

Utah State Building Board



MEETING

November 4, 2015

MINUTES

Members in Attendance:

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

Members not in Attendance:

Kristen Cox, Ex-Officio
Chip Nelson
Gordon Snow

Guests in Attendance:

Jeff Reddoor
Ken Hansen
Matt Lund
Bruce Whittington
Jim Russell
Lee Fairbourn
Dorothy Taylor
CeeCee Niederhauser
Alan Bachman
Nicole Alder
Angela Oh
Richie Wilcox
Ralph Hardy
Rich Amon
Ken Nye
Mike Perez
David Pershing
Taylor Randall
Reyu Gallacher
Brad Uierig
Dan Lundergen
Jason Perry
Natalie Tippetts
Tiger Funk
LuAnn Adams

Utah State Building Board
Department of Administrative Services
GOMB
Division of Facilities Construction & Management
Attorney General's Office
Attorney General's Office
Legislative Fiscal Analyst Office
GOMB
USHE
USHE
University of Utah
U of U Hospital and Clinics
University of Utah
University of Utah
Southern Utah University
Department of Agriculture and Food

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| Scott Ericson | Department of Agriculture and Food |
| Jerry Jensen | Department of Corrections |
| Matt Holland | Utah Valley University |
| Val Peterson | Utah Valley University |
| Frank Young | Utah Valley University |
| Jennifer Evans | Department of Human Services |
| Amy Mayberry | Company AP |
| Tiffany Woods | Spectrum Engineers |
| Chris Coutts | Architectural Nexus |
| Jim Cavey | Jacobsen Construction |
| James Kilpatrick | BNA Consulting |
| Tracy Neale | GSBS Architects |
| Jeff Palmer | Layton Construction |
| Bryan Webb | Layton Construction |
| Lyndy Lovelady | TSA Architects |
| Kim Menge | TSA Architects |
| Keri Hammond | Market Link |
| Lori Haglund | VBFA |
| Julee Attig | Reaveley Engineers |
| Jackie McGill | Spectrum Engineers |
| Heather Knighton | MHTN Architects |
| Kris Bowser | VCBO Architects |
| Stephanie McCarthy | EDA Architects |
| Channing Alder | EDA Architects |
| Kim Johnson | Design West Architects |

On Wednesday, November 4, 2015, the Utah State Building Board held a regularly scheduled meeting in Room W30 of the House Building on Capitol Hill in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:07 am.

☐ APPROVAL OF MINUTES OF SEPTEMBER 9, 2015, OCTOBER 7, 2015, AND OCTOBER 8, 2015, BOARD MEETINGS

Chair Carnahan asked for comments or corrections to the Minutes and requested that each be voted on separately.

MOTION: Bob Fitch moved to approve the Minutes of September 9, 2015. The motion was seconded by David Tanner and passed unanimously.

MOTION: David Fitzsimmons moved to approve the Minutes of October 7, 2015. The motion was seconded by Fred Hunsaker and passed unanimously.

MOTION: David Tanner moved to approve the Minutes of October 8, 2015 Business Meeting and Prioritization. The motion was seconded by Bob Fitch and passed unanimously.

The following FY 2017 Non-State Funded Capital Development Projects were presented:

□ UNIVERSITY OF UTAH'S DAVID ECCLES SCHOOL OF BUSINESS EXECUTIVE EDUCATION BUILDING

University of Utah President, David Pershing introduced the three non-state projects that would be presented to the Board and commented they had all been approved by the University Trustees, the Board of Regents, and were part of the University's Master Plan. He introduced Taylor Randall, Dean of the School of Business, to explain additional details. Mr. Randall said the University is asking for permission for programming of the Executive Education Building and a recommendation to the Legislature for Design and Construction. This proposed facility will house the growing Executive Education and MBA programs. In addition, it will house the Career Management Center which will serve all graduates and undergraduates in the David Eccles School of Business as well as needed faculty space. This facility will consist of 150,000 square feet with part of this square footage as shell space. Preliminary cost estimates are around \$50 Million and paid through existing fees of executive programs and donor funding. Presently the University has \$16,000,000 collected for this project. No O&M is being requested

MOTION: David Tanner moved to approve programming and design for the David Eccles School of Business and recommended that the project move forward to the Legislature for their consideration. The motion was seconded by Fred Hunsaker and passed unanimously.

□ UNIVERSITY OF UTAH'S RED BUTTE GARDENS HORTICULTURE FACILITIES

Mike Perez, Associate Vice President of Facilities Management reported this project will be a horticultural compound adjacent to Red Butte Gardens. It will consist of Building A (the Administration Building), which consists of 13,400 square feet of conditioned space for offices, labs, records and maintenance facilities. The project will also include roadway realignment and site work to allow for the future construction of Building B (the Storage Building), which will be 5,150 square feet for interior equipment, materials and vehicle storage space. The project budget of \$5,300,000 will be funded by donor funds. An additional operating budget of \$100,000 per year for O&M will be paid by Red Butte revenue. Jeff Reddoor clarified this project is not requesting any additional state funds, and should be approved for programming, design and construction.

MOTION: Fred Hunsaker moved to approve the Red Butte Gardens Horticulture Facilities for programming, design and construction. The motion was seconded by David Tanner and passed unanimously.

□ UNIVERSITY OF UTAH ECCLES CRITICAL CARE PAVILION

Dan Lundergan, Executive Director of University of Utah Hospitals and Clinics explained the Eccles Critical Care Pavilion project is the build-out of existing shell space into 8 additional MICU patient rooms, 2 bathrooms, a nurse station, medication room, and storage room to support patient care at the existing Medical Intensive Care Unit on Level 4 of the Eccles Critical

Care Pavilion. The proposed budget is \$3,003,945 and will be funded by hospital funds. No state O&M is being requested. This expansion will relieve the shortage of beds in the critical care unit.

MOTION: David Fitzsimmons moved to approve the Eccles Critical Care Pavilion for design and construction. The motion was seconded by David Tanner and passed unanimously.

Chair Carnahan requested the Department of Agriculture come forward to present their information to the Board and noted that Utah Valley University would present their non-state projects when they arrived at the meeting.

□ FOLLOW-UP FOR THE DEPARTMENT OF AGRICULTURE AND FOOD'S WILLIAM SPRY BUILDING REPLACEMENT

Luann Adams and Scott Ericson followed up with answers to some additional questions from the October Board Meeting. Ms. Adams reported since the last meeting, the Department has completed several studies on the existing William Spry Building which include: structural evaluation and building performance, tier-one seismic study, and site analysis on the Redwood Road and Taylorsville proposed locations to compare compatibility to Department needs. In addition, technical analysis of soil conditions on both sites, space needs study, growth projection analysis, and confirmation of CBE costs were also completed. This proposed new building for the Department of Agriculture needs to accommodate the numerous meetings of Board and Commissions with members of the public, and provide easy access to Capitol Hill as well a close proximity to collaborative agencies such as DEQ, DNR and the Health Department located on Redwood Road. Kathy Wheadon from CRSA explained the conditions of the William Spry Building which was built in the 1980's prior to the changes in seismic code and as a result has significant structural deficiencies. In addition, there are space deficiencies, weak thermal performance which can affect critical lab work, security issues, problems with ADA compliance and water leaks in the building. The Department prefers building the new structure on the existing site, however, they would be willing to accept another location if the Board prefers. There were issues with parking and the purchase of some additional properties if the existing Agriculture site is used; however, these problems could be worked out with SLC and an existing homeowner. The previous request was for just under \$27 Million. However, with the new cost estimate, seismic study, and geotechnical investigation, estimates have increased to \$28.3 Million for this building. Jeff Reddoor said the Board would not make adjustments to their prioritization; however, they will make note of this new information. This report was for information only.

□ UTAH VALLEY UNIVERSITY'S AUTISM BUILDING

President Matthew Holland explained Utah Valley has one of the highest rates of autism in the nation. UVU would like to construct a facility that addresses the needs of the community with a center that educates teachers, families, community leaders and first responders in "how to respond to autism." The University has launched an Autism Studies Program as part of their University curriculum which is focused on education and social work components. This Autism

Building would give support to the program with a 15,323 square feet building layout and include a pre-school laboratory classroom, a grades 1 – 3 laboratory classroom, therapy rooms to assist with counseling and assessment, social skill and family support activities, sensory rooms, playgrounds and landscapes, observation facilities, and demonstration classrooms. The construction costs are \$4,479,000 to build and soft costs of \$1,721,000; resulting in a total project cost of \$6,200,000.00. No state funds will be used for construction or O&M requested for this facility. This project has been approved by the Board of Regents. This facility will be a joint operation with the School of Humanities and the School of Education. As result, it will be located next door to the School of Education and be very accessible to the community. Board members expressed concern that this facility, noted as an expansion to the School of Education, was not on the master plan. UVU agreed to return with an updated master plan at a future.

MOTION: David Tanner moved to approve Utah Valley University's Autism Building for design and construction. The motion was seconded by Bob Fitch and passed unanimously.

❑ UTAH VALLEY UNIVERSITY'S BASKETBALL PRACTICE FACILITY

Val Peterson, Vice President of Finance and Administration requested approval for a 12,200 square foot Basketball Practice Facility. They envision this will be connected to the UCCU Center which will allow athletic teams to continue to use the locker room in the adjoining facility. The project will consist of a 1-1/2 court practice area, a strength and conditioning area, and some offices for the men's and women's basketball programs. Currently, the UVU teams use the UCCU Center for practices; however, this center is a multi-purpose facility that is booked consistently for other events. With the addition of load-in and load-out days for the Center, there is a limitation to the number of days the teams can use this facility for practices. Total project cost is \$3.2 Million for this non-state project. No state O&M is being requested.

MOTION: Bob Fitch moved to approve Utah Valley University's Basketball Practice Facility for design and construction. The motion was seconded by Fred Hunsaker and passed unanimously

❑ REQUEST FOR APPROVAL OF UTAH STATE SPACE STANDARDS

DFCM Assistant Director Jim Russell presented the revised State Space Standard with recent updates and input from state agencies. There is a proposed UCI (Utah Correctional Industries) revision to this standard. Utah Code 63G-68-804 (which is part of the procurement code) requires state agencies in need of free-standing furniture to use UCI products if they can be produced and delivered, at a comparable cost. Exceptions to this requirement must be obtained from Alan James, Director of UCI, and the head of procurement authority, which would be DFCM or Higher Ed. The new space standard presented today is based on the use of modular furniture which is more efficient. However, recent revisions include additional office layouts using free-standing furnishings and the addition of notes indicating UCI furniture should be considered first for these types of layouts. The statute for UCI will be put in an appendix and referenced in the document. There are other provisions in the document which allow for deviations from the standard. Mr. Russell commented the old space standard used seniority to

determine the type of office space assigned to an employee; however, the new standard follows the trend where function and need are used to determine office space assignments.

MOTION: David Tanner moved to approve the Utah State Space Standards with the incorporated adjustments. The motion was seconded by Bob Fitch and passed unanimously

❑ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH

Ken Nye from the University of Utah reported there were 16 professional services agreements and 14 construction contracts which were all fairly standard. There was no activity with the Project Reserve Fund this month. The increases in the Contingency Reserve Fund show the amounts budgeted for contingency for the FY 16 Capital Improvement Funds approved for the University. The fund had one minor decrease of \$8,000 for the HPER Chiller Plant Project which covers the cost of several design omissions and a small unforeseen condition.

Chair Carnahan acknowledge that Utah State could not attend the Board meeting today and will give their report next month.

❑ ADMINISTRATIVE REPORT FOR THE DEPARTMENT OF TRANSPORTION

UDOT will present their quarterly report in January.

❑ ADMINISTRATIVE REPORT FOR DFCM

Bruce Whittington, DFCM Interim Director, reported DFCM has processed 10 leases during this reporting period – 2 for new space and 8 were renewals for existing leases. There were 62 professional service agreements and 74 construction contracts. Of those construction contracts, two used a small amount of Project Reserve Funds toward the projects. There was minimal activity for the Contingency Reserve Funds. The Capital Development Project Reserve Fund had transfers to nine projects and received funds from one project – with a current balance of \$2.1 Million. The Contingency Improvement Fund had transfers to 14 projects and received funds for seven projects – with a current balance of \$4.2 Million. There was minimal activity in the Project Reserve Funds. The Capital Development Fund continues to have a \$1.8 Million balance with no activity this month. The Capital Improvement Project Reserve Fund has a \$5.2 Million balance with small amounts of activity this reporting period.

❑ 2016 BUILDING BOARD MEETING SCHEDULE

Jeff Reddoor presented the 2016 schedule for the Board. The Board will have a Business Meeting next month in addition to their regular Board meeting. This additional meeting will provide annual Open and Public Meeting Training and an opportunity to discuss the goals and strategic plans for the Board as discussed at the DAS/DFCM/Building Board Retreat.

☐ ADJOURNMENT

MOTION: Bob Fitch moved to adjourn the meeting. The motion was seconded by David Tanner and passed unanimously.

The meeting adjourned at 10:42 am.