

Utah State Building Board



MEETING

April 4, 2018

MINUTES

Members in Attendance:

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

Guests in Attendance:

Mike Kelley	Attorney General's Office
Jeff Reddoor	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Don Brinkerhoff	Department of Human Services
Darrell Hunting	DAS - Division of Facilities Construction Management
Jim Russell	DAS - Division of Facilities Construction Management
Dana Edwards	DAS - Division of Facilities Construction Management
Dorothy Taylor	DAS - Division of Facilities Construction Management
LeAnn Hatfield	Governor's Office of Management and Budget
Coy Porter	State Fire Marshal
Kevin Griffin	Utah Department of Transportation
Sid Pawar	AJC Architects
Brad Busath	Arch Nexus
Jodi Geroux	FFKR Architects
Jeff Palmer	Layton Construction
Ellen Parrish	Method Studio
Eric Tholen	Michael Baker
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Tiger Funk	Southern Utah University
Brittany Punjabi	Spectrum Engineers
Cali Goff	TSA Architects

Jerry North	University of Utah
Alison Flynn Gaffrey	University of Utah
Bill Salter	University of Utah
Dan Lundergan	University of Utah
Rulon Hardman	University of Utah
Tom Winter	University of Utah
Satoshi Minoshima	University of Utah
Ken Nye	University of Utah
Robin Burr	University of Utah
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Joseph Demma	Utah System of Technical Colleges
Mark Halverson	Weber State University

On Wednesday, April 4, 2018, the Utah State Building Board held a regularly scheduled meeting in Room 250 for the Utah State Capitol. The meeting was called into order at 9:00 A.M.

☐ APPROVAL OF MINUTES FROM THE MARCH 7, 2018 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the March Board Meeting. There was one identified on Item Five, Utah State Developmental Center: Demolition Request. "Mr. Askerlund" will be replaced with Mr. Anderson.

MOTION: Mr. Nelson moved to approve the Minutes from the March 7, 2018 Board Meeting with the abovementioned correction. The motion was second by Mr. Morse and passed unanimously

☐ UNIVERSITY OF UTAH: REQUEST FOR APPROVAL TO CONSTRUCT THE PROTON THERAPY ADDITION TO HUNTSMAN CANCER HOSPITAL (NON-STATE FUNDED)

Dr. Salter and Mr. Lundergan with the University of Utah presented the request to construct the Proton Therapy Facility as part of the Huntsman Cancer Complex. Major advancements have been made in the technology for Proton Therapy that have drastically reduced the cost while making major leaps in the effectiveness of the treatment.

This project will essentially be a concrete bunker built into the hillside on the east side of the complex immediately adjacent to the Huntsman Cancer Hospital. A connection will be constructed to the Huntsman Cancer Hospital. The proposed total project budget for this request is \$8.8M, which will be funded from Huntsman Cancer Institute Funds. The project consists of an 11,200 sqft. facility that will provide space to house the Proton Therapy treatment system, clinical support space, and appropriate shielding, as required for an radiation room.

MOTION: Mr. Nelson moved to approve University of Utah's Request for Approval to Construct the Proton Therapy Addition to Huntsman Cancer Hospital (Non-state Funded). The motion was second by Mr. Burgess and passed unanimously.

☐ UNIVERSITY OF UTAH: REQUEST FOR APPROVAL TO CONSTRUCT THE INTERVENTIONAL RADIOLOGY ADDITION (NON-STATE FUNDED)

Mr. Lundergan with the University of Utah presented the request to construct a five-story addition to the main Hospital in a courtyard space between the main Hospital and the Eccles Critical Care Pavilion. This addition will house the Angio-Interventional Radiology (IR) suites that currently exist in the Old School of Medicine building. The IR must be relocated before that building can be

demolished. After substantial due diligence to identify alternative locations for the IR, the University has determined that there is no available space within the Hospital that meets the needs of the program. Interventional Radiology requires proximity to many of the hospital-based services (Trauma, operating rooms, and in-patient rooms, because of this in filling the existing courtyard is the most appropriate location for the addition. Of the five stories to be constructed, the top and basement will be shelled for future use. The remaining three floors will house the following Interventional Radiology functions: Reading/Consultation, Prep/Recovery, and Procedures

The project is estimated to cost \$14,083,000, which will be funded by U Health revenues. O&M and future improvements will also be funded from U Health revenues. This addition will consist of 16,345 new sqft.

MOTION: Mr. Morse moved to approve the University of Utah's Request for Approval to Construct the Interventional Radiology Addition (Non-state Funded). The motion was second by Mr. Ligori and passed unanimously.

□ UNIVERSITY OF UTAH: REQUEST FOR APPROVAL TO REMODEL SPACE ON THE FIFTH FLOOR OF THE UNIVERSITY HOSPITAL (NON-STATE FUNDED)

Mr. Lundergan with the University of Utah presented the request to remodel approximately 9,000 sqft. of space on the fifth floor of the main University Hospital. This will covert space that is currently used for inpatient rooms and support space of the Acute Internal Medicine Unit into a lock-down Med/Pysch Unit, which will be relocated from its current location. Work includes demolition of existing walls and doors, installation of new walls and doors an applicable code upgrades, HVAC, electrical, lighting, and finish work.

Approval of this project is being sought under Subsection 63A-5-104(3)(d) which states that "Legislative approval is not required for: (i) the renovation, remodeling, or retrofitting of an existing facility with non-State funds that has been approved by the Building Board. The total estimated cost of this project is \$5.3M. As the University Hospital operates as an auxiliary, O&M and capital improvements will continue to be funded from non-State funds.

MOTION: Mr. Burgess moved to approve the University of Utah's Request for Approval to Remodel Space on the Fifth Floor of the University Hospital (Non-state Funded). The motion was second by Mr. Nelson and passed unanimously.

□ WEBER STATE UNIVERSITY: REQUEST FOR APPROVAL TO CONSTRUCT THE OGDEN CAMPUS OUTDOOR RECREATION CENTER (NON-STATE FUNDED)

Mr. Halverson presented the request for Weber State University to construct an Outdoor Recreation Center at their Ogden campus. The program is currently located in a 3,100 sq.ft. converted home that was built in 1957. Since the 1970's, the program has provided equipment, training, and organized group outings that allow students to experience and enjoy Utah's exceptional outdoor activities. Hiking, climbing, camping, snow and water sports, are all located within minutes of the Ogden Campus. The program has grown to serve over 18,000 people annually and organizes and leads over 200 trips every year. The demands on the program have far outgrown the small home it currently occupies.

The new Outdoor Recreation Building will be approximately 16,000 sq.ft. The total estimated project cost for the new facility is \$6.3M, \$4.8M for the construction. The project will be funded from donor funds, institutional funds, and student fee reserves. The ongoing O&M for this facility will be provided by income from student programs revenue. No state funding will be used for this project.

At this time, a \$1.5M donor agreement has not been signed. Mr. Halverson expressed that this should be completed within the next few days.

MOTION: Mr. Nelson moved to approve Weber State University's request for approval to construct the Ogden Campus Outdoor Recreation Center (Non-State Funded) pending the Board receives an agreement stating all project funds are in place. At this time, Weber State University has approval to proceed with programming and design. The motion was second by Mr. Burgess and passed unanimously.

❑ UTAH STATE UNIVERSITY: REQUEST FOR APPROVAL TO CONSTRUCT THE SWENSON HOUSE (NON-STATE FUNDED)

Mr. Cowley presented a request for Utah State University to construct the Swenson House with the overall goal of enhancing support for literature in the community and inspiring future writers. The house will be located on a vacant lot below Old Main Hill and west of the Caine House on 500 North in Logan.

The facility will be 6,000 sqft. and the projected cost is \$800K, which will be funded by private donations and discretionary funds of the College of Humanities and Social Sciences (CHaSS). O&M will be paid from discretionary funds of CHaSS.

MOTION: Mr. Morse moved to approve Utah State University's request to construct the Swenson House (Non-State Funded). The motion was second by Mr. Ligori and passed unanimously.

❑ UTAH DEPARTMENT OF TRANSPORTATION: REQUEST FOR APPROVAL TO REPLACE THE MILFORD MAINTENANCE STATION (STATE FUNDED)

This agenda item was received past the established deadline for April's meeting packet and did not include a project overview. The project overview has since been drafted and will be included in the meeting packet published on the Board's website.

Mr. Griffin presented a request to replace UDOT's Milford Maintenance Station, which was constructed in 1961 and has far outlived its functionality. This shed rates as second on UDOT's Station Replacement List and is need of replacement. The replacement will expand the facility from 6-bays, to 8-bays. The facility will be 16,403 sq.ft. in size. The CBE received indicates that this project could potentially cost \$5.8M. Director Russell stated that an escalation percentage of approximately 15% was incorporated due to the rural location of this facility. This project will be fully funded by UDOT and will be managed by DFCM using a design/build process.

MOTION: Mr. Burgess moved to approve UDOT's request to replace the Milford Maintenance Station. The motion was second by Mr. Morse and passed unanimously.

❑ AMENDMENTS TO R23-23: HEALTH REFORM -- HEALTH INSURANCE COVERAGE IN STATE CONTRACTS IMPLEMENTATION

Mr. Kelley advised the Board to approve filing of the amendments to R23-23. The amendments are required to conform to Rule 23-23 with new Utah Code Section 63A-5-205.5 passed pursuant to HB0039S05, which is scheduled to take effect May 7, 2018.

❑ MOTION: Mr. Morse moved to approve the filing of amendments to R23-23: Health Reform -- Health Insurance Coverage in State Contracts Implementation. The motion was second by Mr. Burgess and passed unanimously.

☐ APPROVAL OF THE FY2019 CAPITAL IMPROVEMENT LIST

Director Reddoor introduced the FY2019 Capital Improvement List for the Board's approval. Capital improvement funding received a 1.1% increase for FY2019, which equates to approximately \$119M. A total of 324 projects were funded with 60% of funds going to higher education improvements and 40% going to state improvements.

- There has been an adjustment in funding within the USTC due to accelerated deterioration at facilities located in the southern portion of the State. Each USTC college still received an approximate 1% increase from last year.
- One change was received from the University of Utah after the list was distributed. \$3.5M for Merrill Engineering Roof Replacement with Structural Upgrade Ph 1 will be updated to \$3.5M for Merrill Engineering Curtain Wall Replacement.
- \$2.54M has been allocated to support additional DFCM staff.

After the list has been approved any additional changes must be requested and approved through the Board. In preparing for the next budget, Director Reddoor has requested DFCM to provide a report detailing the percentage of funding that went into reserve for FY2017. FY2018 will not be completed until later this summer.

MOTION: Mr. Ligori moved to approve the FY2019 Capital Improvement List with the change to the Merrill Engineering Curtain Wall Replacement request. The motion was second by Mr. Nelson and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Mr. Nye delivered the administrative report for the University of Utah. There were 8 professional service agreements and 8 construction contracts issued. There is one item to address for construction contracts:

- Item 7 ; Project 22008; Storm Water Retention This contract was procured to complete the work of another contractor whose contract was terminated for cause due to faulty installation of storm water pipe.

There were no increases or decreases to the Project Reserve Fund and the balance remains at \$754,107, which is considered adequate to meet anticipated demands. There were no increases and three decreases to the Contingency Reserve Fund leaving a balance of \$2,437,989, which is considered adequate to meet anticipated demands.

- Project 21911; North Chemistry 3rd Floor Lab System Upgrade: This transfer of \$41,792 covers the cost of a significant design omission and unforeseen condition plus 10 minor unforeseen conditions. The omission involved an add of \$8,068 to provide a lattice support rod system in fume hoods that had been left out of bidding documents. The significant unforeseen condition involves the correction of a code violation discovered within the wall in which existing sanitary waste and acid waste pipes had been connected together at a cost of \$12,573.
- Project 21642; HTW Distribution Completion This transfer of \$447,821 covers the cost of additional weld inspection services plus thirteen unforeseen conditions. Due to failures that have occurred on previous HTW line work in projects managed both by DFCM and

the UofU, we determined that a higher level of weld testing is required to prevent additional failures. This has included the use of a full-time certified weld inspector to observe the pipe welding in addition to x-ray inspections of welds. This required a transfer of \$175,000 of contingency funds to cover the cost above the amount budgeted.

- The most substantial unforeseen condition involves a design change costing \$106,747. This was required in order to accommodate unforeseen conditions under the ground at the bottom of the stairs on the south side of the Library. This necessitated the addition of an expansion loop as the pipe drops in elevation under the stairs. Due to the high pressure under which the system operates, there is little margin for error in regards to expansion loops.
- The second largest unforeseen condition, costing \$65,901, involves a substantial number of utilities that cross at the southwest corner of the Library which were not at the expected depth. After substantial investigation of options, it was determined that it was necessary to install the pipe below most of the utilities in order to maintain the necessary elevation for the Library loading dock. This required a substantial amount of digging that had to be done by hand. The bidding documents had anticipated that the HTW pipe could be installed above the existing utilities.
- Project 21837; Fletcher Physics Building Chiller System Upgrade This transfer of \$49,109 covers the cost of unforeseen conditions, the most substantial of which involved improvements to an existing chiller that was moved from the Pioneer Memorial Theatre where it was no longer needed to instead cool the Physics building. During commissioning it was discovered that the chiller had a number of problems that were not previously known.

Director Reddoor requested that the University of Utah and Utah State University also provide a report detailing the percentage of funding that went into reserve. The report will be similar to the one provided from DFCM. Director Reddoor will work with the institutions to determine what fiscal year will be used for the report. The intention of this is to potentially create rule to review projects that transfer a specified percentage of funds to reserve. This item will be further discussed in an upcoming business meeting.

Mr. Berrett delivered the administrative report for Utah State University. There were 4 professional service agreements and 3 construction contract issued. There is one item to cover for professional service agreements:

- AJC Architects has been awarded \$35,750 to design services at Blue Square for the Aggie Chocolate Factory

There were no contributions and one draw to the contingency reserve fund during this reporting period. This leaves a balance of \$91,293, which is considered adequate to meet anticipated demands.

- USUE Blanding Campus Mechanical FY16 in the amount of \$892

There were no draws or contributions to the project reserve fund. The balance of \$687,245 is considered adequate to meet anticipated demands. Of USU's 75 projects, 8 are pending, 15 are in the design/study phase, 28 are in construction and 24 are substantially complete. There were no projects completed during this period

❑ ADMINISTRATIVE REPORT FOR DFCM

Mr. Hunting delivered the administrative report for the Division of Facilities Construction Management. There are no significant updates to the lease report. 16 professional service agreements and 17 construction contracts were issued.

- Item #5, Tax Commission Bldg. HVAC Improvements Project Reserve Funds will cover the difference between the construction budget and award amount.

The Capital Development Contingency Reserve Fund started period with \$3,722,081 and ended with \$3,350,703 with no increases and 5 transfers to projects totaling \$371,378. The Capital Improvement started period with \$8,090,029 and ended with \$7,953,150, with no increases and multiple transfers to projects totaling \$136,879.

Capital Development project reserve fund started with a balance of \$3,939,465 and no activity for this period. The Improvement Project Reserve Fund had 11 transfers to the fund totaling \$151,477 and 4 transfers from the fund of \$50,576, ending with a balance of \$9,365,666

❑ 2018 LEGISLATIVE SESSION UPDATE

- SB 174 Higher Education Capital Facilities did not pass
- A rewrite to 63A will take place to move various operational duties that the Board has received in code to now fall under DFCM.
- DFCM has accepted the duty to perform space utilization studies. \$300K has been allocated from FY2019 capital improvement funds. DFCM has advertised an RFP that will close on Friday.
- FY2019 Capital Development Requests
 - APPROVED Mountainland Technical College: Thanksgiving Point Technology Trades Building
 - APPROVED David Technical College: Allied Health Building
 - APPROVED Utah State University: Biological and Natural Resources Building Renovation
 - The Department of Agriculture's William Spry Building Replacement was not funded. The National Guard's Nephi Readiness Center received funds for design.

❑ FUTURE AGENDA ITEMS

- Project reserve reports from DFCM, University of Utah, and Utah State University

❑ ADJOURNMENT

MOTION: Mr. Burgess moved to adjourn the meeting. The motion was second by Mr. Morse and passed unanimously.

The meeting adjourned at 10:30 A.M.