

Utah State Building Board



BUSINESS MEETING

December 6, 2017

MINUTES

Members in Attendance:

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

Guests in Attendance:

Mike Kelley	Attorney General's Office
Jeff Reddoor	Building Board
Patty Yacks	Building Board
Tani Downing	Department of Administrative Services
Dorothy Taylor	Department of Administrative Services - DFCM
Lee Fairbourn	Department of Administrative Services - DFCM
Jim Russell	Department of Administrative Services - DFCM
Don Brinkerhoff	Department of Human Services
Miranda Jones	Governor's Office of Management and Budget
Sid Painar	AJC Architects
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Joseph Demma	Utah System of Technical Colleges

On Wednesday, December 6, 2017, the Utah State Building Board held a business meeting in Room 4112 of the State Office Building. The meeting was called into order at 12:10 pm.

❑ QUALITY HEALTH INSURANCE COMPLIANCE FOR DFCM AND HIGHER EDUCATION

DFCM requested that the Board review a new requirement to an existing rule that would require contractors to provide health insurance to construction workers. This new requirement would affect projects managed by DFCM, the University of Utah (U of U), and Utah State University (USU). The requirement calls for two items, to meet the benchmark provided by the State for insurance benefits and that the employer contribute at least 50% of the employee share for health insurance.

This requirement applies to all contractors/architects that are prime consultants having a contract value greater than \$2M; and to subconsultants/subcontractors having a contract value greater than \$1M. The U of U and USU are not directly identified in this bill, however, since the Board delegates to these institutions there is a requirement to follow DFCM's processes. DFCM would like input on how these institutions should report compliance and who will be accountable to enforce this requirement. DFCM and the AG have developed forms to help ensure compliance for their projects. Additionally, counsel advised of some potential changes to the current statute. Contractors found not to be in compliance would be ineligible for the contract award and/or barred. The Board explored two options for reporting compliance. DFCM, U of U, and USU could identify which contracts apply to this requirement and report compliance during their monthly administrative report to the Board. The Board can also choose to have DFCM manage compliance. DFCM and the AG will work together to develop a rule for the Board's approval which will include a component giving DFCM managing authority over compliance.

❑ PROPOSED CHANGES TO RULE 23-21, LEASE PROCEDURES

The Board requested to have further discussion on the proposed amendments to R23-21 during the November meeting. Mr. Fairbourn passed out a draft of proposed changes, which have been narrowed down since the November meeting. The Board voted to continue this rule back during September meeting. Some of the changes include extending deadlines for the renewal of leases and options, deadlines for materials to be received for lease advertisements, and a policy that DFCM will inform agencies that may be affected by third party leases. DFCM will notify the Board when they are ready to present these changes for approval.

❑ BOARD MEMBER BIOS AND INTRODUCTIONS

Board members and attendees went around the room and introduced themselves. Members were provided with copies of the Handbook for Boards and Commissions, 63A-5-104 and 63A-5-105, and R23.

❑ CAPITAL DEVELOPMENT JUSTIFICATION STATEMENTS

Chair Carnahan initiated discussion on the Board's justifications for the top five recommended FY19 Capital Development projects as he and Director Reddoor prepare to present to IGG during the legislative session. The Board will present their prioritizations as a separate recommendation from the statutory requirement to factor in a weighing factor based off of USHE's rankings.

1. Utah National Guard – Nephi Readiness Center: The Board has invested \$4M in capital improvement funds to upgrade the infrastructure. This project has a high return on investment with 75% of costs coming from the federal government if the State will commit 25% (\$4M). This project also consolidates three facilities.
2. Utah Department of Agriculture & Food – William Spry Replacement: This project was ranked with the understanding that the facility would be located at the Utah State Fairpark. The Board has concerns now that the location has changed and suggested that this could have affected the Board's ranking.
3. Davis Technical College – Allied Health Building: There is considerable growth in the medical industry. This facility will help fill the demonstrated need in the northern part of the state.
4. Mountainland Technical College – Thanksgiving Point Technology Trades Building: This institution has experienced significant growth in student population. There is also a need for skilled workers in the tech industry in Utah County.
5. Dixie State University – New Science Building: DSU's science program has experienced a 20% growth.

□ ADJOURNMENT

The meeting adjourned at 2:15 pm.