

Utah State Building Board



MEETING

December 7, 2016

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Tani Downing	Department of Administrative Services
Ken Hansen	Department of Administrative Services
Patricia Yacks	Department of Administrative Services
Jim Russell	Division of Facilities and Construction Management
Wayne Christensen	Division of Facilities and Construction Management
Lee Fairbourn	Division of Facilities and Construction Management
Bruce Whittington	Division of Facilities and Construction Management
Cee Cee Niederhauser	Division of Facilities and Construction Management
Sid Painar	AJC Architects
Simone Rudas	Attorney General's Office
Debbie Kurzban	Attorney General's Office
Sal Petilos	Department of Alcoholic Beverage Control
Cade Meir	Department of Alcoholic Beverage Control
Don Brinkerhoff	Department of Human Services
Nick Lorenzo	EDA Architects
Jodi Geroux	FFKR Architects
Jackson Ferguson	FFKR Architects
Chris Coutts	MarketLink
Peggy McDonough	MHTN Architects
Heather Knighton	MHTN Architects
Kyle Taft	MHTN Architects
Bob Askerlund	Salt Lake Community College

Stuart Adams	Utah Senate
Tiger Funk	Southern Utah University
Jade Teran	Spectrum Engineers
Tiffany Woods	Spectrum Engineers
Joseph Demma	UCAT
Tyler Brinkerhoff	UCAT
Dave Woolstenhulme	UCAT
Rich Amon	USHE
Kevin Griffin	Utah Department of Transportation
Ben Berrett	Utah State University

On Wednesday, December 7, 2016, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building, Salt Lake City, Utah. The meeting was called to order at 9:00 am.

□ APPROVAL OF MINUTES OF FROM NOVEMBER 2, 2016 MEETING

Chair Carnahan asked for comments or corrections to the minutes from the November Building Board Meeting. No comments or corrections were brought forward.

MOTION: Mr. Fitzsimmons moved to approve the Minutes from the November 2, 2016 Meeting. The motion was seconded by Mr. Fitch and passed unanimously.

Chair Carnahan welcomed the new DAS Executive Director, Tani Pack Downing. He also thanked Interim DAS Executive Director, Ken Hansen for his guidance. The Board invited Mrs. Downing up to share her experience in state government. Mrs. Downing currently serves as the Director for the Division of Risk Management. Prior to her position with the Division of Risk Management she served as General Counsel and Deputy Chief of Staff during the Huntsman administration. Mrs. Downing has also held various positions with the Department of Workforce Services; including Executive Director and Chairperson of the Workforce Appeals Board.

□ APPROVAL OF THE 2017 BUILDING BOARD MEETING SCHEDULE

Chair Carnahan asked for comments or corrections to the 2017 Building Board Meeting Schedule. He noted that the location for the 2017 Capital Development Tour should be changed Northern and Central Utah areas, as the southern part of the State was toured this year. Mr. Nelson suggested that the meeting location for the February and March meetings should be changed to allow for touring opportunities of other buildings. Mr. Reddoor agreed to provide suggested locations for these meetings at a later time.

MOTION: Mr. Fitch moved to approve the dates for the 2017 Building Board Schedule, but not the location for the February, March, and August meetings. The motion was seconded by Mr. Hunsaker and passed unanimously.

□ SALT LAKE COMMUNITY COLLEGE: ADDITIONAL INFORMATION ON THE JORDAN CAMPUS STUDENT CENTER PROJECT

Bob Askerlund with Salt Lake Community College expressed their gratitude to the Board for its guidance over the month and a half. Salt Lake Community would like to withdraw their request for the Jordan Campus Student Center citing that negotiations for the project have broken down.

SLCC will review their options and plan to return with this project request next year.

❑ SOUTHERN UTAH UNIVERSITY: APPROVAL FOR UPDATED 2016 MASTER PLAN

Tiger Funk, Executive Director of Facilities for Southern Utah University presented the updated 2016 Master Plan. This plan was approved by the Board of Regents on July 15, 2016. Here are the following updates in order:

- A. Proposed potential property acquisition boundary designated in lavender
- B. Removed North Housing Options A and B and East Housing Options on 300W
- C. Restored existing Leadership Engagement Center instead of additional parking lot (#36)
- D. Updated removal of tennis courts and placement of pickleball courts adjacent to Physical Education building
- E. Added new Utah Shakespeare Festival buildings and Southern Utah Museum of Arts to existing buildings list (#34 & #35)
- F. Removed Dewey Avenue parking lot as part of a land swap for two added existing houses at 200 South and 700 West (to accommodate construction of new resident halls in partnership with the Dixie and Anne Leavitt Foundation)
- G. Removed potential addition to existing Library building
- H. Added new Housing Option on vacant Juniper Hall Housing site
- I. Removed future buildings on Multipurpose building site and restored existing Multipurpose building to existing buildings list (#37)

Mr. Reddoor requested that Mr. Funk expand on Item H. Mr. Funk stated that Item H is a Non-State Funded request that will be brought forward in the future. The building on this property was demolished several years ago. SUU plans to develop the property into a temporary parking lot for the next 3-5 years.

Mr. Nelson asked Mr. Funk to expand on the property acquisition plan, Item A. Mr. Funk stated that SUU is landlocked expansion to the east and west of the campus. SUU isn't actively pursuing property acquisition to the north and south, however they are reviewing each individual property as they become available on the market.

MOTION: Mr. Snow moved to approve the Updated 2016 Master Plan for Southern Utah University as presented. The motion was seconded by Mr. Tanner and passed unanimously.

❑ UTAH STATE UNIVERSITY: APPROVAL FOR DESIGN AND CONSTRUCTION OF A DAIRY BARN, A NON-STATE FUNDED REQUEST

Ben Berrett with USU presented a request to upgrade their dairy barn. The University's current

dairy barn is 35 years old and near the end of its useful life. The new dairy barn will be a 25,280 square-foot fully enclosed pre-engineered steel building that will house two robotic milking stations, a milk processing room, a robotic manure scraping system, and a robotic feed management system. The new barn will provide space for 124 dairy cows. It is expected that this new facility will increase milking production significantly. Mr. Berrett stated that no state funds would be requested for the project. The project and ongoing O&M costs will be funded by Agriculture Experiment Station commodity revenues.

Mr. Reddoor informed the Board that this project falls under their purview and that legislative approval is not required.

MOTION: Mr. Nelson moved to approve the design and construction of the Dairy Barn. The motion was seconded by Mr. Snow and passed unanimously.

☐ DABC: APPROVAL FOR DESIGN AND CONSTRUCTION OF THE RIVERTON-HERRIMAN MARKET AREA LIQUOR STORE, A NON-STATE FUNDED REQUEST

Mr. Reddoor informed the Board that both of the requests being presented from the DABC are non-state funded and will require legislative approval.

Sal Petilos, Executive Director and Cade Meier, Deputy Director for DABC presented a request for a new store in the Riverton-Herriman market area. Alcohol sales have increased significantly. Between FY 2012-2016 the DABC has seen an increase of 33% in sales. In 2016 the DABC generated \$405M in sales. The DABC has identified areas within the State for store placement opportunities using weighing factors such as; population growth, store performance, and sales per associate hour. Currently, the DABC has 44 stores, with another 2 being developed in West Valley and Syracuse. The DABC is allowed 1 store per 48,000 people and based on current population increases the DABC should have 66 stores. Population is expected to increase, with a concentration in the western portion of the Wasatch Front counties. The DABC had selected the Riverton market area as their first priority for store opportunities, with the Layton market area following closely behind.

MOTION: Mr. Hunsaker moved to approve the Design and Construction of the Riverton-Herriman Market Area Liquor Store. The motion was seconded by Mr. Fitzsimmons and passed unanimously.

☐ DABC: APPROVAL FOR DESIGN AND CONSTRUCTION OF THE FARMINGTON MARKET AREA LIQUOR STORE, A NON-STATE FUNDED REQUEST

Mr. Petilos stated that the justification for this store is essentially the same as the Riverton-Herriman request. Population growth is also expected to increase in the Davis County market area. The DABC believes they can better serve customers by adding an additional store between Layton and Bountiful.

MOTION: Mr. Nelson moved to approve the Design and Construction of the Farmington Market Area Liquor Store. The motion was seconded by Mr. Fitzsimmons and passed unanimously

☐ DFCM: UTAH STATE UNIVERSITY STATE FACILITY ENERGY EFFICIENCY FUND

LOAN APPLICATION

Jeff Wrigley from DFCM presented Utah State University's loan request for a lighting project that would be used to install new LED lights in 7 different facilities. The loan is in the amount of \$300K. The estimated payback period is approximately 5.2 years, which will begin at the end of 2017. Actual energy savings will be tracked by using spot metering techniques. If this loan is approved, the Revolving Loan Fund would have an ending balance of \$1.2M.

MOTION: Mr. Snow moved to approve State Facility Energy Efficiency Fund Loan Application for Utah State University. The motion was seconded by Mr. Tanner and passed unanimously.

❑ UTAH STATE FAIR PARK: UPDATE ON DEMOLITION AND THE RODEO ARENA/STADIUM PROJECT

State Fair Park Executive Director, Mr. Mullenax, stated that the demolition phase of the Old Arena was completed in September and that the construction phase of the New Arena began in October, shortly after the State Fair concluded. The project is currently 12% complete and is expected to be completed on July 1, 2017. The New Arena will have upper and lower bowls, and seating for up to 10,000 spectators.

Manufactured soil needed to be brought into the site in order to reach the required soil compaction rates. All building permits required for this project have been secured. Additional storm drains will be installed to the west of the arena, in order to better address inclement weather conditions. The existing building plan will also elevate the arena, which should improve drainage to the existing drain system. The Fair Park has established a 24/7 live construction webcam of the New Arena, which can be viewed here:

https://cameras.liveviewtech.com/network_cameras/public_live_cameras_video/1741

Mr. Snow inquired if a cohesive theme has been chosen for the new and remodeled facilities at the Fair Park. Mr. Mullenax stated that their internal marketing team has addressed this and a cohesive theme will present at the Fair Park.

Mr. Reddoor informed the Board that the recommended funding of capital improvements for the State Fair Park will increase from last year's recommendation of \$1.3M, to \$2.3M.

*The meeting diverted from the original agenda as the University of Utah was running late for their presentation.

❑ ADMINISTRATIVE REPORT FOR UTAH STATE UNIVERSITY

Mr. Berrett with Utah State University presented first. Mr. Berrett reported that 3 Professional Contracts and 6 Construction Contracts were awarded.

- Kaysville Building Addition – awarded to Intertek Architectural Testing for building envelope commissioning. Construction will begin immediately. State High Performance Building Standards will be followed.
- \$150K to finish the Huntsman Library Huntsman Hall
- \$22,221 for the BNR north air handlers

- \$4,901 to build classroom consoles and design
- Various contracts for asbestos abatement

Both the Contingency Reserve Fund and the Project Reserve Fund are in good order. There were four small draws to the Contingency Reserve Fund and one increase in the amount of \$27,940. There was no activity to the Project Reserve Fund.

☐ ADMINISTRATIVE REPORT FOR UDOT

Mr. Griffin presented the administrative report for UDOT.

New Architectural Contracts:

- Tie Fork Rest Area Leach Field Repair – It is anticipated that the repair will be costly, potentially in the \$500K range, which may impact the funds that were originally set aside for new salt storage facilities. UDOT is currently working with DFCM for the design phase of this project. Repairs should begin this Spring.
- 10 Salt Storage Facilities: These facilities are needed to bring UDOT up to compliance with the EPA and the Division of Water Quality.
- Cottonwood Maintenance Facility - The design of the new Cottonwood Maintenance Facility is 99% complete. UDOT and DFCM plan to advertise this project in January, with construction to begin this Spring. Funding for this project will lapse of two fiscal years.
- Snowville Maintenance Facility: The design for the new Snowville Maintenance facility is 80% complete. UDOT and DFCM will advertise this project in February with construction beginning after the new fiscal year. Funding will come from the sale of the now abandoned Clinton Maintenance Station.
- Salt Lake West Maintenance Facility The design of the Salt Lake West Maintenance Facility is just beginning. The existing facility is being demolished due to the extension of the Mountain View Corridor Project. A land swap was just recently completed allowing the design to proceed.

Construction Projects:

- Hooper Maintenance Facility: The new Hooper Maintenance Station is complete.
- Morgan Maintenance Station: The new Morgan Maintenance Station is approximately 50% complete. The new access road and all associated utilities have been completed. The Main building is approximately 60% complete. Work has begun on the salt storage facility and the sander rack has also begun.

☐ ADMINISTRATIVE REPORT FOR DFCM

Assistant Director, Mr. Russell, presented the administrative report for DFCM. There were no significant items on the Lease Report. 28 Professional Agreements and 24 Construction Contracts were issued.

Contingency Reserve Fund:

- Item #3, Murray Highway Patrol Office Roofing
- Item #19, Brigham City National Guard Armory Re-roof

Funds from unallocated roofing used for contracts awards

- Item #15, Tooele ATC Parking Lot Slurry Seal

Funds from unallocated paving used for contract award

- Decreases, Capital Development: Capital Development started period with \$8,396,376 and ended with \$7,821,579, with 6 transfers to projects totaling \$575,261 and 1 transfer to the fund for \$464.
- Decreases, Capital Improvement: Capital Improvement started period with \$6,980,203 and ended with \$6,947,848, with multiple transfers to projects totaling \$387,900 and multiple budgeted contingency transfers of \$355,545 to the fund.
- The Project Reserve fund had one transfer from project for \$420,509, ending balance of \$3,285,856 and Improvement project reserve fund had multiple transfers to the fund of \$780,539 and 1 transfer out totaling \$63,005, ending balance of \$5,455,008.
- Contingency Reserve Fund Analysis: The current projection is an estimated deficit of (\$1,105,805). This is due in large part, to the Legislature taking \$5,000,000 from this fund in FY2017.

❑ ADMINISTRATIVE REPORT FOR THE UNIVERSITY OF UTAH

Mr. Nye presented the administrative report for the University of Utah. 14 Professional Service Agreements and 12 Construction Contracts were issued.

Construction Contracts:

- Item 8; Project 21855; Orthopedic Trauma Surgical Services (OTSS) Remodel This CM/GC contract was issued for pre-construction services only. The balance of the construction costs, estimated at \$9.1 million, will be added by change order after getting subcontractor bids.
- Item 10; Project 70042; UUMC Emergency Manifolds This contract for \$67,409 was awarded directly to Alternative Mechanical Contractors, Inc. due to emergency conditions. During design of a project to upgrade the Hospital's oxygen distribution system, the main oxygen shut off valve developed a major leak due to age (original installation was in 1979) and the amount of pressure exerted by the oxygen flow. This created a dangerous situation that required immediate work without taking the time to obtain bids.

Project Reserve Fund:

- Increases: \$2,276, Sidewalk and Bike Path Improvements
- Decreases: Project 21824; Marriott Library HVAC Controls Upgrade This transfer of \$34,291 provides the funding necessary to award the construction contract after reducing scope to the extent possible and utilizing funds budgeted for soft costs to the extent possible.

Contingency Reserve Fund:

- No Activity to report

FUTURE AGENDA ITEMS

Farewell to Bob Fitch and David Tanner

- Bob Fitch: This is Mr. Fitch's last meeting. He will be serving an LDS Mission in London along with his wife
- David Tanner: Mr. Tanner will be resigning after the March meeting. He will be serving as a Project Manager for the LDS Church in Honolulu, Hawaii.

The Board appreciates both of their service and wishes them well on their new ventures.

□ ADJOURNMENT

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

The meeting adjourned at 11:19 am.