

**AGENDA OF THE  
UTAH STATE BUILDING BOARD MEETING**

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**Wednesday, November 8, 2017  
State Capitol, Room 250  
Salt Lake City, Utah  
9:00 am**

- (Action) 1. **Approval of Minutes from the August 21, 2017 Business Meeting and Building Board Tour**
- (Action) 2. **Approval of Minutes from the September 6, 2017 Board Meeting**
- (Action) 3. **Approval of Minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations and Business Meeting**
- (Action) 4. **DNR/Division of Wildlife Resources: Request to Name the George S. and Dolores Doré Eccles Wildlife Education Center and the L.S. Skaggs Wetland Discovery Classroom**

*The following FY19 Land Banking Projects will be presented (5 minutes each)*

- (Action) 5. **State Courts: Sixth District Courthouse Manti Land Bank**
- (Action) 6. **Department of Public Safety: Utah Fire and Rescue Academy Relocation Land Bank**

*The following FY19 Non-State Funded Capital Development Projects will be presented (5 minutes each)*

- (Information) 7. **Department of Alcohol Beverage Control: Pleasant Grove – Lehi Market Area Store**
- (Information) 8. **Department of Alcohol Beverage Control: Reconstruction of Store 4 – Foothill**
- (Information) 9. **Weber State University: Davis Campus Computer and Automotive Engineering Building**
- (Information) 10. **University of Utah: South Campus Student Housing and Dining Services**
- (Information) 11. **University of Utah: Research Addition to Orthopaedic Center**
- (Information) 12. **Salt Lake Community College: Jordan Campus Student Center**
- (Information) 13. **Utah State University: Phase II Space Dynamic Lab Building**

*The following requests for programming will be presented (5 minutes each)*

- (Action) 14. **Dixie State University: Request for Programming of the Science, Engineering, and Technology (SET) Building**
- (Action) 15. **Weber State University: Request for Programming of the Noorda Engineering & Applied Science Building**
- (Action) 16. **Utah Valley University: Request for Programming of the New Business Building**

- (Action) 17. **Davis Technical College: Request for Programming of the Allied Health Building**
- (Action) 18. **DFCM: Amendments to Rule 23-5, Contingency Funds**
- (Action) 19. **DFCM: Amendments to Rule 23-9, Cooperation with Local Government Planning**
- (Action) 20. **DFCM: Amendments to Rule 23-21, Lease Procedures**
- (Action) 21. **Approval of the 2018 Utah State Building Board Meeting Schedule**
- 22. **Future Agenda Items**

**Notice of Special Accommodation During Public Meetings** - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Patty Yacks 538-3010 (TDD 538-3696) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at: <http://dfcm.utah.gov/dfcm/utah-state-building-board.html>*



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## **MEMORANDUM**

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Approval of Minutes from the August 21, 2017 Business Meeting and Building Board Tour**

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Attached for your review and approval are the minutes from the August 21, 2017 Board meeting and Tour.

# Utah State Building Board



## MEETING AND TOUR

August 21-22, 2017

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### MINUTES

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

Jeff Reddoor	Building Board
Patty Yacks	Building Board
Tyson Gregory	Building Board
Mike Kelley	Attorney General's Office
Tani Downing	DAS - EDO
Ken Hansen	DAS - EDO
Michelle Brown	DAS - EDO
Jim Russell	DFCM
Bruce Whittington	DFCM
Darrell Hunting	DFCM
Jeff Wrigley	DFCM
Bob Anderson	DFCM
Col. Tyler Smith	Utah National Guard
Don Brinkerhoff	DHS
Rich Amon	USHE
Malin Francis	SLCC
Sam Steed	Snow College
Leslee Cook	Snow College
Lincoln Harmer	KW Engineering

On Monday August 21, 2017, the Utah State Building Board met prior to leaving on their Capital Facilities Tour in Room 4112 of the State Office Building, in Salt Lake City, Utah. The meeting was called into order at 8:03 a.m.

Prior to beginning with the regularly scheduled agenda Chair Carnahan shared the passing of

Board member Mr. Fitzsimmons who served for approximately seven years. The Board is grateful for Mr. Fitzsimmons expertise and deeply miss his presence.

**❑ APPROVAL OF MINUTES FROM THE JUNE, 7 2017 BUSSINESS MEETING**

Chair Carnahan asked for comments or corrections to the minutes from the June Business Meeting. No comments or corrections were brought forward.

**MOTION: Mr. Burgess moved to approve the minutes from the June 7, 2017 Business Meeting. The motion was seconded by Mr. Nelson and passed unanimously.**

**❑ DFCM: APPROVAL OF REVOLVING LOAN FUND FOR SNOW COLLEGE**

Mr. Wrigley presented a request for Snow College to obtain a loan for \$82,114 to schedule and re-tune a majority of the airside equipment located in the Humanities Building as well as integrate chiller controls. These improvements will result in significant energy and natural gas savings. The payback for this project is 3.4 years, which Chair Carnahan commended. Mr. Wrigley also confirmed that there is contingency built into the project budget in case any unforeseen issues arise.

**MOTION: Mr. Nelson moved to approve the revolving loan fund for Snow College. The motion was second by Mr. Snow and passed unanimously.**

Director Reddoor took a moment to recognize Michelle Brown, the new Resource Steward for the Department of Administrative Services

**❑ UTAH NATIONAL GUARD: WEST JORDAN AIRPORT RENOVATION (NON-STATE FUNDED)**

Col. Tyler Smith presented a request to utilize federal funds to renovate the existing Army Aviation Support Facility (AASF) in West Jordan Utah at Airport #2. The facility does not meet current code for fire suppression, ADA compliance, State or Federal energy standards, storage and operational requirements, and seismic safety. There is also one large section of the facility that was previously used for a firing range and has been closed due to the inability to remove all lead contamination. All contracting will be completed through DFCM. The estimated cost for this project is \$7M. The Federal Government will provide all funding for this project. Although funding is not in hand at this time, the Utah National Guard highly expects to receive funding in the very near future

**MOTION: Mr. Burgess moved to approve the Utah National Guard's request for the West Jordan Airport Renovation. The motion was second by Mr. Nelson and passed unanimously.**

**❑ DFCM: BATC CAPITAL IMPROVEMENT REALLOCATION REQUEST**

Mr. Hunting presented a request is to reallocate FY18 Capital Improvement funding in the amount of \$350,000 that was approved for the Brigham City Campus – Facility Improvements to the HVAC-Life Safety Improvement project that was also approved using FY18 Capital Improvement funding.

The FY18 Capital Improvement Request for the Brigham City Campus – Facility Improvements was made with the understanding that Public Safety would be moving out of the building and into a new location. It has now been determined that Public Safety will not be moving into this new location and will remain in the Brigham City Center for at least another 2 years. This reallocation

will help ensure that all life safety issues related to HVAC on the main campus can be corrected at this time.

**MOTION: Mr. Snow moved to approve BATC's Capital Improvement Reallocation request. The motion second by Ms. Barrager and passed unanimously.**

**❑ FUTURE AGENDA ITEMS**

- Next Building Board meeting is on 9/6. An alternative building standard for university housing projects will be presented at this meeting.
- State Building Board Capital Development Hearings on 10/4
- Prioritization and Business Meeting on 10/5
- Per Mike Kelley, nine Five-Year reviews need to be completed prior to November. The Board has agreed to review these in September's meeting.

**❑ ADJOURNMENT**

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

The meeting adjourned at 8:26 A.M.

**BUSINESS MEETING:**

Board members were given last minute instruction for the tour. Director Reddoor reviewed the itinerary for the tour and distributed the FY2019 Capital Development Project List. Board Members discussed several projects from the list. Mr. Nelson requested Director Reddoor to provide information on which projects have been approved for programming as this information will be beneficial in determining prioritization. Director Reddoor also informed the Board of a meeting with USHE the afternoon of September 6 to review prioritization processes.

The Board is currently working with the Governor's Office on filling two vacancies. The first is for Mr. Fitzsimmons, who was the AIA representative for the Board. The second, is for Mr. Hunsaker, who represented Cache County.

**THE FOLLOWING SITES WERE VISTED:**

Salt Lake City – August 21

- Utah Valley University: New Business School Building
- UCAT, Mountainland Technical College: Thanksgiving Point Technology/Trades
- Salt Lake Community College: Herriman Campus General Education Building
- DHS, Division of Juvenile Justice Services: Wasatch Youth Center Replacement

Logan (Northern Utah Areas) – August 22

- Utah State University: Biology & Natural Resources Renovation & Center for Languages and Cultures
- Weber State University: NORDA Engineering & Applied Science Building
- UCAT, Davis Technical College: Allied Health Building
- Utah Department of Agriculture and Food: William Spry Agriculture Building



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*Governor*

# Utah State Building Board

3120 State Office Building  
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## **MEMORANDUM**

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Approval of Minutes from the September 6, 2017 Board Meeting**

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Attached for your review and approval are the minutes from the September 6, 2017 Board Meeting.

# Utah State Building Board



## MEETING

September 6, 2017

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### MINUTES

#### Members in Attendance:

Ned Carnahan, Chair  
Lisa Barrager  
Fred Hunsaker  
Chip Nelson  
Gordon Snow

#### Guests in Attendance:

Jeff Reddoor	Building Board
Patty Yacks	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Tani Downing	DAS - EDO
Ken Hansen	DAS - EDO
Bruce Whittington	DFCM
Sarah Boll	DFCM
Lucas Davis	DFCM
Lee Fairbourn	DFCM
Jennifer Evans	DHS
Terry Howick	DNR - DWR
Shawn Anderson	UDC
Greg Peay	UDC
Sid Painar	AJC Architects
Jim Nielson	Axis Architects
Jonathan Hickerson	EDA Architects
Jodi Geroux	FFKR Architects
Jeff Palmer	Layton Construction
Heather Knighton	MHTN Architects
Eric Tholen	Michael Baker Intl.
Chris Coutts	NWL Architects
Malin Francis	Salt Lake Community College
Tiger Funk	Southern Utah University
Brennan Wood	Southwest Tech

Jade Teran	Spectrum Engineers
Dave Woolstenhulme	USTC
Joseph Demma	USTC
Tyler Brinkerhoff	USTC
Rich Amon	USHE

On Wednesday, September 6, 2017, the Utah State Building Board held a regularly scheduled meeting in the Zephyr Room of the Rio Grande Building, in Salt Lake City, Utah. The meeting was called into order at 9:00 am.

The Board diverted from the original agenda and heard the following item:

- 13. DNR/Division of Wildlife Resources: Fisheries Experiment Station Raceway Replacement

**☐ DNR/DIVISION OF WILDLIFE RESOURCES: FISHERIES EXPERIMENT STATION RACEWAY REPLACEMENT**

Mr. Howick, Assistant Chief of Aquatics, presented a request to replace a raceway system and system cover at the Fisheries Experiment Station (FES) in Logan, Utah. The Logan Fisheries Experiment Station Master Plan 2017 by JUB Engineering calls for a 110ft. X 110 ft. building covering 16 individual raceways. The estimated cost of this project is approximately \$857K. Funding will come from an annual legislative appropriation of \$649K and the State Fish Hatchery Maintenance Account (SFHMA) that has historically provided over \$900K annually.

Mr. Reddoor confirmed that this project meets the criteria for non-State funded projects and that approval falls under the Board's purview.

**MOTION: Mr. Burgess moved to approve DWR's request for the Fisheries Experiment Station Raceway Replacement. The motion was second by Mr. Nelson and passed unanimously.**

**☐ FIVE-YEAR REVIEW AND NOTICE OF CONTINUATION OF RULES R23-4, R23-5, R23-6, R23-9, R23-10, R23-12, R23-14, R23-21, AND R23-24**

Mr. Kelley reviewed nine rules submitted for Five-Year Review and Notice of Continuation. There are no changes to any of the rules presented at this time. If approved by the Board, these rules will be renewed on November 14, 2017.

Lee Fairbourn, DFCM Real Estate Manager, advised the Board that DFCM is anticipating an amendment to R23-21 Lease Procedures in order to expand the timeline for renewals. This amendment will begin to be drafted shortly after the rule is renewed on November 14.

**MOTION: Mr. Nelson moved to approve the Five-Year Review and Notice of Continuation of Rules R23-4, R23-5, R23-6, R23-9, R23-10, R23-12, R23-14, R23-21, and R23-24. The motion was second by Mr. Snow and passed unanimously.**

The Board diverted from the original agenda and heard the following items next:

- 12. DHS/Utah State Developmental Center: Request for Design of a Theater Annex (Non-State Funded)
- 11. DFCM: Update on an Alternative Building Standard for University Housing Projects

**☐ DHS/UTAH STATE DEVELOPMENTAL CENTER: REQUEST FOR DESIGN OF A**

### **THEATER ANNEX (NON-STATE FUNDED)**

Director Reddoor presented an overview of this item to the Board. USDC had originally submitted this request for approval of both design and construction. Both phases will be fully funded from both the Alpine Community Theater and by individual donors; therefore this will be a donated project to the State of Utah. Preliminary estimates have shown that this project will cost approximately \$580K, or \$70/per sqft. This estimate raised concerns on the building standards that the project would adhere to. USDC's request today is to proceed with the design phase that must adhere to DFCM's standards.

Mr. Forbes, USDC Financial Manager, presented a request to proceed with the design phase of a theater annex that will be located on the USDC property, next to the existing auditorium. The theater annex will be a freestanding building. This facility will support USDC's mission and long-term mission, which is to "provide an array of services and support that promote independence and quality of life got Utah's most vulnerable people with disabilities". The theater annex will provide multiple opportunities for USDC clients in the form of jobs and participation in community events. It is anticipated that these new opportunities will positivity impact approximately 5% of USDC's cliental.

A concession agreement will be awarded to the Alpine Community Theater to promote and manage this facility, it is estimated that this partnership will provide \$30K in revenue that will be deposited into the USDC Trust Fund (Fund 2201). These funds will cover O&M costs. This facility will not create any adverse impacts to the State of Utah.

Mr. Snow inquired if this project is included in USDC's Master Plan. Mr. Forbes stated that it is not included. The Master Plan was approved two years ago, which was prior to USDC being approached for this project.

Mr. Davis, DFCM Project Manager, expressed his agreement to move forward with the design phase while adhering to State standards. This process will help USDC obtain a clear estimate of the project prior to proceeding into construction.

**MOTION: Mr. Burgess moved to approve the design phase of USDC's request for a theater annex with the stipulation that USDC must return to the Board to move forward with the project beyond this phase. The Board requests that USDC come prepared with a well-developed financial plan at that time. The motion was second by Mr. Nelson and passed unanimously.**

### **□ DFCM: UPDATE ON AN ALTERNATIVE BUILDING STANDARD FOR UNIVERSITY HOUSING PROJECTS**

Mr. Hunting, DFCM Improvement Program Manager, was assigned a task given from the Board to work with stakeholders in higher-ed, architects, engineers, developers, and DFCM to develop an alternative design standard for the construction of student housing this spring. Many universities agree that there is a need to implement an alternative standard; SUU's President Wyatt originally brought this need before the Board. Mr. Hunting reviewed a summary of the revisions for this alternative standard.

- Section 1 - Variances
  - It was widely acknowledged that while a process for requesting variances to the Design Requirements has always been in place, few knew that this was an option. This information is provided as a key component of the Design Standards

document, including instructions and forms for requesting a variance to any of the design standards.

- Section 2 - Codes/Laws/Rules/and Regulatory Requirements
  - This section outlines the statutory requirements and oversight bodies which DFCM and other state agencies are bound to. Design requirements which are in place as a result of these regulations have little opportunity for negotiation; however, discussions related to the interpretation of the statutes may be appropriate in some cases. These requirements include State and may include local code as well.
  
- Section 3 - DFCM Requirements
  - Section 3 identifies code requirements which must be followed, but DFCM has adopted a practice of exceeding the code-required minimum in some instances because it is "the right thing to do." Transcending these code elements is now at the discretion of the institution to decide if the code-required minimum is appropriate for the intended use and if the elements fit within the project budget. Examples follow:
    - Power door operators on entrances and restrooms: The ADA does not require power operators; however, DFCM has recommended them in certain areas of a given building because this better serves a sector of the population. The institution is now free to decide if they want these operators on the project or not.
    - Installation of energy efficient products: The energy code requires minimum basic elements be included in the project, but DFCM has had a long-standing practice of moving well beyond this minimum. The new standard now allows for installations to be evaluated based on the life-cycle cost and consideration for a return on investment.
    - Vibration limitations: The old standards were not based on defined metrics, but rather language such as "detectable by people." This was difficult to apply consistently. The new standard has several defined references which make it possible to apply consistent engineering practices. This also makes allowances for wood structures, including flooring, which will be a tremendous benefit in being competitive with the private sector.
    - Space Standards: It was decided that Utah Space Standards not apply to student housing and should be defined as such.
    - Infrastructure Flexibility: Many of the standards for infrastructure were moved from *Required* to *Recommended*. These are items such as spare electrical capacity and spare communication/data capacity. While steel conduits for electrical conductors are recommended, the new standard makes a clear distinction that lesser expensive solutions are acceptable such as metal-clad cabling (MC cable), non-metallic tubing (Smurf tube) or non-metallic sheathed cable (Romex). J-hooks are now defined as an acceptable method of managing communication/data cabling. Cross linked polyethylene (PEX) remains as an acceptable solution for culinary plumbing. Lightning protection has moved from *Required* to *Recommended*.
    - Architectural Elements: Many of these standards are now listed as Recommended. This gives each institution the authority to decide if these standards are right for their respective project/s. For example, this includes the following building elements:
      - Roofing

- Acoustical qualities
  - Wet area water resistance, such as showers, toilet rooms, and janitor closets.
  - Structural Elements: It is now clearly noted that all construction types are acceptable: Concrete, Steel, Wood, or a combination thereof.
  - Mechanical Systems: Several standards were adjusted to reflect the trend from *Required* to *Recommended*, and are now left to the discretion of each institution. Examples include:
    - Redundant components for heating and cooling systems
    - Fixed access via stairs to rooftop equipment
    - Equipment located in ceiling spaces and the respective access
    - Building automation systems for controlling HVAC systems
    - Central cooling and heating equipment such as chillers and boilers
    - Roof-mounted mechanical equipment
    - Types of mechanical systems used to provide HVAC (electric heat, variable refrigerant
    - flow, unitary furnaces, etc.)
- Section 4 - Landscape and Irrigation Standards
    - It was the consensus of the committee that changes to this section was not necessary.
  - Section 5 - High-Performance Building Systems
    - Every project has the option to use standardized Owner Project Requirements (OPR) and Basis of Design (BOD) documents provided by DFCM. This has an opportunity to save a project extensive money and time due to reduced fees for consultants and added design time. It is expected that the design check-points outlined in the standards be adjusted based on the experience of the project team with DFCM processes.
    - Many elements related to Programming, Design and Engineering documentation on a project have been moved from *Required* to *Recommended*.
    - Benchmarking data in the EPA Energy Profiler system is now Recommended instead of Required.
    - Transportation management plans are no longer required but are still recommended.
    - Several elements of energy performance are now recommended, such as providing Energy Star Appliances when available and identifying water efficiency goals as part of the project.
    - Implementation of a recycling program in the finished building is no longer required but is recommended.
    - Utility metering remains required on all major utilities but is no longer required on smaller subpoints of consumption

Mr. Hunting stated that the committee assigned to developing the alternative standard and President Wyatt are in agreement with the revisions brought forward. Other higher-ed intuitions have also responded to Mr. Hunting with their approval.

Mr. Amon from USHE agreed that the revision process went very well and that their institutions were well represented. He also thanked Mr. Hunting for the broad outreach efforts made to receive feedback on these revisions.

Mr. Hunting stated that the revised standard is ready to be approved by the Board. The only changes left to be made involve non-substantive ones in regards to formatting and website link updates.

**MOTION: Mr. Burgess moved to approve the Alternative Building Standard for University Housing Projects. The motion was second by Ms. Barrager and passed unanimously.**

**❑ ADMINISTRATIVE REPORTS FROM THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Mr. Nye delivered the administrative report for the University of Utah. There were 20 professional service agreements and 18 construction contracts issued. There is one item to highlight for professional service agreements:

- Item 1: Project 21960 University Guest House Addition, Jacoby Architects has been selected for the design phase. This project was given approval last legislative session.

There are no increases and one draw to the Project Reserve Fund:

- Project 21911; North Chemistry 3rd Floor Lab System Upgrade:  
This transfer of \$220,482 covers the difference between the construction budget and the low bid after deducting scope items that were funded entirely by the University. The scope of the project had been reduced as much as possible during design. The total project cost is approximately \$2.5M.

Mr. Nye stated that funds for FY18 projects will be added to the Contingency Reserve Fund in the next report to the Board.

There are no increases and one draw to the Contingency Reserve Fund:

- Project 21224; HTW Plant – Replace Generator:  
The majority of this transfer of \$44,166.40 is to cover the cost of a shutdown of the HTW Plant extending longer than expected as a contractor on a separate project made repairs to the HTW distribution system that had to be done while the plant was shut down and the system drained. Both projects had been funded by state funds and were therefore eligible for state contingency funds.

Mr. Nelson requested a brief update on the MED Center and Crocker Science Center. Mr. Nye confirmed that the Crocker Science Center is on budget and schedule. The building is completely closed in and interior work is being completed. The estimated completion date is anticipated to be sometime next fall.

The Ambulatory Care Center is under construction and foundational walls are going up. This building will house occupants from the School of Medicine, which will then be demolished. The Dumke Building located next to the School of Medicine has already been demolished. Construction for the Rehabilitation Hospital will begin within the next few months.

Mr. Berrett delivered the administrative report for Utah State University. There were 16 professional service agreements; one item was highlighted:

- Project SLC Campus Relocation - \$95,860: A design contract issued to Method Studio for leased space in Taylorsville (located on 4600 South, old ITT Building) to convert interior space in classrooms. The construction contract for this building will be included in the next report.

There were 21 construction contracts issued; four items were highlighted:

- Project Stairs Replacement N Terrace - \$501,700: The stairs located north of Aggie Terrace are being replaced. USU has closed off this area in winter due to their existing condition.
- Project HPER Admin/Nursing Remodel - \$342,157: Consolidate the Nursing Program
- Project Medium Voltage Upgrade FY18 - \$147,948: Upgrade switch and substation isolation
- Project Ray B. West Reroof - \$354,151: Business school roof replacement

There were 13 draws to the Contingency Reserve Fund totaling \$243,765. Many of these draws were used to replace utility lines near the Student Center. The ending balance of the Contingency Reserve Fund is \$525,597. The Project Reserve Fund had 2 draws totaling \$211,268. The ending balance of the Project Reserve Fund is \$518,537. Mr. Berrett reported that both the Contingency and Project Reserve Funds are in good order.

#### **ADMINISTRATIVE REPORT FOR DFCM**

Mr. Whittington, DFCM Assistant Director, presented the administrative report for DFCM.

- 11 leases issued
  - 4 for new space
  - 7 amendments to existing leases
- 55 professional service agreements awarded
  - 36 design agreements
  - 19 planning/study/other agreements
- 45 construction contracts issued. Approximately \$1M from Project Reserve Funds were used to award the following contracts:
  - Item #2, Matheson Courthouse Public Restrooms Valves and Fixtures Replacement
  - Item #7, Draper Prison Timpanogos Bldg #5 Air Handler Replacement, Lone Peak RTU
  - Item #11, Rio Grande Depot Repair and Restore Exterior Windows & Masonry Work
  - Item #36, DOT MTF Bldg Replace Air Cooled Chiller
- Capital Development Contingency Fund
  - Started the period with \$3,418,464 and ended with \$3,472,827, with 2 transfers to contingency totaling \$1,133,663 and 14 transfers to projects totaling \$1,079,300
- Capital Improvement Contingency Fund
  - Started the period with \$5,501,395 and ended with \$4,970,875, with 36 transfers to projects totaling \$588,108 and 3 transfers to the fund of \$57,588
- Project Reserve Fund
  - No increases and one decrease of \$71,502 ending with a balance of \$1,066,122, while the capital improvement project reserve fund had multiple transfers to the fund of \$1,608,482 and 7 transfers out totaling \$258,564, ending with a balance of \$6,051,187. The multiple transfers are due to closing many projects at the fiscal yearend deadline.
- Contingency Reserve Fund
  - The current projection is a deficit balance of (\$998,815). However, this is an improvement from the June projection of a deficit of (\$3,259,316)

#### **FUTURE AGENDA ITEMS**

Director Reddoor thanked Heritage and Arts Director, Ms. Love, and her staff for providing the venue for today's meeting. Director Love welcomed the Board and meeting attendees on a tour

of the Rio Grande basement where several State artifacts are currently being stored.

- Meetings for Capital Development Hearings and Prioritizations will take place on October 4 and 5
- Chair Carnahan, Director Reddoor, and senior Board members will meet with the Board of Regents this afternoon (9/6/17) to review their prioritization and scoring processes
- Construction Budget Estimates (CBE's) are currently being finalized
- Prioritizations from the Board of Regents and Utah System of Technical Colleges will be distributed mid-September

**□ ADJOURNMENT**

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

The meeting adjourned at 10:55 am.



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## **MEMORANDUM**

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Approval of Minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations and Business Meeting**

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Attached for your review and approval are the minutes from the October 4, 2017 Capital Development Hearings and October 5, 2017 Prioritizations and Business Meeting

# Utah State Building Board



## FY 2019 State Funded Capital Development Hearings

October 4, 2017

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### **MINUTES**

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Patty Yacks	Utah State Building Board
Tyson Gregory	Utah State Building Board
Mike Kelley	Attorney General's Office
Kimberley Schmeling	Attorney General's Office
Miranda Jones	Governor's Office of Management and Budget
Tani Downing	Department of Administrative Services-EDO
Ken Hansen	Department of Administrative Services-EDO
Don Hartley	Department of Heritage and Arts
Kerri Nakamura	Department of Heritage and Arts
Josh Loftin	Department of Heritage and Arts
Jill Love	Department of Heritage and Arts
Doug Misner	Department of Heritage and Arts
Brad Westwood	Department of Heritage and Arts
Don Brinkerhoff	Department of Human Services
Mykeanne Hurst	Department of Public Safety
Todd Holbrook	Department of Public Safety
Nannette Rolfe	Department of Public Safety
Jared Jensen	Department of Public Safety
Dan Frei	Department of Technology Services
Mike Butkovich	DHS - Division of Juvenile Justice Services
Susan Burke	DHS - Division of Juvenile Justice Services
Wayne Christensen	Division of Facilities and Construction Management
Lee Fairbourn	Division of Facilities and Construction Management

Dorothy Taylor	Division of Facilities and Construction Management
Darrell Hunting	Division of Facilities and Construction Management
Mathias Mueller	Division of Facilities and Construction Management
Jim Russell	Division of Facilities and Construction Management
Brian Wikle	Legislative Fiscal Analyst
Alyn Lunceford	State Courts
Col. Tyler Smith	Utah National Guard
Maj. Vincent Wolff	Utah National Guard
Peter Moyes	Arch Nexus
Kailie Fennell	Arch Nexus
Amber Craighill	BHB Structural
Kathy Wheadon	CRSA Architects
Russ Galt	Davis Technical College
Kim Johnson	Design West Architects
Shana Thatcher	Dunn Associates
Gabe Kramer	Envision Engineering
Tracy Neale	GSBS Architects
Jim Cavey	Jacobsen Construction
Mike Sivulich	Jacobsen Construction
Jim Child	JRCA Architects
Jeff Palmer	Layton Construction
Keri Hammond	Marketlink
Ellen Parrish	Method Studio
Heather Knighton	MHTN Architects
Eric Tholen	Michael Baker Intl.
Chris Coutts	NWL Architects
Julee Attig	Reaveley Engineers
Malin Francis	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Deneece Huftalin	Salt Lake Community College
Tiger Funk	Southern Utah University
Jade Teran	Spectrum Engineers
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Lori Haglund	VBFA
Brent Tippetts	VCBP Architects
David Ferro	Weber State University
Charles Wight	Weber State University
Jacque Todd	Workspace Elements

On Wednesday, October 4, 2017 the Utah State Building Board held their FY 19 Capital Development Hearings in Room W30 of the House Building in Salt Lake City, Utah. Chair Carnahan called the meeting to order at 8:35 am.

**☐ WEIGHING FACTOR FOR HIGHER-ED CAPITAL DEVELOPMENT PRIORITIZATIONS**

Director Reddoor proposed the following weighing factor to be applied to higher-ed capital development requests per SB 156. The factor would increase by .20 based on the ranking given from the Board of Regents prioritizations and be multiplied by the number of points awarded from the Building Board ranking. This weighting factor does not apply to requests submitted by state agencies and Utah System of Technical College institutions and will not displace the ranking of these requests.

<b>Regent Ranking</b>	<b>BB Score X Weighing Factor</b>
1	2.4
2	2.2
3	2.0
4	1.8
5	1.6
6	1.4
7	1.2
8	1.0

**MOTION:** Mr. Snow moved to approve the weighing factor for higher-ed capital development prioritizations. The motion was second by Ms. Barrager and passed unanimously.

**☐ FY 2019 STATE FUNDED CAPITAL DEVELOPMENT REQUESTS**

State agencies and higher-ed institutions were scheduled to present their state funded capital development requests for fiscal year 2019. The following requests were presented in the morning session:

1. **Department of Agriculture and Food** - William Spry Agriculture Building
2. **Department of Human Services: DJJS** - Salt Lake Multi-Use Center
3. **Department of Natural Resources: Parks** - Willard Bay State Park Day Use Pond Development
4. **Heritage and Arts Artifacts & Arts** - Collections Management Facility
5. **Public Safety** - Brigham City DPS Consolidated Building
6. **Utah State Courts** - Sixth District Courthouse Sanpete County Manti
7. **Department of Technology Services** - State Cyber Center
8. **Salt Lake Community College** - Herriman Campus General Education Building
9. **Utah System of Technical Colleges** - USTC Overview
10. **Davis Technical College** - Allied Health Building
11. **Mountainland Technical College** - Thanksgiving Point Campus Technology/Trades Building
12. ~~**Bridgerland Technical College** - Health Science and Technology Building~~  
(WITHDRAWN)

At 12:00 P.M., the Board adjourned for lunch in Room 4112 State Office Building and reconvened for further presentations at 1:05 P.M. The following requests were presented in the afternoon session:

13. **Board of Regents** - Regent Priorities
14. **Weber State University** - Norda Engineering and Applied Science Building
15. **Dixie State University** - Science Building
16. **Utah Valley University** - New Business School Building
17. **Utah State University** - Biological and Natural Resources Renovation
18. **Utah State University** - Center for Languages and Cultures
19. **Southern Utah University** - Sorenson Legacy Foundation Child and Family Development Center
20. **Utah National Guard** - Nephi Readiness Center
21. **Snow College** - Social Science and General Education Building

**ADJOURNMENT**

**MOTION:**     **Mr. Nelson moved to adjourn the meeting. The motion was seconded by Mr. Snow and passed unanimously.**

The meeting adjourned at 3:31 PM

# Utah State Building Board



## BUSINESS MEETING AND PRIORITIZATIONS

October 5, 2017

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### **MINUTES**

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

Jeff Reddoor	Utah State Building Board
Patty Yacks	Utah State Building Board
Mike Smith	Utah State Building Board
Tyson Gregory	Utah State Building Board
Mike Kelley	Attorney General's Office
Miranda Jones	Governor's Office of Management and Budget
Ken Hansen	Department of Administrative Services - EDO
Don Brinkerhoff	Department of Human Services
Jim Russell	Division of Facilities and Construction Management
Sid Painar	AJC Architects
Mike Bouwhuis	Davis Technical College
Heather Knighton	MHTN Architects
Kirt Michaels	Mountainland Technical College
Clay Christensen	Mountainland Technical College
Malin Francis	Salt Lake Community College
Jade Teran	Spectrum Engineers
Ken Nye	University of Utah
Dave Cowley	Utah State University
Ben Berrett	Utah State University
Rich Amon	Utah System of Higher Education
Dave Woolstenhulme	Utah System of Technical Colleges
Joseph Demma	Utah System of Technical Colleges
Tyler Brinkerhoff	Utah System of Technical Colleges
Mark Halverson	Weber State University

On Thursday, October 5, 2017 the Utah State Building Board held a meeting for the FY 19 Capital Development Prioritizations in Room 4112 of the State Office Building. Chair Carnahan called the meeting into order at 9:00 A.M.

**❑ DISCUSSIONS ON FY 2019 STATE FUNDED CAPITAL DEVELOPMENT PROJECTS**

Chair Carnahan advised the Board that funding for this year's recommendations is limited due to previous commitments, totaling \$58M, to the following projects:

- University of Utah: Medical Education and Discovery Complex
- Dixie State University: Human Performance Center
- Weber State University: Social Science Building
- Snow College: Ephraim Land Bank

Director Reddoor gave instructions and explained the different criteria contained in the FY 2019 State Funded Capital Development scoring sheets. Flash drives, containing the scoring sheet, were distributed to Board members who were divided into various rooms at the DFCM offices to work on individual scoring of requests. When scoring is completed, Board members will be offered lunch at 11:00 A.M. in Room 4112 State Office Building while the individual scores are recorded and compiled by Director Reddoor and Ms. Yacks. After the scores are compiled, the meeting will reconvene and the Board will be presented with a draft version of the prioritization list. This list will contain two sets of scores; the first is the Building Board Rankings and the second is the rankings with the higher-ed weighing factor applied. At that time, the Board may elect to make changes to the list. If no changes are brought forward, the draft will become the final recommendation of the Board and distributed to the public. Director Reddoor echoed Chair Carnahan's comments and advised the Board to prioritize the requests strategically, as funding is limited.

Director Reddoor reviewed the Board's Evaluation Guide, which outlines strategic objectives to determine how each project meets state facility needs. The importance of each objective is given a weighting factor. Similarly, Director Reddoor also reviewed the weighing factor that will be applied only to higher-ed requests as mandated by SB 156 (Institutions of the Utah System of Technical Colleges are exempt from this process). This process involves taking the Board's score and multiplying it against a factor that is based on the projects ranking within the Board of Regent's prioritizations. The higher-ed weighing factor will only allow for shifts in ranking to occur with other higher-ed requests. An outline of this process is provided below for clarity:

<b>Regent Ranking</b>	<b>BB Score X Weighing Factor</b>
1	2.4
2	2.2
3	2.0
4	1.8
5	1.6
6	1.4
7	1.2
8	1.0

Ms. Jones with the Governor's Office of Management and Budget advised the Board that the agency's top priority is the request submitted by the Utah Department of Agriculture and Food for the William Spry Building Replacement. Director Reddoor inquired if this request would be included in the Governor's budget. Ms. Jones did not confirm, however projects that it will be included as this project has been designated as a top priority. GOMB also has an interest in obtaining more space utilization data, particularly for higher-ed institutions.

Mr. Amon, Utah System of Higher Education, and Commissioner Woolstenhulme, Utah System of Technical Colleges, stated that their intuitions are working toward collecting this information. Director Reddoor stated that USHE has provided this information in the past and referenced a space standard study published by USHE from 2011. The Board has also been given the assignment from the legislature to perform a state-wide space utilization study. Director Reddoor is currently working with DAS to identify how to obtain the resources needed to accomplish this task.

Chair Carnahan invited Board members to discuss any questions or concerns regarding yesterday's presentations. Mr. Nelson and Chair Carnahan discussed creating a positions document along with the final prioritizations that would detail the Board's decision-making process and allow for additional clarification to the legislature as they consider the of funding these requests. Director Reddoor advised the Board of the requests that have already completed programming, they are:

- Utah Department of Agriculture: William Spry Building Replacement
- Mountainland Technical College: Thanksgiving Point Campus Technology Trades Building
- Utah State University: Biological and Natural Resources Renovation

Two land-banking requests have been submitted, one from the Utah State Courts and the other from the Department of Public Safety. The Board must prioritize these requests in addition to the state-funded capital development requests. The Board agreed to hold off on scoring these requests until the agencies have an opportunity to present at the November meeting.

**MOTION: Mr. Snow moved to score and prioritize the FY 2019 land-banking requests during the November meeting. The motion was second by Mr. Nelson and passed unanimously.**

Director Reddoor advised the Board that there are low dollar capital development requests, particularly the request submitted by the Department of Natural Resources for the Willard Bay Day Use Development. He will be working with DNR to identify agency and capital improvement funds, which would change this request to a phased capital improvement project. State Courts is also following a similar strategy by submitting both a capital development request and a land-banking request should the capital development request not be funded.

Additionally, because the Department of Technology Services is located on Capitol Hill, they are likely to seek approval for their request through the Capitol Preservation Board, which oversees all buildings and grounds on the Capitol Hill Complex.

Chair Carnahan and Mr. Snow expressed their agreement that the request submitted by the Utah National Guard is a high priority given the funding circumstances of the project (75% federally funded) and the criticality of need for the agency.

**❑ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH**

The meeting adjourned for individual scoring and lunch at 9:45 A.M.

**❑ DISCUSSION AND VOTING ON FY 2019 STATE FUNDED CAPITAL DEVELOPMENT FINAL PRIORITIZATIONS**

The meeting reconvened at 12:00 P.M. for discussion and presentation of rankings. A draft version of the rankings was distributed to the Board members. Director Reddoor explained what each of the four columns on the document represented. The first and second columns contain the Board's collective score and ranking of requests; and the third and fourth contain the adjusted score and ranking after the higher-ed weighing factor was applied (only to higher-ed requests). At this time, the Board was given the opportunity to make any changes to the draft document. No changes were brought forward. The Board elected to present the document in its entirety as their recommendation

**MOTION: Mr. Snow moved to approve the FY 2019 State Funded Capital Development Prioritization. The motion was second Mr. Nelson and passed unanimously.**

**FY 2019 Capital Development**

**Building Board Rankings**

Agency	Project	Score	BB Rank	w/BoR	Weighted Rank
Utah Army National Guard	Nephi Readiness Center	25.9	1		1
Department of Agriculture and Food	William Spry Agriculture Building Replacement	25.3	2		2
Davis Technical College	Allied Health Building	23.3	3		3
Mountainland Technical College	Thanksgiving Point Campus Technology Trades Building	23.1	4		4
Dixie State University	DSU Science Building	22.6	5	49.8	6
Weber State University	Norda Engineering and Applied Science Building	22.0	6	52.9	5
Utah State University	Biological and Natural Resources Renovation	22.0	6	39.6	7
Department Of Human Services / Division of Juvenile Justice Services	Salt Lake Multi-Use Youth Center	18.0	8		8
Utah Valley University	New Business Building	17.8	9	35.7	9
Public Safety	Brigham City DPS Consolidated Building	17.4	10		10
State Courts	Sixth District Courthouse Sanpete County Manti	15.1	11		11
Department of Technology Services DTS	State Cyber Center	14.3	12		12
Heritage and Arts	Artifacts & Arts Collections Management Facility	14.0	13		13
Snow College	Social Science and General Education Building	13.8	14	16.6	15
Salt Lake Community College	Herriman Campus General Education Building	13.4	15	18.8	14
Southern Utah University	Sorenson Legacy Foundation Child and Family Development Center	10.2	16	16.2	16
Department of Natural Resources-Parks	Willard Bay State Park North Lake Day Use Development	9.6	17		17
Utah State University	Center for Language and Cultures	5.7	18	5.7	18
Bridgerland Technical College <i>Withdrawn</i>	Health Science And Technology Building	0.0	19		19

**❑ FUTURE AGENDA ITEMS**

Mr. Kelley, Attorney General's Office, advised the Board that DFCM is planning to bring forward four rule amendments at November's meeting.

**☐ ADJOURNMENT**

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

The meeting adjourned at 12:28 P.M.



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Michal D. Fowlks, Director of the Division of Wildlife Resources  
Date: November 8, 2017  
Subject: **DNR/Division of Wildlife Resources: Request to Name the George S. and Dolores Doré Eccles Wildlife Education Center and the L.S. Skaggs Wetland Discovery Classroom**

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R23-10 states that the Building Board will have responsibility for approving the naming of buildings for which title is held by the Division or the State Building Ownership Authority. In September 2017, the Utah Division of Wildlife Resources (DWR) began construction on an education center that is located at the Robert N. Hasenyager Nature Service in Farmington. DWR is seeking authorization to name the complex the George S. Dolores Doré Eccles Wildlife Education Center. The agency is also requesting to name the easternmost building the L.S. Skaggs Wetland Discovery Classroom. Formal naming of the two other buildings that make up the education center complex is not requested at this time. These buildings house an auditorium, exhibit hall, administrative offices, and restrooms.



GARY R. HERBERT  
Governor

SPENCER J. COX  
Lieutenant Governor

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER  
Executive Director

### Division of Wildlife Resources

MICHAEL D. FOWLKS  
Division Director

## MEMORADUM

October 12, 2017

To: Utah State Building Board

From: Michal D. Fowlks, Division Director 

Regarding: **Authorization R23-10 Naming of State Buildings**

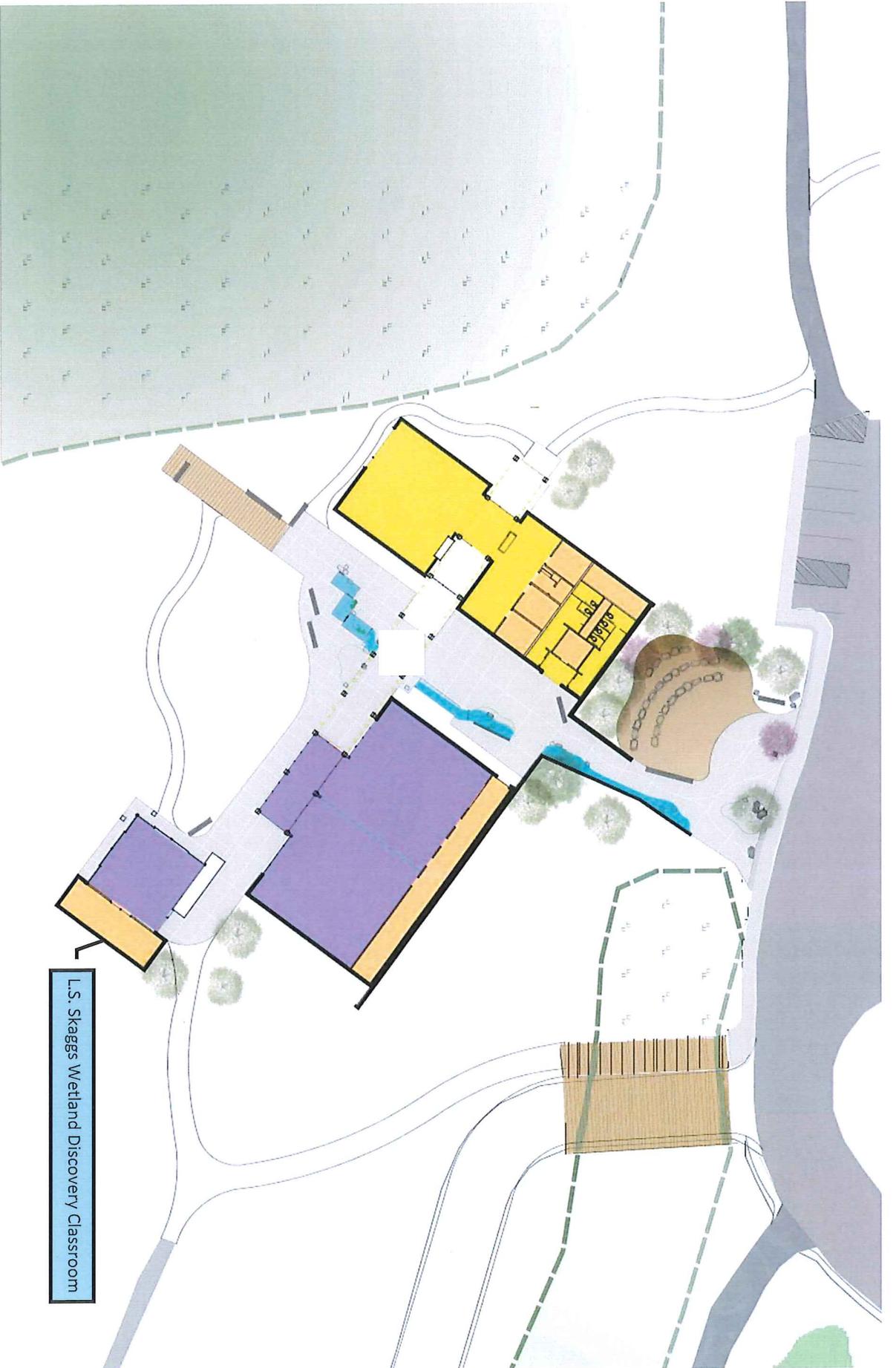
In September 2017, the Utah Division of Wildlife Resources (DWR) began construction on an education center that will be located at the Robert N. Hasenyager Nature Reserve in Farmington. The reserve is part of the Farmington Bay Waterfowl Management Area.

The education center facility design — which includes three buildings connected via a courtyard and pergola structures — maximizes the outdoor experience for visitors and improves the functionality of the individual spaces. Funding for the project is being provided by the DWR, the Utah Legislature, and donations from Utah-based philanthropic organizations. The two largest non-governmental contributions were \$400,000 from the Eccles Foundation, and \$300,000 from the ASLAM Foundation.

The DWR is seeking authorization to name the facility in honor of the generous philanthropic donations mentioned above. As a whole, we would like to name the complex the George S. and Dolores Doré Eccles Wildlife Education Center. We would like to name the easternmost building the L.S. Skaggs Wetland Discovery Classroom. (L.S. Skaggs founded the ASLAM Foundation.) Formal naming of the two others buildings that make up the education center complex is not requested at this time. Those buildings house an auditorium, exhibit hall, administrative offices, and restrooms.



George S. and Dolores Dore' Eccles Wildlife Education Center



L.S. Skaggs Wetland Discovery Classroom





Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Alyn Lunceford, State Courts Facility Director  
Coy Porter, Department of Public Safety State Fire Marshal  
Date: November 8, 2017  
Subject: **FY 2019 Land Banking Requests**

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### **Recommendation:**

It is recommended that the Building Board approve the following land banking requests to move forward with legislative approval for funding.

The following FY19 land bank requests will be presented to the Board for prioritization

1. State Courts: Sixth District Courthouse Manti Land Bank
  - 3 Acres for \$475,380
2. Department of Public Safety: Utah Fire and Rescue Academy Relocation Land Bank
  - 15 Acres for \$3,250,000



Utah State Courts

**UTAH JUDICIAL COUNCIL  
FY 2019 LAND BANK REQUEST**

**6th District Courthouse Manti  
Sanpete County**

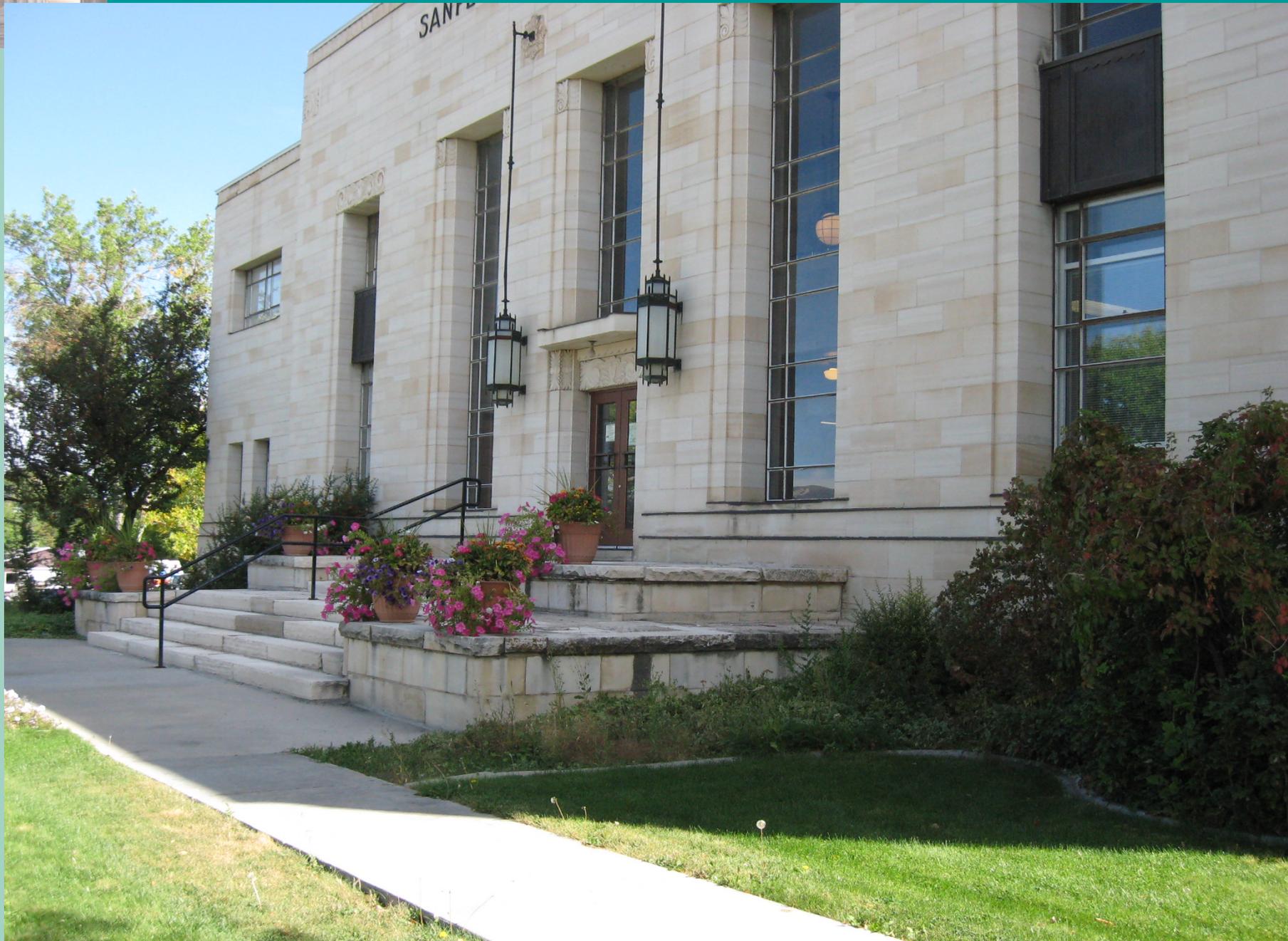
Richard Schwermer - State Court Administrator  
Alyn Lunceford - State Courts Facilities Director

**Land Bank Request**  
**6th District Courthouse Manti**  
**Sanpete County**

<b>Property Acquisition</b>	<b>\$</b>	<b>250,000</b>
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<b>Total Funding Requested</b>	<b>\$</b>	<b>250,000</b>
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# Utah State Courts



# **Building Shortfalls**

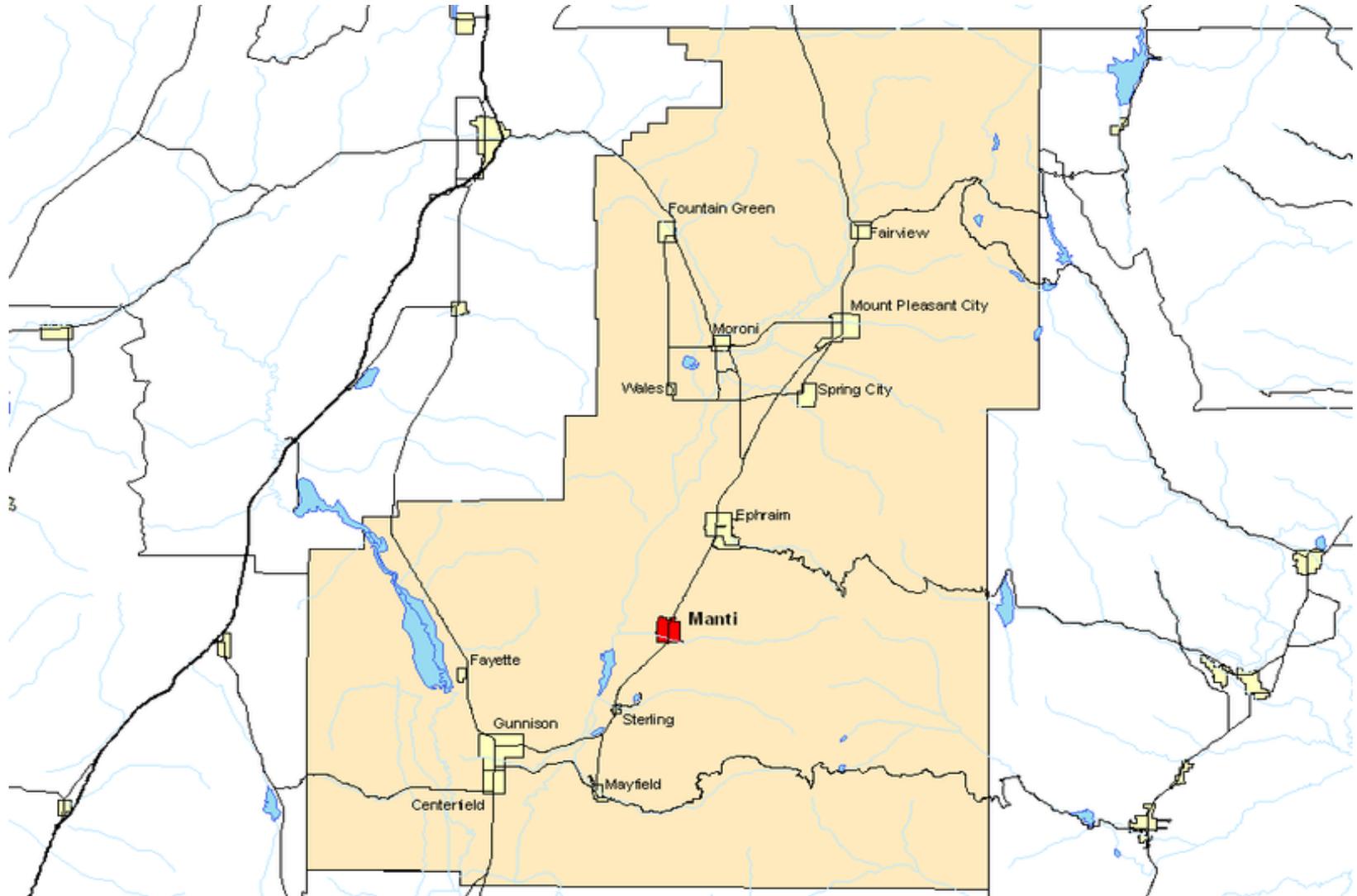
## **Security and Public Safety Problems**

- **NO Adult or Juvenile holding areas**
- **NO Sally Port**
- **NO Safe public waiting area**
- **The building is not securable and cannot be remodeled to resolve the security shortfalls**

# Programmatic Issues

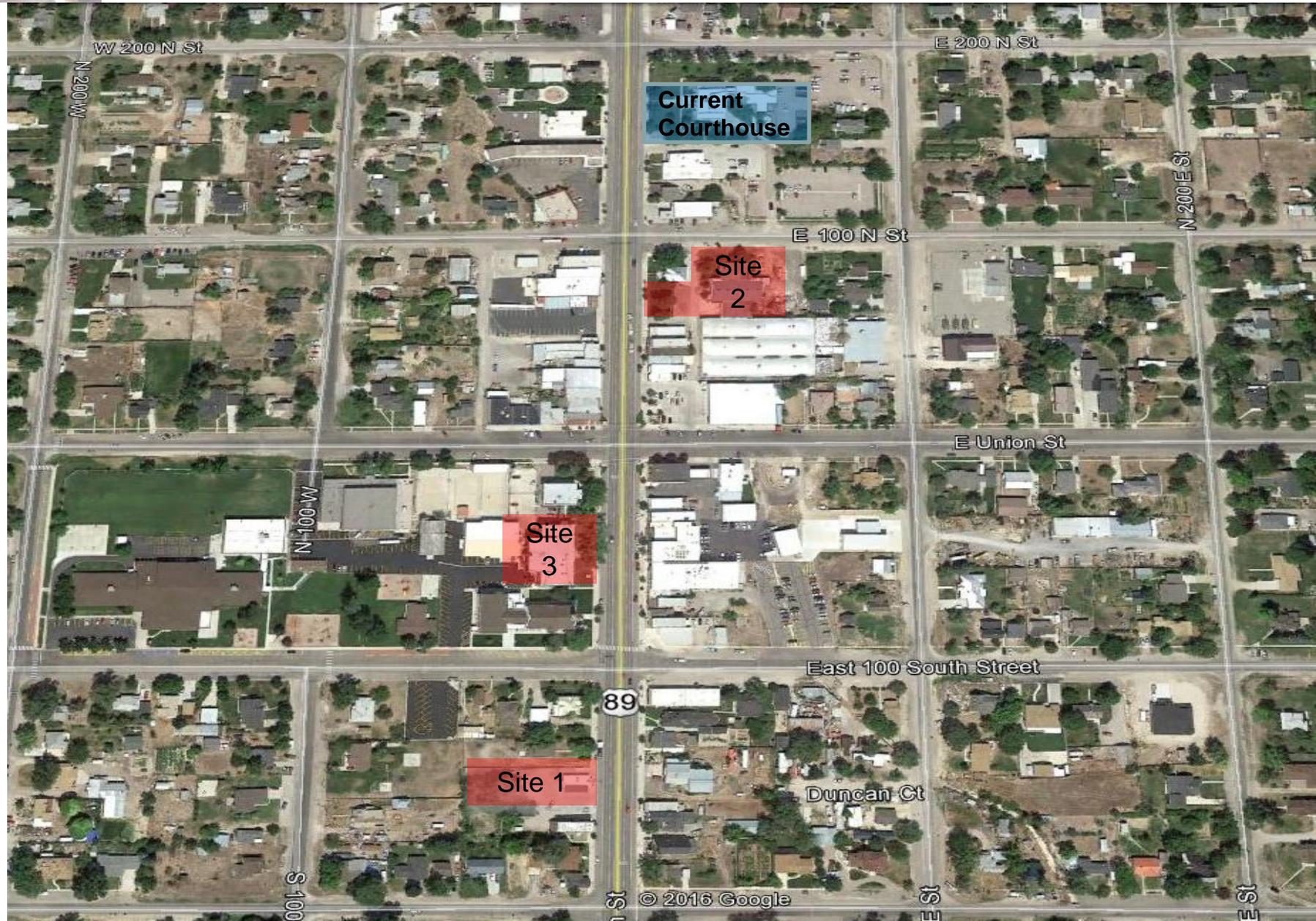
- **Not ADA compliant**
- **Non-functional clerical and staff work area**
- **No ADR Mediation Services**
- **No Guardian Ad Litem**
- **The facility cannot be remodeled or repurposed to accommodate security, ADA, or program needs of the Court**

# Area Served by the Courthouse in Manti



Sanpete County

# Utah State Courts



**FY 2019 Land Bank Request**  
**6th District Courthouse Manti**  
**Sanpete County**

<b>Property Acquisition Cost</b>	<b>\$</b>	<b>250,000</b>
<b>Total Funding Request</b>	<b>\$</b>	<b>250,000</b>
<b>Additional Program Costs</b>	<b>\$</b>	<b>None</b>
<b>Requested O &amp; M</b>	<b>\$</b>	<b>None</b>

# Utah State Courts





**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Cade Meier, DABC Deputy Director  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**Department of Alcohol Beverage Control: Pleasant Grove – Lehi Market Area Store**

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### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

The proposed project will assist the DABC meet its statutory mission of “reasonably satisfy demand” for alcoholic beverages.

The department currently has 45 Liquor and Wine Stores with one another scheduled to open in September of 2018 in Syracuse and two others to be built in 2019 in Farmington and Herriman. The DABC is currently 17 stores below what the statutory formula which determines the number of stores that DABC is allowed to have indicates. Based on current population estimates, the DABC should have 63 Wine and Liquor Stores.

In 2016, Zions Public Finance, INC. conducted a store placement master plan for the DABC. The Zion’s team recommended that the department build new stores in the top twelve market areas; Riverton, Layton, Pleasant Grove, Sandy, Taylorsville, Harrisville, Roy, West Valley City, Bountiful, Draper, Ogden, and Cottonwood Heights. The study considered two main areas; Population growth and performance measures such as bottles sold per man hour and transaction in each store area.



- *If applicable, describe all alternate proposed sources of O&M funding. (fees, tuition, usage charges, etc.)*
- *Explain why this project should receive ongoing state funding, including O&M and future capital improvement funding.*
- *Other than the State requirement to comply with the high efficiency building standard, describe any other strategies that you plan to employ in the facility that will make its operation more efficient.*

**New Program Costs:** \$ 600,000

*Estimate the cost of new or expanded programs and services that will result if the project is funded and provide a brief description of the additional program costs and anticipated funding sources below. This should include any operating budget increase that will be required, other than O&M, in order to operate the programs that will be housed in the requested facility. If this request will make existing state space available for alternative uses, the above estimate should also include the estimated cost of new or expanded programs and services that will be housed in this vacated space.*

**New FTEs Required for O&M and Programs**    O&M   0   Programs   10  

*Provide a separate estimate of the number of new employees that will be required for O&M and for program purposes if the project is funded. Provide a brief description below; i.e., staff for new or expanded programs or to maintain the facility. This includes any FTE that will be paid for from Increased O&M Funding or New Program Costs noted above.*

**Existing Facility:**

*How is the existing program housed? Why is the existing facility not able to meet your needs? What is the proposed use or disposition of the existing facility if your request is funded?*

*Where applicable, if the proposed facility is not intended to be replacement space, (existing facility serving this function will not be demolished) describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.*

Existing Space (square feet) Currently Occupied \_\_\_\_\_

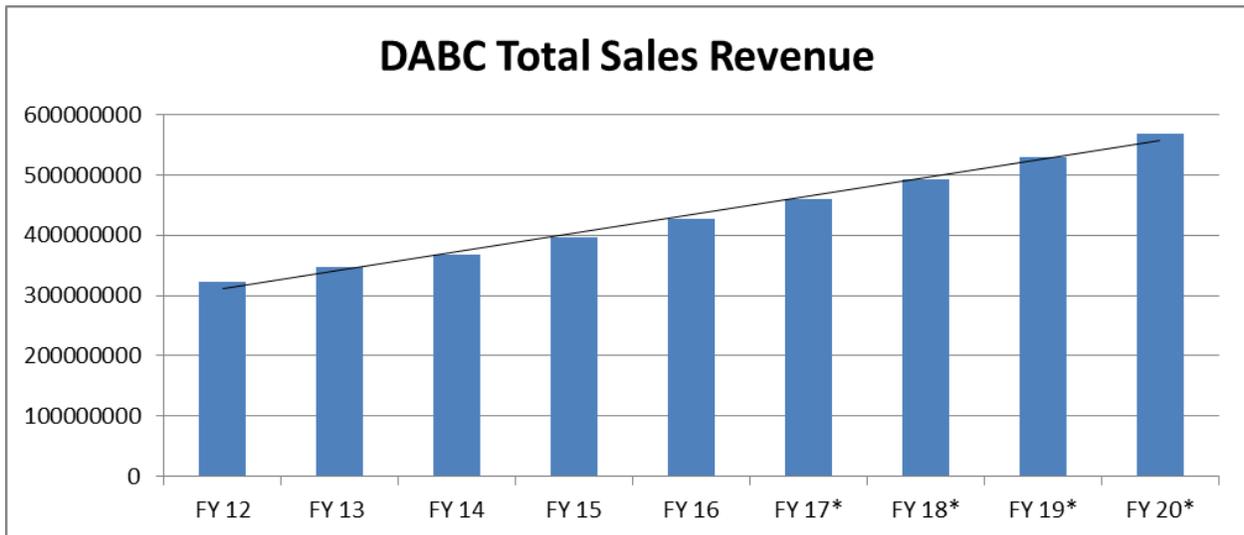
**Project Executive Summary:**

The proposed project will assist the DABC meet its statutory mission of “reasonably satisfy demand” for alcoholic beverages.

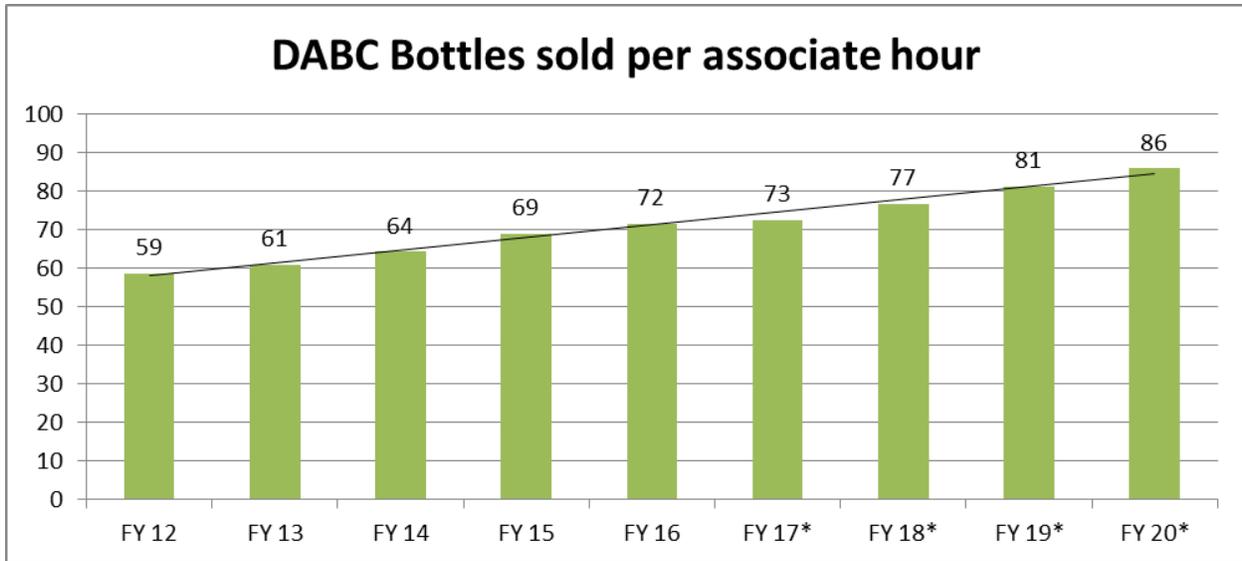
The department currently has 45 Liquor and Wine Stores with one another scheduled to open in September of 2018 in Syracuse and two others to be built in 2019 in Farmington and Herriman. The DABC is currently 17 stores below what the statutory formula which determines the number of stores that DABC is allowed to have indicates. Based on current population estimates, the DABC should have 63 Wine and Liquor Stores.

In 2016, Zions Public Finance, INC. conducted a store placement master plan for the DABC. The Zion’s team recommended that the department build new stores in the top twelve market areas; Riverton, Layton, Pleasant Grove, Sandy, Taylorsville, Harrisville, Roy, West Valley City, Bountiful, Draper, Ogden, and Cottonwood Heights. The study considered two main areas; Population growth and performance measures such as bottles sold per man hour and transaction in each store area.

The Charts below indicates the increased demand and projected demand put on our existing stores



The chart below indicates the increased demand put on our current system by bottles sold per associate hour.



With no additional stores built to take away from the increased demand the current stores will become less efficient and offer a lower level of customer service.

**Feasibility/Planning:**

Additional stores always help the DABC to more easily meet demand for alcoholic beverages.

The department has seen significant increases in sales when new stores have come online in the past. We believe that increases are partially the result of increased floor sales area with a commensurate increase in products displayed, better parking, and usually better site location and visibility.

The possibility of a project in the Farmington market area is in its infancy. We are reaching out to the surrounding municipalities to gauge their openness to a DABC facility.

**State System of Higher Education, Additional Statutory Required Information:**

As require in Title 63A-5-104 (2) (b)(iii) that an institution described in Section [53B-1-102](#) that submits a request for a capital development project address whether and how, as a result of the project, the institution will:

- (A) offer courses or other resources that will help meet demand for jobs, training, and employment in the current market and the projected market for the next five years;
  - o Describe
  
- (B) respond to individual skilled and technical job demand over the next 3, 5, and 10 years;
  - o Describe
  
- (C) respond to industry demands for trained workers;

- Describe

(D) help meet commitments made by the Governor's Office of Economic Development, including relating to training and incentives;

- Describe

(E) respond to changing needs in the economy; and

- Describe

(F) based on demographics, respond to demands for on-line or in-class instruction;

- Describe

### **Capital Development Modifications After Deadline:**

Title 63A-5-104 (2) (c)

*(c) An agency may not modify a capital development project request after the deadline for submitting the request, except to the extent that a modification of the scope of the project, or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control.*

### **Non- State Funded Without O&M:**

Title 63A-5-104 (3)

*(3) (a) Except as provided in Subsections (3)(b), (d), and (e), a capital development project may not be constructed on state property without legislative approval.*

*(b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:*

*(i) the State Building Board determines that the requesting state agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;*

*(ii) the state agency provides to the State Building Board a written document, signed by the head of the state agency:*

*(A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance to the resulting facility for immediate or future capital improvements; and*

*(B) detailing the source of the funding that will be used for the cost of operations and maintenance for immediate and future capital improvements to the resulting facility; and*

*(iii) the State Building Board determines that the use of the state property is:*

*(A) appropriate and consistent with the master plan for the property; and*

*(B) will not create an adverse impact on the state.*

**Land Bank Acquisition Requests:**

*Requests for purchase of land from funds to be appropriated by the State Legislature for future use by an agency or institution will be evaluated based upon approved programmatic planning and facilities master plan requirements of the agencies and institutions.*

**General Considerations** - *Provide detail for the following considerations that will be taken into account in evaluation of these requests.*

- *Location and description of the property including any existing permanent structures.*
- *Current availability of the land and “time sensitivity” of the window of opportunity for its purchase.*
- *Intended use of the land and its relative importance in the context of the agency or institutions role and mission assignment and strategic plan for the future.*
- *Suitability of the property for the intended use (ingress/egress, proximity of utilities, percentage of buildable area, geo-technical, etc. where applicable).*
- *Reasonableness of cost as determined by an appraisal or other reasonable estimate of the value of the land.*
- *Condition of the land, including the potential liability of the institution pertaining to clearing the property, potential existence of hazardous waste, greenhouse gas emissions, etc.*
- *Condition and potential use of existing structures, if any.*

**UCAT Statutory Requirements** - *State statute specifies that the State Building Board must determine that the requirements of UCA 53B-2a-112 have been met before it may consider a funding request from the Utah College of Applied Technology pertaining to new capital facilities and land purchases. UCAT requests for such purchases should describe in detail how each of these statutory requirements have been met including: inclusion of letters from school districts stating that they do not have space available for UCAT use; an inventory/utilization report of the current UCAT space; a summary of the ATE programs being offered by the college campuses in the UCAT area and copies of current cooperative agreements or a summary of efforts to develop such agreements.*

## **Photographs and Maps:**

Please see the attached Master planning study for mapping ( Page 29 )

## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

### **1. Existing Building Deficiencies and Life Safety Concerns**

*If the request involves the renovation or replacement of an existing state owned facility, provide a summary (one page maximum) of critical life safety and other deficiencies in the existing facility. Address the potential impact and probability of occurrence of life safety deficiencies. Coordinate with assigned DFCM staff to identify the extent to which the project addresses documented deficiencies in the existing facility. Document the extent of existing nonfunctional or dilapidated space.*

### **2. Essential Program Growth**

*Summarize demographic data which justifies the scope of the project including any increased space requested. Document the extent of any existing shortages of space. Attach the source and date of demographic data. Examples of demographic data that may be used include workload, enrollment, and population changes.*

### **3. Cost Effectiveness**

*If an alternative approach is being suggested that is less costly than a standard approach, demonstrate the immediate and long term savings of the alternative approach. Conversely, if a more expensive cost approach is being suggested explain why.*

### **4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

*Demonstrate how the requested project will improve the effectiveness and/or capacity of the associated program(s) and thereby improve the delivery of services. Demonstrate the criticality of the program or initiative that will be supported by the requested project. Demonstrate how the requested project supports a critical state program or initiative.*

### **5. Alternative Funding Sources**

*Document, by category, the amount of alternative funding that is in hand, the amount for which enforceable commitments have been obtained, and any additional amount for which alternative funding is being sought. With the exception of donations, identify any timing constraints associated with the alternative funding.*

## **DABC 5-Year Plan**

### **Year One (2018)**

**Project #1:** Add new store in Riverton Market area. The southwest area of Salt Lake County has had an will continue to have a significant population growth. The addition of an additional store in this area can serve multiple market areas. (See page 25 of our Master planning study)

Estimated Project Cost: 5.4 MM

**Project #2:** Add new store in the Farmington Market area. A strategically located store in this area, perhaps near Farmington or Kaysville, could serve both markets (see page 27 of Master Planning Study)

Estimated Project Cost: 5.4 MM

### **Year Two (2019)**

**Project #3:** Add new store in Pleasant Grove area. Adding a store on the northwest side of Utah lake could better serve the market areas currently served by stores 44 (pleasant Grove), 40 (Riverton), and 31 (Draper). This area is expected to have significant population growth through 2030 and beyond.

Estimated Project Cost: 5.4 MM

**Project #4:** Replace store #4 on Foothill and 1615 south. Adding a store on the northwest side of Utah lake could better serve the market areas currently served by stores 44 (pleasant Grove), 40 (Riverton), and 31 (Draper). This area is expected to have significant population growth through 2030 and beyond.

Estimated Project Cost: 5.4 MM

### **Year Three (2020)**

**Project #5:** Add new store in Sandy Market area. A store strategically placed in the area could serve multiple market areas. If placed further west, it could help serve stores 9 (Murray), 26 (Taylorsville), or 40 (Riverton), while a store placed further east could also serve store 15 in Cottonwood Heights, which is 12 in the priority list, and potentially store 31 in Draper.

Estimated Project Cost: 5.4 MM

**Project #6:** Remodel or Relocate store #1 (Downtown). Store 1 could be expanded to increase revenue and improve overall customer experience. This property is currently leased and we would like to make a purchase and expand the store. A plan to combine with store 35 (downtown wine store) and make a combined walk in and club store, relocated away from Pioneer park.

Estimated Project Cost: 7.8 MM

## **Year Four (2021)**

**Project #7:** Remodel or Relocate store #2 (sugar house). Store 2 could be expanded to increase revenue and improve overall customer experience. This property is currently leased and we would like to make a purchase and expand the store.

Estimated Project Cost: 6.7 MM

**Project #8:** Add a new store/club store in the Harrisville – Ogden area. Growth in northern Weber County could warrant an additional store in the Harrisville market area. Potential locations for an additional store could include near Farr West, Pleasant View or North Ogden as well as in Ogden.

Estimated Project Cost: 5.4 MM

## **Year Five (2022)**

**Project #9:** Add a new store/club store in the West Valley area. Another store located in the market area of Store 3 (redwood road and 33<sup>rd</sup> south could serve several market areas, including store 33 (Salt Lake Club store), store 11 (Magna), and 26 (Taylorsville)

Estimated Project Cost: 5.4 MM

**Project #10:** Add a new store/club store in the Bountiful area. Another store in the Bountiful market area could serve the market area covered by store 8 and the new Farmington store depending on future growth.

Estimated Project Cost: 5.4 MM

**Project #11:** Add a new store/club store in the Draper area. Another store located in the market area of store 31 (Draper) could serve the market area covered by 16 (Sandy) and 40 (Riverton)

Estimated Project Cost: 5.4 MM



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Cade Meier, DABC Deputy Director  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**Department of Alcohol Beverage Control: Reconstruction of Store 4 – Foothill**

---

### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

The proposed project will assist the DABC meet its statutory mission of “reasonably satisfy demand” for alcoholic beverages.

The department currently has 45 Liquor and Wine Stores with one another scheduled to open in September of 2018 in Syracuse and two others to be built in 2019 in Farmington and Herriman. The DABC is currently 17 stores below what the statutory formula which determines the number of stores that DABC is allowed to have indicates. Based on current population estimates, the DABC should have 63 Wine and Liquor Stores.

In 2016, Zions Public Finance, INC. conducted a store placement master plan for the DABC. The Zion’s team recommended that the department build new stores in the top twelve market areas; Riverton, Layton, Pleasant Grove, Sandy, Taylorsville, Harrisville, Roy, West Valley City, Bountiful, Draper, Ogden, and Cottonwood Heights. The study considered two main areas; Population growth and performance measures such as bottles sold per man hour and transaction in each store area.

# FY 2019 Capital Development Project Request & Feasibility Statement

*Note: In order to facilitate brevity, instructions in italics should be deleted in the submitted document.*

**Type of Request:**             State Funded                             Non-State Funded  
 Non-State Funded with O&M Request     Land Bank

**Agency/Institution:**            \_\_\_\_\_ Department of Alcohol Beverage Control \_\_\_\_\_

**Project Name:**                    \_\_\_\_\_ **Reconstruction of Store 4 (Foothill)** \_\_\_\_\_

**Agency/Institution Priority:**                    \_\_\_\_\_ **2** \_\_\_\_\_

**Project Scope:**

<b>Total Project Space (Gross Square Feet)</b>	_____ <b>12,500</b> _____
New Space Requirement (Gross Square Feet)	_____ 12,500 _____
Remodeled Space (GSF)	_____ 0 _____
Space to be Demolished (GSF)	_____ 0 _____

**Types of Space** - Describe the types and amounts of space proposed to meet the programmatic requirements.

**Capital Funding:**

**Preliminary Cost Estimate:**                    \$ **6,500,000** \_\_\_\_\_

See attached CBE

**Previous State Funding**                            \$ \_\_\_\_\_ 0.00 \_\_\_\_\_

**Other Sources of Funding**                        \$ \_\_\_\_\_ 0.00 \_\_\_\_\_  
 Revenue bonds

**FY 2019 Requested Funding**                    \$ **6,500,000** \_\_\_\_\_

**Ongoing Operating Budget Funding:**

**Increase in State Funded O&M:**    \$ \_\_\_\_\_ 78,800 \_\_\_\_\_                    \_\_\_\_\_ % of total  
**O&M**

*This amount will be based on the O&M funding formula that was approved by the Building Board and the Board of Regents.*

- *If applicable, describe all alternate proposed sources of O&M funding. (fees, tuition, usage charges, etc.)*
- *Explain why this project should receive ongoing state funding, including O&M and future capital improvement funding.*
- *Other than the State requirement to comply with the high efficiency building standard, describe any other strategies that you plan to employ in the facility that will make its operation more efficient.*

**New Program Costs:** \$ 0

*Estimate the cost of new or expanded programs and services that will result if the project is funded and provide a brief description of the additional program costs and anticipated funding sources below. This should include any operating budget increase that will be required, other than O&M, in order to operate the programs that will be housed in the requested facility. If this request will make existing state space available for alternative uses, the above estimate should also include the estimated cost of new or expanded programs and services that will be housed in this vacated space.*

**New FTEs Required for O&M and Programs**    O&M 0    Programs 10

*Provide a separate estimate of the number of new employees that will be required for O&M and for program purposes if the project is funded. Provide a brief description below; i.e., staff for new or expanded programs or to maintain the facility. This includes any FTE that will be paid for from Increased O&M Funding or New Program Costs noted above.*

**Existing Facility:**

*How is the existing program housed? Why is the existing facility not able to meet your needs? What is the proposed use or disposition of the existing facility if your request is funded?*

*Where applicable, if the proposed facility is not intended to be replacement space, (existing facility serving this function will not be demolished) describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.*

Existing Space (square feet) Currently Occupied \_\_\_\_\_

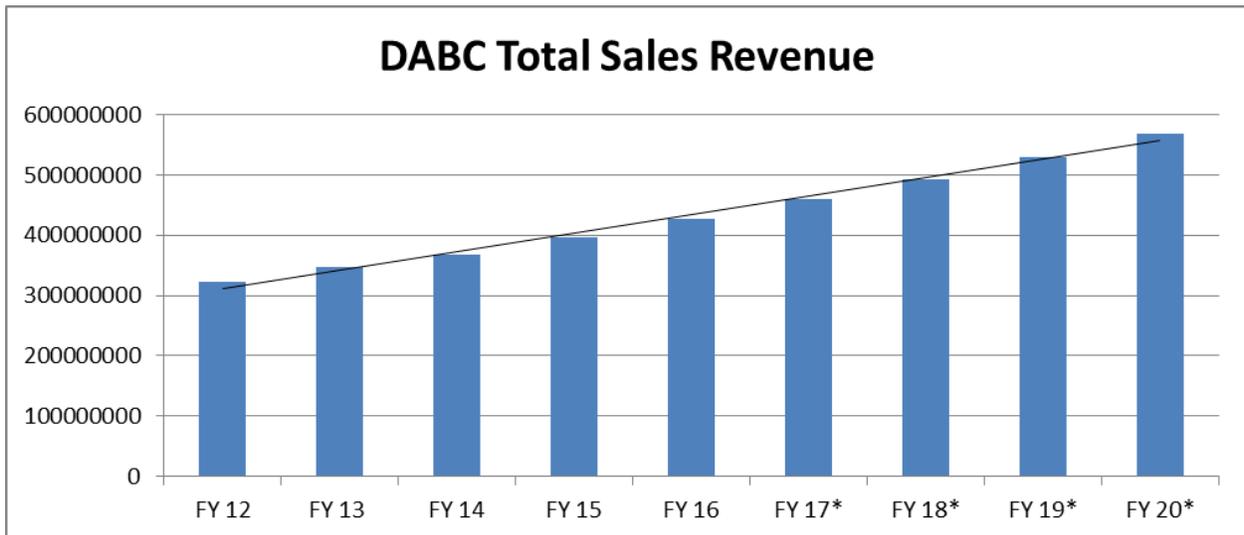
**Project Executive Summary:**

The proposed project will assist the DABC meet its statutory mission of “reasonably satisfy demand” for alcoholic beverages.

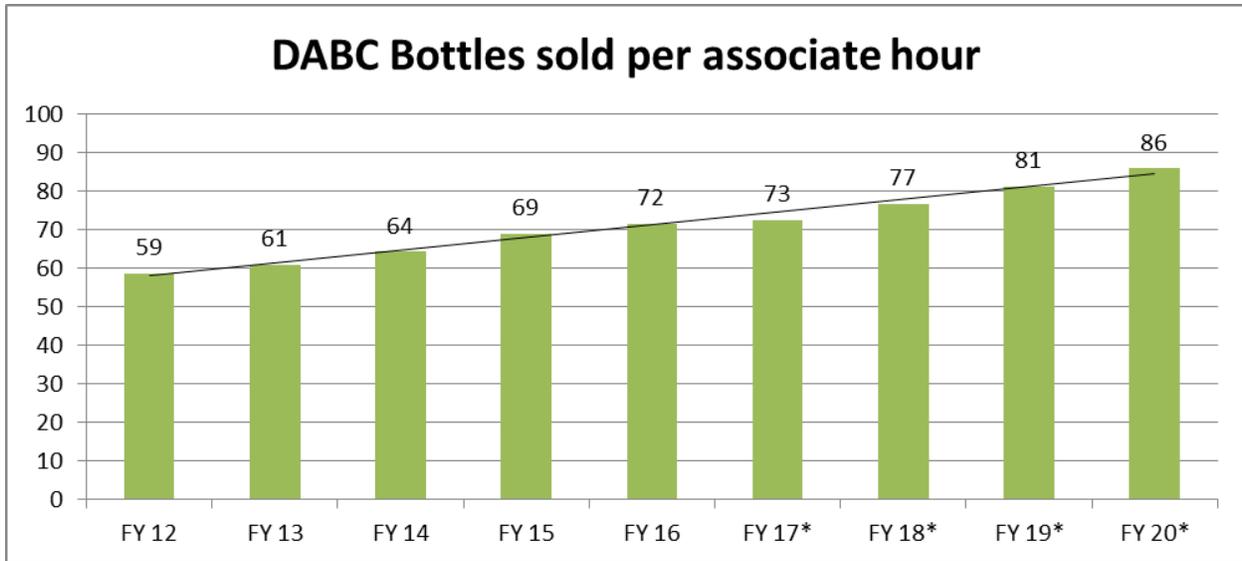
The department currently has 45 Liquor and Wine Stores with one another scheduled to open in September of 2018 in Syracuse and two others to be built in 2019 in Farmington and Herriman. The DABC is currently 17 stores below what the statutory formula which determines the number of stores that DABC is allowed to have indicates. Based on current population estimates, the DABC should have 63 Wine and Liquor Stores.

In 2016, Zions Public Finance, INC. conducted a store placement master plan for the DABC. The Zion’s team recommended that the department build new stores in the top twelve market areas; Riverton, Layton, Pleasant Grove, Sandy, Taylorsville, Harrisville, Roy, West Valley City, Bountiful, Draper, Ogden, and Cottonwood Heights. The study considered two main areas; Population growth and performance measures such as bottles sold per man hour and transaction in each store area.

The Charts below indicates the increased demand and projected demand put on our existing stores



The chart below indicates the increased demand put on our current system by bottles sold per associate hour.



With no additional stores built to take away from the increased demand the current stores will become less efficient and offer a lower level of customer service.

**Feasibility/Planning:**

Additional stores always help the DABC to more easily meet demand for alcoholic beverages.

The department has seen significant increases in sales when new stores have come online in the past. We believe that increases are partially the result of increased floor sales area with a commensurate increase in products displayed, better parking, and usually better site location and visibility.

The possibility of a project in the Farmington market area is in its infancy. We are reaching out to the surrounding municipalities to gauge their openness to a DABC facility.

**State System of Higher Education, Additional Statutory Required Information:**

*As require in Title 63A-5-104 (2) (b)(iii) that an institution described in Section [53B-1-102](#) that submits a request for a capital development project address whether and how, as a result of the project, the institution will:*

- (A) *offer courses or other resources that will help meet demand for jobs, training, and employment in the current market and the projected market for the next five years;*
  - o *Describe*
  
- (B) *respond to individual skilled and technical job demand over the next 3, 5, and 10 years;*
  - o *Describe*
  
- (C) *respond to industry demands for trained workers;*

- Describe

(D) help meet commitments made by the Governor's Office of Economic Development, including relating to training and incentives;

- Describe

(E) respond to changing needs in the economy; and

- Describe

(F) based on demographics, respond to demands for on-line or in-class instruction;

- Describe

### **Capital Development Modifications After Deadline:**

Title 63A-5-104 (2) (c)

*(c) An agency may not modify a capital development project request after the deadline for submitting the request, except to the extent that a modification of the scope of the project, or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control.*

### **Non- State Funded Without O&M:**

Title 63A-5-104 (3)

*(3) (a) Except as provided in Subsections (3)(b), (d), and (e), a capital development project may not be constructed on state property without legislative approval.*

*(b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:*

*(i) the State Building Board determines that the requesting state agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;*

*(ii) the state agency provides to the State Building Board a written document, signed by the head of the state agency:*

*(A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance to the resulting facility for immediate or future capital improvements; and*

*(B) detailing the source of the funding that will be used for the cost of operations and maintenance for immediate and future capital improvements to the resulting facility; and*

*(iii) the State Building Board determines that the use of the state property is:*

*(A) appropriate and consistent with the master plan for the property; and*

*(B) will not create an adverse impact on the state.*

**Land Bank Acquisition Requests:**

*Requests for purchase of land from funds to be appropriated by the State Legislature for future use by an agency or institution will be evaluated based upon approved programmatic planning and facilities master plan requirements of the agencies and institutions.*

**General Considerations** - *Provide detail for the following considerations that will be taken into account in evaluation of these requests.*

- *Location and description of the property including any existing permanent structures.*
- *Current availability of the land and “time sensitivity” of the window of opportunity for its purchase.*
- *Intended use of the land and its relative importance in the context of the agency or institutions role and mission assignment and strategic plan for the future.*
- *Suitability of the property for the intended use (ingress/egress, proximity of utilities, percentage of buildable area, geo-technical, etc. where applicable).*
- *Reasonableness of cost as determined by an appraisal or other reasonable estimate of the value of the land.*
- *Condition of the land, including the potential liability of the institution pertaining to clearing the property, potential existence of hazardous waste, greenhouse gas emissions, etc.*
- *Condition and potential use of existing structures, if any.*

**UCAT Statutory Requirements** - *State statute specifies that the State Building Board must determine that the requirements of UCA 53B-2a-112 have been met before it may consider a funding request from the Utah College of Applied Technology pertaining to new capital facilities and land purchases. UCAT requests for such purchases should describe in detail how each of these statutory requirements have been met including: inclusion of letters from school districts stating that they do not have space available for UCAT use; an inventory/utilization report of the current UCAT space; a summary of the ATE programs being offered by the college campuses in the UCAT area and copies of current cooperative agreements or a summary of efforts to develop such agreements.*

## **Photographs and Maps:**

Please see the attached Master planning study for mapping ( Page 29 )

## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

### **1. Existing Building Deficiencies and Life Safety Concerns**

*If the request involves the renovation or replacement of an existing state owned facility, provide a summary (one page maximum) of critical life safety and other deficiencies in the existing facility. Address the potential impact and probability of occurrence of life safety deficiencies. Coordinate with assigned DFCM staff to identify the extent to which the project addresses documented deficiencies in the existing facility. Document the extent of existing nonfunctional or dilapidated space.*

### **2. Essential Program Growth**

*Summarize demographic data which justifies the scope of the project including any increased space requested. Document the extent of any existing shortages of space. Attach the source and date of demographic data. Examples of demographic data that may be used include workload, enrollment, and population changes.*

### **3. Cost Effectiveness**

*If an alternative approach is being suggested that is less costly than a standard approach, demonstrate the immediate and long term savings of the alternative approach. Conversely, if a more expensive cost approach is being suggested explain why.*

### **4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

*Demonstrate how the requested project will improve the effectiveness and/or capacity of the associated program(s) and thereby improve the delivery of services. Demonstrate the criticality of the program or initiative that will be supported by the requested project. Demonstrate how the requested project supports a critical state program or initiative.*

### **5. Alternative Funding Sources**

*Document, by category, the amount of alternative funding that is in hand, the amount for which enforceable commitments have been obtained, and any additional amount for which alternative funding is being sought. With the exception of donations, identify any timing constraints associated with the alternative funding.*

## **DABC 5-Year Plan**

### **Year One (2018)**

**Project #1:** Add new store in Riverton Market area. The southwest area of Salt Lake County has had an will continue to have a significant population growth. The addition of an additional store in this area can serve multiple market areas. (See page 25 of our Master planning study)

Estimated Project Cost: 5.4 MM

**Project #2:** Add new store in the Farmington Market area. A strategically located store in this area, perhaps near Farmington or Kaysville, could serve both markets (see page 27 of Master Planning Study)

Estimated Project Cost: 5.4 MM

### **Year Two (2019)**

**Project #3:** Add new store in Pleasant Grove area. Adding a store on the northwest side of Utah lake could better serve the market areas currently served by stores 44 (pleasant Grove), 40 (Riverton), and 31 (Draper). This area is expected to have significant population growth through 2030 and beyond.

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## **Year Four (2021)**

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Estimated Project Cost: 5.4 MM



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Mark Halverson, WSU Associate VP for Facilities and Campus Planning  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**Weber State University: Davis Campus Computer and Automotive Engineering Building**

---

### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

Weber State University is seeking approval to proceed with a new 45,000 sq. ft. facility for the college of Engineering, Applied Science & Technology (EAST) on our Davis Campus, located just south of Hill Air Force Base in Layton. This new facility will house several programs that are not currently located at the Davis campus. This building will include space for Computer Science, Software Engineering, and Automotive Technology.

This proposed project will also include a new intersection on SR-193 that will facilitate a new primary vehicular entrance to the Davis Campus. The new intersection and adjoining roadway will service the new facility as well as the rest of campus.



- Cost per Sq. Ft. \$368.42
- Project Completed June of 2016

**C. Department of Agriculture – William Spry Agricultural Building – Fair Park (67,900 sq.ft. Classrooms & Ag Labs)**

- Total Project Cost \$ 31,245,636
- Cost per Sq. Ft. \$ 460.17
- Project will be complete in February 2019

<b>Project Name:</b>	Davis Computer & Automotive Engineering Building		
<b>Agency/Institution:</b>	WEBER STATE UNIVERSITY		
<b>Project Manager:</b>	Parkinson		
<b>Cost Summary</b>			
	<b>\$ Amount</b>	<b>Cost Per SF</b>	<b>Notes</b>
Facility Cost	\$ 11,280,080	\$250.67	
Utility Fee Cost	\$ 52,441	\$1.17	
Additional Construction Cost	\$ 209,764	\$4.66	
Site Cost	\$ 1,861,659	\$41.37	
High Performance Building	\$ 201,059	\$4.47	
<b>Total Construction Cost</b>	<b>\$ 13,605,003</b>	<b>\$302.33</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ -		
Pre-Design/Planning	\$ 96,000		
Design	\$ 1,052,736		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 1,260,000		
Information Technology:	\$ 540,000		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection (1% of Construction Budget)	\$ 134,717		
Contingency	\$ 680,250		
Moving/Occupancy	\$ 45,000		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 20,408		
Legal Services (0.05% of Construction Budget)	\$ 6,803		
D/CM Management	\$ 66,458		
User Fees	\$ -		
Commissioning	\$ 97,288		
Other Costs	\$ -		
<b>Total Soft Costs</b>	<b>\$ 3,999,658</b>	<b>\$88.88</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 17,604,662</b>	<b>\$391.21</b>	
Previous Funding	\$ -		
Other Funding Sources (Identify in note)	\$ 17,604,662		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ (0)</b>		
<b>Project Information</b>			
Gross Square Feet	45,000	Base Cost Date	15-Jul-17
Net Square Feet	31,500	Estimated Bid Date	1-Mar-19
Net/Gross Ratio	70%	Est. Completion Date	1-May-20
		Last Modified Date	15-Jul-19
		Print Date	7/13/17

**Previous State Funding** \$ 0

No previous state funding has been allocated for this project.

**Other Sources of Funding** \$ 17,604,662

Donor funding for over \$10 million dollars as been committed. The university is actively raising another \$5.1 million prior to moving forward with construction on this project.

\$2.5 million in internal university capital funds will be used for the roadway and intersection portion of this project.

**FY 2019 Requested Funding** \$ 0

**Ongoing Operating Budget Funding:**

**Increase in State Funded O&M:** \$ 397,810 100 % of total O&M

The purpose and use of this facility is 100% academic and in line with the mission of the University. On-going O&M funding and future capital improvement funding from the state is critical in order ensure the facility is maintained and operates as intended for the 50 plus year expected life of the facility.

The O&M request was calculated using the 2019 O&M rates approved by the State Building Board and Board of Regents. Below is the detailed calculation for this new facility broken down by space types:

<u>Space Type</u>	<u>Sq.Ft. of Space</u>	<u>Cost/sq.ft.</u>	<u>Total</u>
Higher Ed Lab Space	8,000	\$9.79	\$78,320
Higher Ed Classroom/Office	27,000	\$8.57	\$231,390
Higher Ed Service Shops	10,000	\$8.81	<u>\$88,100</u>
			<u>\$397,810</u>

The design of this facility will meet or exceed the standards established in the DFCM High Performance Building Standard. Weber State will also make this facility as energy efficient and sustainable as reasonably possible in order to reduce the utility costs and maximize the resources that will be invested in keeping the facility at the highest standards. Some of the planned energy efficiency goals will be:

- Connection to the existing two megawatt solar plant currently in operation at the Davis campus.
- Connection to the existing evaporative cooled condenser water lines serving this campus.
- All LED lighting with motion and daylight controls.
- Maximize use of daylight while using very efficient low-E glazing.
- Air and Water Barriers on the envelop to ensure a tight building.
- Metering of all utility usage to ensure ongoing performance.

- Incorporate building systems and material that have a track record on campus of low maintenance and long useful life.

**New Program Costs:** \$ 0

No new program cost are being requested with this project

**New FTEs Required for O&M and Programs** O&M 2 Programs 0

This new facility and the square footage it represents will require additional custodial and maintenance staff. One technical trade craftsman and one full time custodian, with the support of several hourly staff will be needed to support this facility.

**Existing Facility:**

This is a new facility. The programs that will occupy this space are currently housed on the Ogden Campus.

Existing Space (square feet) Currently Occupied 0

**Project Executive Summary:**

Weber State University is seeking approval to proceed with a new 45,000 sq. ft. facility for the college of Engineering, Applied Science & Technology (EAST) on our Davis Campus, located just south of Hill Air Force Base in Layton. This new facility will house several programs that are not currently located at the Davis campus. This building will include space for Computer Science, Software Engineering, and Automotive Technology.

This proposed project will also include a new intersection on SR-193 that will facilitate a new primary vehicular entrance to the Davis Campus. The new intersection and adjoining roadway will service the new facility as well as the rest of campus.

- This proposed new facility will accomplish two major goals. First, it will allow Weber State to better service a growing industry demand for computer and software engineers at the doorstep of that industry. Second, this project will allow programs that are severely limited by the amount and quality of space on the Ogden campus to grow and meet the demands of a dynamic curriculum, student enrollment growth and demand of an underserved job market.
- EAST is one of the largest colleges at Weber State University, both in terms of students enrolled or with declared majors, and in terms of the amount of building space required to support their programs. The college is laboratory intensive and is severely overcrowded in their existing laboratory spaces. There is no room remaining for adding equipment or faculty and staff. Enrollment in the computer engineering programs is growing rapidly, reflecting the high demand for these skills and the higher compensation that can be expected. Overall, declared majors in EAST has grown from 1809 FTE in 2007 to 2461

FTE in 2015. Computer Science has grown from 203 FTE in 2007 to 556 FTE in 2015. The electrical engineering program, which was only started in 2013, has already grown to 69 FTE by 2015. Growth in all of these programs has been accelerating each year. Between 2014 and 2016 the college experienced the greatest growth of graduates by both amount and percentage of any engineering college in the state.

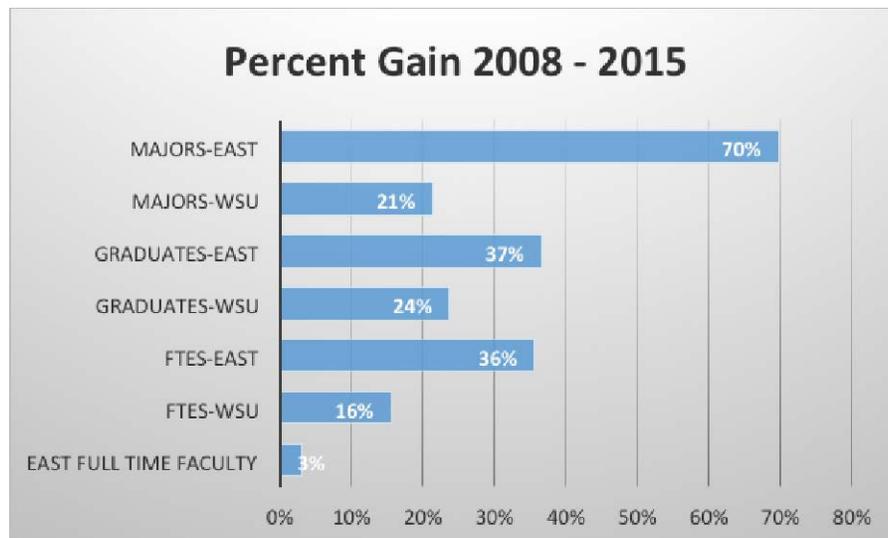
- Science, technology, engineering and math (STEM) programs fuel the economic engine for much of northern Utah. With Hill AFB and its highly technical missions such as supporting the F-35 and ICBM programs, as well as other aerospace and scientifically related industrial giants like ATK, Boeing and other technically based firms increasing their presence in the area, the demand for engineers and engineering technicians can simply not be satisfied. This need for highly trained technically qualified employees is particularly acute in electrical and computer engineering and in the technicians who support the engineers. Currently, Utah companies have to import people skilled in these areas because the entire higher education system in the state cannot support the demand. According to Department of Workforce Services analysis, the college satisfies the most critical industry needs of software engineering, electrical engineering, and mechanical engineering and technology. This project will help redress that deficiency and allow Weber State University to educate highly skilled people who can fill highly compensated positions in these technical areas. Keeping these jobs in Utah helps the economy, improves the tax base, raises the overall standard of living, and improves Utah's competitive position in the world. Increasing space will increase enrollment capacity.
- Weber State University's mission is dual role, to be a university granting up to master's degrees in various programs, as well as function as the community college for northern Utah. The programs that EAST provides satisfies both of those mission elements. EAST has a master's program in computer engineering, as well as technology programs in various engineering related fields. Unique to EAST is the ability to integrate these programs through projects whereby students from multiple disciplines work together in teams, just as they would in industry, to accomplish some objective or create some product. The degrees are 2+2 in that students receive applied associate degrees on their way to the bachelors. In addition, the college takes the possibilities of stepped credentialing seriously by working with high schools and the Technical Colleges to create pathways where students are employable for different jobs. Having these programs in the same college provides a synergy that cannot be easily duplicated elsewhere in the state.
- In terms of locating academic units at the Davis Campus, the college conducted interviews, focus groups, and surveys to understand student, faculty, university, and community needs. A matrix was created with two dozen categories reflecting those needs and concerns such as impact on student enrollment, proximity to industry, department cohesiveness, etc. The categories were both graded and weighted in terms of importance. The results showed the value of the proposed approach.
- The EAST college is already operating out of portable, leased classroom space for some of their space and program needs, and this temporary, expensive, and less than suitable

arrangement will have to continue until this project obtains funding. Offices for faculty will be especially more difficult to obtain, since even storage closets have already been converted to office space for faculty. One option being considered is to lease residential life units and temporarily convert them to offices to accommodate the need for faculty and staff offices. What is more difficult to obtain on a temporary basis is suitable laboratory space that is so critical for manufacturing, electrical engineering, and computer engineering programs. These technology intensive programs must have suitable laboratory space to be effective and to provide the hands-on experience demanded by employers. Suitable laboratory spaces may have to be created from leased spaces off campus or in portable facilities at much higher operating costs.

### **Feasibility/Planning:**

- The location and siting for the proposed facility has been captured in the most recent campus master plan, which was completed by VCBO Architects in 2016. The Davis campus is only 20% built out and several available sites were considered. The preferred site was selected after evaluating the existing infrastructure, access to existing parking, proximity to supporting programs, and space needs of the proposed building. The selected site takes advantage of utilities recently installed during the construction of the adjacent classroom building and sized for future use. Domestic water, sewer, storm sewer, natural gas and power are all available in near proximity to the site. Little to no parking will need to be added to support this facility as a large existing lot is directly adjacent and is not yet at capacity.
- Much of the central support infrastructure is in place and sized to handle this new facility as well and additional campus growth. The central cooling plant has both chilled water and evaporative cooled condenser water that can support the HVAC demand of the new facility. A two megawatt solar field is also located at the Davis campus and will offset the added power usage of the new facility.
- The location of this new engineering building is also directly adjacent to the main pedestrian walkway that runs along the spine of this campus. It will be critical for this new facility to be in close proximity to the other classroom and support facilities.
- The Davis Campus and the proposed location of this facility is ideally located for both commuter access and public transportation. The campus is located just a few blocks from a major I-15 intersection and UTA has located two major bus routes to service the campus from the surrounding community.
- The selection of the Davis campus for this new facility was primarily driven by the economic and industry growth in the surrounding Davis County community. This new facility will bring the critical career path education to the doorstep of the industry.

- Weber State University has seen significant enrollment growth in two of the key strategic colleges, Health Professions and Engineering & Applied Science. As you can see from the chart below, growth in the EAST programs has accelerated at a rate above the growth of the University as a whole.



**State System of Higher Education, Additional Statutory Required Information:**

- Science, technology, engineering and math (STEM) programs fuel the economic engine for much of northern Utah. With Hill AFB and its highly technical missions such as supporting the F-35 and ICBM programs, as well as other aerospace and scientifically related industrial giants like ATK, Boeing and other technically based firms increasing their presence in the area, the demand for engineers and engineering technicians can simply not be satisfied. This need for highly trained technically qualified employees is particularly acute in computer engineering and in the technicians who support the engineers. Currently, Utah companies have to import people skilled in these areas because the entire higher education system in the state cannot support the demand. According to Department of Workforce Services analysis, the college satisfies the most critical industry needs of software engineering, electrical engineering, and mechanical engineering and technology. This project will help redress that deficiency and allow Weber State University to educate highly skilled people who can fill highly compensated positions in these technical areas. Keeping these jobs in Utah helps the economy, improves the tax base, raises the overall standard of living, and improves Utah's competitive position in the world. Increasing space will increase enrollment capacity.
- The College of Engineering, Applied Science & Technology works hard to listen and

respond to changing demands from our industry partners. Our advisory affiliates for our computer science program alone includes Imagicom, L3, IRS, Boeing, Market Star, America First, L3, SelectHealth, HAFB, Questor, Unicon, Google, Boeing, Pluralsight and many others. These companies have a vested interest in seeing the programs grow and maintain market relevancy. We simply cannot produce graduates fast enough to meet the demand.

**Capital Development Modifications After Deadline:**

R23-3-10 (5) and (6)

(5) An agency may submit an initial capital development request to the Board Director no later than the third Monday of July prior to the Utah Legislative Session that the request is related.

(6) An agency shall use best efforts to modify any submitted initial capital development request which was submitted to the Board director, no later than 14 days before the October Board meeting. Notwithstanding, the Board reserves the right to modify the request no later than the end of the hearing for the request at the October Board meeting. Any modification under this Rule R23-3-10(6) shall be for the purpose of a correction, or to better meet the standards or requirements of this Rule R23-3-10.

**Non- State Funded Without O&M:**

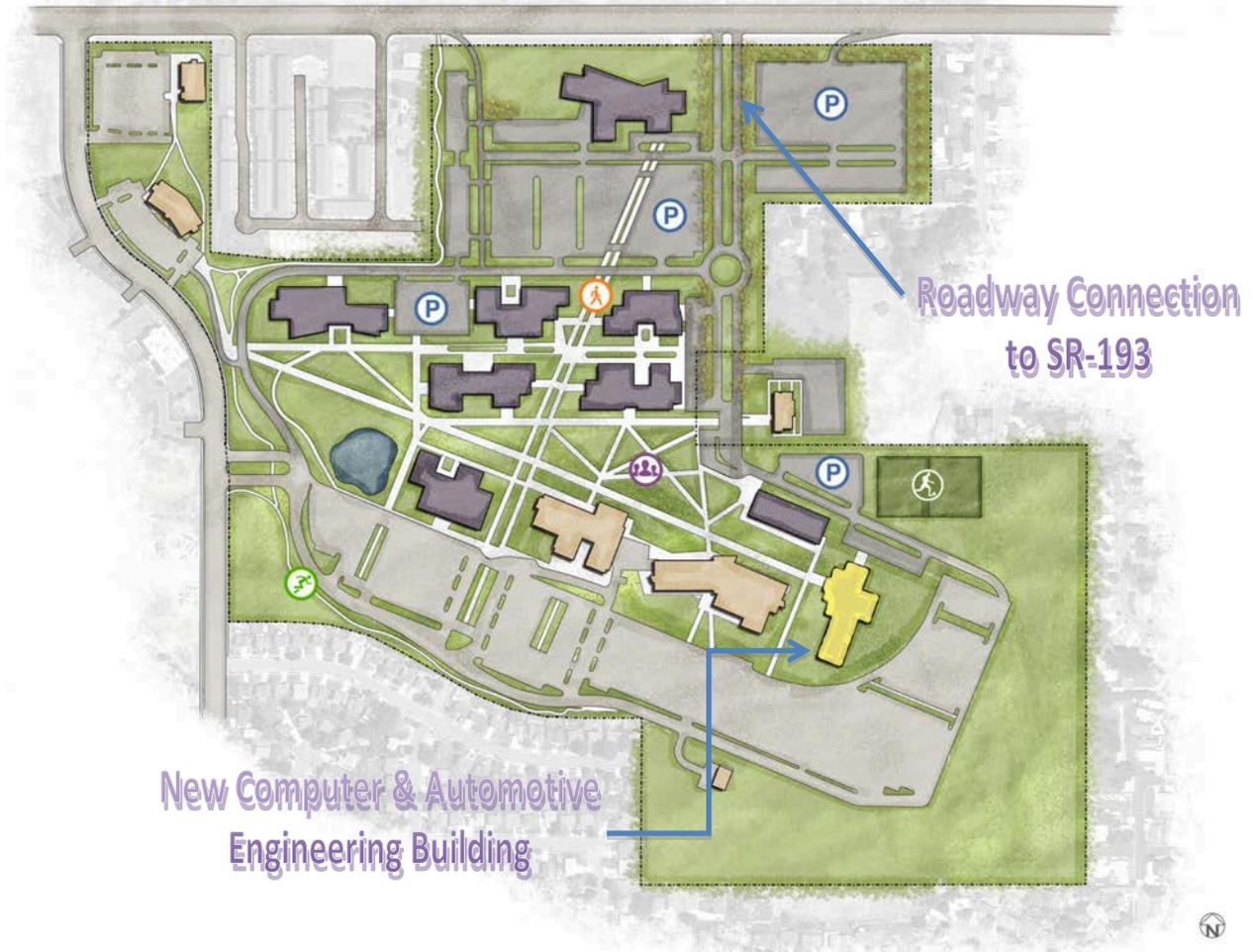
N/A

**Photographs and Maps:**

Davis Campus Current Site Plan



## Davis Campus Master Plan and Proposed Site





Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Ken Nye, Deputy Chief of Design and Construction  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**University of Utah: South Campus Student Housing and Dining Services**

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### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

The proposed project will house First-Year students. Based on the projected changes in enrollment, the First-Year student growth is expected to create a housing demand of over 950 students by the year 2020. That is the basis for the size of this project.

The residential space will provide housing for an estimated 1,336 residents. The spaces will be rented by the bed. The preliminary program for the residential space supports a cluster community of 36 to 40 residents in single and double occupancy rooms who share a living room/study space for their community. Cluster restrooms would be individual bathrooms. It is assumed that the final program will include a combination of cluster communities as well as suites (single and double rooms that are connected by an integrated bathroom that connects the rooms). An upper-class student Resident Advisor would support and engage the community groups of roughly 35 to 39 residents.



*Comparable costs:*

Donna Garff Marriott Honors Residential Scholars Community Residence Hall  
This building opened in August 2012 and houses 309 students in 4 and 8 person apartments. There is a convenience market, faculty offices, library, and classroom space on the first floor. This facility is 161K square feet and the total project cost was \$32M.

Lassonde Studios

This building opened in August 2016 and houses 412 students in single and double rooms, in four person loft apartments, and in micro-room community spaces. The first floor houses an innovation garage and student company launch space as well as conference rooms, dining area, and a kitchen-café. This facility is 161K square feet and the total project cost was \$45M.

*Construction budget estimate (CBE) is submitted as a separate file.*

**Previous State Funding** **\$0**

**Other Sources of Funding** **\$116,000,000**

Bonding authority is requested to finance this project with a portion of the project expected to be funded from the following sources:

- \$15,000,000 in donations for the housing program,
- \$12,500,000 in vendor contribution for the dining program.

Bonding authority is requested for the full project costs recognizing that the timing of cash flow from donor gifts does not always match the cash flow of project costs. Revenues generated from housing (room rentals and summer rentals) and dining (meal plan sales and cash sales) will cover debt service associated with the proposed project along with the donor and vendor contributions noted above.

**FY 2019 Requested Funding** **\$0**

**Ongoing Operating Budget Funding:**

**Increase in State Funded O&M:** **\$0** \_\_\_\_\_ **% of total O&M**

The facility O&M costs are estimated to be \$2,818,200 which will be funded from the operating revenues of the facility.

**New Program Costs:** **\$968,000**

The new, non-O&M, operating costs will provide for new staff and residential programs at the proposed facility. These costs, as well as O&M costs, will be funded by the revenue stream generated by the new building operations (housing and dining).

**New FTEs Required for O&M and Programs**

**O&M:** 16.5 FTE’s (16.0 – Housing: .5 – Dining)

**Programs:** 14.5 FTE’s (All Housing – includes 11.5 FTE’s in hourly student support. Resident Assistant student positions are excluded from the FTE count since these positions do not appear on payroll)

**Existing Facility:**

Housing & Residential Education serves the University of Utah through providing a residential engagement experience, supporting primarily single students. University Student Apartments is another department on campus that serves the University of Utah through providing family and graduate housing. Annual occupancy rates are as follows for the academic year period:

Year	Housing & Residential Education Occupancy Percent	Housing & Residential Education Total Beds	University Student Apartments Occupancy Percent	University Student Apartments Total Apartments
2016-2017	93.4%	3,206	95.7%	1,094
2015-2016	94.3%	2,793	94.5%	1,094
2014-2015	95.1%	2,785	95.8%	1,094
2013-2014	95.9%	2,789	95.4%	1,094

**Changes in Projected Enrollment**

The projected enrollment for the incoming First-Year student class is projected to increase near 10% for each upcoming year until 2020. The projected increase in the class make-up of Out-of-State and International students creates a greater demand for single student housing. The demographic make-up of the First Year class impacts the overall demand for housing. 92% of Out-of-State First-Year students choose to live on campus and 37% of First-Year students from the state of Utah choose to live on campus. Even within the state of Utah, the increase in students outside of the Salt Lake City Valley creates a greater demand for housing.

Year	Housing & Residential Education Beds for First Year Students, <i>as planned</i>	Projected First Year Housing Demand	Unmet Demand for First Year Housing	Comment
2017-2018	1,935	2,333	398	
2018-2019	1,935	2,755	820	
2019-2020	1,935	3,146	1,211	
2020-2021	3,236	3,328	92	Addition of 1,336 First Year beds in this project, 35 are Resident Assistants

Housing & Residential Education is prioritizing housing First-Year students. We are then not able to house all of the Sophomores, Juniors, and Seniors that wish to live on campus. As of July 5, 2017 the waiting list for housing for the 2017-18 academic year was as follows: 269 First Year students and 155 Upper-Division students. Housing & Residential Education has changed the floor plan for much of First-Year housing through adding an additional bed into a two-person room to make it a three-person room. This temporary strategy created an additional 180 beds for Fall 2017. In preparation for the Fall 2018 academic year, an additional bed space is being created in locations where there was a living room within the suite. This will yield an additional 89 beds.

Existing Space (square feet) Currently Occupied N/A

### **Project Executive Summary:**

Students that live on campus have a higher grade point average and a 12% higher graduation rate than students who do not live on campus their first year. Providing house for students that live on campus supports the University and state goals of increasing degree completion for students. We also know that students have choices where they attend college and if we are not able to accommodate students who wish to have the on-campus living experience, we risk losing them to another institution.

The proposed project will house First-Year students. Based on the projected changes in enrollment, the First-Year student growth is expected to create a housing demand of over 950 students by the year 2020. That is the basis for the size of this project.

### **Room and Residential Space**

The residential space will provide housing for an estimated 1,336 residents. The spaces will be rented by the bed. The preliminary program for the residential space supports a cluster community of 36 to 40 residents in single and double occupancy rooms who share a living room/study space for their community. Cluster restrooms would be individual bathrooms. It is assumed that the final program will include a combination of cluster communities as well as suites (single and double rooms that are connected by an integrated bathroom that connects the rooms). An upper-class student Resident Advisor would support and engage the community groups of roughly 35 to 39 residents.

Within the resident use space, there would be a mix of flexible use space that would include student lounges, study spaces, a shared-use kitchen, and program space for smaller resident events. Laundry rooms would be located in convenient locations and with an appropriate ratio to residents. Trash and recycling chutes would be integrated at a central point on each floor. There will also be indoor, secured bike storage space for rent.

Two staff apartments will house professional and graduate staff that support the management, student conduct, and crisis response for the residents and the building.

### **Community Space**

A centralized desk operation will provide resources and information to the residents and guests to the building. A large community space would support events for the entire community. A meditation space will be available for resident and campus use as well. Flexible study space will support individual study as well as study groups.

### **Academic Space**

The integration of learning communities where students live is a strategy that creates the opportunity for students to connect their lived experiences with their in-class education. Classroom space will be developed to be primarily flexible in nature to accommodate a variety of course offerings that would be aligned with the theme for the building. The classrooms will be located on the first floor of the building. Faculty office spaces will be near the classrooms.

### **Operating Space**

With the increase in residents on the west side of the bridge, some additional support staff will be officed in this location: the Desk Coordinator for the west side and the Maintenance Supervisor for the west side. The live-in staff for the building will have their offices in the building.

Custodial and maintenance associated operating spaces include: maintenance work space, maintenance supply room, custodial supply room, custodial machine storage (carpet cleaners, fans, barnishers), facilities break room, custodial crew leader office, tool storage, a storage space for the Kabota mule, custodial laundry room, and conference linen storage. Custodial closets will also be interspersed on the floors for custodial use and access to equipment.

### **Dining**

The Dining Room is not just a place where students gain nourishment but also a space that supports student engagement with their peers, with faculty, and with staff. Students that connect with others on campus are more likely to retain on the campus and have a higher affinity for the campus. The Dining Room is an area where students come to meet and connect over a snack or a meal.

There will be an estimated 36,000 gross square feet for the dining program. The Dining Room will be an all-you-care-to-eat facility that will consist of multiple food stations to meet the changing dietary needs of the residents and the campus. The Dining Room will have seating for 650 people.

Kitchen space includes: hot and cold food production, bakery, grab-and-go assembly, dry storage, walk in refrigerators and freezers.

Support space includes offices for the staff, locker area and restrooms, janitorial closet, receiving, and a loading dock.

### *Benefit to State of Utah & Connection to University Mission:*

“The mission of the University of Utah is to serve the people of Utah and the world through the

discovery, creation and application of knowledge; through the dissemination of knowledge by teaching, publication, artistic presentation and technology transfer; and through community engagement. As a preeminent research and teaching university with national and global reach, the University cultivates an academic environment in which the highest standards of intellectual integrity and scholarship are embraced. Students at the University learn from and collaborate with faculty who are at the forefront of their disciplines. The University faculty and staff are committed to helping students excel. We zealously preserve academic freedom, promote diversity and equal opportunity, and respect individual beliefs. We advance rigorous interdisciplinary inquiry, international involvement, and social responsibility.”

The proposed new residential facility will aid the University in recruiting and retaining high quality students coming from Utah, other states, and abroad. It will contribute to the academic mission of the University by creating a high-quality residential environment in close proximity to the academic and auxiliary resources on campus. The residential program will assist students in their academic efforts with the intent of helping them reach their goals and graduate. In addition, the academic component will create a link between residential life and teaching by better engaging students in the breadth of opportunities before them.

*Decision-Making Process:*

The University conducted a planning process consisting of the following components:

- 1) Preliminary project planning and sizing – based on the enrollment projections and anticipated capture rates, the desired number of beds was established. In addition, the non-revenue space mix is developed to assure that both community-building and academic support shall take place at the new facility.
- 2) Transaction Analysis / Risk Transfer Evolution – the University analyzed various forms of project ownership and financing and concluded that, given the desired level of control, a self-developed / self-financed option would best match the University risk profile. While Public-Private Partnerships were considered, those will not meet the University objectives with respect to a freshmen-housing program.
- 3) Financial Analysis – a preliminary capital budget was prepared for the project based on a cost opinion provided by a local contractor. In addition, a full operating pro forma was prepared to test the project’s feasibility from the cash flow perspective.
- 4) Site analysis - a preliminary site analysis was prepared to evaluate the capacity of the project site to accommodate the desired numbered of beds and look at possible additional phases in the future.

Based on this extensive planning process, it was determined that an on-balance sheet approach will yield the best results with respect to the control of the project construction process/standards and future operations of the asset. In addition, this approach will guarantee that student rental rates will remain affordable and future cash flow will be captured entirely by the University.

*Urgency:*

The current number of First-Year beds for single students does not meet the demand, resulting in a wait-list of students. At universities across the country, students are often required to live on campus their first year or are guaranteed housing their first year. Currently at the University of Utah, we are not able to house all of the students that wish to live on campus, resulting in a waiting list. These students are from out-of-state, out-of-country, out-of-the Salt Lake area, as well as those that live in the Salt Lake Valley. For students without University housing options, they are at higher risk of not attending the University of Utah. This will have an impact on the University enrollment.

As Housing & Residential Education prioritizes housing First-Year students, the upper-division students that wish to continue to live on campus as well as students that are transferring to the University are not able to be housed to same level.

A strategy to support degree completion is to provide students the opportunity to live on campus. Students who live on campus are 12% more likely to graduate in 6 years than their counterpart.

**Feasibility/Planning:**

*Strategic Plan and Campus Master Plan:*

On-campus housing at the University of Utah is directly aligned with the University's four goals:

- Promote student success to transform lives
- Develop and transfer new knowledge
- Engage communities to promote health and quality of life
- Ensure long-term viability of the University.

Specifically, the University's strategy calls for an increase in high impact programs which includes the advancement of living – learning communities.

The general campus master plan was completed in 2008. This has been followed by a number of master planning efforts that refined certain aspects of the master plan. A housing master plan was completed in 2012 and then updated in 2016. This planning effort demonstrated a demand for increased housing on campus in order to recruit and retain students who are seeking the convenience of living on campus and who benefit from the educational components that are a part of their lived experience. The requested project is consistent with those planning efforts.

*Primary Priorities of Program or Service Growth:*

The residential program, through the new facility, will continue to serve the University students, primarily First-Year students with the goal of enhancing recruitment, retention, and academic achievement leading to an increase in graduation rates. Specifically, with the targeted enrollment growth, the additional residential capacity will accommodate the students who otherwise would not have the option to live on campus. The proposed dining program will provide meals to the residents of the new facility as well as other residents and customers on the west side of Mario Capecchi Drive. In addition, through a commissary kitchen and bakery, the dining facility will strengthen the dining operations elsewhere on campus.

*Potential Economic and Community Impacts:*

This project will have the general community benefit of facilitating the education of additional students who will graduate in a shorter time span.

Increasing the number of students on campus supports the Salt Lake economy. Students who reside on campus shop and dine out along the TRAX line. They also explore the city and support businesses with their purchases. They purchase items to decorate their room and to make their space their new home.

Increasing the number of students who live on campus will also reduce the traffic congestion that would otherwise occur as fewer students will be commuting to campus. There is very little housing for students provided in the immediate area of campus by the private sector and very little opportunity for the private sector to meet this need. Apartment facilities in the general SLC area do not cater specifically to University students and would not be adversely impacted by the additional housing on campus as most University students would continue to live off campus. The SLC rental market has had a 3% vacancy rate for the past three years. This low level of supply has led to an increase in housing costs beyond what a student expects to pay. The First-Year housing residence hall style building is distinctly different than an apartment style building. This style of housing supports engagement within close quarters and develops a strong community. This type of housing and associated residential education programming supports the retention and graduation of students that reside on campus.

*Transportation considerations:*

The proposed site is very near an existing TRAX station which facilitates a higher proportion of students living on campus without bringing a personal vehicle.

*Surrounding Communities*

The University holds regular meetings with the surrounding community and also participates in community council meetings in the area. As the plans for this project proceed, it will be discussed in these community meetings. The selected site for this project will not result in any pedestrian, security, safety, or nighttime lighting impacts on the surrounding community as they are not near the site.

*Site Evaluation:*

Extensive evaluation of this site as well as alternatives was performed as part of the master planning efforts described above. Factors that supported selection of this site include:

- Adjacency to other student housing and student support and recreational facilities
- Adjacency to an existing TRAX location
- Placement by the Legacy Bridge and HPER Mall which are the primary pedestrian corridor between most of the academic facilities and the primary student housing area.
- The University desires to develop this area of campus to create an appropriate gateway into campus from the southeast.

As this site includes the current Women's Soccer Field, it will be necessary to relocate this field

to the area southeast of the recently constructed Women's Softball Stadium. This relocation has been planned for some time in master planning efforts. That relocation will be addressed through a separate project.

The proposed site is owned by the University/State. Soils requirements are typical for the University campus. Utility service to the site is adequate for this development. This project will include its own heating and cooling systems and will not connect to central heating and cooling systems.

**State System of Higher Education, Additional Statutory Required Information:**

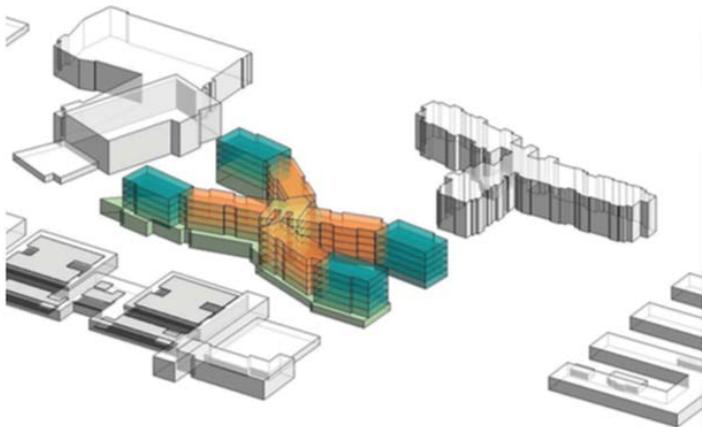
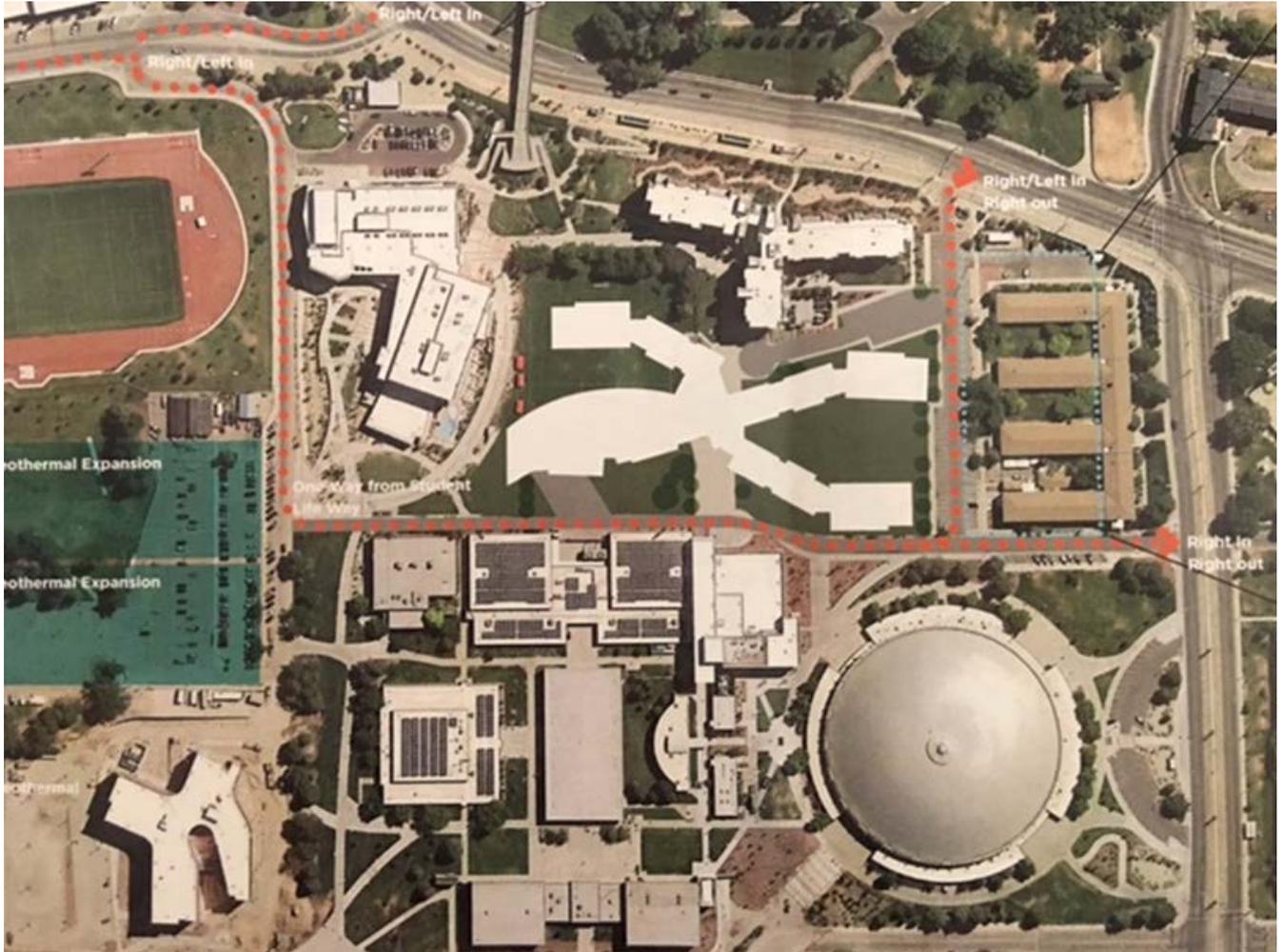
The residents that live in this housing project will be working towards their goals of completing their degree at the University. Students that live on campus have a wide variety of majors and areas of specified interest. While they are First-Year students, they are exposed to a wide variety of degree options and majors.

As a student living on campus, they will have opportunities to increase their skills and background in leadership, in employment on campus, and in working collaborative with others, such as roommates and other students within their near community. The residents on campus are from almost all 50 states, a significant number of international countries, as well as from across the state of Utah. Learning about and from each other and what they have to offer a diverse society is a skill that is needed in an ever-changing workforce.

While this project does not directly impact course offerings, training or workers or meeting demand for jobs, it does indirectly increase the University's ability to achieve these objectives. Students that live on campus have a higher grade point average and a 12% higher graduation rate than students who do not live on campus their first year. Providing house for students that live on campus supports the University's efforts to meet demand for jobs, training and employment in response to industry demands.

**Photographs and Maps:**

The new housing (X configuration in the image below) will be located on the site of the current soccer field, adjacent to the Student Life Center, Lassonde Studios and Marriott Honors Housing. This provides ideal access to the Fort Douglas TRAX Station, and creates a community of undergraduate housing.



## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

1. **Existing Building Deficiencies and Life Safety Concerns**

*If the request involves the renovation or replacement of an existing state owned facility, provide a summary (one page maximum) of critical life safety and other deficiencies in the existing facility. Address the potential impact and probability of occurrence of life safety deficiencies. Coordinate with assigned DFCM staff to identify the extent to which the project addresses documented deficiencies in the existing facility. Document the extent of existing nonfunctional or dilapidated space.*

2. **Essential Program Growth**

*Summarize demographic data which justifies the scope of the project including any increased space requested. Document the extent of any existing shortages of space. Attach the source and date of demographic data. Examples of demographic data that may be used include workload, enrollment, and population changes.*

3. **Cost Effectiveness**

*If an alternative approach is being suggested that is less costly than a standard approach, demonstrate the immediate and long-term savings of the alternative approach. Conversely, if a more expensive cost approach is being suggested explain why.*

4. **Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

*Demonstrate how the requested project will improve the effectiveness and/or capacity of the associated program(s) and thereby improve the delivery of services. Demonstrate the criticality of the program or initiative that will be supported by the requested project. Demonstrate how the requested project supports a critical state program or initiative.*

5. **Alternative Funding Sources**

*Document, by category, the amount of alternative funding that is in hand, the amount for which enforceable commitments have been obtained, and any additional amount for which alternative funding is being sought. With the exception of donations, identify any timing constraints associated with the alternative funding.*

## **5-Year Plan**

### **Project #1 College of Science Renovation and Replacement**

The College of Science has several buildings that have substantial deficiencies in seismic, ADA requirements, HVAC systems, utility reliability, and building code issues including fire and life safety. These buildings also have critical shortcomings in meeting programmatic and growth needs. The University is initiating a study to determine a strategy and priority for remodeling or replacing facilities. It is anticipated that the first project will have a cost of approximately \$70 million.

### **Project #2 HPER Academic Space**

The College of Health is one of the largest colleges at the University of Utah with 2500 undergraduate students and 600 graduate students. It is currently housed in eight facilities across campus and Research Park resulting in significant inefficiencies in its operations. This project will construct a facility to better house the Health, Kinesiology, and Recreation Department as well as the other research, academic and campus programs. It is anticipated that the cost will be approximately \$30 million.



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Ken Nye, Deputy Chief of Design and Construction  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**University of Utah: Research Addition to Orthopedic Center**

---

### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

The University of Utah requests approval to construct an addition to the Orthopedic Center. The Center needs to expand to the west to accommodate increased research opportunities for the lab on the lower level (level A). The project is estimated to cost \$2,895,000 and will be funded by School of Medicine Department funds. The project consists of a 4,700 sqft, addition plus remodeling of 300 sqft at the connection.



October 30, 2017

Mr. Jeff Reddoor, Director  
Utah State Building Board  
3120 State Office Building  
Salt Lake City, UT 84114

Dear Mr. Reddoor:

***RE: Project Approval for Research Addition to Orthopaedic Center***

The University of Utah requests approval to construct an addition to Orthopaedic Center. The Center needs to expand to the west to accommodate increased research opportunities for the orthopedic research laboratory on the lower level (Level A) of the building. This is a separate endeavor from the expansion project approved previously that addressed clinical needs.

There is an outdoor patio adjacent to the existing research lab area on Level A. While not part of original expansion plans, this underutilized area represents an opportunity for the UOC to increase the research presence and offering. This addition is needed to round out the facilities needed to fully support the teaching mission of the organization.

The proposed total project budget is \$2,895,000 and will be funded by School of Medicine Department funds. The project consists of a 4,700 square foot addition plus remodeling of 300 square feet at the connection. The expanded facility will enhance the surgical skill training provided to medical students, residents, and Utah physicians while also facilitating innovation in surgical techniques.

No state funds will be used for this addition for the project cost, future O&M or future improvements. These are funded entirely through operational revenues of the Orthopaedics Department. This addition is consistent with the University's approved master plan.

This project was approved by the University's Board of Trustees on August 8, 2017 and the Board of Regents on September 15, 2017.

Thanks, as always, for your consideration and support.

Sincerely,

  
Kenneth E. Nye

Deputy Chief Design & Construction Officer

Cc: Robin Burr  
Bart Adams

# Site Diagram





Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: President Huftalin, Salt Lake Community College  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**Salt Lake Community College: Jordan Campus Student Center**

---

### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

As the Jordan Campus continues to build on its base of general education and allied health science offerings, students need access to expanded services that include advising, spaces for study and collaboration and an array of resources proven to vastly improve performance and overall student success.

The proposed project would be funded through the use of student fee dollars to support a building bond. The Student Center will allow student support services to expand to foster student success. The proposed Jordan Student Center would contain offices for Admissions; Financial Aid, Academic Advising; Registrar's office, and a Testing Center, Disability Resource Center; Center for Health and Counseling, and administrative offices.

Additionally, the proposed Jordan Student Center would allow the College to expand the Office of Student Life and Leadership, and to accommodate campus wide student events. This expansion would enhance the connection between students and the institution by providing gathering space for student clubs/organizations and study groups; one-stop access to student affairs offices; access to a recreation and fitness center; access to healthy meal options at reasonable prices. This new facility would create a space for students to call their own



<b>Project Name:</b>	Jordan Campus Student Center Pavilion Addition	
<b>Agency/Institution:</b>	Salt Lake Community College	
<b>Project Manager:</b>	Taylor Maxfield	

		Cost		
<b>Cost Summary</b>		<b>\$ Amount</b>	<b>Per SF</b>	<b>Notes</b>
Facility Cost		\$ 12,193,151	\$270.96	
Utility Fee Cost		\$ -	\$0.00	
Additional Construction Cost		\$ 5,896,066	\$131.02	
Site Cost		\$ 1,950,904	\$43.35	
High Performance Building		\$ 300,602	\$6.68	
<b>Total Construction Cost</b>		<b>\$ 20,340,722</b>	<b>\$452.02</b>	
<b>Soft Costs:</b>				
Hazardous Materials		\$ -		
Pre-Design/Planning		\$ 197,896		
Design		\$ 1,334,171		
Property Acquisition		\$ -		
Furnishings & Equipment		\$ 1,098,399		
Information Technology		\$ 652,500		
Utah Art (1% of Construction Budget)		\$ 203,407		
Testing & Inspection		\$ 203,407		
Contingency		\$ 1,037,546		
Moving/Occupancy		\$ -		
Builder's Risk Insurance (0.15% of Construction Budget)		\$ 30,511		
Legal Services (0.05% of Construction Budget)		\$ 10,170		
DFCM Management		\$ 352,111		
User Fees		\$ -		
Commissioning		\$ 193,237		
Other Costs		\$ 30,511		
<b>Total Soft Costs</b>		<b>\$ 5,343,867</b>	<b>\$118.75</b>	
<b>TOTAL PROJECT COST</b>		<b>\$ 25,684,589</b>	<b>\$570.77</b>	
Previous Funding		\$ -		
Other Funding Sources (Identify in note)		\$ 25,684,589		
<b>Request for state funding</b>		<b>\$ (0)</b>		
<b>Project Information</b>				
Gross Square Feet	45,000		Base Cost Date	11-Aug-16
Net Square Feet	39,600		Estimated Bid Date	15-Apr-18
Net/Gross Ratio	88%		Est. Completion Date	14-Apr-20
			Last Modified Date	9-Sep-16
			Print Date	7/13/2017



**Existing Facility:**

- *How is the existing program housed? Why is the existing facility not able to meet your needs? What is the proposed use or disposition of the existing facility if your request is funded?*

Currently, the Student Affairs functions on the Jordan Campus are housed within the High Tech Center and the Health Science Building. Those services include the following: Admissions; Financial Aid; Academic Advising; Registrar; Testing Center; Disability Resource Center; and the Office of the South Region Student Services Director. Additional student services are provided in the Student Pavilion, which includes the Office of Student Life and Leadership and the Center for Health and Counseling. Space in the High Tech Center and the Student Pavilion is limited and does not allow for additional staffing to meet the needs of students on the campus. As the College continues to focus on student success, persistence, and completion, additional space is needed to support expanded services and intrusive academic advising.

In addition, due to the space limitations in the Student Pavilion, hosting campuswide student events is not possible and no space is available for recreation or fitness, which are high-demand requests from our students.

- *Where applicable, if the proposed facility is not intended to be replacement space, (existing facility serving this function will not be demolished) describe the future use of the existing facility. Include functions to be served, costs of remodeling or expansions as well as the amount of deferred maintenance and code compliance that will need to take place in the existing facility to enable it for continued use.*

The current vacated spaces in the High Tech Center and the Health Sciences building will be used to support additional classroom and lab space to accommodate educational programs. These vacated spaces will be used for both general education and allied health expansion, which are high-demand courses for Jordan Campus students.

Existing Space (square feet) Currently Occupied 0

## **Project Executive Summary:**

*Use this section to provide a detailed justification of why the project is needed. Please address the following bullets in your summary.*

- ***Describe the purpose for the project in detail, including all programs and services to be offered in the proposed facility.***

As the Jordan Campus continues to build on its base of general education and allied health science offerings, students need access to expanded services that include advising, spaces for study and collaboration and an array of resources proven to vastly improve performance and overall student success.

The proposed project would be funded through the use of student fee dollars to support a building bond. The Student Center will allow student support services to expand to foster student success. The proposed Jordan Student Center would contain offices for Admissions; Financial Aid, Academic Advising; Registrar's office, and a Testing Center, Disability Resource Center; Center for Health and Counseling, and administrative offices.

Additionally, the proposed Jordan Student Center would allow the College to expand the Office of Student Life and Leadership, and to accommodate campuswide student events. This expansion would enhance the connection between students and the institution by providing gathering space for student clubs/organizations and study groups; one-stop access to student affairs offices; access to a recreation and fitness center; access to healthy meal options at reasonable prices. This new facility would create a space for students to call their own.

- ***How would this facility benefit the State of Utah? Describe the various populations or constituencies served and how they will benefit. Estimate any increase in program capacity that will result if this request is funded, i.e. number of FTE students taught, prisoners housed, court cases handled, etc.***

The Jordan Campus is situated in a fast-growing part of the Salt Lake Valley that is well-served by Salt Lake Community College. As the area around the Jordan Campus continues to grow, it is important that the College meet the needs of students in this major population center.

In addition, Utah's population is growing while Utah's nursing and allied health workforce is aging. Nearly half of the state's nurses plan to retire within the next 15 years. It can take up to five years to become a well-qualified nurse who has completed school and gained critical on-the-job experience. The Utah Nursing Consortium reports more than 1,200 current openings for registered nurses in Utah.

Utah's need for nurses is particularly acute because we have the fastest-growing elderly population and one of the highest birthrates in the country—factors that strain Utah's health care resources. According to statistics released in April 2017 from Burning Glass Technologies, there have been 5,286 openings throughout the past year for registered nurses in Salt Lake County.

Salt Lake Community College accepts 160 traditional students each year in the nursing program; students are turned away each semester due to limited capacity. SLCC's community partners, including Intermountain Health Care and IASIS Healthcare, request nursing placements each year that the College is not able to accommodate.

The College plans to expand the nursing program by 25% over the next four years in response to industry need for nurses. SLCC has faculty capacity to increase the program by 25% over the next four years but has space limitations. This additional space for the student center will allow us to realign and shift space on campus so that we can expand the nursing program.

The major obstacles to expansion are lab space, classroom space, storage and staffing. Remodeling the Student Pavilion and focusing its programming on student success and engagement will allow the College to increase classroom and lab capacity for nursing and allied health.

- ***Explain how this facility would function to satisfy some facet of the institution or agency mission.***

Salt Lake Community College's mission is to engage and support students in educational pathways leading to successful transfer and meaningful employment.

This new facility will help the College meet its state-mandated mission.

Research is clear that students who stay on campus, get involved and find robust support services are more likely to persist and complete their educational program. The Student Center remodel will help increase the student completion rate.

Remodeling the Student Pavilion will allow the College to expand classroom space in its other building to accommodate enough courses for students not in Health Science programs to complete a transfer degree and/or expand the nursing program to accommodate more nursing graduates, leading directly to stronger workforce placement.

The majority of SLCC students, whether they plan to transfer or get training to enter the workforce, need general education courses. An additional facility to house student support services would open up classroom space that is currently limited, allowing the College to fully meet the general education needs of Jordan students.

- ***Summarize your decision-making process that has led to this project request: e.g., construction of a new facility versus remodeling an existing building or a combination of build new and remodel existing. Discuss economic, functional, and programmatic considerations involved in your proposal.***

Thoughtful demographic research and planning determined that building a new multiuse center

at Jordan Campus will consolidate and bring a more sensible arrangement to excellent existing services and create a student commons area and event space that will benefit students and members of the surrounding community. A new building enables existing space on campus to be dedicated to teaching and lab space. A College-wide taskforce considered the campus' demographic composition, enrollment projections, program capacities and student needs and recommended adding the Jordan Student Center to move student affairs functions to spaces that make sense while creating more room for teaching and student-study support spaces.

- ***Explain the degree of urgency for the project and your options and strategies should this facility not be funded, both in the interim and in the long term.***

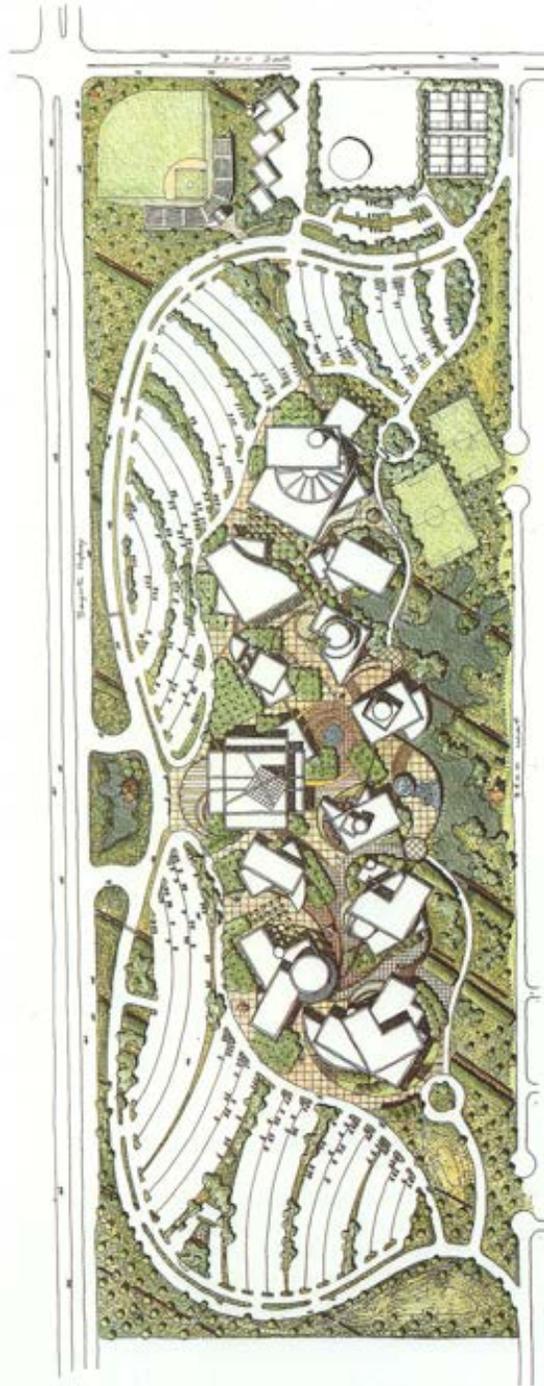
Providing quality post-secondary education opportunities to people in this rapidly growing part of the Salt Lake Valley is vital. Increasing student engagement and expanding the services that bolster student persistence and completion are at the core of SLCC's and USHE's missions. Adding a multiuse center to the Jordan Campus accomplishes these aims. This project will promote these objectives and allow other campus entities to be converted to lab and classroom space. The result is an optimal use of space and resources that increase student learning and enhance the student experience. Failing to build a new center would result in demand for new and expanded offerings that SLCC that will be able to meet.

#### **Feasibility/Planning:**

- ***Explain how this facility and its functions correspond with your agency or institution's Strategic Plan and campus Master Plan. Indicate when your Strategic Plan and Master Plan was last updated.***

In 1997, the Jordan Campus master plan was presented to and approved by the SLCC Board of Trustees, the Building Board and the Utah State Board of Regents. In that plan, a Student Center was identified as needed to anchor the student support and engagement activities of the campus as it grew. Salt Lake Community College's Strategic Plan and Master Plan was updated in 2017. With some remodeling, the Student Pavilion can accommodate the needs for a Student Center rather than a new building. A preliminary program that complements the Comprehensive Facilities Master Plan has been prepared by the College director of planning & design in consultation with College administration and the Student Executive Council.

# Master Plan



PROPOSED SOUTH & WEST JORDAN SITE



- ***Summarize the primary priorities of program or service growth at your institution or agency and describe how the proposed facility will serve those needs.***

Careful planning by the State and Salt Lake Community College has allowed the College to keep up with post-secondary education demand in one of the fastest-growing population bases in the country in recent years. The new Student Center will address multiple needs, including making more classroom space available for classrooms and labs, providing consolidated student services, a common area for students to gather, study and collaborate, and valuable event space that will benefit students and the surrounding community.

- ***Where applicable, describe the potential positive and/or adverse economic and community impacts of the project.***

SLCC aims to provide access to a broad cross-section of Salt Lake County residents, with options as close to home as possible. This project would enhance access and affordability by reducing travel and travel costs.

- ***Describe any special transportation considerations for this facility including parking, transit, and pedestrian requirements***

Salt Lake Community College has had regular meetings with UDOT in conjunction with the Bangerter Highway widening project, which could affect access to the campus. The College will prepare additional roadways for better circulation and access and engage in conversations with local municipalities to properly connect to existing roadways. Expanded parking allocations to meet the needs of the increased traffic will also be made consistent with the SLCC campus master plan. The College also plans to extend the plaza walkway for improved circulation and linkage walkways to the existing portion of the campus.

- ***Describe your efforts to work with the surrounding communities should this facility be approved; including impacts to traffic, pedestrian safety, security, noise, excessive nighttime lighting, etc.***

The College will continue to meet regularly with UDOT regarding possible effects of the Bangerter Highway widening project on campus. SLCC has had conversations with South Jordan City and will have conversations with West Jordan City to remain abreast of options to improve the circulation in and out of the campus.

- ***Describe the extent that you have evaluated facility siting, including alternative sites where applicable, to include:***
  - *Identification, including location, size, and characteristics of the site, and estimated costs of any required environmental remediation*

Salt Lake Community College currently has a clear title to 120 acres at this site. The campus Master Plan and subsequent student site-study updates indicate the location of the student center to centrally located on the campus.

- *Explain any special soils preparation requirements or seismic conditions that could increase site and structural costs beyond those considered standard for your area.*

This will be part of the preconstruction services provided by the design team. Previous projects on this site have not shown a need for any special preparation or remediation.

- *Describe the availability and capacity of utility services, including IT, for the proposed facility. Specify whether the utilities services will be provided by municipal, private, or local campus centralized services.*

All required utilities are available and adjacent to the owned property. All utility services are municipal or quasi-municipal provided except for IT (information technology) infrastructure, which will be connected to the existing campus backbone system.

**State System of Higher Education, Additional Statutory Required Information:**

*As required in Title 63A-5-104 (2) (b)(iii) that an institution described in Section [53B-1-102](#) that submits a request for a capital development project address whether and how, as a result of the project, the institution will:*

*(A) offer courses or other resources that will help meet demand for jobs, training, and employment in the current market and the projected market for the next five years;*

- *Describe*

*(B) respond to individual skilled and technical job demand over the next 3, 5, and 10 years;*

- *Describe*

*(C) respond to industry demands for trained workers;*

- *Describe*

*(D) help meet commitments made by the Governor's Office of Economic Development, including relating to training and incentives;*

- *Describe*

*(E) respond to changing needs in the economy; and*

- *Describe*

*(F) based on demographics, respond to demands for on-line or in-class instruction;*

- *Describe*

### **Capital Development Modifications After Deadline:**

Title 63-A-5-104 (2) (c)

*(c) An agency may not modify a capital development project request after the deadline for submitting the request, except to the extent that a modification of the scope of the project, or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control*

### **Non- State Funded Without O&M:**

Title 63A-5-104 (3)

(3)

*(a) Except as provided in Subsections (3)(b), (d), and (e), a capital development project may not be constructed on state property without legislative approval.*

*(b) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:*

*(i) the State Building Board determines that the requesting state agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;*

*(ii) the state agency provides to the State Building Board a written document, signed by the head of the state agency:*

*(A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance to the resulting facility for immediate or future capital improvements; and*

*(B) detailing the source of the funding that will be used for the cost of operations and maintenance for immediate and future capital improvements to the resulting facility; and*

*(iii) the State Building Board determines that the use of the state property is:*

*(A) appropriate and consistent with the master plan for the property; and*

*(B) will not create an adverse impact on the state.*

**Land Bank Acquisition Requests:**

*Requests for purchase of land from funds to be appropriated by the State Legislature for future use by an agency or institution will be evaluated based upon approved programmatic planning and facilities master plan requirements of the agencies and institutions.*

**General Considerations** - *Provide detail for the following considerations that will be taken into account in evaluation of these requests.*

- Location and description of the property including any existing permanent structures.*
- Current availability of the land and “time sensitivity” of the window of opportunity for its purchase.*
- Intended use of the land and its relative importance in the context of the agency or institutions role and mission assignment and strategic plan for the future.*
- Suitability of the property for the intended use (ingress/egress, proximity of utilities, percentage of buildable area, geo-technical, etc. where applicable).*
- Reasonableness of cost as determined by an appraisal or other reasonable estimate of the value of the land.*
- Condition of the land, including the potential liability of the institution pertaining to clearing the property, potential existence of hazardous waste, greenhouse gas emissions, etc.*
- Condition and potential use of existing structures, if any.*

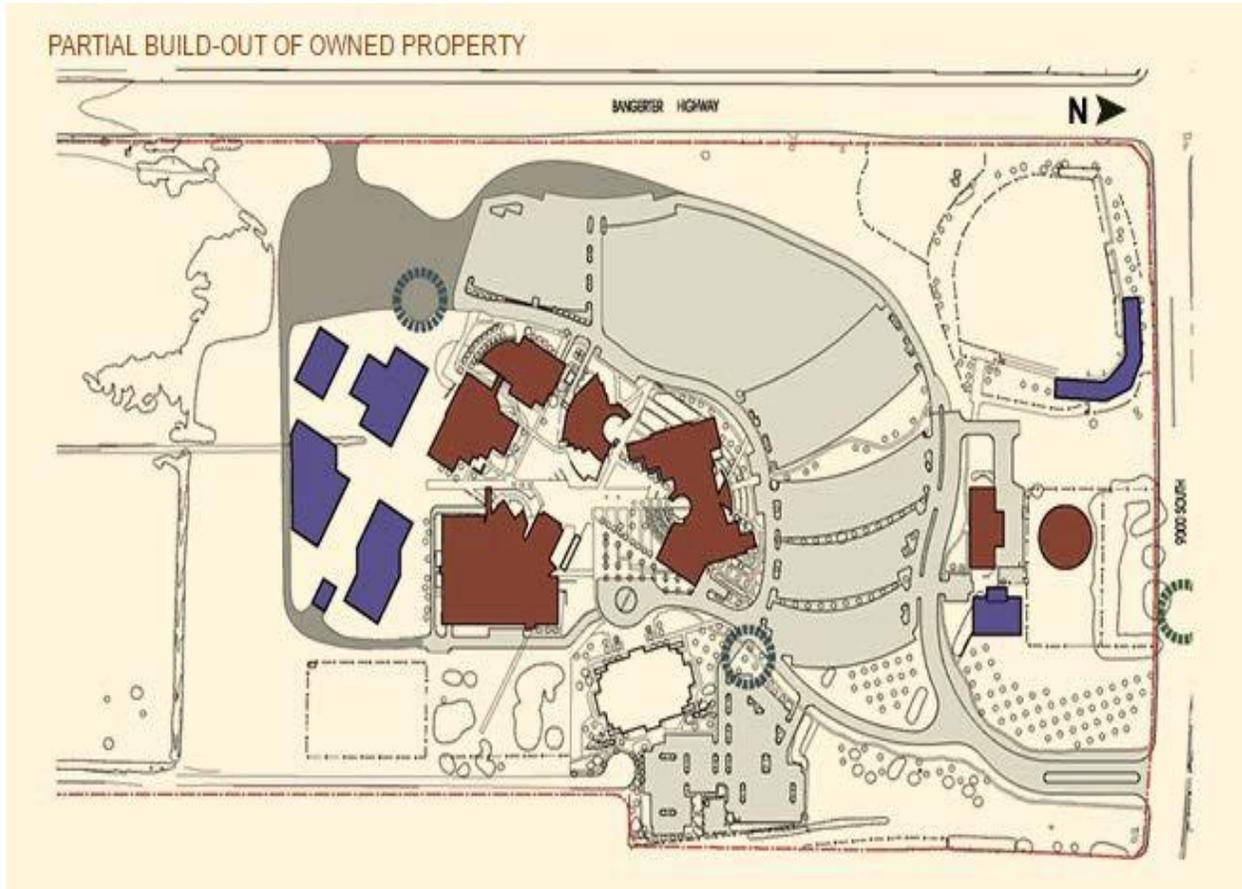
**UCAT Statutory Requirements** - *State statute specifies that the State Building Board must determine that the requirements of UCA 53B-2a-112 have been met before it may consider a funding request from the Utah College of Applied Technology pertaining to new capital facilities and land purchases. UCAT requests for such purchases should describe in detail how each of these statutory requirements have been met including:*

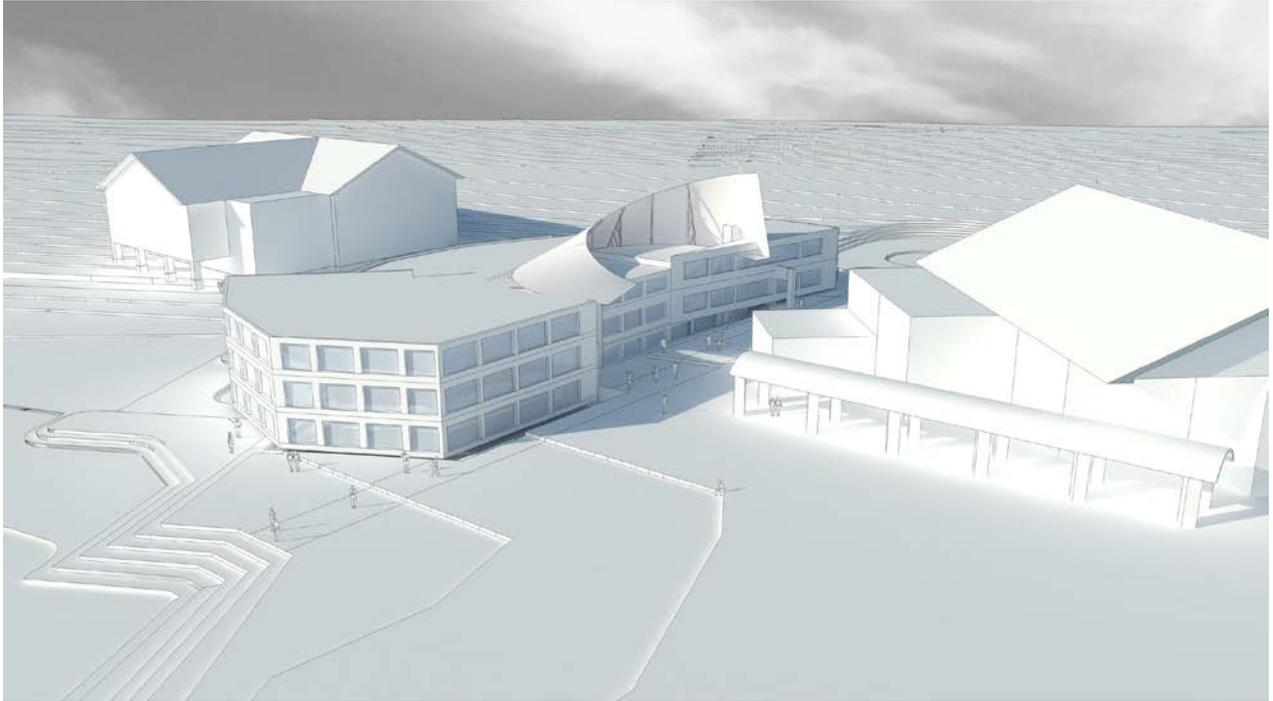
*inclusion of letters from school districts stating that they do not have space available for UCAT use; an inventory/utilization report of the current UCAT space; a summary of the ATE programs being offered by the college campuses in the UCAT area and copies of current cooperative agreements or a summary of efforts to develop such agreements.*

**Photographs and Maps:**

*Photographs and other graphics justifying the project and/or maps showing where the facility will be located are requested to be submitted in electronic format if possible. These should help explain the project and justify why it should be funded.*

**Site for Proposed the Jordan Campus Student Center**





## **Scoring Analysis for Building Board Request Evaluation Guide:**

*Please provide the following justification to aid the Building Board and DFCM in applying the attached Capital Development Request Evaluation Guide.*

### **1. Existing Building Deficiencies and Life Safety Concerns**

Consistent with SLCC's Strategic Goals of Student Completion and Strengthening Transfer Pathways, this center will allow the College to provide better support service to provide intrusive advising and engagement opportunities proven to improve student completion. The College will be able to provide more general education and allied health classes to accommodate degree completion at a single site.

### **2. Essential Program Growth**

The College plays a major role in the economic development of Salt Lake County and the State of Utah. It has played a significant role in providing learning opportunities to a higher percentage of ethnic minority students and students from households with lower incomes than any other USHE institution. It is critical that the new classroom and lab spaces are added in order to keep up with current and future growth.

### **3. Cost Effectiveness**

In alignment with DFCM's HPBS (High Performance Building Standards), the new buildings will be constructed with energy-efficient building systems. This project will resolve cost inefficiencies created by conducting classes in spaces that are poorly designed for their functions, and improve sharing of resources including space, equipment, faculty and staff.

### **4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives**

It is essential that the College provide adequate, safe, attractive spaces in which our diverse student population can access general education courses and career and technical training that leads to successful transfer and meaningful employment. The new Center will provide critical student support services in one location to assist students in meeting their completion goals. The Student Center will provide additional space to expand the College's nursing and other allied health programs to attend to workforce needs.

## **5. Alternative Funding Sources**

All funding will be derived from existing student fees and existing student funds in place. No increase in student fees will be necessary to accommodate the building.

## **5-Year Plan**

*Please list below the anticipated State Funded Capital Development projects planned for your agency/institution over the next five years. Include a short one paragraph description/justification of each project and the approximate cost of the project.*

Project #1 – The Herriman Campus General Education Classroom Building  
90,000 square feet - \$32,024,008

Project #2 – Taylorsville/Redwood Campus Applied Technology Center Building  
Use to be discussed

Project #3 – Taylorsville/Redwood Campus Business Building Classroom & Study Space  
Expansion  
with Renovation of existing space  
120,000 square feet - \$36,000,000

Project #4 – Taylorsville/Redwood Campus Remodel and Modernize the Technology Building  
Infrastructure (no new added space)  
- \$20,000,000

Project #5 – Taylorsville Redwood Campus Science & Industry Building Classroom Addition  
90,000 square feet - \$27,000,000

## **Non-State Funded Capital Project Requests**

Project #1 – Jordan Campus Student Center  
45,000 square feet - \$25,684,589

Project #2 – Taylorsville Redwood Campus Community Center / Alumni House  
10,000 square feet - \$15,000,000

**CBE\***

**\*Note: After the Building Board's prioritization process, DFCM may verify the project preliminary cost estimate.**



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: President Cockett, Utah State University  
Date: November 8, 2017  
Subject: **FY 2019 Non-State Capital Development Request**  
**Utah State University: Phase III Space Dynamic Lab Building**

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### Recommendation

It is recommended that the Building Board approve the following request to move forward with legislative approval for funding.

### Background

USU Research Foundation (USURF) seeks to build the Phase II Space Dynamics Lab Building to provide the quality and type of specialized space needed to serve its growing programs. Phase I is currently under construction with completion anticipated in the fall of 2017. The Phase II building will occupy the site directly to the south of the Phase I building, and will be connected to the building via a pedestrian bridge.

The building will include offices, electronics and computer testing labs, computer server rooms, and conference rooms. The building will require a high level of security. It will have SCIF (secure) space, with redundant power, and intensive HVAC cooling requirements.

The Space Dynamics Lab (SDL) is one of 14 University Affiliated Research Centers (UARCs) in the nation. The SDL facilities are located at the USU Innovation Campus in Logan, Utah. Charged with applying basic research to the technology challenges presented in the military and science arenas, SDL has developed revolutionary solutions that are changing the way the world collects and uses data.

**FY 2019**  
**Non-State Funded Capital Development Project Request**

**Agency/Institution:** Utah State University  
**Project Name:** Phase II Space Dynamics Lab Building

**Agency/Institution Priority:** \_\_\_\_\_

**Preliminary Cost Estimate:** \$31,309,900

**Total Project Space (Gross Square Feet)** 75,700 GSF

New Space (Gross Square Feet)	75,700 GSF
Remodeled Space (GSF)	0
Space to be Demolished (GSF)	0

**Increase in State Funded O&M** \$0

**New Program Costs** \$0

**New FTEs Required for O&M**

**New FTEs Required for Programs** 0

**Sources of Funding** \$31,309,900

Bonds

**Previous State Funding** \$ 0

**Existing Facility:**

Existing Space (square feet) Currently Occupied 0

This project will be a new building on the USU Innovation Campus, and will occupy the site directly to the south of the Phase I building currently under construction.

## **Project Description:**

USU Research Foundation (USURF) seeks to build the Phase II Space Dynamics Lab Building to provide the quality and type of specialized space needed to serve its growing programs. Phase I is currently under construction with completion anticipated in the fall of 2017. The Phase II building will occupy the site directly to the south of the Phase I building, and will be connected to the building via a pedestrian bridge.

The building will include offices, electronics and computer testing labs, computer server rooms, and conference rooms. The building will require a high level of security. It will have SCIF (secure) space, with redundant power, and intensive HVAC cooling requirements.

The Space Dynamics Lab (SDL) is one of 14 University Affiliated Research Centers (UARCs) in the nation. The SDL facilities are located at the USU Innovation Campus in Logan, Utah. Charged with applying basic research to the technology challenges presented in the military and science arenas, SDL has developed revolutionary solutions that are changing the way the world collects and uses data.

SDL develops advanced intelligence, surveillance, and reconnaissance (ISR) technologies to support a wide variety of command, control, communications, and computer (C4) system needs. The hardware and software solutions created by our C4ISR Systems Division cover all aspects of this field—from real-time data acquisition to end-user data exploitation. The division's core technologies include:

- Ground Stations and Exploitation Software
- Tactical Sensors
- Support Hardware
- Data Compression
- Flight Testing and Planning
- Cyber Security

The C4ISR Systems Division excels in the development of innovative solutions, rapid prototyping, and successful system integration for both proof-of-concept testing and field deployment.

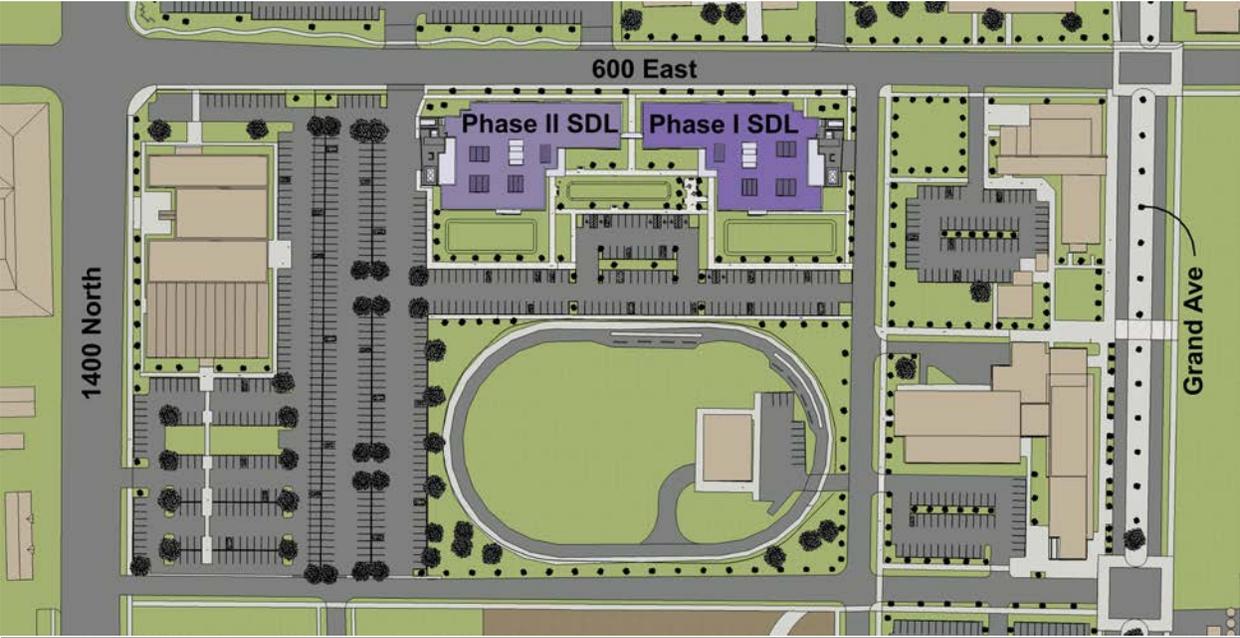
## **Project Justification:**

USURF seeks to add a new Space Dynamics Lab building on the Innovation Campus because their existing facilities have reached max capacity and are limiting new growth to the foundation. Currently, the Research Foundation is housed in eleven separate buildings on the Innovation Campus. Along with the foundation's facilities, the leased buildings are now at their maximum capacity requiring additional space to be acquired which must include building modification to meet SDL's needs. The new facility will allow for growth and consolidation and eliminate the need for building modifications in leased spaces.

## **Planning/Programming:**

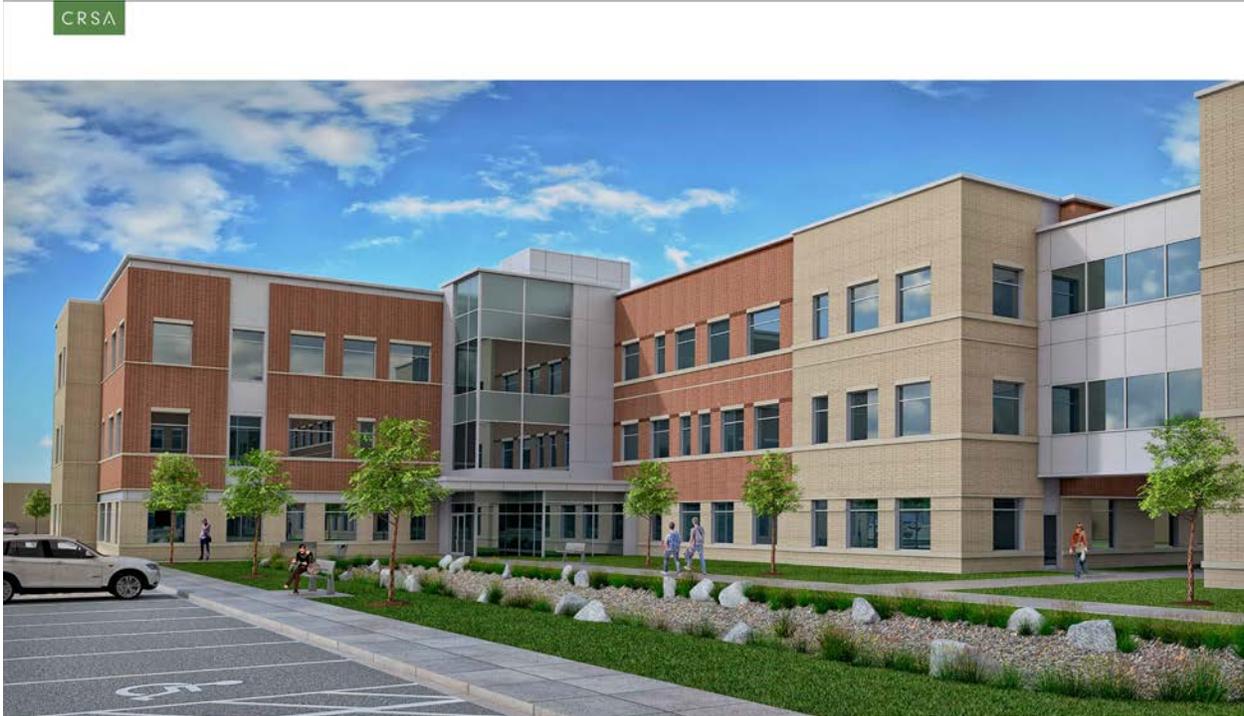
A pre-programming feasibility study has been completed for the C4ISR facility. The study has established the purpose and need for the new facility by documenting current space usage and growth projections for the Space Dynamics Lab. The study includes a detailed cost breakdown, space summary, preliminary site analysis, diagrammatic floor plans, and conceptual images. Pre-programming and early concepts have been studied for the Phase II portion of the project.

**Site and Infrastructure:**



Phase II SDL Building Site at the USU Innovation Campus. Image courtesy CRSA Architects

**Photographs and Maps:**



SPACE DYNAMICS LABORATORY PHASE 2



Artist Concepts. Images courtesy CRSA



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: President Morris, Dixie State University  
Date: November 8, 2017  
Subject: **Request to Proceed with Programming  
Dixie State University: Request for Programming of the Science, Engineering, and  
Technology (SET) Building**

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### Recommendation

It is recommended that the Building Board approve the following request to proceed with programming using agency funds.

### Background

As you are aware, Dixie State University's SET building request earned the top score in the Utah State Board of Regents' needs analysis. Further, the Regents recommend DSU's new building for programming.

Dixie State University is grateful for the Utah State Building Board's support of DSU's new SET Building. This building will provide state of the art facilities to educate and train tomorrow's scientists, engineers and technology professionals.

- 120,000 Square Feet
- \$52.9 Million Total Project Cost
- \$240,000 Estimated Programming Cost (Source DFCM CBE)
- Programming paid with DSU Institutional Funds

October 30, 2017

Jeff Reddoor  
Director, Utah State Building Board  
3120 State Office Building  
Salt Lake City, Utah 84114

Dear Mr. Reddoor:

The purpose of this letter is to request Utah State Building Board's authorization to program the new Science, Engineering and Technology (SET) Building at Dixie State University. As you are aware, Dixie State University's SET building request earned the top score in the Utah State Board of Regents' needs analysis. Further, the Regents recommend DSU's new building for programming.

Dixie State University is grateful for the Utah State Building Board's support of DSU's new SET Building. This building will provide state of the art facilities to educate and train tomorrow's scientists, engineers and technology professionals. Important information regarding DSU's Science, Engineering and Technology building programming request is listed below.

#### **Science, Engineering and Technology Building**

- **120,000 Square Feet**
- **\$52.9 Million Total Project Cost**
- **\$240,000 Estimated Programming Cost (Source DFCM CBE)**
- **Programming paid with DSU Institutional Funds**

The Utah State Building Board's authorization to program this building will allow Dixie State University to identify the optimal type and amount of lecture and laboratory space needed to meet instructional demand for Biology, Physics, Anatomy, Physiology, Chemistry, Genetic Counseling, Engineering and Technology programs. Additionally, a well-defined SET building program will save DSU time in designing and constructing the building upon receiving legislative approval and funding.

Sincerely,



Paul C. Morris  
Vice President for Administrative Affairs  
Dixie State University

cc: Richard Williams, Sherry Ruesch



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Mark Halverson, WSU Associate VP for Facilities and Campus Planning  
Date: November 8, 2017  
Subject: **Request to Proceed with Programming  
Weber State University: Request for Programming of the Noorda Engineering  
& Applied Science Building**

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### Recommendation

It is recommended that the Building Board approve the following request to proceed with programming using agency funds.

### Background

Weber State University seeks the Utah State Building Board's approval to proceed with the programming of the Noorda Engineering & Applied Science Building, our FY 2019 state funded capital develop request.

This project on the Ogden campus will replace the current Technical Education Building with a new 128,000 sqft. facility. The current estimate for the cost of the facility is \$49,924,516. The estimated cost for the programming of the facility is \$445,000.

The programming will be funded with institutional funds until such time as the legislature provides funding for the design and construction of the facility.



# WEBER STATE UNIVERSITY

Facilities Management

October 27, 2017

Mr. Jeff Reddor, Director  
Capital Planning & Budget  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, UT 84114

Dear Mr. Reddor,

Weber State University seeks the Utah State Building Board's approval to proceed with the programming of the Noorda Engineering & Applied Science Building, our FY 2019 state funded capital develop request.

This project on the Ogden campus will replace the current Technical Education Building with a new 128,000 sq.ft. facility. The current estimate for the cost of the facility is \$49,924,516. The estimated cost for the programming of the facility is \$445,000.

The programming will be funded with institutional funds until such time as the legislature provides funding for the design and construction of the facility.

Please place this item on the Building Board agenda for the November 8th meeting. I have attached the formal capital development request form for more detail information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Halverson'.

Mark Halverson

Associate Vice President

Facilities & Campus Planning



**C. UVU Business School Building (175,000 sq.ft. classroom building)**

- Total Project Cost \$69,000,000
- Cost per Sq. Ft. \$394.29
- Project will be complete in August 2020

<b>Project Name:</b>	Norda Engineering and Applied Science Building		
<b>Agency/Institution:</b>	WEBER STATE UNIVERSITY		
<b>Project Manager:</b>	Parkinson		
<b>Cost Summary</b>			
	<b>\$ Amount</b>	<b>Cost Per SF</b>	<b>Notes</b>
Facility Cost	\$ 35,978,787	\$281.08	
Utility Fee Cost	\$ -	\$0.00	
Additional Construction Cost	\$ 551,471	\$4.31	
Site Cost	\$ 524,411	\$4.10	
High Performance Building	\$ 555,820	\$4.34	
<b>Total Construction Cost</b>	<b>\$ 37,610,489</b>	<b>\$293.83</b>	
<b>Soft Costs:</b>			
Hazardous Materials	\$ 348,140		
Pre-Design/Planning	\$ 445,317		
Design	\$ 2,883,780		
Property Acquisition	\$ -		
Furnishings & Equipment	\$ 3,584,000		
Information Technology:	\$ 1,792,000		
Utah Art (1% of Construction Budget)	\$ -		
Testing & Inspection (1% of Construction Budget)	\$ 366,097		
Contingency	\$ 1,880,524		
Moving/Occupancy	\$ 670,000		
Builder's Risk Insurance (0.15% of Construction Budget)	\$ 56,416		
Legal Services (0.05% of Construction Budget)	\$ 18,805		
DFCM Management	\$ -		
User Fees	\$ -		
Commissioning	\$ 268,948		
Other Costs	\$ -		
<b>Total Soft Costs</b>	<b>\$ 12,314,028</b>	<b>\$96.20</b>	
<b>TOTAL PROJECT COST</b>	<b>\$ 49,924,516</b>	<b>\$390.04</b>	
<b>Previous Funding</b>	\$ -		
<b>Other Funding Sources</b> (Identify in note)	\$ 10,000,000		
<b>REQUEST FOR STATE FUNDING</b>	<b>\$ 39,924,516</b>		
<b>Project Information</b>			
Gross Square Feet	128,000	Base Cost Date	15-Jul-17
Net Square Feet	89,600	Estimated Bid Date	1-Mar-19
Net/Gross Ratio	70%	Est. Completion Date	1-Dec-20
		Last Modified Date	15-Jul-19
		Print Date	7/13/17

**Previous State Funding** \$ 0

*Identify state funding previously provided for this project; i.e., planning, land purchase, etc.*



- Incorporate building systems and material that have a track record on campus of low maintenance and long useful life.
- Maximize the utilization and efficiency of each space in order to minimize the need for additional space.
- Roof mounted solar installation that will also support the education curriculum.

**New Program Costs:** \$ 0

No new program costs will be requested with this project.

**New FTEs Required for O&M and Programs** O&M 4 Programs 0

The increase in overall square footage of approximately 22,000 SF associated with this project will require additional custodial and maintenance staff. In addition, the more technical electronic systems associated with the multi-media equipment and engineering labs will require additional support staff. Additional support staff will also be required in administrative support and campus security.

**Existing Facility:**

The college of Engineering, Applied Science and Technology (EAST) currently occupies all or part of two buildings on the Ogden campus of Weber State University. The oldest building of the two is called the Technical Education Building. This is the building that will be raised to accommodate the new engineering facility. The Technical Education Building was built in 1957 and houses the automotive science program, the retail sales program, the university computer center and server farm, and the computer science program. A large portion of the building (40,000 GSF), is devoted to laboratories for the automotive technology program where vehicles and their systems and components are studied, disassembled, reassembled, tested and evaluated. The building is 87,976 GSF overall and is shaped in a very large U shape. Automotive technology labs are located in the single story east wing and south end of the building, with the university server farm, classrooms, offices and some laboratories and administrative space in the two floors of the west wing. The building is showing its age, particularly the west wing. It does not meet current building code, ADA, or fire & life



safety requirements, nor does it satisfy the space requirements of the tenant organizations now in the building. The building suffers from several design and structural deficiencies that make the building uneconomical to renovate and expensive to maintain. Among these deficiencies are inadequate seismic event resistance, single pane glazing, inadequate heating, ventilation and air conditioning, inadequate insulation, and a propensity to flooding in several spaces due to groundwater infiltration along the east side of the west wing of the building.

The Tech Ed building is a brick veneer structure with extensive interior masonry walls. The windows are horizontal ribbon type windows of single pane glazing in steel metal frames that are beginning to corrode.



The Tech Ed building is fully utilized with all available spaces occupied. Some closets and storage rooms in both buildings have been converted to faculty offices to meet demand. Portable classrooms are in use to provide minimal essential classroom teaching spaces and offices. The continual growth of programs in the college and the importance given to engineering, computer science and technology by the university, community and legislature point, to even greater need in the future.

Existing Space (square feet) Currently Occupied      87,976

**Project Executive Summary:**

Weber State University is seeking funding to replace the existing Technical Education Building on the Ogden Campus with a new Engineering and Computer Science facility.

- This project will provide adequate academic facilities, including classrooms, laboratories, offices, study spaces, and work rooms to support rapidly expanding programs in the Engineering, Applied Science and Technology (EAST) college electrical and computer engineering programs. Besides the electrical and computer engineering programs, this facility will also support students enrolled in computer science programs and engineering technology programs. This space will also house Mechanical Engineering and Mechanical Engineering Technology, additional lab space for Manufacturing Engineering Technology and Systems Engineering, Technical Sales, and the Concept Center. There will also be room for the IT Data Center, NUAMES High School, and provide a space for student gathering and study. Having these programs collocated in a single facility will enhance the synergy that will occur with students in these programs working together on projects and studies where hardware, firmware and software all must work together.
- EAST is one of the largest colleges at Weber State University, both in terms of students enrolled or with declared majors, and in terms of the amount of building space required to support their programs. The college is laboratory intensive and is severely overcrowded in their existing laboratory spaces. There is no room remaining for adding equipment or faculty and staff. Enrollment in the electrical and computer engineering programs is growing rapidly, reflecting the high demand for these skills and the higher compensation

that can be expected. Overall, declared majors in EAST have grown from 1809 FTE in 2007 to 2461 FTE in 2015. Computer Science has grown from 203 FTE in 2007 to 556 FTE in 2015. The electrical engineering program, which was only started in 2013, had already grown to 69 FTE by 2015. Growth in all of these programs has been accelerating each year. Between 2014 and 2016 the college experienced the greatest growth of graduates by both amount and percentage of any engineering college in the state.

- Science, technology, engineering and math (STEM) programs fuel the economic engine for much of northern Utah. With Hill AFB and its highly technical missions such as supporting the F-35 and ICBM programs, as well as other aerospace and scientifically related industrial giants like ATK, Boeing and other technically based firms increasing their presence in the area, the demand for engineers and engineering technicians can simply not be satisfied. This need for highly trained technically qualified employees is particularly acute in electrical and computer engineering and in the technicians who support the engineers. Currently, Utah companies have to import people skilled in these areas because the entire higher education system in the state cannot support the demand. According to Department of Workforce Services analysis, the college satisfies the most critical industry needs of software engineering, electrical engineering, and mechanical engineering and technology. This project will help redress that deficiency and allow Weber State University to educate highly skilled people who can fill highly compensated positions in these technical areas. Keeping these jobs in Utah helps the economy, improves the tax base, raises the overall standard of living, and improves Utah's competitive position in the world. Increasing space will increase enrollment capacity.
- Weber State University's mission is dual role, to be a university granting up to master's degrees in various programs, as well as function as the community college for northern Utah. The programs that EAST provides satisfy both of those mission elements. EAST has a master's program in computer engineering, as well as technology programs in various engineering related fields. Unique to EAST is the ability to integrate these programs through projects whereby students from multiple disciplines work together in teams, just as they would in industry, to accomplish some objective or create some product. The degrees are 2+2 in that students receive applied associate degrees on their way to the bachelors. In addition, the college takes the possibilities of stepped credentialing seriously by working with high schools and the Technical Colleges to create pathways where students are employable for different jobs. Having these programs in the same college provides a synergy that cannot be easily duplicated elsewhere in the state.
- In terms of locating academic units, the college conducted interviews, focus groups, and surveys to understand student, faculty, university, and community needs. A matrix was created with two dozen categories reflecting those needs and concerns such as impact on student enrollment, proximity to industry, department cohesiveness, etc. The categories were both graded and weighted in terms of importance. The results showed the value of the proposed approach.
- The EAST college is already operating out of portable, leased classroom space for some of their space and program needs, and this temporary, expensive, and less than suitable

arrangement will have to continue until this project obtains funding. Offices for faculty will be especially more difficult to obtain, since even storage closets have already been converted to office space for faculty. One option being considered is to lease residential life units and temporarily convert them to offices to accommodate the need for faculty and staff offices.

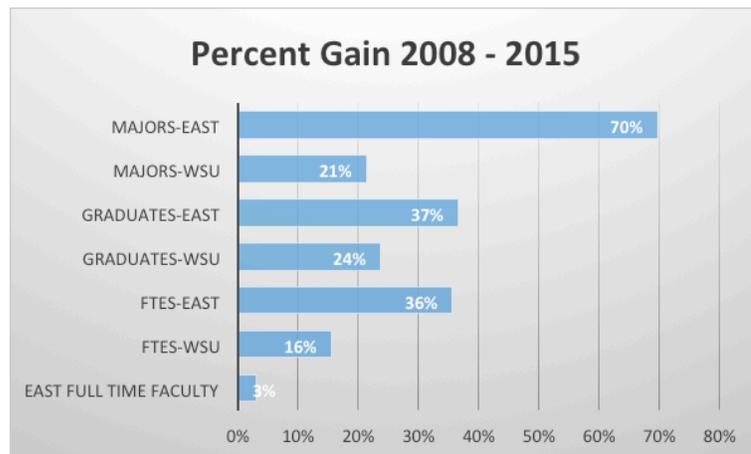


What is more difficult to obtain on a temporary basis is suitable laboratory space that is so critical for manufacturing, electrical engineering, and computer engineering programs. These technology intensive programs must have suitable laboratory space to be effective and to provide the hands-on experience demanded by employers. Suitable laboratory spaces may have to be created from leased spaces off campus or in portable facilities at much higher operating costs.

**Feasibility/Planning:**

- The location and infrastructure support for this new facility has been captured in the most recent campus master plan, which was completed by VCBO Architects in 2016. Several new building spaces were identified, and one of these spaces will be committed to this project. Full utility support is available as they currently service the building that will be replaced. The existing structure is serviced by a utility tunnel with all of the required utilities available in the tunnel, condenser water, chilled water for cooling, electrical, culinary water, natural gas, communications and data requirements. Domestic sewer and storm sewers are also both available in near proximity to the site and have the adequate capacity.
- The program, together with Health Professions, is one of the two highest priority programs in the university. It is the highest priority program in terms of the need to facilitate growth, accommodate building conditions, and reflect community support. A substantial gift has been made to initiate the creation of this facility.
- Weber State University has seen significant enrollment growth in two of the key strategic colleges, Health Professions and Engineering & Applied Science. As you can see from the chart below, growth in the EAST programs has accelerated at a rate above the growth of the University as a whole.

○



- The community –Hill Air Force Base, aerospace companies, and other industries depend on the graduates of the college for commitment to contracts and growth. The cities and towns depend on the college for attracting business into the area. The community benefits from the high salaries of the graduates. A 2009 Kansas study showed that engineers can have an almost 3 to 1 jobs multiplier, meaning that 2 jobs are created from every 1 engineering job created.
- Additionally, the community will benefit from the proposed partnership with NUAMES, which promises to focus on under-represented populations, thus increasing the likely number of students entering the engineering field. This partnership will create a conduit or pathway for aspiring engineers to get their degrees much faster than traditional students.
- Transportation to this new facility and to the Ogden campus as a whole will improve significantly in the near future. A long anticipated Bus Rapid transit line will be constructed and connect the Front Runner, downtown Ogden, and the WSU campus in much more seamless way.
- Additional parking will be constructed directly adjacent to this new facility. The current structure takes up a very large foot print and can be replaced with a more efficient design that will allow us to expand parking without impacting campus green space.
- Alternative building sites that were identified in the most recent master planning process were evaluated for this facility. Faculty, staff, and students would even prefer a current undeveloped site, as it would mean significantly less disruption to them during the construction process. However, this would leave a sixty-year-old facility that is in need of significant capital investment, in the state and university inventory. By replacing this facility with new, we are able to invest those capital dollars in other facilities on campus that are aging as well.

**State System of Higher Education, Additional Statutory Required Information:**

- Science, technology, engineering and math (STEM) programs fuel the economic engine for much of northern Utah. With Hill AFB and its highly technical missions such as supporting the F-35 and ICBM programs, as well as other aerospace and scientifically related industrial giants like ATK, Boeing and other technically based firms increasing their presence in the area, the demand for engineers and engineering technicians can simply not be satisfied. This need for highly trained technically qualified employees is particularly acute in computer engineering and in the technicians who support the engineers. Currently, Utah companies have to import people skilled in these areas because the entire higher education system in the state cannot support the demand. According to Department of Workforce Services analysis, the college satisfies the most critical industry needs of software engineering, electrical engineering, and mechanical engineering and technology. This project will help redress that deficiency and allow Weber State University to educate highly skilled people who can fill highly compensated positions in these technical areas. Keeping these jobs in Utah helps the economy,

improves the tax base, raises the overall standard of living, and improves Utah's competitive position in the world. Increasing space will increase enrollment capacity.

- The College of Engineering, Applied Science & Technology works hard to listen and respond to changing demands from our industry partners. Our advisory affiliates for our computer science program alone includes Imagicom, L3, IRS, Boeing, Market Star, America First, L3, SelectHealth, HAFB, Questor, Unicon, Google, Boeing, Pluralsight and many others. These companies have a vested interest in seeing the programs grow and maintain market relevancy. We simply cannot produce graduates fast enough to meet the demand.

**Capital Development Modifications After Deadline:**

R23-3-10 (5) and (6)

(5) An agency may submit an initial capital development request to the Board Director no later than the third Monday of July prior to the Utah Legislative Session that the request is related.

(6) An agency shall use best efforts to modify any submitted initial capital development request which was submitted to the Board director, no later than 14 days before the October Board meeting. Notwithstanding, the Board reserves the right to modify the request no later than the end of the hearing for the request at the October Board meeting. Any modification under this Rule R23-3-10(6) shall be for the purpose of a correction, or to better meet the standards or requirements of this Rule R23-3-10.

**Non- State Funded Without O&M:**

N/A

**Land Bank Acquisition Requests:**

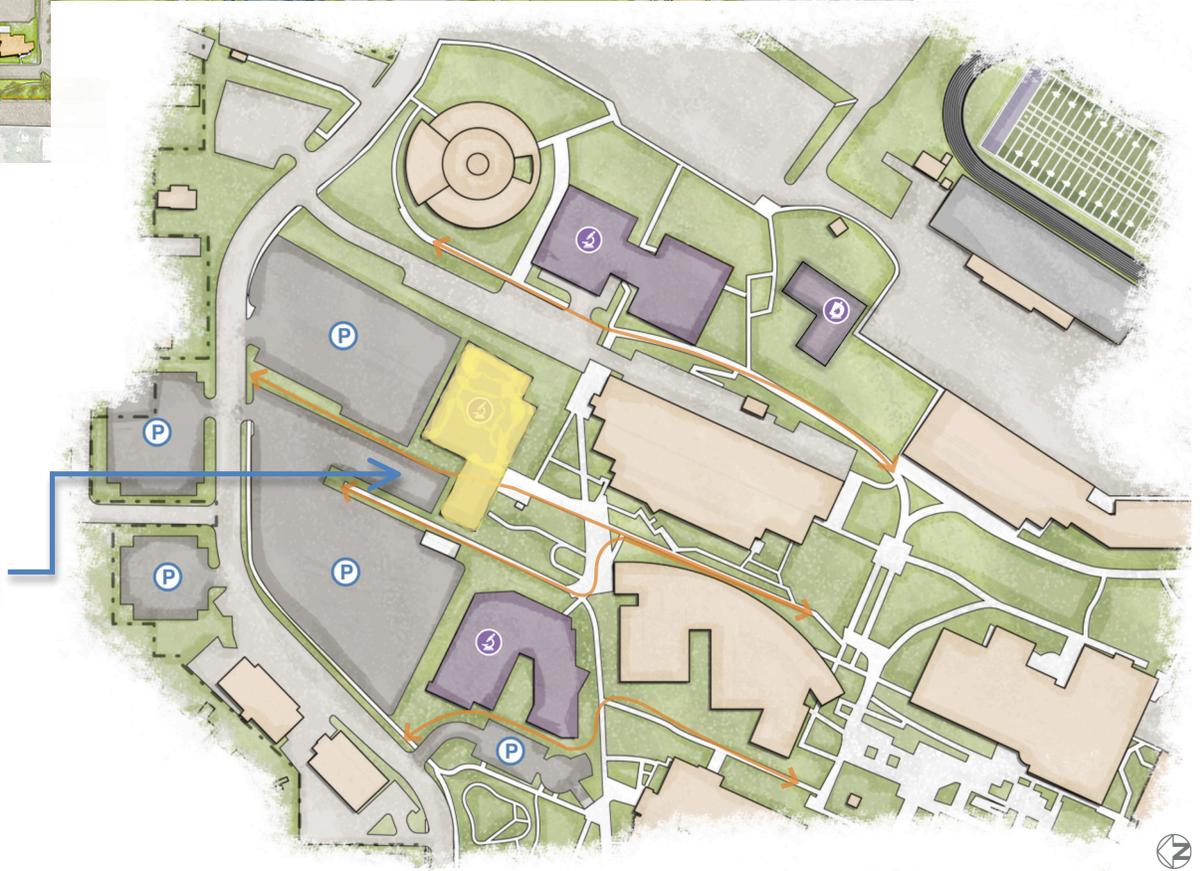
N/A

**Photographs and Maps:**

**A. Ogden Campus**



Existing Technical Education Building



New Site for the Norda Engineering Facility

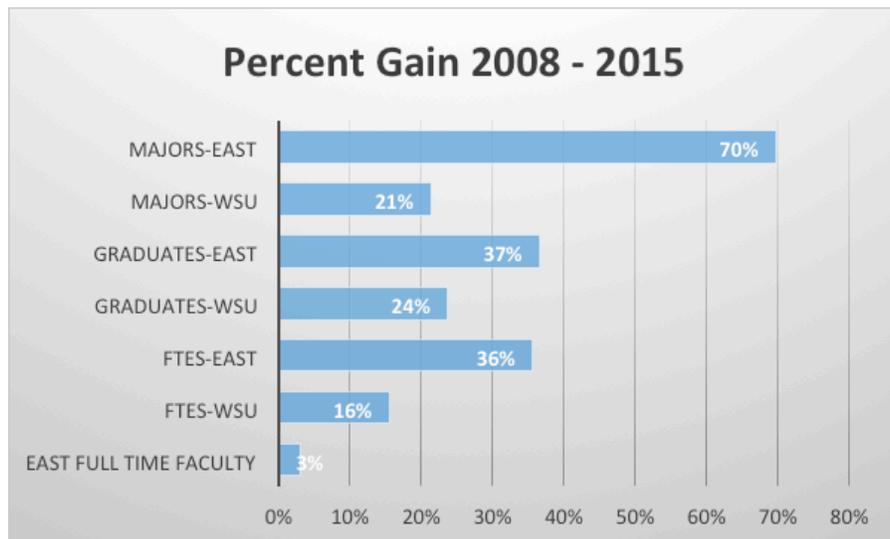
## Scoring Analysis for Building Board Request Evaluation Guide:

### 1. Existing Building Deficiencies and Life Safety Concerns

The Technical Education Building was built in 1957. The building is 87,976 GSF overall and is shaped in a very large U shape. The building is showing its age, particularly the west wing. It does not meet current building code, ADA, or fire & life safety requirements, nor does it satisfy the space requirements of the tenant organizations now in the building. The building suffers from several design and structural deficiencies that make the building uneconomical to renovate and expensive to maintain. Among these deficiencies are inadequate seismic event resistance, single pane glazing, inadequate heating, ventilation and air conditioning, inadequate insulation, and a propensity to flooding in several spaces due to groundwater infiltration along the east side of the west wing of the building. The Tech Ed building is a brick veneer structure with extensive interior masonry walls. This makes renovation for changing curriculum very difficult and expensive. The windows are horizontal ribbon type windows of single pane glazing in steel metal frames that are beginning to corrode.

### 2. Essential Program Growth

Weber State University enrollment has grown significantly in the past ten years. The growth in the college of Engineering, Applied Science, and Technology has grown even faster. The following is a chart that compares the two:



Weber State engaged the Paulien Group to help provide some benchmark data and space needs analysis for the college of EAST. The following table shows a summary the space needs of the college for the next ten years:

**Fall 2026 Space Needs Analysis by Department**  
**College of Engineering, Applied Science, & Technology**  
**Weber State University - Ogden Campus Only**

Department	Existing ASF	Fall 2026 Guideline ASF	Fall 2026 Surplus / (Deficit)	Fall 2026 Percent Change
Automotive	39,011	40,444	(1,433)	4%
School of Computing	15,451	24,387	(8,936)	58%
Engineering Technology	39,651	50,506	(10,855)	27%
Engineering	6,365	23,122	(16,757)	263%
Professional Sales	5,427	9,147	(3,720)	69%
Dean's Office	9,099	11,665	(2,566)	28%
Physical Plant and Communications	475	778	(303)	64%
<b>Subtotal</b>	<b>115,479</b>	<b>160,049</b>	<b>(44,570)</b>	<b>39%</b>
<b>Not included in Analysis</b>				
Network Systems Management	4,878	4,878	-	
GM Training Center	4,516	4,516		
<b>Subtotal</b>	<b>9,394</b>	<b>4,878</b>	<b>-</b>	
<b>Total</b>	<b>124,873</b>	<b>164,927</b>	<b>(44,570)</b>	<b>32%</b>

ASF = Assignable Square Feet

3. Cost Effectiveness

Weber State University will work closely with DFCM to design and construct this facility in the most reasonable and responsible manner possible. It is our goal to look at every material, system, or design decision in the light of life cycle cost. We strive to find the balance between low construction cost and long term maintenance and utility costs.

4. Project Need: Improved Program Effectiveness and Support of Critical Programs/Initiatives

Science, technology, engineering and math (STEM) programs fuel the economic engine for much of northern Utah. With Hill AFB and its highly technical missions such as supporting the F-35 and ICBM programs, as well as other aerospace and scientifically related industrial giants like ATK, Boeing and other technically based firms increasing their presence in the area, the demand for engineers and engineering technicians can simply not be satisfied. This need for highly trained technically qualified employees is particularly acute in computer engineering and in the technicians who support the engineers. Currently, Utah companies have to import people skilled in these areas because the entire higher education system in the state cannot support the demand. According to Department of Workforce Services analysis, the college satisfies the most critical industry needs of software engineering, electrical engineering, and mechanical engineering and technology. This project will help redress that deficiency and allow Weber State University to educate highly skilled people who can fill highly compensated positions in these technical areas. Keeping these jobs in Utah helps the economy, improves the tax base, raises the overall standard of living, and improves Utah's competitive position in the world. Increasing space will increase enrollment capacity.

5. Alternative Funding Sources

Two different sources of alternative funding have been identified for this project:

- 1) Weber State will issue a revenue bond for \$7.5 million. The revenue source for this bond will be generated by leasing approx. 25,000 sq. ft. of the new facility to the Northern Utah Academy for Math, Engineering, & Science (NUAMES). NUAMES recently received a charter from the Utah State Board of Education to expand their very successful Davis County high school program to Ogden.
- 2) Weber State is actively raising funds to support this project with a goal of \$2.5 million.

## 5-Year Plan

FY 19 (Priority 1)

**Norda Engineering & Applied Science Building**

*Technical Education Building Replacement*

*Demolish and construct a new facility for expanding program needs and aging infrastructure replacement.*

*Approximately 120,000 sq.ft.*

*State Capital \$ 39,924,516  
Development  
Funds*

FY 20 (Priority 2)

**Nursing & Health Professions Building**

*New building to expand critical health care*

*Education programs, including Nursing, Nurse Practitioner, and Physisian Assistant.*

*Approximately 100,000 sq.ft.*

*State Capital \$ 50,000,000  
Development  
Funds*

FY 21 (Priority 3)

Morgan county land acquisition. To acquire land in the rapidly growing Morgan County for a satellite campus of WSU

*State Capital \$2,500,000  
Development  
Funds*



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Frank Young, WSU Associate VP of Facilities Planning  
Date: November 8, 2017  
Subject: **Request to Proceed with Programming**  
**Utah Valley University: Request for Programming of the New Business Building**

---

### Recommendation

It is recommended that the Building Board approve the following request to proceed with programming using agency funds.

### Background

Having been ranked in the top 10, on both the Utah Building Board and USHE priority lists, UVU seeks authorization to being the programming phase of this new building. Documents produced in this phase will be used to enhance fundraising efforts and prepare for the design phase for the building.

UVU expects to spend up to \$485,000 dollars or 0.85% of the project construction costs, for the program. This cost will be paid from the donated funds received to-date. DFCM is waiting for Building Board approval to create a project number and begin the proposal process. UVU has secured over 10 million dollars in donor funds for this project.

Utah Valley University  
Programming Request  
New Business Building, Orem Campus  
November 7, 2017

Background:

Utah Valley University's (UVU) request for Capital Development Funds for the New Business Building has been ranked as priority three from the Board of Regents (USHE) for Higher Education projects and as State priority nine by the Utah Building Board. UVU has secured over 10 million dollars in donor funds for this project.

Issue:

Building design is driven by a strong well prepared program. The program process and document guides both users and designers to the most efficient use of the new space.

Having been ranked in the top 10, on both the Utah Building Board and USHE priority lists, UVU seeks authorization to begin the programming phase of this new building. Documents produced in this phase will be used to enhance fundraising efforts and prepare for the design phase for the building.

UVU expects to spend up to \$485,000 dollars or 0.85% of the project construction costs, for the program. This cost will be paid from the donated funds received to-date. DFCM is waiting for Building Board approval to create a project number and begin the proposal process.

Recommendation:

Motion to approve use of University funds to procure a building program document.



**Gary R. Herbert**  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Russell Galt, DATC VP of Administrative Services  
Date: November 8, 2017  
Subject: **Request to Proceed with Programming  
Davis Technical College: Request for Programming of the Allied Health  
Building**

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### Recommendation

It is recommended that the Building Board approve the following request to proceed with programming using agency funds.

### Background

The Building Board ranked the Davis Technical College Allied Health Building as the number three ranked project. The cost of the building is estimated at \$35,696,525. Other funding sources for the building are listed at \$1,332,000, bringing the amount of state funds requested for the building to \$34,364,525. This project is the number one ranked project of the Utah System of Technical Colleges. It is priority project of the Northern Utah Chamber Coalition. Davis Tech believes there is strong Legislative support for the project.

**Davis Technical College  
Request to Begin Programming for  
Allied Health Building**



**Request:** The Davis Technical College requests approval from the State Building Board to engage architectural professional services as soon as practicable to begin programming for the requested Allied Health Building.

**Background:** On October 5, 2017, the State Building Board ranked the Davis Technical College Allied Health Building as the number three ranked project. The cost of the building is estimated at \$35,696,525. Other funding sources for the building are listed at \$1,332,000, bringing the amount of state funds requested for the building to \$34,364,525. This project is the number one ranked project of the Utah System of Technical Colleges. It is priority project of the Northern Utah Chamber Coalition. Davis Tech believes there is strong Legislative support for the project.

**Justification:** State funding for building projects may be limited this year. Various projects requested by other agencies already have programming completed. Having the programming in process for the Davis Tech Allied Health Building will help to keep this project rated high and reduce the consideration to skip over this project in favor of one that is already programmed.

**Cost Estimate for Programming:** Initial estimates for the cost of the building programming have been given at approximately \$155,000. No architectural firms have been contacted for estimates.

**Source of Funding for Programming:** Davis Technical College institutional funds will be used to cover the costs of programming.

**Time Estimate:** If approval is given, the Davis Technical College will begin immediately to work with DFCM staff to engage an architectural firm to do the building programming. Taking into consideration the time needed to select and engage the architect, time to work with College employees and other interested community members, time for the upcoming holidays, and the time to perform the programming, we estimate that the programming will be completed in March or April, 2018.

**College Contacts:**

President Michael Bouwhuis: 801-593-2501

Vice President Russell Galt: 801-593-2304

[mjb@davistech.edu](mailto:mjb@davistech.edu)

[russell.galt@davistech.edu](mailto:russell.galt@davistech.edu)



Gary R. Herbert  
Governor

# Utah State Building Board

3120 State Office Building  
Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Amendments to DFCM Rule 23-5, Contingency Funds**  
Presenter: Mike Kelley, Assistant Attorney General

---

DFCM is recommending amendments to Rule R23-5, **Contingency Funds**. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-5 at their scheduled Board meeting on November 8, 2017. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-5, under the authority of the Board, establishes policies and procedures regarding contingency funds held by the Division. It also provides guidelines for the source, use and reporting of contingency funds as provided in Title 63A, Chapter 5. This rule is authorized under Subsection 63A-5-103 (2) (a), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management.

Attachment: Rule R23-5 (with proposed amendments)

**R23. Administrative Services, Facilities Construction and Management.**

**R23-5. Contingency Funds.**

**R23-5-1. Purpose.**

(1) This rule establishes policies and procedures regarding contingency funds held by the Division.

(2) It provides guidelines for the source, use and reporting of contingency funds as provided in Title 63A, Chapter 5.

**R23-5-2. Authority.**

This rule is authorized under Subsection 63A-5-103(~~[1]~~2)(~~e~~a), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management.

**R23-5-3. Definitions.**

(1) "Appropriated Funds" means funds appropriated to the Division for capital projects to be administered by the Division. This includes state funds such as the General Fund as well as proceeds from state General Obligation Bonds.

(2) "Board" means the State Building Board established under Title 63A, Chapter 5, Part 1.

(3) "Division" means the Division of Facilities Construction and Management established under Title 63A, Chapter 5, Part 2.

(4) "Non-appropriated Funds" means any funds which are provided for a project which are not Appropriated Funds.

(5) "Project Reserve" means the account provided for in Subsection 63A-5-209 (~~2~~3).

(6) "Statewide Contingency Reserve" means the account provided for in Subsection 63A-5-209(1)(c).

**R23-5-4. Applicability.**

(1) The provisions of this rule shall apply to all projects or portions of projects funded through Appropriated Funds.

(2) The provisions of this rule may be ~~b~~~~y~~e waived to the extent necessary in order to comply with specific requirements associated with the project funds such as specific legislative direction or requirements associated with state revenue bonds.

**R23-5-5. General Provisions.**

(1) The balances in the Statewide Contingency Reserve and the Project Reserve may be redirected to other purposes by the Legislature.

(2) New projects may not be initiated from the Statewide Contingency Reserve nor from the Project Reserve unless authorized by the Legislature. This prohibition does not apply to remedial work associated with previously authorized and completed projects.

(3) The Division may utilize any number of subaccounts required to maintain separate accounting of Appropriated Funds as required by the source of the funds.

**R23-5-6. Funding of Statewide Contingency Reserve.**

(1) All Appropriated Funds budgeted for contingencies shall be transferred to the Statewide Contingency Reserve upon their receipt by the Division. This includes budget elements previously referred

to as "design contingency" and "project contingency."

(2) The Division shall budget for contingencies based upon a sliding scale percentage of the construction cost.

(a) For new construction, the sliding scale shall range from 4-1/2% to 6-1/2%.

(b) For remodeling projects, the sliding scale shall range from 6% to 9-1/2%.

(c) The sliding scale shall be approved by the Board and kept on file by the Division.

(d) When projects are funded from both Appropriated Funds and Non-appropriated Funds, the amount budgeted for contingencies shall be prorated so that only that portion associated with the Appropriated Funds' share of the project is transferred to the Statewide Contingency Reserve.

~~[(e) Any remaining balance as of July 1, 1993 of Appropriated Funds budgeted for contingencies shall be transferred to the Statewide Contingency Reserve as provided in this rule.]~~

#### **R23-5-7. Use of Statewide Contingency Reserve.**

(1) The Statewide Contingency Reserve may provide additional funding to a project when:

(a) necessary construction costs arise on projects after the construction has been bid;

(b) costs for other elements of a project exceed the amount budgeted; or

(c) necessary costs arise which were not budgeted for.

(2) As previously directed by the Legislature, unbudgeted costs included in Subsection R23-5-6(1)(c) may include legal services, insurance, surveys, testing and inspection, and bidding costs.

(3) The Statewide Contingency Reserve may be used to fund changes in scope only if the scope change is necessary for the proper functioning of the program that was provided for in the approved project scope. The Division shall take steps as necessary to minimize the utilization of the Statewide Contingency Reserve for scope changes.

(4) With the prior approval of the Board, the Statewide Contingency Reserve may be used to fund unanticipated costs on projects funded through Non-appropriated Funds.

#### **R23-5-8. Funding of Project Reserve.**

(1) After all major construction contracts for a project have been awarded, and after setting aside adequate reserves for any remaining construction work which was not included in the construction contracts, any remaining balance of Appropriated Funds in the construction budget shall be transferred to the Project Reserve.

(2) Upon completion of the project, any residual balance of Appropriated Funds in any budget category shall be transferred to the Project Reserve; however, if the residual balance is the result of a reduction in a contract balance which had previously been funded from the Statewide Contingency Reserve, the residual balance shall be transferred instead to the Statewide Contingency Reserve.

#### **R23-5-9. Use of Project Reserve.**

The Division may utilize the Project Reserve only for the award

of construction contracts which exceed the available construction budget. This may only be done after a review of other options to bring the cost within available funding and a determination that this action is necessary in order to meet the intent of the project.

**R23-5-10. Reporting Requirements.**

(1) The five-year building plan published annually by the Board shall include a summary report on the Statewide Contingency Reserve and the Project Reserve. This report shall include information on each Reserve summarized as follows for the most recently completed fiscal year:

- (a) beginning balance;
- (b) increases and decreases by type; and
- (c) ending balance.

(2) At least annually, the Division shall analyze the balance in each Reserve and the projected needs based on already approved projects and determine if the balance is in excess of or less than the projected need. The results of this analysis shall be reported to the Legislature in its regular session.

(3) The Division shall report regularly to the Board on the status of the Statewide Contingency Reserve and the Project Reserve.

**KEY: buildings, contingency fund\***

**Date of Enactment or Last Substantive Amendment: 1994**

**Notice of Continuation: November 14, 201~~2~~7**

**Authorizing, and Implemented or Interpreted Law: 63A-5-209 et seq.**

**R23. Administrative Services, Facilities Construction and Management.**

**R23-5. Contingency Funds.**

**R23-5-1. Purpose.**

(1) This rule establishes policies and procedures regarding contingency funds held by the Division.

(2) It provides guidelines for the source, use and reporting of contingency funds as provided in Title 63A, Chapter 5.

**R23-5-2. Authority.**

This rule is authorized under Subsection 63A-5-103(2)(a), which directs the Building Board to make rules necessary for the discharge of the duties of the Division of Facilities Construction and Management.

**R23-5-3. Definitions.**

(1) "Appropriated Funds" means funds appropriated to the Division for capital projects to be administered by the Division. This includes state funds such as the General Fund as well as proceeds from state General Obligation Bonds.

(2) "Board" means the State Building Board established under Title 63A, Chapter 5, Part 1.

(3) "Division" means the Division of Facilities Construction and Management established under Title 63A, Chapter 5, Part 2.

(4) "Non-appropriated Funds" means any funds which are provided for a project which are not Appropriated Funds.

(5) "Project Reserve" means the account provided for in Subsection 63A-5-209(3).

(6) "Statewide Contingency Reserve" means the account provided for in Subsection 63A-5-209(1)(c).

**R23-5-4. Applicability.**

(1) The provisions of this rule shall apply to all projects or portions of projects funded through Appropriated Funds.

(2) The provisions of this rule may be waived to the extent necessary in order to comply with specific requirements associated with the project funds such as specific legislative direction or requirements associated with state revenue bonds.

**R23-5-5. General Provisions.**

(1) The balances in the Statewide Contingency Reserve and the Project Reserve may be redirected to other purposes by the Legislature.

(2) New projects may not be initiated from the Statewide Contingency Reserve nor from the Project Reserve unless authorized by the Legislature. This prohibition does not apply to remedial work associated with previously authorized and completed projects.

(3) The Division may utilize any number of subaccounts required to maintain separate accounting of Appropriated Funds as required by the source of the funds.

**R23-5-6. Funding of Statewide Contingency Reserve.**

(1) All Appropriated Funds budgeted for contingencies shall be transferred to the Statewide Contingency Reserve upon their receipt by the Division. This includes budget elements previously referred

to as "design contingency" and "project contingency."

(2) The Division shall budget for contingencies based upon a sliding scale percentage of the construction cost.

(a) For new construction, the sliding scale shall range from 4-1/2% to 6-1/2%.

(b) For remodeling projects, the sliding scale shall range from 6% to 9-1/2%.

(c) The sliding scale shall be approved by the Board and kept on file by the Division.

(d) When projects are funded from both Appropriated Funds and Non-appropriated Funds, the amount budgeted for contingencies shall be prorated so that only that portion associated with the Appropriated Funds' share of the project is transferred to the Statewide Contingency Reserve.

#### **R23-5-7. Use of Statewide Contingency Reserve.**

(1) The Statewide Contingency Reserve may provide additional funding to a project when:

(a) necessary construction costs arise on projects after the construction has been bid;

(b) costs for other elements of a project exceed the amount budgeted; or

(c) necessary costs arise which were not budgeted for.

(2) As previously directed by the Legislature, unbudgeted costs included in Subsection R23-5-6(1)(c) may include legal services, insurance, surveys, testing and inspection, and bidding costs.

(3) The Statewide Contingency Reserve may be used to fund changes in scope only if the scope change is necessary for the proper functioning of the program that was provided for in the approved project scope. The Division shall take steps as necessary to minimize the utilization of the Statewide Contingency Reserve for scope changes.

(4) With the prior approval of the Board, the Statewide Contingency Reserve may be used to fund unanticipated costs on projects funded through Non-appropriated Funds.

#### **R23-5-8. Funding of Project Reserve.**

(1) After all major construction contracts for a project have been awarded, and after setting aside adequate reserves for any remaining construction work which was not included in the construction contracts, any remaining balance of Appropriated Funds in the construction budget shall be transferred to the Project Reserve.

(2) Upon completion of the project, any residual balance of Appropriated Funds in any budget category shall be transferred to the Project Reserve; however, if the residual balance is the result of a reduction in a contract balance which had previously been funded from the Statewide Contingency Reserve, the residual balance shall be transferred instead to the Statewide Contingency Reserve.

#### **R23-5-9. Use of Project Reserve.**

The Division may utilize the Project Reserve only for the award of construction contracts which exceed the available construction budget. This may only be done after a review of other options to bring the cost within available funding and a determination that this action

is necessary in order to meet the intent of the project.

**R23-5-10. Reporting Requirements.**

(1) The five-year building plan published annually by the Board shall include a summary report on the Statewide Contingency Reserve and the Project Reserve. This report shall include information on each Reserve summarized as follows for the most recently completed fiscal year:

- (a) beginning balance;
- (b) increases and decreases by type; and
- (c) ending balance.

(2) At least annually, the Division shall analyze the balance in each Reserve and the projected needs based on already approved projects and determine if the balance is in excess of or less than the projected need. The results of this analysis shall be reported to the Legislature in its regular session.

(3) The Division shall report regularly to the Board on the status of the Statewide Contingency Reserve and the Project Reserve.

**KEY: buildings, contingency fund\***

**Date of Enactment or Last Substantive Amendment: 1994**

**Notice of Continuation: November 14, 2017**

**Authorizing, and Implemented or Interpreted Law: 63A-5-209 et seq.**



Gary R. Herbert  
Governor

# Utah State Building Board

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Salt Lake City, Utah 84114  
Phone (801) 538-3010  
Fax (801) 538-3844

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Amendments to DFCM Rule 23-9, Cooperation with Local Government Planning**  
Presenter: Mike Kelley, Assistant Attorney General

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DFCM is recommending amendments to Rule R23-9, **Cooperation with Local Government Planning**. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-9 at their scheduled Board meeting on November 8, 2017. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-9, under the authority of the Board, provides for cooperation with local government planning efforts when siting, designing, and construction facilities on state property. The statutory provisions that set forth the relationship between the planning and zoning authority of local governments and the construction of facilities on state property are contained in Section 63A-5-206.

Attachment: Rule R23-9 (with proposed amendments)

**R23. Administrative Services, Facilities Construction and Management.**

**R23-9. Cooperation with Local Government Planning.**

**R23-9-1. Purpose and Authority.**

(1) This rule provides for cooperation with local government planning efforts when siting, designing, and constructing facilities on state property.

(2) This rule is authorized under Section 63A-5-103 which directs the Building Board to make rules necessary for the discharge of its duties and those of the division.

(3) The statutory provisions that set forth the relationship between the planning and zoning authority of local governments and the construction of facilities on state property are contained in Section 63A-5-206.

**R23-9-2. Definitions.**

(1) "Director" means the director of the division, including, unless otherwise stated, his duly authorized designee.

(2) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(3) "Local government" means a "municipality" as defined in Section 10-~~[9]1~~-10~~[3]4~~ or a "county" as defined in Section 17-~~[27]50~~-10~~[3]1~~.

(4) "State property" means land owned by the State of Utah and any department, division, agency, institution, commission, board, or other administrative unit of the State of Utah; including but not limited to, the division, the State Building Ownership Authority, and state institutions of higher education.

**R23-9-3. Exemption from Local Government Planning and Zoning Authority.**

~~[(1)]~~ As provided for in Section 63A-5-206, Section 10-9~~a~~-~~[1]30~~~~[5]4~~, and Section 17-27~~a~~-~~[1]30~~~~4~~~~[-5]~~, construction on state property is not subject to the planning and zoning authority of local governments regardless of what entity will own or occupy the resulting facility. Construction on state property is not subject to local government building permit requirements, or plan reviews.

~~[(2) This exemption does not apply to the business regulation authority of local governments except as follows.~~

~~—(a) Any requirement to comply with the local government's planning or zoning ordinance in order to receive a business license or similar business permit shall be deemed to have been met through the division's determination of siting and design requirements.~~

~~—(b) As otherwise provided by law.]~~

**R23-9-4. Consideration of Local Government Planning.**

(1) When determining the location and design of facilities to be constructed on state property, the division shall consider input received from local governments and, as appropriate, local government planning and zoning requirements that would apply if the property were not owned by the state. This may include discussions with local government planning officials and/or a review of some or all of the following local government documents:

- (a) master plan;
  - (b) zoning ordinance; and
  - (c) requirements for ingress, egress, parking, landscaping, fencing, buffering, traffic circulation, and pedestrian circulation.
- (2) In any dispute regarding departures from local government requirements, the final determination shall be made by the director.

**R23-9-5. Additional Requirements for Secured Facilities.**

In addition to the requirements of this rule, the director shall comply with the requirements of Subsection 63A-5-206(12) regarding notice and hearings for projects involving diagnostic, treatment, parole, probation, or other secured facilities.

**KEY: construction, planning, zoning**

**Date of Enactment or Last Substantive Amendment: March 24, 2003**

**Notice of Continuation: November 14, 201[2]7**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103;  
63A-5-206**

**R23. Administrative Services, Facilities Construction and Management.**

**R23-9. Cooperation with Local Government Planning.**

**R23-9-1. Purpose and Authority.**

(1) This rule provides for cooperation with local government planning efforts when siting, designing, and constructing facilities on state property.

(2) This rule is authorized under Section 63A-5-103 which directs the Building Board to make rules necessary for the discharge of its duties and those of the division.

(3) The statutory provisions that set forth the relationship between the planning and zoning authority of local governments and the construction of facilities on state property are contained in Section 63A-5-206.

**R23-9-2. Definitions.**

(1) "Director" means the director of the division, including, unless otherwise stated, his duly authorized designee.

(2) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(3) "Local government" means a "municipality" as defined in Section 10-1-10-4 or a "county" as defined in Section 17-50-101.

(4) "State property" means land owned by the State of Utah and any department, division, agency, institution, commission, board, or other administrative unit of the State of Utah; including but not limited to, the division, the State Building Ownership Authority, and state institutions of higher education.

**R23-9-3. Exemption from Local Government Planning and Zoning Authority.**

As provided for in Section 63A-5-206, Section 10-9a-304, and Section 17-27a-304, construction on state property is not subject to the planning and zoning authority of local governments regardless of what entity will own or occupy the resulting facility. Construction on state property is not subject to local government building permit requirements, or plan reviews.

**R23-9-4. Consideration of Local Government Planning.**

(1) When determining the location and design of facilities to be constructed on state property, the division shall consider input received from local governments and, as appropriate, local government planning and zoning requirements that would apply if the property were not owned by the state. This may include discussions with local government planning officials and/or a review of some or all of the following local government documents:

(a) master plan;

(b) zoning ordinance; and

(c) requirements for ingress, egress, parking, landscaping, fencing, buffering, traffic circulation, and pedestrian circulation.

(2) In any dispute regarding departures from local government requirements, the final determination shall be made by the director.

**R23-9-5. Additional Requirements for Secured Facilities.**

In addition to the requirements of this rule, the director shall comply with the requirements of Subsection 63A-5-206(12) regarding notice and hearings for projects involving diagnostic, treatment, parole, probation, or other secured facilities.

**KEY: construction, planning, zoning**

**Date of Enactment or Last Substantive Amendment: March 24, 2003**

**Notice of Continuation: November 14, 2017**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103;  
63A-5-206**



Gary R. Herbert  
Governor

# Utah State Building Board

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Salt Lake City, Utah 84114  
Phone (801) 538-3010  
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## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **Amendments to DFCM Rule 23-21, Division of Facilities Construction and Management Lease Procedures**  
Presenter: Mike Kelley, Assistant Attorney General

---

DFCM is recommending amendments to Rule R23-21, Division of Facilities Construction and Management Lease Procedures. Please find the attached rule with the proposed amendments for your consideration and approval.

### **Recommendation:**

It is recommended that the Board authorize the filing of the amendments for Rule R23-21 at their scheduled Board meeting on November 8, 2017. If approved, these amendments will get filed before or on the next filing deadline. After being filed, the amendments will be published in the Utah State Bulletin. After the mandatory 30 day comment period, and if no negative comments are received, plus an additional seven days, the amendments will become effective.

### **Background:**

Rule R23-21, as provided in Subsection 63G-6a-204(2), establishes procedures for the procurement of leasing of real property. The Building Board's authority to adopt rules for the activities of the Division is set forth in Subsection 6A-5-103(2) (a). The statutory provisions governing the procurement of leasing of real property by the Division are contained in Title 63G, Chapter 6a, and Title 63A, Chapter 5.

Attachment: Rule R23-21 (with proposed amendments)

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-21. Division of Facilities Construction and Management Lease Procedures.**

#### **R23-21-1. Purpose and Authority.**

(1) As provided in Subsection 63G-6~~a~~-20~~[8]4~~(2), this rule establishes procedures for the procurement of leasing of real property.

(2) The Building Board's authority to adopt rules for the activities of the Division is set forth in Subsection 63A-5-103(~~1~~2)(~~e~~a).

(3) The statutory provisions governing the procurement of leasing of real property by the Division are contained in Title 63G, Chapter 6~~a~~; ~~and~~ Title 63A, Chapter 5~~;~~ ~~and Title 4, Chapter 1~~.

#### **R23-21-2. New Leases.**

##### **A. Agency Request and Justification**

An agency requesting leased space must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) preferably at least six months before the required date of occupancy. A space utilization program should be prepared by the agency. Assistance is available, if needed, from the staff of the DFCM. The staff of DFCM, along with the agency, will review the program and criteria for the space requested.

The justification statement should include the following:

Planned agency use

Present agency location

Proposed area or location of new lease

Any options that should be considered

Lease term

Present lease rate and what services are included

Present square footage

Requested square footage

##### **B. Securing Space**

If a new lease is required, an advertisement ~~[will]~~ may be prepared by DFCM and competitive proposals ~~[will]~~ may be solicited to comply with the State Procurement Code. Proposals will be reviewed jointly by the DFCM staff and the agency.

If required, [T]the review will include compliance to codes that are required by state and federal laws.

##### **C. Negotiations**

DFCM will negotiate, or may allow the agency to participate in the negotiations, so that space can be leased in the best interest of the agency and the state.

##### **D. Lease Agreements**

A standard lease agreement has been prepared for use by DFCM. An approved alternate may be used. The lessor, agency, and staff of DFCM should be involved in the preparation of the final written lease agreement.

##### **E. Lease Approval and Processing**

The lease will be distributed for approval signatures of the Lessor, the Agency Budget Officer, the Agency Director, ~~[the Attorney General, and]~~ DFCM, and may include an Assistant Attorney General.

The lease will be recorded by DFCM on a computerized lease file for updating,

renewal and control.

Approval of the Division of Finance is required to establish a payment schedule and issue a contract number.

### **R23-21-3. Renewal of Leases and Options.**

DFCM will notify each agency ~~[at least six]~~12 months in advance as to the expiration date of the lease. DFCM will consult with the agency on whether to renew an existing lease or seek new space. This will be based on space requirements and needs of the agency.

If the agency decides to renew a lease, they must submit a request to the Division of Facilities Construction and Management at least 9 months ~~[120 days]~~ prior to the expiration date. If the leased space is conducive to the agency needs, then long-term leasing should be considered. ~~[Previously outlined procedures shall be followed for lease renewals and options that agencies may wish to exercise.]~~DFCM will exercise existing renewal options upon receipt of written approval from agency, which may include approval via e-mail.

### **R23-21-4. Lease Advertisement Procedures and Specifications.**

The Procurement Code requires that any agency wanting to lease new space must advertise for competitive proposals. Listed below ~~[, and in the following attachments,]~~ are the advertisement requirements of the Division of Facilities Construction and Management (DFCM).

A. Parties interested in submitting a proposal must complete a ~~[Schedule A, which is an-]~~ Offeror/Lessor Proposal Sheet, and submit to DFCM before the advertised deadline.

B. The agency must submit to DFCM a signed Lease Request Form ~~[Schedule B,]~~ which contains the Specifications for Advertisement of Space which DFCM will send to interested parties ~~[upon request].~~ ~~[The advertisement will run for a period of three consecutive weekends.]~~ Materials required for advertisement must be received by DFCM prior to advertising deadline of the publication, no later than noon on Monday in order for the advertisement to be in the paper the following weekend.

### **R23-21-5. Non-State Tenants Utilizing State-Owned Space.**

#### **A. Request and Justification**

A non-state or private company requesting to lease space in a state-owned facility must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) with reasonable notice prior to required date of occupancy. The criteria to evaluate the request of the non-state or private company shall include the following:

- Planned use of the space
- Proposed area or location of the lease
- Any options that should be considered
- Lease term
- Lease rate and what services are included
- Requested square footage
- Projected use by a state agency of the space requested

#### **B. Securing Space**

Proposals will be reviewed jointly by the DFCM staff ~~[ and the Agency].~~

~~[Available space should be included in the master plan of all state agencies that is~~

~~presented to the Utah State Building Board.]~~

C. Negotiations

DFCM will negotiate, or may allow the agency(ies) to participate in the negotiations, so that state-owned space can be leased in the best interest of the state and at such rates that are consistent with similar private facilities taking into consideration such things as location, etc. DFCM will inform agencies that may be affected by third party leases.

D. Lease Agreements

Using a standard lease agreement as prepared for use by DFCM, the non-state tenant, state agency using proposed facility, and staff of DFCM shall be involved in the preparation of the final written lease agreement.

E. Lease Approval and Processing

The lease will be distributed by DFCM for approval signatures and processing.

**KEY: leases, leasing services**

**Date of Enactment or Last Substantive Amendment: March 3, 1995**

**Notice of Continuation: November 14, 201~~2~~7**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103 et seq.**

## **R23. Administrative Services, Facilities Construction and Management.**

### **R23-21. Division of Facilities Construction and Management Lease Procedures.**

#### **R23-21-1. Purpose and Authority.**

(1) As provided in Subsection 63G-6a-204 (2), this rule establishes procedures for the procurement of leasing of real property.

(2) The Building Board's authority to adopt rules for the activities of the Division is set forth in Subsection 63A-5-103 (2) (a).

(3) The statutory provisions governing the procurement of leasing of real property by the Division are contained in Title 63G, Chapter 6a; and Title 63A, Chapter 5.

#### **R23-21-2. New Leases.**

##### **A. Agency Request and Justification**

An agency requesting leased space must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) preferably at least six months before the required date of occupancy. A space utilization program should be prepared by the agency. Assistance is available, if needed, from the staff of the DFCM. The staff of DFCM, along with the agency, will review the program and criteria for the space requested.

The justification statement should include the following:

Planned agency use

Present agency location

Proposed area or location of new lease

Any options that should be considered

Lease term

Present lease rate and what services are included

Present square footage

Requested square footage

##### **B. Securing Space**

If a new lease is required, an advertisement may be prepared by DFCM and competitive proposals may be solicited to comply with the State Procurement Code. Proposals will be reviewed jointly by the DFCM staff and the agency.

If required, the review will include compliance to codes that are required by state and federal laws.

##### **C. Negotiations**

DFCM will negotiate, or may allow the agency to participate in the negotiations, so that space can be leased in the best interest of the agency and the state.

##### **D. Lease Agreements**

A standard lease agreement has been prepared for use by DFCM. An approved alternate may be used. The lessor, agency, and staff of DFCM should be involved in the preparation of the final written lease agreement.

##### **E. Lease Approval and Processing**

The lease will be distributed for approval signatures of the Lessor, the Agency Budget Officer, the Agency Director, DFCM, and may include an Assistant Attorney General.

The lease will be recorded by DFCM on a computerized lease file for updating, renewal and control.

Approval of the Division of Finance is required to establish a payment schedule and issue a contract number.

**R23-21-3. Renewal of Leases and Options.**

DFCM will notify each agency 12 months in advance as to the expiration date of the lease. DFCM will consult with the agency on whether to renew an existing lease or seek new space. This will be based on space requirements and needs of the agency.

If the agency decides to renew a lease, they must submit a request to the Division of Facilities Construction and Management at least 9 months prior to the expiration date. If the leased space is conducive to the agency needs, then long-term leasing should be considered. DFCM will exercise existing renewal options upon receipt of written approval from agency, which may include approval via e-mail.

**R23-21-4. Lease Advertisement Procedures and Specifications.**

The Procurement Code requires that any agency wanting to lease new space must advertise for competitive proposals. Listed below are the advertisement requirements of the Division of Facilities Construction and Management (DFCM).

A. Parties interested in submitting a proposal must complete an Offeror/Lessor Proposal Sheet, and submit to DFCM before the advertised deadline.

B. The agency must submit to DFCM a signed Lease Request Form which contains the Specifications for Advertisement of Space which DFCM will send to interested parties. Materials required for advertisement must be received by DFCM prior to advertising deadline of the publication.

**R23-21-5. Non-State Tenants Utilizing State-Owned Space.**

A. Request and Justification

A non-state or private company requesting to lease space in a state-owned facility must submit a request and justification statement to the Division of Facilities Construction and Management (DFCM) with reasonable notice prior to required date of occupancy. The criteria to evaluate the request of the non-state or private company shall include the following:

Planned use of the space

Proposed area or location of the lease

Any options that should be considered

Lease term

Lease rate and what services are included

Requested square footage

Projected use by a state agency of the space requested

B. Securing Space

Proposals will be reviewed jointly by the DFCM staff

C. Negotiations

DFCM will negotiate, or may allow the agency(ies) to participate in the negotiations, so that state-owned space can be leased in the best interest of the state and at such rates that are consistent with similar private facilities taking into consideration such things as location, etc. DFCM will inform agencies that may be affected by third party leases.

D. Lease Agreements

Using a standard lease agreement as prepared for use by DFCM, the non-state tenant, state agency using proposed facility, and staff of DFCM shall be involved in the preparation of the final written lease agreement.

E. Lease Approval and Processing

The lease will be distributed by DFCM for approval signatures and processing.

**KEY: leases, leasing services**

**Date of Enactment or Last Substantive Amendment: March 3, 1995**

**Notice of Continuation: November 14, 2017**

**Authorizing, and Implemented or Interpreted Law: 63A-5-103 et seq.**



**Gary R. Herbert**  
Governor

# Utah State Building Board

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## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 8, 2017  
Subject: **2018 Building Board Schedule**

The following is the proposed 2018 Building Board meeting schedule. Meetings will begin at **9:00 A.M.** unless specified otherwise on the agenda. Agencies, institutions and DFCM staff must provide meeting packet information as indicated on the schedule below. If information is received past the due date, it will be held for the next scheduled meeting.

Building Board Meetings	Deadline to Submit Information for Meeting Packet	Location
Wednesday, January 10, 2018	December 29, 2017	250 State Capitol Building
Wednesday, February 7, 2018	January 26, 2018	250 State Capitol Building
Wednesday, March 7, 2018	February 23, 2018	250 State Capitol Building
Wednesday, April 4, 2018	March 23, 2018	250 State Capitol Building
Wednesday, May 2, 2018	April 20, 2018	250 State Capitol Building
Wednesday, June 6, 2018	May 25, 2018	250 State Capitol Building
Wednesday, July 11, 2018	June 29, 2018	250 State Capitol Building
August 15 - 16, 2018	Capital Development Tour	Southern and Central Utah Areas
Wednesday, September 5, 2018	August 24, 2018	250 State Capitol Building
October 3, 2018 8:30 am	Capital Development Hearing	W030 West Building
October 4, 2018	Business Meeting and Prioritizations	4112 State Office Bldg.
November 7, 2018	October 26, 2018	250 State Capitol Building
December 5, 2018	November 21, 2018	250 State Capitol Building