

Utah State Building Board



MEETING

December 2, 2009

MINUTES

Utah State Building Board Members in attendance:

Mel Sowerby, Chair
Steve Bankhead
George Daines
Sheila Gelman
Wilbern McDougal

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
John Harrington	Division of Facilities Construction & Management
Jeff Wrigley	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Alan Bachman	Attorney General's Office/DFCM
Rich Amon	Legislative Fiscal Analyst's Office
Kimberlee Willette	GOPB
Jerry Jensen	Department of Corrections
W. Ralph Hardy	Office of the Commissioner of Higher Education
Sherry Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
Gordon Storrs	Salt Lake Community College
David Tanner	Southern Utah University
Jerry Basford	University of Utah
Perry Hacker	University of Utah
Ken Nye	University of Utah
Michael Perez	University of Utah
Kevin Hansen	Weber State University
Chris Coutts	Architectural Nexus
Eric Tholen	EFT/AIA
Cynthia Cook	FFKR Architects
Julee Attig	Henriksen/Butler

Melanie Meriwether
Jackie McGill

IBI Group
Spectrum Engineers

On Wednesday, December 2, the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol, Room 250, Salt Lake City, Utah. Chair Mel Sowerby called the meeting to order at 9:03am.

APPROVAL OF MINUTES OF OCTOBER 22, 2009.....

Chair Sowerby sought a motion for approval of the minutes.

MOTION: Steve Bankhead moved to approve the meeting minutes of October 22, 2009. The motion was seconded by Wilbern McDougal and passed unanimously.

REAL PROPERTY PURCHASE REQUEST.....

John Nichols, DFCM, discussed the potential acquisition of the property directly east of the White Ball Field in Salt Lake City. The lot is currently delegated by DFCM as a parcel for a large office building.

The land owner of the property has approached the State to purchase the property at the Granite Industrial Complex. The 182,000sf warehouse is just east of the White Ball Field. The state would be able to purchase it on an installment basis. The purchase would add 10.5 acres to the site and would provide access to the east, which will be beneficial when the Trax line is put in along North Temple.

The approval of this purchase would need to be approved by the Legislature after receiving approval by the Building Board and completion of the due diligence.

MOTION: Wilbern McDougal moved to approve the Real Property Purchase Request. The motion was seconded by Steve Bankhead and passed unanimously.

APPLICATIONS TO THE UTAH STATE BUILDING BOARD FOR STATE FACILITY ENERGY EFFICIENCY FUND.....

Jeff Wrigley, DFCM, presented the Utah Department of Transportation Region Four Southeast Lighting Retrofit which will cover nine different maintenance stations for UDOT. All nine buildings are estimated to cost \$46,068 with an estimated energy savings of 69,384 kWh totaling \$6,498. An incentive would apply to seven of the nine buildings which would total \$9,923, and the estimated payback would be just over five years.

The Utah Department of Transportation Division of Aeronautics Lighting Retrofit could be completed for \$10,167, with an estimated energy savings of 22,523 kWh. The projected

annual cost savings would be \$1,911, with a project payback of 3.5 years.

The Department of Human Services Ogden Observation and Assessment Energy Upgrades consisted of a lighting retrofit and rescheduling the air handling units. The estimated cost of the total project is \$4,394, with a projected annual energy savings of \$21,621. The projected annual cost savings is \$2,377 over 1.1 years.

MOTION: George Daines moved to approve the three projects for the State Facility Energy Efficiency Fund. The motion was seconded by Steve Bankhead and passed unanimously.

☐ DEPARTMENT OF HUMAN SERVICES PLANNING FUND REQUEST.....

Keith Davis, Department of Human Services, stated MHTN was hired to help DHS prepare for the presentation on the State Hospital Consolidation project. DHS will request reimbursement of funds when the project is funded.

MOTION: George Daines moved to approve the Department of Human Services Planning Fund Request. The motion was seconded by Steve Bankhead and passed unanimously.

☐ UPDATE TO THE WEBER STATE UNIVERSITY RESIDENTIAL LIFE MASTER PLAN.....

Kevin Hansen, Weber State University, stated the original master plan was presented and approved by the Board last June. Subsequent to that meeting, Weber State began the design process with MHTN who determined that the renovation for Wasatch Hall was within approximately \$500,000 of the \$11 million replacement cost due to the unforeseen additional structural issues. At that time, WSU determined that renovation was not the most cost effective solution.

WSU proposed a change to the previous master plan and begin demolition of the LaSalle and Stansbury Halls in May 2010. Construction of a new 265 person residence hall will then begin with an estimated completion of August 2011. Promontory Tower would be demolished in May 2011 and Wasatch Hall is scheduled for demolition in the spring of 2012. Housing reserves would fund the design and revenue bonds would fund the construction.

MOTION: Steve Bankhead moved to approve the update to the Weber State University Residential Life Master Plan. The motion was seconded by Wilbern McDougal and passed unanimously.

☐ UNIVERSITY OF UTAH GUEST HOUSE EXPANSION

The University of Utah previously presented this project as an other fund project, and was returning to provide more information.

Jerry Azmuth, University of Utah, explained identified the location of the Guest House in relation to the shuttle services to the medical center. Many guests at the Guest House are there for medical services.

Mr. Azmuth also identified the revenues and the rate structure compared to other hotels in the valley. The Guest House does not market to anyone except the University

The project is an addition to the current Guest House which would provide an additional 51 bedrooms to the existing 134 bedrooms, along with other ancillary spaces. The auxiliary enterprise does not involve state funds. The revenue bond and debt would be serviced by the revenue of the proceeds of the Guest House.

George Daines felt all his questions had been answered and the project should proceed as a non-state funded project.

MOTION: George Daines moved to approve the University of Utah Guest House Expansion. The motion was seconded by Steve Bankhead and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye, University of Utah, presented the administrative report for the period of October 2 to November 13, 2009. There were 12 design agreements, three study/other agreements, and five construction agreements awarded for the period.

MOTION: Steve Bankhead moved to approve the administrative report of the University of Utah. The motion was seconded by George Daines and passed unanimously.

Kurt Baxter provided the Utah State University administrative report for the period of September 30 to November 13, 2009. There were three professional contracts and two construction contracts awarded for the period.

Steve Bankhead stated there are relatively few contractors who are getting a large portion of the work. He felt an effort needed to be made by USU to ensure other contractors were receiving work too.

MOTION: Wilbern McDougal moved to approve the administrative report for Utah State University. The motion was seconded by Steve Bankhead and passed unanimously.

ADMINISTRATIVE REPORT FOR DFCM

Kurt Baxter presented the administrative report for the period of September 28 to November 16, 2009. There were 25 architect/engineering agreements and 24 construction contracts awarded for the period.

Director Buxton approved a direct award of the Weber State University Social Science Roof Deck Emergency Roof Replacement to Kendrick Brother Roofing per the roof manufacturer, Johns Manville, request. The roof experienced damage from severe wind, and while demolition on the roof was underway, it was observed that the concrete roof deck is in poor condition.

ADJOURNMENT.....

MOTION: George Daines moved to adjourn at 9:55am. The motion was seconded by Wilbern McDougal and passed unanimously.

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