

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, December 10, 2014
Room 250, Utah State Capitol Building
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of November 5, 2014**..... Tab 1
- (Action) 2. **R23-1, Procurement Rules, Replacement and Repeal**..... Tab 2
- (Action) 3. **Five Year Notice of Review and Statement of Continuation for Rule R23-26, Administrative Services, Facilities Construction and Management; Dispute Resolution**..... Tab 3
- (Action) 4. **Request for Approval for Tooele Applied Technology College Land Bank** Tab 4
- (Action) 5. **Request for Recommendation of University of Utah’s Non-State Funded Orson Spencer Hall Redevelopment** Tab 5
- (Action) 6. **Request for Recommendation of the Non-State Funded South City Campus Strength and Conditioning Center for Salt Lake Community College** Tab 6
- (Action) 7. **Request for Recommendation of Dixie State University’s Non-State Funded Student Housing Project** Tab 7
- (Action) 8. **Request for Approval of the Kaysville Education Center Addition for Utah State University**..... Tab 8
- (Action) 9. **Request for Approval of the USHE Auxiliary Definition** Tab 9
- (Inform) 10. **2015 Building Board Meeting Schedule**..... Tab 10
- (Action) 11. **University of Utah’s Request for Approval of Ambulatory Care Center, Rehabilitation Hospital; Medical Education and Discovery Building** Tab 11
- (Inform) 12. **Administrative Reports for University of Utah and Utah State University** Tab 12
- (Inform) 13. **Administrative Report for Department of Transportation**..... Tab 13
- (Inform) 14. **Administrative Report for DFCM** Tab 14

The Board will meet in Room 4112 State Office Building for a luncheon and business meeting.

Business Meeting Agenda

- 1) Non-State Funding Procedures**
- 2) Facility Maintenance Standards Re-Write Update**
- 3) O&M Discussion**
- 4) FY 2016 Capital Improvement Reviews**

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 Cee Cee Niederhauser 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/dfcm/utah-state-building-board.html>*



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: December 10, 2014
Subject: **Approval of Minutes of November 5, 2014**

Attached for your review and approval are the minutes of the November 5, 2014 Building Board Meeting.

JR: cn
Attachments

Utah State Building Board



MEETING

November 5, 2014

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Kim Hood	Department of Administrative Services
Rich Amon	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction & Management
Josh Haines	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Lee Fairbourn	Division of Facilities Construction & Management
Dorothy Taylor	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Ralph Hardy	USHE
Greg Stauffer	USHE
Ben Berrett	Utah State University
David Cowley	Utah State University
Mark Halverson	Weber State University
Ken Nye	University of Utah
Mike Perez	University of Utah
Ruth Watkins	University of Utah
Rachel Rue	University of Utah
Madison Black	University of Utah
Sherry Ruesch	Dixie State University
Richard Williams	Dixie State University

Paul Morris	Dixie State University
Tiger Funk	Southern Utah University
Deneece Huftalin	Salt Lake Community College
Malin Francis	Salt Lake Community Collete
Carlos Merino	Salt Lake Community College
Alyn Lunceford	Utah Courts
Kevin Griffin	UDOT
Tom Zdunich	DABC
Sal Petilos	DABC
Chris Coutts	Architectural Nexus
Keri Hammond	Market Link
Amber Craighill	BHB Engineers
Jim Carey	Jacobsen Construction
Heather Knighton	MHTN Architects
Darek Sagers	UTNG
Nicholas Morrison	Utah State University
Craig Jessop	Utah State University
Melanie Bowcutt	P2H Engineering
John Branson	GSBS Architects
Julee Attig	Reaveley Engineers
Travis Wilson	Layton Construction
Jackie McGill	Spectrum Engineers

On Wednesday, November 5, 2014 the Utah State Building Board held a regularly scheduled meeting in Room 30 of the House Building on Capitol Hill in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:05 am.

❑ FY 2016 NON-STATE FUNDED CAPITAL DEVELOPMENT PROJECTS

Building Board Manager, Jeff Reddoor explained that the non-state projects presented today are for recommendations to the Legislature rather than prioritized before their submittal. Mr. Reddoor stated the criteria necessary for this recommendation, outlined on Utah Code 63A-5-104 (3) which states: *(3) (a) Except as provided in Subsections (3)(b), (d), and (e), a capital development project may not be constructed on state property without legislative approval. (b) Legislative approval is not required for a capital development project if the State Building Board determines that: (i) the requesting higher education institution has provided adequate assurance that: (A) state funds will not be used for the design or construction of the facility; and (B) the higher education institution has a plan for funding in place that will not require increased state funding to cover the cost of operations and maintenance to, or state funding for, immediate or future capital improvements to the resulting facility; and (ii) the use of the state property is: (A) appropriate and consistent with the master plan for the property; and (B) will not create an adverse impact on the state.*

❑ DIXIE STATE UNIVERSITY – 400 BED STUDENT HOUSING PROJECT

Dixie State President Richard Williams, VP of Business Services Paul Morris, and Executive Director of Campus Services Sherry Ruesch presented their project to the Board. President

Williams explained that housing at Dixie State is old and inadequate. They have about 351 beds on campus and about 1,800 beds off campus with a total capacity of about 2,138 beds for their 8,500 students. They have experienced 33% increase in growth over the past six years and have seen students decide not to attend Dixie because of the lack of adequate housing. St George City feels this has a negative impact for the community and has pledged to help the University with the passing of various "housing friendly" ordinances. The St. George Planning Commission has also passed an ordinance that will allow an increase density of housing in the area. In addition, St. George has become more parking friendly and has created a pedestrian emphasis to the area around campus at the northeast and south sides of campus. Because of the age of the housing in the area, private developers can't compete with the rents. Dixie State's proposed solution to this problem is the construction of a new 350 Bed Student Housing Development which would be a multistory complex of 80,000 square feet located on campus. Total cost is \$21.5 Million which would include site prep, planning, design and bond reserve requirements. They are looking at a \$20 Million revenue bond and a use of \$1.5 Million in Auxiliary Reserve Funds. To pay off the bond, Dixie State would use revenues from current housing, new housing, campus store net revenue and other non-appropriate net revenues. Their actual request to the Board is for \$20 Million. Board members expressed concern on the affect this would have on local developers, the increased cost of housing in the area and whether the University would be able to pencil without subsidizing considering the low rental rates in the area. The Board wanted assurance that St. George City was behind this project. Paul Morris assured the Board that this building was part of the University's Master Plan

MOTION: Gordon Snow moved that the Board defer the decision until the December Board meeting with instruction that Dixie State University return with a letter of support for their housing project from the City Council and the Mayor of St. George. The motion was seconded by Bob Fitch and passed unanimously.

❑ UNIVERSITY OF UTAH – ORSON SPENCER HALL

Dr. Ruth Watkins, Senior Vice-President for Academic Affairs at the University of Utah along with student government leaders presented information concerning Orson Spencer Hall. Dr. Watkins told the Board that Orson Spencer Hall was their most heavily used educational facility on campus, however the building is lacking in technology and twentieth century learning space with challenges in everything from heating and cooling to insufficient space for student work. The rebuild of this facility would be a \$60 Million project with additional financing costs. More than half of the building would be supported by donors' contributions and institutional funds and slightly less than half by a student fee. She explained that administrators and student leaders had spent a significant amount of time talking with the students about their level of support for a student fee increase. Ninety three percent of elected student representatives indicated their support for up to a \$45 per semester fee to assist in this project with donor funds also playing a significant role. Board members expressed their concern that the entire student body did not vote on this fee increase and as a result this was not an accurate reflection in student support. Their feeling was that the University should not build educational buildings using student fees. Dr. Watkins continued that the student fee would not exceed \$45 a semester and would begin when the students can use the building and would end when the building is paid for which is a ten year plan. The urgency for this facility is high. They have had several maintenance issues

such as a collapsed ceiling and flooding which resulted in a significant investment just to keep the building functional. Chair Carnahan clarified the O&M calculation for this building would be \$1,625,212 and that \$575,756 would carry over from the old building making the O&M request a total of \$1,049,456. Board members expressed interest in establishing this project as a Capital Development project to receive state funding. There was also interest in where this building ranked on the University's prioritization list for replacement. Mike Perez indicated that this building was possible third or fourth on the list. Dr. Watkins said the University does not want to wait for this building to be funded as a Capital Development project through the Legislative process and because of urgent need, have elected to come before the Board. Dr. Watkins felt the students had voiced their support of the fee. In addition, they have a donor who is significantly invested in this project and could risk losing this donor which is critical to the project. Fred Hunsaker indicated the Board needed further information about this project and urged the University to return to the Board. However, Dave Tanner felt that the University would need a lot more time to get additional donors in place to offset the need for student fees.

MOTION: David Tanner moved that the Orson Spencer Hall Redevelopment Project be removed from the non-state funded list and requested the University of Utah (if indeed this is a priority as an educational facility), bring the project forward as a Capital Development project in the future. The motion was seconded by Gordon Snow and passed with four in favor and two opposed.

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, David Tanner and David Fitzsimmons
Opposed: Chip Nelson and Fred Hunsaker

□ UNIVERSITY OF UTAH – WILLIAM C. BROWNING BUILDING ADDITION

Dr. Ruth Watkins reported the William Browning Building houses Geology, Geophysics, Metallurgical Engineering and Mining Engineering programs which are in high demand and important to the state. In addition, the building houses the Center for Mining Safety and Health Excellence. The University proposes to build a much needed addition to this building to meet the significant demands in the industry and the increased in enrollment for these majors.

- Project Cost.....\$8,200,000
 - Square Feet.....24,000
 - State O&M Requested\$199,700
 - Funding Donor supported
- (\$4M raised to date)
- Floor 1 would be used as laboratory space for Metallurgical Engineering.
 - Floor 2 would have a 96 person classroom in the southeast corner.
 - Floor 3 would be wholly occupied by Mining Engineering.
 - Floor 4 would house a 40 seat classroom in addition to offices primarily for career-line faculty in Geology & Geophysics.

After discussion, Chair Carnahan asked for a vote.

MOTION: Gordon Snow moved to recommend the William C. Browning Building Addition for the University of Utah. The motion was seconded by David Tanner and passed unanimously.

❑ UTAH STATE UNIVERSITY – FINE ARTS COMPLEX ADDITION/RENOVATION

David Cowley, Vice President for Business and Finance for Utah State University reported on the renovation and addition needed for the Fine Arts Complex. The University has two foundations that have donated \$5 Million each for this \$10 Million project. The renovation portion of the project will take care of structural, safety and functional issues for primarily the ceiling and various components that make up the infrastructure of the ceiling. This will be accomplished through Capital Improvement Funding. Then the \$10 Million renovation and addition will immediately follow and combine with this project to include an acoustics and finishes upgrade for the Kent Concert Hall as well as reconfigurations and updates to the Tippets Gallery which is immediately adjacent from the Concert Hall. The College of Fine Arts at the University which encompasses music, theater and art has tripled in enrollment since the beginnings of this building. The much needed expansion will add a dressing room, and scenery construction facilities, updates to the entrance and lobby space, art museum, music wing with practice rooms, student study and lounge space as well as administrative and faculty offices. The proposed addition will be 38,000 sf. The University is also asked for \$175,870 in O&M.

MOTION: Chip Nelson moved to approve Utah State University's Fine Arts Complex Addition/Renovation for programming and design using private funds and recommended that this project move forward to the Legislature. The motion was seconded by David Tanner and passed unanimously.

Dr. Craig Jessop, Dean for the Caine College of the Arts at Utah State University came forward and thanked the Board for their vote of support.

❑ UTAH STATE UNIVERSITY – VALLEY VIEW RESIDENCE HALL REPLACEMENT

David Cowley explained that this next project is a replacement of an existing residence hall. There have been a variety of problems concerning safety and functionality with the idea of renovating the aging Valley View Residence Hall. Students are demanding better, more updated living spaces close to campus so the University would like to tear down this structure and replace it with a more modern, efficient building with suite or apartment style units. This would be a 368 bed facility with an estimated cost of \$23,100,000 for 109,800 sf. No state funds would be used for construction or O&M. The project would be financed through housing bonds and revenues from the rents the University would pay on the debt service on the bonds. This is a part of the University's master plan. Eventually Utah State would like to replace the Mountain View Tower in the future.

MOTION: Fred Hunsaker moved to recommend the Utah State University Valley View Resident Hall Replacement. The motion was seconded by Chip Nelson and passed unanimously

❑ UTAH STATE UNIVERSITY – ROMNEY STADIUM WEST SIDE RENOVATION

David Cowley explained this project was presented previously and the Board allowed the University to proceed with the design phase for this building. The Romney Stadium is

antiquated and provides minimal services for the University's fans. The University feels this limits their ability to attract new fans and prospective student athletes. They would like to build an expanded facility on the west side of the stadium which would include multiple new levels above the existing stadium seats, new restrooms, concessions, lobby space and premium seating. The project would also include a club level lounge and a new press box. Total project cost is \$31 Million for 60,000 sf which is an increase to what was originally proposed. There will be no state funds requested for O&M or construction. The University expects to fund this project with \$6-\$8 Million in donations and the remainder in construction bonds with debt service coming from revenues from the new premium seating which will be installed.

MOTION: David Tanner moved to recommend with the adjustments that have been made for \$31 Million in project cost for design and construction for the 60,000 sf addition for the Romney Stadium West Side Renovation for Utah State University. The motion was seconded by David Fitzsimmons and passed unanimously

□ UTAH STATE UNIVERSITY – CENTER FOR ENERGY AND MANUFACTURING EXCELLENCE

David Cowley reported that USU has a donor who would like to support the Center for Energy and Manufacturing Excellence on the USU Eastern Campus in Price, Utah. This new facility will bring together career and technical education instruction, energy and manufacturing research, and economic development to support current and future regional industry so it is a great addition to the campus. The total project cost is \$15 Million for 55,000 sf and the University is requesting \$471,640 in O&M for this project. This building was approved by the University's Trustees and the Board of Regents. Funding for this project was previous secured by a donor who is willing to provide all the funding. However the donor has now asked that the University accept \$3.5 Million which is available now with the remainder coming later than they had previously anticipated. Utah State would like to have approval for programming and design with the anticipation that they will return one year from now with full funding to receive a recommendation to the Legislature to move forward with construction. Gordon Snow questioned whether there was an actual need for this building considering that USU Eastern has such a small number of students per square foot. The Board also expressed concern with giving their recommendation for this project until the funding was complete.

Jeff Reddoor clarified again to the Board that they were giving recommendations to the Legislature and not approvals. The Board also discussed the concerns with giving USU permission for programming and design before construction was approved. There was discussion concerning SB 172 and whether it was inclusive of only state funded projects or non-state funded. They wanted to make sure this request was not considered a phased funded issues if it was approved for design since usually design and construction are approved as a single motion. Gordon Snow clarified his understanding of SB 172. He said the Senate passed the bill to stop the politics of Legislators slipping in the design component hoping to get their building pushed higher up on the list because it had already been designed. This bill doesn't restrict the Building Board from doing it, but the Board would be foolish to do it when the Legislature has stated that they would not do it. Mr. Snow suggested that this project not move forward until funding is completely secured.

MOTION: Gordon Snow moved to deny approval for design and programming of the Center for Energy and Manufacturing Excellence until Utah State University has all the funding in place and can submit this project for Board approval at a later date. The motion was seconded by David Fitzsimmons

There was further discussion concerning this issue of programming and design. Chip Nelson said that his understanding of the bill was that if an institution or agency has their own money and they are willing to put their own money at risk for the programming and design, then that is the risk they take. As long as they do that and do not use state funds, the Building Board has the authority to go ahead and approve it. This is not contrary to the intent of SB 172. The Legislature is under no obligation to approve or move that project forward in the future.

Jeff Reddoor explained the Board has the authority to approve non state funded buildings for construction if it doesn't have State requested O&M, Capital improvements." As well as the other criteria outlined in the onset of the meeting. He explained to Mr. Cowley that if you requested approval for the entire project and not just programming and design, then the Board could approve it today. Mr. Nelson agreed that SB does prohibit the Legislature from funding the programming, design and construction of a new building in phases over more than one year. However it doesn't prohibit the agency or institution from funding their own internal programming and design. That is the way this bill was explained.

The Board took a vote on the Motion. The motion passed with five in favor and one opposed.

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, David Tanner, David Fitzsimmons and Fred Hunsaker

Opposed: Chip Nelson

❑ SALT LAKE COMMUNITY COLLEGE – JORDAN CAMPUS STUDENT CENTER

Salt Lake Community College indicated they have withdrawn this non-state request. Deneece Huftalin, President of Salt Lake Community College and Student Body President Carlos Merino addressed the Board. President Huftalin said that originally their students had thought about using their own dollars to construct a Jordan Campus Student Center. The Jordan Campus is the third largest of their campus sites. As they started to discuss this issue, work with the master planner and acquire student input, they discovered there was more scoping to do on this project. SLCC has some additional development going on at their Herriman site to accommodate the increased growth in that area and now student leaders are considering whether a Student Center makes more sense for that campus. The students would like to fund such a structure with a student bond but are not quite sure of the location for such a project. Therefore, SLCC request that the students be given approval to continue to scope the project and make decisions concerning location and then come back to the Board when that has been determined with a clearer idea of construction costs. Chair Carnahan assured President Huftalin that a motion was not needed to move forward with additional scoping on the project.

❑ SALT LAKE COMMUNITY COLLEGE – SOUTH CITY CENTER STRENGTH AND CONDITIONING CENTER

President Deneece Huftalin indicated that several years ago when the South City Center's Facility for Arts and Media was constructed, the student's gym and fitness areas were taken down with the assurance that it would be constructed at a later date. They would like to now construct a Strength and Conditioning Center at an estimated cost of \$3.9 Million. This is a project that our students have voted for and will be paid wholly by the reserves in their student building bond account and no state O&M would be requested. The proposed Strength and Conditioning Center would consist of a room that is for exercise and weights and a room that is multipurpose which would allow student clubs and organizations to use for gatherings, yoga or sponsored events. Gordon Snow said he would rather see a user fee attached to the Strength and Conditioning Center rather than have it paid by a blanket campus student wide student fee.

MOTION: David Fitzsimmons moved to recommend the Salt Lake Community College's request to construct a Strength and Conditioning Center at their Salt City Campus using the \$3.9 Million in student reserves with the stipulation that there will be no state funded O&M for this project. The motion died for lack of a second.

Board members felt they would like additional information concerning this project. Fred Hunsaker expressed concern with funding particularly with the amount of the student fee. He stated student fees do not factor into the formula to qualify for student aid, whereas tuition and other expenses do. Gordon Snow proposed that SLCC return to the Board with a better plan that involved a student vote with all students and not just the student council. In addition the Board would like to see a better plan for funding this project which included some student activity fee in addition to a user fee. Chair Carnahan stated that there does not need to be a motion in order to request additional information. President Huftalin was invited to return to the Board in December with a comprehensive plan for the SLCC Strengthen and Conditioning Center at South City Campus.

❑ ADMINISTRATIVE REPORT FOR DEPARTMENT OF TRANSPORTATION

Chair Carnahan excused Kevin Griffin from UDOT and indicated that his report would be postponed until next month.

❑ UTAH COURTS – FOURTH DISTRICT UTAH COUNTY PROVO COURTHOUSE

Alyn Lunceford from Utah Courts thanked Board members for touring the Provo Courthouse during their Capital Development Tour in August this year. A few things have changed on this project since that visit. Utah County and Provo City have withdrawn their interest in this project based on their current financial needs and other plans for their facility. As a result of this change, the scope of the project has been amended and the cost has decreased to \$80 Million with reduced square footage to reflect that decrease in the four courtrooms. Last year, Utah Courts funded a feasibility study which identified three objectives for this project:

- 1) To replace three outdated, dysfunctional court facilities with one modern facility.
- 2) To construct a prototypical design District Juvenile Court Facility that will provide a safe

and appropriate facility for everyone who uses it – this includes staff, judiciary, public, defense and custody. (None of these three facilities adequately provide a safe or appropriate place for the judicial function).

- 3) To consolidate the Provo District Court Facility, Orem Juvenile Court Facility and Provo Juvenile Court Facility into one facility that meets the current needs of the greater Provo/Orem area.

Mr. Lunceford explained the three Court facilities are crowded and outdated. The Provo Courthouse houses eleven judicial positions between judges and commissioners. However, this building only has nine courtrooms which forces Courts to juggle caseloads and schedule of hearings in accordance with what is available. The Orem Juvenile Court Building is a sideline construction site and cannot be expanded. The Provo Juvenile Court Building does not comply with the current court standard. None of these buildings have sally ports which mean that prisoners are exiting the van and being escorted across a public area into the building. None of these buildings have secure prisoner transport corridors throughout the building. At the Provo District Court the prisoner elevators and employee elevators are the same. This is very problematic. Courtrooms are small and do not have room for Guardian Ad Litem (which is required to be in the courtroom), the Attorney General, gallery or electronic record keeping that is required by state statute. These buildings are a public risk and are not ADA compliant. These facilities cannot be remodeled, modified or brought up to standard. Courts is proposing to consolidate these three facilities into a single centrally located prototypical type facility as the most cost effective way to resolve the problematic shortfall for these three facilities. Mr. Lunceford stated that with the help of DFCM, Courts has acquired the property directly west of the Provo Court facility. This is the proposed building site. A new facility would provide a safer, more secure facility with better public access to the courts, provide ADA requirements and accommodate the mediation and other court services so that Courts can maintain and have better control of caseload management at a single location as well as accommodate future growth. Courts is requesting that the Board recommend their \$80 Million project move forward to the Legislature with the addition of \$550,000 in additional O&M with the present O&M from the three buildings moving over to the new building. Funding will come from a lease revenue bond authorization for \$80 Million to fund the design and construction of this project. The bond will be paid by the Court Complex Fee which is a very large fund that is fed through court filing fees. There was concern about occupancy and use of the vacated Court Buildings. Mr. Lunceford responded that they have talked with Juvenile Justice System about taking over the Provo Juvenile Court Facility. In addition, DFCM has been approached concerning potential occupancy for the Orem Juvenile Court Facility. DHS, Drivers Licensing and the Attorney General's Office are all leasing space in the Provo/Orem area and they would be primary candidates for this space along with the ATC in the Utah County area. Board members were not in favor of tearing down the Provo Courthouse and requested that it be repurposed for use for other state agencies in the area. Mr. Lunceford indicated that if the building is repurposed, then Courts would need to restructure their new parking structure to accommodate the additional spaces needed. The Board agreed there should be a plan for the properties and requested that Mr. Lunceford continue negotiations to try to create something that is best for all parties – the city, county, state and the taxpayers.

MOTION: Chip Nelson moved to recommend the Fourth District Utah County Provo Courthouse Project with the stipulation that there be further negotiations

with the City and County to determine their interest in collaborating on this project and that a plan be put in place that addresses the future use or disposition of the three existing Court Buildings. The motion was seconded by Gordon Snow and passed unanimously.

☐ DABC – WEST VALLEY LIQUOR STORE

Tom Zdunich, Deputy Director of the Department of Alcoholic Beverage Control reported that at the end of FY2015 the DABC Commission suggested that the department have an independent study performed to determine if there was a need for additional liquor stores in the state of Utah. The DABC contacted the University of Utah, David Eccles School of Business and asked for an analysis to determine the need for additional stores and in fact it was determined there was a need for 12 stores including 6 stores located along the Wasatch front. West Valley City emerged as a likely candidate for additional liquor stores. The department agrees with the analysis performed by the U of U to the extent that there are underserved areas within Salt Lake County. The agency also received feedback from customer comment cards placed in their stores commenting on the shortage of stores and lack of service in the Salt Lake County area. The DABC has been in discussion with West Valley City over the last few months with two locations identified for store placement in the area: The first location is 5600 West and 2700 South and the second location being considered is 5600 West and 6200 South. The DABC agrees that locating a store in one of the two approximate areas suggested would better serve the general public. The total project cost would be \$4,447,000. The DABC is also requesting \$41,000 in O&M. Mr. Zdunich indicated that the DABC would bring forward other locations in the future. Board members had questions concerning the O&M. Sal Petilos, Director of the DABC said that O&M is paid through the DABC revenues. It is not general fund money but is generated through the sale of alcoholic beverages. This O&M request is included so that there is funding available to the ISF when the building goes on line. This additional square footage has to be covered in the cost. The DABC, contrary to popular belief is as appropriated agency so they receive a budget. Any increase in operating costs must be covered in a budget allocation. Therefore, they are requesting the O&M.

MOTION: Chip Nelson moved to recommend the DABC West Valley Liquor Store with an O&M request of \$41,000. The motion was seconded by David Fitzsimmons and the motion passed with five in favor and one opposed.

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, Chip Nelson, David Fitzsimmons and Fred Hunsaker

Opposed: David Tanner

The Board adjourned at 12:53 for lunch in room 4112 Utah State Office Building and reconvened at 1:44 to hear the remainder agenda items.

☐ APPROVAL OF MINUTES OF SEPTEMBER 10, 2014 AND OCTOBER 8 AND 9, 2014
Board members decided to vote individually on each set of minutes. David Tanner referred to

page 7 of the minutes of September 10, 2014 which referred to communication problems with representatives from the State Fire Marshall's Office in which the Fire Marshall's office would change their decision and therefore result in an increase in cost to the project. Bruce Whittington, DFCM Interim Director said that after the discussion at the last Board meeting, the previous year's records were researched to see if there was a pattern. Other than the one issue, DFCM did not find any significant impact or pattern for the past year.

MOTION: Fred Hunsaker moved to approve the Minutes of September 10, 2014. The motion was seconded by David Tanner. The motion passed with five in favor and one abstained.

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, Chip Nelson, David Tanner and
Fred Hunsaker

Abstained: David Fitzsimmons

MOTION: David Tanner moved to approve the Minutes of October 8, 2014. The motion was seconded by Bob Fitch and passed unanimously.

MOTION: David Fitzsimmons moved to approve the Minutes of October 9, 2014. The motion was seconded by Gordon Snow and passed unanimously.

❑ NEW PARKING LOT FOR DEPARTMENT OF ALCOHOLIC BEVERAGES IN SANDY

Lee Fairbourn from DFCM and Tom Zdunich from DABC reported that the state purchased the vacant Key Building for \$704,500 which is the location of the Sandy Liquor Store. The State only owns the property directly under the footprint of the liquor store and not any portion of the parking lot which is the subject of this request. The parking lot property surrounds the Sandy Liquor Store property and four other business properties located on the south side of 9000 South. Years ago the parking lot was improperly subdivided and sold to a partnership. There are five current property owners' that abut the parking lot and use the parking under the terms of the Original Amended and Restated Declaration of Easement and Restrictive Covenants and Agreement dated Feb. 6, 1981. The covenant runs through 2030 with all rights to parking terminated at the expiration of the agreement. The CCR's provide for the use of the property for parking by the five adjoining property owners. The five adjoining property owners pay monthly maintenance, taxes and operating cost fees to a property management company to manage the parking lot. The state's share is pro-rated at 20.3% which is a \$1,122.34 monthly fee for DABC. The monthly fees pay for property taxes, insurance, management fees, office supplies, water, electricity, landscaping services, snow removal, parking lot sweeping, light fixtures maintenance, sign maintenance, asphalt repairs, stripping and reserves. In order to purchase this property, the State of Utah's share at 20.3% would be \$112,247. There will also be closing costs, survey and engineering fees and financing loan fees for a total of \$125,000 to purchase DABC's share of the common parking lot. This purchase will provide the Sandy Liquor Store with permanent ownership of the parking lot along with the other four property owners. Funding for this project will come from the DFCM Land Option Fund.

This was an informational item only.

□ WEBER STATE UNIVERSITY'S REQUEST TO COMPLETE A SYSTEMS RENOVATION FOR STEWART LIBRARY

Mark Halverson, WSU's Director of Campus Planning and Construction reported that the Stewart Library was constructed in the mid 1960's and as a result, the building's electrical, HVAC and plumbing are in need of replacement. Weber State previously sought to replace these critical systems through the State's Capital Improvement program but have found the "phased approach" to this renovation to be too disruptive to the functionality of the library. The approximate budget for this new project is anticipated at \$7 Million for the remodel of 159,000 sf of academic space. The University would like to move forward on their own with this renovation using energy funding (\$1 Million) and the University's Capital Budget Funding (between \$3.5 to \$6.5 Million). Chair Carnahan asked if there was a motion on this project. There was none. There was continued clarification and discussion concerning this project. Mr. Halverson explained that these will run as parallel projects. Last year's and this year's Capital Improvement funds will be used for a portion of the systems renovation such as transformers, switch gear, air handlers, etc. and then the University will have a separate Capital Development Project using institutional funds to address the mechanical/electrical and piping as well as problematic issues. This separate Capital Development project is what is being requested today.

MOTION: **Gordon Snow moved to approve for design and construction Weber State University's Request to Complete a Systems Renovation for the Stewart Library. The motion was seconded by Bob Fitch. The motion passed with five in favor and one opposed.**

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, Chip Nelson, David Tanner and Fred Hunsaker

Opposed: David Fitzsimmons

□ UNIVERSITY OF UTAH'S REQUEST FOR APPROVAL OF A WATER CONSERVATION GARDEN AT RED BUTTE GARDENS

Mike Perez, University of Utah's Vice President of Administrative Services addressed the Board. The Water Conservation Garden at Red Butte Gardens Project is part of the University's efforts to be a leader in water conservation efforts and will showcase water-conservative landscapes, both native and adaptive species, to inspire landscaping ideas and water-wise plant species selection for the home gardener. The garden is intended as a focus of plants, landscaping methods and practices that conserve water, soil, chemicals and other resources. Utah is the second driest state in the nation but uses more water per capita than any other state. The goal of this garden is to encourage residents to reduce their landscape water consumption by 25%. Red Butte Gardens will fund approximately \$250,000 of this project, with a proposed project budget of \$5.5 Million being funded by donations. O&M will be funded by operation revenues from Red Butte Gardens.

MOTION: David Tanner moved to approve the University of Utah's Red Butte Gardens Water Conservation Garden. The motion was seconded by Fred Hunsaker. The motion passed with five in favor and one abstained.

Voting recorded as:

In Favor: Bob Fitch, Gordon Snow, David Tanner, David Fitzsimmons, and Fred Hunsaker

Abstained: Chip Nelson

□ UNIVERSITY OF UTAH'S REQUEST FOR APPROVAL OF A NEW SKI TEAM FACILITY

Mike Perez reported the University is a strong competitor in alpine sports, and to ensure its continued success, the Athletic Department has requested an updated facility. The new proposed facility will be located near the Utah Softball Stadium and will be climate controlled to accommodate adequate ski waxing and general care. In addition, the facility will have new locker rooms, restrooms, and central offices, as well as provide a secure place to store skis. It will also provide easy access for loading and unloading trucks and trailers. The new facility will aid in recruitment of the best alpine athletes. The proposed total project budget is \$741,782 and will be funded by donor funds. O&M will be funded by athletic revenues. This project has previously been approved by the University's Board of Trustees and the Board of Regents.

MOTION: Chip Nelson moved to approved the New Ski Team Facility for the University of Utah. The motion was seconded by Bob Fitch and passed unanimously.

□ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye from the University of Utah reported they had eleven Design Agreements and five other types of agreements. All of those were normal transactions with nothing unusual. The second page of their report shows two New Space Contracts, fourteen Remodeling Contracts and two Site Improvement Contracts. Of these there was one a little unusual, The Basketball Training Center which was awarded without bidding to the Utah Correctional Industries. The Project Reserve shows four projects that closed out this period and contributed to the fund of about \$59,000.00 transferred to the Project Reserve. On page four of the Contingency Reserve Fund, the increases are all the budgeted amounts for contingency for the FY 2015 Capital Improvement Projects and two decreases both at around \$20,000 each. The first decrease was for a HVAC Controls Project at the Marriott Library where there were two unforeseen conditions. The second was for the Art and Architecture Complex Fire Protection Upgrade and involved some existing utilities that were discovered while installing a water line for the fire sprinklers which were not placed in the ground where the as-built drawings had indicated they were located and created a \$20,000.00 cost to work around that issue.

Ben Berrett from Utah State University reported they had no Professional Contracts issues this reporting period. They had thirteen Construction Contracts which included retaining walls, steps from the Conference Center and the University Inn, and seat replacement in the Conference

Center Classroom and other small miscellaneous contracts. Page three shows the Contingency Reserve Fund in good order at \$768,110.24. There were two significant change orders, one on the Fine Arts Center Roofing Project which was a recoat on an existing foam coat roof. The second for Moab ADA Upgrades in the parking lot which created three change orders for the repairs on the existing parking lot, and ADA upgrades. The Project Reserve Fund is a little lower at \$252,290.32. There was one increase as a project closed for Miscellaneous Critical Improvements FY 2013 and a decrease for Concrete Replacement FY 2015 from last year's Capital Improvement Fund. Both funds are in good order.

❑ ADMINISTRATIVE REPORT FOR DFCM

DFCM Interim Director, Bruce Whittington reported this month's Administrative Report was very typical of activity for their organization. They have processed a total of 23 leases – four were for new space and 19 for leases already in progress. There were 36 Professional Service Agreements awarded and 80 Construction Contracts. The Contingency Reserve had a decrease of \$181,000 for four projects. There was no significant activity with the Project Reserve Fund.

Chair Carnahan welcomed Mr. Whittington as the new Interim Director for DFCM.

❑ DISCUSSION OF FUTURE AGENDA ITEMS

Chair Carnahan said he will be making a report on the O&M review. He previously met with an O&M Review Group from USHE, the Building Board (David Tanner), University of Utah, (Mike Perez), from UCAT and DFCM (Bruce Whittington). They will be putting together the scope of work and determining the direction for a Legislative request.

Next month the Board will hold a Business Meeting to discuss non-state funded requests and how this process can be more effective.

Senate Bill 172 will be discussed at a future business meeting.

Jeff Reddoor said one of the recommendations requested in the 2011 O&M Audit was to bring forward a definition of auxiliary space. This recommendation for an auxiliary definition will come forward during the December meeting.

The Facility Maintenance Standards, which will be updated with some additional recommendations that are tied to the O&M of a facility, will be coming forward possibly during January or possibly February of 2015.

David Tanner asked if DFCM had completed the Auxiliary definition. Mr. Reddoor responded that this was put together by a third party contracted by DFCM and will be made available to the Board before the next Board meeting. Ralph Hardy said DFCM brought Paulien Associates (Dan Paulien), who was invited to participate, in a couple of discussions during this review. Mr. Tanner expressed concerns that Higher Ed. have input on this definition. Mr. Reddoor said there were two definitions that were brought forward. Mr. Tanner voiced concern with buildings funded by student fees and how they would fit into the definition. This would create a lot of

questions. Mr. Hardy said the NACUBO (National Association of College and University Business Officers) definition doesn't deal with the source of capital funding for a facility. It deals with the functional use of the facility so the NACUBO definition would still work in that context. The definition for auxiliary is based on its use.

□ ADJOURNMENT

MOTION: Fred Hunsaker moved to adjourn the meeting. The motion was seconded by Bob Fitch.

The meeting adjourned at 2:30 pm.



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Alan Bachman, Assistant Attorney General
Date: November 25, 2014
Subject: **Rule R23-1, Procurement Rules, Replacement and Repeal**
Presenter: Alan Bachman, Assistant Attorney General

DFCM is recommending repeal of Rule 23-1: Procurement of Construction, and Rule 23-2: Procurement of Architect – Engineer Services, and replacing both with Rule 23-1: Procurement Rules, which is attached hereto for your consideration and approval. The purpose of this rule is to establish the general procurement provisions. The Building Board has administrative rulemaking authority under Subsection 63A-5-103(1)(e).

Recommendation:

It is recommended that the Board authorize the filing of the Proposed Rule 23-1 for General Procurement Provisions at their scheduled Board meeting on December 4, 2014. If approved, the repeal and replacement will get filed with the Division of Administrative Rules. After being filed, Rule 23-1 will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

AB: na

Attachment: Proposed Rule R23-1

R23-1-1. General Procurement Provisions.

R23-1-101. Scope of the Rules and Compliance by Using Agencies.

(1) Rule R23-1 applies to procurements by the Division of Facilities Construction and Management. This includes the procurement of construction, architects, engineers, design services and all other professional services and procurements related to design or construction by the Division of Facilities Construction and Management as well as other procurement items within the rule authorization of the Division of Facilities Construction and Management. Using Agencies are required to comply with these rules to extent required by the Utah Code.

(2) The statutory provisions governing the procurement referred to in R23-1-101(1) above are provided in the Utah Procurement Code, Title 63G, Chapter 6a of the Utah Code as well as Title 63A, Chapter 5 of the Utah Code.

R23-1-102. Definitions.

Terms used in this R23-1 are defined in Sections 63G-6a-103 and 104 of the Utah Procurement Code. In addition:

(1) "Actual Costs" means direct and indirect costs which have been incurred for services rendered, supplies delivered, or construction built, as distinguished from allowable costs.

(2) "Adequate Price" Competition means:

(a) when a minimum of two competitive bids, proposals, or quotes are received from responsive bidders or offerors.

(3) "Acquiring Agency" is a conducting procurement unit subject to Section 63F-1-205 acquiring new technology or technology as therein defined.

(4) "Bid Bond" is an insurance agreement, accompanied by a monetary commitment, by which a third party (the Surety) accepts liability and guarantees that the bidder will not withdraw the bid. The bidder will furnish bonds in the required amount and if the contract is awarded to the bonded bidder, the bidder will accept the contract as bid, or else the surety will pay a specific amount.

(5) "Bid Rigging" means agreement among potential competitors to manipulate the competitive bidding process, for example, by agreeing not to bid, to bid a specific price, to rotate bidding, or to give kickbacks.

(6) "Bid Security" means the deposit of cash, certified check, cashier's check, bank draft, money order, or bid bond submitted with a bid and serving to guarantee to the owner that the bidder, if awarded the contract, will execute such contract in accordance with the bidding requirements and the contract documents.

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

(8) "Brand Name or Equal Specification" means a specification which uses a brand name specification to describe the standard of quality, performance, and other characteristics being solicited, and which invites the submission of equivalent products.

(9) "Brand Name Specification" means a specification identifying one or more products by manufacturer name, product name, unique product identification number, product description, SKU or catalogue number.

(10) "Collusion" means when two or more persons act together to achieve a fraudulent or unlawful act. Collusion inhibits free and open competition in violation of law.

(11) "Cost Analysis" means the evaluation of cost data for the purpose of arriving at estimates of costs to be incurred, prices to be paid, costs to be reimbursed, or costs actually incurred.

(12) "Cost Data" means factual information concerning the cost of labor, material, overhead, and other cost elements which are expected to be incurred or which have been actually incurred by the contractor in performing the contract.

(13) "Cronyism" is an anticompetitive practice that may violate federal and state antitrust and procurement laws. Cronyism in government contracting is a form of favoritism where contracts are awarded on the basis of friendships, associations or political connections instead of fair and open competition.

(14) "Director" means the Director of the Division, including, unless otherwise stated, the Director's duly authorized designee.

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

(16) "Mandatory Requirement" means a condition set out in the specifications/statement of work that must be met without exception.

(17) "Minor Irregularity" is a variation from the solicitation that does not affect the price of the bid, offer, or contract or does not give a bidder/offeror an advantage or benefit not shared by other bidders/offerors, or does not adversely impact the interests of the procurement unit.

(18) "New Technology" means any invention, discovery, improvement, or innovation, that was not available to the acquiring agency on the effective date of the contract, whether or not patentable, including, but not limited to, new processes, emerging technology, machines, and improvements to, or new applications of, existing processes, machines, manufactures and software. Also included are new computer programs, and improvements to, or new applications of, existing computer programs, whether or not copyrightable and any new process, machine, including software, and improvements to, or new applications of, existing processes, machines, manufactures and software.

(19) "Participating Addendum" means an agreement issued in conjunction with a Cooperative Contract that authorizes a public entity to use the Cooperative Contract.

(20) "Payment Bond" is a bond that guarantees payment for labor and materials expended on the contract.

(21) "Price Analysis" means the evaluation of price data without analysis of the separate cost components and profit.

(22) "Price Data" means factual information concerning prices for procurement items.

(23) "Record" shall have the meaning defined in Section 63G-2-103 of the Government Records Access and Management Act (GRAMA).

(24) "Section and Subsection" refers to the Utah Code. (25) "Solicitations," in addition to the definition in 63G-6a -103 (48) also includes all documents, whether attached or incorporated by reference to the solicitation. (26) "Surety bond" (performance bond) means a promise to pay one the obligee (owner) a certain amount if the principal (contractor) fails to meet some obligation, such as fulfilling the terms of a contract. The surety bond protects the obligee (owner) against losses resulting from the principal's failure to meet the obligation. In the event that the obligations are not met, the obligee (owner), will recover its losses via the bond.

(27) "Technology" means any type of technology defined in Section 63F-1-102(8).

(28) "Using Agency" means any state agency or any political subdivision of the state which utilizes the services procured under this Rule 23-1.

R23-1-103. Division is Issuing and Conducting Procurement Unit.

The Division is both the issuing and conducting procurement unit for procurements under this Rule R23-1.

R23-1-2. Utah State Procurement Policy Board, Building Board Rules.

R23-1-201. Director Appoint to Policy Board, Building Board Rules Authority.

(1) The Director shall appoint a representative to serve on the Utah State Procurement Policy Board.

(2) In accordance with Section 63G-6a-204(2), the Board rules governing procurement of construction, architect-engineer services, and leases apply to the procurement of construction, architect-engineer services, and leases of real property by the Division.

R23-1-3. Chief Procurement Officer.

R23-1-301. Relationship with the Division of Purchasing and General Services.

(1) The Division recognizes the provisions of Part 3 of the Utah Procurement Code regarding the Chief Procurement Officer. The Division may participate as needed or required with trainings provided by the Division of Purchasing and General Services.

(2) The Director's responsibilities are provided in Title 63a, Chapter 5 of the Utah Code.

R23-1-4. General Procurement Provisions, Prequalifications, Specifications, and Small Purchases.

R23-1-401. Prequalification of Potential Vendors.

General procurement provisions, including prequalification of potential vendors, approved vendor lists, and small purchases shall be conducted in accordance with the requirements set forth in Sections 63G-6a-402 through 408. All definitions in the Utah Procurement Code shall apply to this Rule R23-1-4-4 unless otherwise specified in Rule 23-1. This Rule R23-4 provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-402. Thresholds for Approved Vendor Lists.

(1) Public entities may establish approved vendor lists in accordance with the requirements of Sections 63G-6a-403 and 63G-6a-404.

(a) Contracts or purchases from an approved vendor list may not exceed the following thresholds:

(i) Construction Projects: \$2,500,000 per contract, for direct construction costs, including design and allowable furniture or equipment costs, awarded using an invitation for bids or a request for proposals;

(ii) Professional and General Services, including architectural and engineering services: \$100,000;
and

(b) Thresholds for other approved vendor lists may be established by the Director.

R23-1-403. Specifications.

(1) Solicitation documents shall include specifications for the procurement item(s).

(2) Specifications shall be drafted with the objective of clearly describing the Division's requirements and encouraging competition.

(a) Specifications shall emphasize the functional or performance criteria necessary to meet the needs of the Division.

(3) Persons with a conflict of interest, or who anticipate responding to the proposal for which the specifications are written, may not participate in writing specifications. The Division may retain the services of a person to assist in writing specifications, scopes of work, requirements, qualifications, or other components of a solicitation. However the person assisting in writing specifications shall not, at any time during the procurement process, be employed in any capacity by, nor have an ownership interest in, an individual, public or private corporation, governmental entity, partnership, or unincorporated association bidding on or submitting a proposal in response to the solicitation.

- (a) This Rule R23-1-403(3) does not apply to the following:
 - (i) a design build construction project;
 - (ii) provisions in specifications provided by the designer when the source of the specification is identified and it is not designed to be an impermissible sole source (a sole source that does not comply with the Utah Procurement Code and the applicable administrative rules); and
 - (iii) other procurements determined in writing by the Director.
- (b) Violations of this Rule R23-1-403(3) may result in:
 - (i) the bidder or offeror being declared ineligible for award of the contract;
 - (ii) the solicitation being canceled;
 - (iii) termination of an awarded contract; or
 - (iv) any other action determined to be appropriate by the Director.
- (4) Brand Name or Equal Specifications.
 - (a) Brand name or equal specifications may be used when:
 - (i) "or equivalent" reference is included in the specification; and,
 - (ii) as many other brand names as practicable are also included in the specification.
 - (b) Brand name or equal specifications shall include a description of the particular design and functional or performance characteristics which are required. Specifications unique to the brands shall be described in sufficient detail that another person can respond with an equivalent brand.
 - (c) When a manufacturer's specification is used in a solicitation, the solicitation shall state the minimum acceptable requirements of an equivalent. When practicable, the Division shall name at least three manufacturer's specifications.
- (5) Brand Name Sole Source Requirements.
 - (a) If only one brand can meet the requirement, the Division shall conduct the procurement in accordance with 63G-6a-802 and shall solicit from as many providers of the brand as practicable; and.
 - (b) If there is only one provider that can meet the requirement, the Division shall conduct the procurement in accordance with Section 63G-6a-802.

R23-1-404. Small Purchases (Commodities).

Small purchases shall be conducted in accordance with the requirements set forth in Section 63G-6a-408. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

- (1) "Small Purchase" means a procurement conducted by the Division that does not require the use of a standard procurement process.
- (2) Small Purchase thresholds for commodities:
 - (a) The "Individual Procurement" threshold is a maximum amount of \$1,000 for a procurement item;
 - (i) For individual procurement item(s) costing up to \$1,000, the Division may select the best source by direct award and without seeking competitive bids or quotes.
 - (a) The single procurement aggregate threshold is a maximum amount of \$5,000 for multiple procurement item(s) purchased from one source at one time; and
 - (b) The annual cumulative threshold from the same source is a maximum amount of \$50,000.
- (3) Whenever practicable, the Division shall use a rotation system or other system designed to allow for competition when using the small purchases process for commodities.

R23-1-405. Small Purchases Threshold for Architectural and Engineering Services.

- (1) The small purchase threshold for architectural or engineering services is a maximum amount of \$100,000.

(2) Architectural or engineering services may be procured up to a maximum of \$100,000, by direct negotiation.

(3) The Division shall follow the process described in Section 63G-6a-403 to prequalify potential vendors and Section 63G-6a-404 if the Division develops an approved vendor list, or Part 15 of the Utah Procurement Code for the selection of architectural and engineering services.

(4) The Division shall include minimum specifications when using the small purchase threshold for architectural and engineering services.

R23-1-406. Small Purchases Threshold for Construction Projects.

(1) The small construction project threshold is a maximum of \$2,500,000 for direct construction costs, including design and allowable furniture or equipment costs;

(2) The Division shall follow the process described in the Section 63G-6a-403 to prequalify potential vendors and Section 63G-6a-404 to develop an Approved Vendor List or other applicable selection methods described in the Utah Procurement Code for construction services.

(3) The Division shall include minimum specifications when using the small purchases threshold for construction projects.

(4) The Director may procure small construction projects up to a maximum of \$25,000 by direct award without seeking competitive bids or quotes after documenting that all building code approvals, licensing requirements, permitting and other construction related requirements are met. The awarded contractor must certify that they are capable of meeting the minimum specifications of the project.

(5) The Director may procure small construction projects costing more than \$25,000 up to a maximum of \$100,000 by obtaining a minimum of two competitive quotes that include minimum specifications and shall award to the contractor with the lowest quote that meets the specifications after documenting that all applicable building code approvals, licensing requirements, permitting and other construction related requirements are met.

(6) The Division shall procure construction projects over \$100,000 using an invitation to bid, request for proposals, approved vendor list, or other approved source selection method provided in the Utah Procurement Code.

R23-1-407. Quotes for Small Purchases of Commodities from \$1,001 to \$50,000.

The following applies to commodities:

(1) For procurement item(s) where the cost is greater than \$1,000 but up to a maximum of \$5,000, the Division shall obtain a minimum of two competitive quotes, which may be by email, phone or verbal, that include minimum specifications and shall purchase the procurement item from the responsible vendor offering the lowest quote that meets the specifications.

(2) For procurement item(s) where the cost is greater than \$5,000 up to a maximum of \$50,000, the Division shall obtain a minimum of two competitive quotes, that include minimum specifications, which must be communicated to the proposed vendors in writing, and shall purchase the procurement item from the responsible vendor offering the lowest quote that meets the specifications.

(3) For procurement item(s) costing over \$50,000, the Division shall conduct an invitation for bids or other procurement process outlined in the Utah Procurement Code.

(4) The names of the vendors offering quotations and bids and the date and amount of each quotation or bid shall be recorded and maintained as a governmental record.

R23-1-408. Small Purchases of Services of Professionals, Providers, and Consultants.

(1) The small purchase threshold for professional service providers and consultants is a maximum amount of \$100,000.

(2) After reviewing the qualifications, the Director may obtain professional services or consulting services up to a maximum of \$100,000 by direct negotiation.

R23-1-5. Request for Information.

R23-1-501. Request for Information.

In addition to the requirements of Part 5 of the Utah Procurement Code, a Request for Information should indicate the procedure for business confidentiality claims and other protections provided by the Utah Government Records and Access Management Act.

R23-1-6. Bidding.

R23-1-601. Competitive Sealed Bidding; Multiple Stage Bidding; Reverse Auction.

Competitive Sealed Bidding shall be conducted in accordance with the requirements set forth in Sections 63G-6a-601 through 63G-6a-612. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-602. Bidder Submissions.

(1) The invitation for bids shall include the information required by Section 63G-6a-603 and shall also include a "Bid Form" or forms, which shall provide lines for each of the following:

- (a) the bidder's bid price;
- (b) the bidder's acknowledged receipt of addenda issued by the procurement unit;
- (c) the bidder to identify other applicable submissions; and (d) the bidder's signature

(2) Bidders may be required to submit descriptive literature and/or product samples to assist the Director in evaluating whether a procurement item meets the specifications and other requirements set forth in the invitation to bid.

(a) Product samples must be furnished free of charge unless otherwise stated in the invitation for bids, and if not destroyed by testing, will upon written request within any deadline stated in the invitation for bids, be returned at the bidder's expense. Samples must be labeled or otherwise identified as specified in the invitation for bids by the procurement unit.

(3) The provisions of Rule R23-1-705 shall apply to protected records.

(4) Bid, payment and performance bonds or other security may be required for procurement items as set forth in the invitation for bids. Bid, payment and performance bond amounts shall be as prescribed by applicable law or must be based upon the estimated level of risk associated with the procurement item and may not be increased above the estimated level of risk with the intent to reduce the number of qualified bidders.

R23-1-603. Pre-Bid Conferences and Site Visits.

(1) Except as authorized in writing by the Director, pre-bid conferences and site visits must require mandatory attendance by all bidders.

- (a) A pre-bid conference may be attended via the following:
 - (i) attendance in person;

- (ii) teleconference participation;
- (iii) webinar participation;
- (iv) participation through other electronic media approved by the Director.

(b) Mandatory site visits must be attended in person.

(c) All pre-bid conferences and site visits must be attended by an authorized representative of the person or vendor submitting a bid and as may be further specified in the procurement documents.

(d) The solicitation must state that failure to attend a mandatory pre-bid conference shall result in the disqualification of any bidder that does not have an authorized representative attend the entire duration of the mandatory pre-bid conference.

(e) The solicitation must state that failure to attend a mandatory site visit shall result in the disqualification of any bidder that does not have an authorized representative attend the entire duration of the mandatory site visit.

(f) At the discretion of the conducting procurement unit, audio or video recordings of pre-bid conferences and site visits may be used.

(g) Listening to or viewing audio or video recordings of a mandatory pre-bid conference or site visit may not be substituted for attendance.

(2) If a pre-bid conference or site visit is held, the Division shall maintain:

(a) an attendance log including the name of each attendee, the entity the attendee is representing, and the attendee's contact information;

(b) minutes, if there are any, of the pre-bid conference or site visit;

(c) copies of any documents distributed by the Division to the attendees at the pre-bid conference or site visit; and

(d) any verbal modifications made to any of the solicitation documents. All verbal modifications to the solicitation documents shall be reduced to writing.

(3) The Division shall publish as an Addendum to the solicitation, the information in R23-1-603 (2)(a) above.

R23-1-604. Addenda to Invitation for Bids.

Prior to the submission of bids, a procurement unit may issue addenda which may modify any aspect of the Invitation for Bids.

(1) Addenda shall be distributed within a reasonable time to allow prospective bidders to consider the addenda in preparing bids.

(2) After the due date and time for submitting bids, at the discretion of the Director, addenda to the Invitation for Bids may be limited to bidders that have submitted bids, provided the addenda does not make a substantial change to the Invitation for Bids that, in the opinion of the Director, likely would have impacted the number of bidders responding to the Invitation for Bids.

R23-1-605. Bids and Modifications to a Bid Received After the Due Date and Time.

(1) Bids and modifications to a bid submitted electronically or by physical delivery, after the established due date and time, will not be accepted for any reason, except as determined in R23-1-605(4).

(2) When submitting a bid or modification electronically, bidders must allow sufficient time to complete the online forms and upload documents. The solicitation will end at the closing time posted in the electronic system. If a bidder is in the middle of uploading a bid when the closing time arrives, the system will stop the process and the bid or modification to the bid will not be accepted.

(3) When submitting a bid or modification to a bid by physical delivery (U.S. Mail, courier service, hand-delivery, or other physical means) bidders are solely responsible for meeting the deadline. Delays caused by a delivery service or other physical means will not be considered as an acceptable reason for a bid or modification to a bid being late.

(4) All bids or modifications to bids received by physical delivery will be date and time stamped by the procurement unit.

(5) To the extent that an error on the part of the Division results in a bid or modification to a bid not being received by the established due date and time, the bid or modification to a bid shall be accepted as being on time.

R23-1-606. Errors in Bids.

The following shall apply to the correction or withdrawal of an inadvertently erroneous bid, or the cancelation of an award or contract that is based on an unintentionally erroneous bid. A decision to permit the correction or withdrawal of a bid or the cancellation of any award or a contract under this Rule shall be supported in a written document, signed by the Director.

(1) Errors attributed to a bidder's error in judgment may not be corrected.

(2) Provided that there is no change in bid pricing or the cost evaluation formula, errors not attributed to a bidder's error in judgment may be corrected if it is in the best interest of the procurement unit and correcting the mistake maintains the fair treatment of other bidders.

(a) Examples include:

(i) missing signatures,

(ii) missing acknowledging receipt of an addendum;

(iii) missing copies of professional licenses, bonds, insurance certificates, provided that copies are submitted by the deadline established by the Director to correct this mistake;

(iv) typographical errors;

(v) mathematical errors not affecting the total bid price; or (vi) other errors deemed by the Director to be immaterial or inconsequential in nature.

(3) The Director shall approve or deny, in writing, a bidder's request to correct or withdraw a bid.

(4) Corrections or withdrawal of bids shall be conducted in accordance with Section 63G-6a-605.

(5) If there is any deficiency or failure to submit a required sublist and/or "bid" bond, the Division may request that the bidder who is not in compliance, submit the required sublist and/or "bid" bond by 5 p.m. of the next business day after notice is provided by the Division. Failure to cure the deficiency or failure to submit any required sublist and/or "bid" bond by 5:00 p.m. of the next business day after notice is provided by the Division shall make the bidder ineligible for consideration of award of the contract.

R23-1-607. Errors Discovered After the Award of Contract.

(1) Errors discovered after the award of a contract may only be corrected if, after consultation with the Director and the attorney general's office, it is determined that the correction of the mistake does not violate the requirements of the Utah Procurement Code or these administrative rules.

(2) Any correction made under this subsection must be supported by a written determination signed by the Director.

R23-1-608. Re-solicitation of a Bid.

(1) Re-solicitation of a bid may occur only if the Director determines that:

- (a) A material change in the scope of work or specifications has occurred;
- (b) procedures outlined in the Utah Procurement Code were not followed;
- (c) additional public notice is desired;
- (d) there was a lack of adequate competition; or
- (e) other reasons exist that are in the best interests of the procurement unit.

(2) Re-solicitation may not be used to avoid awarding a contract to a qualified vendor in an attempt to steer the award of a contract to a favored vendor.

R23-1-609. Only One Bid Received.

(1) If only one responsive and responsible bid is received in response to an Invitation for Bids, including multiple stage bidding, an award may be made to the single bidder if the Director determines that the price submitted is fair and reasonable, and that other prospective bidders had a reasonable opportunity to respond, or there is not adequate time for re-solicitation. Otherwise, the bid may be rejected and:

- (a) a new invitation for bids solicited;
- (b) the procurement canceled; or
- (c) the procurement may be conducted as a sole source under Section 63G-6a-802.

R23-1-610. Multiple or Alternate Bids.

(1) Multiple or alternate bids will not be accepted, unless otherwise specifically required or allowed in the invitation for bids.

(2) If a bidder submits multiple or alternate bids that are not requested in the invitation for bids, the Director will only accept the bidder's primary bid and will not accept any other bids constituting multiple or alternate bids.

R23-1-611. Methods to Resolve Tie Bids.

(1) In accordance with Section 63G-6a-608, in the event of tie bids, the contract shall be awarded to the procurement item offered by a Utah resident bidder, provided the bidder indicated on the invitation to bid form that it is a Utah resident bidder.

(2) If a Utah resident bidder is not identified, an acceptable method when there are two tie bids shall be for the Director to toss a coin in the presence of a minimum of three witnesses with the firm first in alphabetical order being "heads."

(3) Other methods to resolve a tie bid described in Section 63G-6a-608 may be used as deemed appropriate by the Director.

R23-1-612. Publication of Award.

(1) The Division shall, on the day on which the award of a contract is announced, make available to each bidder and to the public a notice that includes:

- (a) the name of the bidder to which the contract is awarded and the price(s) of the procurement item(s); and
- (b) the names and the prices of each bidder to which the contract is not awarded.

R23-1-613. Multiple Stage Bidding Process.

Multiple stage bidding shall be conducted in accordance with the requirements set forth in Section 63G-6a-609, Utah Procurement Code.

(1) The Director may hold a pre-bid conference as described in Rule R33-6-103 to discuss the multiple stage bidding process or for any other permissible purpose.

R23-1-614. Technology Acquisitions.

(1) The Division in an Invitation for Bids may state that at any time during the term of a contract, that the Division may undertake a review in consultation with the Utah Technology Advisory Board and the Department of Technology Services to determine whether a new technology exists that is in the best interest of the acquiring agency, taking into consideration cost, life-cycle, references, current customers, and other factors and that the acquiring agency reserves the right to:

- (a) negotiate with the contractor for the new technology, provided the new technology is substantially within the original scope of work;
- (b) terminate the contract in accordance with the existing contract terms and conditions; or
- (c) conduct a new procurement for an additional or supplemental contract as needed to take into account new technology.

(2) Subject to the provisions of Section 63G-6a-802, the trial use or testing of new technology may be permitted for a duration not to exceed the maximum time necessary to evaluate the technology.

R23-1-615. Subcontractor Lists.

The Division may not consider, or award to, any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of Section 63A-5-208 and this Rule. For purposes of this Rule R23-1-615, the definitions of Section 63A-5-208 shall be applicable. Within 24 hours after the bid opening time, not including Saturdays, Sundays and state holidays, the apparent lowest three bidders, as well as other bidders that desire to be considered, shall submit to the Division a list of their first-tier subcontractors that are in excess of the dollar amounts stated in Subsection 63A-5-208(3)(a)(i)(A).

- (1) The subcontractor list shall include the following:
 - (a) the type of work the subcontractor is to perform;
 - (b) the subcontractor's name;
 - (c) the subcontractor's bid amount;
 - (d) the license number of the subcontractor issued by the Utah Division of Occupational and Professional Licensing, if such license is required under Utah law; and
 - (e) the impact that the selection of any alternate included in the solicitation would have on the information required by this Subsection (14).
- (2) The contract documents for a specific project may require that additional information be provided regarding any contractor, subcontractor, or supplier.
- (3) If pursuant to Subsection 63A-5-208(4), a bidder intends to perform the work of a subcontractor or obtain, at a later date, a bid from a qualified subcontractor, the bidder shall:
 - (a) comply with the requirements of Section 63A-5-208 and
 - (b) clearly list himself/herself on the subcontractor list form.
- (4) Errors on the subcontractor list will not disqualify the bidder if the bidder can demonstrate that the error is a result of his reasonable reliance on information that was provided by the subcontractor and

was used to meet the requirements of this section, and, provided that this does not result in an adjustment to the bidder's contract amount.

(5) Pursuant to Sections 63A-5-208 and 63G-2-305, information contained in the subcontractor list submitted to the Division shall be classified public except for the amount of subcontractor bids which shall be classified as protected until a contract has been awarded to the bidder at which time the subcontractor bid amounts shall be classified as public. During the time that the subcontractor bids are classified protected, they may only be made available to procurement and other officials involved with the review and approval of bids.

(6) Change of Listed Subcontractors. Subsequent to twenty-four hours after the bid opening, the contractor may change his listed subcontractors only after receiving written permission from the Director based on complying with all of the following:

(a) The contractor has established in writing that the change is in the best interest of the State and that the contractor establishes an appropriate reason for the change, which may include, but is not limited to, the following reasons:

(i) the original subcontractor has failed to perform, or is not qualified or capable of performing

(ii) the subcontractor has requested in writing to be released

(b) The circumstances related to the request for the change do not indicate any bad faith in the original listing of the subcontractors;

(c) Any requirement set forth by the Director to ensure that the process used to select a new subcontractor does not give rise to bid shopping;

(d) Any increase in the cost of the subject subcontractor work shall be borne by the contractor; and

(e) Any decrease in the cost of the subject subcontractor work shall result in a deductive change order being issued for the contract for such decreased amount.

R23-1-616. Bids Over Budget.

(1) In the event all bids for a construction project exceed available funds as certified by the appropriate fiscal officer, and the low responsive and responsible bid does not exceed those funds by more than 5%, the Director may, where time or economic considerations preclude resolicitation of work of a reduced scope, negotiate an adjustment of the bid price, including changes in the bid requirements, with the low responsive and responsible bidder in order to bring the bid within the amount of available funds.

(2) As an alternative to the procedure authorized in Subsection (1), when all bids for a construction project exceed available funds as certified by the Director, and the Director finds that due to time or economic considerations the re-solicitation of a reduced scope of work would not be in the interest of the state, the Director may negotiate an adjustment in the bid price using one of the following methods:

(a) reducing the scope of work in specific subcontract areas and supervising the re-bid of those subcontracts by the low responsive and responsible bidder;

(b) negotiating with the low responsive and responsible bidder for a reduction in scope and cost with the value of those reductions validated in accordance with Section R23-1-50; or

(c) revising the contract documents and soliciting new bids only from bidders who submitted a responsive bid on the original solicitation. This re-solicitation may have a shorter bid response time than otherwise required.

(3) The use of one of the alternative procedures provided for in this subsection (2) must provide for the fair and equitable treatment of bidders.

(4) The Director's written determination, including a brief explanation of the basis for the decision shall be included in the contact file.

(5) This Rule does not restrict in any way, the right of the Director to use any emergency or sole source procurement provisions, or any other applicable provisions of State law or rule which may be used to award the construction project.

R23-1-7. Request for Proposals.

R23-1-701. Conducting the Request for Proposals Standard Procurement Process.

Request for Proposals shall be conducted in accordance with the requirements set forth in Sections 63G-6a-701 through 63G-6a-711, Utah Procurement Code. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-702. Content of the Request for Proposals.

(1) In addition to the requirements set forth under Section 63G-6a-703, the request for proposals solicitation shall include:

(a) a description of the format that offerors are to use when submitting a proposal including any required forms; and

(b) instructions for submitting price.

(2) The Division is responsible for all content contained in the request for proposals solicitation documents, including:

(a) reviewing all schedules, dates, and timeframes;

(b) approving content of attachments;

(c) providing the Division with redacted documents, as applicable;

(d) assuring that information contained in the solicitation documents is public information; and

(e) understanding the scope of work, all evaluation criteria, requirements, factors, and formulas to be used in determining the scoring of proposals; and

(f) the requirements of Section 63G-6a-402(6).

R23-1-703. Multiple Stage RFP Process.

(1) In addition to the requirements set forth under Section 63G-6a-710, the multiple stage request for proposals solicitation shall include:

(a) a description of the stages and the criteria and scoring that will be used to evaluate proposals at each stage; and

(b) the methodology used to determine which proposals shall be disqualified from additional stages.

R23-1-704. Exceptions to Terms and Conditions Published in the RFP.

(1) Offerors requesting exceptions and/or additions to the Standard Terms and Conditions published in the RFP must include the exceptions and/or additions with the proposal response.

(2) Exceptions and/or additions submitted after the date and time for receipt of proposals will not be considered unless there is only one offeror that responds to the RFP, the exceptions and/or additions have been approved by the Attorney General's Office, and it is determined by the Director that it is not beneficial to the procurement unit to republish the solicitation.

(3) Offerors may not submit requests for exceptions and/or additions by reference to a vendor's website or URL

(4) The Division may refuse to negotiate exceptions and/or additions:

(a) that are determined to be excessive;

(b) that are inconsistent with similar contracts of the procurement unit;

(c) to warranties, insurance, indemnification provisions that are necessary to protect the procurement unit after consultation with the Attorney General's Office;

- (d) where the solicitation specifically prohibits exceptions and/or additions; or
- (e) that are not in the best interest of the procurement unit.

(5) If negotiations are permitted, a procurement unit may negotiate exceptions and/or additions with offerors, beginning in order with the offeror submitting the fewest exceptions and/or additions to the offeror submitting the greatest number of exceptions and/or additions. Contracts may become effective as negotiations are completed.

(6) If, in the negotiations of exceptions and/or additions with a particular offeror, an agreement is not reached, after a reasonable amount of time, as determined by the Division, the negotiations may be terminated and a contract not awarded to that offeror and the Division may move to the next eligible offeror.

R23-1-705. Protected Records.

(1) The following are protected records and may be redacted by the vendor subject to the procedures described below in accordance with the Governmental Records Access and Management Act (GRAMA) Title 63G, Chapter 2 of the Utah Code. (a) Trade Secrets, as defined in Section 13-24-2 of the Utah Code.

(b) Commercial information or non-individual financial information subject to the provisions of Section 63G-2-305(2).

(c) Other Protected Records under GRAMA.

(2) Process For Requesting Non-Disclosure. Any person requesting that a record be protected shall include with the proposal or submitted document:

(a) a written indication of which provisions of the proposal or submitted document are claimed to be considered for business confidentiality or protected (including trade secrets or other reasons for non-disclosure under GRAMA); and

(b) a concise statement of the reasons supporting each claimed provision of business confidentiality or protected.

R23-1-706. Notification.

(1) A person who complies with Rule R23-1-705 shall be notified by the procurement unit prior to the public release of any information for which a claim of confidentiality has been asserted.

(2) Except as provided by court order, the procurement unit to whom the request for a record is made under GRAMA, may not disclose a record claimed to be protected under Rule R23-1-705 but which the procurement unit or State Records Committee determines should be disclosed until the period in which to bring an appeal expires or the end of the appeals process, including judicial appeal, is reached. This Rule R23-1-706 does not apply where the claimant, after notice, has waived the claim by not appealing or intervening before the State Records Committee. To the extent allowed by law, the parties to a dispute regarding the release of a record may agree in writing to an alternative dispute resolution process.

(3) Any allowed disclosure of public records submitted in the request for proposal process will be made only after the selection of the successful offeror(s) has been made public in compliance with Section 63G-6a-709.5.

R23-1-707. Process for Submitting Proposals with Protected Business Confidential Information.

(1) If an offeror submits a proposal that contains information claimed to be business confidential or protected information, the offeror must submit two separate proposals:

(a) One redacted version for public release, with all protected business confidential information either blacked-out or removed, clearly marked as "Redacted Version"; and

(b) One non-redacted version for evaluation purposes clearly marked as "Protected Business Confidential."

(i) Pricing may not be classified as business confidential and will be considered public information.

(ii) An entire proposal may not be designated as "PROTECTED", "CONFIDENTIAL" or "PROPRIETARY" and shall be considered non-responsive unless the offeror removes the designation.

R23-1-708. Pre-Proposal Conferences and Site Visits.

(1) Except as authorized in writing by the Director, pre-proposal conferences and site visits must require mandatory attendance by all offerors.

(a) A pre-proposal conference may be attended via the following:

(i) attendance in person;

(ii) teleconference participation;

(iii) webinar participation;

(iv) participation through other electronic media approved by the Director.

(b) Mandatory site visits must be attended in person.

(c) All pre-proposal conferences and site visits must be attended by an authorized representative of the person or vendor submitting a proposal and as may be further specified in the procurement documents.

(d) The solicitation must state that failure to attend a mandatory pre-proposal conference shall result in the disqualification of any offeror that does not have an authorized representative attend the entire duration of the mandatory pre-proposal conference.

(e) The solicitation must state that failure to attend a mandatory site visit shall result in the disqualification of any offeror that does not have an authorized representative attend the entire duration of the mandatory site visit.

(f) At the discretion of the conducting procurement unit, audio or video recordings of pre-proposal conferences and site visits may be used.

(g) Listening to or viewing audio or video recordings of a mandatory pre-proposal conference or site visit may not be substituted for attendance.

(2) If a pre-proposal conference or site visit is held, the Division unit shall maintain:

(a) an attendance log including the name of each attendee, the entity the attendee is representing, and the attendee's contact information;

(b) minutes, if there are any, of the pre-proposal conference or site visit;

(c) copies of any documents distributed by the Division to the attendees at the pre-proposal conference or site visit:

(d) any verbal modification made to any of the solicitation documents. All verbal modifications to the solicitation documents shall be reduced to writing.

(3) The Division shall publish as an addendum to the solicitation, the information in R23-1-708(2)(a) above.

R23-1-709. Addenda to Request for Proposals.

(1) Addenda to the Request for Proposals may be made for the purpose of:

(a) making changes to:

(i) the scope of work;

(ii) the schedule;

- (iii) the qualification requirements;
- (iv) the criteria;
- (v) the weighting; or
- (vi) other requirements of the Request for Proposal.

(b) Addenda shall be published within a reasonable time prior to the deadline that proposals are due, to allow prospective offerors to consider the addenda in preparing proposals. Publication at least 5 calendar days prior to the deadline that proposals are due shall be deemed a reasonable time. Minor addenda and urgent circumstances may require a shorter period of time.

(2) After the due date and time for submitting a response to Request for Proposals, at the discretion of the Director, addenda to the Request for Proposals may be limited to offerors that have submitted proposals, provided the addenda does not make a substantial change to the Request for Proposals that, in the opinion of the Director likely would have impacted the number of Offerors responding to the original publication of the Request for Proposals.

R23-1-710. Modification or Withdrawal of Proposal Prior to Deadline.

A proposals may be modified or withdrawn prior to the established due date and time for responding.

R23-1-711. Proposals and Modifications, Delivery and Time Requirements.

(1) Except as provided in R23-1-711(4) below, proposals and modifications to a proposal submitted electronically or by physical delivery, after the established due date and time, will not be accepted for any reason.

(2) When submitting a proposal or modification to a proposal electronically, offerors must allow sufficient time to complete the online forms and upload documents. The solicitation will end at the closing time posted in the electronic system. If an offeror is in the middle of uploading a proposal when the closing time arrives, the system should stop the process and the proposal or modification to a proposal will not be accepted.

(3) When submitting a proposal or modification to a proposal by physical delivery (U.S. Mail, courier service, hand-delivery, or other physical means) offerors are solely responsible for meeting the deadline. Delays caused by a delivery service or other physical means will not be considered as an acceptable reason for a proposal or modification to a proposal being late.

(4) All proposals or modifications to proposals received by physical delivery will be date and time stamped by the Division.

(5) To the extent that an error on the part of the Division results in a proposal or modification to a proposal not being received by the established due date and time, the proposal or modification to a proposal shall be accepted as being on time.

R23-1-712. Errors in Proposals.

The following shall apply to the correction or withdrawal of an unintentionally erroneous proposal, or the cancellation of an award or contract that is based on an unintentionally erroneous proposal. A decision to permit the correction or withdrawal of a proposal or the cancellation of an award or a contract shall be supported in a written document, signed by the Director.

(1) Mistakes attributed to an offeror's error in judgment may not be corrected.

(2) Unintentional errors not attributed to an offeror's error in judgment may be corrected if it is in the best interest of the procurement unit and correcting the error maintains the fair treatment of other offerors.

- (a) Examples include:
- (i) missing signatures,
 - (ii) missing acknowledgement of an addendum;
 - (iii) missing copies of professional licenses, bonds, insurance certificates, provided that copies are submitted by the deadline established by the Director to correct this mistake;
 - (iv) typographical errors;
 - (v) mathematical errors not affecting the total proposed price; or
 - (vi) other errors deemed by the Director to be immaterial or inconsequential in nature.
- (3) Unintentional errors discovered after the award of a contract may only be corrected if, after consultation with the Director and the Attorney General's Office, it is determined that the correction of the error does not violate the requirements of the Utah Procurement Code or these administrative rules.

R23-1-713. Evaluation of Proposals.

(1) The evaluation of proposals shall be conducted in accordance with Part 7 of the Utah Procurement Code.

(2) An evaluation committee may ask questions of offerors to clarify proposals provided the questions are submitted and answered in writing. The record of questions and answers shall be maintained in the file.

R23-1-714. Correction or Withdrawal of Proposal, Sublist and Bond errors.

(1) In the event an offeror submits a proposal that on its face appears to be impractical, unrealistic or otherwise in error, the Director may contact the offeror to either confirm the proposal, permit a correction of the proposal, or permit the withdrawal of the proposal, in accordance with Section 63G-6a-706.

(2) Offerors may not correct errors, deficiencies, or incomplete responses in a proposal that has been determined to be not responsible, not responsive, or that does not meet the mandatory minimum requirements stated in the request for proposals in accordance with Section 63G-6a-704.

(3) If there is any deficiency or failure to submit a required sublist and/or "bid" bond, the Division may request that the offeror who is not in compliance, submit the required sublist and/or "bid" bond by 5 p.m. of the next business day after notice is provided by the Division. Failure to cure the deficiency or failure to submit any required sublist and/or "bid" bond by 5:00 p.m. of the next business day after notice is provided by the Division shall make the offeror ineligible for consideration of award of the contract.

R23-1-715. Interviews and Presentations.

(1) Interviews and presentations may be held as outlined in the RFP.

(2) Offerors invited to interviews or presentations shall be limited to those offerors meeting minimum requirements specified in the RFP.

(3) Representations made by the offeror during interviews or presentations shall become an addendum to the offeror's proposal and shall be documented. Representations must be consistent with the offeror's original proposal and may only be used for purposes of clarifying or filling in gaps in the offeror's proposal.

(4) The Director shall establish a date and time for the interviews or presentations and shall notify eligible offerors of the procedures. Interviews and presentations will be at the offeror's expense.

R23-1-716. Best and Final Offers.

Best and Final Offers shall be conducted in accordance with Section 63G-6a-707.5. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

(1) The best and final offers (BAFO) process is an optional step in the evaluation phase of the request for proposals process in which offerors are requested to modify their proposals.

(a) An evaluation committee may request best and final offers when:

(i) no single proposal addresses all the specifications;

(ii) all or a significant number of the proposals received are unclear and the evaluation committee requires further clarification;

(iii) additional information is needed in order for the evaluation committee to make a decision;

(iv) the differences between proposals in one or more categories are too slight to distinguish;

(v) all cost proposals are too high or over the budget;

(vi) multiple contract awards are necessary to achieve regional or statewide coverage for a procurement item under an RFP and there are insufficient cost proposals within the budget to award the number of contracts needed to provide regional or statewide coverage.

(2) Only offerors meeting the minimum qualifications or scores described in the RFP are eligible to respond to best and final offers.

(3) Proposal modifications submitted in response to a request for best and final offers may only address the specific issues and/or sections of the RFP described in the request for best and final offers.

(a) Offerors may not use the best and final offers process to correct deficiencies in their proposals not addressed in the request for best and final offers issued by the Division.

(4) When a request for best and final offers is issued to reduce cost proposals, offerors shall submit itemize cost proposals clearly indicating the tasks or scope reductions that can be accomplished to bring costs within the available budget.

(a) The cost information of one offeror may not be disclosed to competing offerors during the best and final offers process and further, such cost information shall not be shared with other offerors until the contract is awarded.

(b) The Division shall ensure that auction tactics are not used in the discussion process, including discussing and comparing the costs and features of other proposals.

(5) The best and final offers process may not be conducted as part of the contract negotiation process. It may only be conducted during the evaluation phase of the RFP process.

(6) A procurement unit may not use the best and final offers process to allow offerors a second opportunity to respond to the entire request for proposals.

(7) If a proposal modification is made orally during the interview or presentation process, the modification must be confirmed in writing.

(8) A request for best and final offers issued by the Division shall:

(a) comply with all public notice requirements provided in Section 63G-6a-406;

(b) include a deadline for submission that allows offerors a reasonable opportunity for the preparation and submission of their responses;

(c) indicate how proposal modifications in response to a request for best and final offers will be evaluated;

(9) If an offeror does not submit a best and final offer, its immediately previous proposal will be considered its best and final offer;

(10) Unsolicited best and final offers will not be accepted from offerors.

R23-1-717. Cost-benefit Analysis Exception: CM/GC.

(1) A cost-benefit analysis is not required if the contract is awarded solely on the qualifications of the construction manager/general contractor and the management fee described in Section 63G-6a-708 provided:

(a) a competitive process is maintained by the issuance of a request for proposals that requires the offeror to provide, at a minimum:

(i) a management plan;

(ii) references;

(iii) statements of qualifications; and

(iv) a management fee only if requested by the Division. The management fee may not be requested by the Division if the management fee is not part of the criteria for the evaluation committee. The Division may use a fee table for this management fee.

(b) the management fee contains only the following:

(i) preconstruction phase services;

(ii) monthly supervision fees for the construction phase; and

(iii) overhead and profit for the construction phase.

(c) the evaluation committee may, as described in the solicitation, weight and score the management fee as a fixed rate or a fixed percentage of the estimated contract value.

(d) the contract awarded must be in the best interest of the procurement unit.

R23-1-718. Only One Proposal Received.

(1) If only one proposal is received in response to a request for proposals, the evaluation committee may:

(a) conduct a review to determine if:

(i) the proposal meets the minimum requirements;

(ii) pricing and terms are reasonable; and

(iii) the proposal is in the best interest of the procurement unit.

(b) if the evaluation committee determines the proposal meets the minimum requirements, pricing and terms are reasonable, and the proposal is in the best interest of the procurement unit, the procurement unit may make an award.

(c) If an award is not made, the procurement unit may either cancel the procurement or re-solicit for the purpose of obtaining additional proposals.

R23-1-719. Publicizing Awards.

(1) In addition to the requirements of Section 63G-6a-709.5, the following shall be disclosed after receipt of a GRAMA request and payment of any lawfully enacted and applicable fees:

(a) the contract(s) entered into as a result of the selection and the successful proposal(s), except for those portions that are to be non-disclosed under Rule R23-1-705;

(b) the unsuccessful proposals, except for those portions that are to be non-disclosed under Rule R23-1-705;

(c) the rankings of the proposals;

(d) the names of the members of any selection committee (reviewing authority);

(e) the final scores used by the selection committee to make the selection, except that the names of the individual scorers shall not be associated with their individual scores or rankings.

(f) the written justification statement supporting the selection, except for those portions that are to be non-disclosed under Rule R23-1-705.

(2) After due consideration and public input, the following has been determined by the Board to impair governmental procurement proceedings or give an unfair advantage to any person proposing to enter into a contract or agreement with a governmental entity, and will not be disclosed by the governmental entity at any time to the public including under any GRAMA request:

- (a) the names of individual scorers/evaluators in relation to their individual scores or rankings;
- (b) any individual scorer's/evaluator's notes, drafts, and working documents;
- (c) non-public financial statements; and

(d) past performance and reference information, which is not provided by the offeror and which is obtained as a result of the efforts of the governmental entity. To the extent such past performance or reference information is included in the written justification statement; it is subject to public disclosure.

R23-1-8. Exceptions to Procurement Requirements.

R23-1-801. Sole Source - Award of Contract Without Competition.

(1) Sole source procurements shall be conducted in accordance with the requirements set forth in Section 63G-6a-802, Utah Procurement Code. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and should be used in conjunction with the Procurement Code.

(2) A sole source procurement may be conducted if:

- (a) there is only one source for the procurement item;
- (b) the award to a specific supplier, service provider, or contractor is a condition of a donation or grant that will fund the full cost of the supply, service, or construction item; or
- (c) the procurement item is needed for trial use or testing to determine whether the procurement item will benefit the procurement unit.

(3) An urgent or unexpected circumstance or requirement for a procurement item does not justify the award of a sole source procurement.

(4) Requests for a procurement to be conducted as a sole source shall be submitted in writing to the Director for approval.

(5) The sole source request shall be submitted to the Director and shall include:

- (a) a description of the procurement item;
- (b) the total dollar value of the procurement item, including, when applicable, the actual or estimated full lifecycle cost of maintenance and service agreements;
- (c) the duration of the proposed sole source contract;
- (d) an authorized signature of the requester;
- (e) unless the sole source procurement is conducted under Rule R23-1-801(2)(b) or (c), research completed by the requester documenting that there are no other competing sources for the procurement item;

(f) any other information requested by the Director; and

(6) a sole source request form containing all of the requirements of Rule R23-1-801 (5) may be available on the division's website and/or may be described in specifications or other contract documents.

(7) Except as provided in (b), sole source procurements over \$50,000 shall be published in accordance with Section 63G-6a-406.

(a) Sole source procurements under \$50,000 are not required to be published but may be published at the discretion of the Director.

(b) The requirement for publication of notice for a sole source procurement is waived:

- (i) for public utility services;
 - (ii) if the award to a specific supplier, service provider, or contractor is a condition of a donation or grant that will fund the full cost of the supply, service, or construction item;
 - (iii) when the circumstances of the request are clear that there can only be one source; or
 - (iv) for other circumstances as determined in writing by the Director.
- (8) A person may contest a sole source procurement prior to the closing of the public notice period set forth in Section 63G-6a-406, when public notice is required under this Rule R23-1-801 by submitting the following information in writing to the Director:
- (a) the name of the contesting person; and
 - (b) a detailed explanation of the challenge, including documentation showing that there are other competing sources for the procurement item.
- (9) Upon receipt of information contesting a sole source procurement, the Director shall conduct an investigation to determine the validity of the challenge and make a written determination either supporting or denying the challenge.

R23-1-802. Trial Use or Testing of a Procurement Item, Including New Technology.

The trial use or testing of a procurement item, including new technology, shall be conducted as set forth in Section 63G-6a-802, Utah Procurement Code.

R23-1-803. Alternative Procurement Methods.

(1) The Director may utilize alternative procurement methods to acquire procurement items such as those listed below when it is determined in writing by the Director, to be more practicable or advantageous to the procurement unit:

- (a) used vehicles;
- (b) livestock;
- (c) hotel conference facilities and services;
- (d) speaker honorariums;
- (e) hosting out-of-state and international dignitaries;
- (f) international promotion of the state; and
- (g) any other procurement item for which a standard procurement method is not reasonably practicable.

(2) When making this determination, the Director may take into consideration whether:

- (a) the potential cost of preparing, soliciting and evaluating bids or proposals is expected to exceed the benefits normally associated with such solicitations;
- (b) the procurement item cannot be acquired through a standard procurement process; and
- (c) the price of the procurement item is fair and reasonable.

(3) In the event that it is so determined, the Director may elect to utilize an alternative procurement method which may include any or all of the following:

- (a) informal price quotations;
- (b) direct negotiations; and
- (c) direct award.

R23-1-804. Emergency Procurement.

(1) Emergency procurements shall be conducted in accordance with the requirements set forth in Section 63G-6a-803, and this rule.

(2) An emergency procurement is a procurement procedure where the procurement unit is authorized to obtain a procurement item without using a standard competitive procurement process.

(3) Emergency procurements are limited to those procurement items necessary to mitigate the emergency.

(4) While a standard procurement process is not required under an emergency procurement, when practicable, the Division should seek to obtain as much competition as possible through use of phone quotes, internet quotes, limited invitations to bid, or other selection methods while avoiding harm, or risk of harm, to the public health, safety, welfare, property, or impairing the ability of a public entity to function or perform required services.

(5) The Division shall make a written determination documenting the basis for the emergency and the selection of the procurement item. A record of the determination and selection shall be kept in the contract file. The documentation may be made after the emergency condition has been alleviated.

R23-1-805. Declaration of "Official State of Emergency".

Upon a declaration of an "Official State of Emergency" by the authorized state official, the Director shall implement the division's Continuity of Operations Plan, or COOP. When activated, the division shall follow the procedures outlined in the plan and take appropriate actions as directed by the procurement unit responsible for authorizing emergency acquisitions of procurement items.

R23-1-9. Cancellations, Rejections, and Debarment.

R23-1-901. General Provisions.

(1) An Invitation for Bids, a Request for Proposals, or other solicitation may be canceled prior to the deadline for receipt of bids, proposals, or other submissions, when it is in the best interests of the procurement unit as determined by the Division. In the event a solicitation is cancelled, the reasons for cancellation shall be made part of the procurement file and shall be available for public inspection and the Division shall:

- (a) re-solicit new bids or proposals using the same or revised specifications; or,
- (b) withdraw the requisition for the procurement item(s).

R23-1-902. Re-solicitation.

(1) In the event there is no initial response to an initial solicitation, the Director may:

(a) contact the known supplier community to determine why there were no responses to the solicitation;

(b) research the potential vendor community; and,

(c) based upon the information in (a) and (b) require the Division to modify the solicitation documents.

(2) If the Division has modified the solicitation documents and after the re-issuance of a solicitation, there is still no competition or there is insufficient competition, the Director, shall:

(a) require the Division to further modify the procurement documents; or,

(b) cancel the requisition for the procurement item(s).

R23-1-903. Cancellation Before Award.

(1) Solicitations may be cancelled before award but after opening all bids or offers when the Director determines in writing that:

- (a) inadequate or ambiguous specifications were cited in the solicitation;

- (b) the specifications in the solicitation have been or must be revised;
- (c) the procurement item(s) being solicited are no longer required;
- (d) the solicitation did not provide for consideration of all factors of cost to the procurement unit, such as cost of transportation, warranties, service and maintenance;
- (e) bids or offers received indicate that the needs of the procurement unit can be satisfied by a less expensive procurement item differing from that in the solicitation;
- (f) except as provided in Section 63G-6a-607, all otherwise acceptable bids or offers received are at unreasonable prices, or only one bid or offer is received and the Director cannot determine the reasonableness of the bid price or cost proposal;
- (g) the responses to the solicitation were not independently arrived at in open competition, were collusive, or were submitted in bad faith; or,
- (h) no responsive bid or offer has been received from a responsible bidder or offer;

R23-1-904. Alternative to Cancellation.

In the event administrative difficulties are encountered before award but after the deadline for submissions that may delay award beyond the bidders' or offerors' acceptance periods, the bidders or offerors should be requested, before expiration of their bids or offers, to extend in writing the acceptance period (with consent of sureties, if any) in order to avoid the need for cancellation.

R23-1-905. Continuation of Need.

If the solicitation has been cancelled for the reasons specified in Rule R23-1-903 (1)(f), (g) or (h) and the Director has made the written determination in Rule R23-1-903(1) and the Division has an existing contract, the Division may permit an extension of the existing contract under Section 63G-6a-802(7).

R23-1-906. Rejections and Suspension/Debarment. .

(1) The Division may reject any or all bids, offers or other submissions, in whole or in part, as may be specified in the solicitation, when it is in the best interest of the procurement unit. In the event of a rejection of any or all bids, offers or other submissions, in whole or in part, the reasons for rejection shall be made part of the procurement file and shall be available for public inspection.

(2) Bids, offers, or other submissions, received from any person that is suspended, debarred, or otherwise ineligible as of the due date for receipt of bids, proposals, or other submissions shall be rejected.

R23-1-907. Rejection for Nonresponsibility or Nonresponsiveness.

(1) Subject to Section 63G-6a-903, the Director shall reject a bid or offer from a bidder or offeror determined to be nonresponsible. A responsible bidder or offeror is defined in Section 63G-6a-103(42).

(2) In accordance with Section 63G-6a-604(3) the Director may not accept a bid that is not responsive. Responsiveness is defined in Section 63G-6a-103(43).

(3) If there is any deficiency or failure to submit a required sublist and/or "bid" bond, the Division may request that the bidder/offeror who is not in compliance, submit the required sublist and/or "bid" bond by 5 p.m. of the next business day after notice is provided by the Division. Failure to cure the deficiency or failure to submit any required sublist and/or "bid" bond by 5:00 p.m. of the next business day after notice is provided by the Division, shall make the bidder/offeror nonresponsive and therefore ineligible for consideration of award of the contract.

(4) The originals of all rejected bids, offers, or other submissions, and all written findings with respect to such rejections, shall be made part of the procurement file and available for public inspection.

R23-1-908. Debarment or suspension from consideration for award of contracts -- Process -- Causes for debarment -- Appeal.

The procedures for a debarment or suspension from consideration for award of contracts, including appellate rights, are provided in Section 63G-6a-904. Upon any suspension or debarment, the person that is suspended or debarred shall be considered nonresponsible and ineligible for the award of contracts by the Division in accordance with the determination of suspension or debarment.

R23-1-10. Preferences.

R23-1-1001. Providers of State Products.

(1) In addition to the reciprocal preference requirements contained in Section 63G-6a-1002 for the providers of procurement items produced, manufactured, mined, grown, or performed in Utah, Rule R23-1-10 outlines the process for award of a contract when there is more than one equally low preferred bidder. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

(2) In the event there is more than one equally low preferred bidder, the Director shall consider the preferred bidders as tie bidders and shall follow the process specified in Section 63G-6a-608 and Rule R23-1-10.

R23-1-1002. Preference for Resident Contractors.

(1) In addition to the reciprocal preference requirements contained in Section 63G-6a-1003 for resident Utah contractors, this rule outlines the process for award of a contract when there is more than one equally low preferred resident contractor.

(2) In the event there is more than one equally low preferred resident contractor, the Director shall consider the preferred resident contractors as tie bidders and shall follow the process specified in Section 63G-6a-608 and this R23-1-10.

R23-1-1003. Exception for federally funded contracts.

This Rule R23-1-10 does not apply to the extent it might jeopardize the receipt of federal funds, conflicts with federal requirements relating to a procurement that involves the expenditure of federal assistance, federal contract funds, or federal financial participation funds.

R23-1-11. Form of Bonds.

R23-1-1101. Definitions.

(1) Whenever used in this Rule, the terms "bid", "bidder" and "bid security" apply to all procurements, including non-construction procurements, when the procurement documents, regardless of the procurement type, require securities and/or bonds.

(2) All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-1102. Bid Security Requirements for Projects.

(1) Application. The requirements for bid security and bonds under this Rule R23-1-11 shall apply as follows:(a) For the Division, the award of construction contracts where the face amount of the contract is \$100,000 or more.

(b) For other state agencies that are required to use the same or similar documents as the Division for their construction contracts, the award of construction contracts where the face amount of the contract is \$50,000 or more, unless the Division Director, in writing, approves a \$100,000 or more requirement similarly to the Division, based on:

(i) The Division Director's finding that the agency has a selection process for such contracts that are under \$100,000, that ensures a responsible, financially solvent contractor is selected; and

(ii) that the agency has the financial capability to absorb the potential responsibility that can occur due to the lack of the bid security and bonding requirements for the contract under \$100,000.

(c) At any time the Division or any other state agency can require acceptable bid security as well as performance and payment bonds on contracts that are for amounts below the standard requirements set forth above in this Rule.

(2) Acceptable Bid Security. The term "bid" as used in this Rule R23-1-1102 shall also be deemed to apply to "offer."

(a) Invitations for Bids and Requests For Proposals shall require the submission of acceptable bid security in an amount equal to at least five percent of the bid, at the time the bid is submitted. If a contractor fails to accompany its bid with acceptable bid security, the bid shall be deemed nonresponsive, unless this failure is found to be nonsubstantial as hereinafter provided.

(b) If acceptable bid security is not furnished in accordance with Rule R23-1-907(3), the bid shall be rejected as nonresponsive, unless the failure to comply is determined by the Director to be nonsubstantial. Failure to submit an acceptable bid security may be deemed nonsubstantial if:

(i) the bid security is submitted on a form other than the Division's required bid bond form and the bid security meets all other requirements including being issued by a surety meeting the requirements of Subsection (5);

(ii) the contractor provides acceptable bid security by 5 p.m. of the next business day after notice is provided by the Division of the defective bid security; or

(iii) only one bid is received.

(3) Payment and Performance Bonds. Except as provided in this Rule R23-1-1102(1) above, payment and performance bonds in the amount of 100% of the contract price are required for all contracts in excess of \$50,000. These bonds shall cover the procuring agencies and be delivered by the contractor to the Division at the same time the contract is executed. If a contractor fails to deliver the required bonds, the contractor's bid shall be found nonresponsive and its bid security shall be forfeited.

(4) Forms of Bonds. Bid Bonds, Payment Bonds and Performance Bonds must be from sureties meeting the requirements of Rule R23-1-1102(5) and must be on the exact bond forms most recently adopted by the Board and on file with the Division.

(5) Surety firm requirements. All surety firms must be authorized to do business in the State of Utah and be listed in the U.S. Department of the Treasury Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies for an amount not less than the amount of the bond to be issued. A co-surety may be utilized to satisfy this requirement.

(6) Waiver. The Director may waive any bonding requirements set forth in this Rule if the Director finds circumstances in which the Director considers any or all of the bonds to be unnecessary to protect

the State. Any such waiver shall be stated in writing, explain the circumstances why the bond(s) is not necessary to protect the procurement unit, and the waiver shall be made part of the project file.

(7) The Director may require an acceptable bid security on projects that are for amounts less than the standard amount set forth in this Rule R23-1-1102.

R23-1-12. Terms and Conditions, Contracts, Change Orders and Costs.

R23-1-1201. Required Contract Clauses.

(1) The Division shall comply with Sections 63G-6a-1202 considering clauses for contracts. The Division will establish standard contract clauses to assist the Division and to help contractors and potential contractors to understand applicable requirements. These standard contract clauses may be modified as needed to meet the requirements of the particular project.

(2) The Division shall also comply with the requirements of Section 63G-6a-402(6) by requiring that for each contract and request for proposals, the inclusion of a clause that requires the Division, for the duration of the contract, to make available contact information of the winning contractor to the Department of Workforce Services in accordance with Section 35A-2-203. This requirement does not preclude a contractor from advertising job openings in other forums throughout the state.

(3) There shall be compliance with the federal contract prohibition provisions of the Sudan Accountability and Divestment Act of 2007 (Pub. L. No. 110-174) that prohibit contracting with a person doing business in Sudan.

(4) All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-1202. Establishment of Terms and Conditions.

The Division may use the Standard Terms and Conditions adopted by the Division of Purchasing and General Services for a particular procurement with modifications.

R23-1-1203. Contracts and Change Orders -- Contract Types.

The Division may use contract types to the extent authorized under Section 63G-6a-1205.

R23-1-1204. Prepayments.

Prepayments are subject to the restrictions contained in Section 63G-6a-1208.

R23-1-1205. Leases of Personal Property.

Leases of personal property are subject to the following:

(1) Leases shall be conducted in accordance with Division of Finance rules and Section 63G-6a-1209.

(2) A lease may be entered into provided the procurement unit complies with Section 63G-6a-1209 and:

(a) it is in the best interest of the procurement unit;

(b) all conditions for renewal and costs of termination are set forth in the lease; and

(c) the lease is not used to avoid a competitive procurement.

(3) Lease contracts shall be conducted with as much competition as practicable.

(4) Executive Branch Procurement Unit Leases with Purchase Option. A purchase option in a lease may be exercised if the lease containing the purchase option was awarded under an authorized procurement process. Before exercising this option, the Division shall:

- (a) investigate alternative means of procuring comparable procurement items; and
- (b) compare estimated costs and benefits associated with the alternative means and the exercise of the option, for example, the benefit of buying new state of the art data processing equipment compared to the estimated, initial savings associated with exercise of a purchase option.

R23-1-1206. Multi-Year Contracts.

The Division may issue multi-year contracts in accordance with Section 63G-6a-1204. Section 63G-6a-1204 does not apply to a contract for the design or construction of a facility, a road, a public transit project, or a contract for the financing of equipment.

R23-1-1207. Installment Payments.

Procurement units may make installment payments in accordance with Section 63G-6a-1208.

R23-1-1208. Change Orders.

The Division shall comply with Section 63G-6a-1207.

R23-1-1209. Requirements for Cost or Pricing Data.

(1) For contracts that expressly allow price adjustments, cost or pricing data shall be required in support of a proposal leading to the adjustment of any contract pricing.

(2) Cost or pricing data exceptions:

(a) need not be submitted when the terms of the contract state established market indices, catalog prices or other benchmarks are used as the basis for contract price adjustments or when prices are set by law or rule;

(b) if a contractor submits a price adjustment higher than established market indices, catalog prices or other benchmarks established in the contract, the Director may request additional cost or pricing data; or

(c) the Director may waive the requirement for cost or pricing data provided a written determination is made supporting the reasons for the waiver. A copy of the determination shall be kept in the contract file.

R23-1-1210. Defective Cost or Pricing Data.

(1) If defective cost or pricing data was used to adjust a contract price, the vendor and the Division may enter into discussions to negotiate a settlement.

(2) If a settlement cannot be negotiated, either party may seek relief as provided by applicable laws and rules.

R23-1-1211. Cost Analysis.

(1) Cost analysis includes the verification of cost data. Cost analysis may be used to evaluate:

- (a) specific elements of costs;
- (b) total cost of ownership and life-cycle cost;
- (c) supplemental cost schedules;
- (d) market basket cost of similar items;

- (e) the necessity for certain costs;
- (f) the reasonableness of allowances for contingencies;
- (g) the basis used for allocation of indirect costs; and,
- (h) the reasonableness of the total cost or price.

R23-1-1212. Audit.

The Division may, at reasonable times and places, audit or cause to be audited by an independent third party firm, by another procurement unit, or by an agent of the procurement unit, the books, records, and performance of a contractor, prospective contractor, subcontractor, or prospective subcontractor.

R23-1-1213. Retention of Books and Records.

Contractors shall maintain all records related to the contract. These records shall be maintained by the contractor for at least six years after the final payment, unless a longer period is required by law. All accounting for contracts and contract price adjustments, including allowable incurred costs, shall be conducted in accordance with generally accepted accounting principles for government.

R23-1-1214. Inspections.

Circumstances under which the Division may perform inspections include inspections of the contractor's manufacturing/production facility or place of business, or any location where the work is performed:

- (1) whether the definition of "responsible," as defined in Section 63G-6a-103(40) and in the solicitation documents, has been met or are capable of being met; and
- (2) if the contract is being performed in accordance with its terms.

R23-1-1215. Access to Contractor's Manufacturing/Production Facilities.

(1) The Division may enter a contractor's or subcontractor's manufacturing/production facility or place of business to:

- (a) inspect procurement items for acceptance by the procurement unit pursuant to the terms of a contract;
- (b) audit cost or pricing data or audit the books and records of any contractor or subcontractor pursuant to Utah Code or Administrative Rule; and
- (c) investigate in connection with an action to debar or suspend a person from consideration for award of contracts.

R23-1- 1216. Inspection of Supplies and Services.

(1) Contracts may provide that the Director or Division may inspect procurement items at the contractor's or subcontractor's facility and perform tests to determine whether the procurement items conform to solicitation and contract requirements.

R23-1-1217. Conduct of Inspections.

(1) No inspector may change any provision of the specifications or the contract without written authorization of the Director. The presence or absence of an inspector or an inspection, shall not relieve the contractor or subcontractor from any requirements of the contract.

(2) When an inspection is made, the contractor or subcontractor shall provide without charge all reasonable facilities and assistance for the safety and convenience of the person performing the inspection or testing.

R-23-1-13. General Construction Provisions.

R-23-1-1301. Purpose.

The purpose of this rule is to comply with the provisions of Sections 63G-6a-1302 and 1303 of the Utah Procurement Code. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Utah Procurement Code.

R23-1-1302. Construction Management Rule.

As required by Section 63G-6a-1302, this rule contains provisions applicable to:

- (1) selecting the appropriate method of management for construction contracts;
- (2) documenting the selection of a particular method of construction contract management; and
- (3) the selection of a construction manager/general contractor.

R23-1-1303. Application.

The provisions of Rules R23-1-1302 through R23-1-1306 shall apply to all procurements of construction.

R23-1-1304. Methods of Construction Contract Management.

(1) This Rule contains provisions applicable to the selection of the appropriate type of construction contract management.

(2) It is intended that the Director have sufficient flexibility in formulating the construction contract management method for a particular project to fulfill the needs of the procurement unit. The methods for achieving the purposes set forth in this rule are not to be construed as an exclusive list.

(3) Before choosing the construction contracting method to use, a careful assessment must be made by the Director of requirements the project shall consider, at a minimum, the following factors:

- (a) when the project must be ready to be occupied;
- (b) the type of project, for example, housing, offices, labs, heavy or specialized construction;
- (c) the extent to which the requirements of the procurement unit and the way in which they are to be met are known;
- (d) the location of the project;
- (e) the size, scope, complexity, and economics of the project;
- (f) the amount and type of financing available for the project, including whether the budget is fixed or what the source of funding is, for example, general or special appropriation, federal assistance moneys, general obligation bonds or revenue bonds, lapsing/nonlapsing status and legislative intent language;
- (g) the availability, qualification, and experience of the procurement unit's personnel to be assigned to the project and how much time the procurement unit's personnel can devote to the project;

(h) the availability, qualifications and experience of outside consultants and contractors to complete the project under the various methods being considered;

(i) the results achieved on similar projects in the past and the methods used; and

(j) the comparative advantages and disadvantages of the construction contracting method and how they might be adapted or combined to fulfill the needs of the procuring agencies.

(5) The following descriptions are provided for the more common construction contracting management methods which may be used by the procurement unit. The methods described are not all mutually exclusive and may be combined on a project. These descriptions are not intended to be fixed in respect to all construction projects. In each project, these descriptions may be adapted to fit the circumstances of that project.

(a) Single Prime (General) Contractor. The single prime contractor method is typified by one business, acting as a general contractor, contracting with the procurement unit to timely complete an entire construction project in accordance with drawings and specifications provided by the procurement unit. Generally the drawings and specifications are prepared by an architectural or engineering firm under contract with the procurement unit. Further, while the general contractor may take responsibility for successful completion of the project, much of the work may be performed by specialty contractors with whom the prime contractor has entered into subcontracts.

(b) Design-Build. In a design-build project, an entity, often a team of a general contractor and a designer, contract directly with a procurement unit to meet the procurement unit's requirements as described in a set of performance specifications and/or a program. Design responsibility and construction responsibility both rest with the design-build contractor. This method can include instances where the design-build contractor supplies the site as part of the package.

(c) Construction Manager/General Contractor (Construction Manager at Risk). The Division may contract with the construction manager early in a project to assist in the development of a cost effective design. In a Construction Manager/General Contractor (CM/GC) method, the CM/GC becomes the general contractor and is at risk for all the responsibilities of a general contractor for the project, including meeting the specifications, complying with applicable laws, rules and regulations, that the project will be completed on time and will not exceed a specified maximum price.

R23-1-1305. Selection of Construction Method Documentation.

The Director shall include in the contract file a written statement describing the facts that led to the selection of a particular method of construction contract management for each project.

R23-1-1306. Special Provisions Regarding Construction Manager/General Contractor.

(1) In the selection of a construction manager/general contractor, a standard procurement process as defined in Section 63G-6a-103 may be used or an exception allowed under Part 8 of the Utah Procurement Code.

(2) When the CM/GC enters into any subcontract that was not specifically included in the construction manager/general contractor's cost proposal, the CM/GC shall procure the subcontractor(s) by using a standard procurement process as defined in Section 63G-6a-103 of the Utah Procurement Code or an exception to the requirement to use a standard procurement process, described in Part 8 of the Utah Procurement Code.

R23-1-1307. Special Provisions Regarding Design-Build.

(1) The Board authorizes the Division for State building construction projects to use a design-build provider as one method of construction contracting management.

(2) A design-build contract may include a provision for obtaining the site for the construction project.

(3) A design-build contract or a construction manager/general contractor contract may include provision by the contractor of operations, maintenance, or financing.

R23-13-1308. Drug and Alcohol Testing Required for State Contracts: Definitions. The rules applicable to the Division for drug and alcohol testing are in Rule 23-7 of the Utah Administrative Code.

R23-1-14. Procurement of Design-Build Transportation Project Contracts.

R23-1-1401. Procurement of Design-Build Transportation Project Contracts.

The Board recognizes that the Utah Department of Transportation is the rulemaking authority for rules under Section 63G-6a-1402(3)(a)(ii) governing the procurement of design-build transportation projects.

R23-1-15. Architect-Engineer Services.

R23-1-1501. Architect-Engineer Procurement Process, General Process.

(1) Application. The provisions of Part 15 of the Utah Procurement Code apply to every procurement of services within the scope of the practice of architecture as defined by Section 58-3a-102, or professional engineering as defined in Section 58-22-102, except as authorized by Rule R33-4-105. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

(2) Architect-Engineer Evaluation Committee. The Director shall designate members of the Architect-Engineer Evaluation Committee. The evaluation committee must consist of at least three members who are qualified under Section 63G-6a-707.

(3) Request for Statement of Qualifications. The Division shall issue a public notice for a request for statement of qualifications to rank architects or engineers. The Division shall:

(a) state in the request for statement of qualifications:

(i) the type of procurement item to which the request for statement of qualifications relates;

(ii) the scope of work to be performed;

(iii) the instructions and the deadline for providing information in response to the request for statement of qualifications;

(iv) criteria used to evaluate statements of qualifications including:

(A) basic information about the person or firm;

(B) experience and work history;

(C) management and staff;

(D) qualifications and certification;

(E) licenses and certifications;

(F) applicable performance ratings;

(G) financial statements; and

(H) other pertinent information.

(b) Key personal identified in the statement of qualifications may not be changed without the advance written approval of the procurement unit.

(4) Not include Cost in Response. Architects and engineers shall not include cost in a response to a request for statement of qualifications.

(5) Evaluation of Statement of Qualifications. The evaluation committee shall evaluate statements of qualifications in accordance with Section 63G-6a-707 to rank (score) architects or engineers without considering cost.

(6) Negotiation and Award of Contract. The Director shall negotiate a contract with the most qualified firm for the required services at compensation determined to be fair and reasonable based on the Division's rate table or as may be reasonably adjusted by the Director for the particular scope of work, location or other aspects of the services.

(7) Failure to Negotiate Contract With the Highest Ranked Firm.

(a) If fair and reasonable compensation, contract requirements, and contract documents cannot be agreed upon with the highest ranked firm, the Director shall advise the firm in writing of the termination of negotiations.

(b) Upon failure to negotiate a contract with the highest ranked firm, the Director shall proceed in accordance with Section 63G-6a-1505 of the Utah Procurement Code.

(8) Notice of Award.

(a) The Director shall award a contract to the highest ranked firm with which the fee negotiation was successful.

(b) Notice of the award shall be made available to the public.

(8) Written Justification Statements. The Division shall issue a statement justifying the ranking of the firm with which fee negotiation was successful.

R23-1-1502. Disclosure of Submittals, Performance Evaluations, and References.

(1) Except as provided in this rule, submittals shall be open to public inspection after notice of the selection results.

(2) The classification of records as protected and the treatment of such records shall be as provided in Rule R23-1-705.

(3) The Board finds that it is necessary to maintain the confidentiality of performance evaluations and reference information in order to avoid competitive injury and to encourage those persons providing the information to respond in an open and honest manner without fear of retribution. Accordingly, records containing performance evaluations and reference information are classified as protected records under the provisions of Subsection 63G-2-305(6) and shall be disclosed only to those persons involved with the performance evaluation, the architect or engineer that the information addresses and persons involved with the review and selection of submittals. The Division may, however, provide reference information to other governmental entities for use in their procurement activities and to other parties when requested by the architect or engineer that is the subject of the information. Any other disclosure of such performance evaluations and reference information shall only be as required by applicable law.

R23-1-1503. Publicizing Selections.

(1) Notice. After the selection of the successful firm, notice of the selection shall be available in the principal office of the Division in Salt Lake City, Utah and may be available on the Internet

(2) Information Disclosed. The following shall be disclosed with the notice of selection

(a) the ranking of the firms

(b) the names of the selection committee members;

(c) the final scores used by the selection committee to make the selection, except that the names of the individual scorers shall not be associated with their individual scores; an

(d) the written justification statement supporting the selection.

(3) Information Classified as Protected. After due consideration and public input, the following has been determined by the Board to impair governmental procurement proceedings or give an unfair advantage to any person proposing to enter into a contract with the Division and shall be classified as protected records:

(a) the names of individual selection committee scorers in relation to their individual scores or rankings; and

(b) non-public financial statements.

R23-1-1504. Performance Evaluation.

(1) The Division shall evaluate the performance of the architectural or engineering firm and shall provide an opportunity for the using agency to comment on the Division's evaluation.

(2) This evaluation shall become a part of the record of that architectural or engineering firm within the Division. The architectural or engineering firm shall be provided a copy of its evaluation at the end of the project and may enter its response in the file.

(3) Confidentiality of the evaluation information shall be addressed as provided in Subsection R23-2-11(3).

R23-1-16. Controversies and Protests.

R23-1-1601. Conduct.

Controversies and protests shall be conducted in accordance with the requirements set forth in Sections 63G-6a-1601 through 13G-6a-604. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-1602. Verification of Legal Authority.

A person filing a protest may be asked to verify that the person has legal authority to file a protest on behalf of the public or private corporation, governmental entity, sole proprietorship, partnership, or unincorporated association.

R23-1-1603. Intervention in a Protest.

(1) Application. This Rule contains provisions applicable to intervention in a protest, including who may intervene and the time and manner of intervention.

(2) Period of Time to File. After a timely protest is filed in accordance with the Utah Procurement Code, the Protest Officer shall notify awardees of the subject procurement and may notify others of the protest. A Motion to Intervene must be filed with the Protest Officer no later than ten days from the date such notice is sent by the Protest Officer. Only those Motions to Intervene made within the time prescribed in this Rule will be considered timely. The entity or entities who conducted the procurement and those who are the intended beneficiaries of the procurement are automatically considered a Party of Record and need not file any Motion to Intervene.

(3) Contents of a Motion to Intervene. A copy of the Motion to Intervene shall also be mailed or emailed to the person protesting the procurement.

(4) Any Motion to Intervene must state, to the extent known, the position taken by the person seeking intervention and the basis in fact and law for that position. A motion to intervene must also state the person's interest in sufficient factual detail to demonstrate that:

(a) the person seeking to intervene has a right to participate which is expressly conferred by statute or by Commission rule, order, or other action;

(b) the person seeking to intervene has or represents an interest which may be directly affected by the outcome of the proceeding, including any interest as a:

(i) consumer;

(ii) customer;

(iii) competitor;

(iv) security holder of a party; or

(v) the person's participation is in the public interest.

(5) Granting of Status. If no written objection to the timely Motion to Intervene is filed with the Protest Officer within seven calendar days after the Motion to Intervene is received by the protesting person, the person seeking intervention becomes a party at the end of this seven day period. If an objection is timely filed, the person seeking intervention becomes a party only when the motion is expressly granted by the Protest Officer based on a determination that a reason for intervention exists as stated in this Rule. Notwithstanding any provision of this Rule, an awardee of the procurement that is the subject of a protest will not be denied their Motion to Intervene, regardless of its content, unless it is not timely filed with the Protest Officer.

(6) Late Motions. If a motion to intervene is not timely filed, the motion shall be denied by the Protest Officer.

R23-1-17. Procurement Appeals Board.

R23-1-1701. Statutory and Rule Requirements.

Appeals to a protest decision shall be conducted in accordance with the requirements set forth in Section 63G-6a-1701 through 63G-6a-1706, Utah Procurement Code. Utah Administrative Code Rules R33-17-101 through R33-17-105 shall also apply.

R23-1-18. Appeal to the Utah Court of Appeals.

R23-1-1801. Process.

(1) A person who receives an adverse decision, or a procurement unit (the Division), may appeal a decision of a procurement appeals panel to the Utah Court of Appeals within seven days after the day on which the decision is issued.

(2) All appeals to the Utah Court of Appeals are subject to the provisions of the requirements set forth in Section 63G-6a-1801 through 63G-6a-1803.

(3) The Division may only appeal a procurement appeals panel decision in accordance with Section 63G-6a-1802(2).

R23-1-19. General Provisions Related to Protest or Appeal.

R23-1-1901. Encouraged to Obtain Legal Advice From Legal Counsel.

(1) All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

(2) Part 19 of the Utah Procurement Code, Sections 63G-6a-901 through 63G-6a-1911 contain provisions regarding:

(a) limitations on challenges of:

(i) a procurement;

(ii) a procurement process;

(iii) the award of a contract relating to a procurement;

(iv) a debarment; or

(v) a suspension; and

(b) the effect of a timely protest or appeal;

(c) the costs to or against a protester;

(d) the effect of prior determinations by employees, agents, or other persons appointed by the procurement unit;

(e) the effect of a violation found after award of a contract;

(f) the effect of a violation found prior to the award of a contract;

(g) interest rates; and

(h) a listing of determinations that are final and conclusive unless they are arbitrary and capricious or clearly erroneous.

(3) Due to the complex nature of protests and appeals, any person involved in the procurement process, protest or appeal, is encouraged to seek advice from the person's own legal counsel.

R23-1-20. Records.

R23-1-2001. General Provisions Related to Records.

General provisions related to records are in Part 20 of the Utah Procurement Code and in Rule R23-1-12.

R23-1-21. Interaction Between Procurement Units.

R23-1-2101. Cooperative Purchasing.

Cooperative purchasing shall be conducted in accordance with the requirements set forth in Section 63G-6a-2105 and the Utah Administrative Code Rule R23-1. . This Rule provides additional requirements and procedures and must be used in conjunction with the Utah Procurement Code.

R23-1-2102. State Cooperative Contracts.

(1) The Division shall obtain procurement items from state cooperative contracts whether statewide or regional unless the chief procurement officer determines, in accordance with Section 63G-6a-408(5)(b)(i), that it is in the best interest of the state to obtain an individual procurement item outside the state contract.

(2) In accordance with Section 63G-6a-2105, the Division, public entities, nonprofit organizations, and agencies of the federal government may obtain procurement items from state cooperative contracts awarded by the chief procurement officer.

R23-1-22. Reserved.

R23-1-2201. Reserved.

Part 22 of Title 63G, Chapter 6a, the Utah Procurement Code, does not exist at this point in time. Rules R23-1-1 through R23-1-24 are designed to match the corresponding Part of the Utah Procurement

Code. When Part 22 of the Utah Procurement Code contains statutory language, the Board will consider whether to prepare draft rules for the rulemaking process.

R23-1-23. Reserved.

R23-1-2301. Reserved.

Part 23 of Title 63G, Chapter 6a, the Utah Procurement Code, does not exist at this point in time. Rules R23-1-1 through R23-1-24 are designed to match the corresponding Part of the Utah Procurement Code. When Part 23 of the Utah Procurement Code contains statutory language, the Board will consider whether to prepare draft rules for the rulemaking process.

R23-1-24. Unlawful Conduct.

R23-1-2401. Unlawful Conduct.

Unlawful conduct shall be governed in accordance with the requirements set forth in Sections 63G-6a-2401 through 2407. All definitions in the Utah Procurement Code shall apply to this Rule unless otherwise specified in this Rule. This administrative rule provides additional requirements and procedures and must be used in conjunction with the Procurement Code.

R23-1-2402. Laws and Executive Orders Pertaining to Gifts, Meals, and Gratuities for Executive Branch Procurement Professionals.

- (1) A Division employee classified as a "Procurement Professional" shall be governed by:
 - (a) Part 24 of the Utah Procurement Code, "Unlawful Conduct and Penalties."
 - (b) Executive Order EO/003/2010 issued by the Governor (<http://www.rules.utah.gov/execdoks/2010/ExecDoc149415.htm>);
 - (c) Title 67, Part 16 "Utah Public Officers' and Employees' Ethics Act;"
 - (d) Section 76-8-103, "Bribery or Offering a Bribe;" and
 - (e) any other applicable law.

R23-1-2403. Laws and Executive Orders Pertaining to Gifts, Meals, and Gratuities for Executive Branch Employees.

- (1) A Division employee not classified as a "Procurement Professional" shall be governed by:
 - (a) Executive Order EO/003/2010 issued by the Governor (<http://www.rules.utah.gov/execdoks/2010/ExecDoc149415.htm>);
 - (c) Title 67, Part 16 "Utah Public Officers' and Employees' Ethics Act;"
 - (d) Section 76-8-103, "Bribery or Offering a Bribe;" and
 - (e) any other applicable law.

R23-1-2404. Socialization with Vendors and Contractors.

- (1) A procurement professional shall not:
 - (a) participate in social activities with vendors or contractors that will interfere with the proper performance of the procurement professional's duties;
 - (b) participate in social activities with vendors or contractors that will lead to unreasonably frequent disqualification of the procurement professional from the procurement process; or
 - (c) participate in social activities with vendors or contractors that would appear to a reasonable person to undermine the procurement professional's independence, integrity, or impartiality.

(2) If an executive branch procurement professional participates in a social activity prohibited under R23-1-2404(1), or has a close personal relationship with a vendor or contractor, the procurement professional shall promptly notify their supervisor and the supervisor shall take the appropriate action, which may include removal of the procurement professional from the procurement or contract administration process that is affected.

R23-1-2405. Financial Conflict of Interests Prohibited.

(1) A procurement conflict of interest is a situation in which the potential exists for an executive branch employee's personal financial interests, or for the personal financial interests of a family member, to influence, or have the appearance of influencing, the employee's judgment in the execution of the employee's duties and responsibilities when conducting a procurement or administering a contract.

(2) In order to preserve the integrity of the State's procurement process, an executive branch employee may not take part in any procurement process, contracting or contract administration decision:

(a) relating to the employee or a family member of the employee; or

(b) relating to any entity in which the employee or a family member of the employee is an officer, director or partner, or in which the employee or a family member of the employee owns or controls 10% or more of the stock of such entity or holds or directly or indirectly controls an ownership interest of 10% or more in such entity.

(3) If a procurement process, contracting or contract administration matter arises relating to the employee or a family member of the employee, the employee must advise his or her supervisor of the relationship, and must be recused from any and all discussions or decisions relating to the procurement, contracting or administration matter. The employee must also comply with all disclosure requirements in Utah Code Title 67 Chapter 16, Utah Public Officers' and Employees' Ethics Act.

R23-1-2406. Bias Participation Prohibitions.

(1) Division employees are prohibited from participating in any and all discussions or decisions relating to the procurement, contracting or administration process if they have a bias that would appear to a reasonable person to influence their independence in performing their assigned duties and responsibilities relating to the procurement process, contracting or contract administration or prevent them from fairly and objectively evaluating a proposal in response to a bid, RFP or other solicitation. This provision shall not be construed to prevent an employee from having a bias based on the employee's review of a response to the solicitation in regard to the criteria in the solicitation.

(2) If an executive branch employee has an impermissible bias under Rule R23-1-2406(1) above regarding an individual, group, organization, or vendor responding to a bid, RFP or other solicitation, the employee must make a written disclosure to the supervisor and the supervisor shall take appropriate action, which may include recusing the employee from any and all discussions or decisions relating to the solicitation, contracting or administration matter in question. This provision shall not be construed to prevent an employee from having a bias based on the employee's review of a response to the solicitation in regard to the criteria in the solicitation.

R23-1-2407. Professional Relationships and Social Acquaintances Not Prohibited.

(1) It is not a violation for an executive branch employee who participates in discussions or decisions relating to the procurement, contracting or administration process to have a professional relationship or social acquaintance with a person, contractor or vendor responding to a solicitation, or that is under

contract with the State, provided that there is compliance with Rule R33-24-105, Rule R33-24-106, the Utah Public Officers' and Employees' Ethics Act, The Governor's Executive Order (EO 002 2014) "Establishing an Ethics Policy for Executive Branch Agencies and Employees," and other applicable State laws.



Gary R. Herbert
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MEMORANDUM

To: Utah State Building Board
From: Alan Bachman, Assistant Attorney General
Date: November 24, 2014
Subject: **Five Year Notice of Review and Statement of Continuation for Rule R23-26, Administrative Services, Facilities Construction and Management; Dispute Resolution.**
Presenter: Alan Bachman, Assistant Attorney General

The Utah Rulemaking Act, Utah Code Ann. Section 63G-3-305 requires each agency to review its rules within five years of each rule's original enactment, and then within five-year intervals. To comply with the review requirement, the agency must submit a "Five-Year Notice of Review and Statement of Continuation" for each of its rules. Otherwise, the rules will expire, become unenforceable, and will be removed from the Utah Administrative Code. The attached Rule R23-26, Administrative Services, Facilities Construction and Management, is due for review; and therefore, the "Five Year Notice of Review and Statement of Continuation" must be filed with the Division of Administrative Rules on or before February 1, 2015.

Recommendation:

It is recommended that the Board authorize the filing of the "Five Year Notice of Review and Statement of Continuation" for Rule R23-26 at their scheduled Board meeting on December 4, 2014.

Background:

Rule R23-26, under the authority of the Board, establishes the procedures for the procurement rules by the Division. A copy of Rule R23-26 is attached.

AB:na

Attachment: Copy of Rule R23-26

R23. Administrative Services, Facilities Construction and Management.

R23-26. Dispute Resolution.

R23-26-1. Purpose and Scope.

(1) The purpose of this rule is to establish a process for resolving disputes involved with contracts under the Division's procurement authority. The objectives of the procedure are to:

(a) encourage the payment of the appropriate and fair amount on a timely basis for work or services performed;

(b) encourage the resolution of issues on an informal basis in order to minimize Disputes and Claims;

(c) encourage fair and timely settlement of Claims;

(d) provide a process that is as simple as possible and minimizes the costs to all parties in achieving a resolution;

(e) maintain effective contractual relationships and responsibilities;

(f) when possible, resolve related issues and responsibilities as a package;

(g) discourage bad faith, frivolous or excessive Claims;

(h) avoid having Claims interfere with the progress of the work;

(i) assure that the presentation of good faith and non-frivolous issues and Claims do not negatively affect selection processes for future work, while bad faith and frivolous issues, as well as the failure of a Contractor or Subcontractor to facilitate resolution of issues, may be considered in the evaluation of the Contractor or Subcontractor; and

(j) provide a process where Subcontractors at any tier, which have a Claim that involves a good faith issue related to the responsibility of the Division or anyone for whom the Division is liable, has the ability to present the matter for resolution in a fair and timely manner to those of any higher tier and ultimately to the Division without creating any contractual relationship between the Division and the Subcontractor at any tier.

(2) This rule does not apply to any protest under Section 63G-6-801.

(3) A Claim under this rule that does not include a monetary claim against the Division or its agents is not limited to the dispute resolution process provided for in this rule.

(4) Persons pursuing Claims under the process required by this rule:

(a) are bound by the decision reached under the process unless the decision is properly appealed; and

(b) may not pursue a Claim under the dispute resolution process established in Sections 63G-6-805 through 63G-6-814.

(5) This rule does not apply to tort or other claims subject to the provisions of the Utah Governmental Immunity Act.

(6) This rule shall not limit the right of the Division to have any of its issues, disputes or claims considered in accordance with the applicable contract or law.

R23-26-2. Authority.

(1) The rule is authorized pursuant to Subsection 63A-5-208(6) and under the authority of the Utah State Building Board, Section 63A-5-101 and the Department of Administrative Services, Division

of Facilities Construction and Management, Section 63A-5-201 et seq.

R23-26-3. Definitions.

For purposes of this rule:

(1) "Claim" means a dispute, demand, assertion or other matter submitted by a Contractor that has a contract under the procurement authority of the Division, including Subcontractors as provided for in this rule. The claimant may seek, as a matter of right, modification, adjustment or interpretation of contract terms, payment of money, extension of time or other relief with respect to the terms of the contract. A request for Preliminary Resolution Effort (PRE) shall not be considered a "Claim." A requested amendment, requested change order, or a Construction Change Directive (CCD) is not a PRE or Claim unless agreement cannot be reached and the procedures of this rule are followed.

(2) "Contractor" means a person or entity under direct contract with the Division and under the Division's procurement authority.

(3) "DFCM representative" means the Division person directly assigned to work with the Contractor on a regular basis.

(4) "Director" means the director of the Division, including unless otherwise stated, his/her duly authorized designee.

(5) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201 et seq. It may also be referred in this rule as "DFCM."

(6) "Executive Director" means the Executive Director of the Department of Administrative Services, including unless otherwise stated, his/her duly authorized designee.

(7) "Preliminary Resolution Effort" or "PRE" means the processing of a request for preliminary resolution or any similar notice about a problem that could potentially lead to a Claim and is prior to reaching the status of a Claim.

(8) "Resolution of the claim" means the final resolution of the claim by the Director, but does not include any administrative appeal, judicial review or judicial appeal thereafter.

(9) "Subcontractor" means any subcontractor or subconsultant at any tier under the Contractor, including any trade contractor, specialty contractor or consultant but does not include suppliers who provide only materials, equipment or supplies to a contractor, subcontractor or subconsultant. "Subcontractor" does not include any person or entity, at any tier, under contract with a Lessor.

R23-26-4. Procedure for Preliminary Resolution Efforts.

(1) Request for Preliminary Resolution Effort (PRE). A Contractor raising an issue related to a breach of contract or an issue concerning time or money shall file a PRE as a prerequisite for any consideration of the issue by the Division.

(2) Time for Filing. The PRE must be filed in writing with the DFCM representative within twenty-one (21) days after the Contractor knew or should have known of an event for initiating a PRE, as defined in the applicable contract. If the Division's contract does not define the event, the event shall be defined as the time at which the issue cannot be resolved through the normal business practices associated with the contract. The labeling of the notice shall not preclude the consideration of the issue by the

Division. A shorter notice provision may be designated in the contract where damages can be mitigated such as delays or concealed or unknown conditions, the discovery of hazardous materials, emergency conditions, or historical or archeological discoveries.

(3) Content Requirement. The PRE shall be required to include in writing to the extent information is reasonably available at the time of such filing:

(a) a description of the issue;

(b) the potential impact on cost and time or other breach of contract; and

(c) an indication of the relief sought.

(4) Supplementation. Additional detail of the content requirement above shall be provided later if the detail is not yet available at the initial filing as follows:

(a) While the issue is continuing or the impact is being determined, the Contractor shall provide a written updated status report every 30 days or as otherwise reasonably requested by the DFCM Representative; and

(b) After the scope of work or other factors addressing the issue are completed, the complete information, including any impacts on time, cost or other relief requested, must be provided to the DFCM Representative within twenty-one (21) days of such completion.

(5) Subcontractors.

(a) Under no circumstances shall any provision of this rule be intended or construed to create any contractual relationship between the Division and any Subcontractor.

(b) The Contractor must include the provisions of this subsection (5) in its contract with the first tier Subcontractor, and each Subcontractor must do likewise. At the Contractor's discretion, the Contractor may allow a Subcontractor at the 2nd tier and beyond to submit the PRE directly with the Contractor.

(c) In order for a Subcontractor at any tier to be involved with the preliminary resolution process of the Division, the following conditions and process shall apply:

(i) The Subcontractor must have attempted to resolve the issue with the Contractor including the submission of a PRE with the Contractor;

(ii) The Subcontractor must file a copy of the PRE with the DFCM Representative;

(iii) The PRE to the Contractor must meet the time, content and supplementation requirements of Section R23-26-4. The triggering event for a Subcontractor to file a PRE shall be the time at which the issue cannot be resolved through the normal business practices associated with the contract, excluding arbitration and litigation;

(iv) The PRE submitted to the Contractor shall only be eligible for consideration in the Division's PRE process to the extent the issue is reasonably related to the performance of the Division or an entity for which the Division is liable;

(v) The Contractor shall resolve the PRE to the satisfaction of the Subcontractor within sixty (60) days of its submittal to the Contractor or such other time period as subsequently agreed to by the Subcontractor in writing. If the Contractor fails to resolve the PRE with the Subcontractor within such required time period, the Subcontractor may submit in writing the PRE with the Contractor and

the Division. In order to be eligible for Division consideration of the PRE, the Subcontractor must submit the PRE within twenty-one (21) days of the expiration of the time period for the Contractor/Subcontractor PRE process. The Division shall consider the PRE as being submitted by the Contractor on behalf of the Subcontractor.

(vi) Upon such PRE being submitted, the Contractor shall cooperate with the DFCM Representative in reviewing the issue.

(vii) The Division shall not be obligated to consider any submission which is not in accordance with this rule.

(viii) The Subcontractor may accompany the Contractor in participating with the Division regarding the PRE raised by the Subcontractor. The Division is not precluded from meeting with the Contractor separately and it shall be the responsibility of the Contractor to keep the Subcontractor informed of any such meetings.

(ix) Notwithstanding any provision of this rule, a Subcontractor shall be entitled to pursue a payment bond claim.

(6) PRE Resolution Procedure. The DFCM Representative may request additional information and may meet with the parties involved with the issue.

(7) Contractor Required to Continue Performance. Pending the final resolution of the issue, unless otherwise agreed upon in writing by the DFCM Representative, the Contractor shall proceed diligently with performance of the contract and the Division shall continue to make payments in accordance with the contract.

(8) Decision. The Division shall issue to the Contractor, and any other party brought into the process by the DFCM Representative as being liable to the Division, a written decision providing the basis for the decision on the issues presented by all of the parties within thirty (30) days of receipt of all the information required under Subsection R23-26-4 (5) (b) above.

(9) Decision Final Unless Claim Submitted. The decision by the Division shall be final, and not subject to any further administrative or judicial review (not including judicial enforcement) unless a Claim is submitted in accordance with this rule.

(10) Extension Requires Mutual Agreement. Any time period specified in this rule may be extended by mutual agreement of the Contractor and the Division.

(11) If Decision Not Issued. If the decision is not issued within the thirty (30) day period, including any agreed to extensions, the issue may be pursued as a Claim.

(12) Payment for Performance. Except as provided in this rule, any final decision where the Division is to pay additional monies to the Contractor, shall not be delayed by any PRE, Claim or appeal by another party. Payment to the Contractor of any final decision shall be made by the Division in accordance with the contract for the completed work. Notwithstanding any other provision of this rule, payment to the Contractor shall be subject to any set-off, claims or counterclaims of the Division. Payment to the Contractor for a Subcontractor issue submitted by the Contractor shall be paid by the Contractor to the Subcontractor in accordance with the contract between the Contractor and the Subcontractor. Any payment or performance determined owing by the Contractor to the Division shall be made in accordance with the contract.

R23-26-5. Resolution of Claim.

(1) Claim. If the decision on the PRE is not issued within the required timeframe or if the Contractor is not satisfied with the decision, the Contractor or other party brought into the process by the Division, may submit a Claim in accordance with this rule as a prerequisite for any further consideration by the Division or the right to any judicial review of the issue giving rise to the claim.

(2) Subcontractors. In order for a Subcontractor to have its issue considered in the Claim process by the Division, the Subcontractor that had its issue considered under Section 23-26-4(6) may submit the issue as a Claim by filing it with the Contractor and the Division within the same timeframe and with the same content requirements as required of a Claim submitted by the Contractor under this rule. The Division shall consider the Claim as being submitted by the Contractor on behalf of the Subcontractor. Under no circumstances shall any provision of this rule be intended or construed so as to create any contractual relationship between the Division and any Subcontractor.

(a) Upon such Claim being submitted, the Contractor shall fully cooperate with the Director, the person(s) evaluating the claim and any subsequent reviewing authority.

(b) The Director shall not be obligated to consider any submission which is not in accordance with this rule.

(c) The Subcontractor may accompany the Contractor in participating with the Director, the person(s) evaluating the Claim and any subsequent reviewing authority regarding the Claim. The Director, the person(s) evaluating the Claim and any subsequent reviewing authority is not precluded from meeting with the Contractor separately, and it shall be the responsibility of the Contractor to keep the Subcontractor informed of any such meetings and matters discussed.

(d) Notwithstanding any provision of this rule, a Subcontractor shall be entitled to pursue a payment bond claim.

(3) Time for Filing. The Claim must be filed in writing promptly with the Director, but in no case more than twenty-one(21) days after the decision is issued on the PRE under Subsection 23-26-4(8) above or no more than twenty-one (21) days after the decision is not issued under Subsection 23-26-4(11) above, whichever is later.

(4) Content Requirement. The written Claim shall include:

(a) a description of the issues in dispute;

(b) the basis for the Claim, including documentation and analysis required by the contract and applicable law and rules that allow for the proper determination of the Claim;

(c) a detailed cost estimate for any amount sought, including copies of any related invoices; and

(d) a specific identification of the relief sought.

(5) Extension of Time to Submit Documentation. The time period for submitting documentation and any analysis to support a Claim may be extended by the Director upon written request of the claimant showing just cause for such extension, which request must be included in the initial Claim submittal.

(6) Contractor Required to Continue Performance. Pending the

final determination of the Claim, including any judicial review or appeal process, and unless otherwise agreed upon in writing by the Director, the Contractor shall proceed diligently with performance of the Contract and the Division shall continue to make payments in accordance with the contract.

(7) Agreement of Claimant on Method and Person(s) Evaluating the Claim. The Director shall first attempt to reach agreement with the claimant on the method and person(s) to evaluate the Claim. If such agreement cannot be made within fourteen (14) days of filing of the Claim, the Director shall select the method and person(s), considering the purpose of this rule as stated in Section R23-26-1.

Unless agreed to by the Director and the claimant, any selected person shall not have a conflict of interest or appearance of impropriety.

Any party and the person(s) evaluating the Claim has a duty to promptly raise any circumstances regarding a conflict of interest or appearance of impropriety. If such a reasonable objection is raised, and unless otherwise agreed to by the Director and the claimant, the Director shall take appropriate action to eliminate the conflict of interest or appearance of impropriety. The dispute resolution methods and person(s) may include any of the following:

(a) A single expert and/or hearing officer qualified in the field that is the subject of the Claim;

(b) An expert panel, consisting of members that are qualified in a field that is the subject of the Claim;

(c) An arbitration process which may be binding if agreed to by the parties to the Claim;

(d) A mediator; or

(e) Any other method that best accomplishes the purpose of Section R23-26-1.

(8) Evaluation Process.

(a) No Formal Rules of Evidence. There shall be no formal rules of evidence but the person(s) evaluating the Claim shall consider the relevancy, weight and credibility of the evidence.

(b) Questions. Parties and the person(s) evaluating the Claim have the right to ask questions of each other.

(c) Investigation and Documents. The person(s) evaluating the Claim has the right to investigate and request documents, consider any claims or counterclaims of the Division, may set deadlines for producing documents, and may meet with the parties involved with the Claim together or separately as needed. Copies of submitted documents shall be provided to all parties.

(d) Failure to Cooperate. The failure of a party to cooperate with the investigation or provide requested documentation may be a consideration by the person(s) evaluating the Claim in reaching the findings in its report.

(e) Record of the Proceeding. The person(s) evaluating the Claim shall determine the extent to which formal minutes, transcripts, and/or recordings shall be made of the meetings and/or hearings and shall make copies available to all parties.

(f) Certification. The person(s) evaluating the Claim may require the certification of documents provided.

(9) Timeframe for Person(s) Evaluation the Claim and Director's Determination. The Claim shall be resolved no later than sixty (60) days after the proper filing of the Claim, which includes any extension

of time approved under Section R23-26-5(5). The person(s) evaluating the Claim may extend the time period for resolution of the Claim by not to exceed sixty (60) additional days for good cause. The time period may also be extended if the claimant agrees. The person(s) evaluating the Claim shall issue to the parties a schedule providing the timeframe for the issuance of the following:

(a) a Preliminary Resolution Report including the preliminary findings regarding the Claim;

(b) the receipt of written comments concerning the preliminary report. A copy of such comments must be delivered to the other parties to the Claim within the same timeframe;

(c) a reply to written comments, which must also be delivered to the other parties to the Claim within the same timeframe; and

(d) a final report and recommendation which must be delivered to the Director and the other parties no later than seven (7) days prior to the expiration of the required timeframe for resolution of the Claim.

(10) Director's Final Resolution. The Director shall consider the final recommendation and report and issue the final resolution of the Claim, with any modifications, prior to the expiration of the required timeframe for resolution of the Claim.

R23-26-6. Administrative Appeal to the Executive Director of the Department of Administrative Services.

(1) Administrative Appeal. The Contractor may file a written administrative appeal of the final resolution of the person(s) evaluating the Claim with the Executive Director of the Department of Administrative Services. The administrative appeal is the prerequisite for any further consideration by the State of Utah, or to judicial review of the issue giving rise to the Claim. It shall be considered that the Contractor, or another party brought into the process by the Division, has not exhausted its administrative remedies if such an administrative appeal is not undertaken.

(2) Time for Filing. The administrative appeal must be filed in writing promptly with the Executive Director and delivered to the other parties to the Claim, but in no case more than fourteen (14) days after the Contractor's receipt of the Director's final resolution of the Claim.

(3) Content. The Administrative Appeal must state the basis for the appeal.

(4) Response. Within five (5) days of receipt of the Administrative Appeal, any party may deliver to Executive Director written comments concerning the appeal. A copy of such comments must be delivered to the other parties to the Claim within the same five (5) day time period.

(5) Reply to Written Comments. Within five (5) days of receipt of written comments, any party may deliver to the Executive Director a reply to the written comments concerning the appeal. A copy of such reply must be delivered to the other parties to the Claim within the same five (5) day time period.

(6) Executive Director's Decision. Within thirty (30) days of receipt of the Administrative Appeal, and after considering the appeal, the Director's final resolution, responses and replies, the Executive Director or his/her designee shall issue a final decision

of the appeal in writing and shall state the basis of the decision. Failure of the Executive Director to issue a written decision within the thirty (30) day time period, shall entitle the appellant to seek judicial review of the Claim. The time period for the Executive Director's decision may be extended by agreement of the Executive Director and the Appellant.

R23-26-7. Payment of Claim.

(1) When a stand alone component of a Claim has received a final determination, and is no longer subject to review or appeal, that amount shall be paid in accordance with the payment provisions of the contract or judicial order.

(2) When the entire Claim has received a final determination, and is no longer subject to review or appeal, the full amount shall be paid within fourteen (14) days of the date of the final determination unless the work or services has not been completed, in which case the amount shall be paid in accordance with the payment provisions of the contract to the point that the work or services is completed.

(3) The final determination date is the earlier of the date upon which the claimant accepted the settlement in writing with an executed customary release document and waived its rights of appeal, or the expiration of the appeal period.

(4) Any final determination where the Division is to pay additional monies to the Contractor shall not be delayed by any appeal or request for judicial review by another party brought into the process by the Division as being liable to the Division.

(5) Notwithstanding any other provision of this rule, payment of all or part of a Claim is subject to any set-off , claims or counterclaims of the Division.

(6) Payment to the Contractor for a Subcontractor issue (Claim) deemed filed by the Contractor, shall be paid by the Contractor to the Subcontractor in accordance with the contract between the Contractor and the Subcontractor.

(7) The execution of a customary release document related to any payment may be required as a condition of making the payment.

R23-26-8. Judicial Review.

(1) The Executive Director's decision on the appeal, or the failure to provide a decision within the required time period under Subsection R23-26-6(6), shall be deemed a final agency action subject to judicial review as provided in Sections 63G-4-401 and 63G-4-402, including, but not limited to requirements for exhaustion of administrative remedies, the requirements for a petition of judicial review, jurisdiction and trial de novo.

(2) The participation of a person in the claim evaluation process does not preclude the person from testifying in a judicial proceeding to the extent allowed by Utah law.

R23-26-9. Allocation of Costs of Claim Resolution Process.

(1) In order to file a Claim, a claimant must pay a \$1500 filing fee to the Division. When the Claim is a pass-through from a Subcontractor in accordance with Subsection R23-26-4(5), the payment of the fee shall be made by the Subcontractor.

(2) Unless otherwise agreed to by the parties to the Claim,

the costs of resolving the Claim shall be allocated among the parties on the same proportionate basis as the determination of financial responsibility for the Claim.

(3) The costs of resolving the Claim that are subject to allocation include the claimant's filing fee, the costs of any person(s) evaluating the Claim, the costs of making any required record of the process, and any additional testing or inspection procured to investigate and/or evaluate the Claim.

(4) Each party is responsible for its own attorney fees.

R23-26-10. Alternative Procedures.

To the extent otherwise permitted by law, if all parties to a Claim agree in writing, a protocol for resolving a Claim may be used that differs from the process described in this rule.

R23-26-11. Impact on Future Selections.

(1) The presentation of a good faith and non-frivolous issue or Claim shall not be considered by the Division's selection process for a future award of contract; and

(2) The submission of a bad faith and frivolous issue or Claim or the failure by a Contractor to facilitate resolution of a Claim, may be considered in the Division's evaluation of performance.

R23-26-12. Delegated Projects.

Projects delegated by the Division shall provide for contract provisions which provide a similar dispute resolution process as provided for in this rule.

R23-26-13. Report to Building Board.

The Division may report on the status of claims to the Utah State Building Board.

KEY: resolutions, settlements, disputes

Date of Enactment or Last Substantive Amendment: March 15, 2005

Notice of Continuation: February 1, 2010

Authorizing, and Implemented or Interpreted Law: 63A-5-208(6); 63A-5-103(1)(e); 63G-6-208(2)



TATC

Tooele Applied Technology College
A UCAT Campus

Memorandum

To: Jeff Reddoor, Manager, Building Board
Division of Facilities Construction & Management

From: Scott Snelson, Campus President 
Tooele Applied Technology College

Date: November 21, 2014

Subject: TATC Land Bank & Capitol Improvement

This memo is sent requesting the opportunity to address the State Building Board at their December 10, 2014 meeting. The purpose is to inform the Building Board that the Tooele Applied Technology College (TATC) has an opportunity to obtain \$750,000 from the State Legislature for special projects.

The first project is to purchase 3.5 acres of property adjacent to TATC from Tooele City for \$525,000. The second project is to construct a Maintenance Garage on TATC property for \$225,000. The attached TATC FY 2016 Project Request provides additional detail for these projects.

Please let me know if additional information is needed – I can always be reached on my cell at 801.870.9927. Your continued assistance and support is greatly appreciated.

c: *Robert Brems, President, Utah College of Applied Technology*

88 South Tooele Blvd. Tooele, Utah 84074

Phone 435.248.1800 Fax 435.248.1900 www.TATC.edu



Project Request FY 2016: \$750,000

The Tooele Applied Technology College (TATC) was established during the 2009 General Session of the Utah Legislature to provide Career and Technical Education to the citizens, communities and employers of Tooele County. The new state-of-the-art 74,000 sf. facility opened in June of 2013 – since then TATC’s membership hours grew 43% and certificate count by 102%.



The Utah Population Estimates Committee projects a 171% population increase by 2050 (third fastest growing county in the state). The following requests will assist with economic development efforts and workforce training demands.

Land Bank: \$525,000

Currently, TATC is landlocked and unable to expand physical facilities. The purchase of 3.5 acres of land adjacent to the TATC will facilitate further development of the envisioned Tooele County Education and Training Corridor. The property will be home to the newly established TATC Business Resource / Entrepreneurial Center. The Tooele County Alliance for Education, Employment and Economic Development (including County Commissioners; City Mayors; and Business, Education and Civic Leaders) are very supportive of this project.



Maintenance Garage: \$225,000

TATC is in need of a 1,600 sf. garage to serve as the institutions maintenance shop and to provide storage space for maintenance equipment, welding and diesel mechanics program materials, and to provide dedicated space to properly store compressed gas cylinders used in the welding program. TATC does not have an existing maintenance garage, shop, nor storage space for welding and diesel mechanic programs. Note that TATC has requested this amount through the DFCM Capital Improvement process.





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: Jeff Reddoor
Date: December 10, 2014
Subject: **Request for Recommendation of University of Utah's Non-State Funded Orson Spencer Hall Redevelopment**
Presenter: President David Pershing and Senior Vice President Ruth Watkins

Recommendation

I am recommending the Board hear the request from the University of Utah for their non-state funded Orson Spencer Hall Redevelopment.

Background

Last month, the University of Utah presented their plan for the redevelopment of Orson Spencer Hall. The Board had concerns about funding for this project which would be derived from a combination of bonding and donor proceeds with debt service by donor pledges and revenues generated by a 10 year student fee specifically for this project. As a result, the Board did not approve this for recommendation to the Legislature.

The University of Utah has requested that this project be reconsidered and that they be allowed to move forward as a non-state funded project. The approximate cost is \$60 Million for this 195,338 sf structure. If recommended, the University will be requesting state O&M of \$1,049,500 from the Legislature. This is the most heavily used academic facility on campus and the University feels it is crucial to move forward with redevelopment as soon as possible.

JR: cn
Attachments



Office of the Vice President for Administrative Services

November 24, 2014

Mr. Jeff Reddoor, Director
Capital Planning & Budget
Utah State Building Board
4110 State Office Building
Salt Lake City, UT 84114

Dear Mr. Reddoor:

**RE: *University of Utah
Orson Spencer Hall***

The University of Utah desires to move the Orson Spencer Hall project forward as originally proposed, a non-state funded Capital Development project.

State funds will not be used for the design or construction of the facility. Funding will be derived from a combination of bonding and donor proceeds with the debt serviced by donor pledges and revenues generated by a 10 Year student fee specifically for this project.

As noted in the Capital Development Project Request submitted earlier to DFCM (attached), \$1,049,500 will be required for annual O&M. As this facility is 100% committed to academic activities, it qualifies for state supported O&M. The University intends to request state O&M from the Utah Legislature at this year's session. The attached document also explains the benefits this project will have to the University, confirming no adverse impact to the state.

Lastly, the Orson Spencer Hall project is represented as an important and transformative project for the University in our Campus Master Plan. The Campus Master Plan was approved by the University's Board of Trustees, State Board of Regents, and most recently by the State Building Board at its summer 2014 meeting.

The University of Utah respectfully seeks your support of this request and the opportunity to present this project to the Building Board at the December 10, 2014 meeting anticipating that it will move forward, with the Building Board's recommendation, to the Utah State Legislature.

Thank you for your consideration and support.

Sincerely,

Michael G. Perez
Associate Vice President

Attachments: *FY 2016 Non-State Funded Capital Development Request (Orson Spencer Hall)
Utah State Building Board Agenda Request*

Cc: David W. Pershing, President
Ruth Watkins, Senior Vice President
John Nixon, Chief Business Officer
Jason Perry, Vice President

Associate Vice President Facilities Management
1795 E South Campus Dr. Room 222
Salt Lake City, UT 84112
(801) 581-6510
FAX (801) 581-6081

FY 2016
Non-State Funded Capital Development Project Request

Agency/Institution: The University of Utah

Project Name: Orson Spencer Hall (OSH) Redevelopment

Preliminary Cost Estimate: \$60,000,000

Total Project Space (Gross Square Feet) 195,338

New Space (Gross Square Feet)	<u>195,338</u>
Remodeled Space (GSF)	<u>-0-</u>
Space to be Demolished (GSF)	<u>107,618</u>

Increase in State Funded O&M \$1,049,500

O&M Calculation:

Classroom/Office Space (195,338 GSF @ \$8.32) \$1,625,212

O&M Funding for Existing (107,618 @ \$5.35) \$ (575,756)

Net Increase in State Funded O&M \$1,049,456

New Program Costs \$-0-

New FTEs Required for O&M 8

New FTEs Required for Programs -0-

Sources of Funding \$60,000,000

University and Donor funds

Bond Revenue Authorization request

Previous State Funding \$-0-

Existing Facility:

The current Orson Spencer Hall has well exceeded its useable life span. A myriad of issues including seismic instability, building systems failures, and ineffectual teaching spaces make its continued use inefficient and unpalatable. The building currently houses a large portion of the programming for the largest college at the University, the College of Social and Behavioral Science, programs associated with Humanities and most of the general purpose classrooms on Campus. These occupants are in all cases in spaces too small or disparate to foster the educational missions of the departments and programs stifling growth and interdisciplinary work. In the case of Geography the University has had to lease space in Research Park to accommodate their research spaces leading to a split department. The new project would seek to bring these researchers home, thus saving the leasing costs and unifying the department.

Existing Space (square feet) Currently Occupied: Current OSH building: 107,618 sf
Leased space in Research Park: 7,194 sf

Project Description:

After much study it has been determined that the best approach to this campus need is to demolish the existing facility and replace it with, potentially, a three pavilion building. The largest pavilion will sit on the current site with two smaller structures flanking the fountain on the Marriott Library Plaza, thus helping to reenergize a central core of campus.

Changing teaching methodologies require more student-centric spaces allowing for greater technology flexibility and group work. The new facility will provide approximately 25 general purpose classrooms with a 23 net square feet per seat size allowing for a more interactive learning and teaching experience. This will be a stark contrast and educational improvement over the current inadequate layout of 8-10 sf per student.

The new facility will allow for departments such as Geography to be re-united and the ESL (English as a Second Language) program to have much needed space to accommodate the dramatic growth their program continues to experience. The Hinckley Institute will have an increased presence while being more integrated with the other programs in the College of Social and Behavioral Sciences including Political Science, Economics, Environmental & Sustainability Studies, MPP & MPA programs.

The Gender and Ethnic Studies programs would also be given a permanent home in the new facility ending temporary occupancy in various building across campus. These two programs continue to see growth and need a space that facilitates their teaching and student outreach.

Project Justification:

As stated, the building systems have exceeded their useful life. The exterior and interior walls are composed of unreinforced masonry presenting a significant danger in a seismic event. While the structure could be seismically reinforced it would require a complete gutting and excavation of the footing and foundation walls. The recent study shows that this would be cost prohibitive as the building would continue to be delinquent in programmatic elements as well as short of the types and amount of required educational spaces.

The Facility Condition Need Index (FCNI) identifies the degree of disrepair of buildings on campus. A rating of 0.00 denotes a new building that is in excellent condition whereas a rating of 1.00 indicates a building that is in terrible condition and requires complete replacement. The overall FCNI for the University of Utah campus 0.39, OSH is .054 (Poor, Total Renovation Indicated). It is important to note that this number is based purely on physical characteristics and does not reflect functional obsolescence. For years OSH has been the educational workhorse of the campus, housing most of the general education classrooms and many faculty offices and program centers. As various departments have expanded, spaces have been improvised, including the turning of a toilet room into office space. These Band-Aid remodels have resulted in departments that are scattered and less than ideal spaces for teaching and learning.

As teaching methodologies have moved from a “sage on the stage” lecture style approach to a “guide on the side” in class problem solving style focus, the layouts and technology in OSH’s classrooms have become increasingly frustrating to both professors and students. It is not simply an issue of furniture configuration but a need for more square footage per student to accommodate the highly interactive teaching modes being used. Thus the current 40 student classrooms would only accommodate about half the number of students if the furnishings were set up for the type of teaching desired. Thus the driver isn’t to build more classrooms but to build more intelligent classrooms. The sound isolation between classrooms and between classrooms and the corridors is poor. Classes taught in the building are severely and negatively impacted by this noise.

Planning/Programming:

Over the years there have been multiple studies that looked at the infrastructure, the seismic stability and the hazardous material content. Most recently in 2014 a feasibility study was conducted to look at the options for full seismic upgrade and gutting for remodel and the options for tear down and replacement on which this proposal is based. The conclusions of these studies are reflected in the comments provided in the Project Justification section.

Site and Infrastructure:

It is anticipated that the project will contribute to central plants to cover the capacity it will require. The main building will be built on the current OSH site with two smaller structures built to the west facing the Marriott Library Plaza. The separation between the structures would allow for continuation of a primary pedestrian corridor.

Photographs and Maps:



****Image from 2014 Feasibility Study – Conceptual size diagram only, does not reflect an actual design direction.**



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: Jeff Reddoor
Date: December 10, 2014
Subject: **Request for Recommendation of the Non-State Funded South City Campus Strength and Conditioning Center for Salt Lake Community College**
Presenter: President Deneece Huftalin

Recommendation

I am recommending the Board hear the request from Salt Lake Community College for their non-state funded Strength and Conditioning Center at South City Campus.

Background

Last month, Salt Lake Community College presented their plan for a Strength and Conditioning Center at the South City Campus. This project would provide a gym and fitness area as well as a gathering place for student clubs, organizations or sponsored events. Estimated cost is at \$3.9 Million for this 11,575 sf facility. Funding will come from excessive reserves in an existing student fee bond account with no state O&M being requested. At the previous meeting, the Board suggested that SLCC return with a better plan for funding this project which would include some student fee as well as a user fee. President Huftalin agreed to return to the Board in December.

JR: cn
Attachments

Capital Development Projects

Capital Budget Estimate (CBE)

Project Name:		SCC - Strength and Conditioning Center	
Agency/Institution:		Salt Lake Community College	
Project Manager:		Jim Russell	
Cost Summary			
	\$ Amount	Cost Per SF	Notes
Facility Cost	\$ 2,664,026	\$230.15	
Utility Fee Cost	\$ 17,389	\$1.50	
Additional Construction Cost	\$ -	\$0.00	
Site Cost	\$ 109,002	\$9.42	
High Performance Building	\$ 41,856	\$3.62	
Total Construction Cost	\$ 2,832,273	\$244.69	
Soft Costs:			
Hazardous Materials	\$ -		
Pre-Design/Planning	\$ 30,490		
Design	\$ 205,340		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 386,605		
Information Technology:	\$ 113,291		
Utah Art (1% of Construction Budget)	\$ 26,640		
Testing & Inspection	\$ 25,490		
Contingency	\$ 150,727		
Moving/Occupancy	\$ -		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 4,248		
Legal Services (0.05% of Construction Budget)	\$ 1,416		
DFCM Management	\$ 42,323		
User Fees	\$ -		
Commissioning	\$ 31,155		
Other Costs	\$ 50,000		
Total Soft Costs	\$ 1,067,727	\$92.24	
TOTAL PROJECT COST	\$ 3,900,000	\$336.93	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ -		
REQUEST FOR STATE FUNDING	\$ 3,900,000		
Project Information			
Gross Square Feet	11,575	Base Cost Date	2-Sep-14
Net Square Feet	6,945	Estimated Bid Date	30-Mar-15
Net/Gross Ratio	60%	Est. Completion Date	30-Sep-16
		Last Modified Date	2-Sep-14
		Print Date	12/3/2014

**Capital Development Projects
CBE Details**

Project Name:	SCC - Strength and Conditioning Center				
Agency/Institution:	Salt Lake Community College				
Project Manager:	Jim Russell				
Description	Explanation	Units	Unit Cost	Cost	Escalated Cost
Facility Cost		GSF			
New Facility Cost Details:					
		11,575	\$ 225	\$ 2,604,375	\$ 2,664,026
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
Subtotal - New Facility Costs		11,575		\$ 2,604,375	\$ 2,664,026
Remodel Facility Cost Details:					
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
Subtotal - Remodel Facility Costs		-		\$ -	\$ -
TOTAL FACILITY COST		11,575		\$ 2,604,375	\$ 2,664,026
Utility Cost Details:					
Water Utility Fee		1	\$ 5,000	\$ 5,000	\$ 5,115
Sewer Utility Fee		1	\$ 12,000	\$ 12,000	\$ 12,275
Electricity Utility Fee				\$ -	\$ -
Storm Sewer Utility Fee			\$ 5,000	\$ -	\$ -
Connection Fees				\$ -	\$ -
				\$ -	\$ -
TOTAL UTILITY FEE COST				\$ 17,000	\$ 17,389
Additional Construction Cost Details:					
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL ADDITIONAL CONSTRUCTION COST				\$ -	\$ -
Site Cost Details:					
				\$ -	\$ -
		1	\$ 106,561	\$ 106,561	\$ 109,002
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
TOTAL SITE COST				\$ 106,561	\$ 109,002
HIGH PERFORMANCE BUILDING	If N/A, change YES to NO. To supercede 1-1/2% calculation enter amount in unit cost	YES		\$ 40,919	\$ 41,856
TOTAL CONSTRUCTION COST				\$ 2,768,855	\$ 2,832,273
OTHER PROJECT INFORMATION:					
Total Net Square Feet:	6,945				
Base Cost Date:	9/2/2014				
Estimated Bid Date:	3/30/2015				
Estimated Completion Date:	9/30/2016				
Last Modified Date:	9/2/2014				
Inflation Escalation Factor Included:	4.00%				
Location Factor Included:	0.00%				

**Capital Development Projects
CBE Details**

Hazardous Materials Cost Details:				
Pre-Construction Survey				\$ - \$ -
Plan and Monitoring				\$ - \$ -
Abatement/Removal				\$ - \$ -
TOTAL HAZARDOUS MATERIALS COST				\$ - \$ -
Pre-Design/Planning:				
Planning Fund Reimbursement				\$ -
Programming	Programming	1	\$ 25,490	\$ 25,490
Environmental Assessment				\$ -
Geotechnical Investigation/Surveys		1	\$ 5,000	\$ 5,000
TOTAL PRE-DESIGN/PLANNING COST				\$ 30,490
Design Costs:				
A/E Design Fees				
	Basic Design	1	\$ 169,936	\$ 169,936
	Complexity	1	\$ 28,323	\$ 28,323
				\$ -
				\$ -
Total A/E Design Fees				\$ 198,259
Additional Printing Costs				\$ -
High Performance Design	If N/A, change YES to NO. To supercede 1/4% calculation enter amount in unit cost	YES		\$ 7,081
Value Management Costs				\$ -
TOTAL DESIGN COST				\$ 205,340
Property Acquisition:				
				\$ -
				\$ -
				\$ -
TOTAL PROPERTY ACQUISITION COST				\$ -
Furnishings & Equipment Costs:				
Furnishings Detail:				
		1	\$ 84,968	\$ 84,968
				\$ -
				\$ -
				\$ -
				\$ -
Total Furnishings				\$ 84,968
Equipment Detail:				
		1	\$ 283,227	\$ 283,227
				\$ -
				\$ -
				\$ -
Total Equipment				\$ 283,227
FF&E Design Costs	FF&E Design	1	\$ 4,248	\$ 4,248
	Equipment Design	1	\$ 14,161	\$ 14,161
TOTAL FURNISHINGS & EQUIPMENT COSTS				\$ 386,605
Information Technology Costs:				
	IT/AV	1	\$ 113,291	\$ 113,291
				\$ -
				\$ -

**Capital Development Projects
CBE Details**

TOTAL INFORMATION TECHNOLOGY COST				\$ 113,291
UTAH ART	If N/A, change YES to NO. To supercede 1% calculation enter amount in unit cost	yes		\$ 26,640
Testing & Inspection Costs:				
Building Code Inspection		1	\$ 8,497	\$ 8,497
				\$ -
Material Testing		1	\$ 16,994	\$ 16,994
				\$ -
Special Inspections				\$ -
				\$ -
TOTAL TESTING & INSPECTION COSTS				\$ 25,490
Moving/Occupance Costs:				
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL MOVING/OCCUPANCY COSTS				\$ -
DFCM Management:				
	Administration	1	\$ 15,555	\$ 15,555
	Project Manager	1	\$ 26,768	\$ 26,768
				\$ -
				\$ -
TOTAL DFCM MANAGEMENT				\$ 42,323
User Fees:				
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL USER FEES				\$ -
Commissioning:				
	Commissioning	1	\$ 25,490	\$ 25,490
	Envelope Commissioning	1	\$ 5,665	\$ 5,665
				\$ -
				\$ -
TOTAL COMMISSIONING COSTS				\$ 31,155
Other Costs:				
Energy Study		1	\$ 25,000	\$ 25,000
Integrated Modeling	Energy modeling for LEED and full building analysis	1	\$ 25,000	\$ 25,000
				\$ -
				\$ -
TOTAL OTHER COSTS				\$ 50,000
Previous Funding:				
				\$ -
				\$ -
TOTAL PREVIOUS FUNDING				\$ -
Other Funding Sources: (List and describe each source)				
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL OTHER FUNDING SOURCES				\$ -

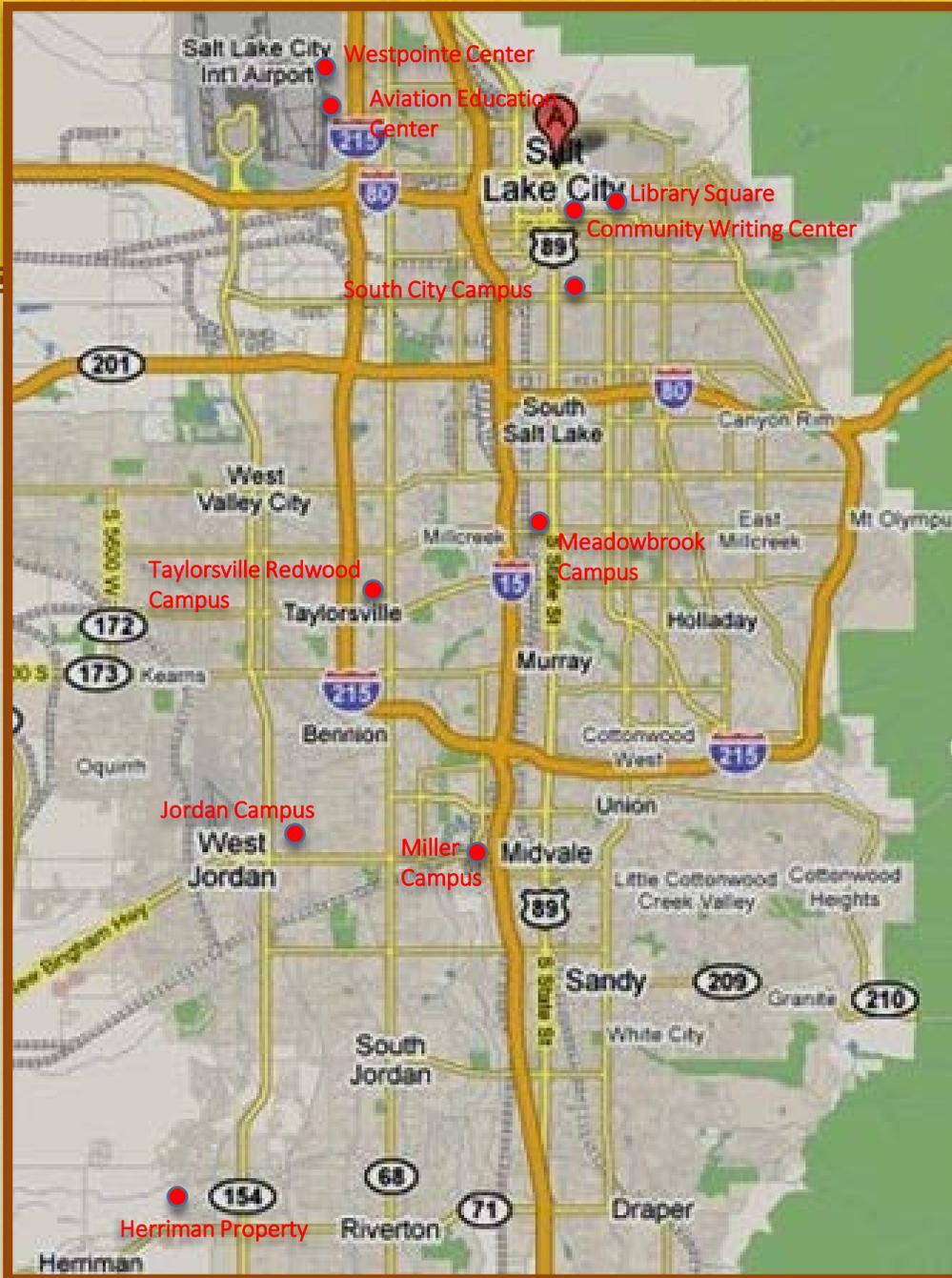


Non-State Funded Developments

Salt Lake
Community
College 



SLCC Locations



- Taylorsville Redwood Campus
- South City Campus
- Herriman Campus
- Jordan Campus
- Miller Campus
- Meadowbrook Campus
- Library Square
- Aviation Education Center
- Westpointe Center
- Community Writing Center

Key Metrics of SLCC



Comprehensive Community College
Dual Mission of Transfer Education and
Workforce Education

75% of students transfer to a four-year institution

25% CTE/AAS degrees and continuing education

Consistently in top 10 in certificates and
associate degrees awarded



South City Campus Strength & Conditioning Center



Preliminary Cost Estimate: \$3.9M in full by existing reserve dollars

Total Project Space: 11,575 sq. ft. feet replacing space from previous building

Source of Funding: Excess reserves in existing student fee bond



Project: Will include an entry/reception, exercise/weight room, multi-purpose instruction space, men's and women's restrooms with showers, two offices, storage and lockers

Site and Infrastructure: Northwest corner of the South Campus, owned by SLCC, all utilities present

Existing Infrastructure and Site



Aerial View



Kensington Avenue View



Building Footprint and Floor Plan

Building Conceptual Design Models



Conceptual building image of the Strength and Conditioning Center and site looking northwest

Conceptual building image of entry, plaza, Strength and Conditioning Center and corner of new Childcare play yard.



Building Board Recommendation Criteria



No state O&M requested

Space was part of our master plan and existed prior to remodeling: request to replace



No Capital improvements requests will be made

No adverse effect on the state

Salt Lake
Community
College





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: Jeff Reddoor
Date: December 10, 2014
Subject: **Request for Recommendation of Dixie State University's Non-State Funded Student Housing Project**
Presenter: President Richard B. Williams

Recommendation

I am recommending the Board hear the request from Dixie State University for their non-state funded housing project.

Background

Last month, Dixie State University presented their new housing project which would provide for 350 beds on campus. This 87,000 sf structure will help address the housing shortage which has been identified as a barrier to future growth at Dixie State. The total cost of construction is \$20 Million and will be financed by an auxiliary services bond. At the previous meeting, the Board approved a motion that postpone the decision on this project until the December meeting and gave Dixie State University instructions to return with a letter of support for their housing project from the City Council and the Mayor of St. George.

JR: cn
Attachments

On-Campus Student Housing Proposal

Construction of a Multiple Story On-campus Student Housing Facility

- Residential Campus Experience for 350 Students (Approximately 87,000 SQ FT)
- Private & Shared Rooms (3 & 4 Bedroom Suites)
- Kitchenette, Two Bathrooms and Multiple Vanities in each Suite
- Two Full Kitchens, Private & Group Study Rooms, Fitness, Video and Multipurpose Activity Rooms in Common Areas
- Construction Cost \$20 Million (Financed by an Auxiliary Services Bond)

New Student Housing Needed to Meet Student Demand

- Housing Shortage Primary Barrier to Future DSU Growth
- 33% Growth over Past 6 Years
- Fall 2014 Enrollment up 220 Students
- Non-Commuter Enrollment up by 364 Students (3,764 Non-commuter Students/43% of Student Body)
- USHE Estimates 281 Additional Students Each Year (Over Next Decade)

Existing DSU On-Campus Housing Inventory Old & Inadequate

- Shiloh & Nisson Built in 1960s (212 Students)
- Chancellor, Abby, Dixie View & Morgan (139 Students)

DSU On & Off-Campus Student Housing is Full (09/05/14 Census)

- On-campus Capacity 351
- Off-campus Capacity 1,787
- Total Capacity 2,138 Beds for 8,750 Students

City of St. George Encouraging Development of New On & Off-campus Student Housing

- Creation of Pedestrian Emphasis Area
- Reduced Parking Requirements
- Increased Density per Acre (Occupancy & Building Height)

Building Location and Basic Architectural Style

- Located Between Science Building & Nisson Towers (Building Site Outlined below in Green)
- Ample Parking Available (Existing Campus Parking Outlined below in Red)
- New Housing Facility to Complement Existing Campus Architectural Building Style





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: Jeff Reddoor
Date: December 10, 2014
Subject: **Request for Approval of the Kaysville Education Center Addition for Utah State University**
Presenter: David Cowley

Recommendation

I am recommending the Board approve a new Addition for the Kaysville Education Center for Utah State University.

Background

To accommodate increased enrollment and future growth Utah State is requesting approval to construct a 6,000 sf addition to the Kaysville Education Center at the University's Botanical Center. The addition will supply distance education classrooms, offices, and study space. Total project cost is \$2 Million with funding from donor and departmental funds. O&M will be paid by the Regional Campuses. This project has been approved by the Board of Regents.

JR: cn
Attachments

November 19, 2014

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

Dear Jeff:

Utah State University desires approval to construct a 6,000 square foot addition to the existing Kaysville Education Center at the Utah State University Botanical Center.

The addition will include state-of-the-art distance education classrooms, offices, and study space to accommodate increased enrollment and future growth. Student enrollment has increased from 352 students in 2010 to 509 students in 2014 making it necessary to lease space off campus to accommodate the increased number of students.

The project will cost approximately \$2,000,000. Funding for this project will be from private gifts and departmental funds. Ongoing operations and maintenance will be funded by Regional Campuses.

The Board of Regents approved this item on November 14, 2014. This item is being submitted to the Utah State Building Board for approval pursuant to subsection 63A-5-104(3)(b) of the Utah Code.

We appreciate your support and ask that you present this item to the Building Board on December 10, 2014.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

cc: Ralph Hardy
Charles Darnell
Ben Berrett



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: Jeff Reddoor
Date: December 10, 2014
Subject: **Request for Approval of the USHE Auxiliary Definition**
Presenting: Jeff Reddoor

Attached for your review and approval is the Higher Education Auxiliary Space Study as prepared for the Division of Facilities Construction and Management. The Board has been requested to vote on an Auxiliary definition which will then be adopted as state standard.

JR: cn
Attachments



HIGHER EDUCATION AUXILIARY SPACE STUDY

PREPARED FOR THE DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
STATE OF UTAH



April 2013

Document prepared by:

PAULIEN & ASSOCIATES, INC.

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ACKNOWLEDGEMENTS



Document prepared by:
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Denver, Colorado

Daniel K. Paulien, *President*

This document is the result of cooperation and assistance from the staff at the State of Utah's Division of Facilities Construction and Management and the Utah System of Higher Education. The Consultant extends special thanks to the following individuals:

Kurt Baxter, Project Manager, Utah Division of Facilities Construction and Management

Greg Stauffer, Associate Commissioner, Finance and Facilities, Utah System of Higher Education

Ralph Hardy, Assistant Commissioner for Facilities Planning, Utah System of Higher Education

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HIGHER EDUCATION AUXILIARY SPACE STUDY

HIGHER EDUCATION AUXILIARY SPACE STUDY

STUDY SCOPE

Paulien & Associates, Inc. was selected by the Utah Division of Facilities Construction and Management (DFCM) to conduct a study regarding auxiliary space in higher education as an outcome of issues raised by the *Performance Audit of Higher Education Operation and Maintenance Funding*, dated September 2011, conducted by the office of the Legislative Auditor General of the State of Utah. The consultant was selected to do specific tasks requested by DFCM and this study is not intended as a response to the performance audit, but rather analysis regarding specific items that will allow DFCM and the Utah System of Higher Education (USHE) to provide information in the future that will help address some of the issues identified in the performance audit.

This study addresses the following recommendations of the Legislative Auditor General:

- *We recommend the DFCM correct their building information by adopting a formal definition of auxiliary facilities and consistently applying it.*
- *We recommend that DFCM work with higher education officials to include a unique identifier in their new database that would ensure a building can be tracked consistently across the state and higher education systems.*

DFCM also requested that the consultant address conflicts between the database maintained by the Division of Risk Management and used by DFCM are the campus Facilities Inventories collected by the Board of Regents staff of the Utah System of Higher Education.

The key issues that the consultant studied were whether the information available to the State of Utah regarding auxiliary facilities in higher education was a close match to the auxiliary facilities documented by the Utah System of Higher Education, based on submittals from each of the colleges and universities, and whether those were consistent. The consultant then makes a recommendation as to how the two files can be cross-walked effectively in the future so that their consistency is maximized.

AUXILIARY DEFINITION

The consultant reviewed standard definitions of auxiliary facilities widely used in higher education, specifically those promulgated by the National Association of College and University Business Officers (NACUBO), the leading organization in higher education budget and finance. We have pulled the latest information they have provided regarding accounting and reporting for auxiliary and other self-supporting activities (Appendix A of this report). We have also pulled the Utah System of Higher Education R550, *Auxiliary Enterprises Operation and Accountability*, which appears to be very consistent with the NACUBO definitions (Appendix B).

The key definition paragraph from NACUBO is as follows:

An auxiliary enterprise exists to furnish goods or services to students, faculty, staff, or incidentally to the general public. An auxiliary enterprise also charges a fee directly related to, although not necessarily equal to, the cost of the goods or services. The distinguishing characteristic of an auxiliary enterprise is that it is managed as an essentially self-supporting activity. Examples are residence halls, food services, intercollegiate athletics (only if essentially self-supporting), college stores, faculty clubs, faculty and staff parking, and faculty housing. Student health services, when operated as an auxiliary enterprise, also are included. Hospitals, although they may serve students, faculty, or staff, are classified separately because of their financial significance.

The definition used by USHE is as follows:

3.1. Auxiliary Enterprises: Business enterprises or other support activities (as distinguished from primary programs of instruction, research, and public service, and from organized activities and intercollegiate athletics) the primary purpose of which is to provide specified services to students, faculty, staff or guests of the institution. All housing, food service, and college store activities in any institution are to be classified and managed as auxiliary enterprises. Other activities which serve primarily individuals (as distinguished from internal departments of the institution) and operate on an essentially self-supporting basis, also should be classified and managed as auxiliary enterprises.

3.2. Essentially Self-Supporting: Means receiving revenues (fees for services, sales, dedicated general fees, contributions, and investment income) to cover all or most of the direct and indirect operating expenses, assignable indirect costs, debt service and capital expenditures for the activity.

The consultant recommends that DFCM adopt NACUBO definitions since it is used by colleges and universities across the country. The consultant notes there are no significant differences between the NACUBO and USHE definitions.

COMPARISON OF STATE AND UNIVERSITY AUXILIARY SPACE

The building information available to DFCM is controlled by the Division of Risk Management within the Department of Administration. The version shared with the consultant has one record per building and includes a percentage of auxiliary space for each building. The USHE Space Utilization Rooms Data submission, often referred to as the Facilities Inventory file, uses a room record approach and has multiple categories for auxiliary spaces that allow its percentages to be calculated.

To the best of the consultant's knowledge, these two files have not previously been processed together to determine their consistency regarding auxiliary facilities. The Risk Management file was provided to the consultant by DFCM. The USHE file was provided by the Board of Regents staff. There appeared to be some time frame inconsistencies between the two files that were provided. In the future it may be possible to come to a timing consistency between the two files. Complete consistency will be difficult because the USHE file is based on each of the institutions updating and submitting their files to the Board of Regents staff.

The consultant did successfully prepare analysis which linked the two files and allowed comparison of the percentage of auxiliary space that each of the files contained for each building. Over 1,300 buildings were in the state file and over 25,000 USHE room records were in the categories identified as auxiliary for the study. Extensive hand searches were required to match up building identifiers which were not consistent. Three separate rounds of data scrubbing were done to maximize the matches. In some cases, where institutions only give a two-letter or three-letter code for the buildings, it was difficult. Having complete building names in the files would be a further guarantee of consistency between them.

When the differences between the room-based records of USHE and the building based state records were taken into account, the consistency between the two files was quite high. In most cases where the files had auxiliary activity both files showed 100% auxiliary. Where there were differences in the percentages, these were reviewed with the study's technical representatives: Kurt Baxter, Project Manager for DFCM and Ralph Hardy, Assistant Commissioner for Facilities Planning of the Board of Regents staff.

A few buildings were already in the state file which have not yet been constructed. These should not be there. USHE does not add buildings to its inventory of room records until a building has been completed and occupied.

The consultant and the technical representatives did discuss the USHE categories which should be used for the auxiliary analysis. The USHE has a grouping system for its rooms. The room grouping codes include one for auxiliary (code B), one for hospital (code C), one for public day care (code M), and one for student health clinic (code N). These are the four codes that were used to identify auxiliary services for this study.

OUTLIERS FROM THE COMPARISON

There are just over 60 buildings in the USHE facilities inventory files which are not in the Risk Management / DFCM building list (Appendix C). A good number of these are small clinics operated by the University of Utah in off campus community settings. Other items are facilities in the research park and small auxiliary storage units, trailers and a traffic booth. DFCM wants higher education to report all of these to them so a threshold level has not been set, even though many of these buildings have less than 1,000 square feet. The USHE facility inventory files were updated to remove three, now demolished, buildings: Stansbury and Wasatch at Weber State University and Fern Young Hall at Snow College. These demolitions happened since the file used in this analysis was compiled.

It is possible that there are additional matches between some of the 60 Appendix C buildings and records in the DFCM file. Since there is not a common building ID, three separate manual searches through the files were done to connect as many buildings as possible.

A second list (Appendix D) took the buildings in both of the files where the Risk Management / DFCM file had auxiliary space but the facilities inventory files did not. This is a relatively small list. The consultant raises a number of questions about this. The Intermountain Network Scientific CC is an academic/research function at the University of Utah and would not seem to be 100% auxiliary. Lund Hall at Utah State University - Logan was a women's residence hall and is on the National Register. Its current uses are for the Departments of Mathematics and Statistics, which would suggest it is no longer 100% auxiliary space. It would appear to be 0% auxiliary. The Social Science Building at Snow College would not appear to be 100% auxiliary. The Utah Valley University - Wasatch campus is for academic outreach in that location. It probably is not 50% auxiliary. The SLCC Taylorsville / Redwood Road Science and Industry Building is academic. The consultant is not clear how the 25% auxiliary space percentage was derived.

Any buildings which are shown as 20% or more auxiliary on the DFCM list and are not shown as auxiliary in the facilities inventory files should be reviewed by representatives of USHE and DFCM. In the current list, there are questions about a fairly significant number of the 15 buildings in this category.

The two files actually match up quite well since the largest number of buildings, approximately 175, are in both files and show relatively strong consistency (Appendix E) with only a few buildings where there is a substantial difference in the auxiliary percentage between the two files. At the University of Utah, the A. Ray Olpin University Union is identified at a higher percentage auxiliary, 89%, than the 50% shown on the Risk Management file. The Utah State University - Logan Student Center is effectively 100% auxiliary in the University files and 50% in the Risk Management file. The Dee Events Center at Weber State University is coded approximately 50% auxiliary in the facilities inventory files but 100% in the Risk Management file. Conversely, Shepherd Union is over 90% in the facilities inventory file but 50% in the Risk Management file. The SLCC Student Center in the Taylorsville / Redwood Road campus is 100% in the facilities inventory file and 50% in the Risk Management file.

HIGHER EDUCATION AUXILIARY SPACE STUDY

Appendix G lists the relatively small number of buildings which were in the DFCM file, but are not in the facilities inventory. USHE representatives noted that several of these buildings have not yet been constructed. USHE does not add buildings into the facilities inventories until they have been occupied and as-built drawings are available. It would also be desirable for DFCM and USHE to review this list carefully to assure greater consistency between the files.

Appendix F lists a fairly large number of buildings where the facilities inventory lists at least 20% auxiliary space but the DFCM report does not show any. These are for buildings that are in both files. The consultant urges DFCM and USHE to carefully review this list of buildings. A fairly significant number of them appear to be fairly small but enough of them are significant that this list should be reviewed thoroughly.

UNIQUE BUILDING ID NEEDED

The consultant notes that there is no consistency to the naming of buildings and the consultant recommends that a building ID be developed by USHE that can be applied to the Risk Management file supplied to DFCM and to the Auxiliary Building List recommended in this report. These should provide a unique identifier so that a building that has the same name at two or more institutions will have a unique identifier since the ID will have elements of the campus name and the building name. The consultant has found the most effective approach will be a short campus code which will have a unique identifier for each institution with the opportunity to identify individual locations for those institutions that have more than one site, and a building number element sufficient to allow a unique identifier. The full building name should also be contained on the records for ease of identification. A building ID code which has four letters for the campus identifier and four digits for the building should be sufficient to deal with the large and complex institutions.

The consultant recommends that a three letter abbreviation be used for the institution since most of them have identifiers that will be clear in that size, and one alpha character to identify whether the building is on the main campus or at other locations controlled by the institution. The building number should be a four digit numerical field so that the many buildings can be appropriately identified. The last digit should be alpha allowing phases of buildings to be separately identified when appropriate. An example of a building on the main campus at Utah State University might be USUL (for Logan) followed by a four digit building code and a building suffix letter, when applicable.

ANNUAL SUBMITTAL OF AUXILIARY BUILDINGS LIST

To assist DFCM in meeting the expectations of the Legislative Auditor General regarding auxiliary facilities, it is recommended that USHE organize and annually submit a list of buildings at all of the higher education campuses which have ten percent or more of the assignable square footage designated as “auxiliary”. This information currently exists in the facilities inventory so it would simply need a focused update each year. The definitions used in this report for auxiliary, which are USHE codes B (auxiliary), C (hospital), M (public day care), and N (student health clinic), should be utilized.

It could be determined that this process will consist of each university and college directly submitting their information to DFCM. The consultant believes a unified submittal from USHE would be a desirable element in the process. To have maximum utility, this information should be provided to DFCM no later than June 30 each year. The recommendation is the first year in which this process would take place will be 2014.

The information to be provided for each building would be the gross square footage, total assignable square footage, and the square footage in each of the four auxiliary categories with a percentage of auxiliary space calculation. The total amount of auxiliary space for these four categories should also be noted. Suggested fields for the report:

- Institutional ID
- Unique Building ID
- Building Name
- USHE Gross Square Feet (GSF)
- USHE Assignable Square Feet (ASF)
- USHE Auxiliary %
- Auxiliary ASF - Code B
- Hospital ASF – Code C
- Public Day Care ASF – Code M
- Student Health Clinic ASF – Code N
- Total Auxiliary ASF - Codes B, C, M, N

In future years, it could be determined that only new buildings and changes to existing buildings need to be submitted. DFCM would determine if that is sufficient.

It is understood that DFCM or Risk Management could ask USHE for an audit of the auxiliary percentage for a building or buildings where the reported amounts are in question. This could include a review of the facilities inventory detailed room-by-room information or include a physical survey of the uses of the building.

AUXILIARY PRACTICES IN OTHER STATES VARY

The consultant was asked to check on up to three other states regarding their definitions and practices for auxiliary space in higher education. The definitions and practices in Illinois and Virginia seem quite similar to those in Utah.

In Connecticut we found a more generous approach. The Connecticut General Assembly funded \$91 million for a state-funded football stadium whose primary tenant was the University of Connecticut. This was built off campus in the Hartford metropolitan area as part of an urban revitalization agenda of the governor at the time. The stadium is operated by a professional events management firm and is expected to make a profit, so the ongoing expenses are handled as part of the operating budget of the stadium.

As part of two \$1 billion bond issues for the University of Connecticut, to enable them to achieve greater excellence, the list of projects included an on-campus indoor football training facility, two parking garages and some residential facilities. Under more normal circumstances, auxiliary facilities of the types we have identified as typical on higher education campuses would be funded through a revenue bond stream.

RECOMMENDATIONS

1. DFCM adopt the NACUBO definition of auxiliary enterprises to categorize future USHE projects.
2. USHE develop a building ID as described above and provide it to DFCM to be added to the Risk Management file. The nine-character building ID is comprised of a three-letter instructional code, a one-letter campus code, a four digit building number and a one-character building suffix letter.
3. DFCM determine whether the buildings not currently on the Risk Management file but in the USHE facilities inventory as identified in this study should be added to it.
4. USHE determine why buildings in the Risk Management file but not in the USHE facilities inventories are not there.
5. USHE and DFCM review new buildings to see that they are uniformly classified as auxiliary or not.
6. USHE annually submit a list of auxiliary buildings to DFCM. These are defined as buildings where 10% or more of the assignable space is in auxiliary categories as discussed in this report.

APPENDIX A

APPENDIX A - NACUBO Advisory Report 2010-1



Public Institutions: Methodologies for Allocating Depreciation, Operation and Maintenance of Plant, and Interest Expenses to Functional Expense Categories

(Excerpt from pages 26-27 of NACUBO report)

Auxiliary Enterprises, Auxiliary Enterprises—Other, and Other Self-Supporting Enterprises

An auxiliary enterprise exists to furnish goods or services to students, faculty, staff, other institutional departments, or incidentally to the general public, and charges a fee directly related to, although not necessarily equal to, the cost of the goods or services. The distinguishing characteristic of an auxiliary enterprise is that it is managed to operate as a self-supporting activity. Over time, the revenues will equal or exceed the expenses, although in any individual year there may be a deficit or a surplus. Examples are residence halls, food services, intercollegiate athletics (only if essentially self-supporting), college stores, faculty clubs, parking, and faculty housing. Student health services, when operated as an auxiliary enterprise, also are included. Hospitals, although they may serve students, faculty, or staff, are classified separately because of their financial significance.

The auxiliary enterprise category includes all expenses relating to the operation of auxiliary enterprises, including expenses for operation and maintenance of plant, depreciation (if allocated to functional expense categories), and administration. Also included are other direct and indirect costs, whether charged directly as expenses or allocated as a proportionate share of costs of other departments or units. To ensure that data regarding individual auxiliary enterprises are complete and adequate for management decisions, cost data should be prepared using full costing methods. Full costing means that the costs attributed to each enterprise include a portion of indirect costs related to that enterprise, as well as the costs directly attributable to its operation.

This category includes the following subcategories.

Auxiliary Enterprises—Student

This subcategory includes expenses for auxiliary enterprise activities primarily intended to furnish services to students. A student health service, when operated as an auxiliary enterprise, is included. However, intercollegiate athletics are excluded from this category.

Auxiliary Enterprises—Faculty/Staff

This subcategory includes expenses for auxiliary enterprise activities primarily intended to provide a service to the faculty, staff, or both. Such activities include the faculty club, faculty/staff parking, and faculty housing.

Intercollegiate Athletics

This subcategory includes expenses for an intercollegiate sports program when the program is operated in accordance with the definition of an auxiliary enterprise (i.e., it is essentially self-supporting).

Auxiliary Enterprises—Other

This subcategory includes expenses for auxiliary enterprise activities primarily intended to furnish goods and services that are related to the higher education mission. Customers for these goods and services generally are not students, faculty, or staff. Entities of this type are formed to meet the geographic and public service needs of a region and generally relate to an institution's mission of teaching, research, or public service. Examples of such an entity would be a drug-testing center or a university press department.

APPENDIX B

**APPENDIX B - Utah System of Higher Education - R550, Auxiliary Enterprises
Operation and Accountability**



R550, Auxiliary Enterprises Operation and Accountability¹

R550-1. Purpose: To provide for institutional operation of auxiliary enterprises, identification of activities operated as auxiliary enterprises at each institution, and reporting and accountability requirements for such auxiliary enterprises.

R550-2. References

- 2.1. Utah Code §53B-6-102 (Standardized Systems Prescribed by the Board)
- 2.2. Utah Code §53B-7-101(9) (Each Institution Handles Financial Affairs Under General Supervision of the Board)
- 2.3. Policy and Procedures R555, Providing Facilities, Goods and Services in Competition with Private Enterprise.

R550-3. Definitions

- 3.1. **Auxiliary Enterprises:** Business enterprises or other support activities (as distinguished from primary programs of instruction, research, and public service, and from organized activities and intercollegiate athletics) the primary purpose of which is to provide specified services to students, faculty, staff or guests of the institution. All housing, food service, and college store activities in any institution are to be classified and managed as auxiliary enterprises. Other activities which serve primarily individuals (as distinguished from internal departments of the institution) and operate on an essentially self-supporting basis, also should be classified and managed as auxiliary enterprises.
- 3.2. **Essentially Self-Supporting:** Means receiving revenues (fees for services, sales, dedicated general fees, contributions, and investment income) to cover all or most of the direct and indirect operating expenses, assignable indirect costs, debt service and capital expenditures for the activity.

R550-4. General Policy

- 4.1. **Support to Education, Research and Public Service:** Auxiliary enterprises are operated as essential elements in support of the education, research and public service programs of the institutions. They are to be operated at a level of quality sufficient to support the objectives of the primary programs. Direct charges for services are to be sufficient to enable the auxiliary enterprises to operate on an essentially self-supporting basis whenever possible. Services provided by auxiliary enterprises may be incidentally available to members of the general public but are not to be marketed to the general public or outside organizations. All auxiliary enterprise organizations are required to comply with Policy R555, which regulates provision of facilities, goods and services which might be in competition with private enterprise.
- 4.2. **Limitations of R555:** The Board recognizes that Policy R555 limits the ability of institutional auxiliary enterprises such as book stores and food services to generate revenue from outside sources and therefore maximize revenues or to minimize charges to institutional users. In recognition of this limitation, institutions which cannot reach a total self-support level for designated auxiliary enterprise activities are permitted to provide subsidies from institutional discretionary funds or, if necessary, from other education and general funds, subject to the accounting requirements set forth below.

¹ Adopted November 14, 1986; amended January 24, 1997 and March 18, 2005.

APPENDIX B

R550-5. Designation of Activities to be Operated as Auxiliary Enterprises

5.1. **Criteria for Designation:** In addition to the core activities of housing, food services, and college or university stores, institutions should propose for designation as auxiliary enterprises any other activities which meet the definitions provided above. However, the fact that an organized activity receives significant direct income is not in itself a reason for auxiliary enterprises designation unless the activity also serves primarily students, faculty, or staff members.

5.2. Designated Auxiliary Enterprises, by Institution

University of Utah

Bookstore
Food Services
Housing (Residence Halls and University Student Apartments)
Student Center (A. Ray Olpin University Union)
Golf Course
Parking and Campus Transportation Services
Jon M. Huntsman Center (Special Events Center)
Student Health Services

Utah State University

Bookstore Student Health Services
Housing Parking Terrace
Food Services University Residence Center
Student Center

Weber State University

Bookstore Student Center
Food Services Housing
Student Health Services

Southern Utah University

Bookstore Student Center
Food Services Housing

Snow College

Bookstore Student Center
Food Services Housing

Dixie College

Bookstore Student Center
Food Services Housing

College of Eastern Utah

Bookstore Student Center
Food Services Housing

Utah Valley State College

Bookstore Student Center
Food Services

APPENDIX B

Salt Lake Community College
Bookstore Student Center
Food Services

R550-6. Principles of Operation

6.1. Management: Except as may be in conflict with any provisions of this policy, institutional auxiliary enterprises are to be operated in accordance with overall management principles set forth in Chapter 3.2 of College and University Business Administration (National Association of College and University Business Officers, Washington, D.C., 1982). Institutions are expected to employ professional management for their auxiliary enterprise activities, and to provide administrative, accounting and financial management oversight of each auxiliary enterprise, through one or more senior officers designated by the President.

6.2. Working Capital: In order to render adequate service, auxiliary enterprises should have a solid financial base that includes sufficient reserves. Each auxiliary enterprise which involves sale of goods and services should have adequate working capital to support accounts receivable and necessary inventories of goods and supplies. (Where this policy conflicts with existing bond covenants, the bond covenants shall prevail.) Renewal and replacement funds for all auxiliary enterprises should be accumulated in amounts sufficient to provide for major equipment repair and replacement as well as refurbishment, renewal and replacement of physical facilities. Auxiliary enterprises are not, however, expected to accumulate fund balances in excess of requirements for working capital, renewals and replacements, and debt service. Subsidies from outside funds and then charges to users should be adjusted downward if an enterprise produces revenues in excess of this requirement.

6.3. Physical Plant Operations and Financial Accounting Services: Auxiliary enterprises budgets are to include costs of physical plant operations and accounting services directly chargeable to their operations. The cost of these support services may either be budgeted directly in the operations of the auxiliary enterprises, or budgeted as payments to the education and general departments or service enterprises providing the support services.

6.4. Charges for Other Indirect Costs: In addition to direct charges for support costs, under 6.3, auxiliary enterprises are to be charged for an appropriate share of other administrative support costs of the institution.

6.5. Level of Prices and Charges: Appropriate fees shall be charged to users of the auxiliary enterprises, including academic or administrative departments. To the extent reasonably possible, selling prices, rents, fees, admissions and other charges by each auxiliary enterprise are to be set at a level adequate to support the operating and reserve requirements of the enterprise.

R550-7. Accounting and Audit Requirements

7.1. Accounting Requirements: Each auxiliary enterprise is to use accounting systems appropriate to the type of business of program operated. Accounts for each auxiliary enterprises are to include all revenues, expenditures, and transfers relating to the enterprise, including interest on loans from other institutional or outside sources and expenditures or indirect charges for operation and maintenance of physical plant and financial accounting services and for other administrative support costs. Mandatory and non mandatory transfers out are to be specifically identified, as are all loans and all transfers in from other auxiliary enterprises and from institutional discretionary funds, other education and general funds, or other funds of the institution.

APPENDIX B

7.2. Auxiliary Enterprises Reports in the Annual Budget Process: A report of auxiliary enterprises operations, covering the completed actual year and the current budget year, is to be provided annually by each institution, as part of the regular Board of Regents budget process. The report, on forms or in a format provided by the Commissioner, is to include as a minimum, for each designated auxiliary enterprise and for the institutional auxiliary enterprises in total, the following information: (1) appropriate detail on revenues (e.g., sales and services, student fees, other income) and expenditures (e.g., costs of goods sold, direct operating expenses, charges for indirect costs); (2) identification of each specific source and amount of transfers in; (3) identification of each specific amount and recipient of transfers out; and (4) Details of any outstanding loans other than bonded indebtedness. (Bonded indebtedness is disclosed in the institution's audited financial statements.)

7.3. Audits of Auxiliary Enterprises: Internal audits of all auxiliary enterprises are to be made at appropriate intervals, as determined by the Board of Trustees and institutional administrators. Each institution's chief executive officer shall arrange for these audits, conducted by either the resident auditors or the Regents' audit staff. Each audit report will include the auditor's opinion regarding: (1) fairness of presentation of the most recent annual reports, in accordance with generally accepted auditing standards for reporting on prescribed format statements; and (2) the institution's compliance with this policy.

7.4. Annual Review of Financial Condition of Auxiliary Enterprises: The Associate Commissioner for Budget and Finance will prepare an analysis of the financial condition of auxiliary enterprises at each institution prior to January of each year, using reports submitted in the annual budget process pursuant to paragraph 7.2. The report will be submitted for review by the Finance and Facilities Committee, which may direct follow-up action and reports in any case where the financial condition of individual auxiliary enterprises, or institutional auxiliary enterprises in total, is not satisfactory.

R550-8. Oversight by institutional Board of Trustees

8.1. Review Reports and Audits, Monitor Services: The institutional Board of Trustees of each institution is responsible to review the institution's auxiliary enterprises annual reports prepared pursuant to Section 7.2, and periodic internal audits prepared pursuant to Section 7.3. The institutional boards of trustees also are responsible for monitoring both management of and quality of services provided by the institution's auxiliary enterprises.

APPENDIX C

APPENDIX C - Buildings In USHE Facilities Inventory With Auxiliary Space (B, C, M, N Codes) But Not In DFCM Building List

Buildings in USHE Facilities Inventory with Auxiliary Space (B,C,M,N Codes) but not in DFCM Building List

Institution Id	Building Id	Building Name	USHE Aux Space ASF	USHE Aux Space %
University of Utah	255	Sugar House Clinic	12369	100
University of Utah	260	Park City Ski Clinic	1100	100
University of Utah	274	So Jordan Family Practice Clinic	6369	100
University of Utah	3603	Home Clinic North	250	100
University of Utah	3604	Mark Lindsay Dialysis Center	6380	100
University of Utah	3614	Sandy UofU Book Store	5000	100
University of Utah	3615	Donelson-Pyper House	1648	100
University of Utah	3730	Day Break Clinic Trailer	8952	100
University of Utah	442	Hospital Records (Utah Bank Bldg)	15419	100
University of Utah	489	University Business Services Bldg	66026	97.7
University of Utah	490	St. Mark's Hospital Clinics	4896	78.2
University of Utah	609	First Security House	6787	100
University of Utah	857	421 Wakara Way	10712	42.5
University of Utah	884	546 Chipeta Way (ARUP)	4783	100
University of Utah	886	615 Arapeen (Paradigm 1)	6170	26.8
University of Utah	887	675 Arapeen Drive (Paradigm II)	11581	41.3
University of Utah	890	540 Arapeen Drive	8900	32.2
University of Utah	892	585 Kommas (Consolidated Data Ctr)	26897	57.5
University of Utah	896	650 Kommas	40931	63.4
University of Utah	908	UUHN - Stansbury Medical Center	12000	100
University of Utah	914	UUHN - Holladay Center	8055	100
University of Utah	915	UUHN - Davis Center	16328	100
University of Utah	916	UUHN - Redstone Center	18039	100
University of Utah	918	Centerville Clinic	8510	100
University of Utah	919	Olympus Clinic	276	100
University of Utah	933	Football Team Storage Unit 1	205	100
University of Utah	934	Football Team Storage Trailer	59	100
University of Utah	935	Football Team Storage Unit 2	158	100
University of Utah	936	Athletics Storage	159	100
University of Utah	937	Gymnastics Storage	238	100
University of Utah	938	Parking Services Storage Unit 1	185	100
University of Utah	939	Parking Services Storage Unit 2	103	100
University of Utah	941	Storage Unit	120	100

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory with Auxiliary Space (B,C,M,N Codes) but not in DFCM Building List

Institution Id	Building Id	Building Name	USHE Aux Space ASF	USHE Aux Space %
University of Utah	942	Band Storage	320	100
University of Utah	944	Parking Services Temporary Office 1	320	100
University of Utah	945	Parking Services Temporary Office 2	320	100
University of Utah	946	Parking Services Temporary Office 3	320	100
University of Utah	950	North Trailer	1220	100
University of Utah	952	AirMed Quarters Park City	1219	100
Utah State University • Logan (Main)	002A	HOUSING STORAGE 1	4873	100
Utah State University • Logan (Main)	008A	JESSIE HOUSE	2296	100
Utah State University • Logan (Main)	017A	STADIUM - NORTH END ZONE	32575	83.6
Utah State University • Logan (Main)	035B	TRAFFIC BOOTH-3	21	100
Utah State University • Logan (Main)	089A	TC-UTILITY	900	100
Utah State University • Logan (Main)	089B	TC-APARTMENT	849	100
Utah State University • Logan (Main)	107H	PARKING VISITOR INFORMATION	162	100
Utah State University • Logan (Main)	133A	JOHNSON FIELD STORAGE SHED	142	100
Utah State University • Logan (Main)	173D	INNOVATION CAMP 1770	1521	100
USU • Brigham City Regional Campus	855A	MILTON R. MILLER	3310	21.6
USU • College of Eastern Utah Price Campus	421	Aaron Jones Dorm - Phase II	14500	100
USU • College of Eastern Utah Price Campus	422	Aaron Jones Dorm - Phase III	14500	100
USU • College of Eastern Utah San Juan Campus	451	Cafeteria/San Juan Center-SJC	4992	100
USU • College of Eastern Utah San Juan Campus	464	Dorms A San Juan Center - SJC	4935	100
USU • College of Eastern Utah San Juan Campus	465	Dorms B San Juan Center - SJC	4935	100
Southern Utah University	CONSR	CONSR	1146	100
Southern Utah University	SIGMA	SIGMA	913	100
Southern Utah University	TRNBG	TRNBG	1157	100
Dixie State College • St. George (Main)	ATH1	ATH1	1576	100
Dixie State College • St. George (Main)	DSS	DSS	4981	86.1
Dixie State College • St. George (Main)	HAB	HAB	12372	97.1

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory with Auxiliary Space (B,C,M,N Codes) but not in DFCM Building List

Institution Id	Building Id	Building Name	USHE Aux Space ASF	USHE Aux Space %
Dixie State College • St. George (Main)	HCON	HCON	1871	100
Dixie State College • St. George (Main)	INNHO	INNHO	697	100
Dixie State College • St. George (Main)	TANNE	TANNE	5024.87	100
Weber State University • Ogden (Main)	STADHS	STADHS	13384.4	98

* Only Percentages greater than 20% are shown

APPENDIX D

APPENDIX D - Buildings in USHE Facilities Inventory and in DFCM Building List with No Auxiliary (B,C,M,N) coded space in USHE but with Aux % in DFCM

Buildings in USHE Facilities Inventory and in DFCM Building List with No Auxiliary (B,C,M,N) coded space in USHE but with Aux % in DFCM List

Institution Id	Building Id	Building Name	DFCM Aux Space %	DFCM ASF
University of Utah	19	Intermountain Network Scientific CC	100%	74,000
University of Utah	198	Eccles House	100%	8,066
University of Utah	618	Fort Douglas Triplex	100%	8,621
University of Utah	622	American Indian Resource Center	100%	3,981
University of Utah	636	Fort Douglas Theatre	100%	10,000
University of Utah	648	Fort Douglas Chapel	100%	2,559
Utah State University • Logan (Main)	017D	ST-PUMPHOUSE	100%	107
Utah State University • Logan (Main)	017M	STADIUM FAC-SOUTH	100%	2,327
Utah State University • Logan (Main)	066	LUND HALL	100%	22,579
Utah State University • Logan (Main)	080A	JHF-RESIDENCE	100%	1,965
Snow College • Ephraim	SS	Social Science	100%	11,646
Snow College • Ephraim	STD	Stadium	50%	6,527
Dixie State College • St. George (Main)	SECUR	SECUR	100%	1,448
Utah Valley University • Wasatch Campus	WC	WC	50%	3,364
SLCC • Taylorsville/Redwood Road	SI	SCIENCE & INDUSTRY	25%	116,000

* Only Percentages greater than 20% are shown

APPENDIX E

APPENDIX E - Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Auxiliary % in DFCM List

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	32	Rice-Eccles Stadium	100	100%
University of Utah	33	Spence Clark Football Center	100	100%
University of Utah	525	University Hospital	96.3	100%
University of Utah	526	Hospital Generating Plant	100	100%
University of Utah	529	George S. and Dolores Dore Eccles Critical Care Pavilion	96.3	100%
University of Utah	53	A. Ray Olpin Union	88.7	50%
University of Utah	556	Huntsman Cancer Hospital	91.2	100%
University of Utah	561	HSC North Parking Terrace & Helipad (Lot 51)	100	100%
University of Utah	603	Fort Douglas House (Interfaith)	100	100%
University of Utah	607	Emma Eccles Jones Fine Arts House	100	100%
University of Utah	611	Kennecott House	100	100%
University of Utah	613	Gary and Ann Crocker Science House	100	100%
University of Utah	615	Fort Douglas Duplex 615	100	100%
University of Utah	617	Fort Douglas Duplex 617	100	100%
University of Utah	620	Fort Douglas Commander's House	100	100%
University of Utah	623	Fort Douglas House 623	100	100%
University of Utah	624	Fort Douglas House 624	98.6	100%
University of Utah	625	Fort Douglas House 625	100	100%
University of Utah	650	Ft Douglas-Outdoor Recreation	100	100%
University of Utah	67	University Campus Store	96.4	100%
University of Utah	685	Edwin L. & Grace G. Madsen Clinic	100	100%
University of Utah	701	University Student Apts Tower 1	100	100%
University of Utah	702	University Student Apts Tower 2	100	100%
University of Utah	706	Univ. Student Apts Townhouses 3	100	100%
University of Utah	707	Univ. Student Apts Townhouses 2	100	100%
University of Utah	720	Univ. Student Apts Maintenance Fac	100	100%
University of Utah	721	University Student Apts Office	100	100%
University of Utah	722	University Student Apts Storage	100	100%
University of Utah	723	University Village West 100A	100	100%
University of Utah	724	University Village West 100B	100	100%
University of Utah	725	University Village West 100C	100	100%

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	726	University Village West 200A	100	100%
University of Utah	727	University Village West 200B	100	100%
University of Utah	728	University Village West 200C	100	100%
University of Utah	729	University Village West 200D	100	100%
University of Utah	730	University Village West 300A	100	100%
University of Utah	731	University Village West 300B	100	100%
University of Utah	732	University Village West 300C	100	100%
University of Utah	733	University Village West 300D	100	100%
University of Utah	734	University Village West 400A	100	100%
University of Utah	735	University Village West 400B	100	100%
University of Utah	736	University Village West 400C	100	100%
University of Utah	737	University Village West 400D	100	100%
University of Utah	738	University Village West 500A	100	100%
University of Utah	739	University Village West 500B	100	100%
University of Utah	740	University Village West 500C	100	100%
University of Utah	741	University Village West 500D	100	100%
University of Utah	742	University Village West 600A	100	100%
University of Utah	743	University Village West 600B	100	100%
University of Utah	744	University Village West 600C	100	100%
University of Utah	745	University Village West 600D	100	100%
University of Utah	746	University Village West 700A	100	100%
University of Utah	747	University Village West 700B	100	100%
University of Utah	748	University Village West 700C	100	100%
University of Utah	749	University Village West 100D	100	100%
University of Utah	750	University Village West 800A	100	100%
University of Utah	751	University Village West 800B	100	100%
University of Utah	752	University Village West 800C	100	100%
University of Utah	753	University Village West 900A	100	100%
University of Utah	754	University Village West 900B	100	100%
University of Utah	755	University Village West 900C	100	100%
University of Utah	757	University Village West 1000A	100	100%
University of Utah	758	University Village West 1000B	100	100%
University of Utah	759	University Village West 1000C	100	100%

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	761	University Village East 1100A	100	100%
University of Utah	762	University Village East 1100B	100	100%
University of Utah	763	University Village East 1100C	100	100%
University of Utah	764	University Village East 1100D	100	100%
University of Utah	765	University Village East 1200A	100	100%
University of Utah	766	University Village East 1200B	100	100%
University of Utah	767	University Village East 1300A	100	100%
University of Utah	768	University Village East 1300B	100	100%
University of Utah	769	University Village East 1400A	100	100%
University of Utah	770	University Village East 1400B	100	100%
University of Utah	771	University Village East 1400C	100	100%
University of Utah	772	University Village East 1400D	100	100%
University of Utah	773	University Village East 1500A	100	100%
University of Utah	774	University Village East 1500B	100	100%
University of Utah	801	University Guest House	100	100%
University of Utah	802	Chapel Glen 802	100	100%
University of Utah	803	Chapel Glen 803	100	100%
University of Utah	804	Chapel Glen 804	99.8	100%
University of Utah	806	Gateway Heights 806	100	100%
University of Utah	807	Gateway Heights 807	99.6	100%
University of Utah	810	Sage Point 810	100	100%
University of Utah	811	Sage Point 811	100	100%
University of Utah	812	Sage Point 812	100	100%
University of Utah	813	Sage Point 813	100	100%
University of Utah	814	Sage Point 814	100	100%
University of Utah	820	Benchmark Plaza 820	94.9	100%
University of Utah	821	Benchmark Plaza 821	100	100%
University of Utah	822	Benchmark Plaza 822	100	100%
University of Utah	825	Shoreline Ridge 825	100	100%
University of Utah	826	Shoreline Ridge 826	100	100%
University of Utah	827	Shoreline Ridge 827	100	100%
University of Utah	828	Shoreline Ridge 828	100	100%
University of Utah	829	Shoreline Ridge 829	100	100%

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	830	Shoreline Ridge 830	100	100%
University of Utah	851	590 Wakara (UU Orthopaedic Ctr)	90	100%
University of Utah	881	501 Chipeta Way (UUNI)	94.2	100%
University of Utah	90	Jon M. Huntsman Center	98.5	100%
University of Utah	901	UUHN - Greenwood Center	100	100%
University of Utah	903	UUHN - Westridge Center	100	100%
University of Utah	904	UUHN - Redwood Center	100	100%
Utah State University • Logan (Main)	002C	HOUSING STORAGE-NO	100	100%
Utah State University • Logan (Main)	002G	HOUSING VHCL MAINT	100	100%
Utah State University • Logan (Main)	002H	HOUSING WAREHOUSE	100	100%
Utah State University • Logan (Main)	014	SPECTRUM	99.7	100%
Utah State University • Logan (Main)	017	STADIUM FAC-WEST	100	100%
Utah State University • Logan (Main)	017F	STADIUM FAC-EAST	100	100%
Utah State University • Logan (Main)	017L	ST-TICKET BOOTH-3	100	100%
Utah State University • Logan (Main)	017Q	ST-CONCESSION STAND	100	100%
Utah State University • Logan (Main)	017R	ST-TICKET BOOTH-4	100	100%
Utah State University • Logan (Main)	022	STUDENT CENTER	97.7	50%
Utah State University • Logan (Main)	028A	UNIVERSITY INN	98.9	100%
Utah State University • Logan (Main)	060A	DAVIS HALL	100	100%
Utah State University • Logan (Main)	060B	ECCLES JONES HALL	100	100%
Utah State University • Logan (Main)	060C	MORGAN HALL	100	100%
Utah State University • Logan (Main)	060D	RICH HALL	100	100%
Utah State University • Logan (Main)	060E	SAN JUAN HALL	100	100%
Utah State University • Logan (Main)	060F	SUMMIT HALL	100	100%
Utah State University • Logan (Main)	060G	WASATCH HALL	100	100%
Utah State University • Logan (Main)	060H	LUNDSTROM STUD CTR	82.2	100%
Utah State University • Logan (Main)	060K	SNOW HALL	100	100%
Utah State University • Logan (Main)	069	MOEN HALL	100	100%
Utah State University • Logan (Main)	070	GREAVES HALL	100	100%
Utah State University • Logan (Main)	071	REEDER HALL	100	100%
Utah State University • Logan (Main)	072	MERRILL HALL	100	100%
Utah State University • Logan (Main)	076	RICHARDS HALL	98.8	100%
Utah State University • Logan (Main)	077	BULLEN HALL	100	100%

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
Utah State University • Logan (Main)	090	AGGIE VILLAGE APARTMENTS	100	100%
Utah State University • Logan (Main)	090A	AGGIE VILLAGE NORTH APTS	100	100%
Utah State University • Logan (Main)	090B	AG VILL-UTIL	100	100%
Utah State University • Logan (Main)	098	WEST STADIUM VILLA	100	100%
Utah State University • Logan (Main)	104	JUNCTION	70.8	100%
Utah State University • Logan (Main)	105	MT VIEW TOWER	98	100%
Utah State University • Logan (Main)	106	VALLEY VIEW TOWER	98.5	100%
Utah State University • Logan (Main)	107A	LIVING LEARNING A	100	100%
Utah State University • Logan (Main)	107B	LIVING LEARNING B	100	100%
Utah State University • Logan (Main)	107C	LIVING LEARNING C	100	100%
Utah State University • Logan (Main)	107D	LIVING LEARNING D	100	100%
Utah State University • Logan (Main)	107E	LIVING LEARNING E	100	100%
Utah State University • Logan (Main)	107F	LIVING LEARNING F	100	100%
Utah State University • Logan (Main)	107G	AGGIE PARKING TERRACE	100	100%
USU • College of Eastern Utah Price Campus	413	College Center	35.9	50%
Southern Utah University	CHN	CHN	100	100%
Southern Utah University	CHS	CHS	100	100%
Southern Utah University	ELL-A	ELL-A	100	100%
Southern Utah University	JUNIP	JUNIP	100	100%
Southern Utah University	STCTR	STCTR	72.8	65%
Snow College • Ephraim	AND	Anderson Hall	100	100%
Snow College • Ephraim	CAS	Castilleja Hall	100	100%
Snow College • Ephraim	COT	Cottages	100	100%
Snow College • Ephraim	COT 5-8	Cottages 5-8	100	100%
Snow College • Ephraim	GRN	Greenwood	100	100%
Snow College • Ephraim	NH	Nielson Hall	100	100%
Snow College • Ephraim	SNO	Snow Hall	100	100%
Dixie State College • St. George (Main)	COLIN	COLIN	100	100%
Dixie State College • St. George (Main)	GARDN	GARDN	100	50%
Dixie State College • St. George (Main)	HANSE	HANSE	96.8	50%
Dixie State College • St. George (Main)	HOUSE	HOUSE	100	100%
Dixie State College • St. George (Main)	NA	NA	100	100%

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE and with Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
Dixie State College • St. George (Main)	NB	NB	100	100%
Dixie State College • St. George (Main)	NC	NC	100	100%
Dixie State College • St. George (Main)	ND	ND	100	100%
Dixie State College • St. George (Main)	SHILO	SHILO	100	100%
Utah Valley University • Orem (Main)	SC	SC	96.8	100%
Weber State University • Ogden (Main)	CNCSS2	CNCSS2	100	100%
Weber State University • Ogden (Main)	CNCSS3	CNCSS3	100	100%
Weber State University • Ogden (Main)	DEVCTR	DEVCTR	52.3	100%
Weber State University • Ogden (Main)	PROMTR	PROMTR	97.5	100%
Weber State University • Ogden (Main)	RES Life 1	Residential Life Building 1	100	100%
Weber State University • Ogden (Main)	RES Life 2	Residential Life Building 2	100	100%
Weber State University • Ogden (Main)	RES Life 3	Residential Life Building 3	100	100%
Weber State University • Ogden (Main)	SHEPUB	SHEPUB	93.3	50%
Weber State University • Ogden (Main)	TKBTHC	TKBTHC	100	100%
Weber State University • Ogden (Main)	TKBTHG	TKBTHG	100	100%
Weber State University • Ogden (Main)	TKBTHH	TKBTHH	100	100%
Weber State University • Ogden (Main)	TKBTHK	TKBTHK	100	100%
SLCC • Taylorsville/Redwood Road	STC	STUDENT CTR	100	50%

* Only Percentages greater than 20% are shown

APPENDIX F

APPENDIX F - Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE but No Auxiliary % in DFCM List

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE but No Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	874	383 Colorow Drive	100	
University of Utah	859	419 Wakara Way	37.2	
University of Utah	888	729 Arapeen Drive (CAMT)	52.4	
University of Utah	30	Cauldron Legacy Plaza Visitors Ctr	100	
University of Utah	815	Chase N. Peterson Heritage Center	100	
University of Utah	550	Clinical Neurosciences Building	82.2	
University of Utah	116	Commuter Services Bike Barn	100	
University of Utah	587	Comparative Medicine Center	100	
University of Utah	210	Dee Glen Smith Athletic Center	100	
University of Utah	97	Dumke Gymnastics Center	100	
University of Utah	29	Einar Nielsen Fieldhouse	100	
University of Utah	606	Fort Douglas Duplex 606	100	
University of Utah	616	Fort Douglas Duplex 616	100	
University of Utah	653	Fort Douglas House 653	100	
University of Utah	676	Fort Douglas Residential Living	100	
University of Utah	626	Fort Douglas-Residential Storage	100	
University of Utah	205	George S. Eccles Tennis Center	100	
University of Utah	91	HPER East	70.7	
University of Utah	93	HPER Natatorium	76.4	
University of Utah	92	HPER North	22.7	
University of Utah	94	HPER West	30.5	
University of Utah	555	Huntsman Cancer Institute	20.7	
University of Utah	523	John A. Moran Eye Center	38.4	
University of Utah	98	Kenneth P. Burbidge, Jr., Family Athletics Academic Center	100	
University of Utah	614	Lowell Bennion Service House	100	
University of Utah	531	Medical Research & Education Bldg	22.3	
University of Utah	954	Moran Trailer	100	
University of Utah	263	Moran Vision Center	100	
University of Utah	612	O.C. Tanner Humanities House	100	
University of Utah	44	Office Building 44	27.5	
University of Utah	103	Playfield RR & Concessions	100	
University of Utah	610	Poulson House	100	

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE but No Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
University of Utah	512	Research Administration Building	100	
University of Utah	608	S.J. and Jessie Eccles Quinney House	100	
University of Utah	521	School of Medicine	38.5	
University of Utah	216	Ski Building	100	
University of Utah	951	South Trailer	100	
University of Utah	212	Spence Eccles Field House	100	
University of Utah	575	Spencer F. and Cleone P. Eccles Health Sciences Education Building	81.9	
University of Utah	370	The Children's Center	100	
University of Utah	953	Trailer	100	
University of Utah	775	Univ Village East Comm Center	100	
University of Utah	760	Univ Village West Comm Center	100	
University of Utah	756	University Village West 900D	100	
University of Utah	902	UUHN - Parkway Center	100	
University of Utah	522	West Pavilion (Hosp)	86.1	
Utah State University • Logan (Main)	133	ANNOUNCEMENT BOOTH	100	
Utah State University • Logan (Main)	135	BUS STORAGE FAC	100	
Utah State University • Logan (Main)	130	CAMPUS SVCS & STOR	45.2	
Utah State University • Logan (Main)	041	CHILD HOUSE-2	96.4	
Utah State University • Logan (Main)	032	DISTRIBUTION	49.7	
Utah State University • Logan (Main)	023	FIELDHOUSE	100	
Utah State University • Logan (Main)	017K	FOOTBALL ST SH 3	100	
Utah State University • Logan (Main)	030	HARRIS ATH CNTR	100	
Utah State University • Logan (Main)	002D	HOUSING CARPENTER	100	
Utah State University • Logan (Main)	002B	HOUSING SERVICES-P	100	
Utah State University • Logan (Main)	015	HPER	39.8	
Utah State University • Logan (Main)	035	INFO TRAFFIC CNTRL	100	
Utah State University • Logan (Main)	127	PUBLIC SAFETY	38.9	
Utah State University • Logan (Main)	137	SOCCER FLD RESTROOMS	100	
Utah State University • Logan (Main)	129	STORES	62	
Utah State University • Logan (Main)	044	STUDENT HEALTH	100	
Utah State University • Logan (Main)	017P	TRACK PRESS BOX	100	
Utah State University • Logan (Main)	017H	TRACK STOR SHED 1	100	

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE but No Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
Utah State University • Logan (Main)	017J	TRACK STOR SHED 2	100	
Utah State University • Logan (Main)	017N	TRACK STOR SHED 3	100	
Utah State University • Logan (Main)	035A	TRAFFIC BOOTH-2	100	
Utah State University • Logan (Main)	136	TRAINING CENTER	100	
Utah State University • Logan (Main)	086H	WUTHRICH SOUTH	100	
USU • College of Eastern Utah Price Campus	420	Aaron Jones Dorm Phase I	100	
USU • College of Eastern Utah Price Campus	410	BDAC Athletic Building	90.9	
USU • College of Eastern Utah Price Campus	419	Burtenshaw Dorm	100	
USU • College of Eastern Utah Price Campus	417	Sessions Dorm	100	
USU • College of Eastern Utah Price Campus	418	Tucker Dorm	100	
Southern Utah University	BERRY	BERRY	100	
Southern Utah University	BUSHN	BUSHN	100	
Southern Utah University	CENTR	CENTR	64.6	
Southern Utah University	ECCCO	ECCCO	98.5	
Southern Utah University	ELL-B	ELL-B	100	
Southern Utah University	ELL-C	ELL-C	100	
Southern Utah University	HARRI	HARRI	100	
Southern Utah University	HMAIN	HMAIN	100	
Southern Utah University	JLSOR	JLSOR	38.3	
Southern Utah University	MTRPL	MTRPL	94.3	
Southern Utah University	MULTI	MULTI	57.4	
Snow College • Ephraim	NUT	Nuttall Hall	100	
Snow College • Ephraim	GSC	Student Center	21.6	
Dixie State College • St. George (Main)	ALUMN	ALUMN	100	
Dixie State College • St. George (Main)	ATH2	ATH2	100	
Dixie State College • St. George (Main)	BURNS	BURNS	92.1	
Dixie State College • St. George (Main)	CABIN	CABIN	95.3	
Dixie State College • St. George (Main)	COOPE	COOPE	100	

* Only Percentages greater than 20% are shown

Buildings in USHE Facilities Inventory and in DFCM Building List with Auxiliary (B,C,M,N) coded space in USHE but No Aux % in DFCM List

Institution Id	Building Id	Building Name	USHE Aux Space %	DFCM Aux Space %
Dixie State College • St. George (Main)	DIXAP	DIXAP	100	
Dixie State College • St. George (Main)	HURST	HURST	83.8	
Dixie State College • St. George (Main)	ICL	ICL	100	
Dixie State College • St. George (Main)	SOFBL	SOFBL	58.2	
Dixie State College • St. George (Main)	SSC	SSC	21.3	
Utah Valley University • Orem (Main)	BB	BB	83.1	
Utah Valley University • Orem (Main)	CL	CL	32.7	
Utah Valley University • Orem (Main)	WS	WS	100	
Weber State University • Ogden (Main)	ANEX13	ANEX13	52.2	
Weber State University • Ogden (Main)	EASTBX	EASTBX	100	
Weber State University • Ogden (Main)	RCVDST	RCVDST	27	
Weber State University • Ogden (Main)	SSTORF	SSTORF	100	
Weber State University • Ogden (Main)	SSTORJ	SSTORJ	100	
Weber State University • Ogden (Main)	STADRR	STADRR	100	
Weber State University • Ogden (Main)	STWSKY	STWSKY	88.1	
Weber State University • Ogden (Main)	TRACKL	TRACKL	99.6	
Weber State University • Ogden (Main)	VILCOM	VILCOM	100	
Weber State University • Ogden (Main)	VILLA1	VILLA1	100	
Weber State University • Ogden (Main)	VILLA2	VILLA2	100	
Weber State University • Ogden (Main)	VILLA3	VILLA3	100	
Weber State University • Ogden (Main)	VILLA4	VILLA4	100	
Weber State University • Ogden (Main)	VILLA5	VILLA5	100	
Weber State University • Ogden (Main)	VILSTO	VILSTO	100	
Weber State University • Ogden (Main)	WEIGHT	WEIGHT	100	

* Only Percentages greater than 20% are shown

APPENDIX G

APPENDIX G - Buildings in DFCM Building List with Auxiliary % not matched to USHE Facilities Inventory

Buildings in DFCM Building List with Aux % not matched to USHE Facilities Inventory

ORG	Building Name	City	DFCM ASF	DFCM Aux Space %
DSC	College Inn House	St. George	861	100%
DSC	Hansen Stadium Concessions	St. George	2219	100%
SUU	Stadium (Concession Services)	Cedar City	1258	100%
SUU	SUU Housing Phse 2 & 3	Cedar City		100%
SUU	Ponderosa Terrace	Cedar City	9647	100%
SUU	SUU Museum of Arts	Cedar City		100%
U of U	Honors Housing	Salt Lake City		100%
U of U	Health Science Parking Center (Lot 64)	Salt Lake City	149607	100%
U of U	Institute Parking Structure	Salt Lake City	189220	100%
U of U	Medical Center Parking Terrace West (Lot 56)	Salt Lake City	154209	100%
U of U	University Hospital Parking Terrace (Lot 50)	Salt Lake City	260230	100%
U of U	Dr. Symond #1	Milford	1593	100%
U of U	Dr. Symond gift property #2	Milford	1593	100%
U of U	UNP - Pebble Creek Apartments 2	Salt Lake City		100%
U of U	Health Science NE Terrace	Salt Lake City	204000	100%
USU	FSC Service Dormitory	Logan	4660	100%
USU	Storage South Housing	Logan	9738	100%

* Only Percentages greater than 20% are shown



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: Jeff Reddoor
Date: December 10, 2014
Subject: **2015 Building Board Meeting Schedule**

Attached is the 2015 Building Board Meeting Schedule. This is an information item only and does not require approval.

JR: cn
Attachments



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 10, 2014
Subject: **2015 Building Board Meeting Schedule**

The following is the 2015 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, January 14, 2015	Utah State Capitol Room 250
Wednesday, Feb. 4, 2015.	Library for the Blind and Disabled 250 North. 1950 West, SLC
Wednesday, March 4, 2015	Library for the Blind and Disabled 250 North 1950 West, SLC
Wednesday, April 8, 2015 (Approve Allocation of Capital Improvement Funds)	Utah State Capitol Room 250
Wednesday, May 6, 2015	Utah State Capitol Room 250
Wednesday, June 3, 2015	Utah State Capitol Room 250
Wednesday, July 8, 2015	Utah State Capitol Room 250
Capital Facilities Tour – August 17 - 20, 2015.	TBD
Wednesday, September 9, 2015	Utah State Capitol Room 250
Wednesday, October 7, 2015 at 8:30 am (Hearing for Capital Development Requests)	W030 House Building
Thursday, October 8, 2015 (Business Meeting and Prioritization of Capital Development Requests)	4112 State Office Building
Wednesday, November 4, 2015	W030 House Building
Wednesday, December 9, 2015	Utah State Capitol Room 250



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: Jeff Reddoor
Date: December 10, 2014
Subject: **University of Utah's Request for Approval of Ambulatory Care Center, Rehabilitation Hospital; Medical Education and Discovery Building**
Presenter: Mike Perez

Recommendation

I am recommending the Board approve programming for the Rehabilitation Hospital, and the Medical Education and Discovery Building for the University of Utah in order to coordinate with the design and functionality of the Ambulatory Care Center.

Background

The University's Master Plan calls for the downsizing and restructure of the Health Sciences Campus in order to support their academic research and clinical missions. To accomplish this there are three new buildings with shared activities that must be restructured and organized so that their functionality are interconnected. They are:

- Ambulatory Care Center (Previously authorized programming, design and construction)
- Rehabilitation Hospital
- Medical Education and Discovery Building

According to the Master plan and assorted feasibility studies, the proposed location of these buildings are on a site that with challenging grade changes. As a result, the University is requesting authorization for site concepts and programming only of the Rehabilitation Hospital and the Medical Education and Discovery Building to be performed by the same architectural firm that was selected for the Ambulatory Care Center. This firm will serve as "master design architect" for all three projects which include coordinating details of interconnectedness amongst the buildings as well as exterior design. DFCM is in support of this approach.

Programming efforts will help to define the scope and cost estimates for the RH and the MED projects. The University anticipates the MED will be their #1 State Funded Capital Development Request in the near future. The RH will be funded from non-state funds.

JR: cn
Attachments



Office of the Vice President for Administrative Services

November 24, 2014

Mr. Jeff Reddoor, Director
Capital Planning & Budget
Utah State Building Board
4110 State Office Building
Salt Lake City, UT 84114

Dear Mr. Reddoor:

***RE: University of Utah
Ambulatory Care Center; Rehabilitation Hospital; Medical Education and Discovery
Building***

Pursuant to the Campus Master Plan presented to the State Building Board this past summer, the University of Utah's Health Sciences operation is initiating the sequence of projects to restructure and downsize facilities at the Health Sciences Campus in support of our academic, research and clinical missions.

As part of this strategic effort a number of smaller projects have been and will continue to be pursued that will allow various operations to relocate from the School of Medicine Building, a 650,000 GSF facility that will be scheduled for demolition due to its outdated infrastructure, acute seismic challenges and functional obsolescence.

There are three critical projects that will play a major role in the sequence of activities to fundamentally restructure the Health Sciences campus as we know it today; they are the Ambulatory Care Center (ACC), Rehabilitation Hospital (RH), and Medical Education and Discovery Building (MED).

As you will see from the attached power point presentation as a result of the Campus Master Plan and assorted feasibility studies, these three buildings, on a site with challenging grade changes, have to be integrated and designed so that connectivity amongst the three facilities can occur. Although three separate buildings with unique functions, they are effectively organized so that shared activities and strategic functionality are interconnected, as if one building.

The University possesses Legislative authorization to program, design and construct the ACC. Due to the criticality of creating this interconnected condition where three individual buildings must compliment and interact with one another, the University of Utah is requesting authorization for site concepts and programming only of the RH and the MED to be performed by the prime architectural firm selected for the ACC. This firm will also serve as the "master

design architect” for the entire complex of projects, coordinating the details of interconnectedness amongst the buildings and site, including the thoughtful coordination of the exterior design. This approach, recommended by the DCFM, is fully supported by the University.

The University of Utah possesses the approximate \$1,800,000, derived from donations, research activity and other operations that do not involve state appropriated funds to pay for this programming effort. The authority of the Building Board to authorize this programming is provided in rule R23-5-4; Authorization of Programs which states:

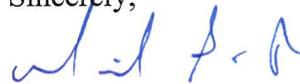
- (1) The initiation of a program for a capital development project must be approved by the Legislature or the Board if it is anticipated that state funds will be requested for the design or construction of the project.
- (2) When requesting Board approval, the agency shall justify the need for initiating the programming process at that point in time and also address the level of support for funding the project soon after the program will be completed.

The University anticipates that the MED will be submitted in the very near term as our number one state funded capital development request. The RH will be funded entirely with non-state funds. This programming effort will define the scope and cost estimate for both the MED and RH projects.

The University of Utah respectfully seeks your support of this request and the opportunity to present this project to the Building Board at the December 10, 2014 meeting for approval.

Thank you for your consideration and support.

Sincerely,

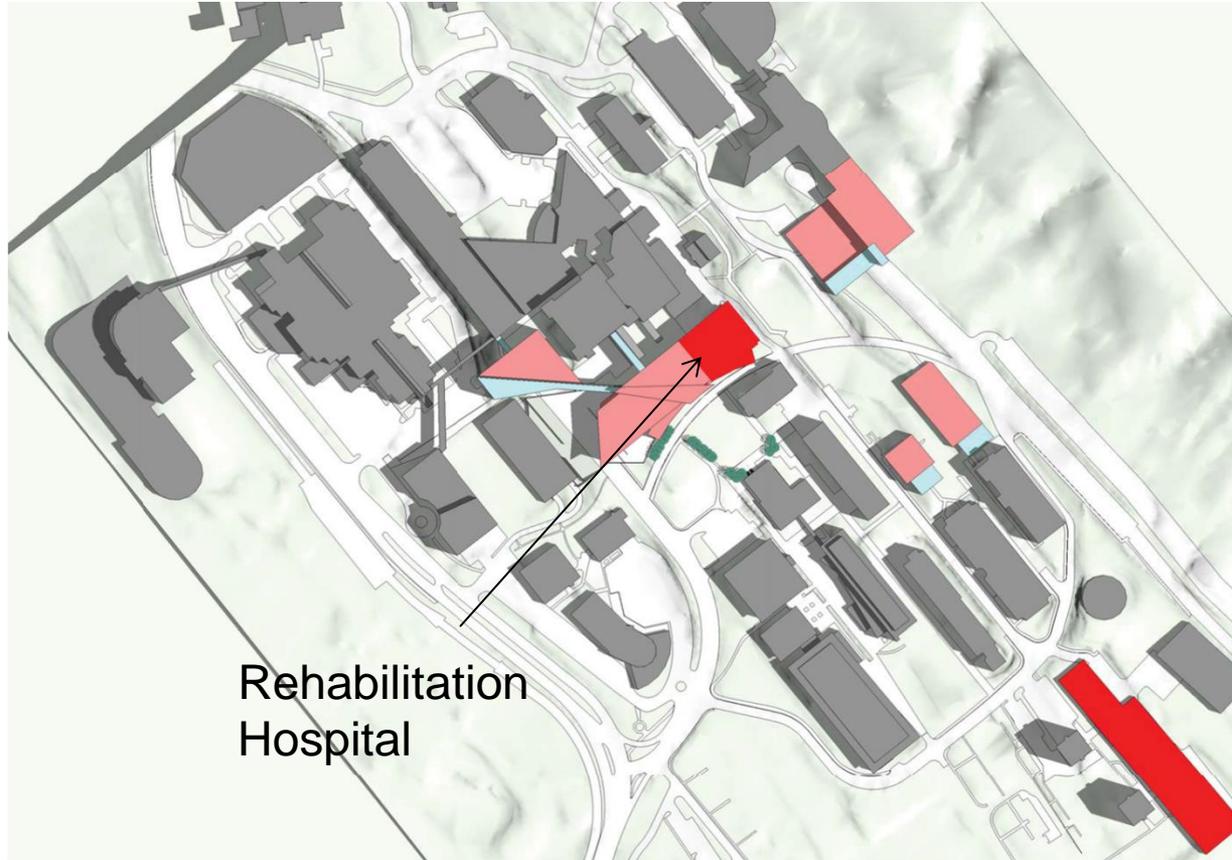


Michael G. Perez
Associate Vice President

Attachments: *University of Utah Health Care Master Plan PPT presentation, December 10, 2014*
Utah State Building Board Agenda Request

Cc: John Nixon, University of Utah
David Browdy, University of Utah
Jason Perry, University of Utah
Jim Russell, DFCM

HSC: Short Range Campus Master Plan



- Existing Building
- New Building
- New Building (Connection Space)
- New Renovation
- Demolished Building
- Built in Prior Sequence

Campus Plan

MHTN | LBL

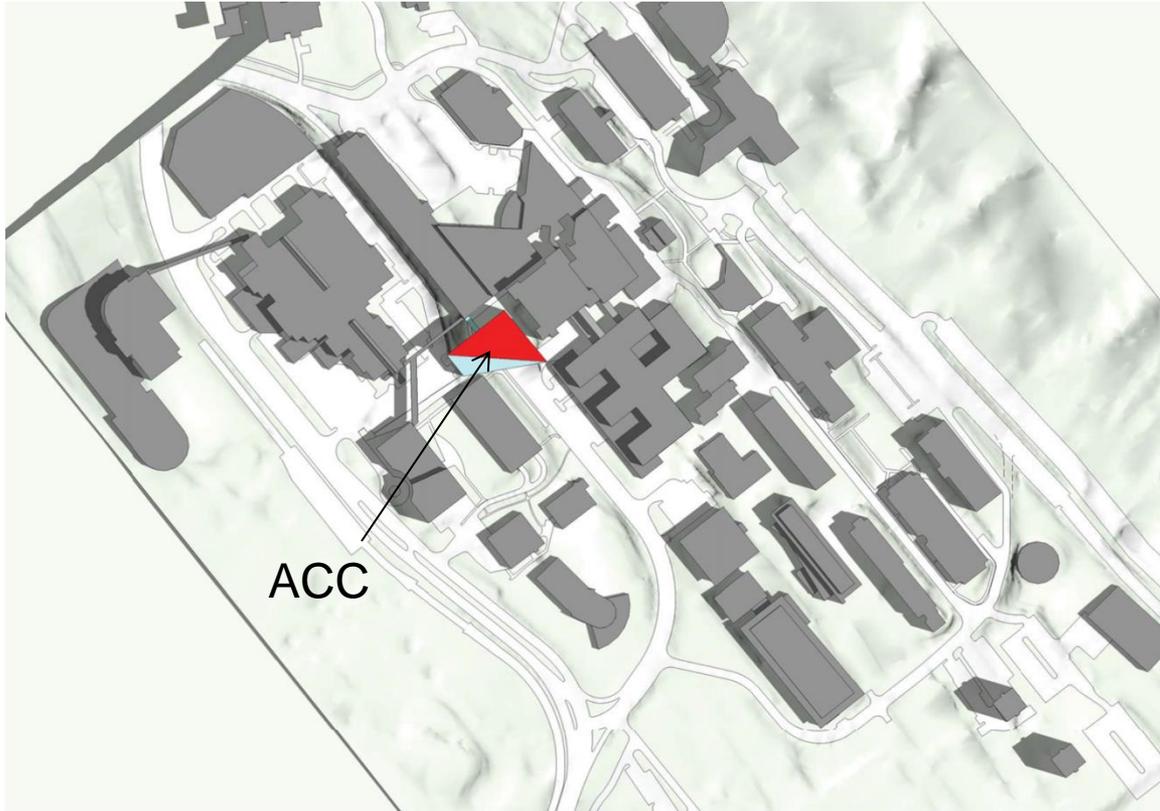


*Campus Master Plan
The Ambulatory Care Center (ACC);
Medical Education & Discovery Bldg (MED);
Rehabilitation Hospital (Rehab)*



12 10 14

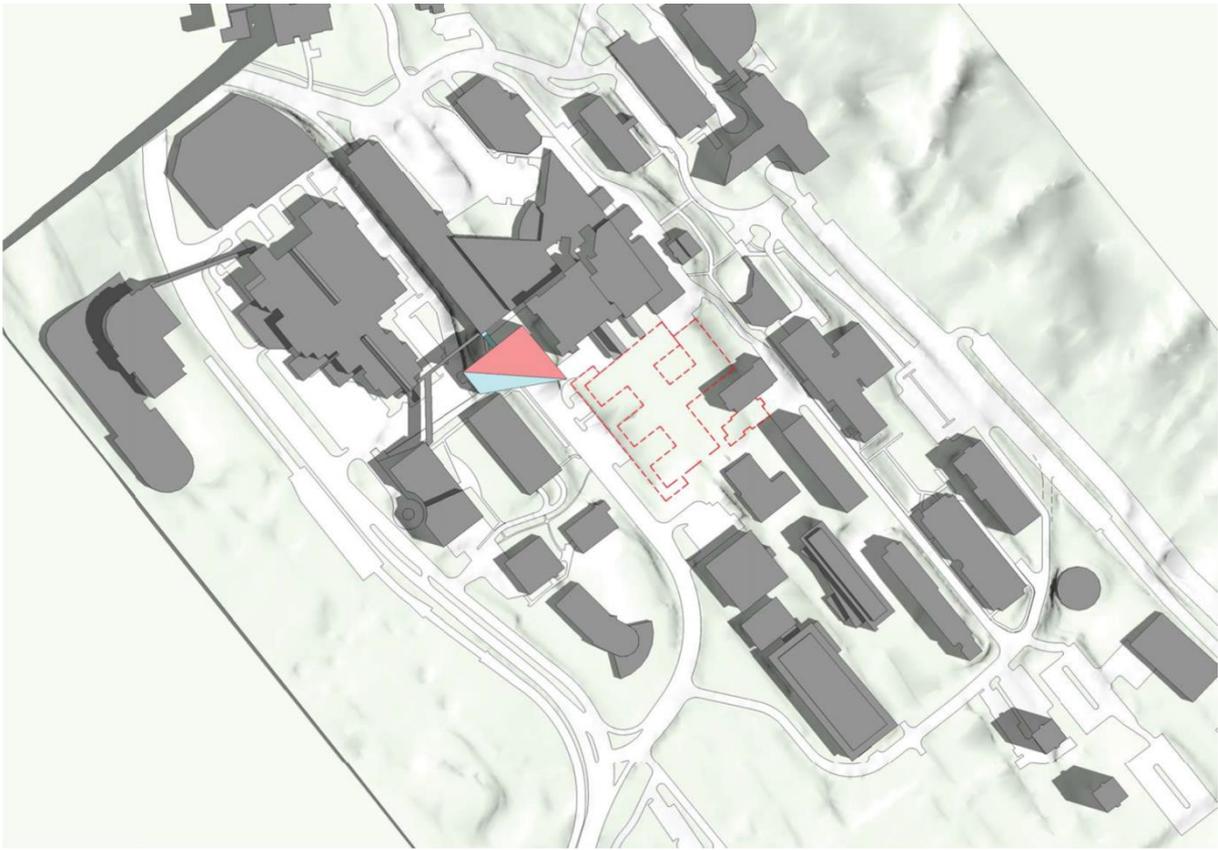
Campus Master Plan Initial Projects



- Existing Building
- New Building
- New Building (Connection Space)
- New Renovation
- Demolished Building
- Built in Prior Sequence

AAB and Vertical/Walk connector

Campus Master Plan Initial Projects



- Existing Building
- New Building
- New Building (Connection Space)
- New Renovation
- Demolished Building
- Built in Prior Sequence

Building 521 (SoM) Demolition

Campus Master Plan Initial Projects

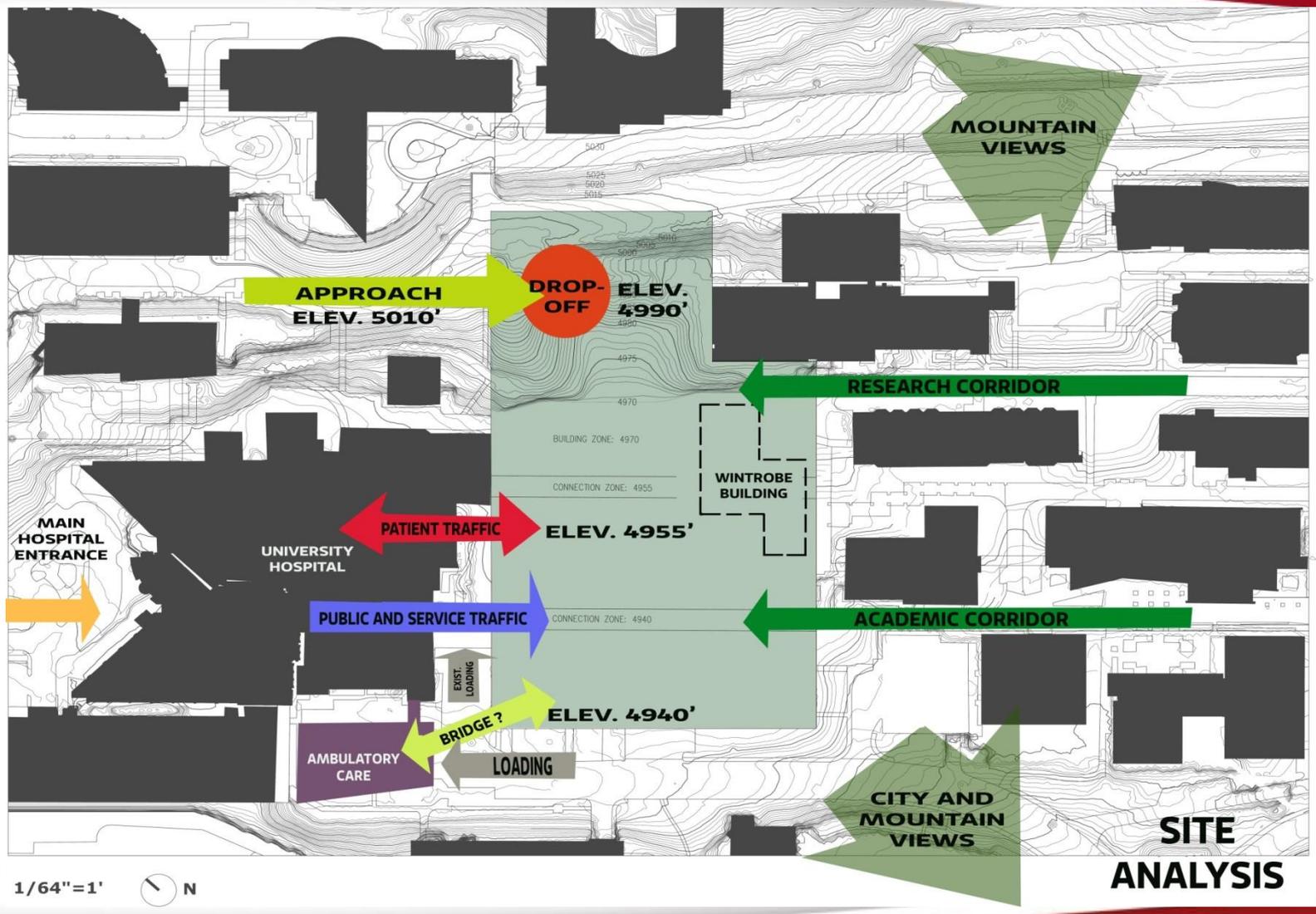


- Existing Building
- New Building
- New Building (Connection Space)
- New Renovation
- Demolished Building
- Built in Prior Sequence

MED

MED Building Phase 1 with Knowledge Center and Road

Complicated Site



**SITE
ANALYSIS**

MHTN | 1/64"=1' 

MED + Knowledge Center Plaza



University of Chicago, Mansueto Research Library

Knowledge Center

The Knowledge Center is an important part of the new MED complex, housing programs that support the access to and use of all forms of information. The building will also contain spaces that welcome and serve all HSC community members for the purpose of formal and informal interaction and collaboration.

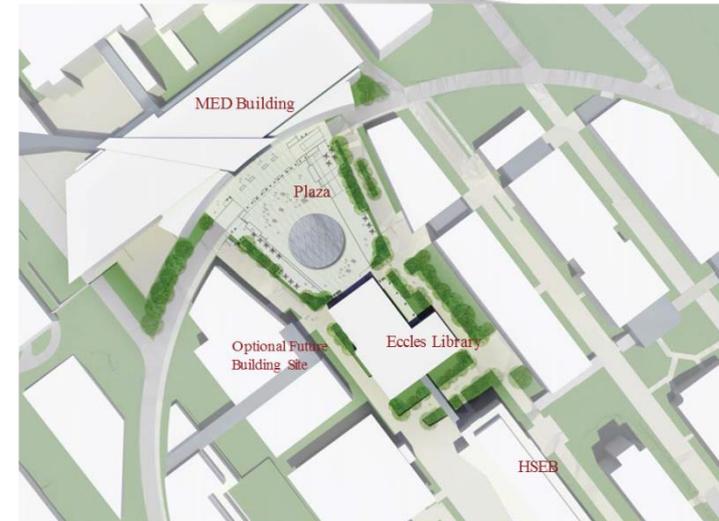


Delft Library

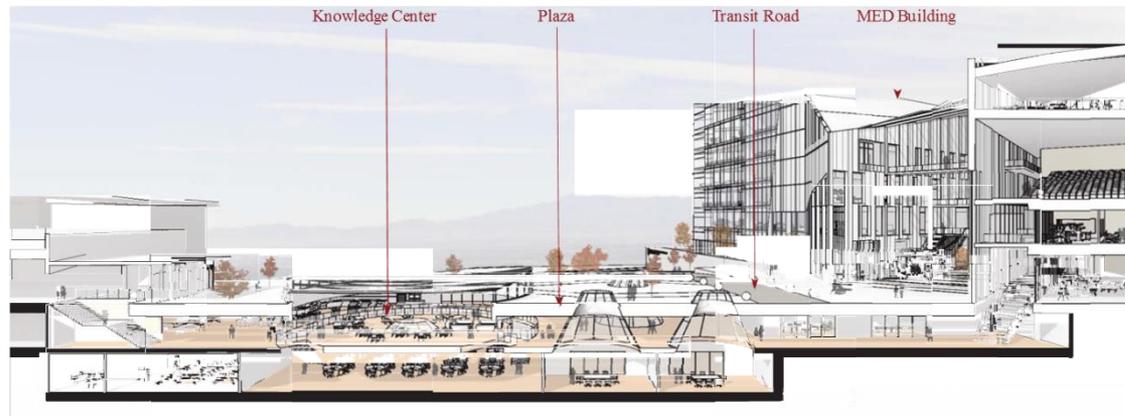
Circular Road

A transformative force for the future direction of the HSC campus, a new circular road creates a new route within the HSC campus. It traverses the campus center in front of the new MED.

The purpose of the road is to provide shuttle or bus access to the center of campus, from which pedestrians can easily reach their



Plan view of Knowledge Center plaza and transit circular road





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: Jeff Reddoor
Date: December 10, 2014
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Presenter: Ben Berrett, Utah State University

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

JR: cn
Attachments



Office of the Vice President
For Administrative Services

November 21, 2014

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

Subject: U of U Administrative Reports for the December 10, 2014 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period October 16, 2014 – November 20, 2014. Please include this in the packet for the December 10, 2014 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
6 Design Agreements, 1 Planning/ Study/Other Agreements.

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 8 Remodeling Contracts, 3 Site Improvement Contracts.

The contracts for item 6, Biomedical Polymers Research Building Remodel and item 9, North Campus Connecting Element are CM/GC contracts with the initial contract amount being just for pre-construction services. As is typical for this contract structure, the balance of the construction costs will be added by change order as the project proceeds.

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

Mr. Jeff Reddoor, Building Board Director
November 21, 2014
Page 2

Decreases:

Project 20026; Eyring Chemistry HVAC System Upgrades

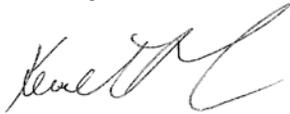
This transfer of \$1,073 covers an unforeseen condition of a fire sprinkler isolation valve that was discovered to be inoperable and had to be replaced.

Project 21223; Social & Behavioral Science - Repair Deteriorating Exterior Concrete & Steel

This transfer of \$14,068.01 covers the cost of five different unforeseen conditions and design omissions. The most significant of these being the provision of power to a condenser and fan coil as well as the installation of a mechanical damper (motorized) that was found necessary in order to balance the HVAC system.

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

Sincerely,



Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Joshua Haines



Professional Services Agreements

Awarded From October 16, 2014 - November 21, 2014

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	21678	Surface Lot Repairs 2015	Cliff Berkey Engineering	\$ 450,000	\$ 32,941
2	21694	Behavioral Sciences ADA Vertical Access	MJSA Architecture	\$ 126,750	\$ 2,700
3	21685	HPER Performance Lab	Smith Hyatt Architects	\$ 156,640	\$ 11,200
4	21588	UUHC - Rehab Satellite Valet	Range Architecture and Design	\$ 139,585	\$ 9,250
5	21690	Hospital Water Main	CRS Consulting Engineers	\$ 319,007	\$ 47,400
6	21693	HCI Tunnel Leak	Cliff Berkey Engineering	\$ 146,825	\$ 10,228
Planning/Study/ Other					
7	21648	Park and EBC Data Centers Upgrade Study	Smart Building Solutions	\$ 971,850	\$ 13,570



Construction Contracts

Awarded From October 16, 2014 - November 21, 2014

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
Construction - New Space						
Construction - Remodeling						
1	21172	Electrical Distribution System Improvements - Substation 7	Skyline Electric Company		\$ 3,269,702	\$ 2,232,029
2	21653	East Wing Wall Mansion Abatement	Thermal West Industrial		\$ 9,000,000	\$ 24,725
3	21472	Biology Building - multi Room Remodels	Valley Design and Construction		\$ 695,600	\$ 556,848
4	21553	HPER Central Chiller Plant - Abatement	Thermal West Industrial		\$ 2,212,762	\$ 27,343
5	21625	ASUU Infant Room Remodel	CRC Construction		\$ 80,000	\$ 58,375
6	21600	Biomedical Plymers Research Building Remodel	Gramoll Construction		\$ 3,885,360	\$ 7,500
7	21357	HTW South Chiller Plant Expansion	Eagle Environmental		\$ 1,315,676	\$ 19,835
8	21592	HPERNAT Driving Platform	Hogan and Associates Construction		\$ 57,000	\$ 11,332
Construction - Site Improvement						
9	21493	North Campus Connecting Element	Jacobsen Construction		\$ 1,595,165	\$ 10,000
10	21597	HPEB ADA Accessibility Re bid	England Construction		\$ 278,316	\$ 198,590
11	21606	Health Sciences Gateway Signs - Utility Tie In	B Jackson Construction		\$ 578,078	\$ 39,760



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of October 16, 2014 to November 20, 2014

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,948,823.44			
	INCREASES TO CONTINGENCY RESERVE FUND				
	None				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	None				
	REMODELING				
20026	Eyring Chemistry HVAC System Upgrades	(1,073.00)	(417,315.21)	17.15%	Closed
21223	Social & Behavioral Science - Repair Deteriorating Exterior Concrete & Steel	(14,068.01)	(14,068.01)	0.56%	Construction
	ENDING BALANCE	1,933,682.43			

24 November 2014

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

Dear Jeff:

SUBJECT: USU Administrative Reports for the December 2014 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 10/20/14 to 11/24/14.

Professional Contracts, 6 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 14 contracts issued (Page 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

Four projects needed funds from the contingency reserve during this reporting period. The contingency fund is in good order.

Report of Project Reserve Fund Activity (Page 4)

One project contributed to the project reserve fund and two projects needed funds from the project reserve fund during this reporting period. The project reserve fund is in good order.

Current Delegated Projects List (Pages 5-6)

Of USU's 61 projects, 11 are pending, 7 are in the design/study phase, 34 are in construction, 3 are substantially complete and 6 are complete. The six projects that were completed during this period were Building Commissioning FY13, Eccles Business Building Interior Remodel, USUE Library Improvements, USUE CEIC Building Remodel, Wasatch Hall Remodel and Wellness Center Remodel.

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
Bruce Whittington

Professional Contracts Awarded From 10/20/14 to 11/24/14

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 UB Nursing Lab Remodel	CRSA	\$54,520.00	\$54,520.00	Design for nurses lab remodel
2 Planning and Design FY15	CRSA	\$114,875.12	\$49,500.00	Master plan for USUE Price campus
3 Eccles Conf Ctr Auditorium Upgrade	Spectrum Engineers	\$8,100.00	\$8,100.00	Design to upgrade lighting control system
4 Tooele Admin Office Remodel	Method Studio	\$13,979.00	\$3,079.00	Furniture design services
5 Sign System FY14	Facilities Planning & Design	\$2,778.00	\$2,778.00	Design for signs on campus
MISCELLANEOUS CONTRACTS				
6 Concrete Replacement FY15	CMT Engineering Labs	\$3,500.00	\$2,831.00	Concrete testing at Eccles Conference Center entrance

Construction Contracts Awarded From 10/20/14 to 11/24/14

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Access Controls FY15	USU Facilities Operations	USU Facilities Planning and Design	\$62,953.00	\$60,166.00	Install access control on outside doors of BNR building
2 Health, LS, Code, Asbestos FY14	USU Facilities Operations	USU Facilities Planning and Design	\$148,205.00	\$30,000.00	Campus wide intelligent fire alarm reporting network
3 Misc Critical Improvements FY14	Layton Construction Co	USU Facilities Planning and Design	\$235,219.00	\$12,374.00	Connect pool sump to existing drain
4 Building Commissioning FY14	USU Facilities Operations	USU Facilities Planning and Design	\$185,185.00	\$10,857.00	HPER recommissioning
5 Health, LS, Code, Asbestos FY14	USU Facilities Operations	USU Facilities Planning and Design	\$148,205.00	\$1,215.00	Repair electrical outlets on Swaner dock
MISCELLANEOUS CONTRACTS					
6 Medium Voltage Upgrades FY13	Siemens Energy		\$258,273.00	\$119,985.00	3 high voltage circuit breakers
7 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$30,623.00	Abatement of pipe insulation in NFS
8 Parking Lot Paving FY14	Nelson Landscaping		\$812,857.00	\$10,000.00	Ground cover for planter beds
9 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$993.00	Abatement of 5 mud fittings from BNR
10 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$873.00	Abate flooring in Business Bldg
11 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$772.00	Abatement of fittings from VSB
12 Health, LS, Code, Asbestos FY14	AbateX Environmental Services		\$148,205.00	\$450.00	Removal of TSI from UWRL
13 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$357.00	Abatement of fittings from Ind. Science
14 Health, LS, Code, Asbestos FY14	Dixon Information		\$148,205.00	\$100.00	Sample testing from NFS

Report of Contingency Reserve Fund From 10/20/14 to 11/24/14

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$768,110.24				
INCREASES TO CONTINGENCY RESERVE FUND NONE					
DECREASES FROM CONTINGENCY RESERVE FUND					
USUE Mechanical /Lighting upgrade (Jacobsen Construction-new coil, condenser drain and controls changes)	(23,832.00)	(23,832.00)	3.08%	Construction	43.81%
Eccles Conf Ctr Auditorium Upgrade (Raymond Construction-remove rolling chalkboard and track on stage)	(2,615.68)	(2,615.68)	0.52%	Construction	0.00%
Concrete Replacement FY15 (Spindler Construction-install bollard lights in entry)	(1,786.05)	(1,786.05)	0.78%	Construction	17.58%
Sign System FY14 (Interpretive Signs-changes to second sign)	(647.13)	(1,962.13)	4.24%	Construction	0.00%
ENDING BALANCE	\$739,229.38				

Report of Project Reserve Fund Activity From 10/20/14 to 11/24/14

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$252,290.32		
INCREASES TO PROJECT RESERVE FUND			
Building Commissioning FY13	2,227.63	Close Project	1.24%
DECREASES TO PROJECT RESERVE FUND			
Access Controls FY15	(8,157.54)	Construction	14.89%
Medium Voltage FY13	(15,029.60)	Construction	6.67%
ENDING BALANCE	\$231,330.81		

Current Delegated Projects List

11/24/2014

Project Number	Project Name	Phase	Project Budget
A24858	Building Commissioning FY12	Commissioning	190,991
A26681	Medium Voltage Upgrades FY13	Construction	258,273
A27144	Building Commissioning FY13	Complete	188,763
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27148	Classroom Auditorium Upg FY13	Construction	301,721
A27150	Emergency Generator FY13	Substantial Completion	320,195
A27152	FAV Cooling	Construction	1,532,572
A27157	Planning & Design Fund FY13	Design/Study	103,180
A27158	Sign System FY13	Construction	49,074
A28266	Wellness Center Remodel	Complete	1,294,258
A28857	Equine Education Center Classroom	Construction	836,000
A28909	Kent Concert Hall Entry Replacement	Construction	2,244,929
A28997	NFS Kitchen 243/208 Remodel	Construction	400,000
A28999	Building Commissioning FY14	Commissioning	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Construction	308,965
A29002	Concrete Replacement FY14	Construction	290,662
A29003	Elevator Upgrades FY14	Construction	294,396
A29004	Emergency Generator FY14	Construction	250,000
A29005	Health, LS, Code, Asbestos FY14	Construction	148,205
A29006	Medium Voltage Upgrades FY14	Pending	343,637
A29007	Misc Critical Improvements FY14	Construction	249,979
A29008	Moab ADA Upgrades	Construction	243,054
A29010	Parking Lot Paving FY14	Construction	835,284
A29011	Planning and Design FY14	Design/Study	148,000
A29012	Sign System FY14	Construction	51,036
A29792	TSC Chiller Replacement	Substantial Completion	320,391
A30021	Wasatch Hall Remodel	Complete	1,020,882
A30033	Sant Lab 004 Remodel	Substantial Completion	118,501
A30458	Matthew Hillyard Photovoltaic Array	Construction	239,200
A30560	Innovation Campus Water Line	Construction	185,000

A30682	Tooele Admin Office Remodel	Construction	271,002
A30989	Eccles Business Building Interior Remodel	Complete	39,500
A31318	1200 E Ealk Way Improvements	Pending	874,046
A31319	Access Control FY15	Construction	62,953
A31320	BNR Fire Protection Upg Phase 3	Construction	668,068
A31321	Classroom/Auditorium Upgrade FY15	Pending	275,847
A31322	Concrete Replacement FY15	Construction	301,479
A31323	Eccles Conf Ctr Auditorium Upgrade	Construction	506,480
A31324	Elevator Upgrades FY15	Pending	366,133
A31325	Emergency Generator FY15	Pending	229,872
A31326	Fine Arts Center Roofing	Construction	440,286
A31327	Health, LS, Code, Asbestos FY15	Pending	137,637
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Pending	460,460
A31330	Morgan Theater Upgrade	Design	1,395,434
A31331	OM Masonry Restoration FY15	Construction	196,500
A31332	Old Main Reroof	Design	114,919
A31333	Planning and Design FY15	Design/Study	114,875
A31334	Sign System FY15	Construction	46,009
A31335	Site & Safety Lighting	Design	322,525
A32688	Roosevelt Ed Ctr Controls Upg	Construction	120,004
A32689	Animal Sci HVAC Upg 2014	Pending	179,609
A33054	UB Nursing Lab Remodel (NEW PROJECT)	Design	129,520
C11314	USUE CEIC Building Remodel	Complete	890,230
C11368	USUE Mechanical/Lighting upgrade	Construction	877,397
C11375	USUE Library Concrete Replacement	Construction	297,173
C11461	USUE Infrastructure/Automation Upgrade	Pending	461,857
C11467	USUE Library Improvements	Complete	137,458
C11508	USUE Career Center Upgrades	Pending	834,234
CAPITAL DEVELOPMENT/IMPROVEMENT			
TOTAL (61)			<u><u>\$24,487,532</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: Jeff Reddoor
Date: December 10, 2014
Subject: **Administrative Reports for Utah Department of Transportation**
Presenter: Kevin Griffin, Director of Maintenance, UDOT

Attached for your review are the Administrative Reports for the Utah Department of Transportation.

JR: cn
Attachments



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

December 3, 2014

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

Subject: Utah Department of Transportation Administrative Reports for October Building Board Meeting

Dear Jeff:

The following is a summary of the administrative reports for Utah Department of Transportation for the period [September 10, 2014 – November 5, 2014](#). Please include this in the packet for the July Building Board meeting.

Construction Contracts (Page 1)

[No new contracts issues during this report.](#)

[Advertised Cedar Office Remodel Entry project. Received no bids. Will re-advertise in January.](#)

[Pre bid meeting for Hooper Maintenance Station held on October 31, 2014. This project is a being delivered through the Design-Build process. Anticipated contract issued mid January. Held interviews on November 19th. Short list to 3 bidders.](#)

[Order of Occupancy issued for the new Lehi Maintenance facility on October 22, 2014. Final deed transfers in process.](#)

Report of Project Reserve Fund Activity

Increases:

None

Decreases:

None

Report of Contingency Reserve Fund

Increases:

None

Decreases:

None

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



State of Utah

GARY R. HERBERT
Governor

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Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

Sincerely,

Kevin Griffin, Director of Maintenance
Utah Department of Transportation

Enclosures

CC: Bill Juszczak, Facilities Manager



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: Jeff Reddoor
Date: December 10, 2014
Subject: **Administrative Reports for DFCM**
Presenter: Bruce Whittington, DFCM Interim Director

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

Lease Report (Pages 1 - 3)
No significant items

Professional Services Agreements, 22 Agreements Issued (Pages 4 - 5)
The Professional Services Agreements awarded during this period consist of:
11 Design Agreements, 11 Planning/Study/Other Agreements.
No significant items

Construction Contracts, 47 Contracts Issued (Pages 6 - 10)
The Construction Contracts awarded during this period consist of:
5 New Space Contracts, 25 Remodeling Contracts, 7 Paving/Roofing Contracts, 10 Other

Item #4, Univ of Utah Crocker Science Center
These are CM/GC agreements, the balance of the construction costs will be added by future change orders.

Item #24, Murray Highway Patrol New Main Lobby & Breakroom Flooring
Item #25, Tax Commission Bldg Replace UPS System
Funds from the Project Reserve Fund were used to award this contract

Report of Contingency Reserve Fund (Pages 11 - 36)
Increases

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

The large increase from the SLCC South City New Media Bldg project is the State's share of contractor project savings and unused CM/GC contingency.

Decreases, Capital Development

UVU New Classroom Building

This transfer of \$295,437 covers change orders #11, 12 and revised contingency amounts for change orders #5, 6, 8, 9 and #10. See attached pages #14 – 18 for details and contract summary.

New Ogden Juvenile Courts Building

This transfer of \$185,499 covers the State's share of change orders #6 & 7. See attached pages #19 – 23 for details and contract summary.

Report of Contingency Reserve Fund Continued (Pages 11 – 36)

Decreases, Capital Development Continued

State Hospital Building Consolidation

This transfer of \$129,239 covers the State's share of Layton change order #25 and Rocmont Industrial change order #1. See attached pages #24 - 30 for details and contract summary

Decreases, Capital Improvement

Weber State University Student Overflow Parking Lot Improvements

This transfer of \$15,395 covers design costs over budget.

State Hospital Laundry/Recreation Storage Building Replacement

This transfer of \$15,107 covers change order #2. See attached pages #31 – 33 for details and contract summary.

Park City ABC Store #34 Renovate HVAC System

This transfer of \$11,061 covers change orders #2 and #3. See attached pages /#34 – 37 for details and contract summary.

Report of Project Reserve Fund Activity (Pages 38 - 40)

Increases

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

Decreases

The decreases are to award construction contracts that were over budget.

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

Contingency Reserve Fund Analysis (Pages 41 -48)

This is a quarterly report for the State Building Board, which shows an analysis of estimated future demands on the contingency reserve fund. It should be noted that this reserve fund only applies to projects funded with general funds, education funds, or general obligation bonds. The analysis assumes that contingency funds are utilized evenly over the life of the project. In reality, some projects have greater draws early in the project and others late in the project. So it is reasonable to assume that this averages into an even utilization of the contingency budget over the life of the project. The analysis lists all open construction contracts on open projects that have contributed to and are eligible to draw from the contingency reserve along with the percentage completion of the construction contract. The current projection is excess funds of \$1,184,518. We believe these funds should remain with the reserve fund and not transferred by the Legislature for other needs, as this is an estimate and a small excess balance at this time.

Statewide Funds Reports (Pages #49 - 55)

No significant items

Construction Contract Status (Pages #56 - 70)

This quarterly report shows the status of each construction contract that was open during the preceding quarter. The main intent of this report is to show those contracts/projects that are over the contractual completion time.

DDW:jr:ccn
Attachments



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

LEASE REPORT

From 10/15/2014 to 11/15/2014

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

LEASES

1.	15-1115 Human Services, Child & Family Svs., 9998 S. Creek Run Way, Sandy	New Lease	Office	10/01/15 – 06/30/25		53,403		\$22.75	New Lease for 9 yrs. and 9 mo. in New Building which will be completed in Oct. of 2015.
2.	15-1168 Technology Services (Lessor), UCA (Lessee), 975 W. Technology Drive, Richfield	New Lease	Office	07/01/14 - 06/30/20		204		\$12.75	New Lessor Lease for 6 yr. State Owned Facility.
3.	15-1230 National Guard CFMO, Wendover Airport Bldg. 807-B 345 Airport Apron, Wendover	New Lease	Office/Storage	11/01/14 – 10/31/19		3,775		\$8.00	New Lease for 5 yrs.
4.	15-1231 National Guard CFMO, Wendover Airport Bldg. 835-B 345 Airport Apron, Wendover	New Lease	Hanger	11/01/14 – 10/31/19		20,000		\$.90	New Lease for 5 yrs.
5.	15-1232 National Guard CFMO, Wendover Airport Bldg. 1831-A 345 Airport Apron, Wendover	New Lease	Hanger	11/01/14 – 10/31/19		2,300		\$2.09	New Lease for 5 yrs.
6.									



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LEASE REPORT

From 10/15/2014 to 11/15/2014

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

AMENDMENTS

1.	10-2510 Commerce, Wells Fargo Parking, 50 East 300 South, Salt Lake City	Renewal	Parking	12/01/14 – 05/31/17			\$50.00 per Stall		Renew Lease for 2 yrs. and 6 mo. Add 75 parking stalls at same rate of \$50.00 per stall monthly. Amendment-2.
2.	90-3118 Natural Resources Wildlife Resources, 148 S. Main Street, Monticello	Renewal	Office	01/01/15 – 12/31/19	460		\$5.22	\$5.74	Renew Lease for 5 yrs. Amendment-6.
3.	04-1223 Human Services Child & Family, 3452 S. 8400 W. Magna	Renewal	Office	02/01/15 – 10/31/15	6243		\$23.03		Renew Lease for 9 mo. Amendment-4.
4.	93-3239 Agriculture, Plant Industry, One South Main Street, Brigham City	Renewal	Office	10/01/15 – 09/30/20	160		\$11.25		Renew Lease for 5 yrs. Amendment-13.
5.	96-1538 Administrative Services, DFCM, 256 E. 300 S. Salt Lake City	Renewal	Parking	12/01/14 – 12/31/15			\$40.00 per Stall		Revise Lease to reduce parking stalls from 92 to 20 at same rate of \$40.00 a stall. Amendment-13
6.	06-0798 Public Safety UHP, 1367 S. Carbon Ave. Price	Renewal	Office	08/01/15 – 07/31/21	4,495		\$16.97	\$17.00	Renew Lease for 6 years.



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LEASE REPORT

From 10/15/2014 to 11/15/2014

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	
7.	90-0951 Financial Institutions, 324 S. State St. Suite 201, Salt Lake City	Renewal	Office	07/01/15 – 06/30/20		10,543	\$17.50	\$17.75	Renew Lease for 5 yrs. Amendment-7. Includes Parking for 1,600 validation hours.
8.	09-0922 Public Safety, Driver License, 55 West 100 North, Fillmore	Renewal	Office	05/01/15 – 06/30/20		1,463	\$13.65	\$14.25	Renew Lease for 5 yrs. and 2 mo. Amendment-3.
9.	06-1114 Environmental Quality, Air Quality, Wetlands Mitigation Site West of Salt Lake Airport	Renewal	Air Monitoring Station	09/01/15 – 08/31/20		576		\$0.00	Renew Lease for 5 yrs. Amendment-2.
10.									
11.									

State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						JAM
1	National Guard 13240480	Code Inspections Camp Williams Phase II Garrison	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157097	\$60,000	\$33,750
2	National Guard 13240480	Code Inspections Camp Williams Phase II South Gar	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157098	\$60,000	\$21,866
3	Capitol Preservation Bd 14056050	Cpb Daughters Of The Utah Pioneers Museum Asbesto	R&r Environmental	Haz Mat Consult 157107	\$27,001	\$37,800
4	Davis Atc 13205220	Datc Ahu Replacement, Phase II Davis Applied Tech	Smd Engineering Pllc	Design 157095	\$74,237	\$45,000
5	Dfcm - Managed Buildings 13020300	Depts Of Public Safety, Health, And Agriculture/fo	Architectural Testing	Commissioning 147270	\$2,079,439	\$7,650
6	Dnr - Wildlife Resources 14378520	Division Of Wildlife Resources Fountain Green Fi	Jub Engineers Inc	Design 157108	\$46,394	\$38,775
7	Dnr - Wildlife Resources 14225520	Dnr, Div. Of Wildlife Resources Midway Hatchery E	Horrocks Engineers	Design 157093	\$4,696	\$4,700
8	Dnr - Parks & Recreation 14210510	Dnr, Parks & Recreation Dead Horse Point Sp Mtn.	Johansen & Tuttle Engineering	Design 157087	\$17,614	\$22,000
9	Dnr - Parks & Recreation 14241510	Dnr, Parks & Recreation Escalante/ kodachrome Stat	Johansen & Tuttle Engineering	Design 157094	\$33,188	\$42,200
10	Developmental Center 14376410	Hs Usdc Admin, Comp Therapy, Medical Services, Ev	Prior & Associates	Design 157104	\$69,000	\$69,000
11	Dfcm - Statewide Funds 11303300	Inspections Fy'15 Structural Plan Review Services	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 147354	\$110,000	\$100,000
12	Dept Of Transportation	Udot Udot Mtf Building Remodeling Lab Space	Design Interface, Llc	Design	\$6,400	\$6,400

1303-2 CP_Contracts Awarded

Nov 19, 2014 1:20 PM

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State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						JAM
14379900		To Of		157115		
13	University Of Utah 12337750	University Of Utah Crocker Science Center Rick J	Utah New Vision Construction Llc	Commissioning 157105	\$299,636	\$49,870
14	University Of Utah 14345750	University Of Utah Farmington Health Center Davi	Mhtn Architects Inc	Programming 157105	\$3,229,232	\$18,865
15	University Of Utah 13285750	University Of Utah Pierre Lassonde Entrepreneur L	Utah Testing And Engineering Llc	Insp Observ Ser 157109	\$362,108	\$216,796
16	Developmental Center 14068410	Usdc Admissions & Safe Housing Department Of Huma	Frank N Murdock Jr Arch & Assoc	Insp Observ Ser 157082	\$385,333	\$57,000
17	Southwest Atc 11342270	Utah College Of Applied Technology Southwest Atc	Gem Engineering	Insp Observ Ser 157110	\$130,000	\$137,206
18	National Guard 13174470	Utah National Guard Price Armory Paving Improvem	Johansen & Tuttle Engineering	Design 147344	\$4,680	\$7,700
19	National Guard 14309480	Utah National Guard Well #3 Camp Williams Wayne	Bowen Collins & Associates Inc.	Design 157078	\$40,000	\$35,596
20	National Guard 14368480	Utah National Guard West Jordan Aasf Simulator Co	Elliott Workgroup Llc	Design 157086	\$66,625	\$43,594
21	National Guard 14202470	Utah National Guard West Jordan Armory Upgrade W	Eft Architects Inc	Programming 157064	\$237,600	\$69,938
22	Schools For Deaf & Blind 14190230	Utah Schools For The Deaf And Blind Salt Lake Cen	Jacoby Architects	Design 157098	\$1,191,967	\$974,560

State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						AIM
1	Dfcm - Statewide Funds 12107300	Administrative Office Of The Courts Davis County	Precision Asphalt Maintenance Inc	Paving 157654	\$713,780	\$21,554
2	Capitol Preservation Bd 14056050	Capitol Preservation Board Daughters Of The Utah	Rocmont Industrial Corp	Haz Mat Const 157701	\$27,001	\$35,550
3	Capitol Preservation Bd 14145050	Capitol Preservation Board Uhp Control Room Cooli	Mhi Service, Inc.	Const Remodel 157686	\$35,000	\$13,340
4	University Of Utah 12337750	Crocker Sciencce Center University Oh Utah Dfcm M	Okland Construction Company, Inc.	Constr Cmngc 157721	\$40,973,995	\$60,000
5	Agriculture 14255010	Department Of Agriculture And Food Agriculture Bu	Utah Yamas Controls Corp	Const Remodel 157694	\$125,008	\$19,966
6	Corrections - Ap&p 14349120	Department Of Corrections Ap&p Region Iii (fremon	Mechanical Service & Systems	Const Remodel 157723	\$51,403	\$19,895
7	Natural Resources 14028500	Department Of Natural Resources Old Crawford Moto	Rocmont Industrial Corp	Haz Mat Const 157710	\$55,090	\$45,117
8	Natural Resources 14150500	Department Of Natural Resources Replace Main Conf	Crawford Door Sales	Const Remodel 157688	\$27,284	\$25,950
9	Workforce Services 14246920	Department Of Workforce Services Division Of Faci	Skyline Electric Inc	Const Remodel 157655	\$502,918	\$416,980
10	Corrections - Ap&p 12066120	Dept Of Corrections Fremont, Orange Street And Nu	Patriot Construction	Const Remodel 157687	\$322,612	\$132,578
11	Corrections - Ap&p 14122120	Dfcm / Corrections Freemont Ap&p Building Reroof	Utah Correctional Industries	Roofing 157699	\$296,500	\$298,000
12	Dfcm - Managed	Division Of Facilities Construction And	Eagle Environmental Inc	Haz Mat Const 157677	\$40,000	\$44,986



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
	Buildings 13310310	Management				
13	Dnr - Parks & Recreation 14259510	Division Of Parks And Recreation Wasatch Mountain	Utah Tile & Roofing Inc	Roofing 157695	\$109,234	\$108,879
14	Dnr - Wildlife Resources 14161520	Division Of Wildlife Resources Evidence Freezer U	Tod R Packer Heating & Air Conditioning	Const Remodel 157712	\$54,737	\$34,389
15	Dnr - Wildlife Resources 14304520	Division Of Wildlife Resources Lee Kay Hatchery B	Keller Construction Inc	Const New Space 157664	\$380,000	\$378,500
16	Natural Resources 14025500	Dnr Cedar City Regional Center Kurt Baxter	Carter Enterprises	Const New Space 157707	\$2,502,002	\$2,487,580
17	Dixie St College Of Utah 14276640	Dsu Tunnel Exiting & Fire Alarm System Kurt	Dixie College Cashiers Office	Constr Mou 157647	\$183,000	\$182,918
18	Developmental Center 12222410	Heat Exchanger Replacement Usdc Evergreen Hvac Sy	Commercial Mechanical Systems & Service	Const Remodel 157682	\$969,052	\$13,347
19	Dfcm - Managed Buildings 12249310	Isf Construction Contract Heber Wells Osha Office	Daw Construction Group Llc	Const Remodel 157722	\$100,000	\$14,877
20	Dfcm - Managed Buildings 12249310	Isf Contract Brigham Court Security Camera Joan	Utah Yamas Controls Corp	Const Remodel 157662	\$100,000	\$11,245
21	Dfcm - Managed	Isf Contract - Joanna Reese - Nick Radulovich	Ehp Construction Inc	Const Remodel 157705	\$100,000	\$18,805



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						CFM
	Buildings 12249310	Sob				
22	Serv Blind/visual Impair 14156200	Office Of Education State Library For The Blind F	Skyline Electric Inc	Const Remodel 157666	\$170,105	\$131,442
23	Courts 14350150	Prisoner Transport Tunnel Concrete Repair- tooele C	C&r Coatings Llc	Const Remodel 157689	\$16,395	\$14,547
24	Utah Highway Patrol 14216550	Public Safety Murray Highway Patrol Mhp New Main	Ehp Construction Inc	Const Site Imp 157685	\$21,518	\$24,890
25	Tax Commission 14330310	Replace Ups System Tax Commission Kevin Gilmore	Tech Connect	Const Remodel 157641	\$32,225	\$38,656
26	Salt Lake Comm College 14369660	Sicc Rampton Technology Building Emergency Upper	Kendrick Bros Roofing Inc	Roofing 157673	\$387,121	\$387,121
27	Dfcm - Managed Buildings 14293310	State Archives Fume Hood Dfcm George Lewis	Western Sheet Metal Inc	Const Remodel 157622	\$12,719	\$12,562
28	Dfcm - Statewide Funds 12200300	Taylorsville Bci Remove And Replace Existing Co	Wasatch Comfort Llc	Const Site Imp 157620	\$1,565,372	\$18,420
29	14100280	Tooele Applied Technology College Tatc Diesel Sho	Hughes General Contractors Inc	Const Remodel 147951	\$70,495	\$46,348
30	Dfcm - Statewide Funds 14312300	Tooele Courts Building Mold Remediation And Wallb	Rocmont Industrial Corp	Haz Mat Const 157713	\$344,626	\$16,022
31	Bridgerland Atc	Ucat - Bridgerland Atc Sawdust Collection	Mechanical Service & Systems	Const Remodel	\$149,241	\$149,241



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
14067210		System		157690		
32	Dept Of Transportation 14071900	Udot Udot Mtf Bldg. Fire Alarm Upgrade Taylor Ma	Taylor Electric Inc.	Const Remodel 157663	\$122,105	\$118,000
33	Bridgerland Atc 14066210	Utah College Of Applied Technology Bridgerland At	Commercial Mechanical Systems & Service	Const Remodel 157691	\$368,211	\$237,453
34	Dixie Atc 13169290	Utah College Of Applied Technology Dixie Atc - OI	Tnb Welding / Terry N Bowler	Const Remodel 157679	\$741,000	\$14,345
35	Mountainland Atc 14372260	Utah College Of Applied Technology Mountainland A	Morgan Asphalt Inc	Paving 157706	\$69,300	\$68,434
36	Bridgerland Atc 14066210	Utah College Of Applied Technology Bridgerland A	Whitaker Construction	Const Site Imp 157693	\$368,211	\$49,250
37	Ogden/weber Atc 13212240	Utah College Of Applied Technology Ogden/weber A	Peckham Asphalt Paving, Inc.	Paving 147850	\$181,102	\$135,332
38	National Guard 14366480	Utah National Guard Camp Williams Amphitheater De	Utah Correctional Industries	Const Remodel 157670	\$450,133	\$450,019
39	National Guard 13356470	Utah National Guard Camp Williams Bldg 5170 Pavin	Geneva Rock Products Inc	Const Remodel 157639	\$602,580	\$293,000
40	National Guard 14288480	Utah National Guard Mt Pleasant Fms Wayne Smith	Landmark Companies Inc	Const Remodel 157665	\$723,484	\$723,183
41	National Guard 12267400	Utah National Guard Tisa Recycle Facility Camp Wf	Utah Correctional Industries	Const New Space	\$400,000	\$369,500



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 10/17/2014; and less than 11/19/2014

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAIM
42	National Guard 14367480	Utah National Guard - Camp Williams Building 6270	Utah Correctional Industries	Const New Space 157669	\$246,845	\$246,500
43	Courts 14072150	Utah State Courts Aoc Matheson Courthouse Court S	General Communications Inc	Const Remodel 157671	\$704,440	\$703,998
44	Dfcm - Statewide Funds 14312300	Utah State Developmental Center Education Buildin	Rocmont Industrial Corp	Haz Mat Const 157676	\$344,626	\$19,431
45	Weber State University 12345810	Weber State University, Tracy Hall Science Bldg C	Eagle Environmental Inc	Haz Mat Const 157709	\$816,000	\$13,366
46	Workforce Services 14344920	Workforce Services Workforce Services South Count	Taylor Electric Inc.	Const Site Imp 157683	\$35,863	\$22,500
47	Weber State University 14347810	Wsu Marriot Allied Health Reroof Matt Boyer	Clarks Quality Roofing Inc	Roofing 157704	\$195,840	\$195,840

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3287

REPORT OF CONTINGENCY RESERVE FUND

Dec-14

PROJECT TITLE		DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE		6,032,068.21	2,648,546.89	7,415.55				
INCREASES TO CONTINGENCY RESERVE FUND								
FUNDING								
14068	DHS USDC Durable Housing Units	285,851.00	-	-	-	0.00%	Design	0%
14091	DFCM Ogden Reg HVAC	-	106,325.00	-	-	0.00%	Design	0%
14097	UVU Woodbury Bldg AHU-1, AHU-2	-	102,060.00	-	-	0.00%	Pending	0%
14083	WSU Stewart Library Infrastructure	-	90,234.00	-	-	0.00%	Pending	0%
14058	CPB Mormon Battalion Repairs	-	74,375.00	-	-	0.00%	Design	0%
14073	Courts Matheson Security System Replacement	-	72,289.00	-	-	0.00%	Design	0%
14032	DHS USDC Infrastructure	-	67,494.00	-	-	0.00%	Construction	44%
14072	Courts Matheson Sound System Replacement	-	63,658.00	-	-	0.00%	Construction	0%
14108	DHS USH Rampton #1 & Café Rooftop HVAC Units	-	59,639.00	-	-	0.00%	Complete	100%
14048	SLCC SCC Brick/Masonry Parapet Walls	-	55,332.00	-	-	0.00%	Design	0%
14041	Corrections CUCF Admin Plumb/Warehouse Air Handlers	-	50,537.00	-	-	0.00%	Design	0%
14008	WSU Overflow Parking Lot Phase V	-	46,837.00	-	-	0.00%	Complete	95%
14007	MATC Remodel Phase III	-	45,760.83	-	31,084.31	5.31%	Complete	100%
14074	UBATC Exterior Door Replacement	-	42,172.00	-	-	0.00%	Design	0%
14087	Parks Bear Lake Marina Dock Replacement	-	41,111.00	-	-	0.00%	On Hold	0%
13374	WSU Steam Tunnel Phase IV	-	39,810.00	-	-	0.00%	Complete	65%
14077	OWATC Bus Bldg Chiller/Boiler Soft Water Systems	-	39,030.00	-	-	0.00%	Design	0%
14113	DPS W Valley DLD Reroof/Skylight	-	38,639.00	-	-	0.00%	Pending	0%
14066	BATC West Campus HVAC Replacement	-	38,576.00	-	-	0.00%	Construction	0%
14060	UVU Central Plant Cooling Tower	-	35,200.00	-	-	0.00%	Construction	0%
14014	UVU 2014 HVAC Improvements	-	33,564.00	-	20,937.00	5.47%	Complete	100%
14142	Education Blind Library Boiler Replacement	-	33,175.00	-	-	0.00%	Construction	0%
14081	WSU Electrical Distribution Phase III	-	32,512.00	-	-	0.00%	Design	0%
14126	Courts Ogden Elevator Replacement	-	31,224.00	-	-	0.00%	Construction	0%
14043	SNOW Campus Lighting/Tunnel Emergency Lighting	-	27,867.00	-	-	0.00%	Design	0%
14080	WSU Dee Event Ctr South Stairs Replacement	-	26,540.00	-	-	0.00%	Complete	0%
14135	DHS USDC Key Card Access	-	26,221.00	-	-	0.00%	On Hold	0%
14047	SLCC SCC Electrical Panel Upgrade	-	24,336.00	-	-	0.00%	Design	0%
14040	UVU Woodbury Bus Bldg Restrooms	-	24,000.00	-	20,818.94	8.25%	Complete	100%
14078	OWATC Campus Wide Exterior Lights	-	24,000.00	-	-	0.00%	Design	0%
14139	UDC CCC's Mechanical Upgrades	-	23,815.00	-	-	0.00%	Design	0%
14125	DHS USH Rampton Cafeteria Skylight	-	23,200.00	-	-	0.00%	Construction	0%
14112	UOFU Eyring South Bldg Reroof	-	22,640.00	-	-	0.00%	Design	0%
14085	Parks Bear Lake East Restroom	-	20,442.00	-	-	0.00%	On Hold	0%
14162	CPB SOB Fire Alarm Replacement	-	20,425.00	-	-	0.00%	Design	0%
14079	WSU Campus Master Plan	-	20,000.00	-	-	0.00%	Design	0%
14065	BATC West Campus Restroom Code Compliance	-	19,955.00	-	-	0.00%	Construction	0%
14141	Education Buffmire Bldg Chiller Replacement	-	18,980.00	-	-	0.00%	Design	0%
14069	Corrections CUCF Camera Installation	-	18,096.00	-	-	0.00%	Pending	0%
14149	DFCM Heber Wells Outside Air Dampers	-	17,522.00	-	-	0.00%	Design	0%
13049	USU BRC Academic Bldg	17,041.00	-	-	-	0.00%	Construction	0%
14156	Education Blind Library Fire Alarm Upgrade	-	16,160.00	-	-	0.00%	Construction	0%
14037	UIVU Multiple Bldgs Fire Alarm System Replacement	-	16,000.00	-	-	0.00%	Complete	90%

DFCM

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REPORT OF CONTINGENCY RESERVE FUND

Dec-14

	PROJECT TITLE	DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
14114	DHS USH Chapel Reroof	-	14,212.00	-	-	0.00%	Design	0%
14122	AP&P Freemont Bldg Reroof	-	13,582.00	-	-	0.00%	Construction	0%
14136	DHS USH Central Boiler Condensate Tank	-	13,479.00	-	-	0.00%	Construction	0%
14138	Courts Brigham City Lighting/Exit Signs	-	12,800.00	-	-	0.00%	Design	0%
14162	Wildlife Lee Kay Ctr Mechanical/Electrical Upgrades	-	12,400.00	-	-	0.00%	Construction	0%
14154	Health Unified Lab Supply Fan Replacement	-	12,022.00	-	-	0.00%	Design	0%
14071	UDOT MTF Bldg Fire Alarm Upgrade	-	11,600.00	-	-	0.00%	Construction	0%
14063	Corrections CUCF Henry Unit/ Admin Carpet	-	10,515.00	-	-	0.00%	Construction	0%
14089	DFCM Ogden Reg Fire Sprinkler Deficiencies/Pump	-	10,475.00	-	-	0.00%	Design	0%
14117	Dixie Admin Reroof	-	10,331.00	-	-	0.00%	Design	0%
14036	UVU Education Bldg Elevator	-	10,000.00	-	-	0.00%	Construction	0%
14035	UVU Exterior Park Lot Lights	-	9,600.00	-	-	0.00%	Construction	0%
14067	BATC Dust Collection System Replacement	-	9,540.00	-	-	0.00%	Construction	0%
14096	UDC CCC's Security Project	-	9,237.00	-	-	0.00%	Design	0%
14325	Tax Replace Domestic Hot Water Heaters	-	8,031.00	-	-	0.00%	Complete	0%
14147	ABC Store 10 Sliding Entry Doors	-	8,000.00	-	-	0.00%	Construction	0%
14078	Wildlife Springville/Egan Window Replacement	-	7,698.00	-	-	0.00%	Design	0%
14095	Dixie Remove Underground Fuel Tank	-	7,628.00	-	-	0.00%	Construction	0%
14132	Archives Clearfield Cold Storage	-	7,200.00	-	-	0.00%	Design	0%
14158	DPS BCI New Motor, VFD, & System Balance	-	7,080.00	-	-	0.00%	Design	0%
14159	DPS WV DLD Handrail	-	7,000.00	-	-	0.00%	Complete	8%
14137	DFCM Brigham Regional Plumbing Fixture Replace	-	6,928.00	-	-	0.00%	Construction	0%
14118	DFCM RDWD Reg #2 Skylight Replacement	-	6,860.00	-	-	0.00%	Design	0%
14153	UDC AP&P Bonneville Exterior/Staff Entry	-	6,462.00	-	-	0.00%	Construction	0%
14038	UVU Pope, Gunther Fire Doors	-	6,400.00	-	-	0.00%	Complete	0%
14111	UVU Fire Science Bldg Roof Repair	-	6,400.00	-	-	0.00%	Design	0%
14164	Corrections Draper Admin Lightning Protection	-	6,005.00	-	-	0.00%	Construction	0%
14100	TATC Diesel Shop Doors & Tool Room	-	6,000.00	-	-	0.00%	Complete	0%
14151	DNR VFD Replacement	-	6,000.00	-	-	0.00%	Design	0%
14099	DATC Boiler Replacement	-	5,772.00	-	-	0.00%	Construction	0%
14155	Health Cannon Relief Fan Walls	-	5,646.00	-	-	0.00%	Design	0%
14134	Wildlife Northern Region Office Improvements	-	5,600.00	-	-	0.00%	Design	0%
14116	Dixie Campus Svcs Reroof	-	5,480.00	-	-	0.00%	Design	0%
14163	Corrections Draper-Oquirrh & Uinta Swamp Coolers	-	5,434.00	-	-	0.00%	On Hold	0%
14167	Corrections Draper-Promontory Back Up Sewer Chopper	-	5,202.00	-	-	0.00%	Construction	0%
14088	Courts Brigham City Exhaust Fans Replacement	-	5,200.00	-	-	0.00%	Design	0%
14161	Wildlife Replace Evidence Freezer	-	5,200.00	-	-	0.00%	Construction	0%
14128	UDC NUCCC Fire Alarm Upgrade	-	4,880.00	-	-	0.00%	Design	0%
14104	DFCM Brigham Reg Fire Sprinkler Heads	-	4,522.00	-	-	0.00%	Design	0%
14129	Courts Ogden Security Upgrade	-	4,289.00	-	-	0.00%	Construction	0%
14084	Courts Logan Security Camers/DVR Upgrade	-	4,000.00	-	-	0.00%	Pending	0%
14120	ABC Store 11 Safety Rail/ Non-Slip Pads On Roof	-	4,000.00	-	-	0.00%	Pending	0%
14086	Wildlife Mantua Hatchery Improvements	-	3,959.00	-	-	0.00%	Design	0%
14124	DHS Cedar City Reroof	-	3,669.00	-	-	0.00%	Design	0%
14130	Courts Ogden Window Seal	-	3,600.00	-	-	0.00%	Construction	0%
14075	Wildlife Egan Hatchery Improvements	-	3,555.00	-	-	0.00%	Design	0%
14115	DHS Layton Group Home Roof Repairs	-	3,458.00	-	-	0.00%	Construction	0%
14206	ABC Roy Store RTU Replacement	-	3,431.00	-	-	0.00%	Complete	0%
14145	CPB UHP Control Room A/C	-	3,325.00	-	-	0.00%	Construction	0%

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REPORT OF CONTINGENCY RESERVE FUND

Dec-14

		PROJECT TITLE	DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
14070	DHS	Clearfield Security Window	-	2,920.00	-	-	-	0.00% Construction	0%
14133	DFCM	Academy Square Main Boiler Refractory	-	2,800.00	-	-	-	0.00% Construction	0%
14166	Corrections	Draper Transportation HVAC	-	2,555.00	-	-	-	0.00% Construction	0%
14150	DNR	Replace Conf Room Wall Partitions	-	2,400.00	-	-	-	0.00% Construction	0%
14205	DHS	Clearfield RTU Replacement	-	2,400.00	-	-	-	0.00% Construction	0%
14324	DFCM	RDWD Reg #2 Sidewalk Replacement	-	2,400.00	-	-	-	0.00% Complete	100%
14094	Dixie	Cox Auditorium Elevator Modernization	-	2,144.00	-	-	-	0.00% Complete	0%
14110	DFCM	Gov Mansion Fire sprinklers	-	2,144.00	-	-	-	0.00% Complete	100%
14084	UVU	Gunther, Pope, Woodbury, Losee Ext Paint	-	2,000.00	-	-	-	0.00% Construction	0%
14157	Education	Taylorville Awning Replacement	-	1,948.00	-	-	-	0.00% Construction	0%
14165	Corrections	Draper Ogilvie 1-4 Parapet Wall Waterproofing	-	1,831.00	-	-	-	0.00% Construction	0%
14140	ABC	Brigham City Combined Projects	-	1,330.00	-	-	-	0.00% Pending	0%
14148	ABC	Store 16 Fire & Security Panel	-	1,200.00	-	-	-	0.00% Construction	0%
14308	ABC	Store 40 New Handrail	-	1,200.00	-	-	-	0.00% On Hold	0%
14146	ABC	Layton Store Fire Alarm Upgrade	-	1,120.00	-	-	-	0.00% Complete	0%
14090	DFCM	Ogden Reg Halon Suppression System	-	1,094.00	-	-	-	0.00% Complete	0%
14119	ABC	Store 13 Install Non-Slip Pads On Roof	-	827.00	-	-	-	0.00% Design	0%
14121	ABC	Store 10 Non-Slip Pads On Roof	-	800.00	-	-	-	0.00% Pending	0%
14213	ABC	Store 31 New Handrail	-	800.00	-	-	-	0.00% Pending	0%
14214	ABC	Store 16 New Handrail	-	800.00	-	-	-	0.00% Complete	100%
		OTHER INCREASES							
09024	SLCC	SCC Center For New Media Bldg	1,019,390.68	-	-	329,157.73	0.72%	Closed	100%
10038	SLCC	RRC New Instructional and Admin Complex	8,855.77	-	-	1,783,990.94	5.46%	Closed	100%
		DECREASES TO CONTINGENCY RESERVE FUND							
12192	UVU	New Classroom Building	(295,437.47)	-	-	1,608,880.53	3.82%	Construction	81%
08284	Courts	New Ogden Juvenile Building	(185,499.00)	-	-	1,193,984.15	4.05%	Construction	61%
11065	USH	Building Consolidation	(129,239.00)	-	-	1,784,750.00	6.42%	Construction	99%
11194	USU	Business Bldg Addition/Remodel	(76,405.12)	-	-	198,940.85	0.49%	Construction	40%
12345	WSU	Tracy Hall Science Bldg	(32,861.20)	-	-	32,861.20	0.06%	Construction	5%
14008	WSU	Overflow Parking Lot Phase V	-	(15,395.00)	-	15,395.00	2.43%	Complete	95%
13081	DHS	USH Laundry/Recreation Storage Building	-	(15,107.00)	-	34,730.98	5.58%	Complete	92%
13299	ABC	Store #34 HVAC System	-	(11,061.00)	-	19,776.00	24.23%	Complete	81%
12293	UNG	West Jordan Armory Kitchen Remodel	-	(6,960.73)	-	6,960.73	1.38%	Complete	99%
14080	WSU	Dee Event Ctr South Stairs Replacement	-	(4,952.46)	-	4,952.46	1.49%	Complete	0%
13237	SLCC	RRC Boiler #1 Replacement	-	(4,477.00)	-	4,477.00	1.36%	Construction	78%
14037	UVU	Multiple Bldgs Fire Alarm System Replacement	-	(3,767.32)	-	3,767.32	2.17%	Complete	90%
13124	UDOT	Relocate Rampton Switchgear	-	(2,804.72)	-	2,804.72	3.55%	Complete	98%
13198	COURTS	West Jordan DVR Replacement	-	(2,000.00)	-	9,756.61	4.47%	Closed	100%
14059	UVU	Wolverine Ctr Skin Replacement	-	(1,440.00)	-	1,440.00	0.95%	Construction	0%
14255	Agriculture	Boiler Replacement	-	(551.00)	-	551.00	0.49%	Construction	0%
14039	UVU	Sparks Auto Bldg Hot Water Lines Replacement	-	(180.00)	-	804.00	0.78%	Closed	100%
		TOTAL	8,643,764.87	4,597,833.49	7,415.55				



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 #11

PROJECT NAME: UVU New Classroom Bldg.
 AGENCY: UVU
 CONTRACTOR: Big D Construction

PROJECT NUMBER: 12192790 _____
 CONTRACT NUMBER: 137871 _____
 DESIGNER: CRSA 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 /COR	Description	Category (reason)	Funding Source	Amount	Time
71	Delete spray foam on spandrel glass above offices	2	Project Funds	(3,823)	
75	Waterproof coating for the mechanical penthouse. Not included in docs.	6	Contingency	76,943	
76	Change to precast stairs on main staircase. This is an aesthetic change that was agreed upon by DFCM, ARchitect and UVU.	5	DFCM Contingency	3,825	
78	Door & hardware schedule missing information. Architect completed the missing information with a new hardware schedule.	6	DFCM Contingency	5,185	
79	Vault Lid required for electrical vault. UVU supplied lid.	2	DFCM Contingency	1,018	
80	Error in storefront/drywall details	5	DFCM Contingency	1,324	
81	Changes to rooms by UVU	2	UVU	1,702	
83	Credit offered by CRSA for errors in steel in elevator erection in previous change orders.	5	Project funds	(15,000)	
Total				\$71,174	0

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: Credit for previous document errors

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 #12

PROJECT NAME: UVU New Classroom Bldg.

PROJECT NUMBER: 12192790 _____

AGENCY: UVU _____

CONTRACT NUMBER: 137871 _____

CONTRACTOR: Big D Construction

DESIGNER: CRSA 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 /COR	Description	Category (reason)	Funding Source	Amount	Time
73	Based on the recommendation of the glazer, the deck edge at the bridge where it abuts the existing Library curtain wall was moved 5" further away from it. This will allow easier re-glazing.	6	DFCM contingency	9,808	
84	Designer omitted controls that tied to the BMS to the pumps in the well houses and added a water sensor in the catch basins in the well houses.	6	DFCM contingency	8,444.78	
85	Add sheet metal cladding at the back side of the mechanical well wall at the roof. Not on drawings	6	DFCM contingency	23,396	
86	Per UVU's request added vice presidents names to the dedication plaque.	2	Project Funds	496	
88	Per UVU's requested deleted isolation valves in the main mechanical piping.	2	Project Funds	(7,627)	
89	Per UVU's requested deleted a door in the electrical room and added fire treated plywood in it's place. The door frame was already installed and had to be removed.	2	Project Funds	895	
90	Added occupancy sensors to the classrooms. This is required by code and was omitted from the drawings.	6	DFCM contingency	33,085	
92	After the ceiling in the bridge was removed in PR 25 it was discovered that the condition of the existing above ceiling space needed more work to finish than would be practical. It was decided to re-install the ceiling which was removed in CD 8.	3	DFCM contingency	9,194	
93	This cost was previously credited in PR 41 when an upgrade to the bridge structural was requested.	3	DFCM contingency	2,541	
94	Added data cabling for AV panels added in RFI 249	6	DFCM contingency	6,704	

95	Add data cables for the lecterns. The drawings did not clearly call out the correct number of cables required at the lecterns. Drawings called for 2 where 6 where required.	6	DFCM contingency	50,033	
Total				133,969.78	0

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: Credit for previous document errors

By DFCM Project Manager:  Date: 10/20/2014



State of Utah

Division of Facilities and Construction Management
Consulting Contract = 137871

Construction Contract Summary

137871 - Utah Valley University | New Classroom Building | Kurt Baxter

Project Title:	Uvu New Classroom Building	Vendor #:	12332C
Project #:	12192790	Big D Construction Corporation	
Program Director:	Kurt Baxter (148663)	404 West 400 South	
Open PO's-Prj:		Salt Lake City, Ut 84101	
Contract Name:	Utah Valley University New Classroom Building Kurt Baxter	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13082988527

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3336-FWA-12192790	Retainage #:	8695084

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2014	100.00	\$54,000,000.00	\$0.00
Funding Totals:	100.00	\$54,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
8/29/13	12192790#1	Invoice Released	\$957,338.75
9/18/13	041032	Invoice Released	\$1,795,609.63
10/28/13	041088	Invoice Released	\$1,422,789.35
11/14/13	041191	Invoice Released	\$1,587,383.50
12/11/13	041255	Invoice Released	\$1,160,585.55
1/13/14	041398	Invoice Released	\$1,550,673.60
2/10/14	041520	Invoice Released	\$1,573,093.60
3/17/14	041543	Invoice Released	\$2,420,349.58
4/10/14	041697	Invoice Released	\$2,212,785.60
5/13/14	041717	Invoice Released	\$4,336,274.80
6/17/14	041891	Invoice Released	\$3,030,504.77
7/15/14	12192790#12	Invoice Released	\$2,199,554.00
8/29/14	042115	Invoice Released	\$2,989,568.42
9/22/14	12192790 #14	Invoice Released	\$2,703,066.01
10/22/14	12192790 #15	Invoice Released	\$2,450,061.17
Total Payments:			\$ 32,389,638.33

Retainage Summary

Date	Invoice #	Status	Amount
8/29/13	137871#1	Invoice Released	\$50,386.25
9/18/13	137871#2	Invoice Released	\$94,505.77
10/28/13	137871#3	Invoice Released	\$74,883.65
11/14/13	137871#4	Invoice Released	\$83,546.50

Change Order Summary

Awards

Award Date	Number	Amount
6/20/13	A001	\$41,087,600.00
Total Award:		\$ 41,087,600.00

Change Orders

Date	Number	Status	Amount
10/21/13	CO 001	Co Executed	\$115,228.00
11/20/13	CO 002	Co Executed	\$69,728.11
12/31/13	CO 003	Co Executed	\$97,870.20
1/13/14	CO 004	Co Executed	\$181,977.50
3/3/14	CO 005	Co Executed	\$154,903.00
4/4/14	CO 006	Co Executed	\$22,310.32
4/21/14	CO 007	Co Executed	\$52,274.00
6/16/14	CO 008	Co Executed	\$48,294.41
7/3/14	CO 009	Co Executed	\$48,184.00
8/12/14	CO 010	Co Executed	\$76,336.11
9/17/14	CO 011	Co Executed	\$71,174.00
11/3/14	CO 012	Co Executed	\$136,969.78

Change Order Total:	\$1,075,249.43
Total Amendments (Less: Award Bid Pack Changes):	\$1,075,249.43
Adjusted Contract Value:	\$42,162,849.43



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137871

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
12/11/13	137871#5	Invoice Released	\$61,083.45
1/13/14	137871#6	Invoice Released	\$81,614.40
2/10/14	137871#7	Invoice Released	\$82,794.40
3/17/14	137871#8	Invoice Released	\$127,386.82
4/10/14	137871#9	Invoice Released	\$116,462.40
5/13/14	137871#10	Invoice Released	\$228,224.99
6/17/14	137871#11	Invoice Released	\$159,500.25
7/15/14	137871#12	Invoice Released	\$115,766.00
8/29/14	137871#13	Invoice Released	\$157,345.71
9/22/14	137871 #14	Invoice Released	\$142,266.63
10/22/14	137871 #15	Invoice Released	\$128,950.59
Retainage Total:			\$1,704,717.81

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 1,704,717.81

Contract Summary

Adjusted Contract Value:	\$ 42,162,849.43
Paid to Contractor:	\$32,389,638.33
Retainage to Bank:	\$1,704,717.81
Total Paid:	\$34,094,356.14
Contract Balance:	\$8,068,493.29

Contractor Summary

Adjusted Contract Value:	\$ 42,162,849.43
Paid to Contractor:	\$32,389,638.33
Retainage Releases:	\$ 0.00
Total Paid to Contractor:	\$32,389,638.33
Contractor Balance:	\$9,773,211.10

Change Order % of Original: 2.62%

Percentage of Contract Paid: 80.86%

Dates		Days	
From	To	Target	Lapsed
6/28/13	11/29/14	519	510
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
11/29/14		10/31/14	490
Percentage of Time Lapsed:			98.27%

Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	-21.08%	-\$226,640.22
Unknown - Dfcm	21.75%	\$233,898.26
A/e Err - Dfcm	4.14%	\$44,555.00
A/e Errors	0.64%	\$6,925.00
Omiss - Dfcm Cn	91.11%	\$979,631.39
Scope - Ag/Inst	3.43%	\$36,880.00
Total Changes (less Award Bid Packs):		\$1,075,249.43

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 #6

PROJECT NAME:	Ogden Juvenile Courts	PROJECT NUMBER:	08284150
CONTRACTOR:	Jacobsen	CONTRACT NUMBER:	147633
DATE:	October 3, 2014	DESIGNER:	VCBO

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.

PR/CCD	Description	Category (reason)	Funding Source	Amount	Time
CCD 4	There are seven elements to this modification: 1- Modifications to the project's 20 th street work due to Ogden City's 20 th street renovation project - credit of (\$4,750); 2- Ogden City requested capping two abandoned water lines in Wall Ave at the main line under the street (this is a UDOT street) - \$45,000; 3- Ogden City required an increase in size of the water meter vault and consolidation of water taps for our project under Lincoln Street - \$10,307; 4- Ogden City requested that we include a 120V electrical outlet for each of the street lights included in our project - \$11,000; 5- Our project required that the existing Intgra (internet service provider) overhead lines be placed underground, which requires two new 6" conduits and two new pull box vaults in 20 th Street - \$35,000; 6- RMP required a ground sleeve box at the western end of 20 th Street, a change in conduit sizes and quantities along Lincoln Ave, and a spare conduit along the south property line for their future use - \$30,000; 7- A Century Link pedestal needed to be relocated with new conduit to intercept the existing lines located under the corner of Lincoln and 20 th Street - \$11,000.	3, 6, & 7,8 CREDIT 8 OGDEN 3 DFCM 8 OGDEN 6 DFCM 3 DFCM 3 DFCM	Contingency & Ogden City	\$137,557.00	
PR 29	The original contract documents omitted needed reinforcing bar at the pump house support curb, which is located on the roof of the project. This change adds the reinforcing.	6	Contingency	\$576.00	
CCD 18	Courts requested additional security cameras for the project. Some of what they requested were more cameras for the parking lot areas. This CCD adds the conduits for the added parking lot cameras, because the lot was about to be paved and the conduit work needed to be installed immediately.	2	Agency	\$1,318.00	

PR 30	This change removes three previously installed 8' high door frames for stair "C" and replaces them with three 7' high door frames, because the 8' frames conflicted with the stair's intermediate landings.	5	AE	\$596.00	
PR 27	Because the contract documents did not include a conduit connection between the elevator shafts and the the elevator control panel, this change adds the conduits.	6	Contingency	\$7,328.00	
Total				\$147,375.00	

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: Credit
8. Other: *AGENCY REQUEST*

By DFCM Project Manager: Mueller Date: August 28, 2014

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 #7

PROJECT NAME:	Ogden Juvenile Courts	PROJECT NUMBER:	08284150
CONTRACTOR:	Jacobsen	CONTRACT NUMBER:	147633
DATE:	October 3, 2014	DESIGNER:	VCBO

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.

PR/CCD	Description	Category (reason)	Funding Source	Amount	Time
CCD 11	The project bid over budget. To decrease the over budget amount, several cost cutting measures were applied, including the substitution of masonry in lieu of exterior GFRC panels. At the time that modification was made, both the AE and Contractor failed to anticipate a code required seismic framing detail needed for all masonry corners on all floors of the building. This change adds the required framing and additional compensable calendar days needed for installation of the framing.	3	Contingency	\$95,442.00	22 Calendar Days
Total				\$95,442.00	22

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: Credit
8. Other:

unforeseen design issue due to the selected wall systems

By DFCM Project Manager: Mueller Date: August 28, 2014



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147633

Construction Contract Summary

147633 - Administrative Office Of The Courts | Ogden Second District J

Project Title:	New Ogden Juvenile Courts Building	Vendor #:	03526A
Project #:	<u>08284150</u>		Jacobsen Construction
Program Director:	Matthias Mueller (109256)		Po Box 27608
Open PO's-Prj:	\$5,000.00		Salt Lake City, Ut 84127
Contract Name:	Administrative Office Of The Courts Ogden Second District J	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13121394656

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3332-FVA-08284150	Retainage #:	8695157
Project Title:	New Ogden Juvenile Courts Building	Vendor #:	03526A
Project #:	<u>08284150</u>		Jacobsen Construction
Program Director:	Matthias Mueller (109256)		Po Box 27608
Open PO's-Prj:	\$5,000.00		Salt Lake City, Ut 84127
Contract Name:	Administrative Office Of The Courts Ogden Second District J	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13121394656

Component Group:	Construction	Expense Budget:	6818
Component:	Construction(8)	Property #:	
Account:	3000-300-3332-FVA-08284150	Retainage #:	8695157

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2009	100.00	\$3,250,000.00	\$0.00
Funding Totals:	100.00	\$3,250,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
1/13/14	08284150#1	Invoice Released	\$708,888.11
2/10/14	08284150#2	Invoice Released	\$829,989.63
3/10/14	08284150#3	Invoice Released	\$1,338,476.80
4/10/14	08284150#4	Invoice Released	\$2,078,443.48
5/19/14	08284150#5	Invoice Released	\$1,866,169.17
6/13/14	08284150#6	Invoice Released	\$1,507,168.74
7/15/14	08284150#7	Invoice Released	\$1,134,199.85
8/13/14	08284150#8	Invoice Released	\$3,072,851.74
9/24/14	147633 #9	Invoice Released	\$2,597,080.08
10/16/14	08284150 #10	Invoice Released	\$1,192,178.38
Total Payments:			\$ 16,325,445.98

Retainage Summary

Change Order Summary

Awards		
Award Date	Number	Amount
11/18/13	A001	\$28,135,313.00
Total Award:		\$ 28,135,313.00

Change Orders			
Date	Number	Status	Amount
6/5/14	CO 001	Co Executed	\$62,982.57
6/16/14	CO 002	Co Executed	\$74,723.00
8/12/14	CO 003	Co Executed	\$113,883.00
8/12/14	CO 004	Co Executed	
9/12/14	CO 005	Co Executed	\$15,690.00
10/21/14	CO 006	Co Executed	\$147,375.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147633

Construction Contract Summary

Date	Invoice #	Status	Amount
1/13/14	147633#1	Invoice Released	\$37,309.91
2/10/14	147633#2	Invoice Released	\$43,683.68
3/10/14	147633#3	Invoice Released	\$70,446.15
4/10/14	147633#4	Invoice Released	\$109,391.77
5/19/14	147633#5	Invoice Released	\$98,219.44
6/13/14	147633#6	Invoice Released	\$79,324.67
7/15/14	147633#7	Invoice Released	\$59,694.73
8/13/14	147633#8	Invoice Released	\$161,729.04
9/25/14	147633 #9.	Invoice Released	\$136,688.45
10/16/14	147633 #10	Invoice Released	\$62,746.23
Retainage Total:			\$859,234.07

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 859,234.07

Contract Summary

Adjusted Contract Value:	\$ 28,753,483.57
Paid to Contractor:	\$16,325,445.98
Retainage to Bank:	\$859,234.07
Total Paid:	\$17,184,680.05
Contract Balance:	\$11,568,803.52

Contractor Summary

Adjusted Contract Value:	\$ 28,753,483.57
Paid to Contractor:	\$16,325,445.98
Retainage Releases:	\$ 0.00
Total Paid to Contractor:	\$16,325,445.98
Contractor Balance:	\$12,428,037.59

Change Orders

Date	Number	Status	Amount
10/21/14	CO 007	Co Executed	\$95,442.00
11/18/14	CO 008	Co Executed	\$108,075.00
Change Order Total:			\$618,170.57
Total Amendments (Less: Award Bid Pack Changes):			\$618,170.57
Adjusted Contract Value:			\$28,753,483.57
Change Order % of Original:			2.20%
Percentage of Contract Paid:			59.77%

Dates		Days	
From	To	Target	Lapsed
11/22/13	4/23/15	517	363
Adjusted	Substantial	Original	Days
4/23/15			

Percentage of Time Lapsed: 70.21%

Reasons for Change Orders

Reason	Percent	Amount
A/e Errors	0.21%	\$1,318.00
Omiss - Dfcm Cn	23.82%	\$147,245.07
Scope - Dfcm	-0.91%	-\$5,622.00
Unknown - Dfcm	37.05%	\$229,001.50
Time Extension	0.00%	
Acct Recon	22.25%	\$137,557.00
A/e Err - Dfcm	0.10%	\$596.00
Scope - Ag/inst	17.48%	\$108,075.00
Total Changes (less Award Bid Packs):		\$618,170.57

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 #25

PROJECT NAME: Utah State Hosp. Consolidation PROJECT NUMBER: 11065420
 AGENCY: DHS CONTRACT NUMBER: 137640
 CONTRACTOR: Layton Construction DESIGNER: FFKR 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 #	Description	Category (reason)	Funding Source	Amount	Time
133r	Cancelled			0	
184r	Error on placement of difusers we agreed to split the cost with the installer	5	DFCM contingency	5,000	1
219r	Contractor had to re do the ADA stalls as there was an error on the civil drawings and they didn't meet grade.	5	DFCM contingency	22,426	1
241r	Corrections to the drive approachds from Center Street. The work was not on the original bid drawings	6	DFCM contingency	20,864	10
245	Thermostats had to be relocated out of the reach of patients.	5	DFCM contingency	10,402	1
249	The contractor installed security screws. However they were not the correct security screws that were compatible with the St. Hos. standard. Drawings didn't show correct type.	5	DFCM contingency	5,742	1
253	Additional areas where St. Hospital requested additional landscaping	2	St. Hospital	6,486	13
254	AV connections that were not included in the drawings. Architect believed that DTS would cover. Missed scope.	1	DFCM contingency	21,959	14
255	Conflict with Systems furniture, required move a door release switch	3	DFCM contingency	511	19
256	State health dept requirements, required a check valve on hot water supply on tubs and showers	3	DFCM contingency	2,950	19
258	St. Hospital required a different door opener than the one that was specified. DFCM agreed that the wrong opener was specified.	5	DFCM contingency	2,190	1
Total				98,530	0



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 137640

Construction Contract Summary

137640 - Department Of Human Services | Utah State Hospital | Building

Project Title:	State Hospital Consolidation New Medical Services Bldg And Pediatric Facility	Vendor #:	66309F
Project #:	11065420	Layton Construction Company	
Program Director:	Kurt Baxter (148663)	9090 S Sandy Pky	
Open PO's-Prj:	\$1,391.00	Sandy, Ut 84070-6409	
Contract Name:	Department Of Human Services Utah State Hospital Building	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	12112972204

Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3127-FVA-11065420	Retainage #:	8694970

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	100.00	\$25,000,000.00	\$0.00
Funding Totals:	100.00	\$25,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
12/13/12	11065420#1	Invoice Released	\$573,898.80
1/14/13	11065420#2	Invoice Released	\$469,182.20
2/21/13	11065420#3	Invoice Released	\$979,693.20
3/12/13	11065420#4	Invoice Released	\$855,580.45
4/5/13	11065420#5	Invoice Released	\$1,415,995.90
5/8/13	11065420#6	Invoice Released	\$1,338,177.60
6/10/13	11065420#7	Invoice Released	\$2,305,501.00
7/3/13	11065420#8	Invoice Released	\$2,058,131.15
8/12/13	11065420#9	Invoice Released	\$2,145,213.05
9/9/13	11065420#10	Invoice Released	\$2,395,553.25
10/2/13	11065420#11	Invoice Released	\$1,868,198.75
11/8/13	11065420#12	Invoice Released	\$1,994,277.05
12/9/13	11065420#13	Invoice Released	\$1,885,826.95
1/10/14	11065420#14	Invoice Released	\$713,716.00
2/26/14	11065420#15	Invoice Released	\$762,396.85
3/6/14	11065420#16	Invoice Released	\$926,933.05
4/4/14	11065420#17	Invoice Released	\$709,607.25
5/12/14	11065420#18	Invoice Released	\$541,449.65
6/10/14	11065420#19	Invoice Released	\$204,366.85
7/18/14	11065420#20	Invoice Released	\$212,826.00
8/26/14	11065420#21	Invoice Released	\$123,106.00
9/24/14	11065420 #22	Invoice Released	\$80,292.00

Change Order Summary

Awards		
Award Date	Number	Amount
11/7/12	A001	\$20,786,000.00
Total Award:		\$ 20,786,000.00

Change Orders			
Date	Number	Status	Amount
4/2/13	CO 001	Co Executed	\$44,680.00
4/12/13	CO 002	Co Executed	\$3,430,000.00
5/30/13	CO 003	Co Executed	\$74,396.00
5/30/13	CO 004	Co Executed	\$97,385.00
6/11/13	CO 005	Co Executed	\$24,276.00
6/28/13	CO 006	Co Executed	\$177,203.00
9/4/13	CO 007	Co Executed	\$2,510.00
9/24/13	CO 008	Co Executed	\$186,875.00
9/24/13	CO 009	Co Executed	\$134,288.00
10/21/13	CO 010	Co Executed	\$30,137.00
10/21/13	CO 011	Co Executed	\$63,812.00
11/25/13	CO 012	Co Executed	\$32,674.00
11/25/13	CO 013	Co Executed	\$20,275.00
11/25/13	CO 014	Co Executed	\$74,591.00
12/4/13	CO 015	Co Executed	\$24,940.00
1/23/14	CO 016	Co Executed	\$29,447.00

State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 137640

Construction Contract Summary

Date	Invoice #	Status	Amount
10/21/14	11065420 #23	Invoice Released	\$19,732.00
Total Payments:			\$ 24,579,655.00

Retainage Summary

Date	Invoice #	Status	Amount
12/13/12	137640#1	Invoice Released	\$30,205.20
1/14/13	137640#2	Invoice Released	\$24,693.80
2/21/13	137640#3	Invoice Released	\$51,562.80
3/12/13	137640#4	Invoice Released	\$45,030.55
4/5/13	137640#5	Invoice Released	\$74,526.10
5/8/13	137640#6	Invoice Released	\$70,430.40
6/10/13	137640#7	Invoice Released	\$121,500.10
7/3/13	137640#8	Invoice Released	\$108,164.75
8/12/13	137640#09	Invoice Released	\$112,905.95
9/9/13	137640#10	Invoice Released	\$126,081.75
10/2/13	137640#11	Invoice Released	\$98,326.25
11/8/13	137640#12	Invoice Released	\$104,961.95
12/9/13	137640#13	Invoice Released	\$99,254.05
1/9/14	137640#14	Invoice Released	\$37,564.00
2/26/14	137640#15	Invoice Released	\$40,126.15
3/6/14	137640#16	Invoice Released	\$48,785.95
4/4/14	137640#17	Invoice Released	\$37,347.75
5/12/14	137640#18	Invoice Released	\$28,497.35
6/10/14	137640#19	Invoice Released	\$10,756.15
Retainage Total:			\$1,270,721.00

Release Summary

Release Date	Release	Amount
7/18/14	Release # 1	\$ 1,040,001.00
8/7/14	Release # 2	\$ 75,000.00
10/20/14	Release # 3	\$ 10,986.00
11/13/14	Release # 4	\$ 138,236.10
	Release # 5	
Release Total:		\$ 1,264,223.10
Net Retainage:		\$ 6,497.90

Contract Summary

Adjusted Contract Value:	\$ 25,953,633.00
Paid to Contractor:	\$24,579,655.00
Retainage to Bank:	\$1,270,721.00

Change Orders

Date	Number	Status	Amount
1/23/14	CO 017	Co Executed	\$164,156.00
2/6/14	CO 018	Co Executed	\$28,230.00
3/6/14	CO 019	Co Executed	\$139,689.00
4/11/14	CO 020	Co Executed	\$21,477.00
6/5/14	CO 021	Co Executed	\$47,527.00
7/19/14	CO 022	Co Executed	\$89,557.00
8/26/14	CO 023	Co Executed	\$51,568.00
8/27/14	CO 024	Co Executed	\$79,410.00
11/3/14	CO 025	Co Executed	\$98,530.00

Change Order Total: \$5,167,633.00

Total Amendments (Less: Award Bid Pack Changes): \$1,737,633.00

Adjusted Contract Value: \$25,953,633.00

Change Order % of Original: 24.86%

Percentage of Contract Paid: 99.60%

Dates		Days	
From	To	Target	Lapsed
11/27/12	4/22/14	511	723
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
4/22/14		2/21/14	451
Percentage of Time Lapsed:			141.49%

Reasons for Change Orders

Reason	Percent	Amount
Unknown - Dfcm	30.27%	\$525,979.00
Award Bid Pack	197.39%	\$3,430,000.00
Scope - Ag/inst	1.29%	\$22,426.00
A/e Err - Dfcm	10.07%	\$174,998.00
Unk Cond	6.27%	\$108,882.00
Omiss - Dfcm Cn	25.60%	\$444,859.00
Scope - Dfcm	26.50%	\$460,489.00
Total Changes (less Award Bid Packs):		\$5,167,633.00



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 137640

Construction Contract Summary

Total Paid:	\$25,850,376.00
Contract Balance:	\$103,257.00

Contractor Summary

Adjusted Contract Value:	\$ 25,953,633.00
Paid to Contractor:	\$24,579,655.00
Retainage Releases:	\$1,264,223.10
Total Paid to Contractor:	\$25,843,878.10
Contractor Balance:	\$109,754.90



State of Utah

Division of Facilities and Construction Management
Consulting Contract = 157568

Construction Contract Summary

157568 - Department Of Human Services | Utah State Hospital | Medical/s

Project Title:	State Hospital Consolidation New Medical Services Bldg And Pediatric Facility	Vendor #:	62469B
Project #:	11065420	Rocmont Industrial Corp	
Program Director:	Kurt Baxter (148663)	774 South 500 West	
Open PO's-Prj:	\$1,391.00	Salt Lake City, Ut 84101-2222	
Contract Name:	Department Of Human Services Utah State Hospital Medical/s	Status:	Contract Complete
Contract Type:	Haz Mat Const	DO #:	14090611072

Component Group:	Abatement Removal	Expense Budget:	6819
Component:	Abatement And Removal(3)	Property #:	
Account:	3000-300-3127-FVA-11065420	Retainage #:	

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GOBFY2012	100.00	\$25,000,000.00	\$0.00
Funding Totals:	100.00	\$25,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
10/21/14	14751	Invoice Released	\$57,000.00
Total Payments:			\$ 57,000.00

Retainage Summary

Date	Invoice #	Status	Amount
Retainage Total:			

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 0.00

Contract Summary

Adjusted Contract Value:	\$ 94,195.00
Paid to Contractor:	\$57,000.00
Retainage to Bank:	\$ 0.00
Total Paid:	\$57,000.00
Contract Balance:	\$37,195.00

Change Order Summary

Awards

Award Date	Number	Amount
8/14/14	A001	\$57,000.00
Total Award:		\$ 57,000.00

Change Orders

Date	Number	Status	Amount
11/4/14	CO 001	Co Executed	\$37,195.00
Change Order Total:			\$37,195.00
Total Amendments (Less: Award Bid Pack Changes):			\$37,195.00
Adjusted Contract Value:			\$94,195.00
Change Order % of Original:			65.25%
Percentage of Contract Paid:			60.51%

Dates

Days

From	To	Target	Lapsed
8/25/14	11/3/14	70	87
Adjusted	Substantial	Original	Days
11/3/14		9/26/14	
Percentage of Time Lapsed:			124.29%

Reasons for Change Orders

Reason	Percent	Amount
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State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 157568

Construction Contract Summary

Contractor Summary

Adjusted Contract Value:	\$ 94,195.00
Paid to Contractor:	\$57,000.00
Retainage Releases:	\$.00
Total Paid to Contractor:	\$57,000.00
Contractor Balance:	\$37,195.00

Reasons for Change Orders

Reason	Percent	Amount
Scope - Dfcm	100.00%	\$37,195.00
Total Changes (less Award Bid Packs):		\$37,195.00



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147635

Construction Contract Summary

147635 - Utah State Hospital Laundry Storage Bldg | Brian Bales

Project Title:	State Hospital Laundry/recreation Storage Building Replacement	Vendor #:	79573B
Project #:	13081420	Keller Construction Inc	
Program Director:	Brian Bales (172200)	2412 South 3400 West	
Open PO's-Prj:		Salt Lake City, Ut 84119	
Contract Name:	Utah State Hospital Laundry Storage Bldg Brian Bales	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	13122495252
Component Group:	Construction	Expense Budget:	6811
Component:	Construction(8)	Property #:	
Account:	3000-300-3337-FXA-13081420	Retainage #:	8695221

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$580,980.98	\$0.00
Funding Totals:	100.00	\$580,980.98	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
5/13/14	991188	Invoice Released	\$168,763.22
10/2/14	998192	Invoice Released	\$293,821.91
Total Payments:			\$ 462,585.13

Retainage Summary

Date	Invoice #	Status	Amount
5/13/14	147635#1	Invoice Released	\$8,882.28
10/2/14	147635#2	Invoice Released	\$15,464.31
Retainage Total:			\$24,346.59

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 24,346.59

Contract Summary

Adjusted Contract Value:	\$ 527,666.71
Paid to Contractor:	\$462,585.13
Retainage to Bank:	\$24,346.59

Change Order Summary

Awards

Award Date	Number	Amount
11/19/13	A001	\$497,170.00
Total Award:		\$ 497,170.00

Change Orders

Date	Number	Status	Amount
3/28/14	CO 001	Co Executed	\$15,389.71
10/28/14	CO 002	Co Executed	\$15,107.00
Change Order Total:			\$30,496.71
Total Amendments (Less: Award Bid Pack Changes):			\$30,496.71
Adjusted Contract Value:			\$527,666.71

Change Order % of Original: 6.13%
Percentage of Contract Paid: 92.28%

Dates

Days

From	To	Target	Lapsed
12/2/13	7/30/14	240	353
Adjusted	Substantial	Original	Days
7/30/14	8/19/14	5/20/14	
Percentage of Time Lapsed:			147.08%

Reasons for Change Orders



State of Utah

Division of Facilities and Construction
Management

Consulting Contract = 147635

Construction Contract Summary

Total Paid:	\$486,931.72
Contract Balance:	\$40,734.99

Reason	Percent	Amount
Unknown - Dfcm	100.00%	\$30,496.71
Total Changes (less Award Bid Packs):		\$30,496.71

Contractor Summary

Adjusted Contract Value:	\$ 527,666.71
Paid to Contractor:	\$462,585.13
Retainage Releases:	\$.00
Total Paid to Contractor:	\$462,585.13
Contractor Balance:	\$65,081.58

Construction Contract Summary

147866 - Department Of Corrections | Division Of Adult Probation And P

Project Title: Fremont, Orange Street And Nuccc App&p Centers Waste And Water Repairs And Other
Vendor #: VC0000134212
Project #: 12066120
Program Director: Taylor Maxfield (190400)
Open PO's-Prj: \$5,000.00
Contract Name: Department Of Corrections | Division Of Adult Probation And P
Contract Type: Const Remodel
Component Group: Construction
Component: Construction(8)
Account: 3000-300-3336-FXA-12066120
Funding Source: Budget % Appropriation
GFFY2013 100.00 \$175,000.00
Funding Totals: 100.00 \$175,000.00
Expense Budget: 6400
Property #:
Retainage #:

Date	Invoice #	Status	Amount
6/27/14	06114-6	Invoice Released	\$5,189.00
6/27/14	06114-4	Invoice Released	\$9,541.00
7/9/14	07034-1	Invoice Released	\$33,109.00
8/26/14	07034-1.1	Invoice Released	\$500.00
Total Payments:			\$ 48,339.00

Retainage Summary

Date	Invoice #	Status	Amount
Retainage Total:			Amount

Release Summary

Release Date	Release	Amount
Release Summary		

Release #	Release	Amount
Release # 1		
Release # 2		
Release # 3		
Release # 4		
Release # 5		
Release Total:		\$ 0.00
Net Retainage:		\$ 0.00

Contract Summary
 Adjusted Contract Value: \$48,339.00
 Paid to Contractor: \$48,339.00

Change Order Summary

Award Date	Number	Amount
6/18/14	A001	\$48,339.00
Total Award:		\$ 48,339.00

Change Orders

Date	Number	Status	Amount
Change Order Total:			
Total Amendments (Less: Award Bid Pack Changes):			
Adjusted Contract Value:			
Adjusted Contract Value:			
Change Order % of Original:			
Percentage of Contract Paid:			

Dates

From	To	Target	Lapsed
6/20/14	7/11/14	21	153
Adjusted	Substantial	Original	Days
7/11/14	7/21/14	7/11/14	
Percentage of Time Lapsed:			
728.57%			

Reasons for Change Orders

Reason	Percent	Amount
Reasons for Change Orders		



State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147866

Construction Contract Summary

Retainage to Bank:	\$.00
Total Paid:	\$48,339.00
Contract Balance:	\$.00

Reasons for Change Orders

Reason	Percent	Amount
Total Changes (less Award Bid Packs):		

Contractor Summary

Adjusted Contract Value:	\$ 48,339.00
Paid to Contractor:	\$48,339.00
Retainage Releases:	\$.00
Total Paid to Contractor:	\$48,339.00
Contractor Balance:	\$.00

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3287

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	Dec-14	% of
								Constr.
							Budget	
<u>BEGINNING BALANCE</u>			<u>3,308,368</u>	<u>5,649,109</u>	<u>968,481</u>			
<u>INCREASES TO PROJECT RESERVE FUND:</u>								
09024670	SLCC	SCC Center For New Media	473,435.00			Balance of Various Project Budgets		1.03%
13088670	SLCC	SCC Main Bldg Restroom/Water Line Replacement		325,357.89		Balance of Various Project Budgets		34.10%
13370470	UNG	Tooele Armory Roll Up Door Replacement		150,967.00		Balance of Construction, Inspection & Insurance Budget		76.22%
13155310	DFCM	Provo Regional Bldg & Parking Terrace Lighting		73,226.42		Balance of Various Project Budgets		22.88%
14325310	TAX	Domestic Hot Water Replacement		68,831.00		Balance of Various Project Budgets		68.57%
14007260	MATC	Remodel Phase III		40,396.61		Balance of Various Project Budgets		5.83%
13186390	Health	Childrens Health Clinic Carpet Replacement		25,116.21		Balance of Construction, Inspection & Insurance Budget		12.75%
13311430	DHS-JJS	Vernal Facility Furnace & Condensing Unit		12,591.00		Balance of Various Project Budgets		41.97%
13154150	Courts	Spanish Fork Front Counter Remodel		12,235.00		Balance of Various Project Budgets		24.47%
14014790	UVU	Summer 2014 HVAC Improvements		4,994.25		Balance of Various Project Budgets		1.16%
14205400	DHS	Clearfield RTU Replacement		4,610.00		Balance of Various Project Budgets		15.37%
13139150	Courts	Ogden Juvenile Lighting & Ceiling Tile Upgrade		3,893.00		Balance of Construction, Inspection & Insurance Budget		7.08%
13101510	Parks	Goblin Valley Water Tank		3,853.42		Balance of Construction, Inspection & Insurance Budget		3.44%
14110310	DFCM	Governor's Mansion Fire Sprinkler Replacement		1,869.00		Balance of Construction, Inspection & Insurance Budget		7.48%
13138150	Courts	Ogden HVAC Components In Jury Rooms		1,286.00		Balance of Construction, Inspection & Insurance Budget		3.22%
13069790	UVU	Business Sldg Transformer Replacement		785.45		Balance of Inspection Budget		0.38%
<u>DECREASES TO PROJECT RESERVE FUND:</u>								
14065210	BATC	West Campus Restroom Code Compliance		(94,856.00)		To Award Construction Contract		32.71%
14080810	WSU	Dee Event Ctr South Stairs Replacement		(43,081.00)		To Award Construction Contract		12.67%
14164100	UDC	Draper Admin Bldg Lighting Protection		(10,344.00)		To Award Construction Contract		14.78%
14324310	DFCM	RDWD Regional #2 Sidewalk Replacement		(3,177.70)		To Award Construction Contract		10.59%
<u>ENDING BALANCE</u>			<u>3,781,803.38</u>	<u>6,227,662.95</u>	<u>968,481.36</u>			



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
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Dec-14

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT		STATE FUNDS- IMPROVEMENT DOT FUNDS	
<u>FY2014 BEGINNING BALANCE</u>	<u>2,888,451</u>	<u>3,515,185</u>	<u>968,481</u>	
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
ABC Total	-	109,895.62	-	
BLIND Total	-	7,433.70	-	
COURTS Total	-	336,208.75	-	
CPB Total	-	97,932.85	-	
DAG Total	-	19,780.82	-	
DAS Total	-	30,993.51	-	
DATC Total	-	6,440.91	-	
DCC Total	-	6,267.00	-	
DCED Total	-	75,911.45	-	
Deaf/Blind Total	2,728.02	-	-	
DEQ Total	-	524,137.00	-	
DFCM Total	198,997.16	404,615.00	-	
DHS Total	359,000.00	324,687.07	-	
Dixie Total	-	63,734.54	-	
DNR Total	-	233,633.18	-	
DPS Total	-	55,410.02	-	
DWS Total	-	154,996.85	-	
DXATC Total	-	3,780.17	-	
ED Total	-	54,620.66	-	
FAIRPARK Total	-	119,055.97	-	
HEALTH Total	-	63,096.85	-	
MATC Total	-	172,969.36	-	
OWATC Total	-	1,365.72	-	
SLCC Total	473,435.00	579,372.83	-	
SNOW Total	-	31,478.67	-	
SUU Total	-	312,688.98	-	
TAX Total	-	151,408.93	-	
UBATC Total	-	68,350.80	-	
UDC Total	-	476,616.91	-	
UDOT Total	-	1,090,696.53	-	
UNG Total	-	469,459.48	-	
UVU Total	5,982,957.36	208,910.72	-	
WSU Total	-	151,586.48	-	



Division of Construction and Management
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Dec-14

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>DECREASES TO PROJECT RESERVE FUND:</u>			
BATC Total	0	(94,856.00)	-
COURTS Total	(2,473,765.23)	(70,887.00)	-
DFCM Total	-	(154,610.70)	-
DHS Total	-	(22,377.00)	-
DNR Total	-	(19,947.00)	-
DSU Total	-	(37,363.00)	-
DXATC Total	-	(256,000.00)	-
SLCC Total	(400,000.00)	(14,605.00)	-
UDC Total	-	(66,532.00)	-
UDOT Total	-	(11,467.00)	-
UNG Total	-	(28,544.00)	-
USU Total	(500,000.00)	-	-
UVU Total	-	(16,390.00)	-
WSU Total	-	(43,081.00)	-
<u>OTHER ITEMS</u>			
OTHER	Unallocated Capital Improvement Funds	104,000.00	
OTHER	Balance of FY2014 Improvement Funds	97,600.00	
OTHER	Haz/Mat Surveys	(310,000.00)	
OTHER	Hazmat Emergency Abatement	(200,000.00)	
OTHER	Transfer To DFCM FY14 Admin Budget Per 2013 House Bill #6	(200,000.00)	
OTHER	Transfer To General Funs Per 2014 HB #2 Item #186	(5,100,000.00)	
OTHER	Correction of Transfer To General Fund Per 2014 HB #2 Item #	2,550,000	(2,550,000)
<u>ENDING BALANCE</u>		<u>3,781,803.38</u>	<u>6,227,662.95</u> <u>968,481.36</u>

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
U OF U	Museum Of Natural History	98%	89,665,332	789,708	12,302	Construction
UOFU	David Eccles School Of Business	100%	60,944,567	816,110	-	Complete
USTAR	UU Neuroscience Research Center	94%	170,000,000	3,469,589	191,037	Construction
Dixie	Holland Centennial Commons	100%	37,055,090	1,345,210	-	Complete
CUCF	192 Bed Pod Expansion	0%	30,063,362	1,453,400	1,453,400	Design
Courts	New Ogden Juvenile Building	61%	29,509,400	1,176,574	456,953	Construction
USH	Building Consolidation	99%	27,807,467	1,109,520	12,797	Construction
WSU	Professional Classrm Bld And Central Plant	96%	35,503,622	1,190,587	53,377	Construction
USU	Business Bldg Addition/Remodel	40%	40,341,398	456,048	271,616	Construction
SWATC	Allied Health & Technology Bldg	5%	15,800,000	680,684	644,475	Construction
U OF U	Electrical/High Temp Water Utilities Upgrades	55%	69,588,106	1,821,788	820,329	Construction
UVU	New Classroom Building	81%	42,162,849	2,182,997	417,749	Construction
WSU	Tracy Hall Science Bldg	5%	58,137,820	2,168,774	2,052,967	Construction
USU	BRC Academic Bldg	0%	12,266,412	277,495	277,495	Construction
USU-EAST	Central Instructional Bldg	17%	16,049,511	742,090	618,702	Construction
DHS	USDC Durable Housing Units	0%	5,222,528	285,851	285,851	Design
SUBTOTAL		53%	740,117,464	19,966,425	7,569,049	
	<u>REMODELING</u>					
DATC	Electrical System Upgrade	100%	323,595	34,560	-	Complete
Fairpark	Maint. Bldg Door Security Upgrades	99%	31,848	2,800	18	Complete
DWS Metro	Office Replace Rooftop HVAC Units	97%	233,121	22,256	691	Complete
SOB	Das Security Upgrades Phase 11	100%	292,373	14,400	-	Complete
Corrections	AP&P Waste & Water Repairs	46%	246,396	29,842	16,057	Construction

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
Health	Children's Clinic Exam Rooms Remodel	100%	93,883	11,200	-	Complete
SUU	Centrum Chiller/Cooling Tower Replacement	100%	679,054	61,434	-	Complete
CPB	Capitol Hill Signage Improvements	0%	42,400	4,375	4,375	On Hold
DFCM	Gov Mansion West Entrance Seismic Improv	90%	965,245	26,694	2,741	Complete
Health	Upgrade Corridor Fire Doors	98%	248,873	20,000	315	Complete
DHS	JJS Southwest Youth Center Remodel	100%	1,216,452	99,022	-	Complete
Courts	Matheson Front Counter Remodel	0%	212,389	14,960	14,960	Construction
State Hospital	Slate Canyon Spring Development	100%	216,658	54,996	-	On Hold
USDC	Evergreen Bldg HVAC Replacement	0%	969,052	84,792	84,792	Design
UNG	West Jordan Armory Kitchen Remodel	99%	505,893	45,821	630	Complete
UDOT	New Salina Maint Station	58%	2,563,564	78,179	33,194	Construction
WSU	Dee Event Center Site Improvements	100%	858,628	49,471	-	Complete
UBATC	Dust Collection And Exhaust System	100%	105,106	7,980	-	Complete
UBATC	ADA Interior Door Replacement	100%	36,802	7,806	-	Complete
DHS	Vernal Rooftop Unit Replacement	82%	189,399	21,537	3,816	Construction
DHS	Vernal Restroom Upgrades	64%	126,640	8,700	3,105	Complete
CPB	DUP Compressor/Water Cooled Condensor	0%	89,718	8,849	8,849	Design
DHS	USH Laundry/Recreation Storage Building	92%	527,666	31,750	2,451	Complete
SLCC	RRC Science Bldg Window Replacement	60%	454,568	47,535	19,073	Construction
Fairpark	IT Communications Upgrade	97%	40,421	3,840	118	Complete
Fairpark	Various Bldgs Fire Alarm Upgrade	0%	90,105	8,561	8,561	Construction
Parks	Rockport Culinary Water Line	100%	65,900	24,885	-	Complete
BATC	Generator	100%	627,618	54,078	-	Complete
SNOW	Replace Irrigation System	11%	627,183	68,211	60,970	Construction
UDOT	Rampton Elevators	50%	498,155	117,593	58,735	Construction
Agriculture	Spry Bldg Door Hardware	55%	101,390	9,680	4,334	Construction
UDOT	Relocate Rampton Switchgear	96%	78,739	4,000	142	Complete
WSU	High Voltage Substation & Switching	51%	792,506	43,323	21,318	Construction
WSU	South Science Lab Irrigation	92%	296,693	20,000	1,652	Complete
SUU	Campus Fire Alarm Separation	76%	155,834	12,343	3,002	Construction

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
SNOW	Humanities Bldg Chiller Replacement	77%	454,500	35,508	8,292	Construction
Snow	Washburn Bldg Replace Air Handler	100%	210,640	13,370	-	Complete
SNOW	Richfield Parking Lot Lighting	58%	20,120	10,355	4,346	Construction
DXATC	Terminal Remodel	90%	768,277	44,672	4,509	Construction
UDOT	Rampton MTF Bldg Fire Sprinkler Heads	0%	16,480	3,340	3,340	Complete
Courts	Tooele Front Counter	100%	30,506	9,520	-	Complete
OWATC	Various Bldgs HVAC Controls	76%	482,665	34,076	8,308	Complete
Courts	Farmington Security System	19%	107,991	7,020	5,720	Construction
DATC	Air Handling Units Phase I	100%	296,287	81,197	-	Complete
DFCM	Brigham Regional RTU	0%	208,842	19,840	19,840	Construction
DFCM	Brigham Regional Fire Alarm System	89%	120,001	26,540	2,831	Complete
DFCM	Ogden Regional Fire Suppression Tank	0%	69,789	6,800	6,800	Construction
Parks	Willard Bay North Marina Electric Line	0%	568,146	37,078	37,078	Design
DIXIE	Encampment Mall Sidewalk & Lighting	0%	129,860	9,934	9,934	Complete
DIXIE	Campus Fire Alarm & Control Front End	31%	228,581	21,978	15,248	Construction
DIXIE	New Boiler	76%	689,435	57,240	13,894	Construction
SLCC	RRC Boiler #1 Replacement	78%	328,477	26,403	5,687	Construction
SLCC	RRC Technology Bldg VAV Controls	87%	492,962	41,664	5,496	Construction
Courts	Provo Juvenile Landscaping	0%	172,269	16,366	16,366	Construction
Courts	Matheson Roll Top Doors Controls	0%	74,576	9,580	9,580	Construction
Courts	Matheson Remodel 3rd floor Reception	100%	120,297	4,790	-	Complete
Courts	Price Clerical Work Area Remodel	97%	52,751	5,575	146	Complete
Courts	Cedar City Remodel/Woodwork Refinishing	17%	112,508	8,000	6,612	Complete
Courts	Provo Boilers Replacement	0%	61,269	7,029	7,029	Construction
SLCC	RRC Various Bldgs Fire Alarm Upgrade	55%	132,125	12,943	5,865	Complete
SUU	Conference Center ADA Parking Lot Replace	0%	65,000	-	-	Construction
ABC	Store #34 HVAC System	81%	81,612	5,800	1,077	Complete
CPB	Capitol Hill Security Camera Upgrades	0%	378,482	34,508	34,508	Construction
UDC	Draper - Timpanogos #5 Water Heater Replacemen	100%	222,926	20,517	-	Complete
UDC	Draper - Olympus HVAC Upgrade	0%	715,460	64,391	64,391	Design

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
UDC	Draper - Wasatch & Oquirrh Control Room Intercom	0%	208,040	19,717	19,717	Design
UDC	Draper - Timp 1-5 Control Room Remodel	0%	173,859	20,000	20,000	Construction
UDC	APP/CCC Floor Grind & Seal	0%	90,884	7,908	7,908	Construction
UDOT	Rampton VAV boxes/Controls	65%	440,948	50,654	17,828	Construction
DFCM	Richfield Regional Carpet/Paint	35%	171,320	21,875	14,216	Construction
Tax	Replace AHU's With Fan Walls	100%	373,396	45,393	-	Complete
DHS	Various Group Home Repairs	82%	60,369	13,360	2,344	Construction
Fairpark	Life Safety Barn Structural Upgrades	100%	2,452,797	179,198	-	Complete
ABC	Store @14 Wiring/Loading Dock	65%	9,264	880	312	Construction
ABC	Store #22 & 23 Store Front Replacement	59%	20,211	1,920	784	Construction
UNG	Vernal Armory Upgrades	23%	218,947	18,088	13,989	Construction
UNG	Blanding Armory Generator	70%	197,319	19,994	6,008	Construction
UNG	Tooele Armory Cooler Replacement	100%	51,619	2,177	-	Construction
WSU	Steam Tunnel Phase IV	65%	358,162	39,810	14,079	Complete
Deaf & Blind	School Improvements	100%	395,645	-	-	Construction
MATC	Remodel Phase III	100%	585,123	51,643	-	Complete
WSU	Overflow Parking Lot Phase V	95%	634,500	46,837	2,342	Complete
UVU	2014 HVAC Improvements	100%	382,907	33,564	-	Complete
DHS	USDC Infrastructure	44%	2,255,588	67,494	37,987	Construction
UVU	Exterior Park Lot Lights	0%	100,000	9,600	9,600	Construction
UVU	Education Bldg Elevator	0%	139,359	10,000	10,000	Construction
UVU	Multiple Bldgs Fire Alarm System Replacement	90%	173,667	16,000	1,549	Complete
UVU	Pope, Gunther Fire Doors	0%	11,792	6,400	6,400	Complete
UVU	Woodbury Bus Bldg Restrooms	100%	252,339	24,000	-	Complete
Corrections	CUCF Admin Plumb/Warehouse Air Handlers	0%	56,518	50,537	50,537	Design
SNOW	Campus Lighting/Tunnel Emergency Lighting	0%	301,261	27,867	27,867	Design
SLCC	SCC Electrical Panel Upgrade	0%	256,164	24,336	24,336	Design
SLCC	SCC Brick/Masonry Parapet Walls	0%	614,795	55,332	55,332	Design
CPB	Mormon Battalion Repairs	0%	854,250	74,375	74,375	Design
UVU	Wolverine Ctr Skin Replacement	0%	151,440	-	-	Construction

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
UVU	Central Plant Cooling Tower	0%	307,877	35,200	35,200	Construction
Corrections	CUCF Henry Unit/ Admin Carpet	0%	110,679	10,515	10,515	Construction
UVU	Gunther, Pope, Woodbury, Losee Ext Paint	0%	158,000	2,000	2,000	Construction
BATC	West Campus Restroom Code Compliance	0%	413,900	19,955	19,955	Construction
BATC	West Campus HVAC Replacement	0%	286,703	38,576	38,576	Construction
BATC	Dust Collection System Replacement	0%	149,241	9,540	9,540	Construction
Corrections	CUCF Camera Installation	0%	190,482	18,096	18,096	Pending
DHS	Clearfield Security Window	0%	33,900	2,920	2,920	Construction
UDOT	MTF Bldg Fire Alarm Upgrade	0%	118,000	11,600	11,600	Construction
Courts	Matheson Sound System Replacement	0%	703,998	63,658	63,658	Construction
Courts	Matheson Security System Replacement	0%	826,272	72,299	72,299	Design
UBATC	Exterior Door Replacement	0%	455,915	42,172	42,172	Design
Wildlife	Egan Hatchery Improvements	0%	37,422	3,555	3,555	Design
Wildlife	Springville/Egan Window Replacement	0%	81,033	7,698	7,698	Design
OWATC	Bus Bldg Chiller/Boiler Soft Water Systems	0%	421,941	39,030	39,030	Design
OWATC	Campus Wide Exterior Lights	0%	252,631	24,000	24,000	Design
WSU	Campus Master Plan	0%	210,526	20,000	20,000	Design
WSU	Dee Event Ctr South Stairs Replacement	0%	333,000	26,540	26,540	Complete
WSU	Electrical Distribution Phase III	0%	434,901	32,512	32,512	Design
WSU	Stewart Library Infrastructure	0%	1,061,571	90,234	90,234	Pending
Courts	Logan Security Camers/DVR Upgrade	0%	42,105	4,000	4,000	Pending
Parks	Bear Lake East Restroom	0%	215,178	20,442	20,442	On Hold
Wildlife	Mantua Hatchery Improvements	0%	41,677	3,959	3,959	Design
Parks	Bear Lake Marina Dock Replacement	0%	444,444	41,111	41,111	On Hold
Courts	Brigham City Exhaust Fans Replacement	0%	54,737	5,200	5,200	Design
DFCM	Ogden Reg Fire Sprinkler Deficiencies/Pump	0%	110,262	10,475	10,475	Design
DFCM	Ogden Reg Halon Suppression System	0%	11,517	1,094	1,094	Design
DFCM	Ogden Reg HVAC	0%	1,250,880	106,325	106,325	Design
Dixie	Cox Auditorium Elevator Modernization	0%	21,288	2,144	2,144	Complete
Dixie	Remove Underground Fuel Tank	0%	50,585	7,628	7,628	Construction

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
UDC	CCC's Security Project	0%	105,056	9,237	9,237	Design
UVU	Woodbury Bldg AHU-1, AHU-2	0%	1,096,513	102,060	102,060	Pending
DATC	Boiler Replacement	0%	63,608	5,772	5,772	Construction
TATC	Diesel Shop Doors & Tool Room	0%	70,494	6,000	6,000	Complete
DFCM	Brigham Reg Fire Sprinkler Heads	0%	47,595	4,522	4,522	Design
DHS	USH Rampton #1 & Café Rooftop HVAC Units	100%	88,741	59,639	-	Complete
UVU	Fire Science Bldg Roof Repair	0%	67,368	6,400	6,400	Design
UOFU	Eyring South Bldg Reroof	0%	238,316	22,640	22,640	Design
DPS	W Valley DLD Reroof/Skylight	0%	417,721	38,639	38,639	Pending
DHS	USH Chapel Reroof	0%	149,600	14,212	14,212	Design
DHS	Layton Group Home Roof Repairs	0%	36,400	3,458	3,458	Construction
Dixie	Campus Svcs Reroof	0%	57,684	5,480	5,480	Design
Dixie	Admin Reroof	0%	108,747	10,331	10,331	Design
DFCM	RDWD Reg #2 Skylight Replacement	0%	72,421	6,880	6,880	Design
ABC	Store 13 Install Non-Slip Pads On Roof	0%	8,710	827	827	Pending
ABC	Store 11 Safety Rail/ Non-Slip Pads On Roof	0%	42,105	4,000	4,000	Pending
ABC	Store 10 Non-Slip Pads On Roof	0%	8,421	800	800	Pending
AP&P	Freemont Bldg Reroof	0%	298,000	13,582	13,582	Construction
DHS	Cedar City Reroof	0%	38,619	3,669	3,669	Design
DHS	USH Rampton Cafeteria Skylight	0%	185,970	23,200	23,200	Construction
Courts	Ogden Elevator Replacement	0%	337,553	31,224	31,224	Construction
UDC	NUCCC Fire Alarm Upgrade	0%	51,368	4,880	4,880	Design
Courts	Ogden Security Upgrade	0%	45,146	4,289	4,289	Construction
Courts	Ogden Window Seal	0%	37,895	3,600	3,600	Construction
Archives	Clearfield Cold Storage	0%	75,790	7,200	7,200	Design
DFCM	Academy Square Main Boiler Refractory	0%	31,652	2,800	2,800	Construction
Wildlife	Northern Region Office Improvements	0%	58,948	5,600	5,600	Design
DHS	USDC Key Card Access	0%	294,077	26,221	26,221	On Hold
DHS	USH Central Boiler Condensate Tank	0%	119,336	13,479	13,479	Construction
DFCM	Brigham Regional Plumbing Fixture Replace	0%	72,926	6,928	6,928	Construction

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
Courts	Brigham City Lighting/Exit Signs	0%	133,316	12,800	12,800	Design
UDC	CCC's Mechanical Upgrades	0%	248,580	23,615	23,615	Design
ABC	Brigham City Combined Projects	0%	13,996	1,330	1,330	Pending
Education	Buffmire Bldg Chiller Replacement	0%	199,579	18,960	18,960	Design
Education	Blind Library Boiler Replacement	0%	166,152	33,175	33,175	Construction
CPB	UHP Control Room A/C	0%	13,340	3,325	3,325	Construction
ABC	Layton Store Fire Alarm Upgrade	0%	12,733	1,120	1,120	Complete
ABC	Store 10 Sliding Entry Doors	0%	42,767	8,000	8,000	Construction
ABC	Store 16 Fire & Security Panel	0%	12,632	1,200	1,200	Construction
DFCM	Heber Wells Outside Air Dampers	0%	184,438	17,522	17,522	Design
DNR	Replace Conf Room Wall Partitions	0%	25,950	2,400	2,400	Construction
DNR	VFD Replacement	0%	63,158	6,000	6,000	Design
CPB	SOB Fire Alarm Replacement	0%	215,000	20,425	20,425	Design
UDC	AP&P Bonneville Exterior/Staff Entry	0%	68,023	6,462	6,462	Construction
Health	Unified Lab Supply Fan Replacement	0%	123,545	12,022	12,022	Design
Health	Cannon Relief Fan Walls	0%	59,430	5,646	5,646	Design
Education	Blind Library Fire Alarm Upgrade	0%	131,442	16,160	16,160	Construction
Education	Taylorville Awning Replacement	0%	15,874	1,948	1,948	Construction
DPS	BCI New Motor, VFD, & System Balance	0%	70,526	7,080	7,080	Design
DPS	WV DLD Handrail	8%	73,684	7,000	6,439	Complete
Wildlife	Replace Evidence Freezer	0%	34,389	5,200	5,200	Construction
Wildlife	Lee Kay Ctr Mechanical/Electrical Upgrades	0%	130,526	12,400	12,400	Construction
Corrections	Draper-Oquirrh & Uinta Swamp Coolers	0%	57,199	5,434	5,434	On Hold
Corrections	Draper Admin Lightning Protection	0%	70,000	6,005	6,005	Construction
Corrections	Draper Oquirrh 1-4 Parapet Wall Waterproofing	0%	20,800	1,831	1,831	Construction
Corrections	Draper Transportation HVAC	0%	25,070	2,555	2,555	Construction
Corrections	Draper-Promontory Back Up Sewer Chopper	0%	59,139	5,202	5,202	Construction
DHS	Clearfield RTU Replacement	0%	22,965	2,400	2,400	Complete
ABC	Roy Store RTU Replacement	0%	15,865	3,431	3,431	Complete
ABC	Store 31 New Handrail	100%	14,925	800	-	Complete

CONTINGENCY FUND ANALYSIS

Nov-14

AGENCY	DESCRIPTION	% COMPLETE	CONSTRUCTION BUDGET	AUTHORIZED CONTINGENCY AMOUNT	CONTINGENCY FUNDS NEEDED	PROJECTS STATUS
ABC	Store 16 New Handrail	100%	15,765	800	-	Complete
Agriculture	Boiler Replacement	0%	112,517	-	-	Construction
ABC	Store 40 New Handrail	0%	326	1,200	1,200	On Hold
DFCM	RDWD Reg #2 Sidewalk Replacement	100%	30,752	2,400	-	Complete
Tax	Replace Domestic Hot Water Heaters	0%	23,437	8,031	8,031	Complete
SUBTOTAL		30%	49,674,469	4,254,392	2,488,032	
PROJECTED CONTINGENCY FUND NEEDS					10,057,080	
CONTINGENCY RESERVE FUND BALANCE					11,241,598	
PROJECTED EXCESS IN CONTINGENCY RESERVE FUND					1,184,518	



State of Utah

Division of Facilities and Construction
Management

No Parameters Required

Statewide CP Planning Fund

Agency	Project	Project Description	Amount
Dixie Atc	<u>13375290</u>	Dixie Atc New Permanent Campus Building	\$320,000.00
Dixie St College Of Utah	<u>06297640</u>	Dixie Holland Centennial Commons Ctr And Clock Tow	\$0.00
National Guard	<u>13324480</u>	Camp Williams Off-base Sewer Connection To Lehi Ci	\$73,660.00
Ogden/weber Atc	<u>12286240</u>	O/w Atc Bdo Building Programming - Need To Replace	\$28,950.00
Southwest Atc	<u>11342270</u>	Southwest Atc Allied Health And Technology Bldg	\$0.00
		(4661 and 4662) 5	Fund Allocations:
		Fund Project: <u>11282300</u>	Planning Reserve:
		Statewide Planning Fund	Available Balance:
			\$422,610.00
			\$901,000.00
			\$478,390.00

State of Utah

Division of Facilities and Construction
Management

Statewide Emergency Fund

Fund Type = IMPROV EMERGENCY; From Date = 08/25/2014

				←----- Encumbrance -----→		
Agency	Project	Project Description	Budget	Prior	Current	Total
Fairpark	<u>13353370</u>	State Fairpark Barns Life Safety Structural Upgrades - Emergency Funds—see 13355370	\$0.00	\$0.00	\$0.00	\$0.00
Fairpark	<u>13354370</u>	State Fairpark Barns Life Safety Structural Upgrades - Emergency Funds	\$0.00	\$0.00	\$0.00	\$0.00
Fairpark	<u>13363370</u>		\$0.00	\$0.00	\$0.00	\$0.00
Capitol Preservation Bd	<u>14127050</u>	Capitol Hill Parking Structure Repairs	\$200,000.00	\$197,523.25	-\$151,723.05	\$45,800.20
State Hospital	<u>14136420</u>	State Hospital Central Boiler Plant Condensate Tank & Pumps Emergency Replacement	\$200,000.00	\$124,584.00	\$15,182.24	\$139,766.24
State Hospital	<u>14136420</u>	State Hospital Central Boiler Plant Condensate Tank & Pumps Emergency Replacement	\$200,000.00	\$124,584.00	\$15,182.24	\$139,766.24
	<u>14295310</u>	Dfcm Regional Center #1 Dws Call Center Emergency It Room Cooling System	\$28,000.00	\$41,445.58	\$13,261.00	\$54,706.58
Dfcm - Managed Buildings	<u>14321300</u>	Multi-agency Solar Photo Voltaic Projets - Masb Bldg And Moab Regional Ctr	\$0.00	\$0.00	\$0.00	\$0.00
Dfcm - Managed Buildings	<u>14328310</u>	Governor's Mansion Install New Water Softening System And Backup Hot Water Heater	\$20,000.00	\$0.00	\$33,099.44	\$33,099.44
Average = \$72,000.00						
9 Projects			\$648,000.00	\$488,136.83	-\$74,998.13	\$413,138.70
Statewide Emergency Fund				Unencumbered Balance for Fund - 12200300		\$1,337,999.24



State of Utah

Division of Facilities and Construction
Management

Statewide Hazardous Materials Projects

Fund Type = IMPROV HAZARDOUS; From Date = 08/25/2014

<----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Capitol Preservation Bd	<u>14056050</u>	Dup Museum Asbestos Abatement	\$29,688.00	\$0.00	\$73,350.00	\$73,350.00
Agriculture	<u>14057010</u>	Ogden Agriculture Grain Lab Office Asbestos Abatement	\$60,000.00	\$0.00	\$0.00	\$0.00
Dfcm - Statewide Funds	<u>14313300</u>	Fy'15 Hazardous Materials Surveys, Etc.	\$228,401.31	\$0.00	\$85,763.34	\$85,763.34
Average = \$106,029.77		3 Projects	\$318,089.31	\$0.00	\$159,113.34	\$159,113.34
Statewide Hazardous Materials Projects			Unencumbered Balance for Fund - 14312300		\$258,264.30	



State of Utah

Division of Facilities and Construction
Management

Fund Type = IMPROV LND OPTION; From Date = 08/25/2014

Statewide Land Options and Acquisition Fund

←----- Encumbrance -----→

Agency	Project	Project Description	Budget	Prior	Current	Total
Average =	0	Projects				
Statewide Land Options And Acquisition Fund			Unencumbered Balance for Fund - 12240300			\$1,014,508.76



State of Utah

Division of Facilities and Construction
Management

Fund Type = IMPROV PAVING; From Date = 08/25/2014

Statewide Paving Projects

←----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
University Of Utah	<u>10204750</u>	Uu Delegated Unallocated Paving Funds	\$120,872.69	\$66,847.66	\$0.00	\$66,847.66
Dfcm - Statewide Funds	<u>12107300</u>	Fy'13, Fy'14 And Fy'15 Paving Preventative Maintenance Funds	\$713,779.69	\$689,236.25	\$203,412.70	\$892,648.95
Dfcm - Statewide Funds	<u>12108300</u>	Fy'13, Fy'14, And Fy'15 Ucl Paving Repairs	\$964,872.28	\$814,307.84	\$137,469.42	\$951,777.26
University Of Utah	<u>12280750</u>	Univ Of Utah 1900 East To Nursing Bldg Paving Improvements - Delegated	\$170,000.00	\$3,400.00	\$0.00	\$3,400.00
University Of Utah	<u>12261750</u>	Univ Of Utah Various Paving Repairs On Campus - Delegated	\$50,000.00	\$10,000.00	\$0.00	\$10,000.00
National Guard	<u>13013470</u>	Draper Nat Guard Headquarters Bldg Seal And Restripe Parking Lot	\$457,500.00	\$462,800.93	\$392,900.03	\$855,700.96
Dept Of Transportation	<u>13125900</u>	Rampton Dot Complex Paving Improvements Phase Iii	\$283,000.00	\$262,512.40	\$80,137.15	\$342,649.55
Snow College	<u>13168700</u>	Snow College Lucy Phillips Parking Lot Reconstruction	\$225,000.00	\$386,934.02	\$18,290.00	\$405,224.02
Corrections - Cucf	<u>13170110</u>	Cucf Asphalt Improvements And Entrance Road Paving Upgrades	\$334,000.00	\$245,184.15	\$214,050.00	\$459,234.15
Corrections - Cucf	<u>13171110</u>	Cucf Entrance Road Paving Upgrade - Combined With 13170110	\$0.00	\$0.00	\$0.00	\$0.00
National Guard	<u>13174470</u>	Price National Guard Armory Paving And Grading	\$90,000.00	\$0.00	\$7,790.00	\$7,790.00
Public Safety	<u>13210550</u>	Farmington Driver's License/Utah Highway Patrol Bldg Parking Lot Improvements	\$95,000.00	\$95,023.75	\$77,683.75	\$172,707.50
Ogden/weber Atc	<u>13212240</u>	Ogden/weber Atc Parking Lot Repairs	\$218,000.00	\$31,496.40	\$184,323.04	\$215,819.44
Dixie St College Of Utah	<u>13233640</u>	Dixie State College Paving Improvements - Delegated	\$176,128.71	\$9,400.00	\$0.00	\$9,400.00
Utah State University	<u>13295770</u>	Usu Campus Parking Lot Paving Improvements - Delegated	\$725,000.00	\$307,771.83	\$200,102.78	\$507,874.61
National Guard	<u>13356470</u>	Camp Williams Bldgs 15170 And 9000 Paving Improvements, And West Jordan Armory Parking Lot Reconstruction	\$728,000.00	\$56,539.00	\$323,354.90	\$379,893.90
National Guard	<u>13385470</u>	Orem Nat Guard Armory Parking Lot Paving/oil Water Separator	\$81,000.00	\$54,660.00	\$9,727.00	\$64,387.00
Weber State University	<u>14082810</u>	Wsu Parking Lots D2, A10, W8, And S1 Repairs	\$760,000.00	\$713,387.95	\$800,503.13	\$1,513,891.08
Workforce Services	<u>14268920</u>	Dws 1385 South State Parking Lot Repairs	\$133,846.00	\$0.00	\$0.00	\$0.00
University Of Utah	<u>14270750</u>	Univ Of Utah Fort Douglas Blvd Paving Replacement - Delegated	\$450,000.00	\$0.00	\$0.00	\$0.00
Average = \$338,799.97 20 Projects			\$6,775,999.37	\$4,209,502.18	\$2,649,743.90	\$6,859,246.08
Statewide Paving Projects			Unencumbered Balance for Fund - 11284300		\$1,349,220.19	



State of Utah

Division of Facilities and Construction Management

Statewide Roofing Projects

Fund Type = IMPROV ROOFING; From Date = 08/25/2014

←----- Encumbrance ----->

Agency	Project	Project Description	Budget	Prior	Current	Total
Dfcm - Statewide Funds	<u>12122300</u>	Fy'13, Fy'14 And Fy'15 Roofing Preventative Maintenance Account	\$831,094.92	\$270,338.31	-\$30,464.14	\$239,874.17
		don't Close Until Emily B Is Ready To				
University Of Utah	<u>12341750</u>	Univ Of Utah Performing Arts Reroof	\$470,619.87	\$614,290.50	\$237,263.37	\$651,553.87
Weber State University	<u>13005810</u>	Wsu Technical Education Bldg Reroof	\$1,309,143.85	\$2,113,589.39	\$254,914.06	\$2,368,503.45
Dnr - Wildlife Resources	<u>13111520</u>	Dwr Egan Hatchery Roofing	\$97,267.00	\$15,400.00	\$16,485.00	\$31,885.00
Utah State University	<u>13112610</u>	Usu Eastern Campus West Instructional Building Reroof	\$348,000.00	\$352,580.80	\$248,661.60	\$601,242.40
Snow College	<u>13127700</u>	Snow College Noyes Buildg Reroof	\$575,000.00	\$705,524.24	\$578,689.82	\$1,284,214.06
Salt Lake Comm College	<u>13131660</u>	Sloc Rrc Lifetime Activities Center Roof Replacement	\$1,124,000.00	\$1,691,521.75	\$8,920.00	\$1,700,441.75
Public Safety	<u>13145550</u>	Ogden Crime Lab Built-up Roof Replacement	\$103,000.00	\$178,673.21	\$3,198.21	\$181,871.42
Workforce Services	<u>13147920</u>	Dws Ogden South Roofing & Flashing System Replacement	\$181,000.00	\$259,563.12	\$73,613.76	\$333,176.88
Dnr - Wildlife Resources	<u>13178520</u>	Dwr Wahweap Bunk House Lower Reroof	\$63,000.00	\$66,672.00	\$440.00	\$67,112.00
Utah State University	<u>13189770</u>	Usu Campus Misc Roofing Projects, Bid Sale/pdp Roofing Improvements, Health/wellness Roof And Skylight Replacement	\$487,702.64	\$736,606.64	\$234,588.00	\$971,194.64
Dixie St College Of Utah	<u>13217640</u>	Dixie State College Cox Auditorium Partial Reroof	\$237,000.00	\$338,022.88	\$514.00	\$338,536.88
Southern Utah University	<u>13219730</u>	Suu Roof Fall Protection Anchors Phase I	\$108,743.00	\$201,825.25	\$310.00	\$202,135.25
State Hospital	<u>13222420</u>	State Hospital Museum Excel House Reroof	\$39,000.00	\$0.00	\$0.00	\$0.00
Schools For Deaf & Blind	<u>13224230</u>	Salt Lake Libbie Edwards School For The Deaf & Blind Reroof	\$1,107,000.00	\$278,794.00	\$235,323.45	\$514,117.45
Dfcm - Statewide Funds	<u>13225300</u>	Fy'14 Roofing Selsmic Program	\$545,895.49	\$0.00	\$0.00	\$0.00
Dept Of Transportation	<u>14003900</u>	Dot Tooele Salt Shed Emergency Replacement, Funded From Emergency Roofing Funds	\$151,554.00	\$143,754.20	\$26,691.79	\$170,445.99
Utah Valley University	<u>14009790</u>	Uvu Faculty Annex Bldg Roof Skylight Repairs	\$52,000.00	\$43,750.00	\$47,512.50	\$91,262.50
University Of Utah	<u>14010750</u>	Univ Of Utah Architecture Bldg Reroof	\$318,125.00	\$604,663.51	\$47,076.50	\$651,740.01
Snow College South	<u>14011710</u>	Snow Richfield Campus Washburn Bldg Roof Replacement Phase I And Trane A/c Unit Replacement	\$562,295.00	\$837,054.50	\$325,571.90	\$1,162,626.40
Southern Utah University	<u>14012730</u>	Suu Multipurpose Center Bldg Reroof	\$467,500.00	\$911,442.00	\$232,647.88	\$1,144,089.88
Corrections - Draper	<u>14034100</u>	Draper Prison Timpanogos Vt Bldg Reroof	\$34,467.00	\$0.00	\$0.00	\$0.00
Dixie St College Of Utah	<u>14116640</u>	Dixie State University Campus Services Bldg Reroof	\$75,000.00	\$0.00	\$0.00	\$0.00



State of Utah

Division of Facilities and Construction
Management

Statewide Roofing Projects

Fund Type = IMPROV ROOFING; From Date = 08/25/2014

Agency	Project	Project Description	Budget	Encumbrance		Total
				Prior	Current	
Dixie St College Of Utah	<u>14117640</u>	Dixie State Univeristy Administration Building Reroof	\$135,637.00	\$0.00	\$7,085.00	\$7,085.00
Corrections - Ap&p	<u>14122120</u>	Fremont Ap&p Building Reroof	\$319,687.00	\$0.00	\$329,840.00	\$329,840.00
Corrections - Ap&p	<u>14122120</u>	Fremont Ap&p Building Reroof	\$319,687.00	\$0.00	\$329,840.00	\$329,840.00
Human Services	<u>14124400</u>	Hs/d/c/m Cedar City Regional Building Reroof	\$46,610.00	\$0.00	\$0.00	\$0.00
Utah Valley University	<u>14143790</u>	Uvu Browning Admin Bldg Hall Of Flags Roof Drain Replacement	\$30,000.00	\$24,336.00	\$24,853.00	\$49,191.00
Weber State University	<u>14347810</u>	Wsu Marriott Allied Health Building Reroof	\$197,065.00	\$0.00	\$195,840.00	\$195,840.00
Salt Lake Comm College	<u>14369660</u>	Sloc Rrc Rampton Technical Bldg Emergency Reroof	\$391,960.00	\$0.00	\$387,121.00	\$387,121.00
Salt Lake Comm College	<u>14370680</u>	Sloc Meadow Brook Campus Building B Reroof	\$400,000.00	\$0.00	\$0.00	\$0.00
Developmental Center	<u>14376410</u>	Usdc Admin, Comp Therapy, Medical Services And Evergreen Buildings Reroof - Fund Design From Unallocated Roofing At This Time	\$1,299,125.00	\$0.00	\$69,000.00	\$69,000.00
Average = \$388,380.59		32 Projects	\$12,428,178.77	\$10,388,404.30	\$3,885,536.70	\$14,273,941.00
Statewide Roofing Projects			Unencumbered Balance for Fund - 11204300		\$1,740,035.75	

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Open Contracts

CPAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
National Guard	10281480	137879	Utah National Guard - Camp Williams Buildings 8050, 8060, 8070, 8080, 8090 Hazardous Materials Abatement Matthias Muefer Lynn Hinrichs	Haz Mat Const Notice To Proceed	Matthias Mueller	\$111,700.00	54	-415	0.00%	
National Guard	13326480	147591	Camp Williams Jltto 6 Wayne Smith Jim Russell	Const New Space Notice To Proceed	Wayne Smith	\$720,751.74	151	-264	95.41%	
Snow College South	13186710	147659	Snow College Richfield Exterior Lighting Retrofit 13166710 Brent Lloyd, Pm	Const Remodel Notice To Proceed	Brent Lloyd	\$20,120.00	91	-232	58.03%	
State Hospital	11065420	137640	Department Of Human Services Utah State Hospital Building Consolidation	Const New Space Notice To Proceed	Kurt Baxter	\$26,953,633.00	511	-211	99.60%	
National Guard	12301480	147617	Tass Barracks Hvac Upgrade Re-commissioning Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$157,140.00	266	-202	90.91%	
National Guard	12299480	147523	Camp Williams Running Track Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$624,054.93	250	-188	24.23%	
Dnr - Wildlife Resources	13317520	147685	Division Of Wildlife Resources Lee Kay Center Ponds Degassing Tower Construction Bob Anderson	Const New Space Notice To Proceed	Timothy Christensen	\$72,018.00	29	-164	69.61%	9/2/14
University Of Utah	09131750	117347	University Of Utah Beverley Taylor Sorensen Arts/education Complex Cm /gc	Const New Space Notice To Proceed	Rick James	\$29,650,772.00	1,039	-160	99.90%	7/31/14
National Guard	11315480	137599	Camp Williams Bldg 6150 Remodel	Const Remodel Notice To Proceed	Wayne Smith	\$461,128.00	228	-177	61.55%	11/25/13
National Guard	14109480	147801	Utah National Guard Camp Williams Running Track Retaining Wall Improvements Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$125,000.00	16	-173	90.03%	
National Guard	13316480	147602	Camp Williams South Garrison Infrastructure Ph I Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$1,769,190.84	235	-172	81.75%	
State Hospital	11065420	147644	Utah State Hospital Youth Center Asbestos Abatement For Demolition Bob Anderson	Haz Mat Const Notice To Proceed	Kurt Baxter	\$24,248.00	9	-145	0.00%	
Southern Utah University	13162730	147645	Southern Utah University Simplex Grinnel Fire Alarm Separation Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$153,834.97	167	-142	92.30%	
Weber State University	13128810	147767	Weber State University Medium Voltage Upgrades Phase II Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$792,506.00	67	-142	57.08%	
National Guard	12293480	147597	West Jordan Armory Kitchen Remodel Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$505,893.61	280	-117	98.62%	
Human Services	13063400	147751	Department Of Human Services Vernal Dhs Building Hvac And Bas Controls Replacement Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$168,780.00	102	-113	92.34%	
National Guard	12302480	147571	West Jordan Aasf Storm Drain Improvements Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$266,560.24	310	-111	48.53%	
National Guard	13364470	147854	Utah National Guard Blanding Ng Stucco Dwight Palmer	Const Remodel	Dwight Palmer	\$168,775.00	28	-111	81.76%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
				Notice To Proceed						
Utah Valley University	14036790	147870	Utah Valley University Extended Education Building Elevator Modernization Michael Ambre	Const Remodel Notice To Proceed	Michael Ambre	\$139,359.00	51	-96	0.00%	
Salt Lake Comm College	13238660	147799	Sicc Redwood Technology Bldg. Vav And Controls Upgrade Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$492,862.00	84	-89	86.81%	
National Guard	11295480	127232	Camp Williams 10 Land 25 Meter Zero Range	Const Remodel Notice To Proceed	Wayne Smith	\$532,647.00	329	-88	99.61%	11/26/12
Health	12188390	147669	Depl. Of Health Cannon Health Bldg. Upgrade Fire Rated Corridor Doors Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$235,893.14	134	-82	98.34%	8/13/14
Courts	13246150	147846	Administrative Office Of The Courts Matheson Courts Overhead Gatas Improvements Michael Ambre	Const Remodel Notice To Proceed	Michael Ambre	\$74,576.00	25	-82	60.90%	
Workforce Services	14211920	147847	Department Of Workforce Services Administration Building Air Dampers Repair, Compressor Replacement, And Elevator Equipment Room Cooling Improvements Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$157,389.58	79	-82	80.70%	
Weber State University	12338810	147622	Weber State University Public Safety Building Tim Parkinson Lynn Hinrichs	Const New Space Notice To Proceed	Tim Parkinson	\$3,867,572.03	285	-79	98.55%	
University Of Utah	11160750	127515	University Of Utah University Of Utah Healthcare Center Ambulatory Care Center And Parking Structure Cm/gc	Const New Space Notice To Proceed	Dave Mckay	\$31,229,117.00	854	-72	97.33%	
	14100280	147851	Tooele Applied Technology College Tate Diesel Shop Overhead Doors Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$46,347.55	-85	-69	0.00%	10/8/14
Dixie St College Of Utah	13236840	147749	Dixie State University New Boiler For The Campus Heating System Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$689,435.00	162	-81	75.73%	
National Guard	12291480	137593	Camp Williams Live Fire Shoot House	Const Remodel Notice To Proceed	Wayne Smith	\$550,000.00	257	-58	98.82%	8/27/13
Weber State University	11077810	127003	Weber State University - Davis Campus Professional Classroom Building And Central Plant - Cm/gc	Const New Space Notice To Proceed	Matthias Mueller	\$32,071,827.56	1,013	-57	98.82%	6/11/14
Courts	13257150	147881	Administrative Office Of The Courts Provo Fourth District Courts Boiler And Pump Replacement Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$61,269.00	72	-54	0.00%	
National Guard	13364470	157535	Utah National Guard Blinding Ng Armory Stucco/generator Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$28,544.00	41	-50	0.00%	
Dnr - Parks & Recreation	14144510	157540	Division Of Parks And Recreation Utah Field House Of Natural History Ground Mount Pv Installation Blanca Shama	Const Remodel Notice To Proceed	Blanca Shama	\$189,500.00	41	-50	94.09%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Human Services	13327400	157545	Department Of Human Services Layton Group Home Exterior Window And Patio Door Improvements Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$10,590.00	14	-50	0.00%	
Human Services	13063400	157546	Department Of Human Services Vernal Dhs Building Window And Architectural Panel Improvements Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$20,619.00	40	-50	0.00%	
Courts	13255160	157610	Administrative Office Of The Courts Cedar City Fifth District Courts Judges Chambers/breakroom Remodel Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$112,508.00	72	-48	83.61%	
Dfcm - Managed Buildings	13208310	147883	Division Of Facilities Construction & Management Ogden Regional Center Fire Water Storage Tank Repairs Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$69,789.00	79	-46	0.00%	11/10/14
National Guard	12285480	147599	Camp Williams 6000 Series Parking Improvements Wayne Smith Jim Russell	Const Remodel Notice To Proceed	Wayne Smith	\$694,069.67	358	-40	83.43%	
Dfcm - Managed Buildings	14189310	157528	Utah Department Of Transportation Calvin Rampton Building Boiler Replacement/conversion, Controls And Piping Upgrade Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$266,471.00	45	-40	70.02%	
Utah State University	13112610	157509	Usu Eastern Usu Eastern Wib Reroof Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$317,200.00	57	-33	77.53%	
Serv Blind/visual Impair	14142200	157527	Office Of Education - Boiler Replacement State Library And The Dsbvl Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$166,152.00	43	-32	93.98%	10/28/14
Utah State University	13169770	147802	Usu Wellness Center Roofing Improvements Utah State University Darrell Hunting	Roofing Notice To Proceed	Darrell Hunting	\$361,878.00	133	-30	95.28%	10/23/14
National Guard	13363480	157536	Utah National Guard Vernal Ng Amory Upgrades Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$218,947.00	71	-29	22.66%	
Workforce Services	11096920	137754	Dws Metro Office Replace Rooftop Hvac Units	Const Remodel Notice To Proceed	Craig Wessman	\$233,121.37	105	-27	96.90%	8/13/13
Human Services	14115400	157581	Department Of Human Services Layton Group Home - Reroof Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$36,400.00	51	-26	0.00%	
Weber State University	13339810	147739	Weber State University Weu University Village Reroof Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$636,467.50	114	-21	86.76%	8/21/14
Salt Lake Comm College	13237660	147837	Sloc Rrc Central Heating Plant Boiler Upgrade Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$328,477.00	145	-21	96.13%	
Human Services	14070200	157578	Department Of Human Services Dhs Clearfield Security Window Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$33,900.00	43	-21	0.00%	
State Hospital	13081420	147635	Utah State Hospital Laundry Storage Bldg Brian Bales	Const New Space Notice To Proceed	Brian Bales	\$527,666.71	240	-20	92.28%	8/19/14



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Open Contracts

EXAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Courts	14217150	157544	Administrative Office Of The Courts Richfield Courts Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$24,875.00	78	-20	63.84%	
Courts	12202150	157502	Matheson Courts, District Court Security Counter Remodel, N11 Administrative Office Of The Courts Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$212,389.96	43	-20	0.00%	
Salt Lake Comm College	14020680	147836	Stcc Lighting Project John Burningham	Const Remodel Notice To Proceed	John Burningham	\$21,122.50	143	-19	50.00%	
Snow College	13103700	147876	Snow College Ephraim Campus-wide Irrigation Upgrades Bob Anderson Waiting For Vendor Info	Const Site Imp Notice To Proceed	Rick James	\$927,183.00	63	-19	10.62%	
Schools For Deaf & Blind	14157200	157587	Office Of Education Taylorsville Daaf Center Awning Replacement Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$15,874.96	56	-19	0.00%	
Dfcm - Managed Buildings	12249310	157648	1st Contract Usu Bookstore Remodel Joanna Reese	Const Remodel Notice To Proceed	Jake Jacobson	\$13,500.00	22	-19	0.00%	
Ogden/weber Atc	13104240	157512	Utah College Of Applied Technology Ogden Weber Atc Hvac Upgrades Phase 2 Tim Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$208,872.95	95	-18	43.86%	
Utah Valley University	14037790	147871	Utah Valley University Extended Education, Ucas, & Fire Science Buildings Fire Alarm Michael Ambre	Const Remodel Notice To Proceed	Michael Ambre	\$173,667.32	106	-16	90.32%	10/31/14
Public Safety	13210550	147782	Department Of Public Safety Farmington Ps Dlduhp Parking Lot Improvements Lucas Davis	Paving Notice To Proceed	Lucas Davis	\$79,063.75	65	-12	98.25%	7/17/14
State Hospital	14125420	157626	Ush Rampton Cafeteria Skylight Replacement Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$185,970.00	79	-12	0.00%	
Courts - Juvenile Courts	13243150	157594	Courts Provo Jv Courts Site Lighting Improvements Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$24,985.33	44	-12	0.00%	
Dfcm - Statewide Funds	14192300	157595	Dfcm Provo Regional Main Waterline, Stairs And Parking Lot Main Water Line Replacement Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$23,987.00	60	-12	95.80%	
Corrections - Cucf	13170110	147730	Department Of Corrections Central Utah Correctional Facility Paving Improvements Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$213,485.41	67	-11	95.98%	7/11/14
Weber State University	13005810	147772	Wsu Technical Education Building Reroof & Seismic Upgrade Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$1,124,395.81	133	-11	99.75%	9/15/14
Dnr - Parks & Recreation	12273510	157582	Division Of Parks And Recreation Yuba Lake State Park Oasis Marina - Breakwater Improvements Brent Lloyd	Const Site Imp Notice To Proceed	Brent Lloyd	\$474,219.00	58	-11	87.44%	11/11/14
Human Services	13064400	147651	Department Of Human Services Vernal Dhs Building Restroom Improvements Darrell Hunting	Const Remodel Notice To Proceed	Dwight Palmer	\$126,640.50	117	-10	64.31%	4/24/14



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Open Contracts

EJAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Dfcm - Managed Buildings	13207310	147834	Dfcm Brigham City Regional Center, Fire Alarm Upgrade Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$120,001.00	74	-10	89.33%	9/8/14
Alcoholic Beverage Control	13299030	147886	Department Of Alcoholic Beverage Control Park City Stores #34 & #37 Rooftop Unit Replacement Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$81,612.00	71	-7	81.43%	10/7/14
Snow College	13164700	147763	Snow College - Ephraim Campus Humanities Building - Hvac Upgrades Brent Lloyd	Const Remodel Notice To Proceed	Brent Lloyd	\$454,500.00	200	-6	76.65%	11/6/14
Agriculture	13119910	147761	Utah Department Of Agriculture & Food Door Hardware Upgrades Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$101,380.67	213	-5	55.23%	
Weber State University	14008810	157502	Weber State University Dea Event Center - Parking Lot Rehab Phase 5 Tim Parkinson / Darrell Hunling	Paving Notice To Proceed	Tim Parkinson	\$634,500.00	52	-5	95.00%	9/17/14
State Hospital	14136420	157521	Utah State Hospital Central Heating Plant Condensate Surge Tank/ pumps Replacement Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$119,336.24	93	-5	0.00%	
Dfcm - Statewide Funds	12107300	157591	Dept. Of Corrections Ap&p Orange Street Paving Maintenance/repair Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$24,735.00	67	-5	35.25%	
Corrections - Draper	14169100	157592	Department Of Corrections Draper-quirk 1-4__panels For Parapet Walls Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$20,800.00	53	-5	0.00%	
Dfcm - Statewide Funds	12200300	157620	Taylorville Bci Remove And Replace Existing Compressor Scott Whitney	Const Site Imp Notice To Proceed	Jim Russell	\$18,420.25	15	-5	0.00%	
Agriculture	14255010	157642	Department Of Agriculture And Food Agriculture Building - Boiler Replacement Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$92,551.00	31	-5	0.00%	
Dfcm - Managed Buildings	14004310	147824	Public Service Commission Heber Wells Building Public Service Commission Restroom Remodel Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$218,376.91	74	-4	91.69%	8/15/14
Weber State University	14016810	147856	Weber State University Wsu East Stadium Restroom Building Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$474,950.00	66	-4	85.27%	9/5/14
Dfcm - Statewide Funds	12107300	157654	Administrative Office Of The Courts Davis County 2nd District Courts Paving Maintenance/repair Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$21,554.25	11	-4	0.00%	
Snow College South	14011710	147811	Snow College - Richfield Campus Washburn Building - Partial Reroof Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$547,299.45	116	-2	98.90%	9/24/14
Dnr - Parks & Recreation	13314510	157581	Division Of Parks And Recreation Utah Lake State Park Boat Ramp And Parking Lot Repairs. Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$741,184.75	30	-2	80.03%	10/17/14
Dept Of Transportation	13125900	147789	Utah Department Of Transportation Rampton Complex - Paving Improvements Phase III Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$215,398.13	146	-1	47.12%	10/8/14



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Open Contracts

UAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Weber State University	13374810	147791	Weber State University Steam Tunnel Repairs Phase 4 Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$358,162.00	138	-1	64.64%	10/2/14
Weber State University	11008810	127441	Weber State University Residential Halls Building 3 Cm/gc	Const New Space Notice To Proceed	Mathias Mueller	\$9,261,585.98	490	0	97.41%	7/1/13
Utah State University	12339770	137707	Utah State University Athletics Competition And Training Facility Cm/gc	Const New Space Notice To Proceed	Darrell Hunting	\$8,115,260.35	412	0	97.54%	4/15/14
Dnr - Forest Fire St Land	12316500	147714	Department Of Natural Resources Northern Utah Interagency Fire Dispatch Cache Building Brian Bales	Const New Space Notice To Proceed	Brian Bales	\$559,529.62	244	0	86.86%	10/30/14
University Of Utah	12341750	147840	Uu Performing Arts Building Reroof Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$317,573.00	117	0	94.94%	10/8/14
Weber State University	14080810	157531	Weber State University Doo Event Center South Stairs Replacement Tim K Parkinson	Const Remodel Notice To Proceed	Tim Parkinson	\$330,000.00		0	0.00%	10/15/14
Workforce Services	14344920	157683	Workforce Services Workforce Services South County Parking Lot Lighting Scott Whitney	Const Site Imp Notice To Proceed	Scott Whitney	\$22,500.00		0	0.00%	
Utah Highway Patrol	14216550	157685	Public Safety Murray Highway Patrol Mhp New Main Lobby Flooring Scott Whitney	Const Site Imp Notice To Proceed	Scott Whitney	\$24,890.00		0	0.00%	
Dept Of Transportation	13109900	147639	Udot Cal Rampton Complex Elevator Modernization Bob Anderson	Const Remodel Notice To Proceed	Timothy Christensen	\$498,155.00	353	2	50.05%	
Dept Of Transportation	13309900	147682	Utah Department Of Transportation Rampton Building Vav Replacement And Controls Upgrade Phase 2 Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$440,948.00	123	2	64.81%	
National Guard	12280480	157563	Utah National Guard - Camp Williams Combat Pistol Range Improvements Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$644,885.00	64	2	0.00%	
Health	14322390	157629	Exit Sign Replacement Cannon Health Building Bob Lund	Const Remodel Notice To Proceed	Robert Lund	\$23,488.71	52	2	0.00%	
Corrections - Draper	14166100	157589	Department Of Corrections - Draper Prison Transportation Bldg - Rooftop Unit Replacement Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$25,070.00	80	3	0.00%	
Dept Of Transportation	12335900	147707	Utah Department Of Transportation Salina Maintenance Station Brent Lloyd	Design Build Notice To Proceed	Brent Lloyd	\$2,563,564.09	263	5	57.54%	
Dnr - Parks & Recreation	14210510	157606	Dnr Parks & Recreation Dead Horse Point Sp Mtn Bike Trailhead Area Paving Phase 1 Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$161,909.25	44	7	21.68%	10/24/14
Dcom - Managed Buildings	12249310	157705	Isf Contract - Joanna Reese - Nick Radulovich Sob 3rd Floor Reception Area Remodel	Const Remodel Notice To Proceed	Jake Jacobson	\$18,805.00	20	7	0.00%	



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EVAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Dfcm - Managed Buildings	13310310	157507	Dfcm Richfield Regional Center - Repaint, Carpet Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$67,445.00	122	9	34.58%	
Dfcm - Managed Buildings	13310310	157534	Dfcm Richfield Regional Abatement, Repaint, Carpet And Wall Upgrades Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$22,225.00	112	9	0.00%	
Developmental Center	14032410	157566	Department Of Human Services Usdc Infrastructure Repairs Lucas Davis	Const Site Imp Notice To Proceed	Lucas Davis	\$2,255,588.14	100	9	43.72%	
Courts - Juvenile Courts	13243150	157593	Courts Provo Jv Courts Landscape And Sprinkler System Dwight Palmer	Const Remodel Notice To Proceed	Dwight Palmer	\$20,840.00	79	9	0.00%	
Alcoholic Beverage Contrl	14207030	157635	Abc Roy Dock Lift Replacement Rick Nauta	Const Remodel Notice To Proceed	Rick Nauta	\$13,334.00	58	9	0.00%	
National Guard	13356470	157639	Utah National Guard Camp Williams Bldg 5170 Paving Improvments Mueller	Const Remodel Notice To Proceed	Matthias Mueller	\$293,000.00	35	9	0.00%	
Developmental Center	12222410	157682	Heat Exchanger Replacement Usdc Evergreen Hvac System Replacement Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$13,347.00	25	9	0.00%	
Agriculture	14255010	157694	Department Of Agriculture And Food Agriculture Building Automated Temperature Controls Upgrade Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$19,966.00	25	9	0.00%	
Utah Valley University	12192790	137871	Utah Valley University New Classroom Building Kurt Baxter	Const New Space Notice To Proceed	Kurt Baxter	\$42,162,849.43	519	10	89.26%	
Abc Stores	14147030	157564	Department Of Alcoholic Beverage Control Tooele Store #10 Entry Door Replacement Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$42,767.00	100	10	0.00%	
National Guard	10281480	137861	Utah National Guard Bachelor Enlisted Quarters Facility Matthias Mueller Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$14,989,198.75	478	11	78.90%	
National Guard	14100280	157551	Tooele Applied Technology College Talc Industrial Maintenance Office & Tool Room Lucas Davis	Const Remodel Notice To Proceed	Lucas Davis	\$25,275.00	69	11	0.00%	10/8/14
National Guard	14332480	157607	Utah National Guard Blending Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$170,809.00	74	11	0.00%	
Tax Commission	14330310	157641	Replace Ups System Tax Commission Kevin Gilmore	Const Remodel Notice To Proceed	Robert Lund	\$38,656.00	37	11	0.00%	
National Guard	13355470	147734	Utah National Guard Orem Armory Paving Improvements Brent Lloyd	Const Site Imp Notice To Proceed	Brent Lloyd	\$60,207.00	141	14	0.00%	8/1/14
Weber State University	12345810	157709	Weber State University, Tracy Hall Science Bldg Chiller Piping Asbestos Abatement Bob Anderson	Haz Mat Const Notice To Proceed	Matthias Mueller	\$13,366.00	21	15	0.00%	



State of Utah

Division of Facilities and Construction
Management

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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Dixie St College Of Utah	13235640	147842	Dixie State University Campus Fire Alarm - Front End Upgrade Craig Wessman	Const Remodel Notice To Proceed	Craig Wessman	\$228,581.25	175	16	79.18%	
Dept Of Transportation	13181900	157601	Cal Rampton/department Of Transportation Complex Install 2 Piv's For Fire Sprinkler System Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$16,480.00	13	19	0.00%	9/11/14
Salt Lake Comm College	14369660	157673	Sicc Rampton Technology Building Emergency Upper Roof Replacement Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$387,121.00	50	23	0.00%	
Natural Resources	14026500	157710	Department Of Natural Resources Old Crawford Motors Building, Cedar City, Ut Asbestos Abatement For Demolition Bob Anderson	Haz Mat Const Notice To Proceed	Kurt Baxter	\$45,117.21	35	23	0.00%	
Tax Commission	14285310	157634	Utah State Tax Commission Building Switchgear Closets Cooling System Improvements Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$21,351.00	59	24	0.00%	
Courts	13378150	157606	Utah State Courts Wasatch Counter Remodel Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$66,029.00	106	26	0.00%	10/10/14
National Guard	14309460	157651	Utah National Guard - Camp Williams Well #3 Replacement Wayne Smith	Const Site Imp Notice To Proceed	Wayne Smith	\$670,264.00	74	26	0.00%	
Corrections - Draper	14348100	157708	Department Of Corrections Draper State Prison Geothermal Underground Hot Water Lines Replacement Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$277,450.00	26	26	0.00%	
Dfcm - Managed Buildings	14293310	157622	State Archives Fume Hood Dfcm George Lewis	Const Remodel Notice To Proceed	Jake Jacobson	\$12,562.00	36	30	0.00%	
Courts	14350150	157689	Prisoner Transport Tunnel Concrete Repair-Boole Courts Administrative Office Of The Courts Bob Lund	Const Remodel Notice To Proceed	Robert Lund	\$14,647.00	46	30	0.00%	
Bridgeland A/c	14066210	157693	Utah College Of Applied Technology Bridgeland A/c - Water Hammer Corrections Darrell Hunting	Const Site Imp Notice To Proceed	Darrell Hunting	\$49,250.00	52	30	0.00%	
Mountainland A/c	14372260	157706	Utah College Of Applied Technology Mountainland A/c Orem Parking Lot Access Improvements Brent Lloyd	Paving Notice To Proceed	Brent Lloyd	\$68,434.00	36	30	0.00%	
University Of Utah	08015750	147504	University Of Utah George S. Eccles Student Life Center Construction Rick James Jim Russell	Const New Space Notice To Proceed	Rick James	\$41,297,409.00	512	37	89.79%	
Salt Lake Comm College	13044660	147676	Salt Lake Community College - Redwood Road Campus East And West Chiller Plants New Chiller Controls Sequencing John Burningham	Const Remodel Notice To Proceed	John Burningham	\$48,215.00	271	42	40.54%	
Salt Lake Comm College	14020660	157513	Sicc Interior Lighting Phase B John Burningham	Const Remodel Notice To Proceed	John Burningham	\$12,532.00	149	42	0.00%	
Corrections - Draper	14184100	157600	Department Of Corrections Lighting Protection Phase II Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$70,000.00	78	42	0.00%	



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Open Contracts

MAIN

Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Salt Lake Comm College	14020660	157623	Salt Lake Community College Various Campuses Interior Lighting Improvements - Phase C John Birmingham	Const Remodel Notice To Proceed	John Birmingham	\$24,975.00	99	42	0.00%	
National Guard	14366480	157670	Utah National Guard Camp Williams Amphitheater Demolition Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$450,018.00	57	42	0.00%	
Natural Resources	14150500	157688	Department Of Natural Resources Replace Main Conference Boardroom Wall Partitions Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$25,950.00	44	42	0.00%	
Dnr - Wildlife Resources	14161520	157712	Division Of Wildlife Resources Evidence Freezer Upgrade Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$34,389.00	44	42	0.00%	
Dfcm - Managed Buildings	12249310	157725	Isf Contract Masob Security Cameras Kevin Gilmore Joanna Reese	Const Remodel Notice To Proceed	Jake Jacobson	\$27,662.00	41	42	0.00%	
Dfcm - Managed Buildings	12249310	157727	Isf Contract Dnr Wildlife Enclosed Office Remodel Bob Lund Joanna Reese	Const Remodel Notice To Proceed	Jake Jacobson	\$25,803.60	42	42	0.00%	
University Of Utah	12075750	137725	University Of Utah School Of Dentistry - Cmlgc ~ Dave Mckay ~	Const New Space Notice To Proceed	Dave Mckay	\$28,922,459.96	598	43	89.72%	
Dfcm - Managed Buildings	14325310	157638	Division Of Facilities Construction And Management Utah State Tax Commission Building Domestic Water Heater Improvements Bob Lund	Const Remodel Notice To Proceed	Robert Lund	\$23,437.00	53	43	0.00%	10/9/14
Weber State University	14347810	157704	Wsu Marriott Allied Health Reroof Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$195,840.00	56	44	0.00%	
Dnr - Parks & Recreation	14259510	157695	Division Of Parks And Recreation Wasatch Mountain State Park Clubhouse Patio Deck Restoration Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$108,879.00	56	50	0.00%	
Dnr - Wildlife Resources	13334520	157550	Division Of Wildlife Resources Whiterocks Hatchery Water Development Darrell Hunting	Design Build Notice To Proceed	Darrell Hunting	\$280,137.50	133	51	43.23%	
Fairpark	13096370	157711	Utah State Fairpark Fairpark Pioneer Bldg, South Food Court, Sheep Barn, Goat Barn, And Dairy Cattle Barn Fire Systems Upgrades Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$22,800.00	51	51	0.00%	
Ogden/Weber Atc	13212240	147850	Utah College Of Applied Technology Ogden/Weber Atc - Parking Lot Improvements Lucas Davis	Paving Notice To Proceed	Lucas Davis	\$179,643.02	3	53	0.00%	9/8/14
Corrections - Ap&p	14122120	157699	Dfcm / Corrections Fremont Ap&p Building Reroof Matt Boyer	Roofing Notice To Proceed	Matt Boyer	\$288,000.00	72	57	0.00%	
Bridgerland Atc	14065210	157553	Ucat - Bridgerland Atc West Campus Restroom Improvements Darrell Hunting	Const Remodel Notice To Proceed	Darrell Hunting	\$413,900.00	85	58	0.00%	
Utah Valley University	14060790	157636	Utah Valley University Fall Fy15 Hvac Improvements Michael Ambre	Const Remodel	Michael Ambre	\$307,877.00	107	58	0.00%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
				Notice To Proceed						
Capitol Preservation Bd	14145050	157686	Capitol Preservation Board Uhp Control Room Cooling Upgrade Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$13,340.00	81	59	0.00%	
Dept Of Transportation	14071900	157663	Udot Udot Mif Bldg. Fire Alarm Upgrade Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$118,000.00	91	65	0.00%	
Southern Utah University	13003730	157555	Suu Valley Farms Covered Corrats Matt Boyer	Design Build Notice To Proceed	Matt Boyer	\$475,348.31	154	69	22.65%	
National Guard	14286480	157650	Utah National Guard - Camp Williams Building 6170 - Addition And Remodel Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$488,500.00	108	72	0.00%	
Bridgerland Atc	14067210	157690	Ucat - Bridgerland Atc Sawdust Collection System Upgrades - Construction Contract Darrell Hunting	Const Remodel Notice To Proceed	Darrell Hunting	\$149,241.00	78	72	0.00%	
Bridgerland Atc	14066210	157691	Utah College Of Applied Technology Bridgerland Atc - West Campus Hvac System Replacoment Phase Ii Darrell Hunting	Const Remodel Notice To Proceed	Darrell Hunting	\$237,453.00	93	72	0.00%	
Corrections - Ap&p	14349120	157723	Department Of Corrections Ap&p Region Iii (fremont) - Vav Box Upgrades George Lewis	Const Remodel Notice To Proceed	George Lewis	\$19,895.00	73	72	0.00%	
Dixie Atc	13169290	157673	Utah College Of Applied Technology Dixie Atc - Old Airport Remodel Fence Repair/replacement Brent Lloyd	Const Remodel Notice To Proceed	Brent Lloyd	\$14,345.00	88	73	0.00%	
National Guard	14024480	157610	Utah National Guard Draper Complex - Csms Electrical Upgrade Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$789,000.00	136	78	0.00%	
National Guard	13004480	147828	Camp Williams Sunrise Hall Jim Russell	Const New Space Notice To Proceed	Jim Russell	\$1,899,126.00	260	86	33.30%	
Corrections - Ap&p	12066120	157687	Dept Of Corrections Fremont, Orange Street And Nuoco Ap&p Centers Waste And Water Repairs And Other Various Improvements Taylor Maxfield	Const Remodel Notice To Proceed	Taylor Maxfield	\$132,578.00	101	86	8.21%	
Dixie Atc	13169290	147706	Utah College Of Applied Technology Dixie Atc - Old St. George Airport Terminal Remodel Brent Lloyd	Const Remodel Notice To Proceed	Brent Lloyd	\$753,932.34	214	91	91.62%	7/1/14
National Guard	14101480	157649	Utah National Guard Camp Williams - Jtc #7 Wayne Smith	Const New Space Notice To Proceed	Wayne Smith	\$714,500.00	127	92	0.00%	
Dept Of Transportation	14005900	147887	Udot Saratoga Springs Maintenance Station Mueller	Const New Space Notice To Proceed	Matthias Mueller	\$2,450,500.00	240	100	18.59%	
Workforce Services	14246920	157655	Department Of Workforce Services Division Of Facilities Construction And Management Dws Regional Center #1 And Dfcm Regional Center #2	Const Remodel Notice To Proceed	Matthias Mueller	\$416,980.00	121	100	0.00%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Emergency Generator Addition Matthias Mueller										
Dnr - Wildlife Resources	14304520	157664	Division Of Wildlife Resources Lee Kay Hatchery Building Tim Christensen	Const New Space Notice To Proceed	Timothy Christensen	\$378,500.00	129	101	0.00%	
Serv Blind/visual Impair	14156200	157666	Office Of Education State Library For The Blind Fire Alarm System Replacement Tim Christensen	Const Remodel Notice To Proceed	Timothy Christensen	\$131,442.00	123	101	0.00%	
National Guard	14288480	157665	Utah National Guard Mt Pleasant Fms Wayne Smith	Const Remodel Notice To Proceed	Wayne Smith	\$723,183.00	135	107	0.00%	
Capitol Preservation Bd	14058050	157701	Capitol Preservation Board Daughters Of The Utah Pioneers Museum Floor Tile And Mastic Asbestos Abatement Bob Anderson	Haz Mat Const Notice To Proceed	Bob Anderson	\$35,550.00	135	120	0.00%	
National Guard	11020480	137852	Utah National Guard - Camp Williams Rtl Tass Complex Phase 2 Matthias Mueller / Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$27,539,510.00	593	130	52.76%	
National Guard	14338480	157617	Utah National Guard Draper Canopy - Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$841,690.00	195	131	0.00%	
Courts	08284150	147633	Administrative Office Of The Courts Ogdon Second District Juvenile Court Lynn Hinrichs	Const New Space Notice To Proceed	Matthias Mueller	\$28,753,483.57	517	154	59.77%	
National Guard	14340480	157626	Utah National Guard Wj Aasf Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$712,512.00	219	155	0.00%	
National Guard	14316470	157627	Wj Armory Solar Pv Installation West Jordan, Utah John Harrington	Design Build Notice To Proceed	John Harrington	\$650,000.00	219	155	10.00%	
National Guard	12267480	157669	Utah National Guard Tisa Recycle Facility Camp Williams Wayne Smith	Const New Space Notice To Proceed	Wayne Smith	\$369,500.00	189	161	0.00%	
Public Safety	13048550	147861	Department Of Public Safety Drivers License Price Dtd-udot-dispatch Brian Bales	Const New Space Notice To Proceed	Brian Bales	\$1,505,338.00	312	170	50.39%	
National Guard	14334480	157612	Utah National Guard St George, Utah Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$510,167.00	240	176	0.00%	
Courts	14072150	157680	Utah State Courts App Matheson Courthouse Court Sound System Replacement Brian Bales	Const Remodel Notice To Proceed	Brian Bales	\$703,998.00	208	181	0.00%	
National Guard	14367480	157671	Utah National Guard - Camp Williams Building 6270 - Sergeant Majors Quarters Wayne Smith	Const New Space Notice To Proceed	Wayne Smith	\$246,500.00	205	190	0.00%	
National Guard	14335480	157611	Utah National Guard Cw Southwest Area Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$797,104.00	256	192	0.00%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
National Guard	14336480	157613	Utah National Guard Cw Jacobs Canal - Soalr Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$797,104.00	256	192	0.00%	
National Guard	14337480	157616	Utah National Guard Cw Jacob Canal 2 John Harrington	Design Build Notice To Proceed	John Harrington	\$797,104.00	256	192	0.00%	
National Guard	14341480	157625	Utah National Guard Cw Series 9000 Solar Pv Installation John Harrington	Design Build Notice To Proceed	John Harrington	\$854,208.00	256	192	0.00%	
Utah State University	13050770	147581	Utah State University Student Recreation And Wellness Center Cm/gc Lynn Hinrichs	Const New Space Notice To Proceed	Darrell Hunting	\$24,134,540.00	822	222	25.70%	
National Guard	13240480	157609	Utah National Guard Phase II Infrastructure Camp Williams (state Funding) Wayne Smith	Paving Notice To Proceed	Wayne Smith	\$2,714,660.83	284	222	0.00%	
Natural Resources	14026500	157707	Dnr Cedar City Regional Center Kurt Baxter	Const New Space Notice To Proceed	Kurt Baxter	\$2,487,580.00	257	250	0.00%	
University Of Utah	13026750	147841	University Of Utah Business Loop Parking Structure Rick James	Const New Space Notice To Proceed	Rick James	\$13,057,312.11	419	266	10.05%	
University Of Utah	13042750	147566	U Of U Basketball Training Center Jim Russell	Const New Space Notice To Proceed	Michael Ambre	\$16,679,422.00	704	277	27.95%	
Alcoholic Beverage Contrl	14206030	157516	Agency Name: Abc Project Name: Roy Rtu Replacements Rick Nauta	Const Remodel Notice To Proceed	Rick Nauta	\$15,865.00	51	353	0.00%	10/8/13
Southwest Atc	11342270	157824	Utah College Of Applied Technology Southwest Atc Allied Health And Technology Building Kurt Baxter	Const New Space Notice To Proceed	Kurt Baxter	\$15,800,000.00	401	366	5.32%	
Utah State University	13049770	157643	Utah State University Brigham Regional Academic Building Michael Ambre	Const New Space Notice To Proceed	Michael Ambre	\$12,266,412.00	414	378	2.21%	
Utah State University	11194770	127525	Utah State University Huntsman School Of Business Addition Cm/gc	Const New Space Notice To Proceed	Darrell Hunting	\$37,722,420.98	1,325	369	46.21%	
Southern Utah University	12218730	157542	Southern Utah University Beverly Taylor Sorenson Center For The Arts Kurt Baxter	Const New Space Notice To Proceed	Kurt Baxter	\$28,684,160.00	503	404	1.72%	
University Of Utah	13285750	147798	University Of Utah Lassonde Living Learning Center Rick James	Const New Space Notice To Proceed	Rick James	\$60,000.00	703	528	25.00%	
University Of Utah	12042750	127609	University Of Utah Electrical And High Temperature Water Utility Distribution Upgrade - Cm/gc	Unclass Const Notice To Proceed	Jim Russell	\$67,873,706.00	1,656	773	54.01%	



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Open Contracts



Agency	Project	Contract	Contract Name	Contract Type	Manager	Amount	Days	Left %	Paid	Sub-C
		Count: 190	Open Contracts			\$596,311,648.58				

Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left %	Paid	Sub-C
Salt Lake Comm College	09024670	107073	Big D Construction Corporation	Const New Space	Jim Russell	\$42,897,836.00	1,743	-174	100.00%	
Salt Lake Comm College	09024670	107170	Eagle Environmental Inc	Haz Mat Const	Jim Russell	\$33,733.00	72	-1,784	100.00%	
Salt Lake Comm College	09024670	107239	Eagle Environmental Inc	Haz Mat Const	Jim Russell	\$10,547.00	14	-1,784	100.00%	
Salt Lake Comm College	09024670	107443	Eagle Environmental Inc	Haz Mat Const	Jim Russell	\$23,678.00	9	-1,836	100.00%	
Salt Lake Comm College	09024670	107528	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$35,101.00	38	-1,573	100.00%	
Salt Lake Comm College	09024670	117027	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$45,192.00	16	-1,573	100.00%	
Salt Lake Comm College	09024670	117251	Eagle Environmental Inc	Haz Mat Const	Jim Russell	\$88,875.05	45	-1,389	100.00%	
Salt Lake Comm College	09024670	117365	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$35,709.00	23	-1,335	100.00%	
Salt Lake Comm College	09024670	117403	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$48,291.00	37	-1,299	100.00%	
Salt Lake Comm College	09024670	117492	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$45,864.00	22	-1,238	100.00%	
Salt Lake Comm College	09024670	117513	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$39,210.00	23	-1,238	100.00%	
Salt Lake Comm College	09024670	127008	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$37,755.00	13	-1,207	100.00%	
Salt Lake Comm College	09024670	127122	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$29,980.00	23	-1,146	100.00%	
Salt Lake Comm College	09024670	127379	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$24,215.00	6	-1,024	100.00%	
Salt Lake Comm College	09024670	137824	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$44,977.77	16	-537	100.00%	
Salt Lake Comm College	10036580	127406	Okland Construction Company, Inc.	Const New Space	Jim Russell	\$30,570,501.00	890	305	100.00%	9/24/13
Salt Lake Comm College	10036580	147683	Rocmont Industrial Corp	Haz Mat Const	Jim Russell	\$266,519.00	46	-3	100.00%	3/17/14
Davis A/c	11080220	127301	Randy Hadlock/ Hadlock Construction	Const Remodel	Lucas Davis	\$113,498.00	25	3	100.00%	12/20/1
Davis A/c	11080220	137680	John Simmonds Painting	Const Remodel	Lucas Davis	\$21,500.00	61	-609	100.00%	
National Guard	11279480	137595	Chad Husband Construction Inc	Const Remodel	Wayne Smith	\$2,866,057.55	576	-7	100.00%	5/7/14



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Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
National Guard	11279480	137724	Rocmont Industrial Corp	Haz Mat Const	Wayne Smith	\$23,000.00	10	-599	100.00%	
Corrections - Ap&p	12066120	147729	Roto Rooter	Const Remodel	Taylor Maxfield	\$17,522.00	24	-17	100.00%	5/5/14
Corrections - Ap&p	12066120	147873	Nutek Enterprises, Inc.	Const Remodel	Taylor Maxfield	\$14,000.00	9	-104	100.00%	
Courts	12177150	147603	Professional Systems Technology Inc	Const Remodel	Lucas Davis	\$85,239.12	99	-95	100.00%	5/22/14
Courts	12181150	147649	Ted R Packer Heating & Air Conditioning	Const Remodel	Lucas Davis	\$49,676.00	58	-27	100.00%	3/27/14
Courts	12271150	137806	Oakland Construction Company, Inc.	Design Build	Brian Bales	\$2,726,466.78	287	-4	100.00%	2/18/14
Dnr - Parks & Recreation	12334510	147718	Landmark Companies Inc	Const Site Imp	Brent Lloyd	\$223,102.14	124	-30	100.00%	8/13/14
Weber State University	12340810	147509	Patriot Construction	Const Remodel	Tim Parkinson	\$451,503.95	15	-419	100.00%	
Veterans Affairs	12344490	147576	Keller Construction Inc	Const Remodel	Michael Ambre	\$780,371.04	297	9	100.00%	7/15/14
Dnr - Parks & Recreation	13038510	147601	North Face Roofing Inc	Roofing	Dwight Palmer	\$48,600.00	32	1	100.00%	11/21/11
Utah Valley University	13045790	147520	Commercial Mechanical Systems & Service	Const Remodel	Dwight Palmer	\$186,077.00	76	-384	100.00%	
Dept Of Transportation	13067900	147822	Dave Atkinson Roofing	Roofing	Darrell Hunting	\$72,400.00	0	-70	100.00%	9/5/14
Utah Valley University	13069790	147644	All-tech Electric	Const Remodel	Brian Bales	\$162,350.00	66	-118	100.00%	6/26/14
Dfcm - Statewide Funds	13080300	147735	Rocmont Industrial Corp	Haz Mat Const	Bob Anderson	\$12,146.00	32	-208	100.00%	
Dfcm - Statewide Funds	13080300	147769	Environmental Abatement Inc	Haz Mat Const	Bob Anderson	\$17,859.00	24	-194	100.00%	
Dfcm - Statewide Funds	13080300	147774	Environmental Abatement Inc	Haz Mat Const	Bob Anderson	\$12,363.00	15	-181	100.00%	
Dfcm - Statewide Funds	13080300	147818	Eagle Environmental Inc	Haz Mat Const	Bob Anderson	\$24,664.00	8	-166	100.00%	
Dfcm - Statewide Funds	13080300	147853	Eagle Environmental Inc	Haz Mat Const	Bob Anderson	\$44,611.00	13	-127	100.00%	
Salt Lake Comm College	13088670	147790	Environmental Abatement Inc	Haz Mat Const	Taylor Maxfield	\$48,895.00	23	-180	100.00%	
Salt Lake Comm College	13088670	147803	Ascent Construction Inc	Const Remodel	Taylor Maxfield	\$441,138.45	94	1	100.00%	8/14/14
Dfcm - Managed Buildings	13093310	147508	Commercial Mechanical Systems & Service	Const Remodel	Dwight Palmer	\$187,196.00	54	-406	100.00%	
Dnr - Parks & Recreation	13101510	147717	High Desert Excavating Inc	Const Remodel	Dwight Palmer	\$78,000.00	81	8	100.00%	5/22/14
Corrections - Cuct	13107110	147807	Intermountain Spraying & Landscaping Inc	Const Site Imp	Bob Anderson	\$81,104.62	85	38	100.00%	7/8/14
Weber State University	13115810	147584	Saunders Construction Inc	Const Remodel	Tim Parkinson	\$852,948.42	120	14	100.00%	1/16/14
Courts	13138150	147852	Commercial Mechanical Systems & Service	Const Remodel	Tim Parkinson	\$33,133.00	38	-50	100.00%	9/23/14
Courts	13139150	147860	Saunders Construction Inc	Const Remodel	Tim Parkinson	\$43,147.00	93	24	100.00%	9/30/14
Dfcm - Managed Buildings	13143310	147853	Grass Plus Inc	Const Remodel	Tim Parkinson	\$28,435.00	22	-60	100.00%	



State of Utah

Division of Facilities and Construction Management

CP Construction Contract Status

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Closed Contracts



Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-C
Utah Valley University	13150790	147728	Staker & Parson Companies	Const Remodel	Brent Lloyd	\$584,252.43	143	4	100.00%	8/7/14
Courts	13154150	147850	Rod Lewis Construction Llc	Const Remodel	Dwight Palmer	\$27,693.00	191	-2	100.00%	6/30/14
Dfcm - Managed Buildings	13155310	147814	Advanced Lighting Inc	Const Remodel	Dwight Palmer	\$188,613.75	124	10	100.00%	3/6/14
Dfcm - Managed Buildings	13155310	147845	Sfr Electrical Services	Const Remodel	Dwight Palmer	\$24,404.83	40	-50	100.00%	
Southern Utah University	13161730	147852	Hidden Peak Electric Co Inc	Const Site Imp	Brian Bales	\$221,189.79	154	-6	100.00%	6/19/14
Developmental Center	13172410	147612	Walton Concrete Protection And Restoration	Paving	Brent Lloyd	\$15,691.00	22	-322	100.00%	
Developmental Center	13172410	147733	Preferred Paving	Const Site Imp	Brent Lloyd	\$160,630.84	81	3	100.00%	6/27/14
State Hospital	13173420	147785	Staker & Parson Companies	Paving	Brent Lloyd	\$126,075.66	35	-161	100.00%	
Dnr - Parks & Recreation	13176510	147737	Morgan Asphalt Inc	Paving	Brent Lloyd	\$119,585.00	43	15	100.00%	5/8/14
Dnr - Parks & Recreation	13177510	147833	Western Rock Products	Paving	Brent Lloyd	\$141,888.08	71	28	100.00%	7/18/14
Utah State University	13187770	147742	Perkes Roofing Inc	Roofing	Damell Hunting	\$663,808.88	148	6	100.00%	8/28/14
Dept Of Transportation	13214900	147703	Utah Correctional Industries	Const Remodel	Lucas Davis	\$53,400.00	58	-43	100.00%	6/12/14
Davis Atc	13220220	147842	Utah Correctional Industries	Roofing	Matt Boyer	\$179,000.00	86	-53	100.00%	1/27/14
National Guard	13250480	147593	Commercial Mechanical Systems & Service	Const Remodel	Wayne Smith	\$163,449.00	197	-7	100.00%	5/7/14
Courts - Juvenile Courts	13251150	147732	Building Automation Controls / Air Pro	Const Remodel	Dwight Palmer	\$28,000.00	63	-4	100.00%	6/10/14
Juvenile Justice Services	13311430	147858	All Air Technical Services, Inc.	Const Remodel	Dwight Palmer	\$14,984.00	35	2	100.00%	7/29/14
Natural Resources	13312500	147594	Schoonmaker Electro Mechanical, Inc.	Const Remodel	Craig Wassman	\$176,648.24	184	-26	100.00%	5/6/14
National Guard	13370470	147806	Wasatch Overhead Door	Const Remodel	Wayne Smith	\$24,637.00	22	-152	100.00%	
Mountainland Atc	14007260	147793	Oma Construction	Const Remodel	Brian Bales	\$585,123.20	116	11	100.00%	8/20/14
Utah Valley University	14014790	147814	Ralph Tye & Sons Inc	Const Site Imp	Michael Ambre	\$382,907.00	112	-75	100.00%	
Dnr - Parks & Recreation	14023510	147784	Miller Paving Inc	Paving	Brent Lloyd	\$132,951.24	54	28	100.00%	6/2/14
Dept Of Transportation	14029310	147775	Commercial Mechanical Systems & Service	Const Remodel	Scott Whitney	\$63,036.00	70	-142	100.00%	
Utah Valley University	14039790	147817	Commercial Mechanical Systems & Service	Const Remodel	Michael Ambre	\$103,308.69	91	10	100.00%	8/5/14
Corrections - Ap&p	14092120	157508	Eme Inc.	Const Remodel	Taylor Maxfield	\$17,015.00	28	4	100.00%	8/25/14
Developmental Center	14098410	147859	Rocmont Industrial Corp	Haz Mat Const	Bob Anderson	\$138,916.28	5	-142	100.00%	
Dixie Atc	14105290	147848	Holbrook Asphalt Co	Paving	Brent Lloyd	\$40,256.22	11	-142	100.00%	
Alcoholic Beverage Contr	14214030	147879	Ehp Construction Inc	Const Site Imp	Scott Whitney	\$15,765.00	37	-7	100.00%	8/15/14



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Closed Contracts

E/AM

Agency	Project	Contract	Contractor Name	Contract Type	Manager	Amount	Days	Left	% Paid	Sub-c
Fairpark	14273370	157524	Miller Paving Inc	Paving	Taylor Maxfield	\$30,808.00	17	-4	100.00%	8/22/14
Fairpark	14273370	157525	M&m Asphalt Service	Paving	Taylor Maxfield	\$48,145.75	18	1	100.00%	8/21/14
Dnr - Parks & Recreation	14290510	147874	Jts Roofing Inc.	Roofing	Matt Boyer	\$17,800.00	25	7	100.00%	7/15/14
Fairpark	14302370	157532	Vertex Roofing	Const Remodel	Taylor Maxfield	\$23,559.00		0	100.00%	8/21/14
		Count: 78	Closed Contracts			\$88,539,530.75				