

Utah State Building Board



FY 2016 State Funded Capital Development Prioritization Hearing

October 8, 2014

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Chip Nelson
David Tanner
Fred Hunsaker
Gordon Snow
Bob Fitch
David Fitzsimmons

Members Excused:

Kristen Cox, Ex-Officio

Guests in Attendance:

Jeff Reddoor
Matt Lund
Kim Hood
Rich Amon
Josh Haines
Bruce Whittington
Jim Russell
Lee Fairbourn
Darrell Hunting
Lucas Davis
Dorothy Taylor
Cee Cee Niederhauser
Ralph Hardy
Greg Stauffer
Dave Buehler
Alyn Lunceford
Mack McDonald
Susan Burke
Cecil Robinson
Jim Child
Dan Clark

Utah State Building Board
Governor's Office of Management and Budget
Department of Administrative Services
Department of Administrative Services
Division of Facilities Construction & Management
Office of Commissioner of Higher Education
Office of Commissioner of Higher Education
Commissioner of Higher Education
State Courts
Department of Human Services
Department of Human Services/ Juvenile Justice System
Department of Human Services/ Juvenile Justice System
JRCA Architects
Parks and Recreation

Mary Beckerle	Huntsman Cancer Institute
Susan Sheehan	Huntsman Foundation
Matthew Butler	Huntsman Cancer Institute
Lori Haglund	VBFA
Jeff Carr	Department of Public Safety
James Kilpatrick	BNA Consulting
Ivan Djambov	Legislative Fiscal Analyst
Jackie McGill	Spectrum Engineers
Jim Nielson	LRSA
Fran Pruyne	CRSA
Jeff Palmer	Layton Construction
Rob Brems	Utah College of Applied Technology
Tyler Brinkerhoff	Utah College of Applied Technology
Jordan Rushton	Utah College of Applied Technology
Aaron Weight	Bridgerland Applied Technology College
Richard Maughan	Bridgerland Applied Technology College
Chad Campbell	Bridgerland Applied Technology College
Clay Christensen	Mountainland Applied Technology College
Kirt Michaelis	Mountainland Applied Technology College
Blake Hendry	Mountainland Applied Technology College
Allen Clemons	Hughes General Contractors
Rachel Legree	The Gordian Group
Scott McDaniel	UBFS – Department of Public Service
Pilar Shortsleeve	UBFS – Department of Public Service
Xani Haynie	VCBO Architects
Chris Coutts	Architectural Nexus
Greg Sheehan	Utah Division of Wildlife Resources
Robin Cahoon	Utah Division of Wildlife Resources
Ron Nielsen	Utah Division of Wildlife Resources
Brennan M. Wood	Southwest Applied Technology College
Julie Attig	Reaveley Engineers
Rick Stock	WESCO
Tracy Neale	GSBS Architects
Nancy Wolthuis	Calder Richards Engineers
Keri Hammond	Marketlink
Brent Agnew	MHTN Architects
Ben Berrett	Utah State University
Sydney Peterson	Utah State University
Dave Cowley	Utah State University
Stan Albright	Utah State University
Tracy Hart	Juvenile Justice System
Dorie Farah	Juvenile Justice System
Sherry Ruesch	Dixie State University
Richard Williams	Dixie State University
Paul Morris	Dixie State University
Carlos Morgan	Dixie State University
Vic Hockett	Dixie Applied Technology College

Kelle Stephens	Dixie Applied Technology College
Stephen Wade	Dixie Applied Technology College
Jon Pike	Dixie Applied Technology College
Jennifer Forbes	Dixie Applied Technology College
Eric Grob	Dixie Applied Technology College
Kim Schuske	Huntsman Cancer Institute
Ashlee Bright	Huntsman Cancer Institute
Scott Lloyd	Huntsman Cancer Institute
Dennis Heaton	Southwest Applied Technology College
Maria Millett	Utah System of Higher Education
Natalie Tippets	University of Utah
Stephanie Ray	Psomas
Scott Brown	Salt Lake Community College
Rick Bouillan	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
Bob Askerlund	Salt Lake Community College
Spencer Pratt	Legislative Fiscal Analyst
Mark Halverson	Weber State University
Kevin Hansen	Weber State University
Justin Hosman	University of Utah
Jason Perry	University of Utah
Mike Perez	University of Utah
David Pershing	University of Utah

On Wednesday, October 8, 2014 the Utah State Building Board held a meeting in Room W30 of the West Building (House of Representatives Building) Utah State Capitol Complex in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 8:33 am.

❑ FY 2016 STATE FUNDED CAPITAL DEVELOPMENT REQUESTS

State agencies and institutions were scheduled to present their State Funded Capital Development and Land Banking requests for fiscal year 2016. The following projects were presented for the morning session:

Agriculture	William Spry Agriculture Building
DHS	Weber Valley Multi-Use Center
DNR: Parks	Dead Horse Point
GOED	Utah Office of Tourism – Southern Utah Welcome Center
UCAT: DXATC	Dixie Applied Technology College Permanent Campus
Huntsman Cancer Institute	The Primary Childrens and Families Cancer Research Center at the Huntsman Cancer Institute
Public Safety	Public Safety/Agriculture/Health Dept., Unified State Laboratories: Module 2
UDOT	Mt. Carmel Maintenance Station
USDB	Utah School for the Deaf and Blind Salt Lake Center

Utah State Archives	Archives Storage & Training Room Enhancement
Courts	Land Banking – Courts Northern Utah Land Banking Project 7 Acres
DNR: Wildlife	Great Salt Lake Nature Center
UCAT	UCAT Overview
UCAT: MATC	Thanksgiving Point Campus Technology/Trades Building and Spanish Fork Land Banking

At 12:17 pm the Board adjourned for lunch in Room 4112 State Office Building and reconvened for further presentations at 1:05 pm. The following projects were presented for the afternoon session:

UCAT: BATC	Health Science and Technology Building
UCAT: BATC	Land Banking – Various Land Banking Requests – 44.5 Acres
UCAT: DATC	Allied Health Building
UCAT: DATC	Land Bank Request – 9.88 Acres
UCAT: OWATC	Business Depot Ogden Campus – Bay 2 Building Out
UCAT: OWATC	Instruction and Student Support Building
UCAT: SWATC	Main Campus Building and Property Acquisition
Board of Regents	Regent Priorities and Processes for the Year
Dixie State University	Physical Education/Student Wellness Center and Land Bank Request – University Plaza Land Acquisition -- 2 Acres
Salt Lake Community College	SLCC “Westpointe” CTE Campus
Snow College	New Science Building
Southern Utah University	New Business Building & Repurpose Existing Building Business Building
University of Utah	Crocker Science Center (George Thomas Building)
Utah State University	Clinical Services Building
Utah Valley University	Performing Arts Building 1
Weber State University	Social Science Building Renovation

Following the presentations, Chair Carnahan thanked the Board for their attendance. The Board was reminded of the business meeting the following day in Room 4112 State Office Building.

ADJOURNMENT

MOTION: David Tanner moved to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 4:39 pm.

Utah State Building Board



BUSINESS MEETING AND PRIORITIZATION

October 9, 2014

MINUTES

Members in Attendance:

Ned Carnahan, Chair
David Fitzsimmons
Chip Nelson
David Tanner
Fred Hunsaker
Gordon Snow
Bob Fitch
Kristen Cox, Ex-Officio

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Kim Hood	Department of Administrative Services
Rich Amon	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction & Management
Josh Haines	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
Mark Bleazard	Legislative Fiscal Analyst Office
Ralph Hardy	UOHE
Ben Berrett	Utah State University
Charles Darnell	Utah State University
Ken Nye	University of Utah
Natalie Tippets	University of Utah
Mack McDonald	Department of Human Services
Vic Hockett	Dixie Applied Technology College
Kelle Stephens	Dixie Applied Technology College
Dave Williams	Utah Office of Tourism
Vicki Varela	Utah Office of Tourism
Val Hale	Utah Office of Tourism
Kaitlin Eskelson	Utah Office of Tourism
Scott Ericson	Utah Department of Agriculture and Food

Rob Brems
Tyler Brinkerhoff
Clay Christensen
Greg Stauffer
Carlos Morgan

Utah College of Applied Technology
Utah College of Applied Technology
Mountainland Applied Technology College
USHE
Dixie State University

On Thursday, October 9, 2014 the Utah State Building Board held a Business Meeting and the Prioritization for FY 2016 State Funded Projects in room 4112 Utah State Office Building, Capitol Hill Complex, Salt Lake City, Utah. Building Board Chair Ned Carnahan called the meeting to order at 8:04 am.

❑ DISCUSSIONS ON FY 2016 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING PROJECTS

Chair Carnahan said the Board would like to hear additional information on some of the projects presented at yesterday's FY 2016 State Funded Capital Development Hearing. Vicki Varela and Val Hale from Utah Office of Tourism attended this meeting to answer additional questions from the Board. Gordon Snow explained the Board was not comfortable with the location of the New Southern Utah Welcome Center because it did not have enough visibility from I-15. Board members voiced concerns with the surrounding development near the proposed location. Ms. Varela explained several years of research went into the present proposed location. They feel this has high visual impact for north bound traffic on I-15 and appeals to tourist entering the state. UDOT has worked with SITLA to obtain this property at no cost to them. Visitor Center traffic at the previous location was at 250,000 visitors per year and projections indicate the new location will attract about 300,000 visitors. Rick Torgerson, UDOT Region 4 Director explained there is a long history to choosing this sight. It started with the Southern Parkway Project which was developed to access the airport and be the southern beltway for transportation in the Dixie area. As a result of this project, the entrance and exit to the old Welcome Center site had to be closed. Several options were studied to determine the best location for this project with present site showing the most promise for maximum visitation. Ms. Varela stated this is on a 6.8 acre parcel and their new building will be between 4,000 to 5,000 sf. This will be an iconic building on a large expanse of open space. There is development planned in the general area and Board members expressed concerns that this could distract from the impact of the Welcome Center.

DXATC President Kelle Stephens and UCAT President Rob Brems also attend to answer additional questions on the Dixie Applied Technology College Permanent Campus. Gordon Snow expressed support for the DXATC project but felt there should be a review of the square footage required to educate students who are on a flexible schedule vs a university setting. The amenities in the building should be adjusted with more square footage for programs and classes and less on student activity area which is not usually needed in an ATC setting. Chip Nelson also expressed support and asked Kelle Stephens to comment on reasons for such an expensive structure. Ms. Stephens said their auditorium probably should have been called a tiered classroom which would be used to train large groups. They presently rent these types of large facilities from Dixie State University however these are becoming more difficult to schedule. A tiered classroom is important to their future and mission of DXATC. Ms Stephens continued that the conceptual renderings are beautiful and the name "grand staircase" may give

a sense of grandeur which is overstated. Ms. Stephens said her students are important and should have lovely space in which to learn. She agreed that it shouldn't be elaborate and this conceptual design will be worked out once funding is obtained. Classes at the DXATC are varied and set up to meet the needs of the students. Some are clearly straight open entry/open exit where students come at their schedule and then leave. Some programs are transitioning and many are in cohorts. This flexible schedule is effective and increases the quality education time. In addition DXATC would like to introduce a Culinary Arts Program at their new facility which would provide cafeteria services for students who attend all day. Dave Tanner also expressed his support for the project. He addressed the substantial donations of \$13 Million that DXATC has gathered. He acknowledged that Ms. Stephens project was an entire campus and not just a building but felt that DXATC should try to scale down the price if possible so that DXATC would stay in the top position for funding. Ms. Stephens said that DXATC has a partnership with business and industry in the area by providing an infrastructure of skilled workers for the future. This is important for the economic future of this area. David Fitzsimmons also expressed his support of the project and spoke to the design of the project. He said ATC students are not less deserving of the quality of life that is provided for other university student in higher ed facilities. These schools need to speak to the importance of educating our future students and should enjoy some of the same benefits and services provided to university students.

Chair Carnahan welcomed Kim Hood, Director of Administrative Services and UCAT President Rob Brems and thanked them for coming. David Tanner asked for clarification on the SWATC request which was listed on the prioritization score sheet. After considerable input and discussion the consensus was that the Board would not rank this project with the other development projects but would collectively recommend (listed with an asterisk) that this project move forward separately. The amount of \$281,000.00 would be strongly recommended for funding of the property with an accompanying recommendation that this project be funded for O&M through the Legislature. Jeff Reddoor clarified that the Archive Storage Vault Expansion project is a \$2,559,000 request. Many times small projects are left in the shadows of the larger projects and rarely work their way to the top of the list. Sometimes these small projects can be considered under Capital Improvements in order to accelerate funding. Mr Reddoor also addressed the OWATC Business Depot Ogden Campus – Bay 2 Build Out which will be reduced to \$1.5 Million and possibly added to Capital Improvements. UVU's project will be considered for \$2 Million rather than the \$12.5 Million as proposed by President Holland. The Board of Regents had requested that this project request stay with the original amount as passed by the Board of Regents which is the \$2 Million and that the Board not consider the additional \$10.5 Million for scoring consideration.

☐ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH

Mr. Reddoor gave instructions and explained the different categories in the FY 2016 Non State Funded Capital Development and Land Banking Requests Scoring Sheets with descriptions of the various weight factors in several of these categories. He also gave updated information (which was incorrect on the spreadsheet) for the project for the Utah School for the Deaf and Blind. Their project total cost is at \$16 Million with a request for state funding of \$14.5 Million. UCAT President Rob Brems explained the UCAT prioritization process. He explained that each year the UCAT Board reviews the needs of the eight campuses in the April or June meeting.

The Board follows the DFCM criteria for scoring. During the September meeting the combined scores are discussed and ratified.

Before Board members adjourned, Ex-Officio, Kristen Cox from the Governor' Office of Planning and Budget addressed the Board to give input from the Governor's Office. She said the Governor has reviewed all the proposed projects and is very interested in the Board's prioritization and their feedback on projects throughout the state. The Governor is looking at a few key buildings on the list. Unified Labs is a critical need for the state and the Governor right now. The Crocker Building is an important building for the Governor this year and then it becomes an issue of revenue. There are other buildings that are important such as SWATC, DXATC, School for the Deaf and Blind are all important. This year there will be talk about the new prison and the bonding capacity there and whether or not there needs to be a land purchase this year. The State Fair will also impact some capital expenditures this year as well. The Governor recognizes that there are many more needs than can possibly be funded but based on where the revenues come in, these are at the top of the list right now. Jeff Reddoor asked if Snow College was on the list and Ms. Cox said yes, she meant to indicate this was on the list. They are keenly aware of the New Science Building and understand there is some fundraising happening with this project. David Fitzsimmons asked about the availability of funds this year? Ms. Cox reported that the one-time surplus is \$112 Million and we know that not all of that will go to new buildings since the state has to also meet the capital improvement needs. They are looking at the revenues at close to \$15 Million which will impact surplus as well. There will be limited funds.

After this explanation, the meeting was adjourned. Thumb drives containing the scoring sheet were distributed to Board members who divided into various rooms in the DFCM offices to work on individual scoring of projects. When scoring was completed, Board members were served lunch at 11:00 am in Room 4114 State Office Building while the individual scores were recorded and tallied.

❑ DISCUSSION AND VOTING ON FY 2016 STATE FUNDED CAPITAL DEVELOPMENT AND LAND BANKING FINAL PRIORITIZATION

The meeting reconvened at 12:00 pm for discussion and voting. Jeff Reddoor distributed copies of the combined score sheets which indicated rankings for each project. The floor was opened for discussion. Jeff Reddoor asked the Board to determine if the present compiled scores reflects the Board's desire for the final ranking. Gordon Snow said that agencies, who do not have funds to contribute to their building program, are handicapped in this scoring system which is reflected in the ranking of the State Unified Lab. Chip Nelson expressed his support for the Dixie State University Land Acquisition but explained there are terms that the college should negotiate with the foundation which would be better than the state handing over the \$3 Million to pay for the debt on the property. He would like to see some negotiations on the structure of this land deal before it is funded by the Legislature. Several members indicated their agreement agreed with Gordon Snow's comment concerning the Unified Lab.

MOTION: Gordon Snow moved to accept the FY 2016 State Funded Capital Development and Land Banking Request Final Prioritization. The motion was seconded by David Fitzsimmons and passed unanimously.

Chip Nelson reminded the Board there should be a footnote to the Legislature in regard to the acquisition of the land for SWATC and the request for O&M funding.

MOTION: Gordon Snow moved that the SWATC Land Project not be listed on Prioritization but should be submitted as a footnote to the Legislature as previously discussed and agreed upon by the Board. The motion was seconded by Chip Nelson and passed unanimously.

It was noted that SWATC Main Campus Building and Property Acquisition (Item 18 will be taken off the list and everything will move up. The Board will make the final list public and as a result the list will be posted on the DFCM/Building Board Website. The ranking was a follows:

FY 2016 Capital Development							
Building Board Rankings							
Agency	Project	Score	Rank	State Funding	Alt Funding	Total Cost	
Snow College	New Science Building	31.1	1	\$ 22,937,000	\$ -	\$ 22,937,000	
UCAT: DXATC	Dixie Applied Technology College Permanent Campus	30.4	2	\$ 31,900,000	\$ 13,000,000	\$ 44,900,000	
Huntsman Cancer Institute	The Primary Childrens and Families Cancer Research Center at Huntsm	28.9	3	\$ 9,500,000	\$ 80,000,000	\$ 89,500,000	
Public Safety	Public Safety/Agriculture/Health Departments, Unified State Laboratories	28.6	4	\$ 39,741,481	\$ -	\$ 39,741,481	
University of Utah	Crocker Science Center (George Thomas Building)	23.6	5	\$ 34,000,000	\$ 21,000,000	\$ 55,000,000	
Utah Schools for the Deaf and the B	USDB Salt Lake Center	22.3	6	\$ 14,500,000	\$ 1,500,000	\$ 16,000,000	
DHS-DJJS	Weber Valley Multi-use Youth Center	19.2	7	\$ 19,630,000	\$ -	\$ 19,630,000	
GOED	Utah Office of Tourism- Southern Utah Welcome Center	18.1	8	\$ 1,800,000	\$ 500,000	\$ 2,300,000	
Dixie State University	Physical Education / Student Wellness Center	16.9	9	\$ 19,997,000	\$ 10,000,000	\$ 29,997,000	
Utah State University	Biological Science Building	16.5	10	\$ 55,000,000	\$ 10,000,000	\$ 65,000,000	
DNR-Parks	Dead Horse point State Park New 44 Unit Campground	16.3	11	\$ 5,000,000	\$ -	\$ 5,000,000	
UDOT	Mt Camel Maintenance Station	16.3	12	\$ 4,371,000	\$ -	\$ 4,371,000	
SLCC	CTE Classroom and Learning Resource Building - WestPointe Center	15.6	13	\$ 39,312,000	\$ -	\$ 39,312,000	
Utah State University	Clinical Services Building	14.7	14	\$ 10,000,000	\$ 20,000,000	\$ 30,000,000	
Weber State University	Social Science Building Renovation	14.7	15	\$ 30,018,000	\$ -	\$ 30,018,000	
UCAT: OWATC	Business Depot Ogden Campus-Bay 2 Build Out	13.9	16	\$ 7,212,000	\$ -	\$ 7,212,000	
DNR-Wildlife	Great Salt Lake Nature Center	13.8	17	\$ 2,500,000	\$ -	\$ 2,500,000	
Utah State Archives	Archives Storage Vault Expansion	13.4	18	\$ 2,559,000	\$ -	\$ 2,559,000	
UCAT: MATC	Thanksgiving Point Campus Technology/Trades Building	13.1	19	\$ 20,983,000	\$ -	\$ 20,983,000	
Southern Utah University	New Business Building & Repurpose Existing Business Building	13.0	20	\$ 11,038,000	\$ 5,000,000	\$ 16,038,000	
Utah Valley University	Performing Arts Building 1	13.0	21	\$ 34,000,000	\$ 2,000,000	\$ 36,000,000	
Agriculture	William Spry Agriculture Building	12.4	22	\$ 19,654,000	\$ -	\$ 19,654,000	
UCAT: BATC	Health Science and Technology Building	12.1	23	\$ 26,765,000	\$ -	\$ 26,765,000	
UCAT: DATC	DATC Allied Health Building	11.6	24	\$ 25,807,000	\$ -	\$ 25,807,000	
UCAT: OWATC	Instruction and Student Support Building	8.0	25	\$ 21,786,000	\$ -	\$ 21,786,000	
**UCAT: SWATC	Main Campus Building and Property Acquisition	0.0	0	\$ 281,000	\$ -	\$ 281,000	

SWATC request for \$281,000 for the main campus building and property acquisition does not fit in the traditional scoring process. The consensus of the Building Board highly recommends legislative funding of the purchase.

FY 2016 Land Banking Requests				
Agency	Description	Score	Rank	Request
Dixie State University - 1	University Plaza Land Acquisition, 2 Acres (30,000 GSF)	28	1	\$ 3,000,000
UCAT: BATC-1	18.5 Acres, Adjacent to Campus (South)	15	2	\$ 2,775,000
UCAT: MATC - 1	6.83 Acres adjacent to Spanish Fork Campus	15	2	\$ 1,650,000
UCAT: DATC - 1	9.88 Acres, Morgan/Economic Development Center	14	4	\$ 575,000
UCAT: BATC-2	26 Acres, Adjacent to Campus (West)	9	5	\$ 3,900,000
Courts- 1	Northern Utah Land Bank Project 7 Acres	8	6	\$ 1,750,000

❑ FUTURE AGENDA ITEMS

Chair Carnahan reported the next Board meeting will be on November 5 in room W30 in the West Building. This meeting will be the hearing for Non-State Capital Development Projects and possibly include discussion on the O&M process. Mr. Reddoor said that a meeting will be held with key stake holders for the major state buildings to develop a task team to look at the O&M process and accept recommendations for Building Board consideration to determine if change is needed. This process will begin in November. Presently there are 12 non-state funded projects, totally approximately \$279,850,000. These non-state funded projects are seeking approval as recommendations from the Board to the Legislature.

❑ ADJOURNMENT

MOTION: Dave Tanner moved to adjourn the meeting. The motion was seconded by Bob Fitch and passed unanimously.

The meeting adjourned at 12:33 pm.