

Utah State Building Board



MEETING

March 7, 2018

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Chip Nelson
Gordon Snow
Lisa Barrager
Joe Burgess
Wendell Morse
Joe Ligori

Guests in Attendance:

Mike Kelley	Attorney General's Office
Jeff Reddoor	Building Board
Patty Yacks	Building Board
Jim Russell	Department of Administrative Services - DFCM
Nick Radulavich	Department of Administrative Services - DFCM
Sarah Boll	Department of Administrative Services - DFCM
Lee Fairbourn	Department of Administrative Services - DFCM
Bob Anderson	Department of Administrative Services - DFCM
Bret Hardy	Department of Human Services - USDC
Don Brinkerhoff	Department of Human Services
Coy Porter	Department of Public Safety - Fire Marshal
Miranda Jones	Governor's Office of Management and Budget
Sid Pawar	AJC Architects
Kailie Fennell	Arch Nexus
Vicky Golie	Babcock Design
Jordan Terry	KPFF Engineers
Chris Coutts	Naylor Wentworth Lund
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Tiger Funk	Southern Utah University
Brittany Punjabi	Spectrum Engineers
Robin Burr	University of Utah
Ken Nye	University of Utah

Col. Tyler Smith	Utah National Guard
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Joseph Demma	Utah System of Technical Colleges
Dave Woolstenhulme	Utah System of Technical Colleges

On Wednesday, March 7, 2018, the Utah State Building Board held a regularly scheduled meeting in Room 206 of the University of Utah's Crocker Science Center. Chair Carnahan thanked the University of Utah for hosting the Board. The meeting was called into order at 9:00 A.M.

☐ APPROVAL OF MINUTES FROM THE NOVEMBER 8, 2017 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the November Board Meeting. None were identified.

MOTION: Mr. Snow moved to approve the Minutes from the November 8, 2017 Board Meeting. The motion was seconded by Mr. Morse and passed unanimously

☐ APPROVAL OF MINUTES FROM THE DECEMBER 6, 2017 BOARD MEETING

Chair Carnahan asked for comments or corrections to the minutes from the December Board Meeting. None were identified.

MOTION: Mr. Burgess moved to approve the Minutes from the December 6, 2017 Board Meeting. The motion was second by Mr. Ligori and passed unanimously.

☐ APPROVAL OF MINUTES FROM THE DECEMBER 6, 2017 BUSINESS MEETING

Chair Carnahan asked for comments or corrections to the minutes from the December Business Meeting. None were identified.

MOTION: Mr. Nelson moved to approve the Minutes from the December 6, 2017 Business Meeting. The motion was second by Ms. Barrager and passed unanimously.

☐ UNIVERSITY OF UTAH: REQUEST TO CONSTRUCT SOLAR PV CANOPIES IN THE MERRILL ENGINEERING PARKING LOT

Mr. Nye and Mr. Willson presented a request build canopies in the parking lot to the north of the Merrill Engineering Building for the purpose of installing solar panels on the roofs of these canopies. This request will benefit the University and the public by reducing the amount of energy derived from carbon-based sources thereby reducing levels of air pollution.

Panels will be installed so they face south toward the Merrill Engineering Building. Power will be distributed underground to the Medical Substation and the switchgear will be behind the berm and screened. The existing light fixtures will be replaced with lighting under the canopies. The project will be approached as a Power Purchase Agreement (PPA) which will authorize a third party to own and operate the Solar PV system and the University will purchase the power produced, compensating the third party. The investor of the PPA would be able to take advantage of substantial tax benefits that are not available to the University as a nonprofit organization. The RFP will seek design/build proposals to maximize the electricity generating capacity of a system in this parking lot. Additionally, another RFP will be issued for consultant services to help identify solutions for when the PPA terms have been met. The cost of the canopies and the solar PV system is expected to cost between \$6-8M. No state funds will be

requested for the project, O&M, or future improvements. The system will be owned, finance, operated, and maintained by the third party.

MOTION: Mr. Nelson moved to approve the University of Utah's request to construct the solar PV canopies in the Merrill Engineering parking lot. The motion was second by Mr. Morse and passed unanimously.

❑ UTAH STATE DEVELOPMENTAL CENTER: DEMOLITION REQUEST

Mr. Hardy presented a request to demolish two dilapidated, vacated buildings and three unused concrete silos located at the Utah State Developmental Center. Three silo's and one building were built in 1935. The fifth building (Woodland) was built in 1967. All five facilities are beyond their useful life. USDC intends to use Utah Correctional Industries (UCI) as the contractor to demo and dispose of all site material.

Mr. Anderson stated that there is asbestos present in the two buildings and confirmed that UCI is capable of removing the hazardous material. A safety program, involving OSHA consultation, will be developed and reviewed. The total demolition cost is expected to cost \$179K, which will be paid from USDC agency funds.

MOTION: Mr. Nelson moved to approve the Utah State Developmental Center demolition request. The motion was second by Mr. Burgess and passed unanimously.

❑ UPDATE ON CHANGES TO R23-21 DFCM LEASE PROCEDURES

Mr. Fairbourn stated that DFCM is withdrawing their request to amend R23-21. Proposed amendments were discussed in the November business meeting that included extending the lease process from 6 months to 12 months and updated the advertising process, specifically related to newspaper ads. DFCM will work with counsel to draft a major rewrite to the existing lease procedures. Mr. Fairbourn does not have a set date for when the rewrite will be completed but suggested the Board should anticipate the amendments this summer.

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

Mr. Nye delivered the administrative report for the University of Utah for the period of December 2017 through February 2018. There were 13 professional service agreements and 23 construction contracts issued.

There is an increase of \$84,838 to the Project Reserve Fund for three capital improvement projects that closed during this period. This leaves a balance of \$754,107 in the account, which is considered adequate to meet anticipated demands. There are no increases to the Contingency Reserve Fund and two decreases to report:

- Project 21911: North Chemistry 3rd Floor Lab System Upgrade This transfer of \$47,537 covers the cost of six unforeseen conditions discovered during demolition and abatement. This involved pipes, ducts, and additional hazardous materials that were hidden within walls which then had to be relocated or removed.
- Project 21642: HTW Completion This transfer of \$28,048 primarily covers the cost of a buried vault having dimensions different than expected which required changes in the piping and valves that were placed inside the vault.

Analysis indicates that the current balance of \$2,980,511 is adequate to meet anticipated demands.

Mr. Berrett delivered the administrative report for Utah State University for the period of December 2017 through February 2018. There were 4 professional service agreements and 1 construction contract issued.

There were no draws or contributions to the contingency reserve fund during this reporting period. This leaves a balance of \$92,185 in the account, which is considered adequate to meet anticipated demands. There were no draws and three contributions to the project reserve fund, totaling \$60,132, during this reporting period. This leaves a balance of \$687,245 in the account, which is considered adequate to meet anticipated demands.

❑ ADMINISTRATIVE REPORT FOR DFCM

Mr. Russell delivered the administrative report for the Division of Facilities Construction Management for the period of December 2017 through February 2018. There are no significant updates to the lease report. 59 professional service agreements and 60 construction contracts were issued.

The Capital Development Contingency Reserve Fund started period with \$5,390,349, had no increases or adjustments and 11 transfers to projects totaling \$1,668,268, ending with a balance of \$3,722,081. The Capital Improvement started period with \$6,001,657 and ended with \$8,090,029, with 19 transfers to projects totaling \$289,496 and multiple transfers to the fund of \$2,377,868.

The Capital Development Project Reserve had two decreases for \$300,000 and one 1 increase of \$706,771 ending with a balance of \$3,939,465, while the capital improvement project reserve fund had multiple transfers to the fund of \$859,299 and 9 transfers out totaling \$318,621, ending with a balance of \$9,264,764.

❑ 2018 LEGISLATIVE SESSION UPDATE

Director Reddoor delivered a legislative update to the Board. The following items were discussed:

- Director Reddoor presented the Board's concerns on S.B 174 in the House Education Committee. This bill was sent to the House Rules where it currently sits. We will closely track this bill as the end of the legislative session approaches.
- Capital Development: Two projects are currently at a standstill – the Utah Department of Agriculture's William Spry Replacement and Utah National Guard's Nephi Readiness Center. An update will be provided to the Board on which projects receive funding after the legislative session and concluded.
- There may be a potential decrease, in the amount of \$827K, to the total amount allocated for FY19 capital improvements
- The Utah Olympic Legacy Foundation is no longer seeking capital improvement funding for their infrastructure upgrades
- \$300K has been requested for DFCM to perform a State Space Utilization Study

❑ FUTURE AGENDA ITEMS

- Discuss reducing data received for the DFCM Administrative Report

❑ ADJOURNMENT

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

The meeting adjourned at 10:06 A.M. After the meeting concluded, the Board participated in a tour of the Crocker Science Center and the Health Sciences Campus.