

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, December 5, 2012
Room 250, Utah State Capitol Building
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of October 24, 2012** Tab 1
- (Action) 2. **Request for Programming for Weber State’s Science Lab Replacement Project** Tab 2
- (Action) 3. **SUU Center for the Arts Resubmittal** Tab 3
- (Action) 4. **UNG Reallocation from DEQ Project** Tab 4
- (Information) 5. **Informational Update of Revolving Loan Fund** Tab 5
- (Action) 6. **USU Aggie Life and Wellness Center Resubmittal** Tab 6
- (Action) 7. **USU Space Dynamics Laboratory Facility, Phase I** Tab 7
- (Action) 8. **Administrative Reports for University of Utah and Utah State University**..... Tab 8
- (Information) 9. **Administrative Report for DFCM** Tab 9
- (Action) 10. **2013 Building Board Meeting Schedule**..... Tab 10

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 Shannon Elliott 538-3261 (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/UtSBldgBoard/>*



Gary R. Herbert
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
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MEMORANDUM

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

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

DGB: cn
Attachments

Utah State Building Board



MEETING

October 24, 2012

MINUTES

Utah State Building Board Members in Attendance:

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

DFCM and Guests in Attendance:

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

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

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

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

APPROVAL OF MINUTES OF SEPTEMBER 5 AND OCTOBER 3, 2012

Chair Daines sought a motion for approval of the minutes.

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

CAPITAL DEVELOPMENT RANKINGS

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

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

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

The motion was seconded by Ned Carnahan.

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

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

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

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

The motion was seconded by Sheila Gelman.

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

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

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

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

motion was seconded by David Fitzsimmons

AMENDED

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

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

The Amended Motion failed for lack of a second.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The motion was seconded by Sheila Gelman and passed unanimously

☐ OGDEN JUVENILE COURTS PROJECT

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

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

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

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

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

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

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

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

☐ DNR - DWR NEW RESIDENCE AT MANTUA FISH HATCHERY

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

☐ DWR – WILDLIFE EGAN HATCHERY RACEWAY COVERS

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

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

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

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

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

☐ WEBER STATE UNIVERSITY PUBLIC SAFETY BUILDING

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

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

☐ BEERC BUILDING RENOVATION AND ADDITION

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

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

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

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

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

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

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

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

☐ DFCM ADMINISTRATIVE REPORT

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

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

☐ FY2014 HEARING FOR PROJECTS FROM OTHER FUNDING SOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Associate Vice-President for Facilities and Planning.

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

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

ADJOURNMENT

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

The meeting adjourned at 12:58 pm.

FY 2014 Capital Development

Building Board Rankings

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

FY 2012 Land Banking Requests

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



UINTAH IMPACT MITIGATION
SPECIAL SERVICE DISTRICT

October 18, 2012

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

Dear Cheryl,

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

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

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

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

Sincerely,



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



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: David G. Buxton
Date: December 5, 2012
Subject: **Request for Programming for Weber State's Science Lab Replacement**
Presenter: Kevin Hansen, WSU

Recommendation

Weber State is requesting approval to proceed with programming for their Science Lab Replacement Project. The University will provide the up-front funding for the programming effort, with the expectation that reimbursement for programming would be provided when the project is fully funded by the Legislature.

Background

The Science Lab Replacement Project will replace their existing Science Lab and also allow demolition of buildings 3 and 4 on the Weber State campus. The project cost is approximately \$66 million for everything, including soft costs. It will be an approximately 200,000 SF facility and provide modern and safe laboratory spaces for all of the physical sciences taught at WSU.

DGB:ccn



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: David G. Buxton
Date: December 5, 2012
Subject: **SUU's Center for the Arts Resubmittal**
Presenter: President Michael Benson, SUU

Background

Southern Utah University's Center for the Arts was tabled at the October 24, 2012 Board meeting, pending additional information. Board member Ned Carnahan was assigned to meet with SUU leadership and go over the pledge amounts, payment schedules and timeline for design and construction for this project.

Findings

Mr. Carnahan confirmed his concerns have been addressed and expressed his support for this project. President Michael Benson is requesting the Board's approval for programming and design, with the stipulation that construction can begin once the remainder of the funding is in place

DGB:ccn
attachments



351 West University Blvd.
Cedar City UT 84720
Office (435) 586-7702
Fax (435) 586-5475
benson@suu.edu

MICHAEL T. BENSON
PRESIDENT

November 14, 2012

Mr. D. Gregg Buxton
Director, DFCM
State Office Building
Salt Lake City, UT

Dear Director Buxton:

As our proposed Southern Utah Center for the Arts project was tabled at the last meeting of the Utah State Building Board, this letter is to formally request that this item be considered at the December 5, 2012, meeting.

Since our last presentation, Southern Utah University has secured additional gifts of \$1 million from Garth and Jerri Frehner of New Harmony, Utah, as well as a \$5 million commitment from the Ralph and Betty Engelstad Foundation of Las Vegas, Nevada. The pledge letter from the Engelstad family is attached.

These gifts bring our pledges to the project to \$25.5 million. The current CBE has the Southern Utah Center for the Arts at \$30 million, which is the amount we are requesting that you approve.

Board member Ned Carnahan has visited campus and met with members of our facilities management team and me to go over our pledge amounts, the payment schedules, and our timeline for design and construction. He conveyed to us that his questions had been answered and his concerns addressed to the point that he would support approval for SUU to move forward.

Our request is to have this project approved for programming and design, with the stipulation that construction can begin once the remainder of the funding is in place. We hereby certify that the requisite funds for programming and design have been secured and ask that your approval to bid this project be granted.

We are grateful for the opportunity we have had to refine our proposal and to answer Mr. Carnahan's concerns. Your approval of our moving forward is the last step in helping make the dream of this Center a reality. Thanks very much for your consideration.

Yours sincerely,



ENGELSTAD FAMILY FOUNDATION

Ralph & Betty's Legacy of Giving

PH 702-732-7102 ♦ FAX 702-451-8531
851 S. RAMPART BLVD., SUITE 150 ♦ LAS VEGAS, NV 89145

November 1, 2012

R. Scott Phillips
Executive Director
Utah Shakespeare Festival
351 West Center Street
Cedar City, UT 84720

Dear Mr. Phillips:

Your request for the new state-of-the-art Shakespearean Theatre in Cedar City, Utah, was discussed at the Engelstad Family Foundation Trustees' meeting on October 31, 2012. We were very favorably impressed with the project and the Festival activities which have influenced the Nevada, Arizona and Utah communities. The Engelstad Family will grant the \$5,000,000.00 request subject to the following:

- Pledge Option #3 will be followed except that the first gift amount will be in January 2013 rather than December 2012.
- The Engelstad Family will reserve the theatre naming rights and provide the selected name within nine months of completion of project construction.
- The Festival will provide the Engelstad Family Foundation a final project budget (with updates when modified) and quarterly fundraising reports which identify project funds on hand, pledge schedules and prospects.

You may announce or publicize the Engelstad Family Foundation grant if that will assist in your fundraising efforts.

R. Scott Phillips
Executive Director
Utah Shakespeare Festival
November 1, 2012
Page 2

The Engelstad Family congratulates you on your past successes and accomplishments and wishes you much success with your future endeavors.

Yours truly,

Engelstad Family Foundation

A handwritten signature in blue ink that reads "Betty Engelstad". The signature is written in a cursive style with a large initial "B".

Betty Engelstad
Trustee

BE/dlr

cc: Kris Engelstad McGarry, Trustee
Jeff Cooper, Trustee



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: David G. Buxton
Date: December 5, 2012
Subject: **UNG Reallocation from DEQ Project**
Presenter: Wayne Christensen/Cheryl Searle, DFCM

Recommendations

DFCM recommends that the Building Board consider a DFCM request to reallocate unused project funds from a cancelled DEQ Project to the Clearfield Warehouse C-6 for the Utah National Guard.

Background

In FY 2013 the Building Board approved a DEQ project to remodel the current State Mail services to DEQ space. The project was cancelled when State Mail services couldn't find suitable replacement space. The UNG requires approximately \$50,000 to complete renovations on Clearfield warehouse C-6.

DGB:kfb
Attachment

DFCM Capital Improvement Reallocation Request

Date: 11/26/2012
Agency: DFCM
Requestor: Kurt Baxter, Wayne Christensen

Allocated From

Project Name: Deq Technical Support Center Remodel Programming
Project No.: 11318310
DFCM PM: Lucas Davis
Completion Date: NA
Project Savings: \$ 500,000

Allocated To

Project Name: Freeport C-6 National Guard Improvements - Project 11063310
*Project No.: 11063310
ISES No.: NA
Amount: \$ 50,000

Description of Work/Justification:

Install man door, ramp and landing to comply with Fire Marshal requirements.

Allocated To

Project Name:
*Project No.:
ISES No.:
Amount:

Description of Work/Justification:

*If applicable



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: David G. Buxton
Date: December 5, 2012
Subject: **Informational Update of Revolving Loan Fund**
Presenter: John Harrington, Energy Program Director

Background

The Revolving Loan Fund's original funding amount was \$2,150,000. These funds are close to fully borrowed with ten current loans with an average simple payback of 3.43 years. At the September 5th Building Board meeting Chair Daines requested that Mr. Harrington prepare a presentation for Board showing the amount the Energy Program would need to fund projects that have a three to six year return on investment.

Findings

Upon speaking to a number of institutions and agencies it was discovered that there could be a need for an additional \$3,000,000.00 for quick payback energy projects if funds were available in the revolving loan fund. These would include such quick payback projects as lighting retrofits, recommissioning, piping insulation, variable frequency drives, boilers and a number of other additional quick payback projects.

DGB: bs



Gary R. Herbert
Governor

Utah State Building Board

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

To: Utah State Building Board
From: David G. Buxton
Date: December 5, 2012
Subject: **USU Aggie Life and Wellness Center Resubmittal**
Presenter: David Cowley, USU

Recommendations

USU is requesting approval to build a new student center in the heart of campus which would provide student recreation and wellness amenities for the student body. This project will be non-state funded with no additional O & M requested.

Background

This project was previously tabled by the Board during last month's FY2013 Hearing for Projects from Other Funding Sources pending additional questions from the Board. These questions were submitted to USU and will be addressed at the Dec. 5, 2012 meeting. The Aggie Life and Wellness Center is a \$30 Million student-driven project. The student body voted to increase student fees to pay for debt service on the bond for this facility.

The AGGIE LIFE AND WELLNESS CENTER at Utah State University: *A Student-driven Project!*

Background

In the spring of 2009, the Associated Students of Utah State University (ASUSU) President Tyler Tolson was elected on a campaign platform that included the objective of building new recreational and wellness facilities for students on the Logan campus. President Tolson and his platform proved to be so popular with students that he was re-elected for a second term in 2010. Shortly after his first term election in 2009, President Tolson enlisted the help of newly-arrived Vice President for Student Services James Morales to begin exploring the feasibility of building new recreational and wellness facilities. President Tolson also secured the support of other student leaders, university administrators, staff, and faculty in the effort. The two student body presidents following President Tolson, and many other student leaders, have continued to view the ALWC as a priority while representing the students.

A steering committee was assembled soon thereafter to continue exploring this idea. The result was a proposal to develop new student facilities to support an expanded vision of student recreation and wellness, providing diverse and integrated amenities within a central complex in the heart of the Logan campus. The new facilities would include a modern recreation and wellness center located at a prominent site on the Logan campus. The Aggie Life and Wellness Center (ALWC) would be an integral element of the university's campus core.

Why is the Aggie Life and Wellness Center needed?

The Health, Physical Education and Recreation Building (HPER) and the Nelson Field House at Utah State University were built in 1972 and 1939, respectively. These facilities are used by four university departments: the HPER Department, the Campus Recreation Department, the Athletics Department, and Employee Health and Wellness. While some improvements have been made over the years to these facilities, the four departments must vie for use of the buildings resulting in frequent scheduling conflicts, overcrowding, and an overall reduction in services to students.

Student usage statistics clearly indicate that existing facilities no longer meet the growing demand for indoor recreation and wellness space on campus to support the healthy lifestyles of USU students. The following Nelson Field House statistics illustrate the growing demand for indoor recreational and wellness facilities at USU:

Nelson Field House Usage Statistics

Description	Spring 2008	Spring 2011	% Change	Fall 2008	Fall 2011	% Change
Entrance Card Swipes	74,843	107,591	44%	58,988	100,903	71%

Intramurals

The number of intramural teams has also grown from 430 in 2007 to 497 teams or 4,262 total students in 2010. There were 36 teams or 309 more students that could not play during fall 2011 due to a lack of playing fields.

Recent Investments in Recreational Facilities at Peer Institutions

USU's recreational facilities are outdated and have fallen behind in comparison to its peer institutions. Many of USU's peer institutions have invested (average expenditure of \$29 million) in new recreational and wellness facilities over the last ten years:

Institution	Enrollment Fall 2009	Year Built	Sq. Footage	Cost
Washington State University	18,234	2001	160,000	\$50 million
University of Idaho	11,957	2002	85,000	\$16 million
Oregon State University	21,969	2004	155,000	\$22 Million
Boise State University	18,936	2008	103,000	\$23 million
Eastern Washington State University	11,302	2008	118,000	\$26.3 million
Colorado State University	25,000	2010	175,000	\$34 million

Do students support this project?

The ALWC project was brought before students for a vote during the general student election in late February 2012 and passed by a majority vote. Information about the project was provided to students and the university community prior to the vote through a concerted public information effort that included, among other things:

- 1) frequent articles in The Statesman (USU's student newspaper) over a two-year period;
- 2) a comprehensive Web site with details about the project: <http://www.usu.edu/aggiereccenter/>;
- 3) an "appearance" on the local station community radio show;
- 4) informational brochures, posters, and displays placed prominently across campus for many months;
- 5) public forums held for students and the university community to discuss and debate the merits of the project; and
- 6) in-person presentations to the largest student clubs and organizations across campus.

Student leaders were careful to ensure that the ALWC referendum followed the procedures required by the ASUSU Constitution which calls for a democratic, majority-vote process. Any student referendum tends to polarize the student body resulting in close votes. A comparison below of the ALWC referendum results and the USU Athletics Fee referendum in 2009 shows that student turnout and interest in these referenda were both high and resulted in similar, narrow majority margins:

Recent Student Referenda Results Comparison

Fee	Total Votes	Yes Votes	No Votes	Yes/No %
Athletics Fee 2009	4,574	2,415	2,159	52.8%/47.2%
Aggie Life and Wellness Center 2012	5,038	2,586	2,452	51.3%/48.7%

The majority vote on the ALWC referendum reflects the fact that students recognized that the ALWC will lead to the following important benefits for USU students: 1) support an inviting, interactive, and vibrant campus community for students; 2) meet the needs of today's USU students who are highly interested in wellness and recreation as part of their college experience; 3) increased employment opportunities for students; and 4) help attract and retain students.

Responses to Student Surveys

Survey responses revealed that USU students recognized the need and importance of a new student recreation and wellness center and are supportive of building it:

"USU students really just need a place to hang out and relax with friends; I was actually surprised to find out that there wasn't a place like that on campus when I transferred last year. At USC we had the Trojan Corner which was just that, a place for students to unwind and simply have fun with friends."

"I would love a place on campus for students to get away from the schoolwork and just have fun. It seems like every other school has a place like this."

"I would like there to be a climbing wall, bouldering cave, indoor soccer court with hockey style walls, a cardio room with TV's on the equipment which you can plug headphones into, individual rooms where fitness classes can be held, air conditioning and heating that works, basketball courts, indoor track..."

"This rec. center sounds so amazing! This would top off the Utah State experience if we got a new rec. center!"

Where is the funding coming from? And how much will it cost?

The funding is expected to come from a combination of student fees and private donations. The estimated overall cost of the ALWC project is about \$30 million which includes design, permitting, direct construction, equipment, and contract administration. The students' contribution to the project will come in the form of a \$75 per semester student fee beginning fall 2015. Student leaders carefully considered the square footage required to meet the needs of the Logan campus student population. The cost of the building and the student fee to support it, were determined through careful analysis including a thorough feasibility study conducted by an independent entity external to USU -- the architectural firm of CRSA from Salt Lake City. Unlike other higher education institutions that draw up bloated plans for these types of facilities, USU paid close attention to the actual needs of its students and sought to address as many of these as possible without unduly burdening students by adding unneeded amenities to the project. During the design phase of the ALWC, additional modifications to the plans may be made to ensure that the building adheres to the budget supported by the students.

Why not renovate a current facility?

Renovation options were explored but none proved feasible. The Nelson Field House (1939) is not able to structurally support a fitness/wellness area any larger than it currently houses. Renovation of the Health, Physical Education and Recreation Building (HPER) for fitness/wellness use by students would negatively impact its primary purpose as an academic facility. Moreover, a HPER renovation project has been estimated at \$45 million, \$15 million more than the cost of the new ALWC.



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: David G. Buxton
Date: December 5, 2012
Subject: **USU Space Dynamics Laboratory Facility, Phase I**

Recommendation

USU is requesting approval to construct Phase I of the new Space Dynamics Laboratory facility located at the Innovation Campus in Logan, Utah. This new facility will house the C4ISR Systems Division which has reached maximum capacity and limited new growth. This is a non-state funded project with no O & M funding requested.

Background

The feasibility study estimates total project cost at \$20,232,000 which will be funded with proceeds from bonds issued under USU's existing Research Revenue System for this 60,000 sf facility. Because of critical timing issues, USU is requesting Building Board approval contingent upon approvals received from their Board Trustees and Board of Regents in their January meetings and prior to the Legislative session.

DGB:cn
Attachment



November 28, 2012

D. Gregg Buxton, Director
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Gregg:

Utah State University requests approval to construct phase I of a new Space Dynamics Laboratory (SDL) facility, a non-state funded project, located at the Innovation Campus in Logan, Utah to house the C4ISR Systems Division that develops advanced intelligence, surveillance, and reconnaissance "ISR" technologies to support a wide variety of command, control, communications, and computer "C4" system needs. This item will be presented for approval to the USU Board of Trustees on January 4, 2013 and the Board of Regents on January 25, 2013. At this time, we request approval from the Building Board contingent upon approvals being received by the Trustees and Regents. The modified approval sequence is being requested so that necessary approvals can be obtained before the 2013 Legislative General Session begins.

The C4ISR division's existing facilities have reached maximum capacity and are limiting new growth. Currently C4ISR is housed in four separate buildings on the Innovation Campus. Three of the four buildings are being leased and barely meet the program's needs. This new facility will bring the C4ISR division back together and eliminate the need to lease additional space that may require extensive building modifications.

Phase I of the new SDL building will be in the range of 60,000 square feet and will include offices, electronics and computer testing laboratories, and other associated spaces. Operation and maintenance funds will not be requested from the State.

An initial feasibility study by FFKR Architects estimates a total project cost of \$20,232,000. This project will be funded with proceeds from bonds issued under USU's existing Research Revenue System.

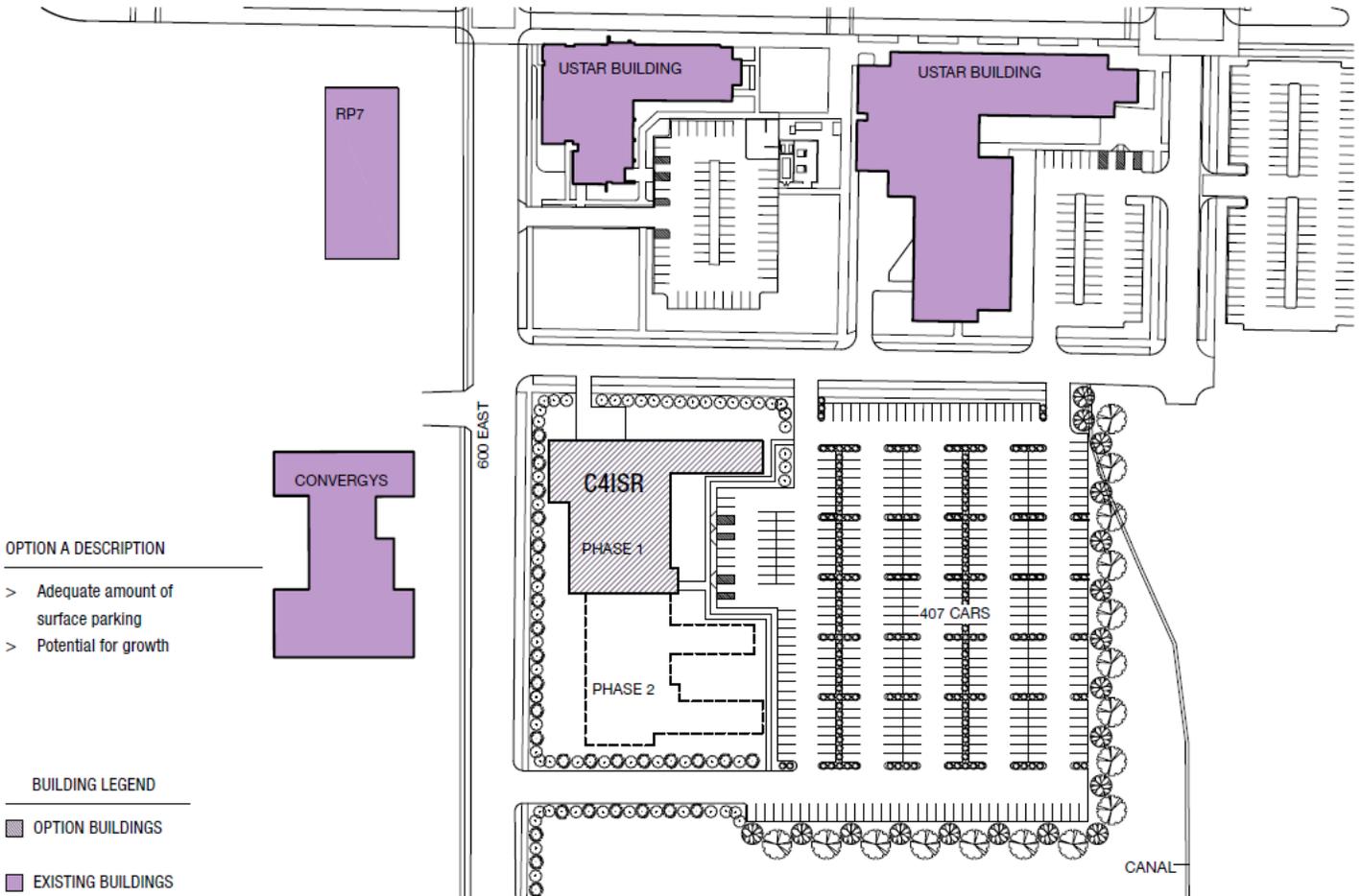
We appreciate your support in this endeavor and ask that you present this item to the Building Board for approval.

Sincerely,

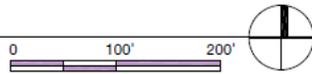
David T. Cowley
Vice President for
Business and Finance

cc: Ralph Hardy
Charles Darnell
Ben Berrett

Site and Infrastructure:



Site Plan C4ISR Option A



Preferred Site. Image courtesy FFKR Architects

Photographs and Maps:



Artist Renderings. Images courtesy FFKR



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: David G. Buxton
Date: December 5, 2012
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye for University of Utah
Presenter: Ben Berrett for Utah State University

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

DGB: cn

Attachments



Office of the Vice President
For Administrative Services

November 14, 2012

Mr. Gregg Buxton, Director
Division of Facilities Construction and Management
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for December Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period October 6, 2012 thru November 14, 2012. Please include this in the packet for the December 5, 2012 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
8 Design Agreements, 8 Planning/ Study/Other Agreements.

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 15 Remodeling Contracts, 4 Site Improvement Contracts.

Item 18, Medical Drive Repair

On September 10, a 16" water main broke and caused major damage at the intersection of 1900 East and Medical Drive which virtually closed use of both roads. Since these roads are critical access paths for health care operations as well as other University facilities, it was necessary to award a contract directly to Miller Paving on an emergency basis in the amount of \$51,216.

Report of Project Reserve Fund Activity (Page 3)

Increases:

None

Decreases:

None

Report of Contingency Reserve Fund (Page 4)

Increases:

None

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

Gregg Buxton, Director
November 14, 2012
Page 2

Decreases:

Project 20026, Eyring Chemistry HVAC System Upgrades

This transfer of \$101,380.85 was made to fund a variety of unforeseen conditions. The largest item (\$33,191), was to move access stairs and add a platform and rails for new exhaust fans on the roof in order to comply with code requirements. The next largest item (\$9,220) was to repair an existing duct that was discovered to be leaking due to previous damage. The balance of the transfer is for 12 other items to address unforeseen conditions or meet code requirements.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Nye". The signature is fluid and cursive, with a large initial "K" and "E".

Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Gregory L. Stauffer



Professional Services Agreements

Awarded From October 6, 2012 - November 14, 2012

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21256	SMBB NANOFAB TOOL INSTALL	KEN GARNER ENGINEERING	\$ 250,462.00	\$ 6,381.00
2	21292	2012 PAVEMENT REPAIR PROJECT	ENSIGN	\$ 350,000.00	\$ 9,000.00
3	21335	NORTH PARKING GARAGE BIRD MITIGATION PROJECT	EDWARDS AND DANIELS ARCH	\$ 320,000.00	\$ 28,800.00
4	21338	COMMUTER SERVICES SHUTTLE BUS GARAGE	CLIFF BERKEY ENGINEERING	\$ 900,000.00	\$ 90,906.00
5	21357	SOUTH CHILLER PLANT EXPANSION	COLVIN ENG	\$ 25,000.00	\$ 24,867.50
6	21370	HCI ROOM 2400 & 2160 REMODELS	HHY ASSOC	\$ 269,678.00	\$ 15,600.00
7	21371	EAST FOOTHILLS FIRE PROTECTION	STANTEC CONSULTING	\$ 322,342.00	\$ 30,070.00
8	21376	1900 EAST ROAD REPAIR	CLIFF BERKEY ENGINEERING	\$ 170,000.00	\$ 17,000.00
Planning/Study/ Other					
9	20011	NORTH CAMPUS CHILLED WATER PLANT	SOLARC ARCH	\$ 20,844,577.00	\$ 12,420.00
10	21217	HPER MALL FIVE PLAZAS	NOLTE ASSOCIATES	\$ 24,575.00	\$ 5,725.00
11	21224	HTW REPLACE HTW GENERATOR	INDUSTRIAL HEALTH INC	\$ 1,689,295.00	\$ 8,620.00
12	21380	WILLIAMS PARKING STRUCTURE - PV FEASIBILITY STUDY	AJC ARCH	\$ 26,413.00	\$ 25,413.00
13	21381	RETRO COMMISSIONING - MARRIOTT LIB	ETC GROUP	\$ 20,000.00	\$ 20,000.00
14	21382	RETRO COMMISSIONING - COWLES BLDG	ETC GROUP	\$ 12,000.00	\$ 12,000.00
15	21383	RETRO COMMISSIONING - WIDSTOE BLDG	ETC GROUP	\$ 12,000.00	\$ 12,000.00
16	21277	ELECTRIC AND HTW DISTRIBUTION INFRASTRUCTURE REPL	WILSON CONSULTING	\$ 35,000,000.00	\$ 11,340.00



Construction Contracts

Awarded From October 6, 2012 - November 14, 2012

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21213	UNION BLDG ASBESTOS REMOVAL PHASE 4	EAGLE ENVIRONMENTAL		\$ 1,166,650.00	\$ 24,286.00
2	21262	WILLIAMS BLDG FIRST FLOOR HEATING	COMMERCIAL MECH SYSTEMS		\$ 327,411.00	\$ 281,957.00
3	21269	WILLIAMS BLDG PEDIATRIC DATA RM RELOCATION	BAILEY BUILDERS		\$ 585,693.00	\$ 405,195.00
4	21271	STEWART BLDG RM 111 ASBESTOS ABATMENT	ROCMONT		\$ 166,026.00	\$ 11,710.00
5	21271	STEWART BLDG MULTIPLE REMODELS	WEBB BROTHERS CONSTRUCTION		\$ 166,026.00	\$ 128,000.00
6	21274	RESEARCH ADMIN BLDG 1ST FLOOR BREAK ROOM REMODEL	SLIDER CONSTRUCTION		\$ 52,128.00	\$ 40,538.00
7	21278	WARNOCK BLDG 2ND FLOOR LAB REMODEL	SLIDER CONSTRUCTION		\$ 74,951.00	\$ 53,733.00
8	21301	UNIV BOOKSTORE COMPUTER DEPT REMODEL	WASATCH ORNAMENTAL IRON		\$ 39,099.00	\$ 25,689.00
9	21317	CAMPUS EMERGENCY FIXTURE REPLACEMENTS	TERRY WASESCHA		\$ 117,429.00	\$ 23,831.00
10	21320	LNCO TEACHING AND RESEARCH CENTER OFFICE REMODEL	ALLEN IND		\$ 110,480.00	\$ 94,880.00
11	21328	WILLIAM BROWNING BLDG 7TH FLOOR REMODEL	RUECHERT CONSTRUCTION		\$ 34,483.00	\$ 27,755.00
12	21349	HCI MOLECULAR IMAGING REMODEL	CRC CONSTRUCTION		\$ 269,929.00	\$ 88,712.00
13	21194	SSB EXTERIOR CONCRETE RAMP REPAIRS	GERBER CONSTRUCTION		\$ 461,011.00	\$ 94,450.00
14	21227	UNIV NEIGHBORHOOD PARTNERS HARTLAND BLDG RENOVATION	SAI INC		\$ 496,147.74	\$ 400,650.00
15	21327	SSB CAREER SERVICES EXPLORATION CENTER REMODEL	AVALON		\$ 38,782.00	\$ 27,448.00
Construction - Site Improvement						
16	21202	ROSE HOUSE IRRIGATION AND SOIL PROJECT	KRIS PARKER DBA KP		\$ 1,262,538.00	\$ 14,831.00
17	21350	LEGACY BRIDGE DECK COATING	FISHER PAINTING		\$ 60,000.00	\$ 17,111.00
18	21361	MEDICAL DRIVE REPAIR	MILLER PAVING		\$ 58,160.00	\$ 51,216.75
19	21367	CONCRETE REPAIR WEST OF THE BUSINESS BLDG	ALLEN INDUST		\$ 22,711.00	\$ 19,800.00



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of October 6, 2012 to November 14, 2012

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,753,371.90			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
20026	Eyring Chemistry HVAC System Upgrades	(101,380.85)	(275,983.21)	11.53%	Construction
21225	Fletcher Physics Bldg - Replace Heating Water Pipes	(4,496.50)	(4,496.50)	0.43%	Construction
21189	Eccles Health Sciences Library Loading Dock	(2,412.96)	(24,412.96)	12.21%	Construction
	ENDING BALANCE	1,645,081.59			

16 November 2012

D. Gregg Buxton, Director
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Gregg:

SUBJECT: USU Administrative Reports for the December 2012 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 10/05/12 to 11/16/12.

Professional Contracts, 3 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 15 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

Three projects needed funds from the contingency fund for this reporting period. The contingency fund is in good order. Comments are provided on the report.

Report of Project Reserve Fund Activity (Page 5)

There was no activity in the Project Reserve fund for this reporting period.

Current Delegated Projects List (Pages 6-7)

Of USU's 55 projects, 1 is complete, 10 are substantially complete, 29 are in construction, 10 are in the design/study phase, and 5 are pending. The completed project for the reporting period is Merlin Olsen Field Replacement.

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



Professional Contracts Awarded From 10/05/12 to 11/16/12

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 BEERC Classroom Addition/Office Remodel	Cooper Roberts Simonsen Associates (CRSA)	\$75,900.00	\$75,900.00	Design for new classroom space
2 USUE CEIC Building Remodel	MHTN Architects	\$25,900.00	\$16,345.00	Facility Assesement
3 Concrete Replacement FY13	Professional Service Industries (PSI)	\$8,500.00	\$8,424.00	Sidewalk petrographic analysis
MISCELLANEOUS CONTRACTS None				



Construction Contracts Awarded From 10/05/12 to 11/16/12

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Health/LS/Code/Asbestos FY13	Delbert K Thayn	USU Facilities Planning and Design	\$136,364.00	\$15,468.00	Replace sidewalk/hydrant at USUE
2 Health/LS/Code/Asbestos FY13	USU Facilities Operations	USU Facilities Planning and Design	\$136,364.00	\$20,281.00	FAV 104/106 install exhaust hoods
3 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$16,312.00	Replace BNR NW & SW entrance doors-install auto openers
4 Sign System FY13	USU Facilities Operations	USU Facilities Planning and Design	\$46,296.00	\$12,664.00	Upgrade signage in BNR to meet ADA standards
5 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$9,011.00	Replace lights Morgan Theatre stage
6 Miscellaneous Critical Improvements FY13	USU Facilities Operations	USU Facilities Planning and Design	\$231,481.00	\$5,862.00	Update signage to meet ADA standards in Education Building
7 Building Commissioning FY12	USU Facilities Operations	USU Facilities Planning and Design	\$180,180.00	\$4,988.00	Phase 1 of Maeser lab recommissioning
8 Sign System FY13	USU Facilities Operations	USU Facilities Planning and Design	\$46,296.00	\$2,115.00	Provide metal letters/logo for 1400 N/800 E sign
9 Miscellaneous Critical Improvements FY12	USU Facilities Operations	USU Facilities Planning and Design	\$268,448.00	\$1,297.00	Replace doors on five fire hose cabinets in NFS
MISCELLANEOUS CONTRACTS					
10 Health/LS/Code/Asbestos FY13	Environmental Abatement		\$136,364.00	\$23,310.00	Asbestos abatement in Maeser lab basement machine room

11 Medium Voltage Upgrades FY13	Spindler Construction	\$225,225.00	\$3,659.00	2" HDPE lines to building
12 Health/Life Safety/Code/ Asbestos FY12	Eagle Environmental	\$143,363.00	\$2,031.00	Asbestos abatement at UWRL
13 Health/LS/Code/Asbestos FY13	Eagle Environmental	\$136,364.00	\$1,663.00	Asbestos abatement BNR 135, 137 and 171
14 1200 East (Aggie Village) Landscape	Bailey Nurseries	\$97,583.33	\$1,522.00	Trees for project
15 1200 East (Aggie Village) Landscape	Zollinger Fruit & Tree Farm	\$97,583.33	\$572.00	Trees for project

Report of Contingency Reserve Fund From 10/05/12 to 11/16/12

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$454,422.55				
INCREASES TO CONTINGENCY RESERVE FUND None					
DECREASES FROM CONTINGENCY RESERVE FUND					
Concrete Replacement FY13 replace main line/topsoil & landscape	(30,992.50)	(30,992.50)	12.82%	Construction	80.74%
Old Main Masonry Restoration replace 4 window lintels/remove stucco west elevation	(12,877.00)	(12,877.00)	5.51%	Construction	61.75%
Fine Arts Precast Concrete Panel Replacement modify beam detector	(10,482.58)	(10,482.58)	3.62%	Construction	88.35%
ENDING BALANCE	\$400,070.47				

**Report of Project Reserve Fund Activity
From 10/05/12 to 11/16/12**

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE INCREASES TO PROJECT RESERVE FUND None DECREASES TO PROJECT RESERVE FUND None	\$587,074.77		
ENDING BALANCE	\$587,074.77		

Current Delegated Projects List

11/16/12

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22909	Classroom Upgrades FY11	Substantial Completion	407,151
A22911	Sign System FY11	Substantial Completion	54,490
A23857	Spectrum Volleyball Locker Room Remodel	Design only	10,000
A24159	Chilled Water Thermal Storage	Construction	2,568,183
A24756	Sant Engineering Clean Room Remodel	Substantial Completion	523,500
A24855	Planning and Design Fund FY12	Design/Study	124,802
A24856	Health/Life Safety/Code/Asbestos FY12	Construction	143,363
A24857	Classroom/Auditorium Upgrades FY12	Construction	389,659
A24858	Building Commissioning FY12	Commissioning	190,991
A24859	Miscellaneous Critical Improvements FY12	Construction	273,313
A24860	BNR Fire Protection Phase II	Construction	586,811
A24862	NFS HVAC Design	Construction	195,532
A24863	Campus Wide Bike Racks FY12	Substantial Completion	71,277
A24865	Sign System FY12	Substantial Completion	58,462
A24867	Steam Line Insulation FY12	Substantial Completion	98,597
A24869	Concrete Replacement FY12	Substantial Completion	242,593
A24870	1200 East (Aggie Village) Landscape	Construction	97,583
A24871	Paving (Student Living Center Parking Lot)	Substantial Completion	396,620
A24936	Vet Science Animal Cadaver Lab Remodel	Construction	400,000
A25415	Animal Science Refreshment	Construction	748,024
A25416	HPER Field Turf Upgrade	Construction	2,999,309
A25442	Experimental Stream Facility	Design	200,000
A25891	USU VoIP Comm Closet Upgrade	Construction	3,302,931
A26109	Skaggs Lab Remodel	Construction	549,025
A26677	Access Controls FY13	Construction	147,059
A26681	Medium Voltage Upgrades FY13	Construction	243,243
A26741	Morgan Hall Renovation	Substantial Completion	924,182
A26808	Stadium Pavement Replacement	Substantial Completion	158,005
A27065	Bldg 620 STE 227 remodel-Thompson	Construction	212,874

A27085	Merlin Olsen Field Replacement	Complete	404,604
A27144	Building Commissioning FY13	Pending	190,991
A27145	Bus. Bldg Steam/Water Connect	Pending	500,000
A27146	Campus Controls Upgrade FY13	Pending	245,098
A27147	Campus-wide Bike Racks FY13	Construction	49,074
A27148	Classroom Auditorium Upg FY13	Construction	294,570
A27149	Concrete Replacement FY13	Construction	276,160
A27150	Emergency Generator FY13	Pending	245,495
A27151	Fine Arts Precast Concrete Panel Replace	Construction	393,872
A27152	FAV Cooling	Design	1,147,368
A27153	Health/LS/Code/Asbestos FY13	Construction	147,273
A27154	HPER Landscape and Irrigation	Construction	364,309
A27155	Miscellaneous Critical Improvements FY13	Construction	245,370
A27156	Old Main Masonry Restoration	Construction	367,398
A27157	Planning & Design Fund FY13	Pending	100,000
A27158	Sign System FY13	Construction	49,074
A27277	BEERC Classroom Addition/Office Remodel (NEW PROJECT)	Design	1,287,513
A27311	Bldg 620 STE-Zane Lab Remodel	Construction	318,850
C11292	Price BDAC Fire/Irrigation Sys	Construction	665,400
C11293	Price SAC Building Study	Construction	14,620
C11294	USUE Central Instructional Building	Design	75,000
C11295	USUE San Juan Residence Hall	Construction	3,283,240
C11301	USUE Workforce Education Remodel	Design	391,780
C11310	USUE Library Building Upgrade	Design	765,789
C11314	USUE CEIC Building Remodel (NEW PROJECT)	Design	759,460
TOTAL (55)			<u><u>\$28,974,887</u></u>



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: David G. Buxton
Date: December 5, 2012
Subject: **Administrative Reports for DFCM**
Presenter: Kurt Baxter, DFCM

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

Lease Report (Pages 1 - 2)
No significant items

Architect/Engineering Agreements Awarded, Agreements Issued (Pages)

Construction Contracts Awarded, Contracts Issued (Pages)

These two reports are UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, these reports needed to be re-written. They are in final testing now.

Report of Contingency Reserve Fund (Pages 3 - 4)

Increases

Increases are from FY'13 budgeted contingency transfers, decrease change orders and modifications.

Decreases, New Construction

USU Agriculture Building

This transfer of \$267,420 covers the abatement costs of the Agriculture Science Building

Dixie Holland Centennial Commons Building

This transfer of \$148,162 covers the State's share of change order #15 and DTS wiring costs over budget. See attached pages #5 – 6 for details.

SLCC RRC Instructional and Administration Building

This transfer of \$115,074 covers change order #2. See attached page #7 for details.

Decreases, Remodeling

Freeport Center Warehouses Improvements for Multi Agencies

This transfer of \$118,724 covers change order #1 for Archives Record Center fire sprinkler upgrade, change order #3 for building C-6 roof improvements, change order #1 on the building D-5 remodel, and change order #4 on the building C-6 remodel portion of this project. See attached pages #8 - 11 for details.

Report of Contingency Reserve Fund Continued (Pages 3 - 4)

Decreases, Remodeling

MATC Geneva Building Remodel

This transfer of \$56,508 covers Rocky Mountain Power costs to remove existing service and install new services, design costs over budget, and change order #1. See attached pages #12 - #13 for details.

Slate Canyon Youth Facility Boiler Room Additions

This transfer of \$32,456 covers change order #1. See attached page #14 for details.

Report of Project Reserve Fund Activity (Page 15)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The transfer of \$287,000 to the Freeport Center Warehouses project is to award the last bid package of a many bid package project. The transfer of \$128,557 for the Springville Hatchery Water treatment system project is to complete the project and the UPS portion of that. The other two transfers are to award bids over budget.

Contingency Reserve Fund Analysis (Pages)

This report is UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, it needs to be re-written.

Statewide Funds Reports (Pages)

These reports are UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, they need to be re-written.

Construction Contract Status (Pages)

This report is UNDER CONSTRUCTION at this time. With DFCM's move to a new project management database, it needs to be re-written.



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 10/1/2012 to 11/13/2012

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

LEASE

1.	Health, Employee Support, Salt Lake City	Full	Office	5 Yrs.	25,302		\$19.99		New location for new Federally-funded program.
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AMENDMENTS

1.	Corrections, AP&P Fillmore	Full	Office	5 Yrs.	702	702	\$ 7.00	\$ 7.50	Renewal at market.
2.	Education, Disability Determination Services Salt Lake City	Full	Office	5 Yrs.	27,300	27,300	\$25.96	\$24.25	Renewal, reduction in rent.
3.	Human Services Developmental Disabilities Council Salt Lake City	Full	Office	68 Mos.	3,487	1,927	\$15.42	\$16.00	Renewal at market, decrease in square footage for reduced program needs.
4.	Public Safety Driver License Highway Patrol Cedar City	Full	Office	18 Mos.	7,980	7,980	\$19.28	\$19.28	Short-term renewal, no change in rent.



Division of Facilities Construction and Management
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Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 10/1/2012 to 11/13/2012

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
5.	Public Safety, Driver License, Heber City	Full	Office	5 Yrs.	1,773	3,117	\$19.89	\$20.00	Renewal at market, increase in square footage for program needs.
6.	Public Safety, Post Draper	Partial	Ground	5 Yrs	4 Acres	4 Acres	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
7.	Tax Commission Administration Salt Lake City	Net	Storage	5 Yrs.	21,600	21,600	\$5.05	\$ 5.05	Renewal, no change in rent.

DFCM

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

Dec-12

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			6,746,041.46	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND								
FUNDING								
10221	CPB	SOB North Window Improvements	87,500.00	-	-	0.00%	Design	0%
11345	Dixie	Browning Library Remodel	82,700.00	-	-	0.00%	Pending	0%
10285	UDOT	Kamas Maint Station Replacement	73,894.18	-	95,878.59	6.39%	Construction	50%
09065	Courts	Davis County Courts Hvac Wtr Balancing/Repr	73,850.00	-	2,377.54	0.75%	Complete	100%
11037	UVU	Admin Bldg Fan Coil Units Replacement	50,365.72	-	2,212.28	0.31%	Design	0%
11318	DEQ	Technical Support Center Remodel	38,918.00	-	-	0.00%	Design	0%
11343	UVU	Central Plant, Bus., Gunther & Science bldgs HVAC Improvements	36,771.00	-	11,571.00	1.86%	Design	0%
10135	DFCM	Heber Wells/DWS Admin Blds Widewalk Replace	29,650.00	-	-	0.00%	Construction	100%
11080	DATC	Administrative Area Upgrade	20,000.00	-	-	0.00%	Construction	86%
11186	SUU	Exterior Path of Travel Study	12,825.00	-	-	0.00%	Pending	0%
11081	DATC	Electrical System Upgrade	10,800.00	-	-	0.00%	Construction	88%
11053	UVU	Trades Bldg Elevator Replacement	10,168.00	-	-	0.00%	Pending	0%
11095	DWS Midvale	Restroom Remodel	8,800.00	-	-	0.00%	Design	0%
11093	Fairpark	North Temple St Sewer Connections	8,546.00	-	-	0.00%	Construction	0%
11051	Corrections	Draper - Timpanogos Boiler Replacement	8,234.00	-	-	0.00%	Construction	99%
OTHER INCREASES								
11077	WSU	Professional Classrm Bld And Central Plant	64,491.44	-	(64,491.44)	-0.98%	Design	0%
07260	U OF U	Nursing Bldg Renovation Expansion	6,268.87	-	163,336.77	1.00%	Complete	100%
11149	SLCC	RRC Technology Bldg Stair and Ramp Replacement	2,554.84	-	3,328.83	1.72%	Construction	37%
DECREASES TO CONTINGENCY RESERVE FUND								
NEW CONSTRUCTION								
07310	USU	Agriculture Building	(267,420.27)	-	1,909,546.08	4.77%	Construction	98%
06297	Dixie	Holland Centennial Commons	(148,161.50)	-	991,779.67	2.69%	Construction	82%
10036	SLCC	RRC New Instructional and Admin Complex	(115,074.00)	-	276,675.00	1.00%	Construction	2%
09024	SLCC	SCC Center For New Media Bldg	(92,448.26)	-	657,064.43	1.64%	Construction	72%
06272	UOFU	David Eccles School Of Business	(26,483.46)	-	630,885.75	1.42%	Construction	76%
10254	UNG	Ogden Armory Remodel	(15,489.01)	-	57,751.55	5.71%	Construction	72%
10255	UNG	Logan Armory Remodel	(11,665.85)	-	76,700.47	7.84%	Construction	73%

DFCM

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

Dec-12

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			6,746,041.46	7,415.55				
REMODELING								
11063	Freeport	Ctr Warehouse Multi-Agency Improvements	(118,723.75)	-	358,091.33	12.21%	Construction	91%
09163	MATC	Geneva Building Planning	(56,507.89)	-	80,739.89	81.99%	Design	77%
10220	CPB	SOB East Staircase Improvements	(39,289.00)	-	39,289.00	12.28%	Construction	9%
11253	DHS/JJS	Slate Canyon Boiler Room Additions	(32,456.42)	-	32,456.42	89.13%	Construction	84%
11066	Wellsville DOT	Maintenance Stn Replacement	(32,020.00)	-	186,624.04	10.06%	Construction	88%
11100	WSU	Northeast Campus Fire Protection Upgrades	(26,745.89)	-	28,609.47	19.01%	Construction	54%
11177	CPB	House & Senate Bldgs Exterior Door	(25,873.16)	-	28,879.63	10.73%	Construction	93%
11091	Matheson Courts	Fac Repair Fire Sprinkler Joints	(21,906.00)	-	63,066.00	25.19%	Construction	7%
11297	USDC	Admin HVAC Replacement	(19,436.00)	-	19,436.00	5.54%	Construction	0%
11067	Logan Court	Security Upgrades	(18,322.12)	-	22,434.82	9.21%	Construction	37%
11143	Dixie	State College Browning Library Classroom ADTN And Remodel	(17,469.45)	-	74,462.63	4.09%	Construction	4%
12009	UNG	Headquarters Boiler & Piping	(17,238.45)	-	29,718.45	4.58%	Construction	0%
11115	Farmington Courts	Facility ADA Courtroom And Exterior Entrance Improvments	(12,443.05)	-	18,344.05	10.19%	Design	0%
11104	WSU	Dee Event Center Controls Upgrade	(9,634.16)	-	34,778.16	13.83%	Construction	6%
11153	SOB	Das Security Upgrades Phase 11	(8,679.00)	-	8,679.00	5.42%	Pending	0%
11110	OWATC	Campus Wide Restroom Upgrades	(5,784.28)	-	29,037.77	9.62%	Construction	39%
10167	CEU	San Juan Admin Bld Replace/Demolition/Landscape	(4,998.86)	-	114,558.09	12.18%	Complete	100%
10284	UBATC	Roosevelt Bldg Hvac System Improvements	(4,785.00)	-	4,785.00	0.68%	Construction	13%
11156	DOT	Rampton Complex Fire Alarm Monitoring & Control Panel Upgrade	(3,628.93)	-	13,704.88	10.39%	Construction	96%
08067	Courts	Matheson Concrete Settling Repairs	(1,714.67)	-	23,109.78	3.72%	Construction	71%
11088	Northern Utah CCC	CCTV Security Equipment	(975.32)	-	975.32	2.17%	Construction	59%
11070	Logan ABC#6	Truck Loading Area Awning	(17.49)	-	948.99	2.39%	Construction	0%
TOTAL			6,216,987.27	7,415.55				



Change Order Justification Statement

PROJECT NAME:	<u>DSC Commons – PLAZA PROJECT</u>	PROJECT NO.:	<u>06297640</u>
CONTRACTOR:	<u>Jacobsen</u>	CONTRACT NO.:	<u>117343</u>
DATE:	<u>Oct 24, 2012</u>	CHANGE ORDER NO.:	<u>15</u>

The attached documentation is approved to be included as part of the contract documents for the listed contractor and supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe each item, categorize the change, list the approved funding and the funding source.

DESCRIPTION OF CHANGE ORDER RFPs OR CCDs

- RFP 134: This change adds a railing to an area that the fire marshal fears will be used as storage and will therefore violate the code. This is a unknown change.
- RFP 139: This change modifies the ceiling in a janitor closet from a lay-in ceiling tile to a gyp board fire rated ceiling. This an omission.
- RFP 140: This change modifies the functioning of a lockset and adds components for a door with an electrical strike that were omitted. This is an omission change.
- RFP141: Southwest Utah Public Health required instantaneous water heaters to hand wash sinks at three locations. This is an unknown change.
- CCD 18: A large classroom was too acoustically live and need to be sound dampened. This change adds acoustical panels to the classroom. This is an omission change.
- RFP 143: In order to keep the project on schedule, lay-in ceiling tiles needed to be installed prior to all of the work in the ceilings being complete, including work provided by Data Technology Services (DTS). When they installed their work, DTS damaged several areas of the lay-in ceiling which then need to be replaced. This is a DTS error change.
- RFP 144: A student recently slipped on a sloped area of the project's landscaping and slightly injured themselves. To avoid similar future occurrences, this change adds rocks to this area to discourage students from walking through the sloped area. This is an omission change.
- RFP 146: This change extends power in the wall in the Zion Room from the wall where a monitor was to be mounted to a pole mount in the ceiling. This is an omission change.
- RFP 145: This change adds a water meter and an air handler blow out door monitor. The water meter was requested by DFCM to monitor energy usage and the monitor was required by our commissioning agent. This an owner scope change.
- CCD 19: This change removes and replaces the glazing at the cashier's counter. The glazing originally had openings at the side for sound transmission. This modification provides a circular opening in the middle of the glazing for improved sound. This is an error change.
- CCD 21: Intense direct sunlight floods the east lobby of the building and interferes with the vision of east facing staff. This change adds motorized window shades high on the window wall. This is an omission change.
- RFP 43: This change adds lights to the project for artwork furnish and installed by DSC. This addition to the project was approved by DFCM's administration and will be funded by the project's surplus funds. This is a DFCM scope change.
- CCD 22: this change adds a seismic shut off valve to the gas supply at the building's gas meter. This is an omission change.

The costs for these changes were reviewed by VCBO, DSC, and DFCM and determined to be equitable amounts for the modifications.

CHANGE ORDER SUMMARY

PR/CCD	Category	Funding Source	Amount	Time
RFP 134	Unknown	Contingency	\$353.00	
RFP 139	Omission	Contingency	\$748.00	
RFP 140	Omission	Contingency	\$586.00	

RFP 141	Unknown	Contingency	\$6,889.00	
CCD 18	Omission	Contingency	\$1,940.00	
RFP 143	DTS Error	DTS	\$4,809.00	
RFP 144	Omission	Contingency	\$5,644.00	
RFP 146	Omission	Contingency	\$656.00	
RFP 145	DFCM Scope	Contingency	\$12,490.00	
CCD 19	Error	AE	\$4,313.00	
CCD 21	Omission	Contingency	\$19,355.00	
RFP 43	Scope	Surplus Project Funds	\$18,713.00	
CCD 22	Omission	Contingency	\$1,329.00	
Total			\$77,825.00	

By: , Project Manager

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #002

PROJECT NAME: Instructional and Administration Building PROJECT NUMBER: 10036660
 AGENCY: Salt Lake Community College CONTRACT NUMBER: 127406
 CONTRACTOR: Okland Construction DESIGNER: AJC Architects

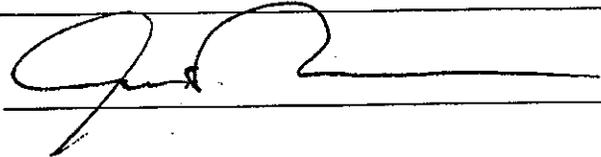
The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO #004.1	While excavating for the east wing adjacent to the existing utility tunnel, it was found that the tunnel was sitting in a bed of uncompactable fine coarse gravel. To prevent undermining of the tunnel it required us to use a combination of shoring and shot-crete to prevent the undermining from happening.	3	Statewide Contingency Fund	\$9,106	0
PCO 008	Due to the unknown gravel layer (it didn't show up in soils report) we had to revise the method of installation of the Aggregate Piers (Geopiers). We had to add a casing and vibrating hammer to compact around the casing. The casing then was able to hold the loose gravel in place while the piers continued through the gravel layer without collapsing.	3	Statewide Contingency Fund	\$105,968	7
Total				\$115,074	7

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____

By DFCM Project Manager:  Date: 9/29/12

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #1

PROJECT NAME: Record Center – Fire Sprinkler Upgrade
 AGENCY: DFCM – State Archives
 CONTRACTOR: Delta Fire Systems

PROJECT NUMBER: 11063310
 CONTRACT NUMBER: 127688
 DESIGNER: WPA Architecture

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
#1	Additional Fire Hoses	Unknown	Contingency Funds	\$2,995.00	0
Total				\$2,995.00	46

By DFCM Project Manager: Darrell Hunting _____ Date: 10/3/2012

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #3

PROJECT NAME: Freeport Center C-6 Roofing Improvements
 AGENCY: DFCM – Archives
 CONTRACTOR: Kendrick Bros. Roofing

PROJECT NUMBER: 11063310
 CONTRACT NUMBER: 127468
 DESIGNER: Sargent Engineers

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PR # 6	Extra cleaning of the shelving	Unknown	Contingency funds	\$4,372.50	0
PR #7	Roof safety System	DFCM Scope change	Contingency funds	\$27,336.00	0
Total				\$31,708.50	0

By DFCM Project Manager: Darrell Hunting _____ Date: 9/12/2012

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER # 1

PROJECT NAME: DATC Free port Center D-5
 AGENCY: DATC
 CONTRACTOR: Landmark Coppanies

PROJECT NUMBER: 11063310
 CONTRACT NUMBER: 137512
 DESIGNER: JRCA Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO 1	Modify 201 I-joist and Modify 177 LVL Joist . Additional ?Blocking rewuired to support new plywood per structural Engineer.	3	State Wide contingency	\$19,818.70	
PCO 2	Additional Roofing Demolition of unforeseen roofing deck mateials to be removed as per the Structural Engineer	3	State wide contingency	\$54,708.50	
				\$74,527.20	

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____

By DFCM Project Manager: Tim K Parkinson Date: September 5, 2012



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES
Division of Facilities Construction and Management

DFCM

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #4

PROJECT NAME: Freeport Warehouse C-6 Improvements
 AGENCY: - DFCM - DNR
 CONTRACTOR: Saunders Construction

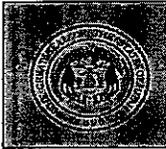
PROJECT NUMBER: 11063310
 CONTRACT NUMBER: 127290
 DESIGNER: Sanders Associates Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

PCO/CCD	Description	Category (reason)	Funding Source	Amount	Time
PR #11	Fire sprinkler upgrades	Unknown	Contingency funds	\$9,493.05	65
Total				\$9,493.05	65

By DFCM Project Manager: Darrell Hunting

Date: 9/10/2012

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER # 01

PROJECT NAME: Geneva Building Remodel
AGENCY: MATC
CONTRACTOR: North Ridge Construction

PROJECT NUMBER: 09163260
CONTRACT NUMBER: 137520
DESIGNER: HFS Architects

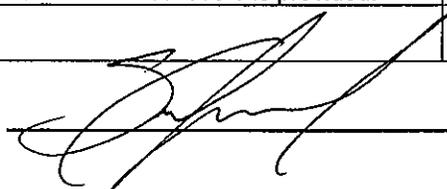
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In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

PCO/C CD	Description	Category (reason)	Funding Source	Amount	Time
PCO #6	Sheet AE111, there is no ceiling identified for the east stairwell, room 118. This is the cost to install a sheetrock ceiling.	Design Ommision	Contingency	\$ 718.75	0 days
PCO #7	At the end of the design phase, the Architect was instructed to reduce scope and split the project into a base bid and an Alternate in order to bring the project into budget. The effort to split out the alternate was lacking. The break line for the alternate excluded the wall on gridline 3. This is the cost to include the grid line 3 effort back into the base bid.	Design Error	Contingency	\$ 13,703.14	0 days
PCO #8	The existing constructions in the wall at grid line 2 were not acceptable to modify for the structural components to support the design of the skylight and stairs. This is the cost to adjust the structural design and pull the columns out of the existing wall and install full height (22') columns for the work outside of the existing wall.	Unforseen	Contingency	\$ 5,589.68	0 days
PCO #9	Agency and Architect approved light fixtures for the Student Services area. Specified lights were removed in the value engineering effort. Replacements were not identified.	Design Error	Contingency	\$ 2,562.00	0 days
PCO #10	Credit to delete the tile at the drinking fountain and the Schluter trim in the restrooms. The drinking fountain graphic was shown in the incorrectly on the architectural drawings and was omitted completely from the electrical and mechanical sheets. The MATC required drinking fountain has a stainless steel back splash, tile is not necessary.	Design Ommision	Contingency	(\$ 711.00)	0 days
PCO #11	Comcheck wall type was identified as insulated, insulation was not shown on the drawings, code inspector required the wall match the submitted wall type. This is the cost for the additional insulation.	Design Error	Contingency	\$ 759.00	0 days
PCO #12	The agency had identified in the design process the need for the orange peel areas be refinished. This information was not included in the construction documents. This is the cost to recoat the residential orange peel finish in the book store only, no stairs, no restrooms and no storage room.	Design Ommision	Contingency	\$ 1,610.00	0 days
PCO #13	The drawings indicated the installation of an additional gas meter, the existing gas supply had 2 existing meters. The new meter location had conflicts with the existing utilities; Questar Gas suggested this solution as least cost.	DFCM Scope Change	Contingency	\$ 1,230.00	0 days
PCO #14	The Agency had requested accent paint on the large (30' x 22") wall in the student area, the detail did not get included in the drawings.	Design Ommision	Contingency	\$ 517.00	0 days
PCO #15	Architect neglected to identify a finish for the stairs, this is the cost to install carpet.	Design Ommision	Contingency	\$ 2,079.00	0 days

PCO # 16	The drinking fountain graphic was shown in the incorrect location on the architectural drawings and was omitted from the electrical and mechanical sheets. There was no specification for any drinking fountain. The contractor had included a basic drinking fountain and provided a credit for the drinking fountain, although none was specified. MATC required the same finishes and equipment as at the Lehi location. This is the cost for the omitted drinking fountain, minus the credit from the contractor.	Design Ommision	Contingency	\$ 3,721.00	0 days
PCO # 17	No cap or finish was identified for the half wall at the stair above storage room #117. Oak was selected due to cost, the agency wanted the same granite as the cabinets, cost was prohibitive.	Design Ommision	Contingency	\$ 966.00	0 days
PCO # 19	Damage to the exterior CMU at the corner of the building breaching the building envelope, this is the cost to repair.	DFCM Scope Change	Contingency	\$ 217.69	0 days
PCO # 21	Light fixtures for the east stair and the storage room under the west stair. No lighting was specified. New lighting for student services.	Design Ommision	Contingency	\$ 1,475.95	0 days
PCO # 22	The existing fire sprinklers had been previously modified with 1/2" nipples restricting the flow to the heads. This is the cost to correct the sprinklers to current code. This needs to be addressed in phase 2 and phase 3.	Unforeseen Condition	Contingency	\$ 2,173.50	0 days
PCO # 23	The contractor provided a design modification to move 2 exposed beams in the bookstore to keep the ceiling height clear. This is the cost to adjust the ductwork to fit the new beams and correct some existing unforeseen duct issues in the bookstore ceiling. The existing duct issues would have needed to be addressed regardless of the beam change.	Unforeseen Condition	Contingency	\$ 1,358.89	0 days
PCO # 24	The duct work was design to run within the joists, the existing joists at one of the HVAC units did not have the same web clearances as the other locations. This is the cost to adjust for the new duct runs at cost, no OH&P requested.	Unforeseen Condition	Contingency	\$ 1,021.55	0 days
PCO # 25	There were existing outlets and power circuits that were not shown on the plans to remain as a result were removed in demolition. The auxillary fire panel was not shown on the plans and was required to be relocated. Additional costs was incurred to rework the electrical, the electrical drawings had not been modified to accommodate the base bid and the alternate. None of the panels were balanced, lighting circuits were half in the base and half in the alternate. These costs cover the errors and ommisions on the electrical sheets.	Design Ommisions and Errors	Contingency	\$ 2,931.15	0 days
PCO # 26	Commisioning was specified, not required. Credit back form the Mechanical Sub.	Design Error	Contingency	(\$ 260.00)	0 days
PCO # 27	Code required the storage below the stairs to be 1 hour rated, due to the structural changes required to take the steel out of the existing wall at gridline #2. This is the cost to replace the unrated door with an one hour rated one.	Unforeseen Condition	Contingency	\$ 808.61	0 days
PCO # 28	Cost to expedite the controls effort, due to the delay in Value engineering changes to the scope. Cost to relocate the drinking fountain from the location shown on the architectural plans to the correct location.	Design Ommisions and Errors	Contingency	\$ 1,067.82	0 days
PCO # 29	Code required intumescent paint for stair structural steel.	Design Ommision	Contingency	\$ 550.85	0 days
PCO # 30	The value engineering effort removed the new coiled door in leiu of reusing the existing door, the exiting door had no stainless stell end caps, cost for new caps.	Unforeseen Condition	Contingency	\$ 460.00	0 days
PCO # 32	Compensable Delay The structural changes due to the existing conditions at gridline 2 required the structural drawings to be revised for inspection before rebar could be installed and concrete could be poured. The result was a 20 day delay in the critical path. Original schedule and the revised schedule is provided.	Unforeseen Condition	Contingency	\$ 5,636.16	16 days
Total				\$ 51,469.14	16 days

By DFCM Project Manager:



Date: 11-6-12

CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

CHANGE ORDER #01

PROJECT NAME: Slate Canyon Boiler Room Addition
 AGENCY: DHS Youth Corrections
 CONTRACTOR: BMA Construction & Develop, LLC

PROJECT NUMBER: 11253430
 CONTRACT NUMBER: 137501
 DESIGNER: VBFA

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

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PCO/ CCD	Description	Category (reason)	Funding Source	Amount	Time
PCO-01	Work required due to buried water and gas line in the site. These lines needed to be relocated and the fire Marshal required the fire sprinkler riser to be re-located to the new boiler room. These were unforeseen conditions. Due to the delay caused by this extra work, the contractor has requested additional time which is included in the cost for this item.	Unforeseen Condition	Statewide Contingency Fund	\$21,391.41	26 days
PCO-02	This adds interior furred out walls which were not indicated on the bid set of documents but was included on the approved drawings and is needed for meeting the energy code.	Design Omission	Statewide Contingency Fund	\$10,317.51	9 Days
PCO-03	This is additional work to remove and patch existing pipe penetrations with masonry infill. No shown on drawings but is added scope to make the finish building look better. DFCM Scope change	DFCM Scope Change	Statewide Contingency Fund	\$747.50	
Total				\$32,456.42	35 days

CATEGORY (REASON):

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: _____

By DFCM Project Manager: C. Wessum Date: 10/2/2012



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

Dec-12

% of
Constr.

PRJT.

#	PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>		<u>6,574,060.07</u>	<u>968,481.36</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>					
07260750	U of U - Nursing Building Renovation	232,905.91		Balance of FFE, Inspection & Insurance Budgets	1.01%
11069210	BATC - West Campus HVAC Upgrades PH II	31,023.76		Balance of Various Project Budgets	10.50%
11078110	Corrections - CUCF Central Door Replacement	15,646.00		Balance of Various Project Budgets	26.98%
11055790	UVU - Campus Exterior Lighting Improvements	12,383.00		Balance of Construction Budget	6.19%
11172110	Corrections - CUCF Acorn Facility Vacuum Toilet System	8,667.84		Balance of Construction, Inspection & Insurance Budget	2.48%
10269310	TAX - HVAC Controls Upgrade	7,448.84		Balance of Design, Inspection & Insurance Budgets	2.66%
11162790	UVU - Learning Ctr Switchgear Replacement	6,311.92		Balance of Various Project Budgets	3.83%
09040120	Corrections - Fremont CCC Holding Cell	5,048.00		Balance of Various Project Budgets	6.93%
11168120	Corrections - Bonneville & Fremont CCC Grease Traps	4,237.50		Balance of Design Budget	3.47%
10266470	UNG - Spanish Fork Armory Electrical Switches Replacement	2,708.48		Balance of Inspection & Insurance Budgets	0.79%
11180710	SNOW - South Campus Doors & Hardware	2,109.58		Balance of Inspection & Insurance Budgets	1.17%
10112310	DFCM - Ogden Regional Center Window Repairs	1,484.87		Balance of Design, Inspection & Insurance Budgets	0.37%
10102810	WSU - New Covered Storage	1,098.95		Balance of Construction Budget	0.30%
11094370	Fairpark - Maint Mldg Electrical Distribution Upgrade	519.00		Balance of Construction Budget	0.85%
11187150	Courts - Provo Juvenile Clerical Work Area Remodel	475.84		Balance of Inspection & Insurance Budgets	0.57%
<u>DECREASES TO PROJECT RESERVE FUND:</u>					
11063310	DFCM - Freeport Center Warehouses Multi Agency Improvements	(287,000.00)		To Award Construction Contract	4.63%
07146520	DWR - Springville Hatchery Water Treatment System	(128,557.25)		Return Funds To Complete Project	5.71%
10220050	CPB - SOB East Staircase Improvements	(58,273.50)		To Award Construction Contract	10.22%
11051100	Corrections - Timpanogos Boiler/ Uinta Boiler	(46,689.72)		To Award Construction Contract	10.11%
<u>ENDING BALANCE</u>		<u>6,385,609.09</u>	<u>968,481.36</u>		



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: David G. Buxton
Date: December 5, 2012
Subject: **Approval of 2013 Building Board Meeting Schedule**

Attached for your review and approval is the Building Board Meeting Schedule for the year 2013.

DGB: cn
Attachment



Gary R. Herbert.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3261
Fax (801) 538-9694

MEMORANDUM

To: Utah State Building Board
From: Cee Cee Niederhauser
Date: December 5, 2012
Subject: **2013 Building Board Meeting Schedule**

The following is the 2013 meeting schedule for the Utah State Building Board. The meetings will begin at 9:00 a.m. unless specified different on the agenda.

DATE	LOCATION
Wednesday, Feb. 6, 2013.	4112 State Office Building
Wednesday, March 6, 2013	4112 State Office Building
Wednesday, April 3, 2013 (Approve allocation of Capital Improvement funds)	Utah State Capitol Room 250
Wednesday, May 1, 2013	Utah State Capitol Room 250
Wednesday, June 5, 2013	Utah State Capitol Room 250
Wednesday, July 10, 2013	Utah State Capitol Room 250
Capital Facilities Tour – August 21 & 22, 2013.	TBD
Wednesday, September 4, 2013	Utah State Capitol Room 250
Wednesday, October 9, 2013 at 8:30 am. (Hearing for Capital Development requests)	W030 West Building
Wednesday, October 30, 2013 (Prioritization of Capital Development requests)	W030 West Building
Wednesday, December 4, 2013	Utah State Capitol Room 250