architects
Jeff Palmer	Layton Construction
Keri Hammon	Market Link
Clay Christensen	MATC
Nate Behunin	Method Studio
David Daining	MHTN Architects
Heather Knighton	MHTN Architects
Ryan Wallace	MHTN Architects
Stephanie Ray	Michael Baker International
Julee Attig	Reaveley Engineers
Wes Stonehocker	Ridgeline Design
Rolland Lee	Ridgeline Design
Bob Askerlund	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
Jade Teran	Spectrum Engineers
Tiffany Woods	Spectrum Engineers

Dan Clark	State Parks
Tyler Brinkerhoff	UCAT
Jared Haines	UCAT
Ken Nye	University of Utah
David Broady	University of Utah
Jason Perry	University of Utah
Natalie Tippets	University of Utah
Scott Ericson	Utah Department of Agriculture and Food
LuAnn Adams	Utah Department of Agriculture and Food
Darek Sagers	Utah National Guard
Col. Tyler Smith	Utah National Guard
Mike Norton	Utah National Guard
Rich Amon	Utah Office of Higher Education
Dave Buehler	Utah Office of Higher Education
Daniel Campbell	Utah Office of Higher Education
Dave Cowley	Utah State University
Neil Abercrombie	Utah State University
Ben Berrett	Utah State University
Lori Haglund	Van Boerum & Frank
Mark Halverson	Weber State University

On Wednesday, October 5, 2016 the Utah State Building Board held a meeting in Room W30 of the West Building (House of Representatives Building), Utah State Capitol Complex in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 8:35 am.

**☐ FY 2018 STATE FUNDED CAPITAL DEVELOPMENT REQUESTS**

State agencies and institutions were scheduled to present their State Funded Capital Development and Land Banking Requests for Fiscal Year 2018. The following projects were presented for the morning session:

<b>DHS-DJJS</b>	Salt Lake Multi-Use Center – 84,100 sq ft
<b>UDAAF</b>	William Spry Agriculture Building - 67,900 sq ft
<b>UNG</b>	Nephi Armory Utilities Extension and State Share - 59,612 sq ft
<b>State Courts</b>	Sixth District Court Sanpete County Manti – 84,100 sq ft
<b>DNR-Parks &amp; Rec</b>	Willard Bay Lake Day Use Development – 59,612 sq ft
<b>AG</b>	Land Bank: 500 South Main Street, Salt Lake City – 1.54 sq ft
<b>UCAT</b>	Overview
<b>MATC</b>	Thanksgiving Point Campus Technology/Trades Building – 80,000 sq ft
<b>BATC</b>	Health Science and Technology Building – 91,500 sq ft
<b>DATC</b>	Allied Health Building – 85,000 sq ft
<b>UBATC</b>	Welding Technology Building – 12,500 sq ft

At 11:50 am the Board adjourned for lunch in Room 4112 State Office Building and reconvened

for further presentations at 12:57 pm. The following projects were presented for the afternoon session:

<b>Board of Regents</b>	Regent Priorities
<b>U of U</b>	Medical Education & Discovery / Rehabilitation Hospital – 500,000 sq ft
<b>DSU</b>	Human Performance Center – 142,000 sq ft
<b>WSU</b>	Lindquist Hall Renovation, Social Science Building – 119,350 sqft
<b>USU</b>	Biological and Natural Resources Renovation – 60,000 sq ft
<b>UVU</b>	New Business School Building – 180,000 sq ft
<b>SLCC</b>	Herriman Campus General Education Building – 80,000 sq ft
<b>Snow College</b>	Land Bank: Housing Property – 50,034 sq ft
<b>USDB</b>	Springville School – 42,000 sq ft

Following the presentations, Chair Carnahan thanked the Board for their attendance. The Board was reminded of the business meeting and prioritization the following day in Room 4112 State Office Building at 8:30 am.

**❑ ADJOURNMENT**

The meeting adjourned at 2:50 PM.

# Utah State Building Board



## BUSINESS MEETING AND PRIORITIZATION

October 6, 2016

---

### **MINUTES**

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Patty Yacks	Department of Administrative Services
Jim Russell	Division of Facilities Construction & Management
Sid Pawar	AJC Architects
Peishen Zhou	Attorney General's Office
Frances Pruyn	CRSA
Don Brinkerhoff	Department of Human Services
Richie Wilcox	GOMB
Mike Sivulich	Jacobsen Construction
Tiffany Woods	Spectrum Engineers
Dave Woolstenhulme	UCAT
Tyler Brinkerhoff	UCAT
Keith Sprouse	Uintah Basin Applied Technology College
Aaron Weight	Uintah Basin Applied Technology College
Rich Amon	Utah Office of Higher Education
Dave Buehler	Utah Office of Higher Education
Daniel Campbell	Utah Office of Higher Education
Ben Berrett	Utah State University
Dave Cowley	Utah State University

On Thursday, October 6, 2016 the Utah State Building Board held a Business Meeting and the Prioritization for FY 2018 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 8:30 am.

**❑ DISCUSSIONS ON FY 2018 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING PROJECTS**

Chair Carnahan requested additional information on the availability of funds regarding the \$1 million land sale outlined as an additional funding source the DJJS, Salt Lake Multi-Use Center project. The Board agrees that these funds are essentially uncommitted at this time because it has yet to be determined if the State will have another use for the land. Mr. Reddoor stated that an amendment to the State Funding Request for the DJJS project will take place, raising this figure to approximately \$33.1 million.

Chair Carnahan had requested additional information on pre-design services for Weber State's Lindquist Hall renovation project. Jim Russell with DFCM explained that a solicitation and award was made using WSU institutional funds to allow Big D Construction to provide design phase services for this project. Mr. Russell stated that if this project was approved for funding this year an extension to the contract could be added to include the construction phase. However, there is no guarantee for the extension. Mr. Russell stated that if the project did not receive approval this year, the construction phase will need to be resolicited.

Chip Nelson raised some concerns on the request from Utah National Guard. While having state funds secured for infrastructure will greatly help UNG in their application process for receiving federal funds, it is difficult to rank this request without knowing the critically of the other capital improvement requests. The Board also feels there is some uncertainty regarding if federal funds would be committed for the project in the future, even if funding for infrastructure was approved.

**❑ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH**

Mr. Reddoor gave instructions and explained the different criteria in the FY 2018 State Funded Capital Development and Land Banking Requests Scoring Sheets with descriptions of the weighing factors in these criteria. Mr. Reddoor then explained the process for applying a weighing factor as mandated per SB 156 to incorporate the Board of Regents prioritization recommendations. The weighing factor would be applied after the Board's rankings are compiled. 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 2018 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING FINAL PRIORITIZATION**

The meeting reconvened at 1:01 pm for discussion and presentation of rankings. Mr. Reddoor presented two lists of rankings. The first list was determined by compiling scores from the Board's prioritization process. The second list of rankings incorporated a weighing factor from the Board of Regents prioritization recommendations. The weighing factor shifted the rankings between Weber State University and Dixie State University, putting DSU in second place and WSU in third place.

## FY 2018 Capital Development

### Building Board Rankings

Agency	Project	Score	Rank	Regents Weighting	Final Ranking
University of Utah	The Medical Education & Discovery (MED) / Rehabilitation Hospital (MED Complex)	34.4	1	206.6	1
Dixie State University	Human Performance Center	29.4	3	147.1	2
Weber State University	Social Science Building Renovation	30.1	2	120.5	3
Department of Agriculture and Food	William Spry Agriculture Building Replacement	27.7	4		4
Uintah Basin Applied Technology College	Welding Technology Building	27.4	5		5
Utah School for the Deaf and the Blind	USDB Springville School	24.0	6		6
Utah State University	Biological and Natural Resources Renovation	23.7	7	71.1	7
Utah Army National Guard	New Nephi Army Utility Extension and State Share 75 / 25 Split	22.0	8		8
Utah Valley University	New Business Building	20.1	9	40.2	9
Mountainland Applied Technology College (MATC)	Thanksgiving Point Campus Technology Trades Building	19.3	10		10
Bridgerland Applied Technology College (BATC)	Health Science And Technology Building	18.4	11		11
Salt Lake Community College	Herriman Campus General Education Building	18.1	12	18.1	12
Department Of Human Services / Division of Juvenile Justice Services	Salt Lake Multi-Use Youth Center	17.6	13		13
State Courts	Sixth District Courthouse Sanpete County Manti	17.0	14		14
Davis Applied Technology College (DATC)	Allied Health Building	16.9	15		15
Department of Natural Resources-Parks	Willard Bay State Park North Lake Day Use Development	9.5	16		16

Chair Carnahan asked for a motion on the FY 2018 Capital Development Final Prioritization.

**MOTION: David Tanner moved to approve the FY 2018 State Funded Capital Development Prioritization. The motion was seconded by Gordon Snow and passed unanimously.**

Mr. Reddoor continued the presentation of rankings and moved forward with the prioritization of Land Banking requests.

## FY 2018 Land Banking Requests

Agency	Description	Score	Rank
Snow College	Land Bank - Ephraim	0	1
Attorney General *	Land Bank-Property Acquisition 500 S Main St. SLC	0	2
0		0	1
0		0	1
0		0	1
0		0	1
0		0	1

\* Not recommended for funding

**MOTION: David Fitzsimmons moved to approve the prioritization of the FY 2018 State Land Banking Requests. The motion was seconded by Fred Hunsaker and was opposed by one.**

Mr. Tanner requested to amend the motion that the Board does not support the Attorney General's Office Land Banking request. The amended motion was agreed upon both Mr. Fitzsimmons and Mr. Hunsaker and passed unanimously.

**□ ADJOURNMENT**

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

The meeting adjourned at 1:08 pm.



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Request for Design and Construction for Dixie State University's Legend Solar Stadium, East Side Locker Rooms/Bleachers**  
Presenters: President Richard Williams and VP Paul Morris, Dixie State University

---

### Recommendation

Jeff Reddoor recommends the Building Board approve the Design and Construction phase of the Legend Solar Stadium, East Side Locker Rooms/Bleachers remodeling for Dixie State University.

### Background

The existing Legend Solar Stadium was constructed in 1982 and at that time a used set of bleachers was installed on the east side for use by the visitors. The bleachers had many repairs over the years but after several injuries occurred due to safety problems, the bleachers were removed in 2007. Two small portable bleachers were placed on the visitor side and have remained in that location.

This project consists of a 5,000 seat aluminum bleacher system to be located on the East side of Legend Solar Stadium. Beneath these new bleachers a 15,330 square foot masonry block structure will house 4 locker rooms, two large public restrooms, ticketing and concessions. A canopy structure will cover the seating area.

Estimated costs for this project is \$8,607,417. DSU plans to fund this through a \$4.7 million bond and \$ 3,907,417 in donations and other funds.

DSU has calculated that \$113,135 in non-state funded O&M will be required for this new facility (15,330 sq.ft X \$7.38). It is assumed that one full-time and one-part time maintenance staff will be needed to properly care for this building. The operational and labor costs will be paid from athletics student fees, ticket and concession revenues and rental fees for events and outside use of the stadium.

# FY 2018 Capital Development Project Request & Feasibility Statement

**Type of Request:**             State Funded                             Non-State Funded  
    Non-State Funded with O&M Request     Land Bank

**Agency/Institution:**            Dixie State University

**Project Name:**                    **Legend Solar Stadium, East Side Locker Rooms / Bleachers**

**Agency/Institution Priority:**            **2**

**Project Scope:**

<b>Total Project Space (Gross Square Feet)</b>	<b>44,130 gsf</b>
New Space Requirement (Gross Square Feet)	15,330 gsf Locker Rooms 28,800 gsf Alum. Bleachers
Remodeled Space (GSF)	None
Space to be Demolished (GSF)	None

**Types of Space** – This project consists of a 5,000 seat aluminum bleacher system to be located on the East side of Legend Solar Stadium. Beneath these new bleachers a 15,330 square foot masonry block structure will house 4 locker rooms, two large public restrooms, ticketing and concessions. A canopy structure will cover the seating area.

**Capital Funding:**

**Preliminary Cost Estimate:**                            \$    **8,607,417**

No comparable structures were found for this project

The Construction Budget Estimate has been provided by the State Division of Facilities and Construction Management (DFCM). They worked with FFKR Architects to estimate pricing for the bleachers, canopy and locker room structure.

**Previous State Funding**                                    None

**Other Sources of Funding**                                \$ 4,700,000 Bond  
    \$ 3,907,417 Donations/Other Funds

The funding source to repay the \$4,700,000 bond required for this project is a donation from Legend Solar LLC. Legend Solar has committed \$10,000,000 to the stadium project. Dixie State University and Legend Solar LLC have a signed agreement where



by FFKR Architects.

#### Existing Space (square feet) Currently Occupied

The existing locker room and restroom facilities are located on the west side of the stadium and total 10,882 square feet. Improvements to the existing grandstand, locker rooms and restrooms will occur in the future.

#### **Project Executive Summary:**

- When Legend Solar Stadium was constructed in 1982, the facility was adequate for Dixie Junior College. An increase in student body and the addition of many more sports other than football has occurred since that time. The school has added new teams including men's and women's soccer, rugby and lacrosse. The stadium is also the largest outdoor venue in the city and is often scheduled for outside use.
- The current configuration of bleachers on only one side makes it so the stadium cannot be used for Utah High School Athletic Association activities. They have a requirement that home and visitors be separated for safety reasons. This is also a problem for any competition. Having both home and opposing team seated on the same side is never ideal.
- The people of the State of Utah will benefit from the improvement of Legend Solar Stadium as it will be the largest outdoor football/soccer/event stadium in the state that is located outside of the snow belt. The lack of snow and warmer winter temperatures provide a unique advantage and niche to Legend Solar Stadium to attract events within the State.

Once the East side bleachers and locker rooms are constructed, Legend Solar Stadium could host high school state football playoffs, soccer matches, track meets and etc. Additionally, concerts, sport and marching band camps, community celebrations and other events can utilize the facilities at Legend Solar Stadium.

Recently, Dixie State University, The City of St. George, Intermountain Health Care and Simmon's Media Group sponsored a 4<sup>th</sup> of July concert and fireworks show. The crowd was estimated at 15,000 people. The existing grandstand was full, the football field and surrounding green space was covered with spectators sitting on blankets enjoying the celebration. After this event, Washington County pledged \$1.5 million to improve Legend Solar Stadium to better serve and accommodate community events.

The stadium will also be able to better facilitate the competitions and events of the Huntsman Senior Games.

- Legend Solar Stadium will host DSU football, soccer and track regular season competitions as well as club and other sporting events.

- In 2016, Dixie State University hired FFKR Architects to review the current Legend Solar Stadium. They met with Athletics administrators, students and staff to determine the most pressing needs. It was determined that fixing the track and installing additional bleachers were the two most important improvements needed at the stadium. Other improvements were identified and will be addressed at a future time. Legend Solar made a sizeable donation to Dixie State to make these improvements possible.
- This project is the first phase of several non-state funded projects to be done at Legend Solar Stadium. All of these improvements will make Legend Solar Stadium a key location for community activities. An example of this is the recent 4<sup>th</sup> of July celebration that was held at the stadium. It brought in 15,000 people to a location with only 5,000 seats.

### **Feasibility/Planning:**

- The improvements to the stadium are consistent with DSU's mission as the state regional university serving Southern Utah. Athletics and club sports are an integral part of the university experience. Student athletes deserve to compete in venues with adequate facilities to support contests and competitions. Many DSU students participate in athletic events as athletes, band members, cheerleaders, marching groups and spectators and etc.

The DSU strategic plan focused on development of the Athletics Department and the athletics brand, as a major need to market the university and help it recruit students. A strong athletic presence is critical to the university in fostering community support and interest in supporting and donating to the University.

- Increasing the capacity at Legend Solar Stadium will have a positive economic impact on DSU, Washington County and the State of Utah. The larger seating capacity will attract larger sporting events, concerts, camps and other events bringing spectators to the community. These spectators will purchase food, gas, supplies and stay in hotels.

These events will advertise and market Dixie State University by bringing potential students and their families to campus. Potential students that visit a campus have a far greater affinity to the institution and are much more likely to attend. A larger student body at Dixie State improves the economy of the state by bringing tuition and other revenues to the community and state. A larger student body at DSU results in more college graduates. College graduates earn higher salaries and greatly contribute to society.

- This new east side bleachers are currently adjacent to large open parking areas that serve this venue and other athletic venues in the area.
- St. George City, Washington County and Washington County School District have all shown support for this project. There is a great need for a large outdoor spectator venue

in this area.

- Dixie State University is currently going through a new Master Plan Process. The Legend Solar Stadium and surrounding area have been part of that review. Current findings have determined that it is in the best interest of the school to keep the athletic venues in the current location. This allows for large public parking and minimal impact to surrounding residential areas.
  - The current bleacher site will move to the east in order to make room for this larger bleacher structure. The University obtained ownership of the streets interior to the campus. Therefore, DSU is not limited by right of ways or easements.
  - The current site is located near major utilities. Because this is a restroom and locker room venue, it is not anticipated that this structure will connect to the central plant loop.

**Photographs and Maps:**

*Maps and Photos are attached*



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Request for Design and Construction of Jordan Campus Student Center for Salt Lake Community College**  
Presenter: Malin Francis, Director of Planning and Design for SLCC

---

### **Recommendation**

Jeff Reddoor recommends the Building Board approve the Design and Construction phase of the Jordan Campus Student Center for Salt Lake Community College.

### **Background**

Currently, the Student Affairs functions on the Jordan Campus are housed within the High Tech Center. Those services include the following: Admissions; Financial Aid; Academic Advising; Registrar; Testing Center; Disability Resource Center; and the Office of the South Region Student Services Director. Additional student services are provided in the Student Pavilion, which includes the Office of Student Life and Leadership and the Center for Health and Counseling. Space in the High Tech Center and the Student Pavilion is limited and does not allow for additional staffing to meet the needs of students on the campus. As the College continues to focus on student success, persistence, and completion, additional space is need to support expanded services and intrusive academic advising. Also, due to the space limitations in the Student Pavilion campus-wide student events are not possible nor is there any space available for recreation or fitness, both which are high demand requests from our student population.

To meet the rapidly growing needs of this campus, SLCC is requesting a 80,000 sqft building to house student affairs in one location. The estimated cost for the project is \$37,040,089 which will be funded from a building bond supported through student fee dollars. No State funded O&M is being requested for this project. O&M will also be paid out the funds collected from the student fee bond.

# FY 2018 Capital Development Project Request & Feasibility Statement

**Type of Request:**             State Funded                            X Non-State Funded  
     Non-State Funded with O&M Request     Land Bank

**Agency/Institution:**            Salt Lake Community College

**Project Name:**                    Jordan Campus Student Center

**Agency/Institution Priority:**                    #1

**Project Scope:**

<b>Total Project Space (Gross Square Feet)</b>	<b><u>80,000</u></b>
New Space Requirement (Gross Square Feet)	<b><u>80,000</u></b>
Remodeled Space (GSF)	<b><u>0</u></b>
Space to be Demolished (GSF)	<b><u>0</u></b>

**Types of Space** - Describe the types and amounts of space proposed to meet the programmatic requirements.

**Capital Funding:**

**Preliminary Cost Estimate:**                    **\$ 37,040,089**

*Include comparable costs for two to three buildings of similar size and function. Provide names and locations of comparable facilities. Insert preliminary construction budget estimate (CBE) statement of DFCM opinion of viability cost estimate*

**Previous State Funding**                            **\$ 0.00**

**Other Sources of Funding**                        **\$ 37,040,089**  
    *Student Fee Bond*

**FY 2018 Requested Funding**                    **\$ 0.00**





requests from our student population.

The current vacated spaces in the High Tech Center and the Student Pavilion will be used for additional teaching and student study support space.

- ***Where applicable, if the proposed facility is not intended to be replacement space, (existing facility serving this function will not be demolished) describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.***

(See explanation below)

Existing Space (square feet) Currently Occupied 0

## **Project Executive Summary:**

*Use this section to provide a detailed justification of why the project is needed. Please address the following bullets in your summary.*

- ***Describe the purpose for the project in detail, including all programs and services to be offered in the proposed facility.***

Salt Lake Community College has been a successful leader in higher education, both in the state and nationally. The College is seeking to remain a leader by investing in buildings and facilities like the student center for the Jordan Campus, which already serves a high percentage of traditional students and many first generation students. As the Jordan Campus continues to build upon its base of general education offerings and allied health science, students will need more services that include advising, spaces for collaboration and an array of resources proven to vastly improve performance and overall student success. The College will focus on expanding opportunities for SLCC students at the Jordan Campus through continued development of curriculum and delivery of education services to the surrounding population. The SLCC Jordan Campus must continue to evolve and grow to serve a diverse population of students that has grown from about 650 in 2006 to more than 1,500 today.

The proposed project would be partially funded through the use of student fee dollars to support a building bond. In addition to classroom space, the following would be contained within the proposed Jordan Student Center: Office of Admissions; Office of Financial Aid; Office of Academic Advising; Office of the Registrar; the Testing Center; the Disability Resource Center; Center for Health and Counseling, and the Office of the South Region Student Services Director.

Additionally, the proposed Jordan Student Center would include the expansion of the Office of Student Life and Leadership, allowing campus-wide student events to take place. The expansion of this space would assist in developing the connection between the student and the institution by providing gathering space for student clubs/organizations and study groups; one-stop access to student affairs offices; access to a recreational/fitness center; access to healthy meal options at reasonable prices; and also creating a space on campus for students to call their own.

- ***How would this facility benefit the State of Utah? Describe the various populations or constituencies served and how they will benefit. Estimate any increase in program capacity that will result if this request is funded, i.e. number of FTE students taught, prisoners housed, court cases handled, etc.***

The Jordan Campus is situated in a fast-growing part of the Salt Lake Valley that has been served well by Salt Lake Community College's presence. As the area around the Jordan Campus continues to grow, it is important that the College be able to meet the needs of students coming from this major population center in Utah. Spaces to gather in groups and work together, areas to hold events that educate and entertain students and members of the community and more room for students to benefit from the guidance and wisdom of support staff at SLCC would all be housed in a new multipurpose center. The center will provide the first opportunity for many of the residents in this area to access the types of services that will be available to students in this

new facility.

- ***Explain how this facility would function to satisfy some facet of the institution or agency mission.***

SLCC MISSION: Salt Lake Community College is your community college. Our mission is to engage and support students in educational pathways leading to successful transfer and meaningful employment.

This new facility will help the College meet every aspect of its state-mandated mission. The thousands of people who attend the Jordan Campus will include students who are diverse in culture, ability and age. Most of the students will attend the Jordan Campus with the goal of starting their education at the College and then transferring to another institution to complete their studies.

The majority of our students, whether they are attending the College with the goal of transferring to another institution or gaining education and training that will prepare them for immediate entry into the workplace, need general education courses. Without an additional facility to house student support services, our classroom space is limited and we can not fully meet the general education needs of Jordan students.

- ***Summarize your decision-making process that has led to this project request: e.g., construction of a new facility versus remodeling an existing building or a combination of build new and remodel existing. Discuss economic, functional, and programmatic considerations involved in your proposal.***

Through meticulous and thoughtful demographic research and planning, SLCC administrators have decided that building a new multi-use center at Jordan Campus will not only consolidate and bring a more sensible arrangement to excellent existing services, but create a student commons area and event space that will benefit students and members of the surrounding community. A new building will also free up space on campus to fill a significant need for more teaching and lab space. A College-wide taskforce was charged to fully investigate the demographic composition, enrollment projections, program capacities and student needs and provide recommendations. The recommendation of the task force was to further develop the Jordan Campus with the addition of the Jordan Student Center. This will free up space that has been occupied by various Student Affairs functions to be transitioned into space that can be used for teaching and student study support space.

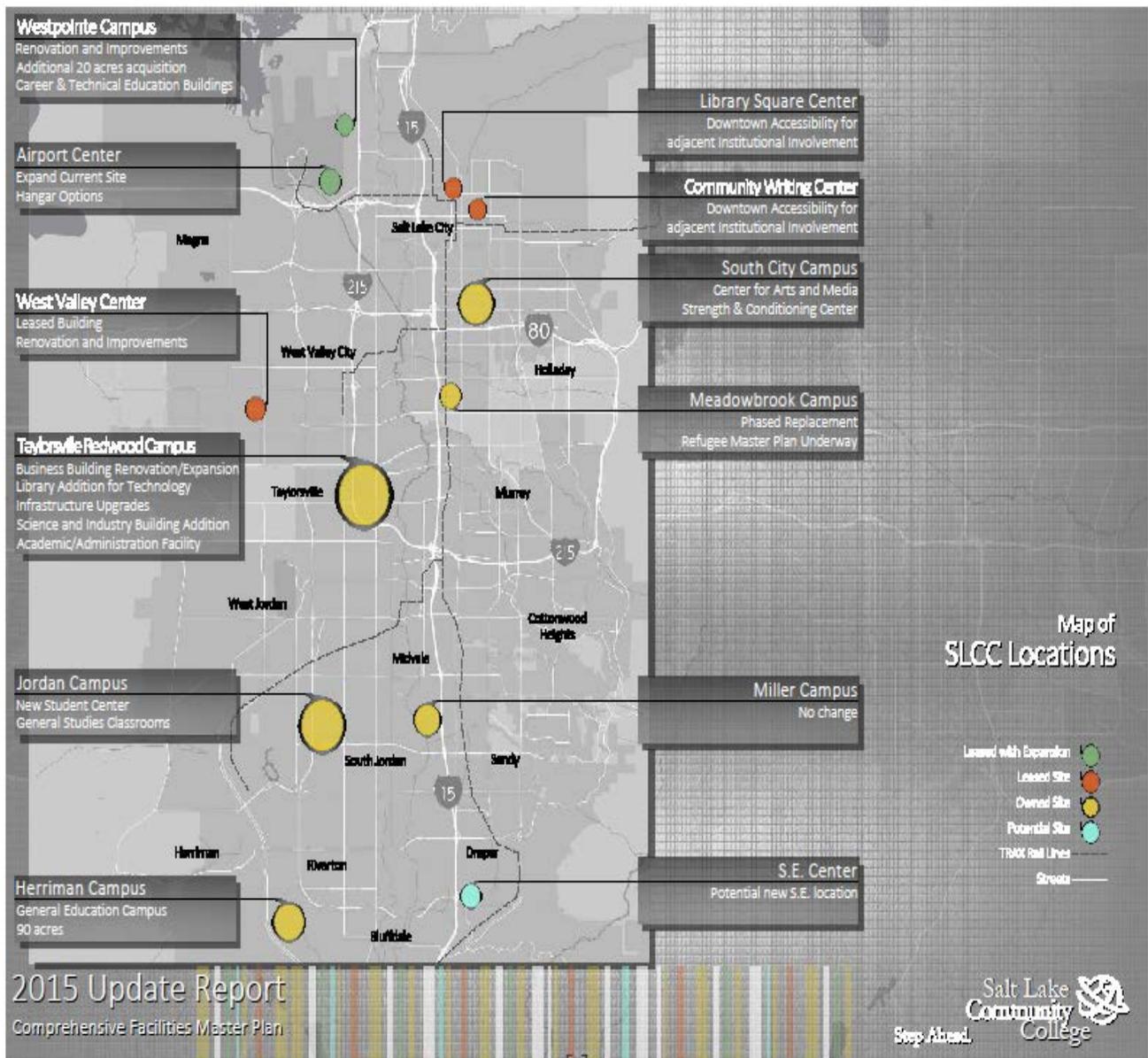
- ***Explain the degree of urgency for the project and your options and strategies should this facility not be funded, both in the interim and in the long term.***

It's vital to provide quality post-secondary education opportunities to people in this rapidly-growing part of the Salt Lake Valley. The campus needs a multi-use center that will fulfill a variety of unmet needs while allowing other existing facilities on campus to be expanded to lab and classroom space. Without a new center, demand for new and expanded offerings at SLCC will continue to surpass the College's ability to fulfill those critical needs.

**Feasibility/Planning:**

- *Explain how this facility and its functions correspond with your agency or institution’s Strategic Plan and campus Master Plan. Indicate when your Strategic Plan and Master Plan was last updated.*

The proposed project is consistent with the College Master Plan. A preliminary program that complements the Comprehensive Facilities Master Plan has been prepared by the College Director of Planning & Design in consultation with the College Administration and scoping sessions to identify the space needs for instructional space. Salt Lake Community College’s Strategic Plan and Master Plan was updated in 2015.



- ***Summarize the primary priorities of program or service growth at your institution or agency and describe how the proposed facility will serve those needs.***

Forward, proactive thinking and planning on the part of the State and Salt Lake Community College has thus far allowed the College to keep up with post-secondary education demands in one of the fastest growing population bases in the country in recent years. The new Student center will address multiple needs, from freeing up space for more classrooms and lab areas to providing consolidated student service, a common area for students to gather, study and collaborate, and valuable event space that will benefit students and members of the surrounding community.

- ***Where applicable, describe the potential positive and/or adverse economic and community impacts of the project.***

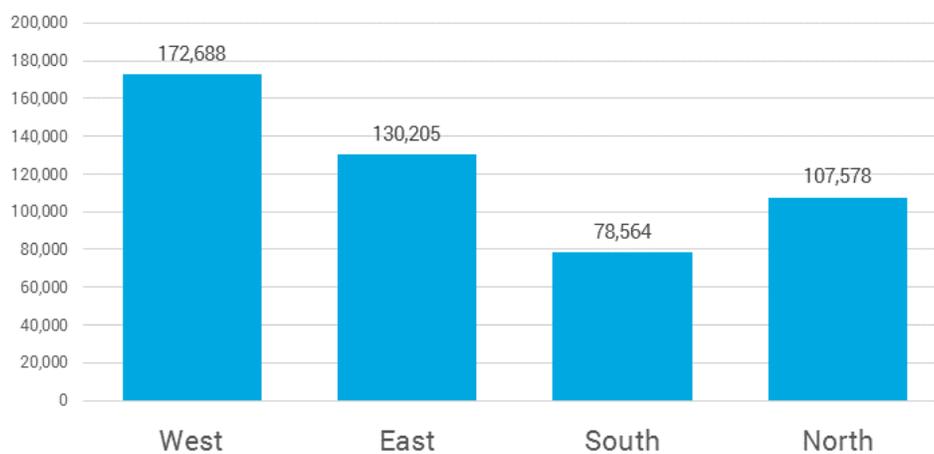
An imperative for the College is to ensure that we provide access to a broad cross-section of students across Salt Lake County, with options as close to home as possible. Ease of access, and the added affordability due to reduced travel costs, is one way we can help improve the College experience for students.

When evaluating whether we are meeting the needs of students in their geographic areas, we break the Salt Lake Valley into four regions: North, South, East and West. We evaluate the college-age population in each region, and compare that percentage with the percentage of SLCC students being educated in each region.

As the area around the Jordan Campus continues to grow, it is important that the College be able to meet the needs of students coming from this major population center in Utah.

## Geographic Access

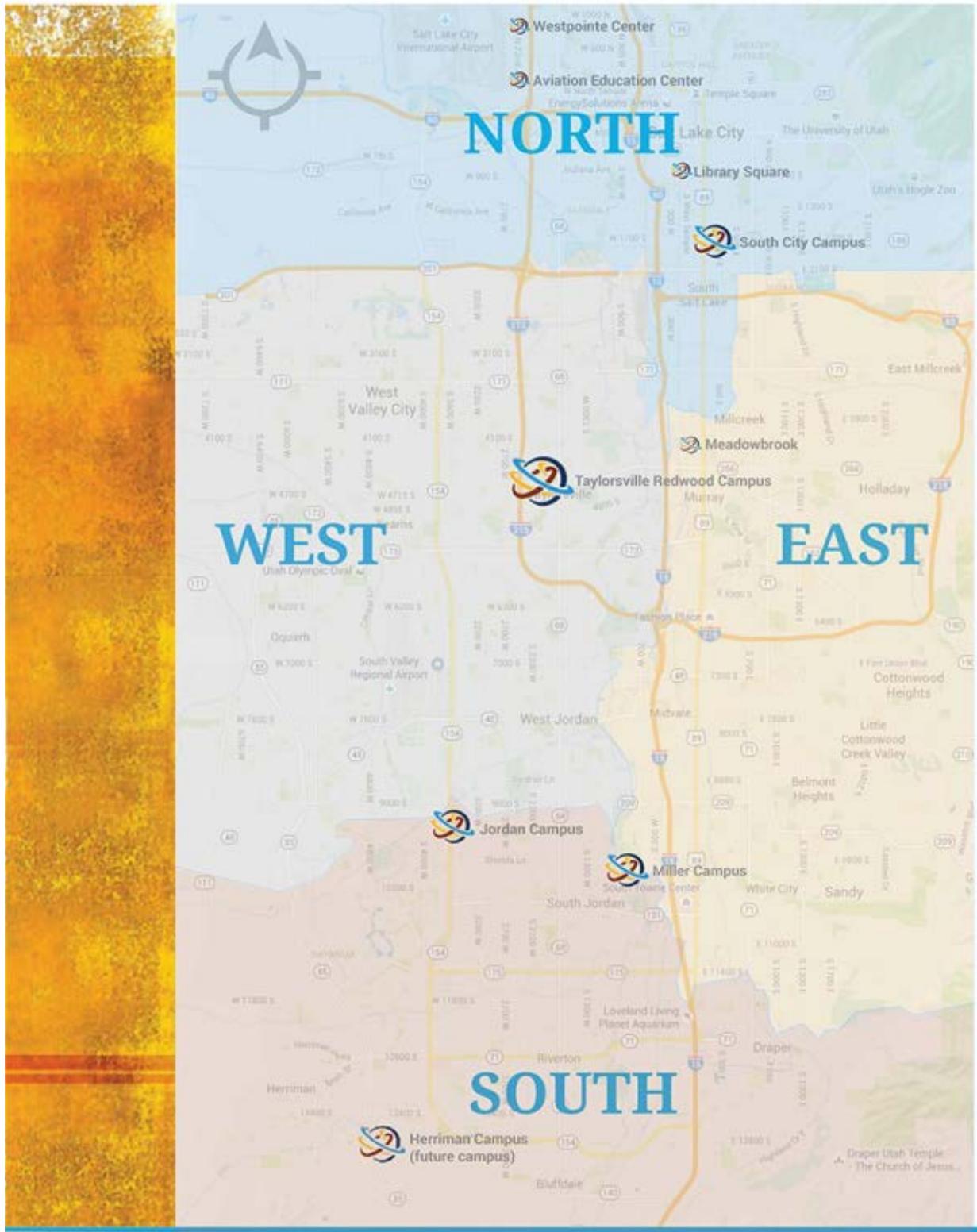
Salt Lake County Enrollment by regions; Spring 2015



Source: SLCC Institutional Research; based on most current data as of June 2015. Based on zip codes. Excludes concurrent enrollment, non-credit, and School of Applied Technology students.

# Salt Lake County Regions

Figure 1: Salt Lake County Regions and Campus locations



- *Describe any special transportation considerations for this facility including parking, transit, and pedestrian requirements*

Salt Lake Community College has had regular meetings with UDOT in conjunction with the Bangarter Highway widening project. This could have an effect on access to the campus. The College will prepare additional roadways for better circulation and access. The College will engage in conversations with the local municipalities to properly connect to existing roadways. SLCC will continue with the campus master plan to expand the parking allocations to meet the needs of the increased traffic. The College also plans to extend the plaza walkway for improved circulation and linkage walkways to the existing portion of the campus.

- *Describe your efforts to work with the surrounding communities should this facility be approved; including impacts to traffic, pedestrian safety, security, noise, excessive nighttime lighting, etc.*

The College will continue to meet regularly with UDOT to stay informed as to the effects of the Bangarter Highway widening project. The College has had conversations with South Jordan City and will have conversations with West Jordan City. It is important to develop and continue these conversations so that everyone is informed as to the best options for connections to major access points to alleviate and improve the circulation in and out of the campus.

- *Describe the extent that you have evaluated facility siting, including alternative sites where applicable, to include:*

- *Identification, including location, size, and characteristics of the site, and estimated costs of any required environmental remediation*

Salt Lake Community College currently has a clear title to the total 120 acres. The initial campus Master Plan and subsequent student site study updates all indicate the location of the student center to centrally located on the campus.

- *Explain any special soils preparation requirements or seismic conditions that could increase site and structural costs beyond those considered standard for your area.*

This will be part of the preconstruction services provided by the design team. Previous projects on this site have not shown a need for any special preparation or remediation.

- *Describe the availability and capacity of utility services, including IT, for the proposed facility. Specify whether the utilities services will be provided by municipal, private, or local campus centralized services.*

All required utilities are available and adjacent to the owned property. All utility services are municipal or quasi-municipal provided except for IT (information technology) infrastructure, which will be connected to the existing campus backbone system.

**State System of Higher Education, Additional Statutory Required Information:**

As require in Title 63A-5-104 (2) (b)(iii) that an institution described in Section [53B-1-102](#) that submits a request for a capital development project address whether and how, as a result of the project, the institution will:

- (A) offer courses or other resources that will help meet demand for jobs, training, and employment in the current market and the projected market for the next five years;
  - Describe
- (B) respond to individual skilled and technical job demand over the next 3, 5, and 10 years;
  - Describe
- (C) respond to industry demands for trained workers;
  - Describe
- (D) help meet commitments made by the Governor's Office of Economic Development, including relating to training and incentives;
  - Describe
- (E) respond to changing needs in the economy; and
  - Describe
- (F) based on demographics, respond to demands for on-line or in-class instruction;
  - Describe

#### **Capital Development Modifications After Deadline:**

Title 63A-5-104 (2) (c)

(c) An agency may not modify a capital development project request after the deadline for submitting the request, except to the extent that a modification of the scope of the project, or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control.

#### **Non- State Funded Without O&M:**

Title 63A-5-104 (3)

- (3) (a) Except as provided in Subsections [\(3\)\(b\)](#), [\(d\)](#), and [\(e\)](#), a capital development project may not be constructed on state property without legislative approval.
- (b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:
  - (i) the State Building Board determines that the requesting state agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;
  - (ii) the state agency provides to the State Building Board a written document, signed by the head of the state agency:
    - (A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance to the resulting facility for immediate or future capital improvements; and
    - (B) detailing the source of the funding that will be used for the cost of

*operations and maintenance for immediate and future capital improvements to the resulting facility; and*

- (iii) the State Building Board determines that the use of the state property is:*
- (A) appropriate and consistent with the master plan for the property; and*
  - (B) will not create an adverse impact on the state.*

**Land Bank Acquisition Requests:**

*Requests for purchase of land from funds to be appropriated by the State Legislature for future use by an agency or institution will be evaluated based upon approved programmatic planning and facilities master plan requirements of the agencies and institutions.*

**General Considerations** - *Provide detail for the following considerations that will be taken into account in evaluation of these requests.*

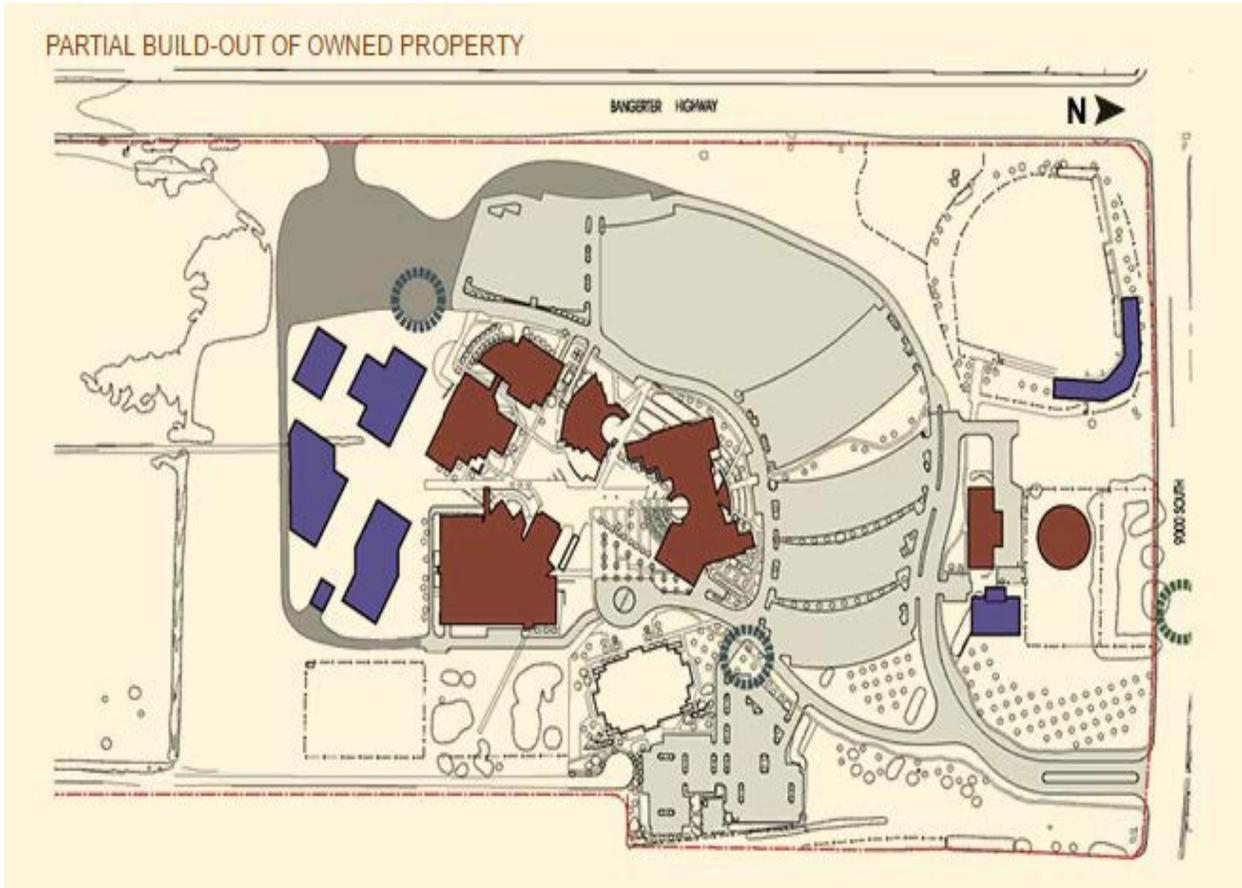
- Location and description of the property including any existing permanent structures.*
- Current availability of the land and “time sensitivity” of the window of opportunity for its purchase.*
- Intended use of the land and its relative importance in the context of the agency or institutions role and mission assignment and strategic plan for the future.*
- Suitability of the property for the intended use (ingress/egress, proximity of utilities, percentage of buildable area, geo-technical, etc. where applicable).*
- Reasonableness of cost as determined by an appraisal or other reasonable estimate of the value of the land.*
- Condition of the land, including the potential liability of the institution pertaining to clearing the property, potential existence of hazardous waste, greenhouse gas emissions, etc.*
- Condition and potential use of existing structures, if any.*

***UCAT Statutory Requirements*** - State statute specifies that the State Building Board must determine that the requirements of UCA 53B-2a-112 have been met before it may consider a funding request from the Utah College of Applied Technology pertaining to new capital facilities and land purchases. UCAT requests for such purchases should describe in detail how each of these statutory requirements have been met including: inclusion of letters from school districts stating that they do not have space available for UCAT use; an inventory/utilization report of the current UCAT space; a summary of the ATE programs being offered by the college campuses in the UCAT area and copies of current cooperative agreements or a summary of efforts to develop such agreements.

**Photographs and Maps:**

*Photographs and other graphics justifying the project and/or maps showing where the facility will be located are requested to be submitted in electronic format if possible. These should help explain the project and justify why it should be funded.*

**Site for Proposed the Jordan Campus Student Center**





## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

### **1. Existing Building Deficiencies and Life Safety Concerns**

Consistent with the College's Strategic Goals of Student Completion and Strengthening Transfer Pathways, this center will allow us to provide better support service to provide intrusive advising and engagement opportunities both known to improve completion. We will also be able to provide more general education classes to accommodate degree completion at a single site.

### **2. Essential Program Growth**

The College plays a major role in the economic development of Salt Lake County and the State of Utah. It has played a significant role in providing learning opportunities to a higher percentage of ethnic minority students and disadvantaged students than any other institution of higher education in the State of Utah. It is critical that the new classroom and lab spaces are added in order to keep up with current and future growth.

### **3. Cost Effectiveness**

In alignment with DFCM's HPBS (High Performance Building Standards), the new buildings will be constructed with more energy efficient building systems. This project will resolve cost inefficiencies created by conducting classes in spaces that are poorly designed for their functions, and improve sharing of resources including space, equipment, faculty, and staff.

### **4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

It is essential that the College provide adequate, safe, attractive space in which our diverse student population can access general education courses and career and technical training that lead to successful transfer and meaningful employment. The new Center will provide a critical update to buildings that were not originally designed to be a college academic location and spaces that were not tailored for a learning environment or to accommodate the programs that are being taught.

### **5. Alternative Funding Sources**

All funding will be derived from existing student fees and existing student funds in place.

## **5-Year Plan**

*Please list below the anticipated State Funded Capital Development projects planned for your agency/institution over the next five years. Include a short one paragraph description/justification of each project and the approximate cost of the project.*

Project #1 – The Herriman Campus General Education Classroom Building 100,000 square feet - \$42,605,917

Project #2 – Taylorsville/Redwood Campus Applied Technology Center Building Use to be discussed

Project #3 – Taylorsville/Redwood Campus Business Building Classroom & Study Space Expansion with Renovation of existing space  
120,000 square feet - \$36,000,000

Project #4 – Taylorsville/Redwood Campus Remodel and Modernize the Technology Building Infrastructure (no new added space)  
- \$20,000,000

Project #5 – Taylorsville Redwood Campus Science & Industry Building Classroom Addition 90,000 square feet - \$27,000,000

### **Non-State Funded Capital Project Requests**

Project #1 – Jordan Campus Student Center  
80,000 square feet      \$37,040,089

Project #2 – Taylorsville Redwood Campus Community Center / Alumni House 10,000 square feet      \$15,000,000

**CBE\***

**\*Note: After the Building Board’s prioritization process, DFCM may verify the project preliminary cost estimate.**



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Request for Design and Construction of University Guest House Expansion for the University of Utah**  
Presenter: Jerry Basford, Associate VP for Student Affairs at U of U

---

### Recommendation

Jeff Reddoor recommends the Building Board approve the Design and Construction phase of the University Guest House Expansion for the University of Utah

### Background

The University Guest House & Conference Center at the University of Utah is highly regarded as a provider of housing for patients and guests visiting the adjacent hospital facilities. The Guest House operates continually at capacity, turning away campus guests and hotel guests regularly. In particular, there is a need for additional rooms for patients and families associated with the University Hospital. The new addition will contain rooms with kitchens and handicap accessibility for our short term and long term hospital patients who need to be housed near the hospital. Transplant patients and other critical procedure patients must have instant access to the hospital. The existing facility will operate as normal. This would be an addition to the current building.

The expansion will add an additional 27,365 sqft (approximately 30-35 rooms) to the existing facility with estimated costs of \$8.25 million for the project. The project will be financed through a revenue bond which will be repaid using operating revenues of the Guest House. No State funded O&M is being requested for this project. Operating expenses vary based on occupancy and would consist of labor for housekeepers, cost of goods sold, and utilities. These expenses would be paid out of revenue generated by additional rooms.



**New Program Costs:** \$125,000

Costs associated with the guest house expansion would be limited to operating expenses. These are variable based on occupancy, and would consist of labor for additional housekeepers (1.5 FTE). Other expenses would be cost of goods sold, operating expenses and utilities. These would be paid out of revenue generated by additional rooms.

**New FTEs Required for O&M and Programs**    1.5 O&M    0 Programs

**Existing Facility:**

The University Guest House and Conference Center hosts The University of Utah Summer Conference Program, one of the premier conference programs in America. Located in Historic Fort Douglas on the University of Utah campus, the Guest House and Conference Center includes 180 sleeping rooms and approximately 30,000 sq. ft. of unique meeting space.

The University Guest House & Conference Center at the University of Utah is highly regarded as a provider of housing for patients and guests visiting the adjacent hospital facilities. The Guest House operates continually at capacity, turning away campus guests and hotel guests regularly. In particular, there is a need for additional rooms for patients and families associated with the University Hospital. The new addition will contain rooms with kitchens and handicap accessibility for our short term and long term hospital patients who need to be housed near the hospital. Transplant patients and other critical procedure patients must have instant access to the hospital. The existing facility will operate as normal. This would be an addition to the current building.

Existing Space (square feet) Currently Occupied: 103,298

**Project Executive Summary:**

- This project is to expand the University Guest House by adding 30 – 35 additional rooms designed for longer term stays. These rooms would have amenities including handicap restrooms and kitchens that would allow both short term stays and long term patient stays. The hospital has been asking for accommodations for patients who need immediate access to the hospital, such as transplant recipients as well as other patients with critical procedures. This expansion would include an additional seminar room for trainings and meetings. We will continue to offer the same services as the current guest house. Small changes to the existing facility will help us better serve our already overcrowded building.
- This would benefit the State of Utah in many ways. Currently the demand for the Guest House routinely outpaces demand. This would allow us to service more guests and visitors to the University and the Health Science campus. This would bring increased tax revenue to the State of Utah starting at \$89,000 annually. This would allow for additional FTE of 1.5 initially and as the occupancy grows there is potential for more. Additional training and seminar space will help with University of Utah programs.
- This space will help us to continue to support the University of Utah mission of recruitment, training, education and research. Our facilities house visitors to the University from around the world. We support the University community by housing programs, families, students, alumni, patients, doctors, and countless other visitors who come to the University. In many cases we are the first contact these visitors have with the U. Our staff is primarily made up of students who live on campus and take classes. We provide a great working environment and learning experience for them. Most of our

benefitted staff are Alumni of the University.

- The primary purpose of the proposed expansion is to support hospital operations by providing high quality housing for hospital patients and visitors at a discounted rate. Being at capacity, we determined an addition is the only option. Some remodeling of the existing facility is in this project to better serve our current guests as well as future guests.
- A feasibility study was conducted which determined that expansion is the best option. The site is owned by the University and the project is contained in the existing Guest House site.

### **Feasibility/Planning:**

- As referenced in the 2008 Campus Master Plan, the University Guest House is incorporated in the Historic Fort Douglas / Heritage Commons Precinct. The Guest House supports functions that occur within the boundary of the National Historic Landmark District, e.g. the Post Chapel, Officer's Club and Post Theatre. It abuts both the boundaries of the NHL and National Register Historic District and is visually integral to Historic Fort Douglas. The Strategic Plan for The University of Utah Hospital notes that the patient census continues to be extremely high. The University Hospital has approximately 34% of patients outside of the Salt Lake County. Many of these patients require multi-day stays for either cancer treatments, transplants or trauma incidents. The University Hospital is very supportive in any additional housing adjacent to the Hospital location for our patients' and their families' convenience and comfort.

The Guest House is too often at capacity. This expansion will provide additional rooms for our guests. We turn away department guests and visitors far too often due to occupancy.

- The Guest House serves the University and Hospital community, providing housing and meeting space. This facility does not compete with the private hospitality industry as it is not marketed to the public and services are provided almost exclusively to those associated with the University or University Hospital.
- This addition will not significantly alter the University's needs and impacts for transportation. It includes an enhancement to the current parking facilities to address additional parking needed.
- Since this project is on existing property there should be very little impact on the community. We are not a high traffic facility and this project would provide better parking on site, and create a better facility for the University.

- **Site Considerations**

Through a series of meetings with the Hotel Director and University Representatives, many options were investigated with considerations made for site selection, relationship to the existing building, relationship to historic features, hotel needs, guest experience, safety, scope and budget.

The Guest House is located at the northwest boundary of historic Fort Douglas, sitting atop the north bank of a historic glen that separates the Guest House and the historic Gospel Grace Church from the Officer's Club and the pedestrian path that connects the upper portion of campus to the lower campus via the Legacy Bridge. The State Historic Preservation Office has been apprised of this project; and the University plans to involve an archeologist with the project as appropriate throughout design and construction.

- **Utility Considerations**

Power, data, sanitary sewer, storm sewer and water will connect to come from University systems.

The capacity of these University systems to accommodate the added loads need to be verified. Connection fees for impact to SLC water generation and waste water treatment should be anticipated. The Guest Rooms in the new addition shall be heated and cooled using a self-contained system of high efficiency PTAC units. The new conference and office area shall be heated and cooled using ceiling mounted fan coil units, with split system outdoor units for cooling. The new units shall be a VRF heat pump system designed for the site conditions.

**State System of Higher Education, Additional Statutory Required Information:**

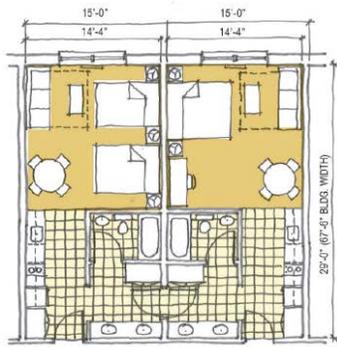
We are a department at the University of Utah and support its mission. Increasing our facility size will further help us with that mission by providing more training space and facilities to house trainers and other professionals of the industry as well as medical practitioners and patients.

**Land Bank Acquisition Requests:**

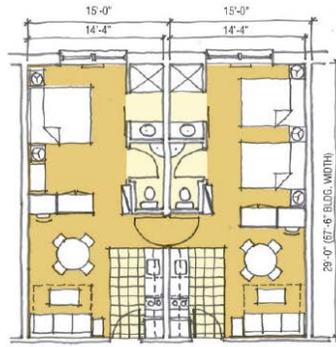
n/a

**Photographs and Maps:**

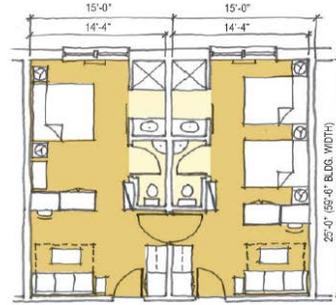




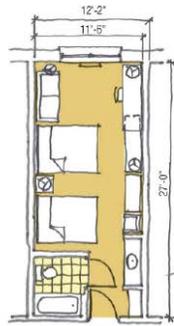
UNIT SIZE 2B (W/ TUB)



UNIT SIZE 2B (STANDARD)



UNIT SIZE 2C (NO KITCHENETTE)



EXISTING UNIT (LAST ADDITION)



## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

1. Existing Building Deficiencies and Life Safety Concerns  
n/a
2. Essential Program Growth  
The Guest House is repeatedly at capacity. We have a consistent need for more guest rooms and seminar space from the University of Utah community and all the Hospitals in the surrounding areas.
3. Cost Effectiveness  
n/a
4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives  
Increasing the size of the guest house will allow more visitors and patients access to the facility. Our waitlist can grow quite long and in many cases there are no alternatives. The addition of more long term stay rooms will help with a growing need for patients to be nearer to the hospital.
5. Alternative Funding Sources  
This will be a bonded project which will be paid by funds generated by the existing building and the expansion.



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Funding Certification for the Utah State University Interlocking Cross-Laminated Timbers Building**  
Presenter: Ben Berrett, Director of Planning, Design and Construction at USU

---

### **Recommendation**

Jeff Reddoor requests the Board review the attached letter from the Utah State University President Stan Albrecht certifying the following:

- Agency funds are in place for the design phase Interlocking Cross-Laminated Timber's Building
- USU will not proceed with the construction phase of the building until all project funds are in place
- USU will not request funds for construction, operations and maintenance, or future capital improvements from the State for this building.

### **Background**

Utah State University would like to construct a 4,000 sq. ft. facility at the USU Botanical Center in Kaysville which will include a pavilion to support the Edible Demonstration Garden events held throughout the year as well as demonstration kitchen, large classroom and rentable event space. Funding for design is through a grant from the US Forest Service. This non-state funded project, with an estimated construction cost of \$1.5 Million; will be funded from private donations. Operation and maintenance will be paid from USU Botanical Center funds.

JLR: cn

Attachments: Certification Letter



September 22, 2016

Jeff Reddoor, Building Board Manager  
State Building Board  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, Utah 84114-1284

Subject: Funding Commitment and Project Approval for the Interlocking Cross-Laminated Timbers Building, a non-state funded project.

Dear Jeff:

Utah State University desires approval for the Interlocking Cross-Laminated Timbers (ICLT) Building, a non-state funded project.

The United States Forest Service provided funding through a grant for design of the ICLT Building, a 4,000 square foot facility to be located on the USU Botanical Center in Kaysville. The building will contain a pavilion to support the Edible Demonstration Garden events, demonstration kitchen, large classroom, and rentable event space.

It is anticipated that construction and related soft costs of approximately \$1.5 million will be funded primarily through private donations. Funding for ongoing operation and maintenance costs will be paid from USU Botanical Center funds.

With this letter, we confirm that USU has the funding available on hand to cover the design costs and that Utah State University will not proceed with constructing the building until all project funds are in place. Additionally, the University confirms that it will not request funds for construction, operations and maintenance, or future capital improvement from the state.

We appreciate your support and ask that you report this item to the Building Board during the November meeting. This request has been approved by the Board of Trustees and Board of Regents.

Sincerely,

Stan L. Albrecht  
President

David T. Cowley  
Vice President for Business and Finance





Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Amendments to DFCM Rule 23-3. Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities.**  
Presenter: Jeff Reddoor

---

DFCM is recommending amendments to Rule R23-3. **Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities.** Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-3 at their scheduled Board meeting on November 2, 2016. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-3, under the authority of the Board, establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund. Additionally, changes to this rule were made to comply with the requirements set forth in S.B. 156 which was passed in the 2016 Legislative Session.

Attachment: Rule R23-3 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-3. Planning, Programming, Request for ~~[Capitol]~~ Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities.**

#### **R23-3-1. Purpose and Authority.**

(1) This rule establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund.

(2) The Board's authority to administer the planning process for state facilities is contained in Section 63A-5-103.

(3) The statutes governing the Planning Fund are contained in Section 63A-5-211.

(4) This rule is also to provide the rules and standards as required by Section 63A-5-103(1)(e)(v).

(5) The Board's authority to make rules for its duties and those of the Division is set forth in Subsection 63A-5-103(1).

#### **R23-3-2. Definitions.**

(1) "Agency" means as defined in Section 63A-1-103(1). ~~[each department, agency, institution, commission, board, or other administrative unit of the State of Utah.]~~

(2) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(3) "Capital Development" is defined in Section 63A-5-104.

(4) "Capital Improvement" is defined in Section 63A-5-104.

(5) "Director" means the Director of the Division, including, unless otherwise stated, the Director's ~~[his]~~ duly authorized designee.

(6) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(7) "Planning Fund" means the revolving fund created pursuant to Section 63A-5-211 for the purposes outlined therein.

(8) "Program" means a document containing a detailed description of the scope, the required areas and their relationships, and the estimated cost of a construction project.

(a) "Program" typically refers to an architectural program but, as used in this rule, the term "program" includes studies that approximate an architectural program in purpose and detail.

(b) "Program" may include ~~[does not mean]~~ feasibility studies, building evaluations and a~~[;]~~ master plan~~[s;].~~ ~~[or general project descriptions prepared for purposes of soliciting funding through donations or grants.]~~

#### **R23-3-3. When Programs Are Required.**

(1) For capital development projects, a program must be developed before the design may begin unless the Director determines that a program is not needed for that specific project. Examples of capital development projects that may not require a program include land purchases, building purchases requiring little or no remodeling, and projects repeating a previously used design.

(2) For capital improvement projects, the Director shall determine whether the nature of the project requires that a program be prepared.

#### **R23-3-4. Authorization of Programs.**

(1) The initiation of a program for a capital development project must be approved by the

Legislature or the Board if it is anticipated that state funds will be requested for the design or construction of the project.

(2) When requesting Board approval, the agency shall justify the need for initiating the programming process at that point in time and also address the level of support for funding the project soon after the program will be completed.

#### **R23-3-5. Funding of Programs.**

Programs may be funded from one of the following sources.

(1) Funds appropriated for that purpose by the Legislature.

(2) Funds provided by the agency.

(a) This would typically be the funding source for the development of programs before the Legislature funds the project.

(b) Funds advanced by agencies for programming costs may be included in the project budget request but no assurance can be given that project funds will be available to reimburse the agency.

(c) Agencies that advance funds for programming that would otherwise lapse may not be reimbursed in a subsequent fiscal year.

(3) If an agency is able to demonstrate to the Board that there is no other funding source for programming for a project that is likely to be funded in the upcoming legislative session, it may request to borrow funds from the Planning Fund as provided for in Section R23-3-8.

#### **R23-3-6. Administration of Programming.**

(1) The development of programs shall be administered by the Division in cooperation with the requesting agency unless the Director authorizes the requesting agency to administer the programming.

(2) This Section R23-3-6 does not apply to projects that are exempt from the Division's administration pursuant to Subsection 63A-5-206(3).

#### **R23-3-7. Restrictions of Programming Firm.**

(1) The Division may in its sole discretion based on the interest of the State, determine whether a programming firm (person) may be able to participate in any or all of the design or other similar aspects of a project.

(2) If there is any restriction of a programming firm to participate in future selections of a project, the Division, shall provide this restriction in any competitive solicitation, if there is one, that may be issued for selecting a programming firm. If there is no solicitation for the selection of the programming firm (i.e. sole source, small purchase, emergency procurement, etc.), then Division may simply provide any restriction of the firm's future participation in any other aspect of the project, by placing the restriction in the contract.

(3) Notwithstanding any provision of this Rule or any other Rule of this Board, the Division may terminate or suspend programming and design contracts at any time consistent with the provisions of the contract.

#### **R23-3-8. Use and Reimbursement of Planning Fund.**

(1) The Planning Fund may be used for the purposes stated in Section 63A-5-211 including the development of:

(a) facility master plans;

- (b) programs; and
- (c) building evaluations or studies to determine the feasibility, scope and cost of capital development and capital improvement requests.
- (2) Expenditures from the Planning Fund must be approved by the Director.
- (3) Expenditures in excess of \$25,000 for a single planning or programming purpose must also be approved in advance by the Board.
- (4) The Planning Fund shall be reimbursed from the next funded or authorized project for that agency that is related to the purposes for which the expenditure was made from the Planning Fund.
- (5) The Division shall report changes in the status of the Planning Fund to the Board.

**R23-3-9. Development and Approval of Master Plans.**

- (1) For each major campus of state-owned buildings, the agency with primary responsibility for operations occurring at the campus shall, in cooperation with the Division, develop and maintain a master plan that reflects the current and projected development of the campus.
- (2) The purpose of the master plan is to encourage long term planning and to guide future development.
- (3) Master plans for campuses and facilities not covered by Subsection (1) may be developed upon the request of the Board or when the Division and the agency determine that a master plan is necessary or appropriate.
- (4) The initial master plan for a campus, and any substantial modifications thereafter, shall be presented to the Board for approval.

**R23-3-10. Standards and Requirements for a Capital Development Project Request, Including a Feasibility Study.**

- (1) The [~~Building Board~~] Board Director shall establish a form for the consideration of Capital Development Projects which provides the following:
  - (a) the type of request, including whether it is, in whole or part, state funded, non-state or private funded, or whether it is non-state or private funded with an operations and maintenance request;
  - (b) defines the appropriateness and the project scope including proposed square footage;
  - (c) the proposed cost of the project including the preliminary cost estimate, proposed funding, the previous state funding provided, as well as other sources;
  - (d) the proposed ongoing operating budget funding, new program costs and new full time employees for the operations and maintenance and other programs;
  - (e) an analysis of current facilities and why the proposed facility is needed;
  - (f) a project executive summary of why the project is needed including the purpose of the project, the benefits to the State, how it relates to the mission of the entity and related aspects;
  - (g) the feasibility and planning of the project that includes how it corresponds to the applicable master plan, the economic impacts of the project, pedestrian, transportation and parking issues, various impacts including economic and community impacts, the extent of site evaluation, utility and infrastructure concerns and all other aspects of a customary feasibility study for a project of the particular type, location, size and magnitude;
  - (h) any land banking requests; and
  - (i) any other federal or state statutory or rule requirements related to the project.
- (2) The form referred to in subsection (1) above shall also include the scoring criteria and

weighting of the scores to be used in the Board's prioritization process, including:

- (a) existing building deficiencies and life safety concerns;
  - (b) essential program growth;
  - (c) cost effectiveness;
  - (d) project need, including the improved program effectiveness and support of critical programs/initiatives;
  - (e) the availability of alternative funding sources that does not include funding from the Utah legislature; and
  - (f) weighting for all the above criteria as published in the Five Year Building Program for each agency [State Agencies and Institution] as published and submitted to the Utah Legislature for the General Session immediately preceding the prioritization of the Board unless the Board in a public meeting has approved a different criteria and/or weighting system.
- (3) The Board shall verify the completion and accuracy of the feasibility study referred to in this Rule.

(4) A capital development request by an agency described in Section 53B-1-102 shall comply with Section 63A-5-104(2)(b)(iii).

(5) An agency may not modify a capital development project request after the deadline for submitting the request prior to the Board's October meeting, except to the extent that a modification: of the scope of the project; or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control.

### **R23-3-11. Standards and Requirements Related to ~~[for Reporting]~~ Operations and Maintenance ~~[Expenditures for]~~ of State-Owned Facilities~~[, Including Utility Metering]~~.**

(1) No later than October 1 [December 31st] of each calendar year, each agency shall report operations and maintenance expenditures for state owned facilities covering the prior fiscal year to the Board Director in accordance with Section 63A-5-103(e)(v) and this rule. All data must be entered into the Riskconnect database by the agency in accordance with the format outlined by the Board Director. [the Board shall consider, adopt and publish facility maintenance standards which shall require annual reporting by all agencies and institutions to the Building Board Director no later than December 31st of each calendar year.]

(2) The facility maintenance standards shall include utility metering requirements to track the utility costs as well as all other necessary requirements to monitor facility maintenance costs.

(3) The adopted Board facility management standards including annual reporting requirements shall be published on the Division of Facilities Construction and Management website.

(4) If the Board does not adopt new or amended facility maintenance standards, the prior adopted standards on the DFCM website shall apply.

(5) The ~~[Building Board]~~Board Director shall oversee the conducting of facility maintenance audit for state-owned facilities.

(6) Each agency shall create operations and maintenance programs in accordance with this rule and have it included in the agency institutional line items. On or before September 1, 2016, and each September 1 of every following year, each agency shall revise the agency's budget to comply with Section 63A-5-103 and this Rule R23-3-11(6).

(7) The Board Director in the annual capital needs request sent to the agencies, shall provide an adjustment for inflationary costs of goods and services for the previous 12 months from the issuance of the annual needs request. When the annual report of each agency is reviewed by the

Board and later submitted to the Office of the Legislative Fiscal Analyst and the Governor's Office of Management and Budget, it shall include the review and adjustment for inflationary costs of goods and services. All matters in this subsection shall be in accordance with Section 63A-5-103(1)(e)(v) and this rule.

(8) The report by the agencies to the Board Director shall also include the actual cost for operations and management requests for a new facility, when applicable.

### **R23-3-12. Operations and maintenance standards, Facilities Maintenance Programs and Standards.**

The purpose of these programs and standards is to outline the minimum requirements for maintaining state owned facilities and infrastructures in a manner that will maximize the usefulness and cost effectiveness of these facilities in enhancing the quality of life of Utah state employees, citizens, and visitors. Additional work may be required to satisfy code or judicial requirements. All agencies and institutions shall comply and will be audited against these standards by the Board. Exempt agencies are to review their maintenance programs against these standards and to report the degree of compliance for each of their individual building level or complexes to the legislature through the Board.

(1) Documentation.

(a) Architectural and Mechanical.

(i) At least one copy of the Operations and Maintenance Manuals shall be maintained at the facility or complex.

(ii) At least one copy of the architectural, mechanical, and electrical as-built drawings shall be maintained at the facility or complex.

(iii) A mechanism shall be provided whereby as-built drawings are promptly updated upon changes in the structural, mechanical, electrical, or plumbing systems.

(iv) As-built drawings shall be reviewed periodically to ensure that they reflect the current building or infrastructure configuration to be maintained at the facility or complex.

(v) Reserve copies of all building documentation shall be archived in an appropriate and separate location from the facility.

(2) Equipment Data Base and Tagging.

(a) An appropriate equipment numbering system shall be utilized and metal, plastic tags or labels placed on all building equipment and electrical panels.

(b) All equipment name plate data shall be collected, documented, and filed in a computerized data base/computerized maintenance management system (CMMS).

(3) Corrective Maintenance.

(a) A work request system shall be defined and made available to the user of the facility/infrastructure so that maintenance problems can be reported and logged promptly by the maintenance department. A log of all requests shall be maintained indicating the date of the request and the date of completion.

(b) A work order system shall be established to govern the procedures for corrective maintenance work. The work order system shall capture maintenance time, costs, nature of repair, and shall provide a basis for identifying maintenance backlog on the facility/infrastructure.

(c) Maintenance backlogs on the facility/infrastructure shall be regularly reviewed and older requests processed so that no request goes unheeded and all requests are acted upon in a timely manner.

(d) A priority system for corrective maintenance shall be established so that maintenance

work is accomplished in an orderly and systematic manner. The facility user shall be made aware of the priority of requested maintenance and the time expected to accomplish the correction. If the stated goal cannot be met, the user shall be informed of the new goal for completing the request.

(e) The agency and institution shall report to the Board Director current and accurate operations and maintenance costs tracked to the individual building level for any facility measuring 3,000 GSF or greater. Locations consisting of multiple facilities that individually do not meet the minimum GSF requirement shall be required to report operations and maintenance costs at the campus/complex level. Reporting for Individual building O&M cost shall be reported no later than October 1 of each year.

(f) All operations and maintenance expenditure reports for both direct and indirect cost shall contain current and accurate costs including but not limited to: Utilities (Electrical, Gas/Fuel, and Water in certain cases Steam, High Temp Water, Chilled Water and Sewer may need reporting), Labor, Materials, Custodial, Landscape & Grounds services, Insurance, travel, leasing and rent.

#### (4) Preventive Maintenance.

(a) State facilities managers shall automate preventive maintenance scheduling and equipment data bases.

(b) All equipment (e.g. chillers, boilers, air handlers and associated controls, air compressors, restroom exhaust fans, domestic hot water circulating pumps, automatic door operators, temperature control devices, etc.) shall be on a computer based preventive maintenance schedule. The frequency of preventive maintenance procedures shall be determined by manufacturer's recommendations and local craft expertise and site specific conditions.

(c) A filter maintenance schedule shall be established for HVAC filters and a record of filter changes maintained.

(d) Preventive maintenance work orders shall be issued for both contract and in house preventive maintenance and the completion of the prescribed maintenance requirements documented.

(e) Emergency generators shall be test run at least monthly. If test runs are not automatic, records of these test runs shall be maintained at the site. At least yearly, the transfer from outside power to emergency power shall be scheduled and successfully performed.

#### (5) Boilers.

##### (a) Steam Boilers.

(i) Steam boilers shall be checked daily when operational or on an automated tracking system.

(ii) Low water cut off devices shall be checked for actual boiler shut down at the beginning of the heating season and at least quarterly thereafter by duplicating an actual low-water condition.

(iii) Boiler relief valves shall be tested for proper operation at least annually.

(iv) A record of these tests shall be maintained near the location of the boiler.

(v) A daily log of the operating parameters shall be maintained on boilers when they are operational to include pressures, temperatures, water levels, condition of makeup and boiler feed water, and name of individual checking parameters.

##### (b) Hot Water And Steam Boilers

(i) All boilers shall receive inspections and certification as required from an authorized state agent or insurance inspector. The certificate of compliance shall be maintained at the boiler.

(ii) Monthly tests of boiler water pH and Total Dissolved Solids shall constitute the basis upon which to add water treatment chemicals. A log of these tests shall be maintained in the boiler room.

(6) Life Safety.

(a) All elevators shall receive regular inspections and maintenance by certified elevator maintenance contractors. Records of such maintenance shall be maintained at the site. Telephones within elevators shall be checked monthly for proper operation.

(i) All elevators shall have current Permits to Operate posted near the elevator equipment as required by the Utah State Labor Commission.

(b) Fire Protection Equipment.

(i) Detection and notification systems (e.g. control panel, smoke detection devices, heat sensing devices, strobe alarm lights, audible alarm indicating devices, phone line communication module, etc.) shall be inspected annually and tested for operation at least semi-annually by a properly certified technician. A record of these inspections shall be maintained and the FACP needs to be properly tagged as required by the Utah State Fire Marshal.

(ii) Halon/Ansulor pre-action systems shall be inspected and tested by a certified inspector semi-annually to ensure their readiness in the event of a fire. Testing and inspection of these systems shall be documented.

(iii) Fire extinguishers shall be inspected monthly and tagged annually by a certified inspector and all tags should be properly and legibly completed.

(iv) Automatic fire sprinkler systems, standpipes and fire pumps shall be inspected annually by a certified technician. Tags should be properly and completely filled out including the type of inspection, month and year those inspections were performed, the person who performed the inspection, and the certificate of registration number of the person performing the inspection.

(c) Uninterruptible power supply systems for data processing centers shall be inspected and tested appropriately to ensure their readiness in the event of external power interruptions. Maintenance on these systems shall be documented.

(d) Emergency directional and exit devices (e.g. exit signs, emergency lights, ADA assist equipment, alarm communicators, etc.) shall be inspected at least quarterly for proper operation.

(7) Air Conditioning and Refrigerated Equipment.

(a) Chillers.

(i) A daily log or computerized log of important data (e.g. chilled water supply and return temperature, condenser water supply and return temperature, current draw, outside air temperature, oil level and pressure, etc.) should be kept, and the information trended to identify changes in the system operation. The causes of change should then be determined and corrected to prevent possible system damage.

(ii) The systems shall be leak checked on a quarterly basis during the operating season and once during the winter.

(iii) A factory trained technician should perform a service inspection annually to include an oil analysis. Any abnormal results should be discussed with the chiller manufacturer to determine a proper course of action.

(iv) Chillers shall not be permitted to leak in excess of 15% of their total charge annually. Losses exceeding this amount are in violation of the law and may result in costly fines.

(v) Should refrigerant need to be added to a system, document the amount of refrigerant added; the cause of the loss; and type of repairs done.

(vi) An adequate supply of refrigerant for the uninterrupted operation of existing CFC chillers shall be maintained until the chiller is converted or replaced. Examples of CFCs are R11, R12, R113, R502, etc.

(vii) Maintenance personnel that perform work other than daily logs and visual inspections

on CFC chillers or refrigeration equipment containing CFCs or HCFCs must by law have an EPA certification matching the type of equipment being serviced.

(viii) The condition of refrigerant cooling water systems such as cooling towers shall be checked visually at least weekly for algae growth and scaling and appropriate treatment administered.

(b) Roof Top and Package Units.

(i) Annually check and clean as needed the condenser coil and evaporator coil.

(ii) The following preventive maintenance items shall be completed annually: tighten belts, oil motors, leak check, clean evaporator pans and drains.

(iii) Quarterly check filters and replace where necessary.

(c) Small Refrigerated Equipment.

(i) Annually clean condenser coil.

(ii) Annually oil the condenser fan motor and visually inspect the equipment and make necessary repairs as needed.

(8) Plumbing.

(a) All Backflow Prevention Devices shall be tested by a certified technician at least annually and proper documentation shall be filed with the appropriate agency. Proper documentation shall be kept on site and readily available.

(b) Cross-connection control shall be provided on any water operated equipment or mechanism using water treating chemicals or substances that may cause pollution or contamination of domestic water supply.

(c) Any water system containing storage water heating equipment shall be provided with an approved, UL listed, adequately sized combination temperature and pressure relief valve, and must also be seismically strapped.

(d) Pressure vessels must be tested annually or as required and all certificates must be kept current and available on site.

(9) Electrical Systems.

(a) All electrical panels shall have a thermal-scan test performed bi-annually on all components to identify hot spots or abnormal temperatures. The results of the test shall be documented.

(b) A clearance of three feet, or as required by NEC shall be maintained around all electrical panels and electrical rooms shall not be used for general storage.

(c) Every electrical panel shall be properly labeled identifying the following: panel identifier; area being serviced by each individual breaker; and equipment being serviced by each breaker or disconnect.

(d) All pull boxes, junction boxes, electrical termination boxes shall have proper covers in place and panels accessible to persons other than maintenance personnel shall remain locked to guard against vandalism or personal injury.

(e) Only qualified electrical personnel shall be permitted to work on electrical equipment.

(10) Facility Inspections.

(a) The facility shall periodically receive a detailed and comprehensive maintenance audit. The audit shall include HVAC filter condition, mechanical room cleanliness and condition, corrective and preventive maintenance programs, facility condition, ADA compliance, level of performance of the janitorial service, condition of the grounds, and a customer survey to determine the level of user satisfaction with the facility and the facility management and maintenance services.

(b) A copy of the above audit shall be maintained at the facility.

(c) Each year a Facility Risk Management Inspection shall be conducted, documented, and filed with the Risk Management Division of the Department of Administrative Services.

(d) Actions necessary to bring the facility into compliance with Risk Management Standards for routine maintenance items shall be completed within two months following the above Risk Management Inspection. Items requiring capital expenditures shall be budgeted and accomplished as funds can be obtained.

(e) Every five years the facility shall be inspected and evaluated by an Architect/Engineer (A/E), qualified third party or qualified in-house personnel to determine structural and infrastructural maintenance and preventive maintenance needs.

(i) The structural inspection and evaluation may include interior and exterior painting, foundations, walls, carpeting, windows, roofs, doors, ADA and OSHA compliance, brick work, landscaping, sidewalks, structural integrity, and exterior surface cleanliness.

(ii) The mechanical and electrical evaluation shall include the HVAC systems, plumbing systems, security, fire prevention and warning systems, and electrical distribution systems.

(f) The above inspection shall be documented and shall serve as a basis for budgeting for needed capital improvements.

(g) Intrusion alarm systems that communicate via phone line shall be tested monthly to ensure proper operation.

(h) Periodic inspections of facilities may be requested of local fire departments and the identified deficiencies promptly corrected. These inspections and corrections shall be documented and kept on file at the facility.

(11) Indoor Air Quality and Energy Management.

(a) Indoor air quality shall be maintained within pertinent ASHRAE, OSHA, and State of Utah guidelines.

(b) All individual building utility costs (gas, electric, water, etc.) at facilities meeting the criteria listed in section 3.5 of the Facility Maintenance Standards shall be metered and reported back to the Board Director by October 1 of each year and made available at the facility so that energy usage can be accurately determined and optimized.

(c) Based on the ongoing analysis of energy usage, appropriate energy conservation measures shall be budgeted for, implemented, and the resulting energy savings documented.

(12) The following documents shall be on hand at the facility (where applicable) in an up to-date condition:

(a) A Hazardous Materials Management Plan;

(b) An Asbestos Control and Management Plan;

(c) A Laboratory Hygiene Plan;

(d) A Lockout/Tag out Procedure for Performing Maintenance on Building Equipment;

(e) A Blood Borne Pathogen Program;

(f) An Emergency Management Plan to include emergency evacuation and disaster recovery; and

(g) A Respirator Program.

**KEY: planning, public buildings, design, procurement**

**Date of Enactment or Last Substantive Amendment: November 9, 2015**

**Notice of Continuation: April 3, 2014**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103; 63A-5-211**



Gary R. Herbert  
Governor

# Utah State Building Board

4110 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3018  
Fax (801) 538-3267

## MEMORANDUM

To: Utah State Building Board  
From: Bianca Shama, DFCM Energy Program Manager  
Date: October 26, 2016  
Subject: **Amendments to DFCM Rule 23-30. State Facility Energy Efficiency Fund.**  
Presenter: Bianca Shama, DFCM Energy Program Manager

---

DFCM is recommending amendments to Rule R23-30 **State Facility Energy Efficiency Fund**. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-32 at their scheduled Board meeting on November 2, 2016. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-30, under the authority of the Board, provides the procedures for managing the State Facility Energy Efficiency Fund and implementing the associated revolving loan program. Amendments were made in compliance with SB0013 2016, which amended 63A-5-603. Specifically, rules are now required to establish "a method of monitoring actual savings resulting from energy efficiency measures implemented using loan money from the fund, using objective and verifiable post-construction measures, if available." The Division is now also required to submit annual reports to the Governmental Operations Interim Committee of the Legislature. In addition, Rule language was clarified.

Attachment: Rule R23-30 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-30. State Facility Energy Efficiency Fund.**

#### **R23-30-1. Purpose.**

This rule is for the purposes of:

(1) conducting the responsibilities assigned to the State Building Board and the Division of Facilities Construction and Management in managing the State Facility Energy Efficiency Fund and implementing the associated revolving loan program established in Utah Code Section 63A-5-603; and

(2) establishing requirements for eligibility for loans from the State Facility Energy Efficiency Fund, procedures for accepting, evaluating, and prioritizing applications for loans, and the terms and conditions for loans.

#### **R23-30-2. Authority and Requirements for this Rule.**

~~[Pursuant to Utah Code Section 63A-5-603, the State Building Board shall make rules establishing criteria, procedures, priorities, conditions for the award of loans from the State Facility Energy Efficiency Fund and other requirements for the rule as specified in Section 63A-5-603.] This Rule is authorized by Section 63A-5-603.~~

#### **R23-30-3. Definitions.**

(1) "Board" means the State Building Board.

(2) "Energy cost payback" or "cost payback" means the period of time, generally expressed in years, that is needed for the energy cost savings of an energy efficiency project to equal the cost of the energy efficiency project. It does not include the time-value of money. ~~[and is sometimes referred to as simple payback.]~~

(3) "Energy savings" means monies not expended by a state agency as the result of energy efficiency measures.

(4) "Fund" means the State Facility Energy Efficiency Fund under Section 63A-5-603.

(5) "Quarter" means a three month period beginning with one of the following dates: January 1, April 1, July 1, and October 1.

(6) "SBEEP" means the State Building Energy Efficiency Program, a program within the Division of Facilities Construction and Management, which is required by Section 63A-5-603 to serve as staff to the revolving loan program associated with the State Facilities Energy Efficiency Fund.

(7) "DFCM" means the Division of Facilities Construction and Management.

(8) "State Agency" means a state agency as defined in Section 63A-5-701.

(9) "SBEEP Manager" means the designee of the DFCM Director that manages the SBEEP Program.

#### **R23-30-4. Eligibility of Projects for Loans.**

- (1) Eligibility for loans from the Fund is limited to state agencies.
- (2) Loans may be used only by state agencies to fully or partially finance energy efficiency projects within buildings owned and controlled by the state.
- (3) For energy efficiency projects involving renovation, upgrade, or improvement of existing buildings, the following project measures may be eligible for loan financing from the Fund:
  - (a) building envelope improvements;
  - (b) increase or improvement in building insulation;
  - (c) lighting upgrades;
  - (d) lighting delamping;
  - (e) heating, ventilation, and air conditioning (HVAC) replacements or upgrades;
  - (f) improvements to energy control systems;
  - (g) other energy efficiency projects or programs that a state agency can demonstrate will result in a [significant] reduction in the consumption of energy; and
  - (h) renewable energy projects.
- (4) There is no limit to the total number of loans a single state agency may receive from the Fund.
- (5) An energy efficiency project is eligible for a loan only if the loan criteria is met, including an [acceptable] energy cost payback, all subject to approval by the Board.

**R23-30-5. Eligible Costs.**

- (1) This Rule R23-30-5 defines the specific costs incurred by an energy efficiency project that may be eligible for financing from the Fund.
- (2) The following direct costs of an energy efficiency project may be eligible for financing, subject to the remaining conditions of this section:
  - (a) building materials;
  - (b) doors and windows;
  - (c) mechanical systems and components including HVAC and hot water;
  - (d) electrical systems and components including lighting and energy management systems;
  - (e) labor necessary for the construction or installation of the energy efficiency project;
  - (f) design and planning of the energy efficiency project;
  - (g) energy audits that identify measures included in the energy efficiency project;and
  - (h) inspections or certifications necessary for implementing the energy efficiency project.
- (3) The following costs are not eligible for financing from the Fund: the costs of a renovation project that are not directly related to energy efficiency measures;
- (4) in cases for which the state agency receives a financial incentive or rebate from

a utility or other third party for undertaking some or all of the measures in an energy efficiency project, such incentives or rebates are to be deducted from the costs that are eligible for financing from the Fund. No loans made from the Fund may exceed the final cost incurred by the state agency for the project after third party financing.

(5) For an energy efficiency project undertaken as part of the renovation of an existing building, building components or systems that are covered by the prescriptive requirements of the Utah Energy Code must exceed the minimum Utah Energy Code requirements in order for their costs to be eligible for a loan from the Fund. In addition, each project must comply with all applicable DFCM energy design requirements as well as all applicable codes, laws and regulations.

### **R23-30-6. Loan Application Process.**

(1) The Board shall receive and evaluate applications for loans from the Fund. Notice of due dates for applications will be made available to state agencies no less than thirty (30) days in advance of the next scheduled Board meeting at which applications will be evaluated.

(2) State agencies interested in applying for a loan should first contact the SBEEP Manager. The SBEEP Manager will consult or meet with the state agency to make an initial assessment of the strength or weakness of a proposed project. The SBEEP Manager may also choose to conduct a site visit and inspection of the proposed project location prior to the submittal of an application and the state agency shall cooperate with the SBEEP Manager in making the relevant aspects of site available for such site visit and inspection. The SBEEP Manager may assist state agencies in assessing potential project measures and in preparing an application.

(3) Applications for loans will be made using forms developed by the SBEEP Manager. State agencies shall provide the following information on the forms developed by the SBEEP Manager and approved by the Board:

- (a) name and location of the state agency;
- (b) name and location of the building or buildings where the energy efficiency project will take place;
- (c) a description of the building or buildings, including what the building is used for, seasonal variations in use, general construction of the building, and square footage;
- (d) a description of the current energy usage of the building, including types and quantities of energy consumed, building systems, and the age of the building and the particular systems and condition;
- (e) a description of the energy efficiency project to be undertaken, including specific measures to be undertaken, the cost or incremental cost of each measure, and the equipment or building materials to be installed;
- (f) projected or estimated energy savings that result from each measure undertaken as part of the project;

(g) projected or estimated energy cost savings from each measure undertaken as part of the project;

(h) a description of how energy savings and cost savings will be measured and verified using objective and verifiable post-construction measures, that take into account fluctuations in energy cost and temperature, as well as describing the commissioning procedures for the project;

(i) a description of any additional community or environmental benefits that may result from the project; and

(j) plans and specifications shall accompany the form which describes the proposed energy efficiency measures.

(4) Applications shall be received for the Board by the SBEEP Manager. The SBEEP Manager will conduct an initial review of each application. This initial review will be for the purpose of determining the completeness of the application, whether additional information is needed, provide advice on the likelihood that proposed projects, measures, and costs may be eligible for loan financing, and to assist the state agency in improving its application.

(5) When the SBEEP Manager has determined that an application is complete and that the proposed project complies with this rule, the application will be forwarded to the Board for its evaluation.

(6) The SBEEP Manager shall make a recommendation for each application to the Board [~~using the following criteria and scoring~~]. Based upon the score as determined by the SBEEP Manager, the SBEEP Manager will make recommendations to the Board for the funding of energy efficiency projects. The SBEEP Manager may have the assistance of others with the appropriate expertise to assist with the review of the application. The SBEEP Manager and any others that assist the SBEEP Manager in scoring the application must disclose to the Board any conflicts of interest that exist in regard to the review of the application. The SBEEP manager shall make a recommendation to the Board based on the following criteria and scoring:

(a) the feasibility and practicality of the project (maximum 30 points);  
(b) the projected energy cost payback period of the project (maximum 20 points);  
(c) the energy cost savings attributable to eligible energy efficiency measures (maximum 30 points); and

~~[(d) the financial need of the agency for the loan including its financial condition (maximum 10 points);]~~

~~[(e)d] the environmental and other benefits to the state and local community attributable to the project (maximum [10] 20 points);~~

~~[(f)e] the availability of another source of funding may result in a reduction in the number of overall points in proportion to the likelihood of such other source of funding and the degree to which the source of other funding will fund the entire project. If the other source of funding is likely and funds the entire project, then the SBEEP Manager may~~

recommend to the Board that the project is ineligible for funding and the Board may so determine;

([g]f) if there are matching funds from another source that are available for the project, the SBEEP Manager may add points to the overall score to the project in proportion to the likelihood that the matching funds will be available and the degree to which the matching funds applies to the entire project; and

([h]g) the SBEEP Manager may deduct points from the score of the entire project if the state agency has not used funds properly in the past, not performed the work properly in the past, not provided annual reports or access for inspections, any of which based on the degree of noncompliance.

~~[Based upon the score as determined by the SBEEP Manager, the SBEEP Manager will make recommendations to the Board for the funding of energy efficiency projects. The SBEEP Manager may have the assistance of others with the appropriate expertise assist with the review of the application. The SBEEP Manager and any others that assist the SBEEP Manager in scoring the application must disclose to the Board any conflicts of interest that exist in regard to the review of the application. For applications that receive an average score of less than 70 points, the SBEEP Manager shall recommend that the Board not provide a loan from the Fund. Applications receiving an average score over 70 will normally be recommended by the SBEEP Manager for funding. However, if the current balance of the fund does not permit for the funding of all projects with an average score over 70, the SBEEP Manager will recommend, beginning with the highest scoring application and working downward in score, those applications that may be funded given the current balance of the Fund.]~~

(7) The SBEEP Manager shall provide[s] advice and recommendations to the Board. For applications that receive an average score of less than 70 points, the SBEEP Manager shall recommend that the Board not provide a loan from the Fund. Applications receiving an average score over 70 will normally be recommended by the SBEEP Manager for funding. However, if the current balance of the fund does not permit for the funding of all projects with an average score over 70, the SBEEP Manager will recommend, beginning with the highest scoring application and working downward in score, those applications that may be funded given the current balance of the Fund. The SBEEP Manager is not ~~[vested with the authority]~~ authorized to make decisions regarding the public's business in connection with the Fund. The Board is the decision making authority with regard to the award of loans from the Fund.

(8) Based upon the SBEEP Manager's scoring, evaluations and recommendations, SBEEP will prepare a memorandum for the Board that will:

- (a) provide a brief description of each project reviewed by the SBEEP Manager;
- (b) list the energy savings, energy cost savings, and cost payback for each project as estimated by the applicant;
- (c) list the energy savings, energy cost savings, and cost payback for each project

as estimated by the SBEEP technical specialist for the program;

(d) list the total score and the score for each evaluation criterion for each application;

(e) specify projects recommended for funding and those not recommended for funding;

(f) provide a brief explanation of the SBEEP Manager's rationale for each application that is not recommended for funding.

This memorandum is to be provided to each member of the Board no less than seven (7) calendar days prior to the next scheduled Board meeting at which applications will be evaluated.

(9) At its next scheduled meeting after the SBEEP Manager has submitted the recommendations to the Board, the Board will consider pending applications for loans from the Fund and will review the SBEEP Manager's recommendations for each project. The Board will also provide an opportunity for applicants and other interested persons to comment regarding the recommendations and information provided by the SBEEP Manager [~~the Board will then review and made determinations regarding the applications~~].

(10) When considering Loan applications, the Board may modify the dollar amount or project scope for which a loan is awarded if the Board determines that individual measures included in a project do not meet the requirements of this rule, are not cost effective, or that funds could better be used for funding of other projects.

(11) In reviewing energy efficiency measures for possible funding after receiving the report and recommendations of the SBEEP Manager and other testimony and documents provided to the Board, the Board shall:

(a) review the loan application and the plans and specifications for the energy efficiency measures;

(b) determine whether to grant the loan by applying the loan eligibility criteria; and

(c) if the loan is granted by the Board, prioritize the funding of the energy efficiency measures by applying the prioritization criteria.

(12) The Board may condition approval of a loan application and the availability of funds on assurances from the state agency that the Board considers necessary to ensure that the state agency:

(a) uses the proceeds to pay the cost of the energy efficiency measures; and

(b) implements the energy efficiency measures.

### **R23-30-7. Loan Terms.**

(1) The amount of a loan award approved by the Board represents a maximum approved project cost. The final value of any loan may vary from the Board-approved amount according to the actual incursion of costs by the state agency. In cases where costs have exceeded those presented in the initial application, a state agency may request

that the Board increase its loan award, by filing a written request with the SBEEP Manager. The Board can approve ~~or deny any~~ such request[s] if good cause has been submitted by the state agency for such increase, and may deny a request in its sole discretion.

(2) After approval of a loan application by the Board, a state agency must complete the project in accordance with the construction schedule provided in the approved application for the energy efficiency project. If the state agency is unable to complete the project on time, prior to the deadline, the state agency may request an extension from the Board, by filing a written request with the SBEEP Manager, if good cause has been submitted by the state agency for such extension.

(3) Loan amounts from the Fund will be disbursed only upon documentation of actual costs incurred from the state agency during construction of the energy efficiency project.

(4) Once a project has been completed as determined by the SBEEP Manager, the state agency shall provide to the SBEEP Manager, documentation of actual costs incurred, such as invoices from contractors, as well as information on any third party financial incentives received. SBEEP will use this information to determine the actual cost of the project measures approved by the Board.

(5) The final loan amount will be equal to actual costs incurred for the project minus the value of any third party incentives received unless:

(a) this amount exceeds the amount approved by the Board, in which case the loan amount will be set at the amount originally approved by the Board; or

(b) this amount exceeds the amount approved by the Board and the Board increases the loan award at the request of the state agency.

(6) The Board will establish repayment terms and interest rates.

(7) State Agencies that are approved by the Board for a loan award will enter into a contract with the Board that specifies all terms applying to the loan, including the terms specified in this rule and other contract terms deemed necessary by the Board to carry out the purposes of this rule. The Board may authorize the SBEEP Manager to execute the contract on its behalf. The SBEEP Manager shall thereafter provide a copy of the contract to the Board at its next available regular meeting after complete execution of the contract, in order that the Board be kept apprised of all contracts.

### **R23-30-8. Reporting and Site Visits.**

(1) In the period between Board approval and project completion, the state agency shall complete and provide to the SBEEP Manager, a written report at the beginning of each calendar quarter. The report shall include information on the state agency's progress in completing the energy efficiency project, its most-current estimate for the time of project completion, and any notable problems or changes in the project since Board approval, such as construction delays or cost overruns.

(2) After loan funds have been disbursed, the state agency shall complete and

provide to the SBEEP manager, ~~[if the SBEEP manager requests,]~~ a report which ~~[may]~~ shall include the following:

(a) a description of the performance of the building and of the performance of the measures included in the energy efficiency project using the approved objective and verifiable post-construction measures, that take into account fluctuations in energy costs and temperature, approved in the loan application process;

(b) a description of any ~~[notable]~~ problems that have occurred with the building or the project;

(c) a description of any ~~[notable]~~ changes to the building or to its operations that would cause a ~~[significant]~~ change in its energy consumption;

(d) copies of energy bills incurred for the building during the prior year such as electric and utility bills or shipping invoices for fuels such as fuel oil or propane;

(e) documentation of energy consumed by the building in the prior year; and

(f) other information requested by the SBEEP Manager or deemed important by the state agency.

(3) Approximately one year after project completion, the SBEEP Manager will conduct a site visit to the location of the energy efficiency project to verify project completion and assess the success of the project. Additional site visits may also be conducted by the SBEEP Manager during the repayment period. Loan recipients will assist the SBEEP Manager with such site visits, including providing access to all components of the energy efficiency project.

**KEY: energy, efficiency, agencies, loans**

**Date of Enactment or Last Substantive Amendment: September 10, 2013**

**Notice of Continuation: July 15, 2013**

**Authorizing, and Implemented or Interpreted Law: 63A-5-603**



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-2844

## MEMORANDUM

To: Utah State Building Board  
From: Alan Bachman, Assistant Attorney General  
Date: November 2, 2016  
Subject: **Five Year Review of DFCM Rule 23-32. Rules of Procedure for Conduct of Utah State Building Board Meetings.**  
Presenter: Alan Bachman, Assistant Attorney General

---

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code.

The attached Rule R23-32, Rules of Procedure for Conduct of Utah State Building Board Meetings, is due for review; and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before December 9, 2016.

### **Recommendation:**

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-32 at the scheduled Board meeting on November 2, 2016.

### **Background:**

Rule R23-32, under the authority of the Board, establishes procedures for the conduct of Utah State Building Board meetings and assists the public and anyone who may wish to address the Building Board in person or by other means, in accordance with the Utah Administrative Procedures Code, Section 63A-5-102(2), and Section 63A-5-103(1)(e). A copy of Rule R23-32 is attached.

AB/ser

Attachment: Copy of Utah Administrative Code Rule R23-32

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-32. Rules of Procedure for Conduct of Utah State Building Board Meetings.**

#### **R23-32-1. Purpose.**

The purpose of this Rule R23-32 is to establish procedures for the conduct of Utah State Building Board meetings and to assist the public and anyone wishing to address the Building Board, whether in person or by other established means.

#### **R23-32-2. Authority.**

This Rule R23-32 is authorized under Subsection 63A-5-102(2) which directs that the Building Board "adopt rules of procedure for the conduct of its meetings." The Building Board has administrative rulemaking authority under Subsection 63A-5-103(1)(e).

#### **R23-32-3. Definitions.**

(1) "Attendance" means that person attending a Board meeting, either in person or through electronic means as authorized by this Rule.

(2) "Board" means the Utah State Building Board established under Title 63A, Chapter 5, Utah Code.

(3) "Chair" means the person appointed as Chair of the Board by the Governor pursuant to Title 63A, Chapter 5, Utah Code.

(4) "Director" means the Director of the Division of Facilities Construction and Management or duly authorized designee.

(5) "Division" means the Division of Facilities Construction and Management.

(6) "Electronic meeting" is as defined in Section 52-4-103.

(7) "GOPB Official" means the Director of the Governor's Office of Planning and Budget or duly authorized designee.

(8) "Open and Public Meetings Laws" means those laws provided by Title 52, Chapter 4, Utah Code.

(9) "Presiding Officer" means the Chair. The Chair may choose, either because of unavailability or other reason, an alternate Presiding Officer.

#### **R23-32-4. Composition of Board.**

(1) The Board consists of eight members, seven of whom are voting members appointed by the Governor for terms of four years.

(2) The GOPB Official is a nonvoting member of the Board. As a nonvoting member, the GOPB official shall not be considered as part of the quorum requirement for Board determinations. The GOPB Official shall advise the Presiding Officer of any designee appointed prior to any meeting that the designee will be attending.

#### **R23-32-5. Calling for Meetings.**

The Chair or any three voting members may call meetings of the Board. The Executive Director of the Department of Administrative Services, Director or GOPB Official may also call for a meeting upon consent of the Chair.

#### **R23-32-6. Compliance with Open and Public Meeting Laws.**

All meetings of the Board shall be conducted in accordance with the Open and Public Meetings Laws. All meetings are open to the public unless closed in whole or in part pursuant to

the requirements of the Open and Public Meeting Laws.

**R23-32-7. Presiding Officer and Basic Responsibilities.**

(1) The Chair shall be the Presiding Officer at all Board meetings when present in person or through electronic means.

(2) The Chair may choose, either because of unavailability or other reason, an alternate Presiding Officer.

(3) The Presiding Officer shall be able to make motions and have a vote on each matter before the Board. The Presiding Officer may second motions.

(4) Unless otherwise directed by vote of the Board, the Presiding Officer shall be responsible for the operation of the meeting, shall have control over the items on the agenda, the order of the agenda, time limits that are needed, and other matters that relate to the orderly running of the meeting.

**R23-32-8. Administrative and Staff Services.**

The Department of Administrative Services shall provide administrative and staff services to enable the Board to exercise its powers and discharge its duties, and shall provide necessary space and equipment for the Board.

**R23-32-9. Meetings.**

Meetings shall generally be held on the first Wednesday of the month at 9:00 a.m. at the Utah State Capitol in Salt Lake City, Utah. During Legislative Sessions, the Chair and Director may determine another location. The date, time and location may also be modified by the Chair and Director at any time when it is in the interest of the Board and the public.

**R23-32-10. Notice and Agenda.**

(1) Notice shall be given of all meetings in accordance with the Open and Public Meeting Laws.

(2) The Director and Presiding Officer shall confer a reasonable time prior to any Board meeting as to the items to be on the agenda. The Presiding Officer shall ultimately determine the matters to be on the agenda, unless a vote of the Board has been undertaken to direct an item to be placed on the agenda. Board members may also contact the Chair about any request for agenda items.

(3) The order of business shall be in the order placed on the agenda, unless the Presiding Officer or vote of the Board alters the order of business and there is no prejudice to interested persons that may have intended to attend the meeting.

(4) Members of the Board, the Division, governmental agencies and the public may submit a request to the Secretary to the Board that an item be placed on the agenda subject to review and approval by the Presiding Officer.

(5) Each agenda shall have an item on it regarding whether there are any matters to be placed on a future agenda.

**R23-32-11. Attendance, Quorum and Voting.**

(1) The quorum requirement for the Board is set forth in Utah Code Annotated Title 63A, Chapter 5.

(2) For any determination of the Board, it must be approved by a majority vote of those

voting members present and it must receive an affirmative vote from at least three members.

(3) Voting shall be expressed publicly when called for by the Presiding Officer. An affirmative vote shall be recorded for all Board members present that neither vote negatively nor specifically abstain. The number of affirmative, negative and abstaining votes shall be announced by the Presiding Officer, and the specific members of such votes shall be recorded by the Secretary.

(4) Members must be in attendance, including by electronic means in accordance with this Rule, in order to vote.

**R23-32-12. Motions, Second to a Motion, Discussion, Continuances and Resolutions.**

(1) The GOPB Official may make and second motions, but shall not vote on any motion.

(2) Items may be continued to any subsequent meeting by vote of the Board.

(3) A second to a motion is required prior to discussion by Board members.

(4) After a motion is seconded, the Presiding Officer shall ask for discussion of the matter.

The Presiding Officer shall call upon those that request to discuss the matter. The Presiding Officer retains the authority to place reasonable restrictions on the discussion that assure that the discussion is orderly and relevant to the motion. After the discussion, or if no Board member desires to discuss the matter, the Board shall proceed to vote on the matter without the need for a formal call to question.

(5) The Board may enact resolutions as are appropriate under their authority.

**R23-32-13. Committees.**

The Board may appoint committees to investigate or report on any matter which is of concern to the Board.

**R23-32-14. Order at Meetings.**

(1) The Presiding Officer shall preserve order and decorum at all meetings of the Board and shall determine questions of order, which may be subject to a vote of the Board.

(2) A person or persons creating a disturbance or otherwise obstructing the orderly process of a Board meeting may be ordered to be ejected from the meeting.

**R23-32-15. Robert's Rules of Order.**

All matters not covered by this Rule R23-32 shall be determined by either Robert's Rules of Order, latest published edition, an abbreviated edition of Robert's Rules of Order as determined by the Presiding Officer; or with abbreviated procedures as determined by the Presiding Officer.

**R23-32-16. Electronic Meetings.**

(1) Purpose. Section 52-4-207 requires any public body that convenes or conducts an electronic meeting to adopt a rule governing the use of electronic meetings. This Rule R23-32-15 establishes procedures for conducting Board meetings by electronic means.

(2) Procedure. The following provisions govern any meeting at which one or more Board members appear electronically pursuant to Section 52-4-207:

(a) If one or more members of the Board desire to participate electronically, such member(s) shall contact the Director. The Director shall assess the practicality of facility requirements needed to conduct the meeting electronically in a manner that allows for the attendance, participation and monitoring as required by this Rule. If it is practical, the Presiding Officer shall determine whether to allow for such electronic participation, and the public notice of

the meeting shall so indicate. In addition, the notice shall specify the anchor location where the members of the Board not participating electronically will be meeting and where interested persons and the public may attend, monitor, and participate in the open portions of the meeting.

(b) Notice of the meeting and the agenda shall be posted at the anchor location and be provided in accordance with the Open and Public Meetings Laws.

(c) Notice of the possibility of an electronic meeting shall be given to the Board members at least 24 hours before the meeting. In addition, the notice shall describe how a Board member may participate in the meeting electronically.

(d) When notice is given of the possibility of a Board member appearing electronically, any Board member may do so and any voting Board member, whether at the anchor location or participating electronically, shall be counted as present for purposes of a quorum and may fully participate and vote. At the commencement of the meeting, or at such time as any Board member initially appears electronically, the Presiding Officer shall identify for the record all those who are appearing electronically. Votes by members of the Board who are not at the anchor location of the meeting shall be confirmed by the Presiding Officer.

(e) The anchor location is the physical location from which the electronic meeting originates or from which the participants are connected. The anchor location shall be identified in the public notice for the meeting. Unless otherwise designated in the notice, the anchor location shall be a room in the Utah State Capitol Hill Complex where the Board would normally meet if the Board was not holding an electronic meeting.

(f) The anchor location will have space and facilities so that interested persons and the public may attend, monitor and participate in the open portions of the meeting, as appropriate.

**R23-32-17. Suspension of the Rules.**

By a vote of the Board, and to the extent allowed by law, any requirement of this Rule R23-32 may be suspended when necessary to better serve the public in the conduct of a Board meeting.

**KEY: Building Board, conduct, meeting procedures**

**Date of Enactment or Last Substantive Amendment: December 11, 2015**

**Authorizing, and Implemented or Interpreted Law: 63A-5-102(2); 63A-5-103(1)(e)**



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Administrative Report for University of Utah and Utah State University**  
Presenter: Ken Nye, University of Utah  
Ben Berrett, Utah State University

---

Attached for your review are the Administrative Reports for the University of Utah and Utah State University.

Attachments: Report for U of U  
Report for USU



Office of the Chief Administrative Officer

October 24, 2016

Mr. Jeff Reddoor, Building Board Director  
State Office Building Room 4110  
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for the November 2, 2016 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period August 25, 2016 – October 19, 2016. Please include this in the packet for the November 2, 2016 Building Board meeting.

**Professional Services Agreements** (Page 1)

The Professional Services Agreements awarded during this period consist of:  
21 Design Agreements, 13 Planning/ Study/Other Agreements.

While we had a large volume of agreements, there was nothing unusual about them.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
0 New Space Contracts, 18 Remodeling Contracts, 4 Site Improvement Contracts.

Item 14; Project 21468; Orson Spencer Hall Replacement

This CM/GC contract was issued for pre-construction services only. The balance of the construction costs will be added by change order per standard practice.

Item 20; Project 21642; HTW Pipeline Replacement Final Phase

This contract addresses the last piece of the Utility Distribution Infrastructure Project. This last component was funded through FY16 capital improvement funds.

**Report of Project Reserve Fund Activity** (Page 3)

**Increases:**

Transfers in reflect the residual funds remaining upon completion of capital improvement projects. These were transferred to Project Reserve per statute.

**Decreases:**

Project 21642; HTW Distribution Completion

This transfer of \$157,724 covers the amount (2.34%) by which the construction bid exceeded the construction budget for this FY16 capital improvement project. We determined that there were no other means by which we could reduce costs to the funded budget.

**Associate Vice President Facilities Management**

1795 East South Campus Dr, Room 219  
V. Randall Turpin University Services Building  
Salt Lake City, UT 84112-9404  
(801) 581-6510  
FAX (801) 581-6081

Mr. Jeff Reddoor, Building Board Director  
October 24, 2016  
Page 2

**Report of Contingency Reserve Fund** (Page 4)

Increases:

The increases reflect the amounts budgeted for contingency for the FY17 capital improvement funds approved for the University of Utah.

Decreases:

Project 21552; Art & Architecture Fume Hood & Fire Protection Upgrade

This transfer of \$10,218 covers the cost of relocating a new VFD from its designed location to address fit and noise considerations.

Representatives from the University of Utah will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



Kenneth E. Nye  
Interim Associate Vice President – Facilities  
University of Utah

Enclosures

cc: University of Utah Trustees  
Eric Tholen



Professional Services Agreements

Awarded From August 25, 2016 - October 18, 2016

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
<b>Design</b>					
1	21855	Orthopaedic Trauma Surgical SVCS OTSS Remodel	Tracy Stocking and Associates	\$ 13,400,000	\$ 803,430
2	70071	U Hosp AHU Catwalks	Reaveley Engineers and Assoc.	\$ 9,600	\$ 9,600
3	21974	BEHS Seismic Upgrade - Level 3 & Level 4	GSBS PC DBA GSBS Architects	\$ 65,600	\$ 65,594
4	70037	SOM - Room 8 Fluoroscopy System	FFKR Architects	\$ 915,000	\$ 23,880
5	70083	MFDX Reception Remodel	NJRA Architects Inc.	\$ 177,000	\$ 7,300
6	21919	Hartland Building Head Start Improvements	MHTN Architects Inc.	\$ 59,284	\$ 13,500
7	21983	Asphalt Repairs in Lots 29, 31 and 33	Ensign Engineering and Land Surveying	\$ 425,000	\$ 39,650
8	21992	UHC Temporary Dock	FFKR Architects	\$ 1,359,500	\$ 73,557
9	21979	North Garage And Nursing Garage Lighting Upgrade	Envision Engineering	\$ 550,000	\$ 38,000
10	21971	419 Wakara - Remodel Suite 209 for telecomm	Architectural Nexus	\$ 349,879	\$ 26,250
11	21870	Fort Douglas Bath House Pizza	Edwards and Daniels Architects	\$ 512,000	\$ 21,970
12	21964	BTSAC Buildout Storage Rooms	Edwards and Daniels Architects	\$ 221,327	\$ 18,150
13	21465	Remodel HPER 212 for College of Health	Elliott Workgroup	\$ 125,000	\$ 9,655
14	21888	EIHG - TPM - Damper Replacement	Commercial Mechanical Systems and Service	\$ 123,297	\$ 84,230
15	21999	383 Colorow - Café Conversion to office space	FFKR Architects	\$ 523,933	\$ 30,000
16	70087	Ambulance Decontamination Room Expansion	Architectural Nexus	\$ 5,850	\$ 4,990
17	21922	Building 570 Heat Exchanger	Musgrove Engineering	\$ 89,639	\$ 6,800
18	21936	Nanofab Upgrades and Improvements	Spectrum Engineers	\$ 246,799	\$ 33,000
19	70090	BSB Quality Office Remodel	The Richardson Design Partner Inc.	\$ 411,279	\$ 15,400
20	22000	UEN Eccles Broadcast	Gould Plus Architects	\$ 31,000	\$ 31,000
21	70077	HCH Simulator Replacement & Remodel	Architectural Nexus	\$ 10,237	\$ 10,237
<b>Planning/Study/ Other</b>					
22	21355	Alumni House Geotechnical Investigation	AGEC - Applied Geotechnical Engineering	\$ 10,008,405	\$ 5,800
23	21739	MBH Hazmat Consulting and Management	Wilson Consulting Services	\$ 50,444,601	\$ 16,606
24	21355	Alumni House Building Envelope Commissioning	Architectural Testing	\$ 10,008,405	\$ 20,750
25	21951	Baseball Stadium Facility Study	Architectural Nexus	\$ 14,750	\$ 9,750
26	22004	BSB Plaza Replacement Study	Tracy Stocking and Assoc	\$ 3,382,607	\$ 12,275
27	21985	Marriott Library TLT & CTLE Feasibility Study	MJSA Architects	\$ 22,400	\$ 16,500
28	21961	Williams Building Parking Evaluation	Valentiner Crane Brunjes Onyon	\$ 35,775	\$ 35,775
29	22005	MEB Roof Equipment Study	WHW Engineering Inc	\$ 1,042,568	\$ 30,000
30	21602	Horticulture Compound Archeological Services	SWCA Environmental Consulting	\$ 5,506,053	\$ 15,998
31	21996	West Village Housing Utilities Feasibility Study	Method Studio	\$ 46,387	\$ 46,387
32	21602	Horticulture Compound Testing	Western Technologies	\$ 5,506,053	\$ 18,450
33	21287	102 Tower Furniture Design and Procurement	Dixon and Associates	\$ 5,961,848	\$ 70,000
34	21775	540 Arapeen Building - Test Fit Study	Dixon and Associates	\$ 81,920	\$ 45,200



**Construction Contracts**

**Awarded From August 25, 2016 - October 18, 2016**

<b>Item Number</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Firm Name</b>	<b>Project Budget</b>	<b>Contract Amount</b>
<b>Construction - New Space</b>					
<b>Construction - Remodeling</b>					
1	70052	Moran Global Outreach Program - Carpentry	Standard Drywall Inc.	\$ 1,408,348	\$ 94,065
2	21584	Lakeview Humanities Center - Kitchen Plumbing	Premier Plumbing Inc.	\$ 776,001	\$ 20,772
3	70024	SJHC OR Recovery Remodel	Hunt Construction of Utah inc.	\$ 601,413	\$ 388,144
4	70042	Backup Oxygen Manifold - Piping	Mechanical Service and Systems Inc.	\$ 243,261	\$ 32,770
5	21865	HCI - Cyclotron Vault Update	Commercial Mechanical Systems and Service	\$ 191,184	\$ 85,600
6	21896	RBG Green House HE Unit Heater Upgrade RE-BID	Commercial Mechanical Systems and Service	\$ 82,676	\$ 63,549
7	21994	Pioneer Theater HTW Heat Exchanger Replacement	KOH Mechanical Contractors	\$ 83,222	\$ 81,647
8	21923	Southwest Chiller Plant Phase 4	Commercial Mechanical Systems and Service	\$ 2,910,900	\$ 2,260,000
9	21992	UHC Temporary Dock	Valley Design and Construction	\$ 1,359,500	\$ 792,301
10	21584	Lakeview Kitchen	Stephen Van Marter	\$ 776,001	\$ 18,730
11	21922	Biopolymers Heat Exchanger and Fluid Cooler Controls Integration	Commercial Mechanical Systems and Service	\$ 89,639	\$ 62,575
12	21993	Rose Garden Arbor & Trellis	Rightway Steel LLC	\$ 18,833	\$ 15,600
13	21468	Orson Spencer Hall Replacement	Okland Construction	\$ 60,132,735	\$ 35,000
14	21748	RBG Greenhouse Bays 3&4 Retrofit	Pro Grower Supply	\$ 130,000	\$ 65,320
15	21939	MEB Building Freight Elevator	Thyssenkrupp Elevator Corp	\$ 198,700	\$ 102,121
16	21739	ED. Psych Relocation to BUC 4th Floor	Rocmont Industrial Corp	\$ 50,444,601	\$ 13,810
17	21987	Building 587 Install Concrete Floors	Hunt Construction of Utah inc.	\$ 194,840	\$ 36,000
18	21733	Huntsman Arena Exterior Air Intake Tunnel Repair	Gerber Construction	\$ 436,502	\$ 214,000
<b>Construction - Site Improvement</b>					
19	21584	Lakeview Project - Backhoe Services	David I Moss	\$ 776,001	\$ 25,000
20	21642	HTW Pipeline Replacement Final Phase	Mechanical Services and Systems	\$ 7,979,066	\$ 6,631,468
21	21682	Farmington Clinic Halo Lighting	Allied Awning and Rental	\$ 72,919,560	\$ 54,690
22	21972	USA Asphalt Repairs 2016	Post Constructions Company	\$ 145,000	\$ 121,706



**University Of Utah**  
**Report Of Project Reserve Fund Activity**  
**For the Period of August 25, 2016 to October 18, 2016**

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	<b>BEGINNING BALANCE</b>	<b>710,121.91</b>		
	<b>INCREASES TO PROJECT RESERVE FUND:</b>			
21553	HPER SE-Chiller Plant Upgrade	4,516.41	Residual funds at project closeout	0.19%
21194	Student Services Building Exterior Repairs	3,150.05	Residual funds at project closeout	0.63%
	<b>DECREASES TO PROJECT RESERVE FUND:</b>			
21642	HTW Distribution Completion	(157,724.14)	Funds the difference between the construction budget and bid.	2.34%
	<b>CURRENT BALANCE OF PROJECT RESERVE:</b>	<b>560,064.23</b>		



University Of Utah  
 Report Of Contingency Reserve Fund Activity  
 For the Period of August 25, 2016 to October 18, 2016

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	<b>BEGINNING BALANCE</b>	<b>1,967,985.23</b>			
	<b>INCREASES TO CONTINGENCY RESERVE FUND</b>				
21923	Replace Science Area Chiller Plant	181,137.00		7.25%	Design
21839	Social & Behavioral Science - Upgrade Structure at Plaza & 9th Levels	150,440.00		6.73%	Design
21827	Bldg 587 Heating & Cooling System Replacement	113,738.00		6.79%	Design
21686	HSEB Fire Sprinkler Pipe Replacement	36,775.00		7.68%	Design
21837	Fletcher Physics Bldg Chiller System Upgrade	140,865.00		7.03%	Bidding
21912	Chemistry - Safety & Security Upgrades.	52,123.00		6.76%	Design
21823	Social & Behavioral Science - Replace Chiller	44,683.00		7.63%	Bidding
21832	HEDCO - Fire Sprinkler System	28,099.00		6.48%	Design
21824	Marriott Library HVAC Controls Upgrade	159,359.00		6.74%	Bidding
21828	Eyring Chemistry Southwest Tower Fumehood Upgrade	153,045.00		6.80%	Design
21867	Business Loop Road and Circulation Improvements	132,699.00		7.16%	Construction
21825	Student Services 4th Level Plaza	41,625.00		7.43%	Bidding
21910	South Biology Lab Space.	112,745.00		6.84%	Design
21939	Merrill Engineering Bldg. Freight Elevator Upgrade	13,967.00		7.03%	Construction
21695	ADA Accessible Path South Side of Tunnel	29,296.00		7.61%	Complete
21911	North Chemistry 3rd Floor Lab System Upgrade	166,848.00		6.67%	Design
21550	Campus Fire Alarm Reporting System Upgrade	10,450.00		5.23%	Construction
21945	HTW Plant - Boiler #3 Demolition and Seismic Bracing	133,575.00		6.72%	Design
	<b>DECREASES TO CONTINGENCY RESERVE FUND</b>				
	NEW CONSTRUCTION				
	None				
	REMODELING				
21552	Art & Architecture Fume Hood & Fire Protection Upgrade	(10,217.98)	88,958.58	4.34%	Construction
	<b>ENDING BALANCE</b>	<b>3,659,236.25</b>			

October 21, 2016

Jeff Reddoor, Building Board Manager  
Division of Facilities Construction  
and Management  
State Office Building Room 4110  
PO Box 141160  
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the November 2016 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/26/2016 to 10/21/2016.

**Professional Contracts, 6 contracts issued** (Page 1)

Comments are provided on the report.

**Construction Contracts, 18 contracts issued** (Pages 2-3)

Comments are provided on the report.

**Report of Contingency Reserve Fund** (Page 4)

Five projects needed funds and one project contributed to the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

**Report of Project Reserve Fund Activity** (Page 5)

One project closed and contributed to the project reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

**Current Delegated Projects List** (Pages 6-8)

Of USU's 75 projects, 10 are pending, 12 are in the design/study phase, 36 are in construction, 16 are substantially complete and 1 is complete. The one project that was completed during this period was NFS Mechanical System Phase I.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



David T. Cowley  
Vice President for  
Business and Finance

DTC/bg  
c: Gregory L. Stauffer  
Eric Tholen



## Professional Contracts Awarded From 08/26/16 to 10/21/16

Project Name	Firm Name	A/E Budget	Fee Amount	Comments
1 FAV Photo Lab Safety Ventilation	Van Boerum & Frank	\$32,190.00	\$32,190.00	Design of FAV exhaust system
2 Planning & Design FY17	Method Studio	\$70,457.00	\$27,750.00	Master planning services for Wuthrich Prop & Water Lab
3 South Farm New Dairy Barn	Cache Landmark Engineering	\$22,578.00	\$20,150.00	Civil design and topo survey
4 Student Living Center Snack Shop	Method Studio	\$15,383.00	\$15,383.00	Design of snack shop
<b>MISCELLANEOUS CONTRACTS</b>				
5 USUE Geary Theatre Bldg Upgs FY16	Sunrise Engineering	\$43,000.00	\$24,880.00	Code and plan review
6 Planning & Design FY17	Skyline A/E/S	\$70,457.00	\$640.00	Sump design at FHD West



## Construction Contracts Awarded From 08/26/16 to 10/21/16

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Roosevelt Ed Ctr Atrium Remodel	Jacobsen Construction	CRSA	\$449,521.00	\$449,000.00	Remodel atrium at Education Center
2 USUE Soccer Fields	Jacobsen Construction	Johansen & Tuttle	\$250,238.00	\$250,238.00	Soccer field work
3 USUE Career Center Upgrades	Jacobsen Construction	Van Boerum & Frank	\$730,734.00	\$99,554.00	Controls upgrade
4 Access Control FY17	USU Facilities Operations	USU Facilities Planning and Design	\$72,795.00	\$30,788.00	HR access control
5 Hydraulics Lab Landscape FY17	Spindler Construction	Design West	\$82,192.00	\$14,990.00	Demolition of shed
6 Medium Voltage Upg FY16	NEI Elec. Power Engineering	Spectrum Engineers	\$1,039,615.00	\$6,770.00	Test switches and plates
<b>MISCELLANEOUS CONTRACTS</b>					
7 Medium Voltage Upg FY16	Codale Electric Supply		\$1,039,615.00	\$10,300.00	Transformer
8 USUE Career Center Upgrades	Eagle Environmental		\$730,734.00	\$4,090.00	Abatement of carpet and floor tile
9 Health, LS, Code Asbestos FY16	Eagle Environmental		\$184,860.00	\$3,561.00	Abatement of floor tile in Military Science
10 N Core Utility Repl/Tunnel Exp	Eagle Environmental		\$41,202.00	\$2,925.00	Disposal of transite pipe
11 N Core Utility Repl/Tunnel Exp	Eagle Environmental		\$41,202.00	\$2,248.00	Abatement of transite pipe
12 Romney Stadium Scoreboard 2015	Cache Valley Electric		\$2,622,491.00	\$1,700.00	Conduit repair
13 Health, LS, Code Asbestos FY16	Thermal West Industrial		\$184,860.00	\$1,582.00	Pipe insulation in NFS ice cream area
14 Health, LS, Code Asbestos FY16	Eagle Environmental		\$184,860.00	\$795.00	Abate fume hood from HPER lab
15 Health, LS, Code Asbestos FY16	Eagle Environmental		\$184,860.00	\$658.00	Abatement of mud pipes from Facilities 110A



**Construction Contracts  
Awarded From 08/26/16 to 10/21/16**

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
16 Health, LS, Code Asbestos FY16	Eagle Environmental		\$184,860.00	\$429.00	Remove mud pipe fittings from BNR 240
17 Misc Critical Improvements FY14	Whitaker Construction Company		\$236,090.00	\$332.00	Welding work
18 Health, LS, Code Asbestos FY16	Dixon Information		\$184,860.00	\$75.00	Samples from Geology 101

## Report of Contingency Reserve Fund From 08/26/16 to 10/21/16

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
<b>BEGINNING BALANCE</b>	<b>\$767,482.80</b>				
<b>INCREASES TO CONTINGENCY RESERVE FUND</b>					
USUE Geary Theatre Upgrade FY17	168,916.00	168,916.00	8.56%	New Project	
<b>DECREASES FROM CONTINGENCY RESERVE FUND</b>					
<b>North Core Utilities Replacement and Tunnel Expansion</b> (waterproof tunnel, abatement, concrete & structural testing, gas line, junction overflow drains, tunnel hatch, water line valve )	(40,802.00)	(88,502.34)	3.80%	Construction	54.42%
<b>South Farm Fire Lane/Hydrants FY16</b> (water line extension)	(23,835.10)	(28,131.10)	14.49%	Construction	54.95%
<b>Old Main Reroof-Center Section</b> (replacement of damaged plywood)	(5,275.04)	(29,775.04)	4.23%	Construction	99.76%
<b>Old Main Fire Alarm Upg FY16</b> (additional equipment)	(3,710.57)	(3,710.57)	0.92%	Construction	85.41%
<b>Medium Voltage Upg FY16</b> (relocate sewer line, add tunnel vent hatch)	(2,311.28)	(42,297.78)	4.48%	Construction	46.56%
<b>ENDING BALANCE</b>	<b>\$860,464.81</b>				

### Report of Project Reserve Fund Activity From 08/26/16 to 10/21/16

Project Title	Transfer Amount	Description	% of Construction Budget
<b>BEGINNING BALANCE</b>	<b>\$294,041.70</b>		
<b>INCREASES TO PROJECT RESERVE FUND</b>			
NFS Mechanical System Phase I	1,925.43	Close Project	0.29%
<b>DECREASES TO PROJECT RESERVE FUND</b>			
NONE			
<b>ENDING BALANCE</b>	<b>\$295,967.13</b>		

## Current Delegated Projects List 10/21/2016

Project Number	Project Name	Phase	Project Budget
<b>CAPITAL DEVELOPMENT/IMPROVEMENT</b>			
A27147	Campus-wide Bike Racks FY13	Sub Completion	54,074
A28999	Building Commissioning FY14	Commissioning	196,296
A29001	Classroom/Auditorium Upgrades FY14	Sub Completion	308,965
A29004	Emergency Generator FY14	Construction	250,000
A29006	Medium Voltage Upgrades FY14	Sub Completion	369,939
A29007	Misc Critical Improvements FY14	Sub Completion	249,979
A29010	Parking Lot Paving FY14	Sub Completion	907,875
A31321	Classroom/Auditorium Upgrade FY15	Construction	276,045
A31322	Concrete Replacement FY15	Sub Completion	310,403
A31324	Elevator Upgrades FY15	Sub Completion	452,097
A31325	Emergency Generator FY15	Pending	229,872
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Construction	460,460
A31330	Morgan Theater Upgrade	Sub Completion	1,597,496
A31333	Planning and Design FY15	Design/Study	175,075
A31334	Sign System FY15	Construction	47,193
A31335	Site & Safety Lighting	Construction	322,525
A33654	Romney Stadium Scoreboard	Construction	2,700,000
A34107	Kaysville Building Addition	Design	3,544,315
A34282	Access Control FY16	Sub Completion	54,795
A34283	Chilled Water Infrastructure FY16	Construction	351,002
A34284	Classroom/Auditorium Upgrades FY16	Construction	275,847
A34285	Concrete Replacement FY16	Sub Completion	243,096
A34287	Health, LS, Code, Asbestos FY16	Construction	192,360
A34290	Medium Voltage Upgrades FY16	Construction	1,132,804

A34291	NFS Mechanical System Phase I	Complete	797,423
A34292	Old Main Fire Alarm Upgrades FY16	Construction	441,288
A34294	Planning and Design FY16	Design/Study	129,790
A34295	RBW/Family Life Chilled Water Piping	Construction	834,482
A34296	South Farm Fire Lane/Hydrants FY16	Construction	300,238
A34297	Spectrum Emergency Lighting Upgrade	Construction	252,505
A34298	UBC Infrastructure Improvements	Construction	1,158,887
A34299	Univ Inn/Widstoe Steam Line Replacement	Design	75,000
A34300	VCT Tile Replacement in Hallways	Construction	328,890
A34301	Vet Science Electrical Upgrade FY16	Design	98,753
A34468	Roosevelt Ed Ctr Aggie Station Remodel	Design	51,770
A35181	Living Learning Center Parking Garage Vestibules	Sub Completion	103,824
A35463	Spectrum ADA Seating	Construction	31,090
A35569	Townhouse Stucco Proj Bldg 3	Pending	139,470
A35676	Merrill Cazier Lib Testing Ctr	Construction	2,108,650
A35677	PDP Air Handling Units	Design	340,000
A35868	Summit Hall Remodel	Sub Completion	1,202,845
A35971	PDP Refreshment	Design	691,570
A35997	NE Auxiliary Tunnel Extension	Sub Completion	480,836
A36118	Utility Meter Upgrades FY16	Pending	91,500
A36189	Gymnastics Room Relocation	Construction	466,559
A36353	Track Resurfacing and Remodel	Construction	426,682
A36388	North Core Utilities Replacement & Tunnel Expansion	Construction	3,591,015
A36466	BNR Roadway Replacement	Construction	321,221
A36467	Old Main Reroof-Center Section	Construction	766,381
A36468	Hydraulics Lab Landscape FY17	Construction	92,192
A36469	Medium Voltage Upgrades FY17	Pending	1,222,100
A36734	Classroom Upgrades FY17	Pending	275,847
A36735	Concrete Replacement FY17	Construction	300,023
A36736	Bike Racks/Site Furn FY17	Construction	45,662
A36737	Access Control FY17	Construction	72,795
A36738	Health, LS, Code, Asbestos FY17	Pending	137,637
A36739	E Stadium Restroom Reroof	Sub Completion	50,866
A36740	FAV Photo Lab Safety Ventilation	Design	367,000

A36741	Planning & Design FY17	Design	70,457
A36742	Univ Inn to Widstoe Steamline-Construction	Pending	788,400
A37078	FAV 210/215 Remodel Phase II	Construction	151,007
A37174	Motor Pool East Parking Lot	Construction	243,478
A37302	South Farm New Dairy Barn	Design	1,237,688
A37303	South Farm Ram/Buck Barn	Construction	105,300
A37304	Facilities FM Suite Remodel	Construction	387,880
A37631	Student Living Center Snack Shop (NEW PROJECT)	Design	213,530
A37673	Huntsman Library Huntsman Hall (NEW PROJECT)	Pending	175,800
A37740	Roosevelt Ed Ctr Atrium Remodel (NEW PROJECT)	Construction	565,680
C11368	USUE Mechanical/Lighting upgrade	Sub Completion	877,397
C11461	USUE Infrastructure/Automation Upgrade	Sub Completion	461,857
C11508	USUE Career Center Upgrades	Construction	834,234
C11614	USUE Blanding Campus Mechanical FY16	Pending	45,662
C11615	USUE Geary Theatre Bldg Upgrades FY16	Construction	4,323,870
C11709	USUE Soccer Fields	Construction	316,553
<b>TOTAL (75)</b>			<u><u>\$43,524,407</u></u>



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 2, 2016  
Subject: **Administrative Report for DFCM**  
Presenters: Eric Tholen, DFCM Director

---

The following is a summary of the administrative reports for DFCM.

**Lease Report** (Pages 1 - 4)

No significant items, 6 new leases and 7 amendments

**Professional Services Agreements, 51 Agreements Issued** (Pages 5 - 8)

The Professional Services Agreements awarded during this period consist of:  
31 Design Agreements, 20 Planning/Study/Other Agreements.  
No significant items

**Construction Contracts, 59 Contracts Issued** (Pages 9 – 13)

The Construction Contracts awarded during this period consist of:  
5 New Space Contract, 43 Remodeling Contracts, 8 Roofing/Paving and 3 Other.

Item #1, Fairpark Days of 47 Rodeo Arena

Item #42, USU Life Sciences Building

These are CM/GC agreements, the balance of the construction costs will be added by future change orders

Item #19, Browns Park Field House Reroof

Item #21, Fairpark Showring Bldg Roof Replacement

Additional unallocated roofing funds used for award

Item #33, Rio Grande Bldg Window and Door Renovations

Balance of construction costs over budget covered from the project reserve funds

Item #44, DOT Station 2425 Replace Plumbing/Paving  
Additional unallocated paving funds used for award

**Report of Contingency Reserve Fund** (Pages 14 -40)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications.

Decreases, Capital Development

Capital Development started period with \$6,262,338 and ended with \$8,396,376, with 5 transfers to projects totaling \$344,409 and 5 transfers to the fund for \$2,478,448

Univ of Utah Infrastructure Improvements

This transfer of \$105,285 covers the State's share of change order #22. See attached pages #18 – 23 for details and contract summary.

**Report of Contingency Reserve Fund Continued** (Pages 14 - 40)

Decreases, Capital Development Continued:

Salt Lake Schools for the Deaf and Blind New Building

This transfer of \$71,095 covers change order #12. See attached pages #24 – 27 for details and contract summary.

Unified Lab Module 2

This transfer of \$66,305 covers change order #7. See attached pages #28 – 31 for details and contract summary.

Decreases, Capital Improvement

Capital Improvement started period with \$4,811,162 and ended with \$6,980,203, with multiple transfers to projects totaling 287,171 and multiple budgeted contingency transfers of \$2,456,212 to the fund.

Snow College South Washburn Bldg Exterior Fenestration Windows

This transfer of \$43,155 covers change orders #1 and #2. See attached pages #32 - 35 for details and contract summary.

DOT Richmond Station Replace Water Line

This transfer of \$29,493 covers change orders # 3 – 5. See attached pages #36 - 40 for details and contract summary.

**Report of Project Reserve Fund Activity** (Page 41 - 43)

Development project reserve fund had one transfer to project for \$132, ending balance of \$2,865,347 and Improvement project reserve fund had one transfer to the fund of \$7,097 and 4 transfers out totaling \$40,724, ending balance of \$4,737,474.

Increases

The increases reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The decreases are either funds needed to award the construction contract that came in over the construction budget, as authorized by DFCM Management, or a return of previously transferred funds to complete project.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, on a rolling 12 month basis. We will keep this updated, so you can see who has given and drawn from the Project Reserve Fund over this time period.

DDW:jr:ccn

Attachments



Division of Facilities Construction and Management  
 4110 State Office Building, Salt Lake City, UT 84114  
 Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 08/15/2016 to 09/15/2016

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

### NEW LEASES

1.	17-0515 Workforce Services 1910 Prospector Ave. #100 Park City	Full	Office	12/01/16 – 11/30/21		3,000		\$23.00	New Lease for 5 years.
2.	17-0653 USTAR 306 E 650 N Clearfield	Full	Office	10/1/16 – 6/30/17		5,000		\$24.80	New Lease for 9 months.
3.	17-0643 DABC 5924 S 1900 W Roy	Net	Parking lot	09/01/16 – 08/31/21		1,400		\$2.55	New Lease for 5 years.
4.	17-0610 Indigent Defense Commission 370 East So. Temple #500 Salt Lake City	Full	Office	11/01/16 – 12/31/21		2,469		\$16.95	New Lease for 5 years and two months.

### AMENDMENTS

1.	03-1327 Human Services Juvenile Justice Services 2660 Lincoln Avenue Ogden	Net	Office/Other	07/01/16 – 06/30/21	13,044	13,044	\$5.76	\$4.78	Renew Lease for 5 years.
----	---	-----	--------------	------------------------	--------	--------	--------	--------	--------------------------



Division of Facilities Construction and Management  
4110 State Office Building, Salt Lake City, UT 84114  
Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 08/15/2016 to 09/15/2016

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
2.	94-2018 Tax Commission Motor Vehicles 2447 Lincoln Avenue Ogden	Full	Office	09/01/16 – 08/31/21	7,800	7,800	\$18.89	\$18.70	Renew Lease for 5 years.
3.	93-2430 National Guard Recruitment University Mall, M-220 Orem	Net	Office/Retail	06/01/17 – 05/31/22	1,127	1,127	\$30.71	\$30.74	Renew Lease for 5 years.



Division of Facilities Construction and Management  
 4110 State Office Building, Salt Lake City, UT 84114  
 Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 09/15/2016 to 10/15/2016

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

### NEW LEASES

1.	17-0845 Governor's Office Hall of States 400-444 N. Capitol St. Suite 549 Washington, DC	Full	Office	10/01/16 – 09/30/17		516		\$46.31	Lease for 1 year. Includes Parking fee.
2.	17-0834 Corrections AP&P 3280 W 3500 S West Valley	Full	Office	10/01/16 – 09/30/23		15,192		\$18.58	Lease for 7 years.

### AMENDMENTS

1.	02-1436 Attorney General 55 South Main Street, #22 Manti	Full	Office	04/01/17 – 06/30/23	908	908	\$17.91	\$18.25	Renew Lease for 5 years.
2.	93-2619 Corrections AP&P 3000 South State Street Roosevelt	Full	Office	07/01/17 – 06/30/22	1,920	1,920	\$12.00	\$13.00	Renew Lease for 5 years.
3.	07-0621 Workforce Service Rehabilitation 965 E 700 S Suites 200,202, and 204 St. George	Full	Office	01/01/17 – 12/31/17	6,016	6,016	\$23.12	\$23.12	Renew Lease for 1 year.



Division of Facilities Construction and Management  
4110 State Office Building, Salt Lake City, UT 84114  
Telephone (801) 538-3017 FAX (801) 538-3267

## LEASE REPORT

From 09/15/2016 to 10/15/2016

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
4.	07-1831 Tax Commission Motor Vehicles & Taxpayer 100 S 5300 W Hurricane	Partial	Office	10/01/17 – 10/01/27	7,200	7,200	\$18.10	\$18.10	Renew Lease for 10 years.



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Design</b>					
1 Courts	<u>17042150</u> <u>1770107</u>	Administrative Office Of The Courts   Layton Second Heath Engineering Company	Design	\$8,775	\$6,700
2 Courts	<u>17249150</u> <u>1770137</u>	Administrative Office Of The Courts   West Jordan T Protection Consultants Inc	Design	\$19,910	\$12,955
3 Agriculture	<u>17144010</u> <u>1770108</u>	Agriculture   Spry Agriculture Bldg. Hvac Upgrade   Whw Engineering Inc	Design	\$27,675	\$26,300
4 Dixie Atc	<u>13375290</u> <u>1770113</u>	Architectural Testing   Dxatc   Clint Bunnell Architectural Testing	Commissioning	\$340,371	\$84,610
5 Courts	<u>17040150</u> <u>1770071</u>	Brigham City Courts, Boiler Replacement   Administr Whw Engineering Inc	Design	\$7,010	\$5,500
6 Capitol Preservation Bd	<u>17110050</u> <u>1770001</u>	Capitol Preservation Board   State Office Bldg, Res Van Boerum & Frank Assoc Inc	Design	\$73,783	\$41,580
7 Abc Stores	<u>17307030</u> <u>1770131</u>	Dabc   Salt Lake Store #14 Emergency Reroof   Randy Scott P Evans Architect&assoc	Design	\$8,320	\$11,120
8 Admin Serv - State Arch	<u>17055310</u> <u>1770066</u>	Department Of Administrative Services   Archives Fr Ken Garner Engineering Inc	Design	\$8,310	\$6,969
9 Abc Stores	<u>17037030</u> <u>1770076</u>	Department Of Alcoholic Beverage Control   Layton S Scott P Evans Architect&assoc	Design	\$38,866	\$33,675
10 Corrections	<u>15310100</u> <u>1770085</u>	Department Of Corrections   Utah State Correctional Gsbs Pc	Design	\$27,261,473	\$27,280,534
11 Corrections	<u>15310100</u> <u>1770088</u>	Department Of Corrections   Utah State Correctional Gerhart Cole Inc	Design	\$27,261,473	\$145,265
12 Veterans Affairs	<u>17133490</u> <u>1770117</u>	Department Of Veterans Affairs   Proposed Veterans Landworks Inc	Design	\$14,200	\$14,170
13 Dfcm - Managed Buildings	<u>17091310</u> <u>1770073</u>	Dfcm   Multi-agency State Office Building Skylight Babcock Design Group	Design	\$21,754	\$19,000
14 Capitol Preservation Bd	<u>15142050</u> <u>1770072</u>	Dfcm - Capital Preservation Board   Senate, House & Babcock Design Group	Design	\$11,200	\$9,000



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Design</b>					
15 Capitol Preservation Bd	<u>17092050</u> <u>1770074</u>	Dfcm - Capital Preservation Board   State Office Bu Babcock Design Group	Design	\$12,778	\$12,000
16 Juvenile Justice Services	<u>15072430</u> <u>1770083</u>	Dhs Juvenile Justice Services   Weber Valley Multi-R.I. Townsend & Associates Llc	Unclass Consult	\$35,000	\$25,000
17 Dnr - Wildlife Resources	<u>15308520</u> <u>1770127</u>	Division Of Wildlife Resources   Lee Kay Fish Ponds Staheli & Associates john Staheli	Insp Observ Ser	\$17,858	\$11,508
18 Dixie St College Of Utah	<u>17191640</u> <u>1770123</u>	Dixie State University   Udvar Hazy Building - Re Naylor Wentworth Lund Arch	Design	\$25,135	\$15,250
19 Dnr - Parks & Recreation	<u>17232510</u> <u>1770087</u>	Dnr Parks & Recreation   Snow Canyon State Park Roa Johansen & Tuttle Engineering	Design	\$71,940	\$66,400
20 University Of Utah	<u>15365750</u> <u>1670494</u>	Executive Education Building/u Of U   Energy Engine Van Boerum & Frank Assoc Inc	Energy	\$1,906,933	\$47,500
21 Dfcm - Statewide Funds	<u>11303300</u> <u>1770096</u>	Fy 2017 Structural Plan Review Services   Gail Youn West Coast Code Consultants dba Kimball Engineeri	Unclass Consult	\$102,000	\$100,000
22 Dfcm - Managed Buildings	<u>16002310</u> <u>1770111</u>	Governor's Mansion   Exterior Window Painting & Gr Mjsa Architecture Pc	Design	\$11,107	\$6,000
23 Corrections - Cucf	<u>08231110</u> <u>1770082</u>	Inspections   Cucf West Compound 192 Bed Facility - Spectrum Engineers Inc	Insp Observ Ser	\$255,000	\$19,090
24 Natural Resources	<u>14030500</u> <u>1770130</u>	Inspections   Dnr - New Richfield Regional Office   Gem Engineering	Insp Observ Ser	\$15,000	\$15,943
25 Utah State University	<u>15128770</u> <u>1670487</u>	Inspections   Usu Clinical Services Bldg.   Darrell Utah Testing And Engineering Llc	Insp Observ Ser	\$255,077	\$191,308
26 Utah State University	<u>15132770</u> <u>1770021</u>	Inspections   Usu Valley View Residence   Lucas Davi Utah Testing And Engineering Llc	Insp Observ Ser	\$175,457	\$105,990
27 Utah Valley University	<u>15368790</u> <u>1770129</u>	Inspections   Uvu Autism Center   Clint Bunnell Western Technologies Inc	Insp Observ Ser	\$49,153	\$41,000
28 Utah Valley University	<u>15369790</u> <u>1770128</u>	Inspections   Uvu Basketball Center   Clint Bunnell Western Technologies Inc	Insp Observ Ser	\$37,443	\$36,115



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Design</b>					
29 Ogden/weber Atc	<u>17026240</u> <u>1770053</u>	Owac Bdo Buildout   Systematicx Complete Building Systematicx Inc	Commissioning	\$50,521	\$38,700
30 Ogden/weber Atc	<u>17117240</u> <u>1770122</u>	Owac Campus Door Access Systems   Owac   Tim K Par Spectrum Engineers Inc	Design	\$26,154	\$21,200
31 Snow College	<u>17022700</u> <u>1670476</u>	Snow College Central Heat Plant Steam Boiler Upgra Van Boerum & Frank Assoc Inc	Design	\$52,527	\$39,180
32 Southern Utah University	<u>17176730</u> <u>1770120</u>	Southern Utah University   New Business Building - Mhtn Architects Inc	Programming	\$1,277,393	\$960,337
33 Southern Utah University	<u>17166730</u> <u>1770059</u>	Suu   Music Building Chiller Replacement   Rob Robin Whw Engineering Inc	Design	\$11,602	\$11,800
34 University Of Utah	<u>17258750</u> <u>1770056</u>	University Of Utah   Ambulatory Care Complex   David Ffkr Architects Planners Ii	Design	\$10,308,933	\$7,169,500
35 Utah State University	<u>17146770</u> <u>1770124</u>	Usu Life Science - Design Award   Vcbo   Darrell Hun Vcbo Architecture Llc	Design	\$3,046,258	\$2,688,440
36 National Guard	<u>17247480</u> <u>1770060</u>	Utah National Guard   Camp Williams Tisa Freezer Re Whw Engineering Inc	Design	\$34,980	\$22,000
37 National Guard	<u>17266480</u> <u>1770069</u>	Utah National Guard   Cedar City Armory Emergency G Ken Garner Engineering Inc	Design	\$15,880	\$9,575
38 National Guard	<u>17303480</u> <u>1770132</u>	Utah National Guard   Csms Ev Charging Stations Des Ken Garner Engineering Inc	Design	\$4,505	\$4,505
39 National Guard	<u>17306480</u> <u>1770133</u>	Utah National Guard   Draper Complex East Entrance Forsgren Associates	Design	\$53,938	\$44,353
40 National Guard	<u>17267480</u> <u>1770070</u>	Utah National Guard   Ogden Armory Emergency Genera Ken Garner Engineering Inc	Design	\$13,085	\$9,010
41 National Guard	<u>17314480</u> <u>1770138</u>	Utah National Guard   Utng 2016 Facility Energy Aud Etc Group Inc	Energy	\$77,880	\$77,880
42 Utah Valley University	<u>15125790</u> <u>1770101</u>	Utah New Vision Construction Llc   Performing Arts Utah New Vision Construction Llc	Commissioning	\$397,060	\$284,750



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Design</b>					
43 Corrections	<u>15310100</u> <u>1770081</u>	Utah State Correctional Facility   Udc   Audubon   J National Audubon Society	Design	\$27,261,473	\$48,280
44 Developmental Center	<u>12222410</u> <u>1770086</u>	Utah State Developmental Center   Evergreen And Med R&r Environmental	Haz Mat Consult	\$40,000	\$22,270
45 Fairpark	<u>17137370</u> <u>1770112</u>	Utah State Fairpark   Days Of 47 Arena - Geotechnic Cmt Engineering Laboratories	Geotechnical	\$420,550	\$8,550
46 Fairpark	<u>17137370</u> <u>1770077</u>	Utah State Fairpark   Days Of 47 Rodeo Arena   Brad Babcock Design Group	Design	\$420,550	\$412,000
47 Fairpark	<u>17137370</u> <u>1770095</u>	Utah State Fairpark   Days Of 47 Stadium- Inspectio West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser	\$420,550	\$120,212
48 Utah Valley University	<u>15309790</u> <u>1770063</u>	Utah Valley University   Pope Science Building Infi Staheli & Associates john Staheli	Insp Observ Ser	\$16,423	\$19,991
49 Utah Valley University	<u>17067790</u> <u>1770098</u>	Uvu   Lower Plant Chiller Replacement   Dwight Palme Colvin Engineering Associates	Design	\$34,850	\$34,830
50 Utah Valley University	<u>15369790</u> <u>1770115</u>	Uvu Basketball Facility   Architectural Testing   Cl Architectural Testing	Commissioning	\$35,000	\$16,840
51 Weber State University	<u>17180810</u> <u>1770028</u>	Weber State University   Science Laboratory - South Hansen And Associates Inc	Design	\$8,894	\$8,697



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Other</b>					
1 Fairpark	<u>17137370</u> <u>1775070</u>	1. Utah State Fairpark   2. Days Of 47 Rodeo Arena Okland Construction Company, Inc.	Constr Cmgc	\$14,319,766	\$10,000
2 Bridgerland Atc	<u>15114210</u> <u>1775086</u>	Batc   Batc West Campus Infrastructure Phase 2 Fire Creative Times Inc	Const Remodel	\$576,347	\$214,192
3 Capitol Preservation Bd	<u>14362050</u> <u>1775131</u>	Capitol Hill Painting Project Burningham Painting	Const Remodel	\$160,000	\$24,977
4 Courts	<u>17262150</u> <u>1775138</u>	Courts   Matheson Courthouse Freeze Stats And Co Se Harris Acquisition Iii Llc dba Wasatch Controls	Const Remodel	\$18,511	\$14,487
5 Dfcm - Managed Buildings	<u>12249310</u> <u>1775115</u>	Courts- Vernal 8th District   Replace Courtroom Lig Tj Electric Llc	Const Remodel	\$100,000	\$21,500
6 Abc Stores	<u>17037030</u> <u>1775082</u>	Dabc #30 Layton Expansion & Remodel   Department Of Rod Lewis Construction Llc	Const Remodel	\$431,175	\$19,483
7 Davis Atc	<u>17038220</u> <u>1775134</u>	Datc Welding Shop Hvac   Davis Applied Technology C Commercial Mechanical Systems & Service	Const Remodel	\$368,660	\$315,514
8 Abc Stores	<u>15086030</u> <u>1775098</u>	Department Of Alcoholic Beverage Control   New West Keller Construction Inc	Const New Space	\$2,261,316	\$2,267,892
9 Abc Stores	<u>17125030</u> <u>1775130</u>	Department Of Alcoholic Beverage Control   Vernal A Ehp Construction Inc	Const Remodel	\$32,957	\$15,267
10 Corrections - Cucf	<u>15197100</u> <u>1775093</u>	Department Of Corrections   Central Utah Correction Patriot Construction	Const Remodel	\$204,417	\$189,398
11 Natural Resources	<u>15058500</u> <u>1775087</u>	Department Of Natural Resources   Price Maintenance Nielsen Construction / Staker & Parson	Paving	\$174,700	\$184,170
12 Public Safety	<u>15108550</u> <u>1775103</u>	Department Of Public Safety   Brigham City Office C Utah Correctional Industries	Const Remodel	\$1,237,346	\$25,000
13 Dfcm - Managed Buildings	<u>17175310</u> <u>1775030</u>	Dfcm   Richfield Regional Center North Re-landscap Dickinson Landscaping, Inc	Const Site Imp	\$27,088	\$23,067
14 Dept Of Comm & Culture	<u>17053080</u> <u>1775135</u>	Dfcm/arts/shpo   Rio Grande Bldg Parking Lot Securi Post Construction Co Inc	Const Remodel	\$102,944	\$41,750



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Other</b>					
15 Dnr - Parks & Recreation	<u>17085510</u> <u>1775141</u>	Division Of Parks And Recreation   Red Fleet State All Weather Waterproofing Inc	Roofing	\$14,300	\$10,175
16 Corrections - Cufc	<u>15047110</u> <u>1775088</u>	Doc   Cufc Various Paving Improvements   Tim Christ Staker Parson Companies dba Hales Sand And Gravel	Paving	\$1,026,080	\$965,667
17 Health	<u>15226390</u> <u>1775096</u>	Doh   Unified Lab Clean Area Delineation Remodel   T Valley Design & Construction	Const Remodel	\$1,200,000	\$756,066
18 Dixie St College Of Utah	<u>17183640</u> <u>1775101</u>	Dsu   300 S 400 S 800 E Asphalt Resurfacing   Tim Ch Dixie College Cashiers Office	Constr Mou	\$161,124	\$161,124
19 Dnr - Wildlife Resources	<u>17078520</u> <u>1775140</u>	Dwr   Browns Park Field House Reroof   Randy Mellor All Weather Waterproofing Inc	Roofing	\$15,000	\$24,906
20 Fairpark	<u>17088370</u> <u>1775117</u>	Fairpark   Multi-purpose Roof Replacement   Randy Me All Weather Waterproofing Inc	Roofing	\$235,845	\$181,300
21 Fairpark	<u>17087370</u> <u>1775116</u>	Fairpark   Showring Building Roof Replacment   Randy All Weather Waterproofing Inc	Roofing	\$73,800	\$87,800
22 Dfcm - Managed Buildings	<u>12249310</u> <u>1775075</u>	Isf Construction Contract   Abc #25 Loading Dock Re Daw Construction Group, Llc	Const Remodel	\$100,000	\$20,446
23 Dfcm - Managed Buildings	<u>12249310</u> <u>1775080</u>	Isf Construction Contract   Dws Central - 2nd & 3rd Simply Shutters Llc	Const Remodel	\$100,000	\$40,000
24 Dfcm - Managed Buildings	<u>12249310</u> <u>1775089</u>	Isf Construction Contract   Dws Central - Plumbing Towers Murray Plumbing Inc	Const Remodel	\$100,000	\$22,900
25 Dfcm - Managed Buildings	<u>12249310</u> <u>1775074</u>	Isf Construction Contract   Dws Central 2nd And 3rd Superior Coatings / Jm Painting	Const Remodel	\$100,000	\$76,503
26 Dfcm - Managed Buildings	<u>12249310</u> <u>1775078</u>	Isf Construction Contract   Heber Wells 3rd Floor H Advanced Comfort Solutions	Const Remodel	\$100,000	\$25,740
27 Dfcm - Managed Buildings	<u>12249310</u> <u>1775083</u>	Isf Construction Contract   Masob Building Repairs Robert I Merrill Company	Const Remodel	\$100,000	\$26,295
28 Dfcm - Managed Buildings	<u>12249310</u> <u>1775113</u>	Isf Construction Contract   Orem Courts Replacing C Utah Yamas Controls Corp	Const Remodel	\$0	\$14,226



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Other</b>					
29 Dfcm - Managed Buildings	<u>12249310</u> <u>1775118</u>	Isf Construction Contract   Ung Blanding Armory - M Innovative Sheet Metal Inc	Const Remodel	\$100,000	\$44,704
30 Dfcm - Managed Buildings	<u>12249310</u> <u>1775107</u>	Isf Construction Contract   Department Of Transpor Valley Glass Co Slc	Const Remodel	\$100,000	\$17,411
31 Board Of Education	<u>17182200</u> <u>1775148</u>	Office Of Education   Boiler And Water Main Replace Ralph Tye & Sons Inc	Const Remodel	\$214,403	\$214,218
32 Schools For Deaf & Blind	<u>17021200</u> <u>1775111</u>	Office Of Education   Libbie Edwards School For Dea Commercial Mechanical Systems & Service	Const Remodel	\$462,600	\$383,191
33 Dept Of Comm & Culture	<u>14342080</u> <u>1775052</u>	Rio Grande Bldg Window And Door Renovations   Dfcm/ North Ridge Construction	Const Remodel	\$176,418	\$239,423
34 Salt Lake Comm College	<u>17084680</u> <u>1775106</u>	Salt Lake Community College -jordan Campus   High Perkes Roofing Inc	Roofing	\$247,824	\$224,650
35 Salt Lake Comm College	<u>13087660</u> <u>1675430</u>	Salt Lake Community College, Redwood Road Campus   Eagle Environmental Inc	Haz Mat Const	\$62,010	\$37,953
36 Capitol Preservation Bd	<u>16040050</u> <u>1775132</u>	Senate Space Remodel   Entelen   Brian Bales   Note: Entelen Design - Build	Const Remodel	\$309,876	\$230,095
37 Dfcm - Statewide Funds	<u>12108300</u> <u>1675417</u>	Snow College   Richfield Campus Crack Seal   Tim Chr Rasmussen Excavation Llc	Const Site Imp	\$1,314,872	\$16,800
38 Snow College	<u>17189700</u> <u>1775125</u>	Snow College - Ephraim   Football Stadium - Lightin Landmark Electric Llc	Const Site Imp	\$277,375	\$272,792
39 Snow College	<u>17022700</u> <u>1775084</u>	Snow College - Ephraim   Steam And Condensate Lines Commercial Mechanical Systems & Service	Const Remodel	\$499,255	\$206,750
40 Mountainland Atc	<u>17016260</u> <u>1775079</u>	Ucat   Matc Thanksgiving Pt Additional Parking   Tim Geneva Rock Products Inc	Const Site Imp	\$725,000	\$621,791
41 University Of Utah	<u>17080750</u> <u>1775036</u>	University Of Utah   Film And Media Arts Building All Weather Waterproofing Inc	Roofing	\$351,040	\$257,650
42 Utah State University	<u>17146770</u> <u>1775085</u>	Usu Life Sciences - Cmgc Award   Jacobsen Construc Jacobsen Construction	Constr Cmgc	\$34,548,935	\$68,500



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Other</b>					
43 Davis Atc	<u>17038220</u> <u>1775133</u>	Utah College Of Applied Technology   Davis Atc - Ki Commercial Mechanical Systems & Service	Const Remodel	\$368,660	\$79,866
44 Dept Of Transportation	<u>15227900</u> <u>1775038</u>	Utah Department Of Transportation   Station 2425 - Post Construction Co Inc	Const Remodel	\$102,827	\$276,460
45 National Guard	<u>17241480</u> <u>1775095</u>	Utah National Guard   9000 North Parking Upgrade Ca Kilgore Contracting	Const Remodel	\$1,100,000	\$974,600
46 National Guard	<u>17308480</u> <u>1775139</u>	Utah National Guard   Camp Williams Tickville Offsi Jay Digs Inc	Const Remodel	\$17,003	\$17,003
47 National Guard	<u>14284480</u> <u>1775142</u>	Utah National Guard   Camp Williams Utes Pol Batter Patriot Construction	Const Remodel	\$1,215,300	\$588,180
48 National Guard	<u>17266480</u> <u>1775143</u>	Utah National Guard   Cedar City Armory Emergency G Creative Times Inc	Const Remodel	\$208,000	\$206,410
49 National Guard	<u>17267480</u> <u>1775144</u>	Utah National Guard   Ogden Armory Emergency Genera Sturgeon Electric Cpmpany Inc	Const Remodel	\$245,100	\$205,562
50 National Guard	<u>16030480</u> <u>1775127</u>	Utah National Guard   St. George Armory - Coop Back Probst Electric Inc	Const Remodel	\$120,000	\$101,681
51 National Guard	<u>17276480</u> <u>1775110</u>	Utah National Guard - Camp Williams   Building 5160 Utah Correctional Industries	Const Remodel	\$197,000	\$197,000
52 Developmental Center	<u>12222410</u> <u>1775097</u>	Utah State Developmental Center   Evergreen Bldg & Environmental Abatement Inc	Haz Mat Const	\$40,000	\$54,674
53 Fairpark	<u>17137370</u> <u>1775037</u>	Utah State Fairpark   Days Of 47 Rodeo Arena - Dem Staker & Parson Companies	Const New Space	\$14,319,766	\$128,457
54 Fairpark	<u>17137370</u> <u>1775046</u>	Utah State Fairpark   Days Of 47 Rodeo Arena - She Paulsen Construction	Const Site Imp	\$14,319,766	\$14,093
55 Dfcm - Statewide Funds	<u>11281300</u> <u>1775060</u>	Utah State Hospital   Consolidation - Heat Exchan Koh Mechanical Contractors Inc	Const Remodel	\$100,000	\$92,000
56 Utah State University	<u>14385770</u> <u>1775121</u>	Utah State University, Fine Arts Bldg   Emergency Eagle Environmental Inc	Haz Mat Const	\$107,500	\$20,448



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/27/2016; and less than 10/21/2016

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
<b>Other</b>					
57 Utah Valley University	<u>15309790</u> <u>1775044</u>	Uvu   Uvu Pope Science Infill   Dwight Palmer Rod Lewis Construction Llc	Const New Space	\$2,331,114	\$2,326,818
58 Weber State University	<u>17033810</u> <u>1775091</u>	Weber State University   Phase 5 Medium Voltage Cri Weber State University	Constr Mou	\$184,577	\$184,577
59 Weber State University	<u>16050810</u> <u>1775081</u>	Weber State University   Wsu Social Sciences Renova Big D Construction Corporation	Constr Cmgc	\$50,000	\$50,000

# DFCM

Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
<b>FY 2017 BEGINNING BALANCE</b>			6,262,337.70	4,811,161.78	7,415.55				
<b>FUNDING</b>									
17146	USU	Bio Life Sciences Bldg	1,331,555.00	-	-	-	0.00%	Design	0%
17137	Fairpark	Rodeo Arena	405,468.00	-	-	-	0.00%	Construction	0%
17176	SUU	New Business Building	281,060.00	-	-	-	0.00%	Programming	0%
17235	DEQ	Tech Support Center	267,642.00	-	-	-	0.00%	Programming	0%
17138	DAS	Archives - Vault Expansion	192,723.00	-	-	-	0.00%	Programming	0%
17165	SUU	Boiler #3 Replacement	-	124,048.00	-	-	0.00%	Design	0%
17128	UNG	HQ Electrical Service Distribution Replacement	-	109,200.00	-	-	0.00%	Design	0%
17122	DNR	Parks - Bear Lake Dock Replacement	-	106,853.00	-	-	0.00%	Design	0%
17115	DHS	JJS - SLV Detention Roof, Rooftop Units	-	104,587.00	-	-	0.00%	Design	0%
17143	DFCM	State Library HVAC Rooftop/Controls	-	92,387.00	-	-	0.00%	Design	0%
17080	DNR	DWR Central Region Office Replacement	-	88,515.00	-	-	0.00%	Design	0%
17242	UDOT	Rampton Restrooms Remodel	-	86,968.00	-	-	0.00%	Design	0%
17260	Courts	Mattheson Access Control/Front End Security	-	62,955.00	-	-	0.00%	Pending	0%
17085	UVU	Central Plant Main Electrical Gear	-	60,390.00	-	-	0.00%	Design	0%
17219	DFCM	Rampton Fan Wall, FVD's	-	58,230.00	-	-	0.00%	Design	0%
17263	Courts	Mattheson Public Restrooms Valves/Fixtures	-	52,353.00	-	-	0.00%	Design	0%
17107	Fairpark	Grand Bldg Interior Renovation	-	46,756.00	-	-	0.00%	Design	0%
17218	DWS	HVAC Replacement	-	45,082.00	-	-	0.00%	Pending	0%
17244	OWATC	Phase II Restroom Upgrades	-	42,223.00	-	-	0.00%	Design	0%
17098	BATC	Brigham City Improvement/Remodel/ADA	-	41,105.00	-	-	0.00%	Design	0%
17067	UVU	Lower Central Plant Chiller	-	39,775.00	-	-	0.00%	Design	0%
17151	DSU	Hansen Stadium Track Replacement	-	38,942.00	-	-	0.00%	Design	0%
17097	Deaf	Ogden School Fire Panel Upgrade	-	34,513.00	-	-	0.00%	Design	0%
17099	UDOT	Reg 1 HVAC Upgrades	-	34,513.00	-	-	0.00%	Design	0%
17063	DNR	Parks - Goblin Valley Overlook Restrooms	-	34,225.00	-	-	0.00%	Design	0%
17066	UDOT	Admin Comple HVAC Replacement	-	30,247.00	-	-	0.00%	Design	0%
17153	DSU	McDonald Center Mechanical System Upgrade	-	30,207.00	-	-	0.00%	Construction	0%
17129	UNG	AF Armory AC units/Controls/Condensors	-	29,151.00	-	-	0.00%	Design	0%
17132	DVA	Nursing Homes Delayed Egress	-	29,137.00	-	-	0.00%	Design	0%
17117	OWATC	Campus Wide Door Access System	-	26,691.00	-	-	0.00%	Pending	0%
17256	Corrections	Draper - Timp 5 Air Handler	-	26,620.00	-	-	0.00%	Design	0%
17130	UNG	Draper Fire Alarm Replacement	-	26,477.00	-	-	0.00%	Design	0%
17144	Agriculture	HVAC Upgrade	-	25,715.00	-	-	0.00%	Design	0%
17113	DSU	Math/Science Center Improvements	-	24,975.00	-	-	0.00%	Construction	0%
17257	Corrections	CUCF - Henry Compound AHU	-	23,903.00	-	-	0.00%	Design	0%
17261	Courts	Mattheson Fire Dry Pipe Main Replacement	-	23,750.00	-	-	0.00%	Design	0%
17062	DNR	Parks - Green River Campground Restrooms	-	23,275.00	-	-	0.00%	Pending	0%
17089	UVU	Campus Storm Water Improvements	-	23,085.00	-	-	0.00%	Construction	0%
17091	DFCM	MASOB Skylight Replacement	-	22,800.00	-	-	0.00%	Design	0%
17182	Education	Bldg Boiler Replacement	-	20,368.00	-	-	0.00%	Construction	0%
17112	Corrections	Draper - Timp North 2&4 Control Rooms	-	19,927.00	-	-	0.00%	Construction	0%
17157	DSU	Performing Arts Exterior Damage Repairs	-	19,820.00	-	-	0.00%	Design	0%
17145	Tax	Parking Lot Lighting Upgrade	-	19,676.00	-	-	0.00%	Design	0%
17185	DNR	Parks - Otter Creek Entrance S/Asphalt Repairs	-	19,355.00	-	-	0.00%	Design	0%
17249	Courts	West Jordan Fire Panel	-	19,000.00	-	-	0.00%	Design	0%

# DFCM

Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## REPORT OF CONTINGENCY RESERVE FUND

			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
17077	SLCC	RRC - Emergency Generator Replacement	-	18,759.00	-	-	0.00%	Construction	0%
17265	UDOT	Rampon Security Camera System Upgrade	-	17,762.00	-	-	0.00%	Pending	0%
17075	SLCC	LHM - Fire Alarm Upgrade	-	17,625.00	-	-	0.00%	Design	0%
17149	DSU	Various Bldgs Fire Alarm Upgrade	-	17,401.00	-	-	0.00%	Design	0%
17220	DNR	Lighting Control Upgrade	-	16,910.00	-	-	0.00%	Pending	0%
17254	Corrections	Draper - A-Block/Star 1-4 HVAC	-	15,884.00	-	-	0.00%	Design	0%
17095	UVU	Computer Science VAV & Control Valve	-	15,770.00	-	-	0.00%	Design	0%
17274	CPB	Capitol Hill Parking Lot LED Lights	-	15,675.00	-	-	0.00%	Pending	0%
17133	DVA	Landscape Parcel St George	-	15,200.00	-	-	0.00%	Design	0%
17170	UDOT	Beaver Replace Windows/Remodel Office	-	14,474.00	-	-	0.00%	Design	0%
17162	SUU	Campus ADA Concrete Replacement	-	14,202.00	-	-	0.00%	Design	0%
17101	DFCM	Governor's Mansion Mechanical Upgrade	-	14,160.00	-	-	0.00%	Design	0%
17264	Corrections	CUCF Henry Compound Intercom System	-	13,758.00	-	-	0.00%	Design	0%
17061	UVU	Computer Science Bldg Spandrel Replacement	-	13,395.00	-	-	0.00%	On Hold	0%
17106	Fairpark	Multiple Bldgs A/C & Exhaust Replacements	-	13,300.00	-	-	0.00%	Design	0%
15164	SUU	Water Line Metering Installation	-	13,296.00	-	-	0.00%	Design	1%
17096	SUU	Electronic Access Control	-	13,271.00	-	-	0.00%	Construction	0%
17172	Courts	Cedar City Various Upgrades	-	12,900.00	-	-	0.00%	Design	0%
17277	OWATC	Campuswide Metering	-	12,438.00	-	-	0.00%	Pending	0%
17280	DSU	Campuswide Metering	-	12,438.00	-	-	0.00%	Pending	0%
17100	BATC	Main & West Campus Security System	-	12,229.00	-	-	0.00%	Construction	0%
17214	Agriculture	Irrigation/Landscape Renovation	-	11,970.00	-	-	0.00%	Pending	0%
17160	DXATC	North East Sidewalk/Gutter	-	11,855.00	-	-	0.00%	On Hold	0%
17164	SUU	Multiple Bldgs Fire Alarm Panel Upgrade	-	11,788.00	-	-	0.00%	Design	0%
17250	Corrections	CUCF - DTV System Conversion	-	11,522.00	-	-	0.00%	Design	0%
17070	UVU	Gunther Trades Bldg Electrical Transformers	-	11,305.00	-	-	0.00%	Design	0%
17105	DNR	Security Camera Upgrade	-	10,476.00	-	-	0.00%	Design	0%
17166	SUU	Music Bldg Chiller Replacement	-	10,070.00	-	-	0.00%	Design	0%
17102	DFCM	Governor's Mansion Exterior Window & Granite	-	9,500.00	-	-	0.00%	Design	0%
17148	DSU	Exterior Lighting	-	8,941.00	-	-	0.00%	Construction	0%
17302	UNG	Campuswide Metering Phase II	-	8,656.00	-	-	0.00%	Pending	0%
17215	DNR	Irrigation/Landscape Renovation	-	8,479.00	-	-	0.00%	Pending	0%
17236	DCC	Fine Arts Landscaping/Irrigation	-	8,360.00	-	-	0.00%	Pending	0%
17071	UVU	Pope Science Exterior Stair Replacement	-	8,265.00	-	-	0.00%	Pending	0%
17229	UDOT	Testing Facility Painting	-	7,972.00	-	-	0.00%	Pending	0%
17064	UVU	Campus Sidewalk Pavers Upgrade	-	7,600.00	-	-	0.00%	Pending	0%
17079	UVU	Woodbury Business Bldg Skylight Modifications	-	7,477.00	-	-	0.00%	Design	0%
17120	UDOT	Richmond Floor Drain System	-	7,477.00	-	-	0.00%	Construction	0%
17121	UDOT	Huntsville New Septic System	-	7,477.00	-	-	0.00%	Design	0%
17155	DSU	South Admin Bldg Refurbish	-	7,372.00	-	-	0.00%	Design	0%
17255	Corrections	Draper - A-West Yard Concrete	-	7,173.00	-	-	0.00%	Pending	0%
17058	ABC	Admin Restroom Replacement	-	7,112.00	-	-	0.00%	Design	0%
17147	DSU	Campus Fire Lane & Sidewalk Repairs	-	7,083.00	-	-	0.00%	Design	0%
17237	DPS	BCI Landscaping/Irrigation	-	6,856.00	-	-	0.00%	Pending	0%
17210	DCC	Rio Grande Landscape Upgrade	-	6,792.00	-	-	0.00%	Pending	0%
17272	CPB	Capitol Hill/Dome Interior Lighting upgrade	-	6,443.00	-	-	0.00%	Pending	0%
17136	DPS	Fremont Cooling Tower	-	6,103.00	-	-	0.00%	Construction	0%
17273	MATC	Welding Compound Canopy	-	6,103.00	-	-	0.00%	Design	0%
17173	Courts	St George Cooling Tower Upgrade	-	6,026.00	-	-	0.00%	Design	0%

# DFCM

Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## REPORT OF CONTINGENCY RESERVE FUND

			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
17251	Corrections	CUCF - Medical Access Control	-	5,738.00	-	-	0.00%	Pending	0%
17131	UNG	Camp Williams Building Control System	-	5,256.00	-	-	0.00%	Design	0%
17126	DHS	Vernal Emergency Lighting Backup System	-	4,719.00	-	-	0.00%	Design	0%
17134	Fairpark	Multiple Bldgs Exterior Light Replacement	-	4,630.00	-	-	0.00%	Pending	0%
17123	DWS	Clearfield 2nd Floor Carpet Replacement	-	4,289.00	-	-	0.00%	Construction	0%
17169	SWATC	Tech Bldg Walkway Replacement	-	4,279.00	-	-	0.00%	Design	0%
17103	DFCM	Governor's Mansion East & West Gate Lighting	-	4,275.00	-	-	0.00%	Design	0%
17111	CPB	Council Hall Basement Restroom Remodel	-	4,275.00	-	-	0.00%	Design	0%
17228	DPS	BCI Exterior Lighting Upgrade	-	4,275.00	-	-	0.00%	Design	0%
17161	DXATC	South Perimeter Fencing	-	3,950.00	-	-	0.00%	Construction	0%
17074	Corrections	CUCF - Irrigation Pumps Replacement	-	3,913.00	-	-	0.00%	Design	0%
17253	DFCM	St Library VCT Tile Replacement	-	3,818.00	-	-	0.00%	Design	0%
17108	CPB	West Bldg Leg Research Remodel	-	3,700.00	-	-	0.00%	Design	0%
17127	DWS	Vernal Emergency Lighting Backup System	-	3,630.00	-	-	0.00%	Design	0%
17056	ABC	Admin Bldg Data Room A/C	-	3,610.00	-	-	0.00%	Construction	0%
17252	Corrections	CUCF - Special Mgmt Unit Shower Renovation	-	3,558.00	-	-	0.00%	Design	0%
17227	ABC	Holiday Handrail Upgrade	-	3,548.00	-	-	0.00%	Design	0%
17109	CPB	DUP Restroom Remodel	-	3,135.00	-	-	0.00%	Design	0%
17125	ABC	Store 28 Dock Awning & Enclosure	-	3,131.00	-	-	0.00%	Construction	0%
17159	DSU	Burns, Cox Recommissioning	-	3,085.00	-	-	0.00%	Design	0%
17163	SUU	Campus Storm Drain Study	-	3,085.00	-	-	0.00%	Design	0%
17216	DPS	Orem Irrigation/Landscape	-	3,040.00	-	-	0.00%	Pending	0%
17209	DNR	Vernal Exterior Doors	-	2,938.00	-	-	0.00%	Pending	0%
17224	ABC	Murray Rooftop Units Replacement	-	2,892.00	-	-	0.00%	Closeout	0%
17104	DNR	Electrical Panel/Transformer Replacement	-	2,787.00	-	-	0.00%	Design	0%
17175	DFCM	Richfield Regional Trench On North Side Of Bldg	-	2,573.00	-	-	0.00%	Construction	0%
17226	ABC	Sandy Interior LED Lighting Upgrade	-	2,506.00	-	-	0.00%	Design	0%
17124	ABC	Store 30 Loading Dock Replacement	-	2,144.00	-	-	NA	Closed	#DIV/0!
17167	SWATC	Business Bldg Parking Lot Drainage/Sealing	-	2,140.00	-	-	0.00%	Construction	0%
17057	ABC	Admin Bldg Stove Hood Installation	-	2,114.00	-	-	0.00%	Construction	0%
17154	DSU	Cox, Burns Sewage Ejectors	-	1,959.00	-	-	0.00%	Design	0%
17171	Courts	Cedar City Block Fence	-	1,959.00	-	-	0.00%	Design	0%
17174	DFCM	Richfield Regional Exterior Lighting	-	1,928.00	-	-	0.00%	Design	0%
17268	Corrections	CUCF - HAZMAT Bldg Door & Dock	-	1,777.00	-	-	0.00%	Design	0%
17262	Courts	Mattheson Freeze Stats & CO Sensor	-	1,759.00	-	-	0.00%	Construction	0%
17207	Courts	Mattheson Power Transfer Switch	-	1,444.00	-	-	0.00%	Pending	0%
17213	Courts	Tooele Hot Water Tank	-	1,388.00	-	-	0.00%	Closeout	100%
17225	UDOT	Testing Facility Water Heaters/Pumps	-	1,069.00	-	-	0.00%	Pending	0%
17208	ABC	Club Store Window & Door Repairs	-	997.00	-	-	0.00%	Pending	0%
<b>DECREASES</b>									
12042	U OF U	Electrical/High Temp Water Utilities Upgrades	(105,285.41)	-	-	1,396,448.31	1.76%	Construction	92%
14190	DEAF & BLIND	New SLC Building	(71,094.62)	-	-	461,602.62	3.22%	Construction	76%
13020	DFCM	Unified Lab Module 2	(66,305.00)	-	-	546,899.00	1.53%	Construction	77%
13336	UOFU	Huntsman Cancer Phase IV	(51,565.41)	-	-	243,564.97	0.26%	Construction	72%
15125	UVU	Performing Arts Building	(50,159.00)	-	-	-	0.00%	Design	0%
17008	SNOW	Richfield Exterior Fenestration Windows	-	(43,155.01)	-	43,155.01	19.42%	Construction	0%
15112	UDOT	Richmond Water Line	-	(29,493.07)	-	118,287.07	33.67%	Closeout	82%

# DFCM

Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
15178	UVU Student Activity Center Bleachers	-	(20,766.37)	-	119,471.70	6.60%	Construction	16%
15192	Corrections Draper Uinta/Oquirrh Smoke Evac System	-	(20,334.88)	-	36,841.01	6.77%	Construction	53%
14091	DFCM Ogden Reg HVAC	-	(20,187.84)	-	78,378.88	5.89%	Construction	93%
15224	DWS Call Ctr Rooftop Unit	-	(19,006.75)	-	19,006.75	7.64%	Construction	0%
14202	UNG West Jordan Armory Upgrade	-	(18,981.52)	-	39,501.80	2.10%	Construction	77%
15349	WSU Ground Source Geothermal Field	-	(16,672.94)	-	46,764.00	1.68%	Construction	65%
15218	SNOW Activity Ctr Restrooms/ Locker rooms	-	(15,511.13)	-	20,228.36	4.54%	Construction	16%
14249	UDOT Hooper Maintenance Station	-	(11,639.03)	-	91,808.20	2.90%	Construction	82%
15119	Agriculture Ogden Grain Lab Basement Remodel	-	(9,868.51)	-	9,868.51	6.30%	Closeout	29%
17022	SNOW Steam/Condensate Lines Upgrade	-	(9,495.00)	-	9,495.00	1.99%	Construction	0%
15207	DWS Vernal Rooftop Units Replacement	-	(8,815.90)	-	8,815.90	5.13%	Construction	0%
15212	Courts Mattheson Holding Cells Plumbing	-	(8,653.47)	-	8,653.47	1.39%	Construction	0%
15110	WSU Wattis Bldg Controls	-	(6,861.32)	-	15,481.32	0.55%	Construction	34%
15322	ABC Store 42 Erosion Control/Landscape	-	(6,650.00)	-	6,650.00	12.55%	Pending	0%
15105	DPS DLD/DMV Draper Landscaping	-	(5,609.00)	-	5,609.00	4.45%	Construction	0%
15302	DFCM Governor's Mansion Perimeter Fence	-	(5,580.35)	-	25,246.24	7.38%	Construction	52%
15201	UNG Manti Armory Electrical Panels	-	(4,640.37)	-	4,640.37	11.58%	Construction	0%
15204	UBATC Fire Alarm System, HVAC Controls	-	(4,035.50)	-	14,274.50	2.54%	Construction	0%
15114	BATC West Campus Infrastructure	-	(1,213.10)	-	15,948.10	2.86%	Construction	15%
<b>TOTAL</b>		<b>8,396,376.26</b>	<b>6,980,202.72</b>	<b>7,415.55</b>				



## Construction Change Order

Construction Change Order			
<b>Description:</b>	INFRASTRUCTURE UPGRADE UNIVERSITY OF UTAH LAYTON CONSTRUCTION JIM RUSSELL	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Sep 28, 2016
		<b>Total Amount:</b>	\$178,280.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	12042750 (UNIV OF UTAH ELECTRICAL AND HIGH TEMP WATER UTILITIES UPGRADES)		

Contractor		Original		Change	
<b>Contractor:</b>	66309F (LAYTON CONSTRUCTION COMPANY)	<b>Award:</b>	\$25,000.00	<b>Award:</b>	\$25,000.00
		<b>Change Order:</b>	\$72,275,408.00	<b>Change Order:</b>	\$72,453,688.00
		<b>Total:</b>	\$72,300,408.00	<b>Total:</b>	\$72,478,688.00
<b>Address Code:</b>	001 (9090 S SANDY PKY, SANDY, UT 84070-6409)	<b>Start:</b>	Jun 19, 2012	<b>Start:</b>	Jun 19, 2012
<b>Contract:</b>	127609	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO-209 (11) REMOTE MOUNTED LOW VOLTAGE LVE ENCLOSURES WERE SPECIFIED PAD MOUNT AND NEED TO BE MODIFIED FOR WALL MOUNT	001	ADDL CONST COST	AE ERROR-CONTIN	\$2,667.00	
002	PCO-215 RUSE OF EXISTING CONDUITS THAT WERE USED TO RE-PULL NEW WIRE CAUSED WATER INFILTRATION AND DAMAGE TO TIE BUSS IN BUILDING 526	001	ADDL CONST COST	UNK COND-CONTIN	\$21,541.00	
003	PCO-217 DUE TO DELAYS IN WORKING IN THE FORT DOUGLAS AREA, EQUIPMENT THAT WAS SHIPPED REQUIRED ADDITIONAL STORAGE. THIS IS A CONTRACTOR CONTINGENCY ITEM	001	ADDL CONST COST	UNK COND-OTHER	\$0.00	
004	PCO-218 PLANS CALLED FOR REUSE OF FEEDER F17 BUT IT WAS FOUND TO BE PILC WIRE AND NEEDED TO BE REPLACED BY EPR WIRE	001	ADDL CONST COST	AE OMISSION-CON	\$122,374.00	
005	PCO-222 DAMAGE TO AN UNKNOWN AND UNMARKED CENTURY LINK LINE THAT WAS BURIED NEAR THE STADIUM.	001	ADDL CONST COST	AE OMISSION-CON	\$16,493.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
006	PCO-225 MAINTENANCE AND RE-WORK REQUIRED TO MAINTAIN POTTER STREET DURING THE PERIOD OF SHPO INVESTIGATIONS. POTTER STREET IS AGENCY FUNDED SCOPE	001	ADDL CONST COST	AGENCY SCOPE- A	\$15,205.00	



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 127609

## Construction Contract Summary

### 127609 - University Of Utah | Electrical And High Temperature Water Ut

<b>Project Title:</b>	Univ Of Utah Electrical And High Temp Water Utilities Upgrades	<b>Vendor #:</b>	66309F
<b>Project #:</b>	12042750	Layton Construction Company	
<b>Program Director:</b>	Jim Russell (163400)	9090 S Sandy Pky	
<b>Open PO's-Prj:</b>	(1) for \$834,199.00	Sandy, Ut 84070-6409	
<b>Contract Name:</b>	University Of Utah   Electrical And High Temperature Water Ut	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Unclass Const	<b>DO #:</b>	12081666483
<b>Component Group:</b>	Addl Const Cost	<b>Retainage #:</b>	8694936
<b>Building:</b>	I0008	Uu Campus Electrical System	

<b>Component:</b>	Additional Construction Costs (10)	<b>Expense Budget:</b>	6816
<b>Account:</b>	3000-300-3336-FWA-12042750	Utilities	

<b>Component:</b>	Additional Construction Costs (10)	<b>Expense Budget:</b>	6816
<b>Account:</b>	3000-300-3336-FWA-12042750	Utilities	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2013	100.00	\$33,178,212.32	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$33,178,212.32</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
8/16/12	12042750#1	Invoice Released	\$11,560.00
10/19/12	12042750#2	Invoice Released	\$35,684.15
1/2/13	12042750#3	Invoice Released	\$17,412.65
1/2/13	12042750#4	Invoice Released	\$33,501.32
1/3/13	12042750#5	Invoice Released	\$50,276.53
1/28/13	12042750#6	Invoice Released	\$750,924.99
2/21/13	12042750#7	Invoice Released	\$506,591.20
3/20/13	12042750#8	Invoice Released	\$1,360,437.76
4/12/13	12042750#9	Invoice Released	\$1,190,646.00
5/22/13	12042750#10	Invoice Released	\$1,496,731.07
6/18/13	12042750#11	Invoice Released	\$1,896,644.13
7/10/13	12042750#12	Invoice Released	\$3,549,508.63
8/27/13	12042750#13	Invoice Released	\$2,691,310.04
9/19/13	12042750#14	Invoice Released	\$2,178,573.48
10/25/13	12042750#15	Invoice Released	\$1,501,175.62
11/27/13	12042750#16	Invoice Released	\$1,661,941.45
12/18/13	12042750#17	Invoice Released	\$1,689,766.94
1/21/14	12042750#18	Invoice Released	\$902,469.06
2/24/14	12042750-19	Invoice Released	\$752,818.45

### Change Order Summary

Awards		
Award Date	Number	Amount
05/18/2012	A001	\$25,000.00
<b>Total Award:</b>		<b>\$ 25,000.00</b>

### Change Orders

Date	Number	Status	Amount
10/16/12	CO 001	Co Executed	\$41,744.00
10/23/12	CO 002	Co Executed	\$2,152,556.00
11/21/12	CO 003	Co Executed	\$398,514.00
11/21/12	CO 004	Co Executed	\$50,720.00
12/18/12	CO 005	Co Executed	\$5,711,894.00
2/25/13	CO 006	Co Executed	\$2,392,625.00
4/8/13	CO 007	Co Executed	\$11,483,005.00
6/13/13	CO 008	Co Executed	\$7,274.00
6/13/13	CO 009	Co Executed	\$11,308,125.00
8/26/13	CO 010	Co Executed	\$309,791.00
10/7/13	CO 011	Co Executed	\$21,077.00
11/4/13	CO 012	Co Executed	\$0.00



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 127609

## Construction Contract Summary

Date	Invoice #	Status	Amount
3/18/14	12042750#20	Invoice Released	\$1,039,546.38
4/17/14	12042750#21	Invoice Released	\$1,200,684.14
6/4/14	12042750#22	Invoice Released	\$1,583,221.27
7/15/14	12042750#23	Invoice Released	\$1,239,370.54
7/15/14	12042750#24	Invoice Released	\$1,813,059.32
8/21/14	12042750#25	Invoice Released	\$1,682,717.90
9/24/14	12042750 #26	Invoice Released	\$2,954,854.18
10/29/14	12042750 #27	Invoice Released	\$1,408,080.00
11/24/14	12042750#28	Invoice Released	\$2,850,586.00
1/12/15	12042750#29	Invoice Released	\$1,693,740.00
1/22/15	12042750#30	Invoice Released	\$2,769,704.00
3/6/15	12042750#31	Invoice Released	\$1,166,537.00
3/25/15	12042750#32	Invoice Released	\$2,783,996.00
5/14/15	12042750#33	Invoice Released	\$1,129,063.00
5/14/15	12042750#34	Invoice Released	\$1,826,106.00
6/22/15	12042750#35	Invoice Released	\$1,643,126.00
7/16/15	12042750#36	Invoice Released	\$3,732,509.00
8/14/15	12042750#37	Invoice Released	\$1,216,880.00
9/21/15	12042750#38	Invoice Released	\$1,242,638.00
10/22/15	12042750#39	Invoice Released	\$1,142,760.00
11/19/15	12042750#40	Invoice Released	\$1,638,797.00
12/17/15	12042750#41	Invoice Released	\$890,987.00
1/27/16	12042750#42	Invoice Released	\$990,421.00
3/9/16	12042750#43	Invoice Released	\$678,866.00
7/21/16	12042750#45	Invoice Released	\$629,033.00
7/21/16	12042750#46	Invoice Released	\$1,302,532.18
7/21/16	12042750#44	Invoice Released	\$623,799.00
7/22/16	12042750#47	Invoice Released	\$576,207.57
7/22/16	12042750#48	Invoice Released	\$419,399.35
9/6/16	12042750#49	Invoice Released	\$399,883.03
<b>Total Payments:</b>			<b>\$ 66,547,077.33</b>

### Retainage Summary

Date	Invoice #	Status	Amount
10/19/12	127609#2	Invoice Released	\$1,304.85
1/2/13	127609#5	Invoice Released	\$2,134.72
1/2/13	127609#3	Invoice Released	\$782.35
1/2/13	127609#4	Invoice Released	\$1,763.23
1/28/13	127609#6	Invoice Released	\$26,081.89
2/21/13	127609#7	Invoice Released	\$26,662.69
3/20/13	127609#8	Invoice Released	\$30,535.80
4/12/13	127609#9	Invoice Released	\$34,491.00
5/22/13	127609#10	Invoice Released	\$53,122.72
6/18/13	127609#11	Invoice Released	\$99,823.38
7/10/13	127609#12	Invoice Released	\$186,816.24

### Change Orders

Date	Number	Status	Amount
5/1/14	CO 013	Co Executed	\$260,080.00
8/14/14	CO 014	Co Executed	\$287,406.00
8/27/14	<del>CO 015</del>	Co Executed	\$33,423,895.00
1/12/15	CO 016	Co Executed	\$578,543.00
5/21/15	CO 017	Co Executed	\$281,062.00
7/7/15	CO 018	Co Executed	\$442,468.00
8/13/15	CO 019	Co Executed	\$451,709.00
4/27/16	CO 020	Co Executed	\$638,213.00
4/27/16	CO 021	Co Executed	\$2,034,707.00
9/28/16	CO 022	Co Executed	\$178,280.00
9/28/16	CO 023	Co Executed	\$2,987,010.00
<b>Change Order Total:</b>			<b>\$75,440,698.00</b>
<b>Total Amendments (Less: Award Bid Pack Changes):</b>			<b>\$8,485,249.00</b>
<b>Adjusted Contract Value:</b>			<b>\$75,465,698.00</b>
Change Order % of Original:			301762.79%
Percentage of Contract Paid:			92.55%

Dates		Days	
From	To	Target	Lapsed
6/19/12	12/29/17	2019	1585
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
12/29/17		1/1/14	561
<b>Percentage of Time Lapsed:</b>			<b>78.50%</b>

### Reasons for Change Orders

Reason	Percent	Amount
A/e Err - Dfcm	1.31%	\$111,494.00
Award Bid Pack	789.08%	\$66,955,449.00
Omiss - Dfcm Cn	0.59%	\$50,381.00
Scope - Ag/inst	3.65%	\$309,791.00
Scope - Dfcm	1.07%	\$91,006.00
Unk Cond-contin	15.12%	\$1,282,608.00
Unknown - Dfcm	0.99%	\$83,743.00
Agency Scope-p	0.78%	\$66,580.00
Dfcm Scope-proj	3.39%	\$288,036.00
Agency Scope- A	5.58%	\$473,384.00
Bid Package	59.18%	\$5,021,717.00
Unk Cond-other	0.00%	\$0.00
Ae Error-contin	0.82%	\$69,304.00
Ae Omission-con	4.60%	\$390,363.00
Unk Cond	2.91%	\$246,842.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$75,440,698.00</b>



# State of Utah

Division of Facilities and Construction Management

## Construction Contract Summary

Construction Contract = 127609

### Retainage Summary

Date	Invoice #	Status	Amount
8/27/13	127609#13	Invoice Released	\$180,231.81
9/19/13	127609#14	Invoice Released	\$76,138.37
10/25/13	127609#15	Invoice Released	\$79,009.24
11/27/13	127609#16	Invoice Released	\$87,470.61
12/18/13	127609#17	Invoice Released	\$88,935.14
1/21/14	127609#18	Invoice Released	\$47,498.30
2/19/14	127609#19	Invoice Released	\$39,622.10
3/18/14	127609#20	Invoice Released	\$54,712.90
6/4/14	127609#22	Invoice Released	\$100,844.40
7/15/14	127609#23	Invoice Released	\$47,713.10
8/21/14	127609#25	Invoice Released	\$70,153.30
9/24/14	127609 #26	Invoice Released	\$48,940.00
10/29/14	127609 #27	Invoice Released	\$74,110.00
11/24/14	127609#28	Invoice Released	\$156,925.00
1/12/15	127609#29	Invoice Released	\$82,250.00
1/22/15	127609#30	Invoice Released	\$145,774.00
3/6/15	127609#31	Invoice Released	\$61,396.00
3/25/15	127609#32	Invoice Released	\$146,526.00
5/14/15	127609#33	Invoice Released	\$1,189.00
6/22/15	127609#35	Invoice Released	\$474,147.00
7/16/15	127609#36	Invoice Released	\$196,417.00
8/14/15	127609#37	Invoice Released	\$63,209.00
9/21/15	127609#38	Invoice Released	\$65,402.00
10/22/15	127609#39	Invoice Released	\$60,144.66
11/19/15	127609#40	Invoice Released	\$86,251.00
12/17/15	127609#41	Invoice Released	\$46,896.00
1/27/16	127609#42	Invoice Released	\$52,127.00
3/9/16	127609#43	Invoice Released	\$35,730.00
7/21/16	127609#46	Invoice Released	\$28,476.00
7/21/16	127609#45	Invoice Released	\$33,107.00
7/21/16	127609#44	Invoice Released	\$31,272.00
7/22/16	127609#48	Invoice Released	\$22,073.60
7/22/16	127609#47	Invoice Released	\$30,326.25
9/6/16	127609#49	Invoice Released	\$21,046.47
<b>Retainage Total:</b>			<b>\$3,299,583.12</b>

### Release Summary

Release Date	Release	Amount
4/17/14	Release # 1	\$ 45,160.80
7/15/14	Release # 2	\$ 34,347.00
5/14/15	Release # 3	\$ 714,582.00
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 794,089.80</b>



# State of Utah

Division of Facilities and Construction  
Management

## Construction Contract Summary

Construction Contract = 127609

### Release Summary

Release Date	Release	Amount
	Net Retainage:	\$ 2,505,493.32

### Contract Summary

Adjusted Contract Value:	\$ 75,465,698.00
Paid to Contractor:	\$66,547,077.33
Retainage to Bank:	\$3,299,583.12
Total Paid:	\$69,846,660.45
<b>Contract Balance:</b>	<b>\$5,619,037.55</b>

### Contractor Summary

Adjusted Contract Value:	\$ 75,465,698.00
Paid to Contractor:	\$66,547,077.33
Retainage Releases:	\$794,089.80
Total Paid to Contractor:	\$67,341,167.13
<b>Contractor Balance:</b>	<b>\$8,124,530.87</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	MISC. AND VARIOUS CHANGES UTAH SCHOOLS FOR THE DEAF AND THE BLIND SALT LAKE CENTER DAVID MCKAY	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Aug 23, 2016
		<b>Total Amount:</b>	\$71,094.62
		<b>New End Date:</b>	
<b>Capital Project:</b>	14190230 (SALT LAKE CENTER, UTAH SCHOOLS FOR THE DEAF & BLIND SALT LAKE CENTER DESIGN & CONSTRUCTION)		

Contractor		Original		Change	
<b>Contractor:</b>	VC0000148433 (WADMAN CORP)	<b>Award:</b>	\$12,370,000.00	<b>Award:</b>	\$12,370,000.00
		<b>Change Order:</b>	\$1,271,877.00	<b>Change Order:</b>	\$1,342,971.62
		<b>Total:</b>	\$13,641,877.00	<b>Total:</b>	\$13,712,971.62
<b>Address Code:</b>	001 (P.O. BOX 1458, 2920 SOUTH 925 WEST, OGDEN, UT 84402)	<b>Start:</b>	Jul 28, 2015	<b>Start:</b>	Jul 28, 2015
<b>Contract:</b>	157416	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 36 ADDITIONAL LANDSCAPING ADDED ALONG THE NORTH PROPERTY LINE TO ATTEMPT TO APPEASE SOME OF THE NEIGHBORS.	001	CONSTRUCTION	AGENCY SCOPE-C	\$5,264.00	
002	PCO 42 ; RFI 96 SLOPED APRON WALL AT EXTERIOR OF AUDITORIUM, FOOTING, WALL AND CONCRETE.	001	CONSTRUCTION	AE OMISSION-CON	\$18,870.00	
003	PCO 44 EXTENSION OF IRRIGATION DITCH TO CROSS WEST WOODLAND AVENUE	001	CONSTRUCTION	DFCM SCOPE-CONT	\$3,912.00	
004	PCO 45 ADD CHALK PAINT IN 10 CLASSROOMS	001	CONSTRUCTION	AGENCY SCOPE-C	\$2,486.00	
005	PCO 46 INCREASE FIREPROOF BOARD FOR FIRE RATING IN ELEVATOR SHAFT	001	CONSTRUCTION	DFCM SCOPE-CONT	\$3,252.00	
006	PCO 48 ADJUST DEPTH OF SEVERAL UPPER CABINETS	001	CONSTRUCTION	AE ERROR-CONTIN	\$11,914.52	
007	PCO 49 REPLACE DETERIORATED ASPHALT IN TURNAROUND AREA. BEFORE SCHOOL STARTS.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$6,034.60	
008	PCO 50 ADD IRRIGATION CONNECTION OF SOUTH ENTRY EXTENSION AND CONNECTION	001	CONSTRUCTION	DFCM SCOPE-CONT	\$11,005.50	
009	PCO 51 ADD FIRE-RATED OPENING TO AV ROOM.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$3,815.00	
010	PCO 52 ADD PRESSURE REDUCING VALVE	001	CONSTRUCTION	UNK COND-CONTIN	\$3,545.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
011	PCO 53 CREDIT FOR DELETION OF AN UN-NEEDED WATER METER.	001	CONSTRUCTION	UNK COND-CONTIN	\$(1,187.00)	
012	PCO 54 CHANGE ENTRY CANOPY ROOF MEMBRANE COLOR TO GRAY FROM WHITE.	001	CONSTRUCTION	AGENCY SCOPE-C	\$2,183.00	



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157416

## Construction Contract Summary

### 157416 - Utah Schools For The Deaf And Blind | Salt Lake Center | David

<b>Project Title:</b>	Salt Lake Center, Utah Schools For The Deaf & Blind Salt Lake Center Design & Construction	<b>Vendor #:</b>	VC0000148433
<b>Project #:</b>	14190230		Wadman Corp
<b>Program Director:</b>	Dave Mckay (117038)		P.o. Box 1458
<b>Open PO's-Prj:</b>	(1) for \$3,900.00		Ogden, Ut 84402
<b>Contract Name:</b>	Utah Schools For The Deaf And Blind   Salt Lake Center   David	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	150804000030489
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695457
<b>Building:</b>	17358		Utah Schools For The Deaf And Blind Salt Lake Ce

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	3000-300-3338-FWD-14190230		Construction Dev New Spc

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6400
<b>Account:</b>	3000-300-3338-FWD-14190230		Remodel & Improve Current Expense

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6400
<b>Account:</b>	3000-300-3338-FWD-14190230		Remodel & Improve Current Expense

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	3000-300-3338-FWD-14190230		Construction Dev New Spc

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015	100.00	\$1,300,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$1,300,000.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
8/5/15	14190230-1	Invoice Released	\$140,863.08
9/4/15	14190230-2	Invoice Released	\$645,275.69
10/2/15	14190230-3	Invoice Released	\$442,753.01
10/29/15	14190230-4	Invoice Released	\$1,167,061.58
12/11/15	14190230-5	Invoice Released	\$1,303,902.14
1/15/16	14190230-6	Invoice Released	\$921,720.57
2/2/16	14190230-7	Invoice Released	\$756,406.27
3/3/16	14190230-8	Invoice Released	\$932,531.91
3/31/16	14190230-9	Invoice Released	\$752,356.79
5/23/16	14190230-10	Invoice Released	\$1,460,381.44
6/9/16	14190230-11	Invoice Released	\$1,745,490.56
7/22/16	14190230#12	New	\$1,153,966.44

### Change Order Summary

Awards		
Award Date	Number	Amount
06/25/2015	A001	\$12,370,000.00
<b>Total Award:</b>		<b>\$ 12,370,000.00</b>

Change Orders			
Date	Number	Status	Amount
10/2/15	CO 001	Co Executed	\$33,666.00
10/9/15	CO 002	Co Executed	\$17,342.00
11/19/15	CO 003	Co Executed	\$719,567.00
11/20/15	CO 004	Co Executed	\$6,145.00
12/3/15	CO 005	Co Executed	\$55,600.00



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157416

## Construction Contract Summary

Date	Invoice #	Status	Amount
9/6/16	14190230#13	New	\$1,085,202.50
9/8/16	14190230#14	New	\$357,426.66
<b>Total Payments:</b>			<b>\$ 12,865,338.64</b>

### Retainage Summary

Date	Invoice #	Status	Amount
8/5/15	157416#1	Invoice Released	\$7,413.85
9/4/15	157416#2	Invoice Released	\$33,961.88
10/2/15	157416#3	Invoice Released	\$23,302.79
10/29/15	157416#4	Invoice Released	\$61,424.29
12/11/15	157416#5	Invoice Released	\$68,626.43
1/15/16	157416#6	Invoice Released	\$48,511.61
2/2/16	157416#7	Invoice Released	\$39,810.86
3/3/16	157416#8	Invoice Released	\$49,080.63
3/31/16	157416#9	Invoice Released	\$39,597.73
5/23/16	157416#10	Invoice Released	\$76,862.17
6/9/16	157416#11	Invoice Released	\$91,867.92
7/22/16	157416#12	New	\$60,735.08
9/6/16	157416#13	New	\$57,115.92
9/8/16	157416#14	New	\$18,811.93
<b>Retainage Total:</b>			<b>\$677,123.09</b>

### Release Summary

Release Date	Release	Amount
10/11/16	Release # 1	\$ 335,706.93
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 335,706.93</b>
<b>Net Retainage:</b>		<b>\$ 341,416.16</b>

### Contract Summary

Adjusted Contract Value:	\$ 13,847,905.62
Paid to Contractor:	\$12,865,338.64
Retainage to Bank:	\$677,123.09
Total Paid:	\$13,542,461.73
<b>Contract Balance:</b>	<b>\$305,443.89</b>

### Contractor Summary

Adjusted Contract Value:	\$ 13,847,905.62
Paid to Contractor:	\$12,865,338.64
Retainage Releases:	\$335,706.93
Total Paid to Contractor:	\$13,201,045.57
<b>Contractor Balance:</b>	<b>\$646,860.05</b>

### Change Orders

Date	Number	Status	Amount
12/14/15	CO 006	Co Executed	\$13,802.00
2/29/16	CO 007	Co Executed	\$140,201.00
4/1/16	CO 008	Co Executed	\$10,225.00
5/11/16	CO 009	Co Executed	\$44,221.00
6/3/16	CO 010	Co Executed	\$81,027.00
7/18/16	CO 011	Co Executed	\$150,081.00
8/23/16	CO 012	Co Executed	\$71,094.62
9/19/16	CO 013	Co Executed	\$93,756.00
10/11/16	CO 014	Co Mgmt Review	\$41,178.00
<b>Change Order Total:</b>			<b>\$1,477,905.62</b>
Total Amendments (Less: Award Bid Pack Changes):			\$1,477,905.62
<b>Adjusted Contract Value:</b>			<b>\$13,847,905.62</b>

Change Order % of Original: 11.95%  
 Percentage of Contract Paid: 97.79%

Dates		Days	
From	To	Target	Lapsed
7/28/15	10/28/16	458	454
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
10/28/16		7/18/16	

Percentage of Time Lapsed: 99.13%

### Reasons for Change Orders

Reason	Percent	Amount
Agency Scope-c	12.25%	\$181,013.00
Unk Cond-contin	10.46%	\$154,566.00
Ae Omission-con	9.26%	\$136,820.00
Dfcm Scope-cont	7.59%	\$112,223.10
Agency Scope-p	48.69%	\$719,567.00
Ae Omission-prj	0.07%	\$1,062.00
Ae Error-contin	0.81%	\$11,914.52
Dfcm Scope-oth	0.00%	\$0.00
Agency Scope-o	0.16%	\$2,361.00
Agency Scope- A	10.72%	\$158,379.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$1,477,905.62</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	UNIFIED STATE LAB MODULE 2 PUBLIC SAFETY, AG, ME / DH BIG D CONSTRUCTION MATT BOYER	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Aug 22, 2016
		<b>Total Amount:</b>	\$67,376.00
		<b>New End Date:</b>	
<b>Capital Project:</b>	13020300 (UNIFIED STATE LABORATORY MODULE #2 FOR MEDICAL EXAMINER, AGRICULTURE LABS, AND CRIME LABS)		

Contractor		Original		Change	
<b>Contractor:</b>	12332C (BIG D CONSTRUCTION CORPORATION)	<b>Award:</b>	\$32,489,258.00	<b>Award:</b>	\$32,489,258.00
		<b>Change Order:</b>	\$664,460.00	<b>Change Order:</b>	\$731,836.00
		<b>Total:</b>	\$33,153,718.00	<b>Total:</b>	\$33,221,094.00
<b>Address Code:</b>	001 (404 WEST 400 SOUTH, SALT LAKE CITY, UT 84101)	<b>Start:</b>	Jul 8, 2015	<b>Start:</b>	Jul 8, 2015
<b>Contract:</b>	157419	<b>End:</b>		<b>End:</b>	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO #112 - ADD A DOWNSPOUT AND SCUPPER AT THE WEST CANOPY ENTRY	001	CONSTRUCTION	AE OMISSION-CON	\$752.00	
002	PCO #118 - DURING INSTALLATION OF THE FLOOR SLAB IN THE VEHICLE EVIDENCE BAY, THE USER GROUP REALIZED THAT THE PITCHED SLAB WOULD BE DIFFICULT TO LEVEL THEIR VEHICLES ON, AND REQUESTED A CHANGE TO A FLAT SLAB FOR THE FUNCTIONALITY OF THEIR PROGRAM.	001	CONSTRUCTION	UNK COND-CONTIN	\$14,402.00	
003	PCO #132 - DURING THE SUBMITTAL COORDINATION IT WAS DISCOVERED THAT THE XRAY MACHINE HAD DIFFERENT ELECTRICAL REQUIREMENTS THAN WHAT WAS SPECIFIED. ALSO ADDED AN OUTLET FOR NEW PRINTER LOCATION THAT WAS NEEDED WITH IT.	001	CONSTRUCTION	UNK COND-CONTIN	\$3,991.00	
004	PCO #133 - ADD DRYWALL TO COVER STRUCTURAL HANGERS AT STAIRS.	001	CONSTRUCTION	AE OMISSION-CON	\$4,135.00	
005	PCO #134 - ADDED LOW WATER ALARMS ON THE RO SYSTEM	001	CONSTRUCTION	AGENCY SCOPE-P	\$2,653.00	
006	PCO #137 - ADDED A METAL PANEL TO THE WINDOW C	001	CONSTRUCTION	AE OMISSION-CON	\$562.00	



## Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
007	PCO #139 - UPDATED MECHANICAL CONTROLS IN MOD 1 TO MATCH WITH MOD 2 TO ALLOW THE SYSTEMS TO FUNCTION PROPERLY.	001	CONSTRUCTION	AE OMISSION-CON	\$4,356.00	
008	PCO #142 - THE XRAY MACHINE DID NOT COME WITH A RADIATION REPORT LIKE THE SALES REP SAID. THIS REQUIRED A REPORT TO BE DONE BEFORE THE LEAD LINED SHEET ROCK COULD BE ORDERED. THIS DELAY MADE NECESSARY EXPEDITED SHIPPING OF THE LEAD LINED SHEETROCK.	001	CONSTRUCTION	UNK COND-CONTIN	\$2,875.00	
009	PCO #143 - ADD AN CONTROL OPERATOR SHIELD TO THE XRAY MACHINE & THE ADDITIONAL ELECTRICAL REQUIREMENTS OF SAID SHIELD.	001	CONSTRUCTION	AE OMISSION-CON	\$19,062.00	
010	PCO #144 - ADD FURRING & CHANGE THE RATING OF THE STAIR WELL AREA C AS REQUIRED BY THE BUILDING CODE OFFICIAL.	001	CONSTRUCTION	AE OMISSION-CON	\$6,205.00	
011	PCO #148 - COST TO MOVE THE EXISTING IRRIGATION VALVE BOXES THAT WERE DISCOVERED WHERE THE NEW PARKING LOT WILL BE.	001	CONSTRUCTION	UNK COND-CONTIN	\$6,239.00	
012	PCO #151 - CREDIT FOR DELETING / CHANGING SOME OF THE ROLLER SHADES DURING THE SUBMITTAL PROCESS	001	CONSTRUCTION	AGENCY SCOPE-P	\$(682.00)	
013	PCO #154 - MODIFIED AND ADDED AN AV CABINET IN THE CONFERENCE ROOM #310B.	001	CONSTRUCTION	AE OMISSION-CON	\$3,726.00	
014	PCO #155 - CREDIT FOR THE COST OF THE GEO TECH TO VISIT THE SITE AND EVALUATE WHERE THE FILL UNDERNEATH THE SLAB HAD WASHED AWAY. FUNDING: BIG D CONTRACT	001	CONSTRUCTION	DFCM SCOPE-OTH	\$(900.00)	



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157419

## Construction Contract Summary

### 157419 - Public Safety, Department Of Agriculture, Department Of Heal

<b>Project Title:</b>	Unified State Laboratory Module #2 For Medical Examiner, Agriculture Labs, And Crime Labs	<b>Vendor #:</b>	12332C
<b>Project #:</b>	<u>13020300</u>	Big D Construction Corporation	
<b>Program Director:</b>	Matt Boyer (173189)	404 West 400 South	
<b>Open PO's-Prj:</b>	(2) for <u>\$12,500.00</u>	Salt Lake City, Ut 84101	
<b>Contract Name:</b>	Public Safety, Department Of Agriculture, Department Of Heal	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const New Space	<b>DO #:</b>	150804000030413
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695450
<b>Building:</b>	17133	Unified State Lab - Module 2 Health Medical Exami	

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6811
<b>Account:</b>	<u>3000-300-3337-FWA-13020300</u>	Construction Dev New Spc	

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$2,000,000.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$2,000,000.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
8/4/15	043219	Invoice Released	\$772,883.12
9/16/15	043329	Invoice Released	\$675,779.28
10/19/15	043441	Invoice Released	\$1,137,223.01
11/18/15	043558	Invoice Released	\$1,099,709.94
12/11/15	043636	Invoice Released	\$1,586,459.29
1/13/16	043806	Invoice Released	\$1,396,125.99
2/9/16	043840	Invoice Released	\$1,772,736.67
3/14/16	043945	Invoice Released	\$2,627,451.86
4/15/16	044008	Invoice Released	\$3,507,715.62
5/23/16	044140	Invoice Released	\$2,188,236.72
6/9/16	044288	Invoice Released	\$2,475,747.44
7/22/16	044300	Invoice Released	\$2,269,849.02
9/6/16	13020300#13	Invoice Released	\$2,618,468.49
9/19/16	13020300#14	Invoice Released	\$1,798,640.05
<b>Total Payments:</b>			<b>\$ 25,927,026.50</b>

### Retainage Summary

Date	Invoice #	Status	Amount
8/4/15	157419#1	Invoice Released	\$40,678.06
9/16/15	157419#2	Invoice Released	\$35,567.33
10/19/15	157419#3	Invoice Released	\$59,853.84

### Change Order Summary

#### Awards

Award Date	Number	Amount
06/30/2015	A001	\$32,489,258.00
<b>Total Award:</b>		<b>\$ 32,489,258.00</b>

#### Change Orders

Date	Number	Status	Amount
11/3/15	CO 001	Co Executed	\$57,769.00
2/9/16	CO 002	Co Executed	\$127,832.00
3/8/16	CO 003	Co Executed	\$138,292.00
4/21/16	CO 004	Co Executed	\$142,364.00
5/24/16	CO 005	Co Executed	\$71,198.00
7/20/16	CO 006	Co Executed	\$127,005.00
8/22/16	CO 007	Co Executed	\$67,376.00
9/29/16	CO 008	Co Executed	\$183,603.00

**Change Order Total: \$915,439.00**

**Total Amendments (Less: Award Bid Pack Changes): \$915,439.00**

**Adjusted Contract Value: \$33,404,697.00**



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 157419

## Construction Contract Summary

### Retainage Summary

Date	Invoice #	Status	Amount
11/18/15	157419#4	Invoice Released	\$57,879.47
12/11/15	157419#5	Invoice Released	\$83,497.86
1/13/16	157419#6	Invoice Released	\$73,480.32
2/9/16	157419#7	Invoice Released	\$93,301.93
3/14/16	157419#8	Invoice Released	\$138,286.94
4/15/16	157419#9	Invoice Released	\$184,616.61
5/23/16	157419#10	Invoice Released	\$115,170.35
6/9/16	157419#11	Invoice Released	\$130,302.50
7/22/16	157419#12	Invoice Released	\$119,465.74
9/6/16	157419#13	Invoice Released	\$137,814.13
9/19/16	157419#14	Invoice Released	\$94,665.26
<b>Retainage Total:</b>			<b>\$1,364,580.34</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 0.00</b>
<b>Net Retainage:</b>		<b>\$ 1,364,580.34</b>

### Contract Summary

Adjusted Contract Value:	\$ 33,404,697.00
Paid to Contractor:	\$25,927,026.50
Retainage to Bank:	\$1,364,580.34
Total Paid:	\$27,291,606.84
<b>Contract Balance:</b>	<b>\$6,113,090.16</b>

### Contractor Summary

Adjusted Contract Value:	\$ 33,404,697.00
Paid to Contractor:	\$25,927,026.50
Retainage Releases:	\$ 0.00
Total Paid to Contractor:	\$25,927,026.50
<b>Contractor Balance:</b>	<b>\$7,477,670.50</b>

Change Order % of Original: 2.82%  
Percentage of Contract Paid: 81.70%

Dates		Days	
From	To	Target	Lapsed
7/8/15	12/5/16	516	474
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
12/5/16		10/30/16	
<b>Percentage of Time Lapsed:</b>			<b>91.86%</b>

### Reasons for Change Orders

Reason	Percent	Amount
Dfcm Scope-proj	4.95%	\$45,327.00
Ae Omission-prj	0.38%	\$3,496.00
Unk Cond-other	3.51%	\$32,112.00
Unk Cond-contin	23.12%	\$211,652.00
Agency Scope-p	13.67%	\$125,181.00
Ae Omission-con	43.21%	\$395,536.00
Dfcm Scope-cont	-6.35%	-\$58,086.00
Dfcm Scope-oth	1.34%	\$12,306.00
Ae Error-contin	1.55%	\$14,214.00
Agency Scope-c	14.61%	\$133,701.00
<b>Total Changes (less Award Bid Packs):</b>		<b>\$915,439.00</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	REPLACE BUILDING SOFFITS SNOW COLLEGE RICHFIELD WASHBURN BUILDING WINDOW REPLACEMENT PROJECT BOB ANDERSON	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Aug 24, 2016
		<b>Total Amount:</b>	\$38,683.04
		<b>New End Date:</b>	Oct 14, 2016
<b>Capital Project:</b>	17008710 (SNOW COLLEGE RICHFIELD EXTERIOR FENESTRATION WINDOWS)		

Contractor		Original		Change	
<b>Contractor:</b>	67232G (WADE PAYNE CONSTRUCTION INC)	<b>Award:</b>	\$157,620.00	<b>Award:</b>	\$157,620.00
		<b>Change Order:</b>	\$0.00	<b>Change Order:</b>	\$38,683.04
		<b>Total:</b>	\$157,620.00	<b>Total:</b>	\$196,303.04
<b>Address Code:</b>	001 (357 EAST 600 NORTH, LINDON, UT 84042-1665)	<b>Start:</b>	Jul 27, 2016	<b>Start:</b>	Jul 27, 2016
<b>Contract:</b>	1675453	<b>End:</b>		<b>End:</b>	Oct 14, 2016

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	CONSTRUCTION-PCO-01 TO CHANGE ORDER #001-COST FOR REPLACING DAMAGED ASBESTOS-CONTAINING SOFFIT PANELS AROUND ENTIRE BUILDING.	001	CONSTRUCTION	UNK COND-CONTIN	\$38,683.04	Oct 14, 2016



## Construction Change Order

Construction Change Order			
<b>Description:</b>	REPAIRS TO ACOUSTIC CEILINGS ABOVE REPLACED WINDOWS SNOW COLLEGE RICHFIELD WASHBURN BUILDING WINDOW REPLACEMENT BOB ANDERSON	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Sep 27, 2016
		<b>Total Amount:</b>	\$4,471.97
		<b>New End Date:</b>	Oct 28, 2016
<b>Capital Project:</b>	17008710 (SNOW COLLEGE RICHFIELD EXTERIOR FENESTRATION WINDOWS)		

Contractor		Original		Change	
<b>Contractor:</b>	67232G (WADE PAYNE CONSTRUCTION INC)	<b>Award:</b>	\$157,620.00	<b>Award:</b>	\$157,620.00
		<b>Change Order:</b>	\$38,683.04	<b>Change Order:</b>	\$43,155.01
		<b>Total:</b>	\$196,303.04	<b>Total:</b>	\$200,775.01
<b>Address Code:</b>	001 (357 EAST 600 NORTH, LINDON, UT 84042-1665)	<b>Start:</b>	Jul 27, 2016	<b>Start:</b>	Jul 27, 2016
<b>Contract:</b>	1675453	<b>End:</b>		<b>End:</b>	Oct 28, 2016

Line Item						
#Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO #2-COST TO REPLACE/ REPAIR ACOUSTIC CEILINGS FROM VOID CREATED BY REMOVAL OF EXISTING WINDOWS AND REPLACEMENT OF NEW.	001	CONSTRUCTION	UNK COND-CONTIN	\$4,471.97	Oct 28, 2016



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 1675453

## Construction Contract Summary

### 1675453 - Snow College Richfield | Washburn Building | Window Removal An

**Project Title:** Snow College Richfield Exterior Fenestration Windows  
**Vendor #:** 67232G  
**Project #:** 17008710  
**Wade Payne Construction Inc**  
**Program Director:** Bob Anderson (118993)  
**357 East 600 North**  
**Open PO's-Prj:** (1) for \$1,800.00  
**Lindon, Ut 84042-1665**  
**Contract Name:** Snow College Richfield | Washburn Building | Window Removal An  
**Status:** Notice To Proceed  
**Contract Type:** Const Remodel  
**DO #:** 160907000004121  
**Component Group:** Construction  
**Retainage #:**  
**Building:**

**Component:** Construction (8) **Expense Budget:** 6813  
**Account:** 3000-300-3340-FXA-17008710 **Remodel**

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
<b>Funding Totals:</b>			

### Payment Summary

Date	Invoice #	Status	Amount
10/11/16	17008710#1	New	\$119,795.00
<b>Total Payments:</b>			<b>\$ 119,795.00</b>

### Retainage Summary

Date	Invoice #	Status	Amount
10/11/16	1675453#1	New	\$6,305.00
<b>Retainage Total:</b>			<b>\$6,305.00</b>

### Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
<b>Release Total:</b>		<b>\$ 0.00</b>
<b>Net Retainage:</b>		<b>\$ 6,305.00</b>

### Contract Summary

Adjusted Contract Value:	\$ 200,775.01
Paid to Contractor:	\$119,795.00
Retainage to Bank:	\$6,305.00
Total Paid:	\$126,100.00
<b>Contract Balance:</b>	<b>\$74,675.01</b>

### Change Order Summary

#### Awards

Award Date	Number	Amount
07/05/2016	A001	\$157,620.00
<b>Total Award:</b>		<b>\$ 157,620.00</b>

#### Change Orders

Date	Number	Status	Amount
8/24/16	CO 001	Co Executed	\$38,683.04
9/27/16	CO 002	Co Executed	\$4,471.97

**Change Order Total: \$43,155.01**

**Total Amendments (Less: Award Bid Pack Changes): \$43,155.01**

**Adjusted Contract Value: \$200,775.01**

Change Order % of Original: 27.38%

Percentage of Contract Paid: 62.81%

Dates		Days	
From	To	Target	Lapsed
7/27/16	10/28/16	93	89
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
10/28/16		10/14/16	
<b>Percentage of Time Lapsed:</b>			<b>95.70%</b>



# State of Utah

Division of Facilities and Construction  
Management

Construction Contract = 1675453

## Construction Contract Summary

### Contractor Summary

Adjusted Contract Value:	\$ 200,775.01
Paid to Contractor:	\$119,795.00
Retainage Releases:	\$ .00
Total Paid to Contractor:	\$119,795.00
<b>Contractor Balance:</b>	<b>\$80,980.01</b>

### Reasons for Change Orders

<u>Reason</u>	<u>Percent</u>	<u>Amount</u>
Unk Cond-contin	100.00%	\$43,155.01
<b>Total Changes (less Award Bid Packs):</b>		<b>\$43,155.01</b>



## Construction Change Order

Construction Change Order			
<b>Description:</b>	UTILITIES LOCATIONS ISSUES UDOT RICHMOND WATERLINE REPLACEMENT TIM K PARKINSON	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Aug 25, 2016
		<b>Total Amount:</b>	\$13,615.60
		<b>New End Date:</b>	Jul 29, 2016
<b>Capital Project:</b>	15112900 (UDOT RICHMOND REPLACE WATER LINE)		

Contractor		Original		Change	
<b>Contractor:</b>	VC0000132951 (LANDMARK COMPANIES INC)	<b>Award:</b>	\$233,048.70	<b>Award:</b>	\$233,048.70
		<b>Change Order:</b>	\$88,794.00	<b>Change Order:</b>	\$102,409.60
		<b>Total:</b>	\$321,842.70	<b>Total:</b>	\$335,458.30
<b>Address Code:</b>	001 (P.O. BOX 4651, 729 SOUTH MAIN, LOGAN, UTAH 84323-4651)	<b>Start:</b>	Jan 22, 2016	<b>Start:</b>	Jan 22, 2016
<b>Contract:</b>	1675203	<b>End:</b>		<b>End:</b>	Jul 29, 2016

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO -4, PR-2 PROVIDE COST DIFFERENCE FOR DIRECTIONAL DRILLING IN LIEU OF DIGGING IN CONGESTED UTILITIES / COMMUNICATIONS LINES WITH CENTURY 200 PAIR AND FIBER LINK PATHWAY.	001	CONSTRUCTION	UNK COND-CONTIN	\$13,615.60	Jul 29, 2016



## Construction Change Order

Construction Change Order			
<b>Description:</b>	UDOT - RICHMOND METER AND WATERLINE CHANGES (REROUTE) LANDMARK TIM PARKINSON	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Sep 12, 2016
		<b>Total Amount:</b>	\$14,485.97
		<b>New End Date:</b>	Sep 12, 2016
<b>Capital Project:</b>	15112900 (UDOT RICHMOND REPLACE WATER LINE)		

Contractor		Original		Change	
<b>Contractor:</b>	VC0000132951 (LANDMARK COMPANIES INC)	<b>Award:</b>	\$233,048.70	<b>Award:</b>	\$233,048.70
		<b>Change Order:</b>	\$102,409.60	<b>Change Order:</b>	\$116,895.57
		<b>Total:</b>	\$335,458.30	<b>Total:</b>	\$349,944.27
<b>Address Code:</b>	001 (P.O. BOX 4651, 729 SOUTH MAIN, LOGAN, UTAH 84323-4651)	<b>Start:</b>	Jan 22, 2016	<b>Start:</b>	Jan 22, 2016
<b>Contract:</b>	1675203	<b>End:</b>		<b>End:</b>	Sep 12, 2016

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO- 6, PR-4, REROUTE WATER LINE AND ELEIMINATE ON OF THE WATER METERS.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$11,243.33	Sep 1, 2016
002	PCO-7, PR-5, THE EXISTING STORM DRAIN LOCATED IN THE INTERSECTION INTERFERED WITH THE WATERLINE. ELEVATION CONFLICTS, GC ENDED UP HAVING A LARGE AMOUNT OF HAND DIGGING. HAD TO REXCAVATE	001	CONSTRUCTION	UNK COND-CONTIN	\$3,242.64	Sep 12, 2016



## Construction Change Order

Construction Change Order			
<b>Description:</b>	UDOT - ADDITIONAL ASPHALT AND RELOCATE TIE IN LANDMARK COMPANIES TIM PARKINSON	<b>Status:</b>	CO EXECUTED
		<b>Change Order Date:</b>	Sep 12, 2016
		<b>Total Amount:</b>	\$1,391.50
		<b>New End Date:</b>	Sep 1, 2016
<b>Capital Project:</b>	15112900 (UDOT RICHMOND REPLACE WATER LINE)		

Contractor		Original		Change	
<b>Contractor:</b>	VC0000132951 (LANDMARK COMPANIES INC)	<b>Award:</b>	\$233,048.70	<b>Award:</b>	\$233,048.70
		<b>Change Order:</b>	\$116,895.57	<b>Change Order:</b>	\$118,287.07
		<b>Total:</b>	\$349,944.27	<b>Total:</b>	\$351,335.77
<b>Address Code:</b>	001 (P.O. BOX 4651, 729 SOUTH MAIN, LOGAN, UTAH 84323-4651)	<b>Start:</b>	Jan 22, 2016	<b>Start:</b>	Jan 22, 2016
<b>Contract:</b>	1675203	<b>End:</b>		<b>End:</b>	Sep 1, 2016

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO-8, GC HAD TO MOVE THE THE TIE IN EAST 15-16 FT DUE TO THE DEPTH OF THE WATERLINE DIVING UNDERNEATH THE STORM DRAIN. A SMALL ASPHALT PATCH WAS ALSO REQUIRED AT THE FACILITY FOR THE NEW SERVICE LINE RELOCATED.	001	CONSTRUCTION	UNK COND-CONTIN	\$1,391.50	Sep 1, 2016



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 1675203

## Construction Contract Summary

### 1675203 - Utah Department Of Transportation | Richmond Maintenance Stat

<b>Project Title:</b>	Udot Richmond Replace Water Line	<b>Vendor #:</b>	VC0000132951
<b>Project #:</b>	15112900		Landmark Companies Inc
<b>Program Director:</b>	Tim Parkinson (104577)		P.o. Box 4651
<b>Open PO's-Prj:</b>	(1) for \$2,223.00		Logan, Utah 84323-4651
<b>Contract Name:</b>	Utah Department Of Transportation   Richmond Maintenance Stat	<b>Status:</b>	Notice To Proceed
<b>Contract Type:</b>	Const Remodel	<b>DO #:</b>	160201000040258
<b>Component Group:</b>	Construction	<b>Retainage #:</b>	8695525
<b>Building:</b>	09158		Richmond Dot Maintenance Station

<b>Component:</b>	Construction (8)	<b>Expense Budget:</b>	6400
<b>Account:</b>	3000-300-3339-FXA-15112900		Remodel & Improve Curemnt Expense

### Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2016	100.00	\$279,622.00	\$0.00
<b>Funding Totals:</b>	<b>100.00</b>	<b>\$279,622.00</b>	<b>\$0.00</b>

### Payment Summary

Date	Invoice #	Status	Amount
2/11/16	15112900#1	Invoice Released	\$81,963.06
3/29/16	15112900#2	Invoice Released	\$36,985.65
5/5/16	15112900#3	Invoice Released	\$86,505.05
6/15/16	15112900#4	Invoice Released	\$56,447.20
7/22/16	15112900#5	New	\$36,325.51
9/6/16	15112900#6	Invoice Released	\$12,891.12
9/21/16	15112900#7	New	\$23,843.46
	<b>Total Payments:</b>		<b>\$ 334,961.05</b>

### Retainage Summary

Date	Invoice #	Status	Amount
2/11/16	1675203#1	Invoice Released	\$4,313.85
3/29/16	1675203#2	Invoice Released	\$1,946.61
5/5/16	1675203#3	Invoice Released	\$4,552.90
6/15/16	1675203#4	Invoice Released	\$2,970.90
7/22/16	1675203#5	New	\$1,911.87
9/6/16	1675203#6	New	\$678.48
	<b>Retainage Total:</b>		<b>\$16,374.61</b>

### Release Summary

Release Date	Release	Amount
9/19/16	Release # 1	\$ 16,374.61
	Release # 2	

### Change Order Summary

#### Awards

Award Date	Number	Amount
01/05/2016	A001	\$233,048.70
	<b>Total Award:</b>	<b>\$ 233,048.70</b>

#### Change Orders

Date	Number	Status	Amount
3/31/16	CO 001	Co Executed	\$88,794.00
8/25/16	CO 002	Co Executed	\$0.00
8/25/16	CO 003	Co Executed	\$13,615.60
9/12/16	CO 004	Co Executed	\$14,485.97
9/12/16	CO 005	Co Executed	\$1,391.50

<b>Change Order Total:</b>	<b>\$118,287.07</b>
<b>Total Amendments (Less: Award Bid Pack Changes):</b>	<b>\$118,287.07</b>
<b>Adjusted Contract Value:</b>	<b>\$351,335.77</b>



# State of Utah

Division of Facilities and Construction Management

Construction Contract = 1675203

## Construction Contract Summary

### Release Summary

Release Date	Release	Amount
	Release # 3	
	Release # 4	
	Release # 5	
	<b>Release Total:</b>	<b>\$ 16,374.61</b>
	<b>Net Retainage:</b>	<b>\$ 0.00</b>

### Contract Summary

Adjusted Contract Value:	\$ 351,335.77
Paid to Contractor:	\$334,961.05
Retainage to Bank:	\$16,374.61
Total Paid:	\$351,335.66
<b>Contract Balance:</b>	<b>\$.11</b>

### Contractor Summary

Adjusted Contract Value:	\$ 351,335.77
Paid to Contractor:	\$334,961.05
Retainage Releases:	\$16,374.61
Total Paid to Contractor:	\$351,335.66
<b>Contractor Balance:</b>	<b>\$.11</b>

Change Order % of Original: 50.76%  
 Percentage of Contract Paid: 100.00%

Dates		Days	
From	To	Target	Lapsed
1/22/16	9/1/16	223	276
<b>Adjusted</b>	<b>Substantial</b>	<b>Original</b>	<b>Days</b>
9/1/16	9/1/16	4/1/16	

Percentage of Time Lapsed: 123.77%

### Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	90.49%	\$107,043.74
Time Adjustment	0.00%	\$0.00
Dfcm Scope-cont	9.51%	\$11,243.33
<b>Total Changes (less Award Bid Packs):</b>		<b>\$118,287.07</b>



Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

## REPORT OF PROJECT RESERVE FUNDS ACTIVITY

					Nov-16	% of Constr.	
PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	Budget
		<b><u>BEGINNING BALANCE</u></b>	<b><u>2,865,478.77</u></b>	<b><u>4,771,100.90</u></b>	<b><u>968,481.36</u></b>		
		<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>					
17213150	Courts	Tooele Domestic Hot Water Tank		7,097.00		Construction, Design, & Insurance Budgets	39%
		<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>					
13074050	CPB	DUP Museum Compressor/Water Cooled Condensor		(30,503.00)		To Award Construction Contract	10%
17136550	DPS	Freemont Cooling Tower Replacement		(9,256.00)		To Award Construction Contract	12%
15198900	UDOT	Rampton Bldg Outside Lighting Upgrade		(900.00)		Return For Final Inspection	0%
13240480	UNG	Camp Williams South Garrison Infrastructure	(131.50)			Return For Final Inspection	0%
14081810	WSU	Substation/Electrical Distribution System Phase III		(65.00)		Return For Final Inspection	0%
13048550	DPS	Price Drivers License/UDOT Building			(32.50)	Return For Final Inspection	0%
		<b><u>ENDING BALANCE</u></b>	<b><u>2,865,347.27</u></b>	<b><u>4,737,473.90</u></b>	<b><u>968,448.86</u></b>		



Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<b><u>INCREASES TO PROJECT RESERVE FUND:</u></b>			
ABC Total	-	123,083.49	-
Agriculture Total	-	14,384.40	-
Archives Total	-	893.00	-
BATC Total	-	12,402.96	-
Corrections Total	-	135,131.18	-
Courts Total	-	146,052.69	-
CPB Total	-	16,212.11	-
DAS Total	-	10,847.00	-
DATC Total	-	12,988.08	-
DCM Total	-	16,832.16	-
DFCM Total	-	291,419.88	-
DHA Total	-	2,769.82	-
DHS Total	194,011.00	191,700.17	-
DIXIE Total	-	68,797.29	-
DNR Total	-	31,872.21	-
DPS Total	-	54,598.90	-
DVA Total	-	31.00	-
DWS Total	-	9,162.00	-
DXATC Total	-	10,640.70	-
Education Total	-	116,852.40	-
Fairpark Total	-	13,350.30	-
HEALTH Total	-	147,002.54	-
Parks Total	-	62,939.10	-
SLCC Total	-	135,025.16	-
SNOW Total	-	163,072.34	-
SUU Total	-	120,928.41	-
TAX Total	-	23,132.80	-
U of U Total	-	14,672.00	-
UDC Total	-	27,587.58	-
UDOT Total	-	94,439.40	-
UNG Total	15,638.06	-	-
UVU Total	-	82,289.83	-
WSU Total	1,028,251.29	124,568.38	-



Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 538-3018 Fax (801) 538-3267

Nov-16

## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<b><u>DECREASES TO PROJECT RESERVE FUND:</u></b>			
Agriculture Total	-	(676.00)	-
BATC Total	-	(23,576.00)	-
Corrections Total	-	(5,789.13)	-
COURTS Total	-	(30,000.00)	-
CPB Total	-	(30,503.00)	-
DAS Total	-	(110.00)	-
DATC Total	-	(30,891.50)	-
DFCM Total	-	(5,279.00)	-
DHS Total	(150,000.00)	(456,035.00)	-
DIXIE Total	-	(500.00)	-
DNR Total	-	(143,705.00)	-
DPS Total	-	(32,456.00)	(32.50)
DTS Total	-	(29,677.00)	-
DVA Total	-	(3,952.40)	-
DWS Total	-	(20,809.58)	-
DXATC Total	-	(132.50)	-
Health Total	-	(9,899.85)	-
MATC Total	-	(86,507.00)	-
SLCC Total	-	(4,584.11)	-
Snow Total	-	(15,457.00)	-
SUU Total	-	(181,357.96)	-
TAX Total	-	(36,488.00)	-
UBATC Total	-	(14,643.92)	-
UDC Total	-	(17,174.00)	-
UDOT Total	-	(4,336.00)	-
UNG Total	(131.50)	(64,823.38)	-
UVU Total	-	(210,701.00)	-
WSU Total	-	(97.50)	-
<b><u>OTHER ITEMS</u></b>			
OTHER	To DFCM Admin Per 2016 HB#2 Item #158		(1,225,000.00)