

Utah State Building Board



MEETING

May 1, 2019

MINUTES

Members in Attendance:

Joe Burgess, Chair
Jeff Reddoor, Director
Mike Kelley
Lisa Barrager
Wendell Morse
William French
Stan Plewe
Kevin VanTassell

Guests in Attendance:

Patty Yacks	Building Board
Jim Russell	Department of Administrative Services
Darrell Hunting	Department of Administrative Services
Nick Radulovich	Department of Administrative Services
Tyson Walker	Department of Human Services
Lee Fairbourn	Department of Administrative Services
Taylor Kauffman	Governor's Office of Management and Budget
Brian Wikle	Legislative Fiscal Analyst
Chris Talbot	State Courts
LTC Vince Wolff	Utah National Guard
Jonathan Hickerson	EDA
Aimee Hinkley	Envisions Engineering
Jordan Terry	KPFF
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Adam Young	Spectrum Engineers
Ken Nye	University of Utah
Robin Burr	University of Utah
Jennifer Still	University of Utah
Charles Darnell	Utah State University

Rich Amon	Utah System of Higher Education
Tyler Brinkerhoff	Utah System of Technical Colleges
Mark Halverson	Weber State University

On Wednesday, May 1, 2019, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the State Capitol. The meeting was called into order at 9:00 A.M.

❑ BUILDING BOARD: OATH OF OFFICE FOR NEW MEMBERS

The Governor has appointed four people to fill vacancies on the Building Board. Mr. French (Salt Lake County), Mr. Plewe (Washington County), and Mr. VanTassell (Uintah County) took their Oath of Office. Mr. Fairbanks (Weber County) will take his Oath of Office during the next meeting.

❑ APPROVAL OF MINUTES FROM THE APRIL 3, 2019 BOARD MEETING

Chair Burgess asked for comments or corrections to the minutes from the April Building Board meeting. None were brought forward.

MOTION: Ms. Barrager moved to approve the minutes from the April 3, 2019 Board Meeting. The motion was second by Mr. Morse and passed unanimously.

❑ DFCM: STATE FACILITY ENERGY EFFICIENCY FUND LOAN REQUEST FOR THE STATE MAIL AND DISTRIBUTION SERVICES WAREHOUSE LIGHTING UPGRADE

Ms. Bartolini presented a request to upgrade these fixtures to LEDs throughout the State Mail Warehouse. The existing lighting at the State Mail Warehouse is antiquated and inefficient. In addition, the current metal halide fixtures can take up to 30 minutes to turn back on during a power outage when the building switches to generator power. The proposed loan in the amount of \$13,050 has been requested by Bob Lund, DFCM Facility Manager, to fund a lighting upgrade for the State Mail and Distribution Services Warehouse. The total estimated annual savings of \$2,726 and simple payback 3.3 years (with incentives) meet the DFCM Building Performance Group's expectations and guidelines for SFEEF funding. The loan application has been reviewed and approved by Sarah Boll, DFCM High Performance Building Program Director.

MOTION: Mr. VanTassell moved to approve DFCM's State Facility Energy Efficiency Fund Loan request for the State Mail and Distribution Services warehouse lighting upgrade. The motion was second by Mr. Morse and passed unanimously.

❑ UNIVERSITY OF UTAH: REQUEST FOR THE BIOMEDICAL POLYMERS RESEARCH BUILDING LAB REMODEL (NON-STATE FUNDED)

Ms. Burr presented a request to remodel approximately 14,132 sqft of lab space on the first floor of the Biomedical Polymers Research Building. The project scope includes the reconfiguration of this space including the conversion of some office space into lab space. The project will upgrade infrastructure to address the needs for chilled water, emergency power, data, and fire alarm. The proposed total project budget of \$6,732,366 will be funded through University of Health Sciences funds. No State funds will be requested for this project. Construction is anticipated to begin late 2019.

MOTION: Mr. Morse moved to approve University of Utah's request for the Biomedical Polymers Research Building lab remodel (non-state funded). The motion was second by Mr. VanTassell and passed unanimously.

❑ **WEBER STATE UNIVERSITY: UPDATE ON THE OGDEN CAMPUS OUTDOOR RECREATION CENTER (NON-STATE FUNDED)**

Mr. Halverson presented a update on the Ogden Campus Outdoor Recreation Center, a non-state funded project. During the April 2018 meeting, the Board approved Weber State University to proceed with construction of a new 16,000 sqft. outdoor recreation facility once all funds were in place. At this time, the university has the student fee reserve funds, donor funds, and institutional R&R funds needs to fund the \$6.7M cost of the project. No State funds will be requested for this project.

❑ **ADMINISTRATIVE REPORTS FOR THE UNIVERSITY OF UTAH & UTAH STATE UNIVERSITY**

Mr. Nye delivered the administrative report for the University of Utah. There were 17 professional service agreements and 9 construction contracts issued. The report covers the period of March 20, 2019 – April 17, 2019.

Professional agreements awarded during this period consist of

- Item 10; Research Park Master Plan Update - Perkins + Will was contracted to assist the University in planning the future development of the University's Research Park.
- Item 12; Huntsman V Programming Phase – Pre-Construction Services - DFCM previously authorized the University to lead the programming effort for the Huntsman Cancer V project. The University and DFCM then collaborated to select Layton Construction as the CM/GC for the project. The University issued this professional services agreement to Layton to provide pre-construction services during programming. DFCM will issue the CM/GC contract to Layton.

Report of Project Reserve Fund Activity

- No increases
- Decreases:
 - Project 22018; Sidewalk Improvements – Mario Capecchi Drive \$115,545.60
 - Project 22058; Secondary Water System for Landscape Irrigation \$30,055.40
 - These transfers, totaling \$145,601 cover the difference between the bid and the construction budget. The amount transferred was reduced to the extent possible by removing any nonessential scope from the construction as well as redirecting budgets in soft cost line items.
- Balance: The balance of \$645,519 will be needed to meet anticipated demands for currently authorized projects given the current market.

Report of Contingency Reserve Fund

- No increases
- Decreases:
 - Project 22147; Wasatch Drive Area Road Rebuild - This transfer of \$113,738 covers the cost of completing the project under winter conditions along with the cost of traffic control required by the extended construction period. The extension of time into the winter was the result of several major unforeseen conditions, primarily involving utilities discovered at locations different than had been indicated by record drawings of previous projects and potholing efforts.
- Balance: Our analysis, using the same methodology employed by DFCM, indicates that the current balance of \$2,471,064 is adequate to complete the projects that have been authorized and does not reflect an excess balance.

Mr. Carnell delivered the administrative report for Utah State University. There were 3 professional service agreements and 8 construction contracts issued. The report covers the

period of March 22, 2019 – April 19, 2019.

Report of Contingency Reserve Fund

- No projects needed funds or contributed to the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$533,071 to be adequate.

Report of Project Reserve Fund Activity

- No projects needed funds and one project contributed to the reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$1,040,147 to be adequate.
 - SE Sidewalk & Safety Lighting \$6,026

Current Delegated Projects List

- Of USU's 82 projects, 4 are pending, 22 are in the design/study phase, 39 are in construction, 12 are substantially complete and 5 are complete. The 5 projects completed during this period were Alumni House Remodel IOGP-Design, SE Sidewalks & Safety Lighting, South Farm Beef Barn, South Farm New Dairy Barn and USUE Price Student Center Remodel-Design.

ADMINISTRATIVE REPORT FOR DFCM

Mr. Hunting delivered the administrative report for the Division of Facilities Construction Management. The report covers the period of March 15, 2019 – April 15, 2019. There are no significant updates to the lease report. 28 professional service agreements and 28 construction contracts were issued.

Contingency Reserve Fund, Capital Development started period with \$5,881,516, had no increases and three decreases for \$131,056, ending with a balance of \$5,750,460.

- Dixie State University Human Performance & Student Wellness Center - This transfer of \$75,407 covers the State's share of change order #6.
- Weber State University Lindquist Hall Bldg. Renovation - This transfer of \$30,528 covers the State's share of change order #18.
- Southern Utah University New Business Bldg. and Repurposed Existing Bldg. - This transfer of \$25,121 covers the State's share of change order #11.

Contingency Reserve Fund, Capital Improvement started period with \$10,258,035, had no increases totaling and multiple decreases totaling \$66,530, ending with a balance of \$10,191,505.

- Board of Education Bldg. Replace VAV Boxes & Sump Discharge Piping Replacements - This transfer of \$17,685 covers change order #1.

Development Project Reserve Fund had no activity for the period, ending with a balance of \$2,550,953. The Improvement project reserve fund started with a balance of \$5,564,502 had multiple transfers in of \$231,593 and four transfers from the fund of \$254,053, ending with a balance of \$5,542,042.

ADDITIONAL/FUTURE AGENDA ITEMS

- DFCM and USHE will provide an update on procedures in regards to SB102 and HB349
- FY21 capital improvement requests will go through DFCM
- FY21 capital development needs statements will come from Building Board (when applicable)

☐ ADJOURNMENT

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

The meeting adjourned at 9:50 A.M.