

Utah State Building Board



MEETING

April 8, 2009

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Cyndi Gilbert
Wilbern McDougal
Mel Sowerby
Manuel Torres

DFCM and Guests in attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
Dana Edwards	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Jeff Wrigley	Division of Facilities Construction & Management
LaPriel Dye	Division of Facilities Construction & Management/AGO
John Sparano	AIA Utah
Chris Coutts	Architectural Nexus
Sarah Parris	BNA Consulting
Gerald McKenzie	BHB Engineers
Pat Gleason	Calder Richards
Marion Cook	Colvin Engineering
Rick Stock	Dunn Associates
Keri Hammond	EDA Architects
Cynthia Cook	FFKR Architects
Jennifer Sasich	MHTN Architects
Keith Davis	Human Services
Peggy Grusendorf	Human Services/Utah State Hospital
Kendall Johnson	Human Services/Utah State Hospital
Dan Clark	State Parks
Bryan Wilmot	Utah Correctional Industries
Brent Petersen	Davis Applied Technology Center
Bob Askerlund	Salt Lake Community College
David Tanner	Southern Utah University
John McNary	University of Utah
Ben Berrett	Utah State University

Darrell Hart
Jim Michaelis
Kevin Hansen

Utah State University
Utah Valley University
Weber State University

On Wednesday, April 8, 2009, the Utah State Building Board held a regularly scheduled meeting in the Utah State Capitol, Room C250, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:00am.

APPROVAL OF MINUTES OF JANUARY 7, 2009, AND FEBRUARY 2, 2009.....

Chair Jardine sought a motion on the minutes of January 7, 2009, and February 2, 2009.

MOTION: Manuel Torres moved to approve the meeting minutes of January 7 and February 2, 2009. The motion was seconded by Steve Bankhead and passed unanimously.

ALLOCATION OF FY 2010 CAPITAL IMPROVEMENT FUNDS.....

DFCM received approximately \$55.6 million for capital improvement projects for FY2010, which included the restoration of \$15 million cut by special session. This is an approximate 50% decrease in funding over last year's capital improvements. In an attempt to narrow the list, DFCM identified HVAC, structural, electrical, infrastructure, and life safety as the top priorities for this year's capital improvements.

Kurt Baxter also distributed the Summary of Replacement Costs of Facilities vs. Share of FY2010 Capital Improvement Funding. This handout identified the percentage of higher education versus state agencies. Mr. Baxter also distributed the Summary of Capital Improvement Funding FY2006-FY2010. This document indicated that funding has remained fairly consistent over the last five years. Also distributed were the FY2010 Capital Improvement Recommendations and the FY2009 Capital Improvement Cuts and FY2010 Restoration.

Mr. Baxter also distributed a status report for the FY2009 Capital Improvement Projects which showed the rate of completion for the projects. Approximately 95% of the 133 projects were completed, which does not include the postponed projects. Of the remaining seven projects, five will be bid out in the next two weeks.

Chair Jardine sought a motion of the FY2009 Capital Improvement Recommendations.

MOTION: Manuel Torres moved to approve the FY2009 Capital Improvement Recommendations. The motions was seconded by Steve Bankhead and passed unanimously.

APPROVAL OF CAPITAL IMPROVEMENT PROJECTS THROUGH FEDERAL MITIGATION COMMISSION

DFCM recommended that the Building Board review the request from the Department of Wildlife Resources to use Federal Stimulus funds from the Utah Reclamation Mitigation and Conservation Commission to fund three projects.

The Utah Mitigation Commission is a federal agency charged with enacting and providing major funding for mitigation measures designed to offset the adverse effects of the Central Utah Project. The Commission has provided the majority of the construction funding for the reconstruction of several state fish culture facilities over the last several years including the Kamas, Fountain Green, and Whiterocks Hatcheries.

The Mitigation Commission will fully fund the following projects:

1. Covered storage structure at the Springville Regional Office. This building will conceptually be 1000sf and consist of four to five individual bays. The estimated cost is \$150,000.
2. Raceway covers at Whiterocks Hatchery. The estimated cost is \$1,000,000.
3. Expansion of the warm-water, recirculating system into the adjoining space and replace an existing Quonset hut associated with junesucker culture at the Springville facility. They currently receive federal funds for the junesucker program and this would help expand the program. The estimated cost is \$450,000.

Kurt Baxter stated Building Board approval was required to do improvements on state property. The Mitigation Commission will fully fund the projects, but any future O&M may increase slightly.

MOTION: Mel Sowerby moved to approve the use of Federal stimulus funds by the Mitigation Commission to fund the covered storage structure at the Springville Regional Office, raceway covers at Whiterocks Hatchery, and the expansion of the warm-water, recirculating system at Springville Hatchery and replace an existing Quonset hut. The motion was seconded by Manuel Torres and passed unanimously.

☐ REALLOCATION OF FY2009 CAPITAL IMPROVEMENT FUNDS FOR THE COLLEGE OF EASTERN UTAH.....

DFCM recommended that the Building Board review the request from the College of Eastern Utah to reallocate FY2009 Capital Improvement funds to an FY2010 Capital Improvement project.

The Building Board previously approved the Art Center Re-roofing project for FY2009 which was subsequently put on hold during the Special Legislative session in September 2008. Since that time, problems with the Music Building steam lines have been discovered. CEU and DFCM agree that these steam lines are a top priority for FY2010. The project manager felt some patching could be done on the Art Center and the re-roofing project could be postponed for two more years. DFCM recommended that funding for the

Art Center Re-roofing project be transferred to the FY2010 Music Building Steam Line Repair project. The transfer is approximately \$130,000.

MOTION: Manuel Torres moved to approve the \$130,000 reallocation for the College of Eastern Utah from the FY2009 Art Center Re-roofing to the FY2010 Music Building Steam Line Repair project. The motion was seconded by Steve Bankhead and passed unanimously.

☐ REALLOCATION OF FY2009 CAPITAL IMPROVEMENT FUNDS FOR THE DEPARTMENT OF ENVIRONMENTAL QUALITY.....

DFCM recommended the Building Board approve authorization to reallocate funds from the FY2009 Carriage House to the FY2010 DEQ Shell Space Build Out. The Building Board previously approved \$1.75 million for repairs to the Governor's Carriage House in FY2009, which was subsequently put on hold during the 2008 Special Legislative Session. After further inspection, it has been determined that the project could be delayed for one to two years with a few minor repairs. The remaining funds would be used to finish the DEQ Build Out at the Multi-Agency Office Building.

Steve Bankhead felt this was an appropriate reallocation and suggested that the Carriage House be completed with possible private funds and not tax appropriated funds.

MOTION: Mel Sowerby moved to approve the reallocation from the FY2009 Carriage House to the FY2010 DEQ Shell Space Build Out. The motion was seconded by Wilbern McDougal and passed unanimously.

☐ REALLOCATION OF DRAPER ADMINISTRATION/MAINTENANCE BUILDING HVAC SYSTEM IMPROVEMENTS

DFCM recommended the Building Board review the request to reallocate \$150,000 of FY2009 Capital Improvement funds from the Draper Administration/Maintenance Building HVAC System Improvements to the FY2010 Orange Street CCC Grease Trap Replacement.

The Draper Administration/Maintenance Building HVAC System Improvements were put on hold during the 2008 Special Legislative session. DFCM has since determined that the existing cooling system at the administration building has three to five years of useful life left. The work in the maintenance building was done from a separate funding source. The Department of Corrections feels that the Orange Street CCC Grease Trap Replacement is a higher priority now and wished to reallocate the \$150,000 to that project.

MOTION: Mel Sowerby moved to approve the reallocation of \$150,000 from the FY2009 Draper Administration/Maintenance Building HVAC System Improvements to the FY2010 Orange Street CCC Grease Trap

Replacement. The motion was seconded by Steve Bankhead and passed unanimously.

❑ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Kenneth Nye, University of Utah, distributed the FY2009 Capital Improvement Performance Report for Projects Managed by the University of Utah. Each year, the University is asked to provide a report on the projects delegated to the University and whether they have been completed or under contract. This year, the University had 25 projects not including the projects cut due to funding. Of those 25 projects, all of them were currently completed or under construction, or the design/study is underway.

Mr. Nye provided the administrative report for the period of December 15, 2008, to March 20, 2009. There were seven design agreements, two programming/planning agreements, and three study/other agreements awarded for the period. Mr. Nye noted that the International Synthetic Turf Field and Running Track has a \$13,000 design agreement which was awarded directly to Losee Architects as required by the donor who is funding the project. This is consistent with the State Procurement Code.

There were also eight remodeling contracts and one site improvement contract awarded for the same period. One item of note was the Rice Eccles Stadium Field Replacement which was awarded to Field Turf on a sole source basis in order to maintain the same feel for the players as they are now accustomed to at Rice Eccles, as well as in the Eccles Indoor Practice Facility. This also generates substantial savings in avoiding the potential need to replace the base system under the turf in order to install or obtain warranty for a different turf product.

There were increases to the Contingency Reserve Fund due to amounts budgeted for contingency for capital improvement projects funded in FY09. There was a decrease to the Contingency Reserve Fund for the Park Building Exterior Renovations in the amount of \$66,196.74 to cover additional costs to repair and restore terra cotta pieces in the cornice. It is anticipated that the total draws from contingency will be close to the amount budgeted.

MOTION: Steve Bankhead moved to accept the administrative report for the University of Utah. The motion was seconded by Manuel Torres and passed unanimously.

Ben Berrett, Utah State University, stated 100% of the capital improvement projects were underway and three projects will be completed once spring semester is finished.

Mr. Berrett provided the administrative report for the period of December 11, 2008, to March 18, 2009. There were eight professional contracts and 12 construction contracts awarded for the period. Six projects closed during the period adding approximately \$59,000 to the project reserve fund.

MOTION: Wilbern McDougal moved to approve the administrative report of Utah State University. The motion was seconded by Mel Sowerby and passed unanimously.

☐ APPROVAL FOR STATE FACILITY ENERGY EFFICIENCY FUND LOAN APPLICATION FOR DEPARTMENT OF HUMAN SERVICES, UTAH STATE DEVELOPMENTAL CENTER FACILITY

Jeff Wrigley, DFCM, stated the Utah State Developmental Center project would be funded out of the State Facility Energy Efficiency Fund. The estimated \$170,000 would include expanding a building automation system that will expand into four buildings. This will also include other energy efficiency measures such as replacing some lighting and installing occupancy sensors in the new administration building, the old administration building, the Heather Lodge and the rose warehouse building. These buildings were chosen because the buildings are on 24 hours a day, but they are only occupied four days a week. The estimated payback is approximately 2.2 years and the projected annual cost savings is \$15,820.

MOTION: Mel Sowerby moved to approve the State Facility Energy Efficiency Fund Loan Application for the Department of Human Services, Utah State Developmental Center. The motion was seconded by Steve Bankhead and passed unanimously.

☐ ADMINISTRATIVE REPORT FOR DFCM

Kurt Baxter provided the administrative report for the period of December 8, 2008, to March 18, 2009. There were 38 architect/engineering agreements awarded and 38 construction contracts awarded for the period.

There were several decreases to the Contingency Reserve Fund. Mr. Baxter highlighted the CUCF 192 Bed Pod Expansion which had the budgeted contingency returned to the project due to most of the project funding being cut in HB3 for FY09 Supplemental Appropriations. He also highlighted the CUCF New 288 Bed Facility which had a transfer of \$139,175 for a change order that covered unknowns and various omissions. The Unified Health Lab Facility had a transfer of \$122,458 to cover change orders six and seven, both of which covered various omissions.

Gregg Buxton provided a legislative update and stated the Legislature took away \$35 million of capital improvement funding for AR&I. DFCM lost four FTE positions and lost eleven positions through reduction in force to help balance the budget.

DFCM will face some code issues with SB11 where the legislature will now approve the building codes instead of the Building Code Commission. Since the codes will not be approved until the end of the session, it has created some confusion for the architects and DFCM to know which code to follow.

A bill was passed this year regarding impact fees which will make things a little more clear as to what the state will pay for impact fees. DFCM will do some training summits throughout the state which will allow the cities to be treated fairly. Previously the state did not pay impact fees and this bill clarified that the state will pay some specific fees and the justification of the costs. Since impact fees vary through each community throughout the state, it has been difficult to budget for those impact fees.

HB300 removed the statutory requirements of holding the funding for capital improvements at 1.1% for 2009 and 2010. In 2011 it will automatically go back to at least .9% if the economy has not sustained itself. There is approximately a \$1.2 billion assessment need and we have about a \$287 million immediate need and only \$57 million was funded this year.

Mr. Buxton encouraged all agencies and institutions to review their priorities and put the money to the best use at their facilities. He felt the next two years would be tight financially.

Gregg Buxton provided an update on the capital development projects. There was \$116 million bonded this year for a number of projects throughout the state. Mountainlands will start this year as will Ogden Weber ATC. The State Hospital was not funded again this year.

Projects that were funded this year included the following:

- Utah Schools for the Deaf and Blind Building Purchase
- Salt Lake Community College Digital Design Center
- Mountainland ATC Northern Utah County Campus Building
- University of Utah School of Business Building
- Ogden Weber ATC Health Technology Building
- Utah National Guard Upgrades and Repairs to Armories
- Dixie State College Centennial Commons Building Design
- Southern Utah University Gibson Science Center
- Utah Valley University Health Science Building Design

Gregg Buxton stated \$100 million of the bond may not be issued until October which may affect some projects and the timing of building. The bonding for USTAR that was authorized a few years ago is just now being issued.

ADJOURNMENT

MOTION: Mel Sowerby moved to adjourn at 9:59am. The motion was seconded by Manuel Torres and passed unanimously.

###