Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: September 10, 2008
Subject: **Approval of Minutes of August 6, 2008**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meetings held August 6, 2008.

DGB:SLE

Attachment

Utah State Building Board

MEETING

June 25, 2008

MINUTES

Utah State Building Board Members in attendance:
Larry Jardine, Chair
Kerry Casaday, Vice Chair
Steve Bankhead
Cyndi Gilbert
Wilbern McDougal
Mel Sowerby
Manuel Torres
John Nixon (Ex-Officio)

DFCM and Guests in attendance:

Kent Beers	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Kimberlee Willette	Governor's Office of Planning and Budget
Greg Peay	Department of Corrections
Keith Davis	Department of Human Services
Dallas Earnshaw	Department of Human Services
Peggy Grusendorf	Department of Human Services
Dan Clark	Parks and Rec
Kendall Johnson	Utah State Hospital
Mark Spencer	Utah System of Higher Education
Stan Plewe	Dixie State College
John McNary	University of Utah
Ken Nye	University of Utah
Michael G. Perez	University of Utah
Bob Askerlund	Salt Lake Community College
Ben Berrett	Utah State University
Darrell Hart	Utah State University
Jim Michaelis	Utah Valley University
Chris Coutts	Architectural Nexus
Steve Kieffer	Big-D Construction
Pat Gleason	Calder Richards Engineering
Starr Fagergren	EDA Architects

Lisa-Marie Jensen	GSBS Architects
Julee Attig	Henriksen/Butler

On Wednesday, August 6, 2008, the Utah State Building Board held a regularly scheduled meeting in C415 of the Utah State Capitol, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:05am.

❑ APPROVAL OF MINUTES JUNE 25, 2008.....

Chair Jardine sought a motion on the minutes of the June 25, 2008 meeting.

MOTION: Manuel Torres moved to approve the meeting minutes of June 25, 2008. The motion was seconded by Cyndi Gilbert and passed unanimously.

❑ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR CAPITOL PRESERVATION BOARD.....

David Hart, Capitol Preservation Board, stated the small, inefficient and undersized air conditioning system at the Travel Council has become increasingly more problematic over the last few years. With the fan and condensing unit at the back of the property, they are unable to run the air conditioning system in the evening without disturbing the residential properties. Therefore, the building temperature increases and the mechanical system is not able to compensate to cool the building during the day.

The Capitol Preservation Board requested $435,000 to put in a proper mechanical system. The $435,000 will include $193,365 in Travel Council funds previously allocated for lighting and miscellaneous improvements, $100,000 in emergency funds, $63,388 remaining from the asbestos abatement activities on Capitol Hill, and $76,000 from a miscellaneous improvement account for Capitol Hill.

A recent cost adjustment from the contractor would also require a transfer of $13,000 from the Capitol Hill upgrade account totaling $445,753 to complete the project and have approximately $10,000 in contingency. This would include four small air handling units in the attic and condensing units on the ground, as well as include the cost of threading the ducts and piping through the system.

MOTION: Mel Sowerby moved to approve the reallocation of capital improvement funds for the Capitol Preservation Board. The motion was seconded by Cyndi Gilbert and passed unanimously.

❑ AMENDMENTS TO RULES R23-19.....

DFCM proposed an amendment to the Facility Use Rule which basically encompassed what had previously been DFCM policy. They hoped to file the rule with Administrative Rules in order to proceed with the comment period and then report back to the Board at a

future meeting. Bruce Whittington, DFCM, explained that the proposed modification is needed to clarify the use of personal space heaters in both state owned and leased facilities and will better clarify the standards for using the devices in state facilities.

Alan Bachman stated the amendments required anyone using a personal space heater to obtain a signed statement from a Utah licensed physician stating that the heating being provided is not suitable for the person and their condition. Cyndi Gilbert questioned why the statement had to come from a Utah licensed physician and was concerned for those residing on the Utah border. Mr. Bachman presumed the employees are in the state of Utah and other states may have looser licensing requirements. Certain situations may need to be looked at on a case by case basis.

Steve Bankhead stated personal space heaters are a strain on the electrical system and are inefficient. Having a rule in place that restricts use to reasonable review and approval by a licensed physician would provide a safety outlet for the state to eliminate them as much as possible.

MOTION: Steve Bankhead moved to adopt Rule R23-19. The motion was seconded by Wilbern McDougal.

Kim Hood asked if the restriction for a built in timer could not exceed eight hours took into account the state moving to four ten hour days. Bruce Whittington responded it is merely a timer setting on the heater itself which can be reset, but serves as a safety feature to limit the amount of time the device can operate.

The motion passed unanimously.

Chair Jardine referred back to the previously approved minutes previously approved where Mr. Bankhead requested that Wilbern McDougal and Mel Sowerby address a rule based on their expertise and background. Mr. McDougal stated he wished to seek the counsel of a few attorneys and wished to postpone the discussion to the September meeting.

❑ AGENDA FOR UPCOMING BUILDING BOARD TOUR OF CAPITAL DEVELOPMENT PROJECTS .....

The agenda for the Capital Development tours on August 21 and 22 was distributed. The Board was asked to contact Shannon Elliott prior to August 14 to finalize their travel arrangements for the tours. An invitation was extended to the legislative committee due to the cancellation of their tours.

❑ UNIVERSITY OF UTAH DEE GLAN SMITH ATHLETICS CENTER TRAINING FACILITY .....

DFCM recommended that the Building Board consider the request from the University of Utah for approval to design and construct a 9,250 sq. ft. $1.8 million expansion of the Glen Smith Athletics Center Training Facility.

Mike Perez, University of Utah, stated the addition would be adding space on the east and west of the existing facility, and expand the weight facility. There are no state funds involved and the University will maintain the O&M with non-state funds.

MOTION: Kerry Casaday moved to approve the University of Utah Dee Glen Smith Athletics Center Training Facility. The motion was seconded by Cyndi Gilbert and passed unanimously.

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

Ken Nye, University of Utah, provided the administrative report for the period of June 6 to July 18.

The University directly awarded the professional service contract to GSBS Architects for the Dee Glen Smith Athletic Center, Alex Smith Strength and Conditioning Room Expansion as required by the donor.

The School of Medicine Remodel of Room 3C310 was advertised but no bids were received for the plumbing. A proposal was obtained directly from Coats Construction and Engineering.

The Project Reserve Fund had a decrease for the Main Campus HTW Pipeline Replacement, Phase I. This project was over budget by $132,636 due to the lack of construction experience with the new type of pipe being installed. There were two decreases to the Contingency Reserve Fund for the Joseph Merrill Engineering Building Fume Hood Upgrade and the Henry Eyring Chemistry Building North Wing Upgrade Cold Water System.

MOTION: Cyndi Gilbert moved to approve the administrative report of the University of Utah. The motion was seconded by Manuel Torres and passed unanimously.

Ben Berrett, Utah State University, provided the administrative report for the period of June 4 to July 16. There were five new professional contracts and nine construction contracts issued for the period. The 18 FY09 delegated capital improvement projects totaling approximately $6.5 million also added $503,656 to the Contingency Reserve Fund.

Currently USU has 80 projects with eight in the Design/Study phase, 31 in construction, 23 Substantially Complete, five complete, and 13 pending.

MOTION: Kerry Casaday moved to approve the administrative report of Utah State University. The motion was seconded by Manuel Torres and passed unanimously.

❑ UNALLOCATED ROOFING FUNDS TO CANNON BUILDING CARPET REPLACEMENT PROJECT.....

DFCM recommended that the Building Board authorize DFCM to transfer approximately $45,000 from Unallocated Roofing Funds to the Cannon Building Carpet Replacement project.

Kent Beers explained that DEQ had a project underway in the Cannon Health Building to re-carpet their space in the building. However, last session the Legislature approved construction of a new office building for Human Services and Environmental Quality. Consequently, Water Quality will be moved out of the Cannon Building to the new office building and the Department of Health will move into the vacated space at the Cannon Building. DFCM agreed to buy the carpet from Water Quality for $36,853.21 and reimburse them for their expense. DFCM will have the carpet installed at a cost of approximately $8,000 to $10,000 prior to the Department of Health occupying the vacated space.

MOTION: Cyndi Gilbert moved to approve reallocating the unallocated roofing funds to the Cannon Building carpet replacement. The motion was seconded by Mel Sowerby and passed unanimously.

❑ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS AT SALT LAKE COMMUNITY COLLEGE.....

Kurt Baxter requested the Building Board reallocate FY 2009 capital improvement funds in the amount of $350,000 from the SLCC South City Campus Swimming Pool Air Unit Replacement project to the SLCC South City Campus Window Replacement project.

SLCC officials have decided to close the swimming pool at the South City Campus. Consequently, the air unit replacement project is no longer needed and has been cancelled. The window replacement project at the South City Campus has been moving forward in phases over the past several years, and SLCC officials indicate that the $350,000 from the pool project should be sufficient to complete the entire window replacement project at the South City Campus.

MOTION: Steve Bankhead moved to reallocate $350,000 in capital improvement funds from the SLCC South City Campus Swimming Pool Air Unit Replacement project to the SLCC South City Campus Window Replacement project. The motion was seconded by Kerry Casaday and passed unanimously.

❑ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS AT UTAH VALLEY UNIVERSITY .....

Kurt Baxter requested the Building Board reallocate FY 2009 capital improvement funds in the amount of $1,200,000 from the UVU Gunther Trades Fifth Level HVAC project to the UVU Storm Water Drain System ($900,000) and Window Wall Replacement project ($300,000). The fifth level HVAC needs further evaluation and the budget has come in significantly over the budget. UVU administration would like to evaluate the welding needs of the university for that space.

MOTION: Kerry Casaday moved to approve the reallocation of capital improvement funds at Utah Valley University. The motion was seconded by Steve Bankhead and passed unanimously.

❑ ADMINISTRATIVE REPORTS FOR DFCM.....

Kent Beers provided the administrative report for DFCM for the period of June 3 to July 15. There were 52 architect/engineering agreements awarded for the period. The award for the Huntsman Cancer Hospital Phase IIB programming was approved on a sole source basis due to the firm performing the programming on the previous phases of the work.

There were 38 construction contracts awarded for the period. Project reserve funds were used to cover the contract for the Fairpark Conference Center remodel which bid over budget.

There was a $116,227 decreases to the contingency reserve fund for the CUCF New 288 Bed Facility to cover numerous DFCM scope changes, omissions, errors and unknown items. There was also a transfer of $47,969 for the Salt Lake County Joint Drivers License/DMV Building to cover DFCM scope changes to relocate main telephone pedestal and add card readers to provide security not initially specified, as well as upgrade low consumption fixtures and add recirculation pump.

There was a $148,647 transfer from the Contingency Reserve Fund for the Tooele DOT Maintenance Station Replacement to cover DFCM's share of change orders #3 - #5. The change orders covered grading corrections, electrical changes, concrete curb, final asphalt changes due to grading errors and errors on the concrete slab. Manuel Torres requested a further explanation of the project complications prior to the next meeting.

There was a decrease to the Project Reserve Fund in the amount of $415,262 for the University of Utah Nursing Building renovation project. This covers the State's share of increased hazardous materials costs.

❑ ADJOURNMENT .....

MOTION: **Cyndi Gilbert moved to adjourn at 9:51am. The motion was seconded by Mel Sowerby and passed unanimously.**

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