

Division of Facilities Construction and Management

Legislative Review 2014

www.dfcu.utah.gov

Infrastructure & General Government
Appropriations Subcommittee





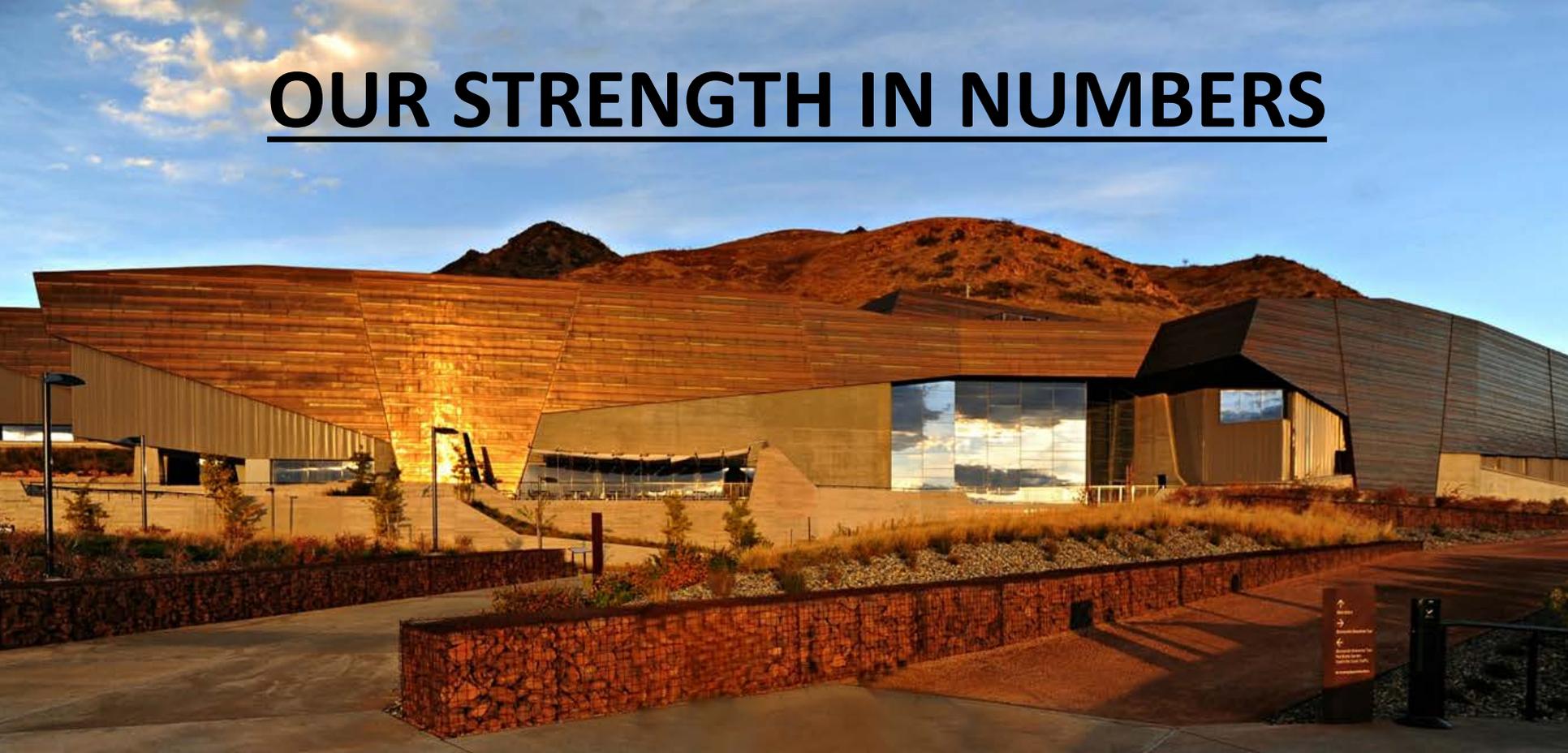
OUR MISSION:

To provide professional services to assist State entities in meeting their facility needs for the benefit of the public.

The Division of Facilities Construction and Management (DFCM) is the building manager for all State owned facilities and is responsible for:

- **All Aspects of Construction and Maintenance of State Buildings**
- **Assisting the Utah State Building Board in Developing its Recommendations for Capital Development Projects and Allocating Capital Improvement Funds**
- **Overseeing all Non-Higher Education and Non-Judicial Branch Leases**
- **Controlling the Allocation of State Owned Space**

OUR STRENGTH IN NUMBERS



DFCM OVERSEES:

- **Number of Buildings:** 3,000+
- **Value of Buildings/Infrastructure:** \$10.1 Billion
- **Total Square Feet:** 51 million
- **Total Agencies/Institutions:** 29

GOALS

Our goals include providing the highest quality service and management together with best value solutions for our clients.

Long Range Plans:

- Preservation of State Assets
- Addressing Infrastructure Needs
- Space Utilization
- Master Planning State Assets

To accomplish this we are leveraging expertise with our dedicated, professional and hardworking employees in all aspects of the construction and maintenance field.

OUR VALUES

- LEADERSHIP
- TEAM BUILDING
- COMMUNICATION
- FACILITATION



Leadership

- Leadership focuses the efforts of a group of people toward a common goal and enables them to work as a team.
- Leadership is the ability to get things done through others.
- Respect and trust are the key elements of effective leadership.
- Leadership is the ability to communicate the vision and to motivate and inspire participants to achieve high performance.

Team Building

Team building is the process of helping a group of individuals, bound by a common sense of purpose, to work interdependently with each other, the leader, external stakeholders, and the organization.

The result of good leadership and good team building is teamwork.



Communication

Communication is the single major reason for success or failure. Effective communication within the project team and between the project manager, team members, and all external stakeholders is essential.



Openness in communication is a gateway to teamwork and high performance. It improves relationships among team members and creates mutual trust.

Facilitation

Facilitation means a process of intervention in the working environment to increase productivity and efficiency of the team and to prevent project failure.

- Aims to ensure success in project delivery
- Should result in forming a well trained and experienced team committed to the implementation of the approved recommendations

Facilitation provides a teamwork improvement mechanism that constitutes attitudes, performances, abilities, cultural patterns and results of the team.

Customer Service

Providing the highest quality service is the direct result of our commitment to leadership, team building, communication, and facilitation.



We are committed to deliver the best value solutions for our clients.



Kimberly Hood
DAS Executive Director

DFCM DIVISION DIRECTOR
P. Joshua Haines

Building Board
Jeff Reddoor
Manager

Cee Cee Niederhauser
Administrative Assistant

Facility Maintenance Audits
Mike Smith
Facilities Coordinator I

Dorothy Taylor
Office Technician II

Bruce Whittington
Assistant Director

CONSTRUCTION MANAGEMENT
Jim Russell
Construction Program Manager

Building Code Official
Enzo Califa
Manager

State Building Energy Efficiency
John Harrington
Manager

Real Estate
VACANT
Manager

Facilities Management
Internal Service Fund
Jake Jacobson
Director, Facilities Management

Construction Contracts
Denise Auztin
Maria Workman

Darrell Hunting
Construction Field Manager

Fred Christensen
Assistant Building Code Official

Energy Development
John Burningham

Commercial Real Estate Specialists
Wayne Christensen
Tom Shaw

Chris Atkins
ISF Energy Manager

Priscilla Anderson
Research Analyst

VBS & Performance Ratings
VACANT
Program Specialist

Project Management
Kurt Baxter
Rick James
Dave McKay
Matthias Mueller
Mike Ambre
Bob Anderson
Brian Bales
Matt Boyer
Tim Christensen
Lucas Davis
Brent Lloyd
Taylor Maxfield
Dwight Palmer
Tim Parkinson
Wayne Smith
Craig Weissman

Gail Youngblood
Support Services Coordinator

Energy Improvement
Blanca Shama

VACANT
Office Specialist I

Service Contracts
Joanna Reese

Allyson Spavak
Office Specialist

Document Management
Joania Aponte
Engineering Tech II

Richard Young
Energy Program Specialist

Rocio Bricano
Office Specialist

Emily Barnes
Office Specialist I

Northern Utah Complex
Rick Nauta

Redwood Road Complex
Bob Lund

Capitol Hill Complex
Nick Radulovich

Southern Utah Complex
Chad Browning

Salt Lake Courts Complex
Michael Butler

Grounds
Alan Olsen

Downtown Complex
George Lewis

Electronics Resource Group

South County Complex
Scott Whitney

Total number of employees: 161

Revised 5/7/2014

DFCM MANAGEMENT TEAM

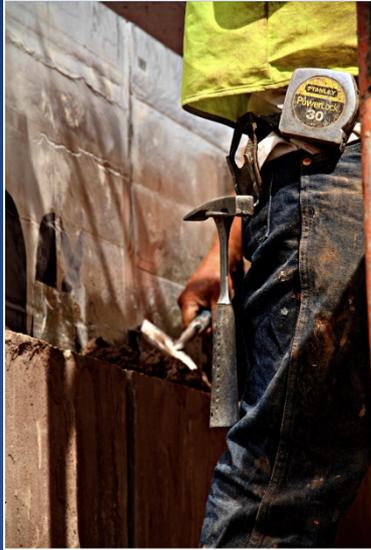
- Joshua Haines, Director, DFCM
- Bruce Whittington, Assistant Director
- Jim Russell, Construction Program Manager
- Darrell Hunting, Construction Field Manager
- Jake Jacobson, Facilities Program Manager



SERVICES AND FUNCTIONS

- **Construction Management**
- **Facilities Management**
- **Real Estate Services**
- **State Building Energy Efficiency Program**
- **Building Code Services**

CONSTRUCTION MANAGEMENT



The Construction Management section is responsible for constructing and improving state facilities after buildings are approved and funded by the Utah State Legislature.

Staff size: 23 FTE's:

1 Program Manager

17 Project Managers

5 Support Staff Employees (Construction Contracts, VBS & Performance Ratings, Document Management, Admin Support)

DFCM Construction Metric Data

YEAR	NON-STATE FUNDED	STATE FUNDED	TOTAL
FY 2006	175,351,598	214,300,300	389,651,898
FY 2007	49,522,754	383,654,300	433,177,054
FY 2008	194,601,249	283,285,300	477,886,549
FY 2009	180,111,913	314,249,200	494,361,113
FY 2010	193,956,724	96,334,500	290,291,224
FY 2011	219,715,720	252,796,511	472,512,231
FY 2012	178,369,288	159,964,600	338,333,888
FY 2013	349,810,483	101,939,100	451,749,583
AVERAGE			409,449,608

- The average Capital Improvements project is **\$300,000**
- The average Capital Development project is **\$25 million**
- The 17 Project Managers average **35 projects** each

CONSTRUCTION MANAGEMENT

- Architectural programming, design, and construction services
- Conducting Value Engineering
- Overseeing the design and construction of the building
- Testing and Inspection
- Establishing substantial completion date, Punchlist Preparation and Follow-up
- Operations & Maintenance Training of Agency Staff
- Monitoring Warranty Period
- Commissioning Services
- Determination of Procurement Method
 - Value Based Selection of Contractors
 - Multi Step Bidding Process
 - Low Bid Process
- Determination of Construction Delivery
 - Design/Bid/Build
 - Design/Build
 - Construction Manager/General Contractor (CM/GC)



FACILITIES MANAGEMENT



DFCM provides building management service to state agency subscribers.

Services include preventative and corrective maintenance, grounds care, energy management, contract management, and accounting services.

Staff size:

107 Facilities Maintenance Personnel

13 Support Staff

FACILITIES MANAGEMENT

- Provide maintenance and management services at over 165 state-owned and leased buildings
- \$29 million FY-14 adjusted revenue
- Authorized FTE's – 134, Current FTE's – 120
- Manage over 6.8 million square feet of space



Our Focus:

Extending the life of the building



REAL ESTATE SERVICES

The Real Estate section manages and negotiates all real property leases for state agencies.

This section also manages real property acquisitions, sales, rights of way, easements and any other issues related to property ownership.

Staff Size:

5 FTE's



REAL ESTATE SERVICES

- 368 active leases
- 14.1 million sq. ft
- \$23.9 million FY-14 annual rent



STATE BUILDING ENERGY EFFICIENCY PROGRAM

The State Building Energy Efficiency Program promotes energy savings and efficiency in state buildings. The program provides funding resources as well as tools and cost-effective methods for energy efficient design, construction and operation. Programs include energy design standards, rating systems, product analysis, performance tracking, recommissioning, and ESCO loan programs.

Staff size:

4 FTE's



BUILDING CODE SERVICES

The building official section is charged with the administration of all construction codes adopted by the State of Utah as they pertain to buildings owned by the State.

Staff size: 3 FTE's



- Management of Plan Review Process
- Manage procurement of code inspections
- Pay invoices for code inspection firms and other consultants
- Evaluation of past performance of inspection firms
- Value based selection of inspection firms
- Fabricator Approval List
- Inspection reports control
- Inspection and quality control

UTAH STATE BUILDING BOARD



The State Building Board serves as a policy board to assess and prioritize the State's capital facility needs; to advocate high quality facilities that are safe and economical; and to oversee the planning, design, construction and maintenance of the State's capital facilities.

DFCM Relationship to the Building Board

- DFCM provides technical support to aid the Building Board in making recommendations for capital development and capital improvement projects
- Analysis of requested projects, validation of the project scope, and determination of the project budget
- Close collaboration with state agencies and institutions
- Oversees the development of facility master plans and architectural programs
- Prepares recommendations for allocation of capital improvement funds
- Responsible to prepare scope and capital budget estimates for Capital Improvement requests

DFCM Relationship to the Building Board

Total Requests:

- Requested FY15 Capital Improvement projects:
546 projects with total value: \$196,449,738
- Proposed FY15 Capital Development projects:
29 projects with total value: \$665,962,294

Top Five Projects

As Recommended By The Building Board

Agency	Institution Project	State Funding Request
WSU	New Science Lab Building	57,400 ,000
SWATC	Allied Health and Technology Building	19,267,072
UDAF/UDH/DPS	Unified State Laboratory Module #2	39,741,481
NATIONAL GUARD	Camp Williams So. Infrastructure Improvements	3,900,000
HUNTSMAN CANCER	The Primary Children's & Families Cancer Center	17,500,000

Programs Designed to Protect Utah's Assets

- Facility Condition Assessment Program (FCA)
- Preventative Maintenance Audits (PM Audits)



Facility Condition Assessment Program (FCA)

- **Facility condition assessment (FCA)** is an industry term that describes the process of a qualified group of trained industry professionals performing an analysis of the condition of a group of facilities that may vary in terms of age, design, construction methods, and materials. This analysis can be performed on government/public, commercial, and private facilities. This analysis can be done by walk-through inspection, mathematical modeling (see Mathematical Model), or a combination of both. But the most accurate way of determining the condition requires walk-through to collect baseline data. This is the method DFCM and the State of Utah is currently using. Since 2010 DFCM has contracted with Faithful + Gould to perform these assessments.
- Once the walk-through data has been collected, appropriate estimates to correct the deficiencies are prepared. Once the estimates are prepared, the client is left with potentially 1,000's of line items that need to be sorted, grouped together, and presented in a useful format. Faithful + Gould uses third party software to host all of this information, and to allow access to the varying agencies throughout the state.

	FY-2011		FY-2012		FY-2013		FY-2014	
	# of Buildings	Sq.Ft.						
Sq.Ft Assessed	58	3,222,056	80	3,075,605	43	3,590,973	246	7,821,179
Assessment Rate	\$0.103	\$331,871.77	\$0.103	\$316,787.32	\$0.103	\$369,870.22	\$0.103	\$805,581.44
Parking Added							8	827,231
Assessment Rate							\$0.043	\$35,570.93

Preventative Maintenance Audits (PM Audits)

- The PM Audit program was established in 1997 to meet the requirements set in place by Utah Administrative Services Code 63A-5-204 section 3. This program is designed to measure the level of compliance with the Utah State Building Board mandated Preventive Maintenance Standards. All state agencies and departments of higher education are routinely visited and audits are conducted. The agencies then receive reports that identify observed deficiencies and are expected to correct them prior to a follow up audit being conducted.
- As of the writing of this report a total of **636** separate facilities totaling **24,278,785 sf.** have been visited.

	Audited 2012	Audited 2013	Audited/Scheduled 2014	Total Buildings	Total Square Feet
Administrative Services	57	37	3	97	5,872,070
Corrections	8	7	0	15	2,720,527
Higher Education	39	88	20	147	7,608,796
Fairpark	45	45	0	90	743,652
Human Services	46	19	0	65	1,148,872
National Guard	5	4	0	9	1,349,972
Natural Resources	33	19	2	54	1,110,676
Schools for the Deaf and Blind	11	11	0	22	311,548
UCAT	23	24	Moved under Higher Ed	47	1,914,405
UDOT	66	20	0	86	1,335,267
Veterans Affairs	2	1	1	4	163,000
Statewide Totals	335	275	26	636	24,278,785

Division Highlights

Serving Utah: *Our Contributions and Impact*

- Average operations and maintenance costs 25% below local and 45% below national averages compared to published *BOMA** data.
- Average completed construction projects is \$409 million per year.
- Developed and implemented new building design, envelope, and commissioning standards that lead the nation and saves the state millions of dollars over the life span of each new building.
- Implementation of the Electronic Document Management System (EDMS) eliminates substantial printing costs as well as time for our customers.
- 40 buildings managed by DFCM were verified as exceeding the national energy star label rating standard.
- DFCM has 21 facilities with LEED silver standard or higher.

**Building Owners and Managers Association*

Division Successes / Recognition

DFCM's high standards are recognized in the industry.

The division is recognized nationally for effectiveness and efficiency in both construction and facilities management.

2013 Awards

- Association of Energy Engineers: 2013 Utah Energy Champion – Public Sector State Agency
- Governor's Award: Utah Valley University Classroom

2013 Engineering News-Record Awards

- Best Higher Education / Research Project: Tooele Applied Technology College
- Award of Merit: Cultural / Worship: Utah Parks: Utah Field House of Natural History State Park Museum (Curation Facility), Vernal
- Best 2013 Project: Weber State University Residential Life Complex / Award of Merit: Residential / Hospitality
- Award of Merit: Higher Education / Research: University of Utah L.S. Skaggs Pharmacy Research Institute, Salt Lake City
- Award of Merit: Higher Education / Research: University of Utah Spencer Fox Eccles Business Building, Salt Lake City
- Award of Merit: Health Care: Utah State Veterans Nursing Homes, Payson and Ivins

St. George Courthouse



Frederick A. Sutton
Geology Building



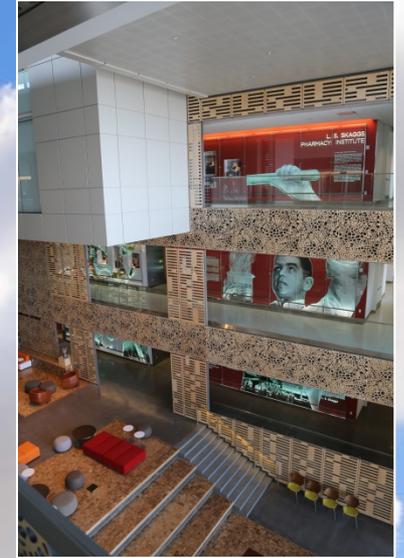
Utah State Veterans Nursing Home,
Ivins, UT



USTAR Building at the
University of Utah



L.S. Skaggs Pharmacy
Research Institute



Weber State University Student Housing



Holland Centennial Commons Building
Dixie State University



Natural History Museum of Utah

