

Utah State Building Board



MEETING

July 11, 2018

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Jeff Reddoor, Director
Lisa Barrager
Joe Burgess
Miranda Jones
Mike Kelley
Joe Ligor
Wendell Morse
Chip Nelson
Gordon Snow

Guests in Attendance:

Patty Yacks	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Tani Downing	Department of Administrative Services
Michelle Brown	Department of Administrative Services
Nick Radulovich	Department of Administrative Services - DFCM
Scott Whitney	Department of Administrative Services - DFCM
Jim Russell	Department of Administrative Services - DFCM
Darrell Hunting	Department of Administrative Services - DFCM
Don Brinkerhoff	Department of Human Services
Greg Peay	Department of Corrections
Sid Pawar	AJC Architects
Paul Morris	Dixie State University
Jackson Ferguson	FFKR Architects
Jordan Terry	KPFF
Heather Knighton	MHTN Architects
Malin Francis	Salt Lake Community College
Tyler Brinkerhoff	Utah System of Technical Colleges
Lori Haglund	VBFA

Amber Winn Wright Engineers

On Wednesday, July 11, 2018, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol. The meeting was called into order at 9:00 A.M.

☐ APPROVAL OF MINUTES FROM THE MAY 2, 2018 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the May Board Meeting. None were brought forward.

MOTION: Mr. Burgess moved to approve the Minutes from the May 2, 2018 Board Meeting. The motion was second by Ms. Barrager and passed unanimously

☐ APPROVAL OF MINUTES FROM THE MAY 2, 2018 BUSINESS MEETING

Chair Carnahan asked for comments or corrections to the minutes from the May Business Meeting. None were brought forward.

MOTION: Mr. Morse moved to approve the Minutes from the May 2, 2018 Business Meeting. The motion was second by Mr. Nelson and passed unanimously.

☐ WEBER STATE UNIVERSITY: REQUEST FOR CONSTRUCTION OF THE NORTH STADIUM GATEWAY (NON-STATE FUNDED)

Mr. Halverson presented a request to proceed with construction of the North Stadium Gateway. The Board approved the request to proceed with programming and design while funds were being raised to construct the facility in the April 2017 meeting. Those funds have now been secured. Current planning calls for 29,700 square feet of new space and the renovation of 4,700 square feet of existing space. The project will include a home team locker room, team meeting rooms, training and equipment facilities, weight room addition, and ticketing / concession areas. The estimated cost of the new facility is \$14.1M. \$12M in donations, gift agreements, and grant funds have been raised. An additional \$2.1M of institutional funds will be used for this project. No state funding is being requested for this project. Operation and maintenance for the new facilities will be funded from athletics revenue.

MOTION: Mr. Nelson moved to approve Weber State University's request for construction of the North Stadium Gateway (non-state funded). The motion was second by Mr. Snow and passed unanimously.

☐ DFCM: REQUEST FOR REALLOCATION OF FUNDS (CAPITAL IMPROVEMENT PROJECT RESERVE TO THE DFCM FY2018 EMERGENCY FUND)

This item was withdrawn per DFCM Director, Mr. Russell. A transfer into the fund for Project Rio Grande has made this request unnecessary.

☐ DFCM: REQUEST FOR REALLOCATION OF FUNDS (UINTAH BASIN TECHNICAL COLLEGE #19288250 FLOORING & RESTROOMS IMPROVEMENTS TO #19291250 VERNAL CAMPUS EMERGENCY BOILER REPLACEMENTS)

Mr. Hunting presented a request to reallocate of \$254,080 of approximately \$720K from Capital Improvement Project #19288250 into Project #19291250. Two of the three boilers at the Uintah Basin Technical College Vernal Campus building have currently failed and have a history of seven failures since installation in 2008. However, given the history of the boilers the project engineer recommends the best solution is to replace all three of the boilers. The request was modified to increase reallocation up to \$334,080 to replace three boilers.

MOTION: Mr. Burgess moved to approve the reallocation request of up to \$334,080. from #19288250 Flooring & Restrooms Improvements to #19291250 Vernal Campus Emergency Boiler Replacements to replace three boilers The motion was second by Mr. Snow and passed unanimously.

☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-30, STATE FACILITY ENERGY EFFICIENCY FUND

Mr. Kelley recommended that the Board authorize the filing of the Five Year Notice of Review and Statement of Continuation for Rule 23-30. Rule 23-30 is for the purposes of conducting the responsibilities assigned to the State Building Board and the Division of Facilities Construction and Management in managing the State Facility Energy Efficiency Fund and implementing the associated revolving loan program established in Utah Code Section 63A-5-603.

MOTION: Mr. Ligori moved to approve the Five Year Notice of Review and Statement of Continuation for Rule R23-30, State Facility Energy Efficiency Fund. The motion was second by Mr. Nelson and passed unanimously.

☐ APPROVAL OF PERFORMANCE AND PAYMENT BOND FORMS

Mr. Kelley recommended that the Board approve a request to retire the Performance and Payment Bond forms and adopt the AIA A312-2010 Form.

MOTION: Mr. Morse moved to retire the Performance and Payment Bond forms and adopt the AIA A312-2010 forms. The motion was second by Mr. Nelson and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR THE UNIVERSITY OF UTAH & UTAH STATE UNIVERSITY (MAY & JUNE)

Mr. Nye delivered the May 2018 administrative report for the University of Utah. There were 23 professional service agreements and 20 construction contracts issued.

- Item 20; Building Code Plan Check & Inspection Services
This contract with Bureau Veritas North America will provide for building code plan review and inspection services for all University managed projects for the next three years.
- Item 6; HEB 4th Floor West Lab and Item 9; HEB North Tower West Side Roof Replacement. These two projects need to be constructed concurrently by the same contractor as the roof replacement requires a structural upgrade that extends into the building to the ceiling of the 4th floor lab that is being upgraded. To facilitate this, Layton was selected as Construction Manager/General Contractor for both projects under a single RFP. The balance of the construction cost for both contracts will be bid by Layton and added to the contracts as is typical for CM/GC contracts

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 two decreases to the Contingency Reserve Fund leaving a balance of \$2,291,873 which is considered adequate to meet anticipated demands.

- Project 21486; HTW Plant Replace Boiler #1
This transfer of \$32,850.99 covers the cost of two design omissions that were identified at start-up. The larger of these involved the installation of filters and differential pressure gages in the gas lines that were needed to achieve a safe and efficient operation.

- Project 21911; North Chemistry 3rd Floor Lab System Upgrade
Most of this transfer of \$32,102.83 covers the cost (\$26,005) of adding steel shrouds above the ceiling for the fume hoods. The Fire Marshall identified this requirement during construction to increase fire safety.

Mr. Nye delivered the June 2018 administrative report for the University of Utah. There were 12 professional service agreements and 11 construction contracts issued. There are no significant items to report.

There was one increase and no decreases to the Project Reserve Fund and the balance remains at \$754,107, which is considered adequate to meet anticipated demands

- The residual funds of \$16,033.86 in project 21939, Merrill Engineering Building Freight Elevator Upgrade, were transferred into Project Reserve per statute

There were no increases and one decrease to the Contingency Reserve Fund leaving a balance of \$2,037,950, which is considered adequate to meet anticipated demands.

- Project 21642; HTW Distribution Completion
This transfer of \$208,280 covers the cost of testing costs above the amount budgeted (\$66,828) along with a number of unforeseen conditions including the following: (1) hand digging or other changes from the bidding documents required to work through complex webs of utilities in three locations; (2) rebuilding an elevated patio area that was discovered to not have footings when excavation for this project went through the edge of it; (3) rebuilding a non-compliant ADA ramp that was impacted by the project; and (4) construction of temporary paths that were not called for in the bidding documents but which were necessary to maintain pedestrian and particularly ADA access.

Mr. Berrett delivered the May 2018 administrative report for Utah State University. There were 13 professional service agreements and 11 construction contract issued. There are no significant items to report.

There were no contributions and one draw to the contingency reserve fund during this reporting period. The balance is \$78,633, which is considered adequate to meet anticipated demands.

- - \$12,659 for the Parking Lot Paving FY18 project

There were four contributions and five draws to the project reserve fund. The balance of \$538,442 is considered adequate to meet anticipated demands.

Mr. Berrett delivered the June 2018 administrative report for Utah State University. There were 15 professional service agreements and 23 construction contract issued. There are no significant items to report.

The contingency amounts for the FY19 delegated capital improvement projects have been added to the Contingency Reserve Fund report. The list includes 33 new projects. An amount of \$945,285 has been added to the fund. One project needed funds from the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$1,017,919 to be adequate.

Three projects contributed to and one project needed funds from the project reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance of \$529,997 to be adequate

❑ ADMINISTRATIVE REPORT FOR DFCM (MAY & JUNE)

Director Russell delivered the May 2018 administrative report for the Division of Facilities Construction Management. There are no significant updates to the lease report. 13 professional service agreements and 30 construction contracts were issued.

Capital Development started period with \$2,712,461, had no increases/adjustments and 8 transfers to projects totaling \$535,019, ending with a balance of \$2,177,442.

Capital Improvement started period with \$7,810,900, had 4 increases for \$63,707 and 7 transfers to projects totaling \$93,750, ending with a balance of \$7,780,857.

The development project reserve had one decrease for \$950,000 (SUU new business building and repurposed existing building) and no increases, ending with a balance of \$6,975,947, while the capital improvement project reserve fund had three transfers to the fund of \$68,724 and 13 transfers out totaling \$1,028,742, ending with a balance of \$8,549,118.

The current projection of the contingency reserve analysis is an excess of \$994,393, up from the March analysis of \$326,748.

Director Russell delivered the June 2018 administrative report for the Division of Facilities Construction Management. There are no significant updates to the lease report. 18 professional service agreements and 31 construction contracts were issued.

Capital Development started period with \$2,177,442 and ended with \$1,991,396 with 1 increase of \$27,747 and 6 transfers to projects totaling \$213,793. Capital Improvement started period with \$7,780,857 and ended with \$7,568,194, with 1 increase of \$4,662 and multiple transfers to projects totaling \$217,325.

The development project reserve fund started with a balance of \$6,975,947 and had 2 transfers in of \$5,226,545 and 1 transfer out of \$9,000,000 for the new State Prison, ending with a balance of \$3,202,492. The Improvement project reserve fund started with a balance of \$8,549,119 had 12 transfers in of \$353,167 and 7 transfers from the fund of 5,331,511, ending with a balance of \$3,570,775.

Chair Carnahan asked Director Russell to provide an update on the following capital development requests:

- Department of Agriculture: William Spry Building – The Department of Agriculture has moved their staff to work regional locations. CRSA is working on a revision to the program for this project. The parking issue will be resolved through a land swap with Salt Lake City, which will be mutually beneficial for both parties.
- DHS/DJJS: Salt Lake Multi-Use Center – There has been a shift in priorities for the Department of Human Services. The department's primary focus this year will be for a request submitted for the Utah State Developmental Center.
- Utah National Guard: Nephi Readiness Center – Federal funds have been received for design. The program and design phase is currently in progress. The infrastructure project

is also in progress; however, there have been changes in city/county leadership that have slightly impacted this project.

❑ **FUTURE AGENDA ITEMS**

- Mr. Kelley will return to the next meeting for a request to update the DFCM Bid Bond Form
- FY20 Capital Development Tour on August 9th & 10th
- Chair Carnahan and Director Reddoor met with Senator Millner and had positive discussion on SB 174. Chair Carnahan is willing to support the bill.
 - Mr. Nelson suggested engaging in communication on how the program will work for colleges of all sizes, including technical colleges.
- Building Board Auditor Tyson Gregory has accepted a position with Salt Lake Community College as the Director of Real Estate and Property Management. The Board thanked Mr. Gregory for his hard work.

❑ **ADJOURNMENT**

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

The meeting adjourned at 11:00 A.M.