

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, July 8, 2015
Utah State Capitol Building
Room 250
Salt Lake City, Utah
9:00 am

- (Action) 1. **Approval of Minutes of June 3, 2015** Tab 1
- (Information) 2. **FY 2015 Maintenance Audit Executive Summary Report**..... Tab 2
- (Information) 3. **Proposed Property Trade for the New Fourth District Courthouse in Provo**..... Tab 3
- (Action) 4. **Appropriations for Building Utility Metering**..... Tab 4
- (Action) 5. **UDOT's Request for a Reallocation of FY 2016 Capital Improvement Funds**.... Tab 5
- (Information) 6. **Administrative Reports for University of Utah and Utah State University** Tab 6
- (Information) 7. **Administrative Report for Department of Transportation** Tab 7
- (Information) 8. **Administrative Report for DFCM**..... Tab 8
- (Information) 9 **Discussion of Future Agenda Items**

Lunch and Business Meeting Room 4112 State Office Building

- 1. Feedback and Additions to the Capital Development Request and Feasibility Statement
- 2. O&M Tracking Data Documents
- 3. O&M Model Discussions
- 4. Tour Discussion
- 5. State Infrastructure Updates
- 6. Legislative Updates

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<http://dfcm.utah.gov/dfcm/utah-state-building-board.html>



Gary R. Herbert
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Approval of Minutes of June 3, 2015**

Attached for your review and approval are the Minutes of the June 3, 2015 Building Board Meeting.

JR: cn
Attachments

Utah State Building Board



MEETING

June 3, 2015

MINUTES

Members in Attendance:

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

Guests in Attendance:

Jeff Reddoor	Utah State Building Board
Ken Hansen	Department of Administrative Services
Marilee Richins	Department of Administrative Services
Bruce Whittington	Division of Facilities Construction & Management
Jim Russell	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Lee Fairbourn	Division of Facilities Construction & Management
Dorothy Taylor	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Bianca Shama	Division of Facilities Construction & Management
Alan Bachman	Attorney General's Office
Nicole Alder	Attorney General's Office
Rich Amon	USHE
Greg Stauffer	USHE
Ken Nye	University of Utah
Mike Perez	University of Utah
John Nixon	University of Utah
Ben Berrett	Utah State University
Kevin Griffin	UDOT
Tiger Funk	Southern Utah University
Mike Steele	Utah State Fairpark

Greg Warner	Utah State Fairpark
Tyler Brinkerhoff	UCAT
Robert Brems	UCAT
Bob Askerlund	SLCC
Bob Spohr	DHS
Greg Peay	UDOC
Michael Manwiller	Heber Valley Railroad
Steven Allred	Legislative Fiscal Analyst
Julee Attig	Reaveley Engineers
James Kilpatrick	BNA Consulting
Kelle Stephens	DXATC
John Fellows	LRGC
Stephen Urquhart	Utah State Senate
Wayne Harper	Utah State Senate
Curt Webb	Utah State House of Representatives
Don Ipson	Utah State House of Representatives
Jon Stanard	Utah State House of Representatives
Jonathan Ball	UFAO

On Wednesday, June 3, 2015 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah. It was noted that Chair Carnahan, Jeff Reddoor and Fred Hunsaker would be arriving late to the meeting, however a quorum was present. Acting Chair Chip Nelson called the meeting to order at 9:30 am.

□ APPROVAL OF MINUTES OF MAY 6, 2015

Acting Chair Chip Nelson asked if there were any additions or corrections to the minutes. There were none.

MOTION: David Tanner moved to approve the Minutes of May 6, 2015. The motion was seconded by David Fitzsimmons and passed unanimously.

□ FUNDING CERTIFICATION FOR UNIVERSITY OF UTAH CROCKER SCIENCE CENTER

John Nixon, CFO and Chief Administrative Officer at the University of Utah presented the certification letter for both the Crocker Science Center and the Huntsman Cancer Institute from University President David Pershing. Mr. Nixon noted the University has donations and other institutional sources for their balance of the funding of these two projects; however, they are willing to use and have the capacity to pay for their portion of project costs should an unforeseen exigency arise that impaired this funding.

MOTION: Gordon Snow moved to accept the letter from University of Utah President, David Pershing as credible evidence and to approve the certification of funding for the Crocker Science Center. The motion was seconded by Bob Fitch and passed unanimously.

□ **FUNDING CERTIFICATION FOR UNIVERSITY OF UTAH HUNTSMAN CANCER INSTITUTE**

Mr. Nixon presented the funding certification letter from President Pershing. He responded to questions concerning whether this was the final phase of the Huntsman Cancer Institute Project and reported that with the current objective in mind this phase (Phase IV) is the final phase for this project, however they cannot foresee future needs.

MOTION: David Tanner moved to accept the letter from University of Utah President, David Pershing as credible evidence and to approve the certification of funding for the Huntsman Cancer Institute. The motion was seconded by Gordon Snow and passed unanimously.

□ **APPROVAL OF REVOLVING LOAN FUND FOR HEBER VALLEY RAILROAD**

Mike Manwiller, Chief Mechanical Officer for Heber Valley Railroad and John Harrington, DFCM Energy Program Manager presented their request for a loan to address lighting issues in the Heber Valley Railroad Maintenance Shop. Presently, the old inadequate lighting makes it difficult to maintain the locomotives and equipment properly. They are requesting a loan for \$20,560.00 which will retrofit the lighting in the maintenance shop to LED fixtures with a five year payback. Heber Valley Light and Power has agreed to provide a custom incentive for this project in the amount of \$4,500.00. The estimated loan repayment schedule will begin in 2016. The project will provide both significant energy saving and cost savings, and increased safety on site by the resulting increased lighting in the shop area.

MOTION: David Fitzsimmons moved to approve the loan in the amount of \$20,560.00 from the State's Facility Energy Efficiency Fund for Heber Valley Railroad. The motion was seconded by Bob Fitch and passed unanimously.

□ **ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Ken Nye, Director of Business Services at the University of Utah reported they had four design agreements and two planning/study/other agreements. Notable was the solar project on the Williams Building Parking Structure in Research Park which will generate 445 KW of power and is paid for entirely by energy savings. Notable under construction contracts was the Better Buildings Challenge Project approved in September, 2014 and is also being paid by energy savings. The Stadium Restrooms Addition is using the CM/GC delivery method and as a result the construction cost will be added to this contract as work is bid out to subcontractors. There were no changes to their Project Reserve Fund. The Contingency had one draw of \$24,293 for the Sidewalk and Bike Path Improvements Project as a result of revisions for ADA compliance.

Ben Berrett, Director of Planning, Design and Construction at Utah State University reported they had one professional services contract which was for metering assessment services on the Price Campus. There were eleven construction contracts. Notable is the \$884,785.00 contract for 1200 East Walkway Improvements which will widen the sidewalk by the Logan City Cemetery and includes utility work, such as high voltage upgrades, and a water line. There was

also a construction contract for Elevator Upgrades for four buildings in the amount of \$366,133.00. Other projects include The Animal Science HVAC Upgrade, Elevator Upgrades for the Maeser Lab and Morgan Theater Buildings, Critical Improvements for Sidewalk Extension/Curb Repair and Medium Voltage Upgrades including restoration of landscape after electrical communication lines are installed. Miscellaneous Contracts include mostly asbestos removal projects. There was one decrease to the Contingency Reserve Fund for the final phase of fire sprinklers in the BNR Building. There were no changes to the Project Reserve Fund this month.

At 9:46 am Chair Ned Carnahan, Jeff Reddoor and Fred Hunsaker arrived at the meeting. After which time, Chair Carnahan presided over the meeting.

□ **ADMINISTRATIVE REPORT FOR DEPARTMENT OF TRANSPORTATION**

Kevin Griffin, UDOT Director of Maintenance reported there were no new contracts this month. UDOT is in the process of developing a new Building Preventative Maintenance Program. UDOT also has a committee for their Land and Building's Program as directed by the Legislature. Their main focus again this year will be salt storage facilities and establishment of enclosures for their salt fleet which does not fit into their existing stations resulting in early deterioration of this valuable equipment. There were questions from the Board concerning salt slurry. Mr. Griffin responded that in order to make the brine solution, UDOT must bring in rock salt which is placed in a brine making device resulting in a 23% brine solution. This solution is then pumped into 5,000 gallon tanks and stored above ground. All of the salt used to make solution must be covered in order to prevent ground leaching.

□ **ADMINISTRATIVE REPORT FOR DFCM**

DFCM Interim Director, Bruce Whittington reported DFCM processed five leases – three for new space for agencies and two for renewal of space. In addition, DFCM awarded 12 professional service agreements and 26 construction contracts during this reporting period. The 26 construction contracts only required \$16,000.00 from the Project Reserve Fund resulting in very little impact to the fund. The Capital Development Contingency Reserve saw a transfer for three projects totally \$135,000.00 and a \$3.4 Million balance in the Contingency Reserve Fund. The Contingency Reserve for Capital Improvements had transfers to 12 projects for a total of \$88,000.00 and left a balance of \$4.2 Million in the Fund. The Capital Development Reserve Fund has a balance of \$1.8 Million with no activity this reporting period. This low numbers in this fund are a result of monies transferred into the General Fund this Legislative Session. The Project Reserve Fund for Capital Improvements increased slightly to just under \$4.5 Million. This month there is an additional report of the Contingency Reserve Analysis. This report looked at all eligible projects that contributed to the Reserve Fund. A determination was made that if these projects were to require, through the life of the contract, to take their allocation back to the finished project, the Reserve Fund would have a slight positive balance of \$161,000.00 which is a healthy balance.

Following the DFCM Report, the Board recessed for 15 minutes and re-adjourned at 10:12 am

Upon returning, Chair Carnahan welcomed the following Legislators to the meeting: Senators

Stephen Urguhart and Wayne Harper; Representatives Curt Webb, Don Ipson and Jon Stanard.

□ **FUNDING CERTIFICATION FOR DIXIE APPLIED TECHNOLOGY COLLEGE
PERMANENT CAMPUS**

Dixie ATC President, Kelle Stephens read her letter of certification to the Board:

During the 2015 General Session, the Legislature appropriated \$31,900,000 from state funds for the Dixie Applied Technology College permanent campus. The total project scope was \$44,900,000 with the difference coming from non-state sources.

The Dixie ATC warrants that the \$13,000,000 difference will be obtained from the following sources: up to \$8,000,000 in local government bonding, with project scope reduction and value engineering for the balance. Another \$100,000 is currently available in private funds.

With this letter, I respectfully request release of the \$31,900,000 so that we may begin the project.

Board members expressed their support for the project but required specifics about changes in scope as required by the Legislature. Ms Stephens indicated they would work with an architect to determine the needed changes however DXATC does not have the funds to move forward with these changes presently. Gordon Snow clarified the Board does not have the authority to release the \$31.9 Million in order to begin the project. That was authorized by the Legislature. The Board's role is to certify they have received credible evidence that DXATC has the additional funds for the project. Upon certification, DFCM is authorized to commence the project. The total project amount has been reduced to \$40 Million which equaled:

Original funding	\$44,900,000 - \$5,000,000 in scope reduction =	\$ 31,900,000
	Bonds	\$ 8,000,000
	Private Funds	<u>\$ 100,000</u>
		\$ 40,000,000

DXATC President said it is possible the ATC may be able to raise additional donations during the course of this project which could allow the ATC to build the project with its original programming. This programming was based on need for this facility. If additional contributions do not come forward, scope could be decreased through value engineering, and/or shelled space. Ms Stephens also suggested the project could be constructed in phases with careful attention to project budget. The Board refused to certify the project based on this premise. The discussion continued that DXATC would need additional funds from the DFCM Programming Fund in order to make changes in scope reduction. In addition, Board members indicated they would need a letter of confirmation from the local government confirming the bonds are in place.

MOTION: Chip Nelson moved to approve up to \$400,000.00 from the DFCM Design/Program (Planning/Design) Fund to be used for re-programming of the DXATC Permanent Campus and which will be reimbursed upon release of funding for the project. The Board requires DXATC to return with the following information in order to obtain funding certification: 1) a revised budget (after programming and design are determined) showing changes to the scope of the project from its original intent, 2) evidence of any additional funds raised from the community via donations, 3) a letter from

local government supporting the bond and the amount. The motion was seconded by Gordon Snow and passed unanimously

Ms Stephens indicated they had discussed schematic design and program revisions. She was unsure which was being funded. Jeff Reddoor clarified it was programming and not design. Mr. Nelson said the intent of the motion is that DXATC receive up to \$400,000.00 to re-program and revise the budget for the project. In addition, the Board would like to see an explanation of what was deleted from the original scope. DFCM voiced concerns with the motion explaining that “programming” has already been funded. Design (which is what is needed), involves verification of the program and scope and would include reductions and alternates to the project. This would keep the project moving forward and is more efficient. Input on the cost from a general contractor vs a programmer would be more beneficial in our present economy. DFCM suggested the motion give permission for design and pre-construction services. It was agreed the original motion should be amended to include the words “and/or design”.

AMENDED

MOTION: Chip Nelson moved to approve up to \$400,000.00 from the DFCM Design/Program Fund to be used for re-programming and/or design of the DXATC Permanent Campus and which will be reimbursed upon release of funding for the project. The Board requires DXATC to return with the following information in order to obtain funding certification: 1) a revised budget (after programming and design are determined) showing changes to the scope of the project from its original intent, 2) evidence of any additional funds raised from the community via donations, 3) a letter from local government supporting the bond and the amount. The motion was seconded by Fred Hunsaker and passed with five in favor and one opposed.

Voting recorded as:

Yes: Bob Fitch, Gordon Snow, Chip Nelson, Fred Hunsaker, David Fitzsimmons

No: David Tanner

Board members agreed they wanted to see this project move forward. However, David Fitzsimmons expressed concern that this sets an unfortunate precedence for future projects and encouraged the Board to not allow this to happen again in the future. Chair Carnahan suggested DFCM return to the Board with an update to this project possibly in September. Rob Brems, President of UCAT expressed appreciation to the Board for their support. Ms. Stephens also expressed appreciation for direction on this project.

□ **FUTURE AGENDA ITEMS**

The Capital Development Tour is scheduled for the week of August 17th; however the exact days have not been determined. This year the Board will tour the northern and central areas. A schedule of project locations will be presented after requests are gathered in mid-July. The Board also expressed interest in viewing the Non-State Funded projects this year if they were in the area.

Jeff Reddoor reported on the progress of Legislative assignments recently addressed by Subcommittee I. They have completed a New Feasibility Analysis which was a modification of the DFCM Needs Statement and will be used by all State and Non-State Funded projects. The O&M Analysis is in progress. These assignments will be presented to the IGG Subcommittee in September.

□ **ADJOURNMENT**

MOTION: David Fitzsimmons moved to adjourn the meeting. The motion was seconded by Fred Hunsaker and passed unanimously.

The meeting adjourned at 11:23 am.



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **FY 2015 Maintenance Audit Executive Summary Report**
Presenter: Jeff Reddoor

Jeff Reddoor will present the State's Maintenance Audit Executive Summary for FY 2016 with questions and concerns following this presentation. Summaries are provided for the following agencies and institutions:

Administrative Services
Corrections
Higher Education
Fairpark
Human Services
National Guard
Natural Resources
Schools for the Deaf and Blind
UDOT
Veterans Affairs
Dixie State University
Salt Lake Community College
Snow College
Southern Utah University
UCAT
University of Utah
Utah State University
Utah Valley University
Weber State University

JR: cn
Attachment



**FY-15 PREVENTIVE MAINTENANCE
AUDIT SUMMARY**





State of Utah

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FY 2015 MAINTENANCE AUDIT SUMMARY HIGHLIGHTS

Corrections:

The Utah Department of Corrections (UDC) has received an overall score below the required 90% minimum for consecutive years. This low level of compliance can primarily be attributed to the lack of proper maintenance, poor physical condition and lack of required administrative documentation at the smaller AP&P facilities. The UDC has recently begun the process of implementing a functional CMMS to all their facilities. This should greatly increase the level of compliance with the administrative portion of the audit, and in turn should help to improve the physical condition of those facilities by providing a means of generating routine preventive maintenance tasks for maintenance personnel.

Utah State Fairpark:

The overall score for the Utah State Fairpark is currently at 77%. Since the audit program began in 1997 the Utah State Fairpark has consistently failed to reach the minimum required level of 90%. Past improvements at the park have proven to be short lived or insufficient to bring the compliance level above that of the required 90%. It is due to this ongoing failure to meet the minimum required standards that the Utah State Building Board have requested that DFCM fully review the delegation authorization for the Utah State Fairpark.

Department of Human Services:

The Department of Human Services has made meeting the prescribed maintenance standards a high priority at the majority of their facilities. This past year, the score for the Developmental Center fell below the mandated 90%. This was heavily driven by changes to the audit score sheet and particularly how the calculations are weighted. Weighting changes combined with a campus wide building survey focused the scoring on the multiple buildings on site that had been left vacant and with minimal repair for a long period of time.

The DHS has very recently restructured their organization which appears to be a broad de-centralization of their facilities operations. It is imperative that the DHS develop and implement a strong plan to handle this new change in order to maintain the expected level of facility maintenance.

Higher Education:

All USHE facilities are at risk of reduced audit scores. This is due to the restructuring of the audit weighting factors.

Utah State University is currently maintaining a compliance level just above the required 90%. It is critical that all identified deficiencies are promptly and properly addressed in order to maintain their level above the minimum requirement.

The University of Utah has failed to meet the required 90% compliance level and is currently operating at a level of 87.08%. Unless widespread and immediate improvements are made to their Environmental Health and Safety and preventive maintenance departments it is likely that their overall compliance level will decline further.

Preventive Maintenance Audit Program:

The PM Auditing program has been in place and functional since 2012. Recent changes to the audit score sheet indicated a shift in priority (weighting) from the administrative requirements to the more critical physical requirements that are outlined in the Statewide Facility Maintenance Standards. This change has impacted all agencies in the state and has lowered overall scores on average by 2% or more. It is now more critical than ever that managing agencies make the maintenance of their facilities and our state's facility resources a very high priority.



State of Utah

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Preventive Maintenance Audit Program Summary

AGENCIES CONTACTED

- A comprehensive contact list has been created to track agency contacts and to allow for proper notification of audit and assessment activities.
- Delegation letters have been distributed to agencies and are coming back for DFCM Director Approval.

APPROXIMATELY 54.4 MILLION SQUARE FEET OF STATE OWNED BUILDINGS AUDITED.

- 31.3 million square feet belonging to Higher Education.
- 23.1 million square feet belonging to various State Agencies.

PM AUDIT WORK COMPLETED

- 54.4 million square feet of building space has been audited since January 2012, including some follow-ups.
- Approximately 46 audits and completed reports are completed monthly.
- Continuously review and edit the prescribed preventive maintenance standards to bring them up to date. Current standards were mandated and written in 1997 and are currently being reviewed and updated by the Utah State Building Board.

PREVENTIVE MAINTENANCE AUDIT PROCESS

1. Establish agency contacts concerning facility maintenance and condition on various levels.
2. Prepare schedule for audits. (send announcement, prepare itinerary)
3. Meet at facility with agency representatives to review needs, concerns, and on site walk through.
4. Take photographs of various equipment and conditions in building
5. Review audit questionnaire report with agency representatives and score audit.
6. Evaluate existing conditions of facility and prepare written recommendations to aid in the compliance process.
7. Generate audit reports and distribute reports as necessary.
8. All information gathered from audit process is used to build electronic databases and report to Building Board.
9. Maintain customer follow-up support and follow-up audits.

Non-Agency Specific:

- PM Audit program has been very active for 3 years now.
- All agencies are aware that these audits are being conducted regularly, and have been being done for multiple years.
- Auditors work with whomever the agency deems appropriate and typically sends reports promptly after each audit is conducted.
- Agencies are given 1 year to correct any identified deficiencies.
- Any item identified but not corrected, automatically receives a lower score during following audits.
- The score sheet weighting changed in 2012 (beginning of the audit program) and again more recently in 2014 (to attempt to better reflect the PHYSICAL condition of the buildings). This change lowered MOST agency scores 1-2% on average. Some buildings' scores improved.
- Now operating on a limited scope of buildings for the USHE to attempt to make the list of buildings manageable.

Total Audit Results by Agency									
	Audited 2012	Audited 2013	Audited/Scheduled FY-15	FY-15 % of Buildings	FY-15 Agency Average	3yr. Total Buildings	3yr. Total Square Feet	3yr. % Sq.Ft.	3yr. Agency Average
Administrative Services	57	37	97	57%	93.74	191	10,508,040	100%	93.90
Corrections	8	7	14	9%	84.80	29	2,925,019	100%	87.76
Higher Education	59	109	498	107%	90.68	666	31,341,253	100%	91.33
Fairpark	45	45	45	100%	77.00	135	1,115,478	100%	75.07
Human Services	46	12	134	92%	93.44	192	2,617,136	100%	92.68
National Guard	5	4	8	53%	92.50	17	1,879,350	100%	92.48
Natural Resources	164	218	176	24%	91.89	558	1,715,891	100%	92.64
Schools for the Deaf and Blind	11	11	11	100%	90.25	33	467,322	100%	87.75
UDOT	66	20	52	36%	90.09	138	1,639,561	100%	88.25
Veterans Affairs	2	1	2	67%	93.80	5	281,000	100%	93.08
Statewide Totals	463	464	1,037	64%	89.82	1,964	54,490,050	100%	89.49

USHE Audit Results by Campus										
	Audited 2012	2012 Average Score	Audited 2013	2013 Average Score	Audited FY-15	FY-15 % of GSF	FY-15 Agency Average	3yr. Total Buildings	3yr. Total Square Feet	3yr. Agency Average
Dixie State University	0	-	10	93.1	31	100%	93.50	41	1,449,257	93.30
Salt Lake Community College	8	90.4	22	92	37	106%	91.50	67	3,808,429	91.30
Snow College	4	93	10	92.8	17	100%	91.80	31	1,433,300	92.53
Southern Utah University	8	97.7	5	94.9	34	100%	93.85	47	1,562,045	95.48
UCAT	20	90.6	21	90.03	40	102%	91.21	81	3,598,035	90.61
University of Utah	0	-	8	90.85	115	100%	87.08	123	7,408,221	88.97
Utah State University	8	91.6	19	90.23	158	110%	90.80	185	6,712,252	90.88
Utah Valley University	5	92.8	9	92	26	96%	91.00	40	2,468,813	91.93
Weber State University	6	89.5	5	93.8	40	105%	92.77	51	2,900,901	92.02
Statewide Totals	59	92.23	109	92.19	498	102%	91.50	666	31,341,253	91.89

Executive Summary by Agency

Administrative Services:

- DAS has several regional groups which are responsible for the care of roughly 185 buildings.
- 10,508,040 square feet of building space has been audited since 2012.
- Three year average score is 93.9%

This agency is performing well overall. DFCM has mandated a functional CMMS (AiM) be used at all of their properties which greatly assist them in meeting the required Preventive Maintenance Standards. Operating regionally throughout the state, the expectations have been well communicated and are for the most part being upheld.

Department of Corrections:

- The UDC operates several separate facilities that include two prisons and a number of smaller transitional buildings.
- An estimated 159 facilities currently being maintained by UDC total roughly 2,007,067 square feet.
- Average score for the agency over a three year period is 87.76%
- Agency does well at meeting the prescribed standards at the two major campuses (CUCF and Draper), but struggles to meet the administrative and physical requirements at smaller facilities.

The Utah Department of Corrections has implemented appropriate preventive maintenance standards at both the CUCF – Gunnison, and Draper Prison sites. Remote sites and smaller AP&P offices do not have a functioning CMMS in place. Administrative requirements mandate a data-based log book or CMMS be in place for all facilities regardless of size. UDC Management has recently begun the process of implementing a CMSM in order to better meet the requirements set forth in the PM Standards.

Fairpark:

- Agency has never received a score above the mandated 90% compliance level.
- Agency is responsible for 45 buildings at the Utah State Fairpark totaling roughly 372,000 sq.ft.
- Three year average score for the Fairpark is 75.07%

The Utah State Fairpark has opted to contract the majority of the building maintenance out to MSS. This maintenance is based off of the contractor's recommendations and is laid out in either a quarterly or annual type of schedule. Currently the majority of maintenance activities are being tracked manually in Excel but records can be provided upon request. It is noted that the overall maintenance program at the park is still evolving and is expected to change significantly in the future.

While the Fairpark's most recent score of 77% still remains significantly below the required 90% it is actually an improvement over previous years. The major equipment and buildings themselves are in better condition than a year ago.

Department of Human Services:

- Agency is responsible for roughly 1.6 million sq.ft., at 138 separate buildings.
- DHS can generally be divided into three separate and distinct areas; The Utah State Developmental Center, The Utah State Hospital and the JJS / YC facilities throughout the state.
- Three year average score is 92.68%

The Department of Human Services has made meeting the prescribed maintenance standards a high priority at the majority of their facilities. They have developed and mandated the use of a functional CMMS called FiTS at all of their facilities and large campuses. In addition to the use of their CMMS, they also have very detailed and comprehensive log books at each Juvenile Justice and Youth Corrections facility to ensure that all required documentation is onsite and up to date.

This past year, the score for the Developmental Center fell below the mandated 90%. This was heavily driven by changes to the audit score sheet and particularly how the calculations are weighted. Weighting changes combined with a campus wide building survey focused the scoring on the multiple buildings on site that had been left vacant and with minimal repair for a long period of time.

National Guard:

- Agency is responsible for the maintenance of roughly 24 separate buildings totaling 810,000 square feet.
- Three year average score is 92.48%
- The agency is required to maintain a balance between the mandated PM Standards as well as the standards set in place on the federal level.

The Utah National Guard continues to improve their maintenance program. All buildings outside of Camp Williams are maintained under one program, while the Camp Williams facilities are entirely separate. National Guard maintenance staff has the difficulty of meeting both the Utah State Building Board PM Standards and any and all Federal requirements set in place. Preventive Maintenance Audits are ongoing and the agency appears to prioritize identified deficiencies between visits which has resulted in minor score increases over the three year period.

Natural Resources:

- Agency manages roughly 1.6 million sq.ft of building space, divided between 43 State Parks and 18 fish hatchery and wildlife buildings.
- Three year average score is 92.64%
- This agency is divided into two separate entities, both with their own unique challenges and missions.

This agency has developed and mandated the use of a CMMS named WiMS (Wildlife), and PiMS (Parks) to help them meet the requirements put in place. Typical building systems at the parks are very basic in design and therefore seldom require specialized staff to perform general maintenance. Wildlife facilities have more specialized equipment in place due to their operational activities. Most of this equipment is maintained under contract. The buildings systems that are residential or basic in design are typically maintained by the Hatchery supervisor or designated maintenance person.

Budgetary restraints in the last several years have had hard felt and lasting impacts to personnel at each park location. Often times it is the park manager that is forced to perform all managerial tasks as well as maintenance and law enforcement tasks throughout the entire park or parks. Fortunately, these managers maintain a strong sense of ownership for their parks and see that all tasks are completed to the best of their abilities.

Schools for the Deaf and Blind:

- Three year average score is 87.75%
- 2015 average score is 90.25%
- New management at the agency has mandated their compliance with the PM standards and improvements have been noted.

The Utah Schools for the Deaf and Blind have greatly improved their maintenance program over the past year. Items like hiring additional maintenance staff, implementing a CMMS to track maintenance and streamlining administrative functions have had significant positive impacts on their ability to meet the required standards. While their buildings are not without room for improvement it has been noted that significant improvements have been made and are expected to continue.

UDOT:

- Three year average score is 88.25%
- 2015 average score is 90.09%
- This agency manages roughly 523 buildings, the majority of which are basic maintenance stations and equipment storage facilities.

UDOT is divided into four separate regions in the state. Each region typically operates on its own with little collaboration with the remaining regions. This divide has essentially created four individual sub-agencies within the UDOT organization. Maintenance tasks, tracking and documentation are all handled very differently from one region to the next. This separation causes the PM scores to vary greatly from region to region. There have been some observed improvements recently in regards to the administrative documentation that is required, however it will take some time to see what impact that has across the entire agency.

Veterans Affairs:

- Three year average score is 93.08%
- 2015 average score is 93.8%
- This agency manages 4 separate facilities throughout the state and is held to both State and Federal Standards.

There have been two new Veterans Nursing homes built or completed in the last year, both of which have not yet been included in the PM audits for the agency. These facilities receive frequent federal inspections and are therefore typically very well cared for and maintained. Audits revealed some minor deficiencies that were primarily due to the absence of the building board and the audit program or that could be attributed to conflicting standards between the federal and state requirements. Auditors will continue to work with this agency to ensure that the Utah State Building Board standards are being met.

USHE Executive Summaries by Campus

Non-Specific Notes:

- Agency is responsible for the maintenance of roughly 60% of the State of Utah's building inventory.
- For the first time, it was mandated that PM Coordinators conduct physical walkthrough's of 100% of the USHE inventory. These audits did not include buildings that were identified as minor, auxiliary or leased.
- Site visits and audit reports were divided into manageable numbers which resulted in each agency receiving multiple visits throughout the year in order to get through all of the required facilities.
- A report was generated and delivered to the agency following each visit. These reports outlined specific items identified during each visit so they managing agency could better locate and correct the issue.
- 498 buildings totaling 31.3 million square feet of building space were visited and had a full physical walkthrough conducted.

Dixie State University:

- 31 buildings were audited totaling 933,200 square feet.
- FY15 average score was 93.5%
- Three year average score is 93.3%

This agency has standardized frequent walkthrough's and functionality checks for all of their buildings and associated mechanical areas. These frequent visits appear to greatly reduce the length of time between a problem occurring and corrective action being taken. Once an issue has been corrected the effected equipment and rooms are properly cleaned prior to closing the work order. This high level of responsibility and thorough maintenance should be recognized and commended.

The managing agency on this campus has moved from the Facility Focus CMMS to the Maintenance Connection CMMS. This program is designed to assist in the Preventive Maintenance scheduling and Corrective Maintenance tracking for building equipment. Most PM is performed by a crew of five staff members on a rotational basis and has started being tracked digitally in their CMMS as they move from hand written logs to a more computer based system.

SLCC:

- Agency maintains roughly 76 buildings totaling 2,125,639 square feet.
- The buildings maintained by SLCC are divided amongst several separate campuses in the Salt Lake Valley.
- FY15 average score for all campuses is 91.5%

Salt Lake Community College has implemented the Sprocket CMMS to organize and track their maintenance activities. Communication between the campuses has proven to be critical in keeping the standards

consistent throughout the agency. The overall scores for this agency have been steadily improving since initial audits in 2012 a trend which is expected to continue.

While the agency is consistently improving, it is imperative that proper attention be given to the full scope of the PM standards in order to remain above the required 90%. Improvements in the areas of electrical spaces and equipment maintenance, fire and life safety equipment testing and general mechanical space cleanliness should be made a priority.

Snow College:

- Responsible for the maintenance of 42 buildings totaling 1,245,845 square feet.
- Buildings are divided between the Ephraim and Richfield campuses.
- Average score for FY15 is 91.8%

Snow College has transitioned to using one CMMS for the entire campus rather than the two separate programs that used to be in place. This program allows the maintenance staff to track and document the ongoing, as well as the day to day maintenance activities across the Ephraim and Richfield campuses. It has been found that the two separate campuses work closely with each other to ensure that all necessary repairs are made in a timely manner and that they are well documented as required.

The majority of deficiencies identified during the audit process are attributed to the building age, prioritization of capital improvement funding and some missing administrative documentation. Contact has been made with the agency to see that these items are corrected and reoccurrences are minimized in the future.

SUU:

- Responsible for the maintenance of 92 buildings totaling 1,587,217 square feet.
- Average score for FY15 is 93.85%
- Three year average score is 95.48% which is the highest average score in USHE.

The maintenance staff at this campus is utilizing the Sprocket CMMS to assist them in meeting the requirements of the Utah State Building Board. It is noticed by my conversation and the walk through that the maintenance directors and staff at this facility are continuously striving to meet the Facilities Maintenance Standards and to be as efficient as possible. The auditing process and reports are intended to be used as a tool for agencies to use to identify areas that could be improved and/or efficiency increased. It has been noted that items identified during previous PM audits are typically corrected prior to the next visit which greatly increases the agencies overall score.

Identified deficiencies included findings related to minor administrative data, electrical equipment maintenance and some aesthetic repairs that were observed as being needed in some buildings.

Utah Colleges of Applied Technology:

- Responsible for the maintenance of 39 buildings totaling 312,950 square feet.
- Average score for FY15 is 91.2%
- UCAT operates several campuses across the state and each function independently of one another.

The Utah Colleges of Applied Technology is a fast growing segment of Higher Education. New campuses are being brought online with no centralized mandate or program in place. It is highly recommended that this agency look at each campus as part of a larger program and institute a functional building maintenance plan. Discussions have taken place with most of the new campuses to make them aware that the Utah State Building Board standards exist and that they need to be upheld. A cooperative effort between all campuses should be encouraged to UCAT administration.

University of Utah:

- Audits in FY15 included visits to 114 buildings totaling 6,714,507 square feet.
- FY15 average score was 87.08%
- Three year average score is 88.97%
- Past deficiencies not corrected are negatively affecting the overall score.

The University of Utah is one of the largest single agencies in the State of Utah. In all, the University of Utah operates roughly 14 million square feet of building space which equates to almost 27% of the State's building inventory. In addition to the building space there is a substantial infrastructure investment on campus.

The University's overall score has dropped well below the required 90% compliance level. This can primarily be attributed to a lack of corrective action on the part of the agency in response to previous audit reports. It is customary to lower the score for any previously identified item if it is found to not have been corrected during follow up audits. This downward trend combined with the re-weighting of the score sheet has brought the overall score (that was once barely above 90%) to the low level that it is now. It is imperative that the items identified in the audit reports be promptly and permanently corrected in order for the agency to bring their scores up to an acceptable level.

Meetings have been conducted and hopefully actions are being taken to determine the root cause of the issues and get them corrected as soon as possible. Building Board Coordinators will continue to work with the University of Utah to see that all required standards are being met and exceeded whenever possible.

Utah State University:

- Audits in FY15 included visits to 135 buildings totaling 4,353,806 square feet.
- FY15 average score was 90.8%
- Three year average score is 90.88%
- Less than one full point above the required 90% minimum.

Utah State University has grown to be another one of the largest single agencies in the State of Utah. With the recent acquisitions of the College of Eastern Utah in both Price and Blanding, USU now operates roughly 415 buildings totaling 7,382,525 square feet of building space.

The Logan campus utilizes a CMMS to help monitor, track and schedule preventive maintenance tasks for all of the buildings in the area. The USU Eastern and San Juan Campuses are now using their own systems outside of the one being used in Logan. There is not currently a CMMS in place for the distance education facilities throughout the state which is an item that needs to be resolved. It is imperative that USU improves its current program and addresses all of the identified items in the audit reports in order to remain above the 90% level. If items go unaddressed prior to the next series of audits, the score will lower and USU is already very close to the 90% minimum.

Utah Valley University:

- Audits in FY15 included visits to 26 buildings totaling 1,675,632 square feet.
- FY15 average score was 91%
- Three year average score is 91.93%
- Full CMMS implementation needs to remain a priority to see continued improvement.

Utah Valley University is currently managing 106 buildings totaling 2.1 million square feet. Many of those are either auxiliary or minor in nature and were not included in the FY15 auditing process. The PM Coordinators looked at all of the major facilities on campus and produced written reports containing any significant findings. The campus facilities were observed as being in generally good condition with the majority of necessary maintenance being done in a timely manner.

There were several identified items that will need to be addressed and/or corrected prior to the next audit period in order to remain above the mandated 90%. These items were typically found to be related to the electrical equipment, and some minor administrative deficiencies were also noted.

Weber State University:

- A total of 40 buildings were audited in FY15 totaling 2,118,540 square feet.
- The average score for the agency is at 92.77% currently.
- Three year average score is at 92.02%
- The campus' maintenance program has undergone significant improvements over the last few years which are evident in the building condition and the audit reports.

Weber State University is currently managing a total of 102 Buildings that total 2,545,425 square feet. Buildings that were not selected to be part of the FCA program were also not made part of the PM Audit program.

Weber State University is currently using the AiM system to help them track, generate and document maintenance activities. Since the initial audit in 2012 the campus has made significant improvements in their life safety program. These improvements include the hiring of a Master Technician to perform alarm testing and a more comprehensive extinguisher routine. While the improvements made are noted, the agency is still encouraged to continue progressing and addressing any identified items found in the audit reports.



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Proposed Property Trade for the New Fourth District Courthouse in Provo**
Presenter: Lee Fairbourn

Recommendation:

Jeff Reddoor request the Board hear information concerning a proposed property trade between Provo City and Utah Courts involving the Fourth District Courthouse in Provo. This is an informational item only. This Real Estate transaction does not require approval from the Board.

JLR: cn
Attachments

Memo

To: Utah State Building Board

From: Courts Facility Planning Committee

Date: 6/30/2015

Re: Proposed Property Trade for the New Fourth District Courthouse Provo

Provo City is proposing a property swap involving the property we are planning to construct the new Fourth District Courthouse on in Provo. They are requesting trading $\frac{3}{4}$ of the block that is owned by the state for $\frac{3}{4}$ of the block directly to the west. The property swap and Provo City building the parking structure simplifies several issues related to the construction and placement of the new courthouse.

The major up-sides are:

- 1- The City will construct a parking structure that will accommodate parking for the MATC, Utah County Convention Center and a new hotel.
- 2- The city parking structure will also provide public parking; therefore, parking needs for our building will be reduced.
- 3- This property swap will allow the new courthouse to be constructed so the judicial chambers will overlook a residential property rather than a high-rise commercial development.

This property swap needs approval from the Judicial Council, the Director of the Division Facilities Construction and Management (DFCM), and the Chairs of the Infrastructure and General Government Appropriations Subcommittee.

Working with DFCM Real Estate staff we have requested appraisals for both properties based on construction ready value.

I have included the email from Provo City and the renderings that represent their planned development including a possible location for the new Courthouse on the new property.

Thank you for your consideration.

Attachments; Provo City Request
Proposed building layouts
Google map of the property



Alyn Lunceford <alynl@utcourts.gov>

FW: Updated Layout

1 message

Wayne Parker <WParker@provo.org>

Wed, Jun 10, 2015 at 1:03 PM

To: "Alyn Lunceford (alynl@utcourts.gov)" <alynl@utcourts.gov>

Cc: John Curtis <john@provo.org>, David Walter <dwalter@provo.org>, Dixon Holmes <DHolmes@provo.org>

Alyn – we have been working with Peg Development and Brent Tippetts at VCBO on a site plan for the area involving the new district courthouse in Provo. The attached plan is the latest version from Brent. We would propose to trade ¾ of the existing courts block for ¾ of the block immediately west of the current courts block. This would allow development of the new courts facility on the east half of the block facing Freedom Boulevard with surface or two level parking immediately west.

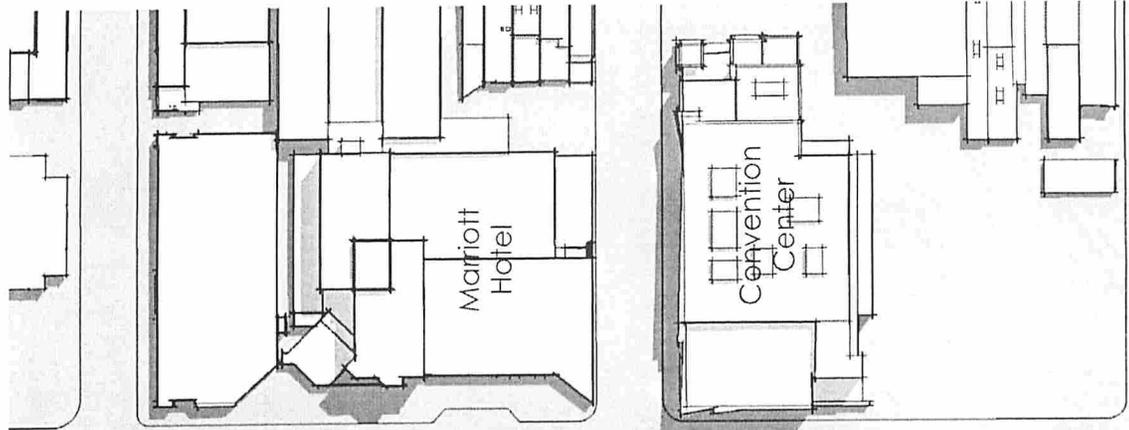
We would then place the new convention hotel across the street from the Marriott, build a parking structure to accommodate the convention center, the hotel and the MATC immediately north of the hotel and the old courthouse. The parking structure would screen the back of the new Smith's Marketplace (2 story) from the hotel and the old courthouse (MATC). North of the new market, we would have surface parking (or potentially two level parking) and then build new market-rate, for-sale housing on the current Smith's store footprint with a couple of small mixed retail/office pads as shown on the diagram.

Some of the good elements include letting the courts have total control of the parking (and we would love to be able to have the public access at least the ground level parking nights and weekends), and having expansion room for a new future court tower. We would replace the lost convention center parking and the small surface lot north of the old courthouse in the new parking structure.

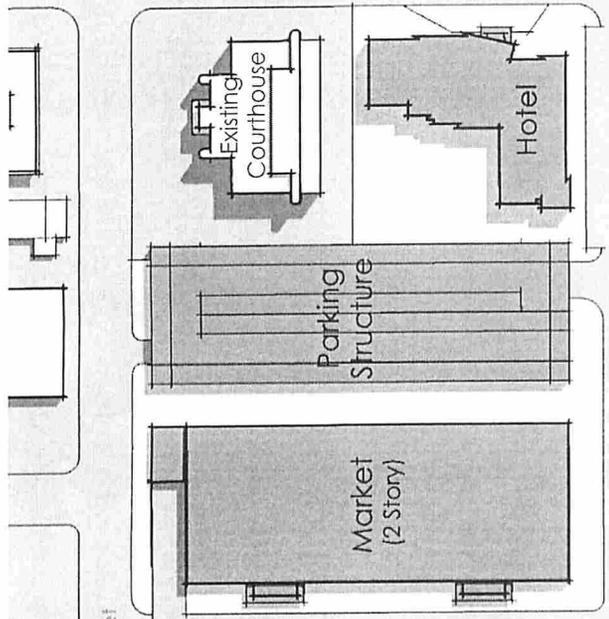
We would appreciate your initial take on the concept and any concerns you have. We are moving forward with developing the pro-forma for the entire project and calculating tax increment available for the structured parking, as well as with negotiations with Smith's. We will keep you posted. But do respond or call and let me know what questions we can answer for you.



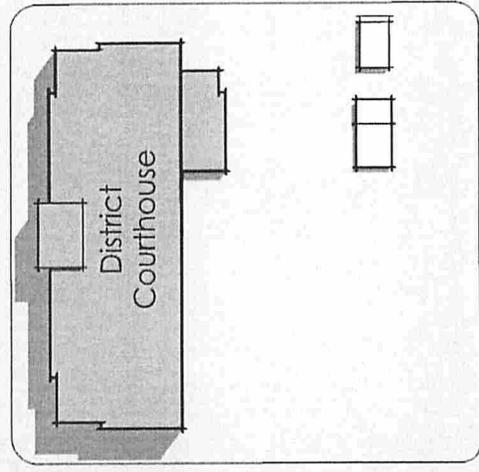
WAYNE PARKER
CHIEF ADMINISTRATIVE OFFICER
CITY OF PROVO
351 W CENTER ST, PROVO UT
TEL 801 852 6102



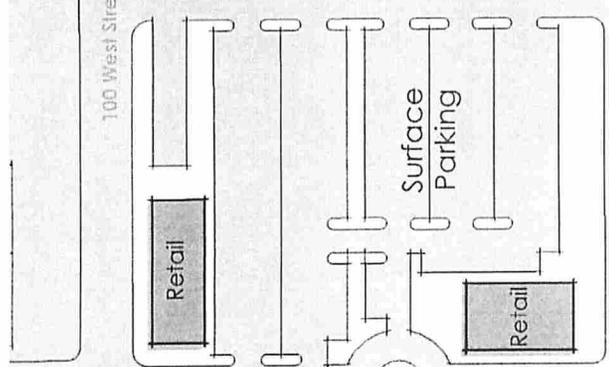
100 North Street



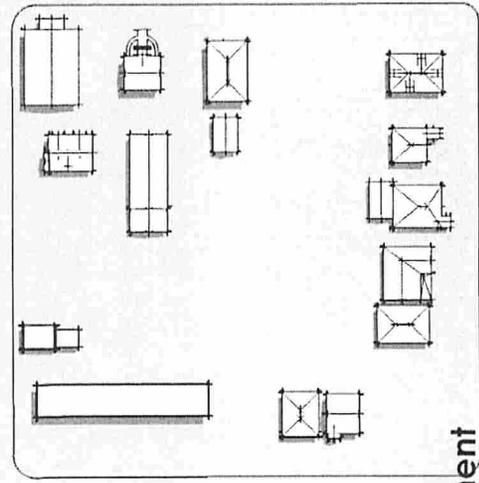
100 West Street



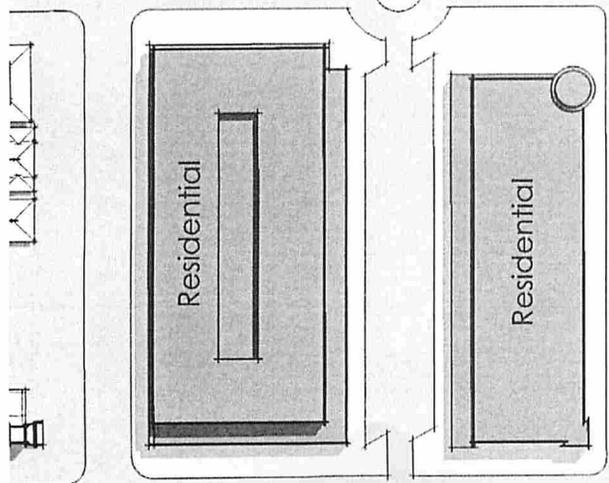
200 North Street



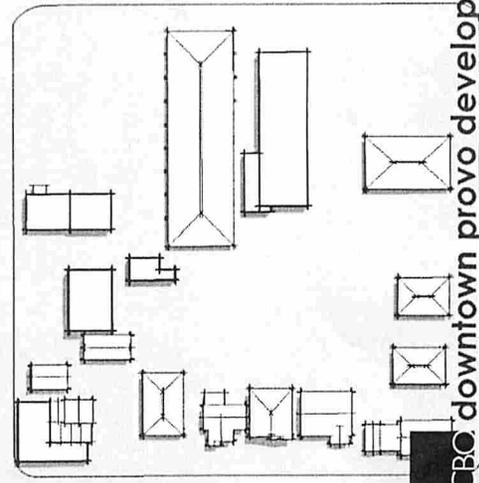
300 North Street



Freedom Blvd.

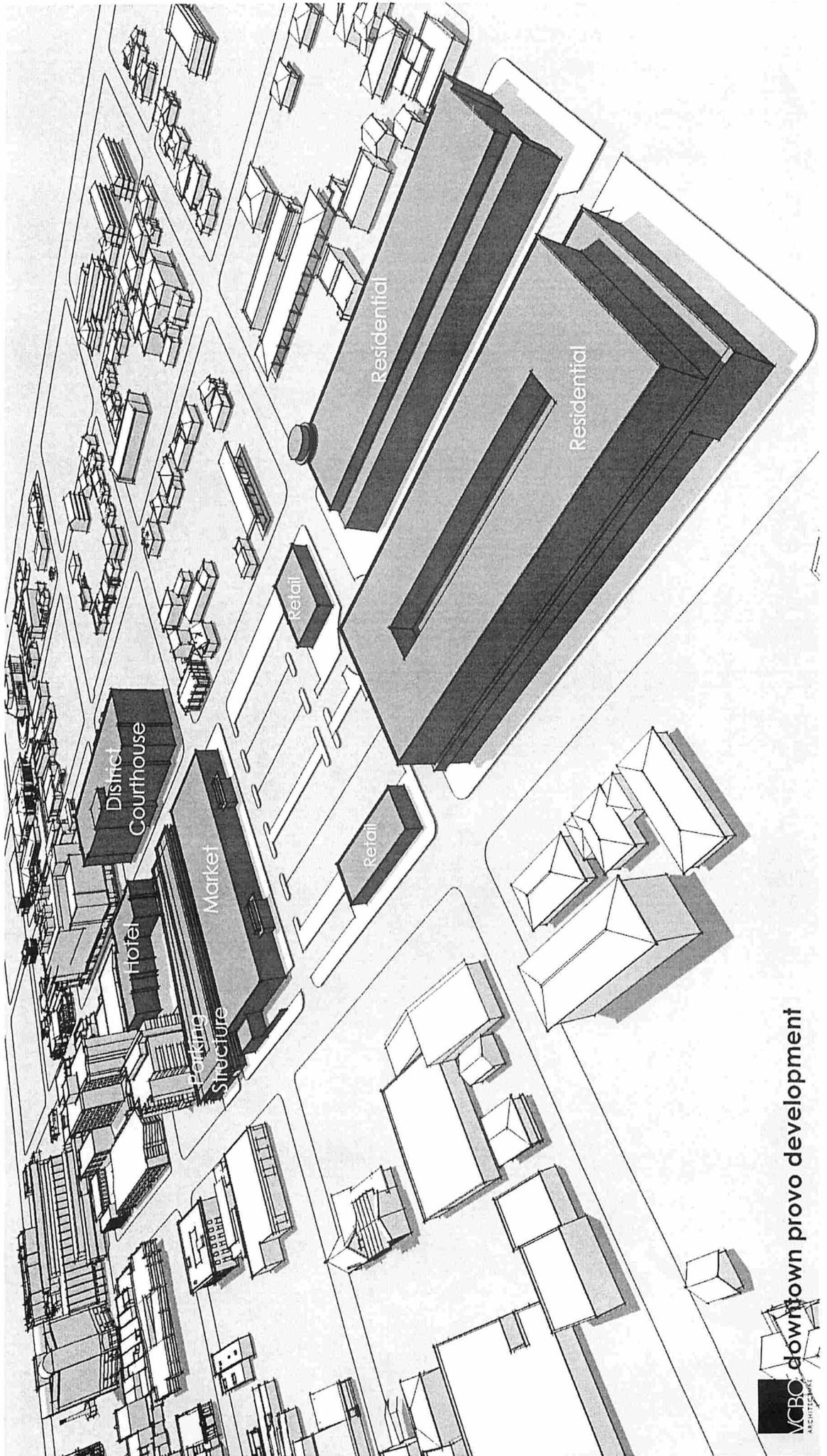


400 North Street



VCBO downtown provo development









Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Appropriation for Building Utility Metering**
Presenter: Kevin Griffin

Recommendation:

Jeff Reddoor recommends the Board approve the distribution of Utilities Metering Funds from the Capital Improvement List for FY 2016.

Background

As directed through SB 217, the Board has been delegated the responsibility for distribution of \$1.5 Million in Utility Metering Funds. These funds, for state agencies and institutions, will be used to assist in tracking energy use for each state building. The attached lists of Utility Metering Projects are requesting funding and required Building Board approval.

JLR: cn
Attachment

Utah State Building Board Metering Request

FY 2016 Metering - Capital Improvement Recommendations

Agency/Institution	Requested
DFCM -Capital Hill Metering	\$ 60,000
Dixie State University-Campus Wide Metering	\$ 250,000
Snow College- Ephriam and Richfield Campus wide Metering	\$ 250,000
U of U - High Temperature Water and Chilled Water and natural gas between 35 to 50 meters	\$ 500,000
Utah Stae Hospital- Campus metering	\$ 100,000
USU- Campus Wide Metering	\$ 100,000
UVU- Campus wide Metering	\$ 220,000
	\$ 1,480,000



Gary R. Herbert
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **UDOT's Request for Reallocation of FY 2016 Capital Improvement Funds**
Presenter: Kevin Griffin

Recommendation:

Jeff Reddoor requests the Board approve the request from UDOT for the reallocation of FY 2016 Capital Improvement Funds in the amount of \$100,004.00.

Background

UDOT previously received an allocation for Region Four Various Heater Upgrades for FY 2016. Because of the immediate need to keep their maintenance facilities heated during the previous winter, UDOT pulled other funds from their Region Four budget to replace the heating units. Therefore, UDOT would like to reallocate the \$100,004.00 to another needed project called Lighting Upgrades Various Locations, Regions Four. This project will include replacing current lighting systems in various Region Four Maintenance Stations with new T-8 lighting and LED fixtures to provide a more efficient and functional lighting system. With the Board's approval, UDOT would like to leverage this funding by combining it with the Rocky Mountain Rebate Program and proposes to upgrade as many facilities as possible with the available funding. The list of potential locations eligible for this additional funding from the RMR Program are listed.

Huntington	4456
Hanksville	4467
Scipio	4484
Loa	4466
Bluff	4450
Moab	4453
Long Valley	4471
Thompson	4454
Garrison	
Price Warehouse/Shop/Paint Shop	

JLR: cn
Attachment



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Administrative Reports for University of Utah and Utah State University**
Presenter: Ken Nye, University of Utah
Presenter: Ben Berrett, Utah State University

Attached for your review are the Administrative Reports for University of Utah and Utah State University.

JLR: cn
Attachments



Office of the Vice President
For Administrative Services

June 19, 2015

Mr. Jeff Reddoor, Building Board Director
Division of Facilities Construction and Management
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for the July 8, 2015 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period May 15, 2015 – June 18, 2015. Please include this in the packet for the July 8, 2015 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
5 Design Agreements, 4 Planning/ Study/Other Agreements.

Item 1; Hospital West Pavilion Level 5 Build Out

This project was approved by the Building Board in March 2015.

Item 6; School of Dentistry Construction Audit

The University has contracted with a firm that specializes in auditing construction costs, R. L. Townsend and Associates, to review the costs incurred under CM/GC contracts for two projects. A second agreement to audit the Student Life construction costs is in process. The selection of these two projects for audit should not be taken as an indication of concern regarding the contractors involved but rather a reflection that the projects were completed at about the same time under the CM/GC method. Any savings resulting from the audits will be first applied to the cost of the audit with the balance going back to the project.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 10 Remodeling Contracts, 3 Site Improvement Contracts.

Item 2; East Chiller Plant Controls Upgrade

This contract for \$210,533 was awarded to Johnson Controls on a sole source basis in order for the upgrade to be compatible with the existing control system for this central plant.

Item 9; Hospital West Pavilion Level 5 Build Out

This project was approved by the Building Board in March 2015. The contract to Jacobsen Construction is awarded under the CM/GC method with the construction cost added later by change order.

Associate Vice President Facilities Management

1795 East South Campus Dr, Room 219
V. Randall Turpin University Services Building
Salt Lake City, UT 84112-9404
(801) 581-6510
FAX (801) 581-6081

Mr. Jeff Reddoor, Building Board Director
June 19, 2015
Page 2

Report of Project Reserve Fund Activity (Page 3)

Increases:

Residual funds in a capital improvement project transferred to Project Reserve per statute.

Decreases:

None.

Report of Contingency Reserve Fund (Page 4)

Increases:

None.

Decreases:

Project 21159; Science Area Chiller Plant

The largest element in this transfer of \$25,359 is to cover the cost (10,134) of installing chemical feed pots that were inadvertently left out of the bidding documents. These are necessary to allow injection of water treatment chemicals and makeup water into the chilled water system. This transfer also covers the cost of three unforeseen conditions.

Project 21553; HPER Chiller Plant Upgrade

This transfer of \$55,263.69 covers the cost of correcting the piping configuration. The engineer had relied upon record drawings which were mislabeled as to which pipe was supply versus return. The high cost of this correction is the result of the large size of the pipes (a set each of 6", 8" and 12" pipes) and the challenges of achieving the correction within the constraints of the plant building and equipment.

Representatives from the University of Utah will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



Kenneth E. Nye, Director
Facilities Management Business Services

Enclosures

cc: University of Utah Trustees
Mike Perez
Bruce Whittington



Professional Services Agreements
Awarded From May 14, 2015 - June 18, 2015

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
	21702	Hospital West Pavilion Level 5 Build Out	Architectural Nexus	\$ 12,000,000	\$ 422,500
	21734	West Village Lot 92	Ensign Engineering and Land	\$ 125,000	\$ 9,000
	21767	Burbidge Entry and Office Remodel	Babcock Design Group Inc	\$ 16,000	\$ 13,400
	21777	Building 170 Fiber Duct Boring	Envision Engineering	\$ 55,509	\$ 7,200
	21779	Hot Water and Cold Water BTU Metering	Spectrum Engineers	\$ 523,100	\$ 39,754
Planning/Study/ Other					
	20192	School of Dentistry Construction Audit	R L Townsend and Associates LLC	\$ 36,395,435	\$ 27,000
	21739	Executive Business Education Building Facility Study	MHTN Architects	\$ 47,125	\$ 47,125
	21764	CNC Expansion Study	Architectural Nexus	\$ 45,000	\$ 40,000
	21765	Multiple Building Retro-Commissioning Services	Jaime A Luna	\$ 50,000	\$ 50,000



Construction Contracts

Awarded From May 14, 2015 - June 18, 2015

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Construction - New Space					
Construction - Remodeling					
	21310	Building 585 Zebra Fish Lab	Archer Construction Inc	\$ 1,129,000	\$ 685,686
	21554	302 East Chiller Plant - Controls Upgrade	Johnson Controls Inc.	\$ 676,511	\$ 210,533
	21667	Union Third Floor Restroom Remodel	Hunt Construction of Utah Inc	\$ 165,454	\$ 79,985
	21691	American Fork Dialysis Clinic Remodel	Easton River Construction Inc	\$ 540,448	\$ 361,000
	21714	Social & Behavioral Science Strucural Repairs - Phase C	Hogan and Associates Construction Inc	\$ 2,481,983	\$ 1,937,431
	21599	Exterior Signage Mid-Valley Buildings 3 & 4	Allied Awning and Rental	\$ 815,475	\$ 26,574
	21722	Williams Building Pediatrics Office Remodel	CRC Construction	\$ 135,959	\$ 91,226
	21742	Chemistry Auditoriums Remodel, Rooms 2004 & 2006	Judd Construction	\$ 962,286	\$ 650,393
	21702	Hospital West Pavilion Level 5 Build Out - CMGC	Jacobsen Construction Company	\$ 12,000,000	\$ 10,000
	70019	Install San I Pak Waste Container	HHI Corp	\$ 205,000	\$ 167,921
Construction - Site Improvement					
	21678	Pavement Repairs 2014- 2015	Cottonwood Builders	\$ 480,000	\$ 358,424
	21720	Sediment Removal From Red Butte Creek	Cottonwood Builders	\$ 52,500	\$ 24,955
	21588	UUHC-Valet Parking at Rehab Entrance	Avalon Construction Inc	\$ 219,448	\$ 157,560



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of May 15, 2015 to June 18, 2015

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
21159	BEGINNING BALANCE	416,644.80		
	INCREASES TO PROJECT RESERVE FUND:			
	Refrigerant Sensor Installation	12,904.41	Residual funds at project closeout	5.7%
	DECREASES TO PROJECT RESERVE FUND: None			
	CURRENT BALANCE OF PROJECT RESERVE:	429,549.21		



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of May 15, 2015 to June 18, 2015

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,445,189.89			
	INCREASES TO CONTINGENCY RESERVE FUND				
	None				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	None				
	REMODELING				
21519	Science Area Chiller Plant - Design & Distribution	(25,359.00)	234,592.00	21.46%	Construction
21553	HPER SE-Chiller Plant Upgrade	(55,263.69)	130,589.37	5.61%	Construction
	ENDING BALANCE	1,364,567.20			

22 June 2015

Jeff Reddoor, Building Board Manager
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the July 2015 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 05/18/15 to 06/22/15.

Professional Contracts, 8 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 21 contracts issued (Pages 2-3)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 4)

The contingency amounts for the FY16 delegated capital improvement projects have been added to the Contingency Reserve Fund report. The list includes 19 new projects. An amount of \$664,281 has been added to the contingency reserve fund. Two projects needed funds from the contingency reserve fund during this reporting period. The contingency fund is in good order.

Report of Project Reserve Fund Activity (Page 5)

Two projects needed funds from the project reserve fund during this reporting period. The project reserve fund is in good order.

Current Delegated Projects List (Pages 6-8)

Of USU's 69 projects, 17 are pending, 10 are in the design/study phase, 34 are in construction, 7 are substantially complete and 1 is complete. The one project that was completed during this period was Planning & Design Fund FY13.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/bg
c: Gregory L. Stauffer
Bruce Whittington



Professional Contracts Awarded From 05/18/15 to 06/22/15

Project Name	Firm Name	A/E Budget	Fee Amount	Comments
1 UBC Infrastructure Improvements	JUB Engineers	\$79,932.00	\$79,932.00	Engineering services for Utah Botanical Center infrastructure improvements
2 USUE Infrastructure/Automation Upg.	Van Boerum & Frank Associates	\$40,350.00	\$21,925.00	Tunnel ventilation design
3 Roosevelt Ed Ctr-Aggie Station Remodel	CRSA	\$37,550.00	\$37,550.00	Design for Student Center remodel
4 Emergency Generator FY14	Sine Source Engineering	\$23,567.00	\$22,800.00	Upgrade emergency distribution system and generator
5 Spectrum Emergency Lighting Upgrade	Spectrum Engineers	\$33,000.00	\$16,700.00	Engineering design and construction administration services
6 Planning and Design FY16	CRSA	\$150,000.00	\$4,000.00	Additional master planning services for HPER
7 USUE Library Concrete Replacement	Skyline A/E/S	\$16,860.00	\$3,000.00	Ramp design at USUE Price Library plaza
8 Planning and Design FY16	Civil Solutions Group	\$150,000.00	\$2,000.00	Concept planning for connector trail

MISCELLANEOUS CONTRACTS

NONE

Construction Contracts Awarded From 05/18/15 to 06/22/15

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 NFS Mechanical System Phase I	Spindler Construction	USU Facilities Planning and Design	\$690,798.00	\$718,287.00	HVAC upgrade \$27,489 from project reserve fund
2 Old Main Roof Replacement-North Wing	Kendrick Brothers Roofing	USU Facilities Planning and Design	\$357,157.00	\$544,004.00	Reroof North wing of Old Main \$186,847 from project reserve fund
3 USU Brigham City Robotics Lab	R&O Construction	CRSA	\$527,430.00	\$527,430.00	Construction/remodel services
4 Site & Safety Lighting	Cache Valley Electric	Sine Source	\$297,025.00	\$274,543.00	Lighting improvements-Logan campus
5 Irrigation Controller Replace FY16	Sprinkler Supply Co	USU Facilities Planning and Design	\$68,493.00	\$66,353.00	Irrigation controllers
6 Classroom/Auditorium Upgs FY15	Lundahl Building Systems	USU Facilities Planning and Design	\$254,237.00	\$46,475.00	USUE Price WIB building classroom upgrades
7 Classroom/Auditorium Upgs FY15	Henriksen/Butler Design Group	USU Facilities Planning and Design	\$254,237.00	\$37,687.00	Classroom remodel for NFS 201/202
8 Concrete Replacement FY16	Spindler Construction	USU Facilities Planning and Design	\$208,219.00	\$32,600.00	Sidewalk replacement along 700 North
9 Classroom/Auditorium Upg FY14	American Seating	USU Facilities Planning and Design	\$276,391.00	\$26,325.00	Classroom remodel for NFS 201/202
10 Campus Wide Bike Racks FY13	USU Facilities Operations	USU Facilities Planning and Design	\$51,296.00	\$8,395.00	MDLS Bike Rack installation
11 Classroom/Auditorium Upgs FY15	A&L Construction	USU Facilities Planning and Design	\$254,237.00	\$6,650.00	Tooele Testing Center remodel

12 Access Control FY16	USU Facilities Operations	USU Facilities Planning and Design	\$54,795.00	\$5,661.00	MC Library 026-install access control panel and SCU
13 Classroom/Auditorium Upgs FY15	USU Facilities Operations	USU Facilities Planning and Design	\$254,237.00	\$4,120.00	MC Library 154 lighting control upgrade
14 Health, LS, Code, Asbestos FY14	USU Facilities Operations	USU Facilities Planning and Design	\$148,205.00	\$3,462.00	BNR 102 install mag holds
15 Classroom/Auditorium Upg FY14	USU Facilities Operations	USU Facilities Planning and Design	\$282,129.00	\$2,119.00	Geology 302 upgrades
MISCELLANEOUS CONTRACTS					
16 Health, LS, Code, Asbestos FY14	Rocmont Industrial		\$148,205.00	\$10,894.00	Abate carpet, VCT and mastic from 18 rooms in Business Bldg
17 Health, LS, Code, Asbestos FY14	Eagle Environmental		\$148,205.00	\$8,297.00	Abate floor tile/mastic from Engineering Lab 223A and 223B
18 Morgan Theater Upgrade	Rocmont Industrial		\$40,000.00	\$6,500.00	Drywall abatement
19 Medium Voltage Upgrades FY14	Eagle Environmental		\$318,182.00	\$1,972.00	TSI pipe insulation disposal
20 USUE Career Center Upgrades	Dixon Information		\$30,000.00	\$135.00	Four samples for testing
21 Morgan Theater Upgrade	Dixon Information		\$40,000.00	\$45.00	One sample for testing

Report of Contingency Reserve Fund From 05/18/15 to 06/22/15

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$342,257.78				
INCREASES TO CONTINGENCY RESERVE FUND					
Access Control FY16	5,205.00	5,205.00	9.50%	New Project	
Chilled Water Infrastructure FY16	30,227.00	30,227.00	9.25%	New Project	
Classroom/Auditorium Upgrades FY16	24,153.00	24,153.00	9.50%	New Project	
Concrete Replacement FY16	19,781.00	19,781.00	9.50%	New Project	
Health, LS, Code, Asbestos FY16	16,700.00	16,700.00	9.50%	New Project	
HVAC Controls Upgrade FY16	21,689.00	21,689.00	9.50%	New Project	
Irrigation Controller Replacement FY16	6,507.00	6,507.00	9.50%	New Project	
Medium Voltage Upgrades FY16	86,494.00	86,494.00	8.75%	New Project	
NFS Mechanical System Phase I	59,202.00	59,202.00	9.00%	New Project	
Old Main Fire Alarm Upgrades FY16	37,423.00	37,423.00	9.25%	New Project	
Old Main Roof Replacement North Wing	33,036.00	33,036.00	9.25%	New Project	
RBW/Family Life Chilled Water Piping	63,082.00	63,082.00	9.00%	New Project	
South Farm Fire Lane/Hydrants FY16	18,441.00	18,441.00	9.50%	New Project	
Spectrum Emergency Lighting Upgrade	12,319.00	12,319.00	9.50%	New Project	
UBC Infrastructure Improvements	91,113.00	91,113.00	8.50%	New Project	
VCT Tile Replacement in Hallways	21,110.00	21,110.00	9.50%	New Project	
Vet Science Electrical Upgrade FY16	6,247.00	6,247.00	9.50%	New Project	
USUE Blanding Campus Mechanical FY16	4,338.00	4,338.00	9.50%	New Project	
USUE Geary Theatre Bldg Upgrades FY16	107,214.00	107,214.00	8.40%	New Project	
DECREASES FROM CONTINGENCY RESERVE FUND					
1200 E Walk Way Improvements (Spindler-misc change orders for project)	(35,791.25)	(35,791.25)	4.09%	Construction	18.97%
Elevator Upgrades FY15 (Thyssen-Krupp Old Main elevator change)	(20,060.00)	(20,060.00)	5.48%	Construction	34.54%
ENDING BALANCE	\$950,687.53				

Report of Project Reserve Fund Activity From 05/18/15 to 06/22/15

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$594,443.07		
INCREASES TO PROJECT RESERVE FUND None			
DECREASES TO PROJECT RESERVE FUND Old Main Roof Replacement-North Wing NFS Mechanical System Phase I	(186,847.00) (27,489.00)	Award contract Award contract	52.32% 3.98%
ENDING BALANCE	\$380,107.07		

Current Delegated Projects List 6/22/2015

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A24858	Building Commissioning FY12	Substantial Completion	190,991
A26681	Medium Voltage Upgrades FY13	Construction	258,273
A27146	Campus Controls Upgrade FY13	Construction	245,098
A27147	Campus-wide Bike Racks FY13	Construction	54,074
A27157	Planning & Design Fund FY13	Complete	102,038
A28857	Equine Education Center Classroom	Substantial Completion	873,135
A28909	Kent Concert Hall Entry Replacement	Substantial Completion	2,228,787
A28997	NFS Kitchen 243/208 Remodel	Substantial Completion	414,289
A28999	Building Commissioning FY14	Commissioning	196,296
A29000	Campus Controls Upgrade FY14	Construction	245,098
A29001	Classroom/Auditorium Upgrades FY14	Construction	308,965
A29003	Elevator Upgrades FY14	Construction	294,396
A29004	Emergency Generator FY14	Construction	250,000
A29005	Health, LS, Code, Asbestos FY14	Construction	148,205
A29006	Medium Voltage Upgrades FY14	Construction	343,637
A29007	Misc Critical Improvements FY14	Construction	249,979
A29010	Parking Lot Paving FY14	Substantial Completion	835,284
A29011	Planning and Design FY14	Design/Study	149,142
A30560	Innovation Campus Water Line	Substantial Completion	185,000
A30682	Tooele Admin Office Remodel	Substantial Completion	282,510
A31318	1200 E Walk Way Improvements	Construction	909,837
A31319	Access Control FY15	Construction	63,483
A31320	BNR Fire Protection Upg Phase 3	Construction	701,721
A31321	Classroom/Auditorium Upgrade FY15	Construction	275,847
A31322	Concrete Replacement FY15	Construction	310,403
A31323	Eccles Conf Ctr Auditorium Upgrade	Construction	511,544

A31324	Elevator Upgrades FY15	Construction	386,193
A31325	Emergency Generator FY15	Pending	229,872
A31327	Health, LS, Code, Asbestos FY15	Construction	137,637
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Pending	460,460
A31330	Morgan Theater Upgrade	Construction	1,421,029
A31332	Old Main Reroof	Design	114,919
A31333	Planning and Design FY15	Design/Study	114,875
A31334	Sign System FY15	Construction	46,009
A31335	Site & Safety Lighting	Construction	322,525
A32688	Roosevelt Ed Ctr Controls Upg	Construction	147,124
A32689	Animal Sci HVAC Upg 2014	Construction	248,123
A33054	UB Nursing Lab Remodel	Construction	262,704
A33519	San Juan Hall Remodel	Construction	1,120,279
A33996	USU Brigham City Robotics Lab	Construction	602,731
A34282	Access Control FY16 (NEW PROJECT)	Construction	54,795
A34283	Chilled Water Infrastructure FY16 (NEW PROJECT)	Pending	344,773
A34284	Classroom/Auditorium Upgrades FY16 (NEW PROJECT)	Pending	275,847
A34285	Concrete Replacement FY16 (NEW PROJECT)	Construction	230,219
A34286	Fine Arts Ctr West Wing (NEW PROJECT)	Pending	2,500,000
A34287	Health, LS, Code, Asbestos FY16 (NEW PROJECT)	Pending	183,300
A34288	HVAC Controls Upgrade FY16 (NEW PROJECT)	Pending	228,311
A34289	Irrigation Controller Replacement FY16 (NEW PROJECT)	Construction	68,493
A34290	Medium Voltage Upgrades FY16 (NEW PROJECT)	Pending	1,088,506
A34291	NFS Mechanical System Phase I (NEW PROJECT)	Construction	718,287
A34292	Old Main Fire Alarm Upgrades FY16 (NEW PROJECT)	Pending	437,577
A34293	Old Main Roof Replacement North Wing (NEW PROJECT)	Construction	553,811
A34294	Planning and Design FY16 (NEW PROJECT)	Design/Study	150,000
A34295	RBW/Family Life Chilled Water Piping (NEW PROJECT)	Pending	786,918
A34296	South Farm Fire Lane/Hydrants FY16 (NEW PROJECT)	Pending	231,559
A34297	Spectrum Emergency Lighting Upgrade (NEW PROJECT)	Design	187,319
A34298	UBC Infrastructure Improvements (NEW PROJECT)	Design	1,158,887
A34299	Univ Inn/Widstoe Steam Line Replacement (NEW PROJECT)	Pending	75,000
A34300	VCT Tile Replacement in Hallways (NEW PROJECT)	Pending	328,890

A34301	Vet Science Electrical Upgrade FY16 (NEW PROJECT)	Pending	98,753
A34468	Roosevelt Ed Ctr Aggie Station Remodel (NEW PROJECT)	Design	110,000
C11368	USUE Mechanical/Lighting upgrade	Construction	877,397
C11375	USUE Library Concrete Replacement	Construction	297,173
C11461	USUE Infrastructure/Automation Upgrade	Design	461,857
C11508	USUE Career Center Upgrades	Design	834,234
C11560	USUE Cosmetology Relocation	Design	300,000
C11614	USUE Blanding Campus Mechanical FY16 (NEW PROJECT)	Pending	45,662
C11615	USUE Geary Theatre Bldg Upgrades FY16 (NEW PROJECT)	Pending	1,992,786
TOTAL (69)			<u><u>\$31,091,177</u></u>



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Administrative Report for Utah Department of Transportation**
Presenter: Kevin Griffin, Director of Maintenance, UDOT

Attached for your review is the Administrative Report for the Utah Department of Transportation.

JLR: cn
Attachments



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

July 1, 2015

Mr. Jeff Reddoor, Building Board Director
Division of Facilities Construction and Management
State Office Building, Room 4110
Salt Lake City, UT 84114

Subject: Utah Department of Transportation Administrative Reports for October Building Board Meeting

Dear Jeff:

The following is a summary of the administrative reports for Utah Department of Transportation for the period [May 2015 – June 2015](#). Please include this in the packet for the July Building Board meeting.

Construction Contracts (Page 1)

[New Contracts:](#)
None

[Work continuing on the new Hooper Maintenance Facility.](#)

Report of Project Reserve Fund Activity

[Increases:](#)
None

[Decreases:](#)
None

Report of Contingency Reserve Fund

[Increases:](#)
None

[Decreases:](#)
None



State of Utah

GARY R. HERBERT
Governor

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Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

Representatives from Utah Department of Transportation will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

Kevin E. Griffin, Director of Maintenance
Utah Department of Transportation

Enclosures

CC: Bill Juszczak, Facilities Manager



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: July 8, 2015
Subject: **Administrative Reports for DFCM**
Presenter: Bruce Whittington, DFCM Interim Director

The following is a summary of the quarterly administrative reports for DFCM.

Lease Report (Page 1)

No significant items

Professional Services Agreements, 33 Agreements Issued (Pages 2 - 5)

The Professional Services Agreements awarded during this period consist of:
17 Design Agreements, 16 Planning/Study/Other Agreements.

No significant items

Construction Contracts, 36 Contracts Issued (Pages 6 - 9)

The Construction Contracts awarded during this period consist of:
3 New Space Contract, 22 Remodeling Contracts, 5 Roofing/Paving and 6 Other.

Item #1, Richfield Courts Bldg. Attorney/Council Offices Remodeling

Item #5, Richfield Courts Bldg. fire and utility separation

Agency covering balance of actual construction costs over budget

Item #4, Capitol Hill Mormon Battalion Repairs & Upgrades

Item #5, Richfield Courts Bldg. fire and utility separation

Item #9, New Spanish Fork Agriculture Veterinary Building

Item #15, Dixie State Univ. Burns Arena Boiler Replacement

Item #16, Fremont Indian State Park Maintenance Shop Replacement

Item #22, SLCC RRC CT Bldg. HVAC controls, VAV boxes, and AHU fans

Balance of construction costs over budget covered from the project reserve fund

Report of Contingency Reserve Fund (Page 10)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications.

Decreases, Capital Development

Univ. of Utah Electrical and High Temp Water Utilities Upgrades

This transfer of \$214,482 covers the State's share of change order #17. See attached pages #11 – 15 for details and contract summary.

USU Brigham City Regional Campus Academic Building

This transfer of \$26,050 covers the State's share of change order #4. See attached pages #16 – 19 for details and contract summary.

Decreases, Capital Improvement

Utah Space Standards Update

This transfer of \$30,063 covers the balance of funds needed to complete this update.

Tooele Courts Facility Front Counter Remodel

This transfer of \$11,482 covers change order #1. See attached pages #20 – 22 for details and contract summary.

Report of Project Reserve Fund Activity (Page 23 - 25)

Increases

The increases reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The decreases are either funds needed to award the construction contract that came in over the construction budget, as authorized by DFCM Management, or a return of previously transferred funds to complete project.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, on a rolling 12 month basis. We will keep this updated, so you can see who has given and drawn from the Project Reserve Fund over this time period.



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3017 FAX (801) 538-3267

LEASE REPORT

From 05/15/2014 to 06/15/2015

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

NEW LEASES

1.	15-1987 Workforce Service Refugee, 250 W. 3900 S. Building B, Murray	New Lease	Office	02/01/15 – 06/30/20		4,179		\$12.00	New Lease for 5 years and 5 mos.
2.									

AMENDMENTS

1.	92-1588 Criminal & Juvenile Justice Crime Victim Reparations, 350 E. 500 S., Salt Lake City	Renew Lease	Office	06/01/15 – 06/30/20	8,983	9,538	\$15.12	\$15.80	Renew Lease for 5 yrs. Increase space 555 sq. ft. plus 338 sq. ft. of storage at \$6.50 sq. ft. Amendment-9.
2.	13-2599 Public Safety State Fire Marshall, 420 West Forest Street, Brigham City	Renew Lease	Office	06/01/15 – 05/31/16	180	285	\$0.00	\$6.32	Renew Lease on a Month to Month. Increase space 105 sq. ft. Amendment-1. Moving to new building soon.

State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						JAM
1	Capitol Preservation Bd 11164050	Capitol Preservation Board House Of Representativ	Mjsa Architecture Pc	Design 157239	\$233,236	\$59,850
2	Juvenile Justice Services 15135430	Department Of Human Services Decker Lake Youth Ce	Protection Consultants Inc	Design 157259	\$18,037	\$5,220
3	Juvenile Justice Services 14303430	Division Of Juvenile Justice Services Weber Multi	Mountain View Title & Escrow	Real Estate 157245	\$2,277,000	\$2,000,000
4	Juvenile Justice Services 14303430	Division Of Juvenile Justice Services Weber Valle	Terracon Consultants Inc	Site Survey 157254	\$2,277,000	\$1,900
5	Dnr - Wildlife Resources 15039520	Division Of Wildlife Resources 12 Fish Hatcherie	Sunrise Engineering Inc	Study 157229	\$93,773	\$53,000
6	Dnr - Wildlife Resources 15039520	Division Of Wildlife Resources, 12 Ea. Fish Hatche	R&r Environmental	Haz Mat Consult 157249	\$93,773	\$33,800
7	Dixie St College Of Utah 15022640	Dixie State University Student Housing Clint Bun	Method Studio	Programming 157257	\$1,343,000	\$213,054
8	Corrections - Cucf 08231110	Envelope Commissioning Services Corrections Brad	Architectural Testing	Commissioning 157165	\$205,000	\$46,985
9	Dept Of Transportation 14249900	Inspections Udot Hooper Maintenance Station Matt	Western Technologies Inc	Insp Observ Ser 157237	\$30,000	\$20,912
10	Weber State University 14297810	Inspections Wsu Davis Campus Bldg. D13 Classroom	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157228	\$31,000	\$26,564
11	Utah Highway Patrol 15067550	Murray Hp Replace Hvac Controls Scott Whitney	Colvin Engineering Associates	Design 157230	\$8,652	\$8,652
12	Dfcm - Statewide Funds 13002300	Olympic Oval Solar Project - Admin Fees John	Bacgen Technologies Inc	Design 157217	\$113,655	\$71,215



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
		Design				JAIM
		Harr	dba Bacgen Solar Group			
13	Ogden/weber Atc 15131240	Owatc Bdo Campus Reroof And Seismic Upgrade Owatc	Bott Pantone Architects	Design 157251	\$123,010	\$88,500
14	Salt Lake Comm College 15049660	Salt Lake Community College Various Campus Paving	King Engineering Inc	Design 157253	\$73,943	\$35,900
15	Snow College 14296700	Snow College New Science Building Building Envel	Architectural Testing	Commissioning 157211	\$140,000	\$48,400
16	Southwest Atc 11342270	Swatc Ffe Design At Swatc Kurt Baxter	Method Studio	Design 157169	\$2,330,000	\$60,000
17	University Of Utah 14377750	University Of Utah Acc, Med, Rehab Transformation	Dominion Engineering Associates Lc	Site Survey 157224	\$100,000	\$12,700
18	University Of Utah 12042750	University Of Utah Stadium, Red Butte And Medical	Chilcote Engineering	Commissioning 157234	\$50,000	\$49,290
19	Mountainland Atc 15056260	Utah College Of Applied Technology Mountainland A	King Engineering Inc	Design 157258	\$31,164	\$20,400
20	Corrections - Cucf 08231110	Utah Department Of Corrections Central Utah Corr	Ensign Engineering & Lands Surveying Inc	Site Survey 157197	\$4,112,300	\$27,920
21	National Guard 15080480	Utah National Guard Camp Williams Se Parking And	King Engineering Inc	Design 157246	\$59,900	\$54,800
22	National Guard 15104480	Utah National Guard West Jordan Armory - Architec	Ridgeline Design Llc	Design 157247	\$96,000	\$76,800

State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
						JAM
Design						
23	National Guard 15081480	Utah National Guard - Camp Williams 3 Ph Power T	Sunrise Engineering Inc	Design 157248	\$31,900	\$14,400
24	Developmental Center 15155410	Utah State Development Center Esco Investment Gr	Opterra Energy Services Inc	Energy 157255	\$100,000	\$80,238
25	Fairpark 15028370	Utah State Fairpark Grand Building Men's And W	Sh Architecture	Design 157226	\$25,727	\$21,863
26	Utah State University 14294770	Utah State University Romney Stadium Renovation	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157216	\$209,655	\$198,175
27	Utah State University 14385770	Utah State University Usu Fine Arts Renovation D	Civil Solutions Group Inc	Site Survey 157206	\$1,781,500	\$16,400
28	Utah Valley University 15048790	Utah Valley University Various Campus Asphalt/ con	King Engineering Inc	Design 157252	\$52,465	\$26,750
29	Weber State University 15103810	Weber State University Browning Center - Reroof P	Scott P Evans Architect&assoc	Design 157231	\$41,391	\$41,391
30	Weber State University 14031810	Weber State University Miller Administration Buil	West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser 157218	\$40,146	\$17,955
31	Weber State University 15040810	Weber State University Wsu W8, Wildcat Drive Asph	Forsgren Associates	Design 157242	\$37,227	\$32,640
32	Weber State University 15110810	Weber State University Wattis Building Ddc Contr	Whw Engineering Inc	Design 157233	\$69,126	\$57,700
33	Weber State University	Wsu Marriot Allied Health Controls Upgrade	Whw Engineering Inc	Design	\$29,018	\$26,450



State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
	Design					WAM
15044810		Weber		157232		

State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAM
1	Courts 14195150	Administrative Office Of The Courts Richfield Six	Bailey Builders Inc	Const Remodel 157944	\$84,210	\$89,820
2	Courts 14073150	Administrative Office Of The Courts Matheson Cou	Alphacorp Security	Const Remodel 157946	\$826,272	\$807,392
3	Dfcm - Managed Buildings 12249310	Boiler Replacement At Murray Highway Patrol Scott	Innovative Sheet Metal Inc	Const Remodel 157954	\$100,000	\$15,895
4	Capitol Preservation Bd 14058050	Capitol Preservation Board Mormon Battalion Monum	Paulsen Construction	Const Remodel 157942	\$1,060,000	\$1,076,111
5	Courts 14196150	Courts Richfield Courts Fire And Utility Separati	Rod Lewis Construction Llc	Const Remodel 157945	\$226,610	\$277,183
6	Courts 14217150	Courts Richfield Courts Hvac Dwight Palmer	Sr Mechanical	Const Remodel 157943	\$50,526	\$24,950
7	Courts 15030150	Courts, Farmington Gal Remodel Administrative Off	Rod Lewis Construction Llc	Const Remodel 157950	\$138,027	\$132,970
8	Corrections - Cucf 14226110	Cucf Paving Improvements Doc Central Utah Correct	Morgan Asphalt Inc	Paving 157962	\$298,192	\$301,542
9	Agriculture 14248010	Department Of Agriculture New Spanish Fork Veter	Ascent Construction Inc	Const New Space 157938	\$792,838	\$980,000
10	Corrections - Cucf 08231110	Department Of Correction Central Utah Correctiona	Rocmont Industrial Corp	Haz Mat Const 157964	\$113,500	\$49,850
11	Corrections - Cucf 08231110	Department Of Corrections Central Utah Correction	Rocmont Industrial Corp	Haz Mat Const 157933	\$113,500	\$63,500
12	Corrections	Department Of Corrections Northern Utah	Commercial Mechanical	Const Remodel	\$102,670	\$32,355



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						CAIM™
15026120		Community	Systems & Service	157951		
13	State Hospital 15066420	Department Of Human Services Utah State Hospital	Rocmont Industrial Corp	Haz Mat Const 157919	\$14,725	\$14,600
14	Dfcm - Managed Buildings 14224300	Division Of Facilities Construction And Management	Preferred Paving	Paving 157960	\$46,110	\$17,585
15	Dixie St College Of Utah 14281640	Dixie State University Dixie Burns Arena Boiler	Commercial Mechanical Systems & Service	Const Remodel 157966	\$308,841	\$333,206
16	Dnr - Parks & Recreation 14198510	Dnr - Parks And Recreation Fremont Indian State P	Busk Incorporated	Const New Space 157925	\$394,000	\$432,655
17	Dnr - Wildlife Resources 15158520	Dwr Lee Kay Center Shooting Range Emergency Reroo	Perkes Roofing Inc	Roofing 157967	\$40,000	\$37,310
18	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese Ap&p Remodel To Front	Randy Hadlock/ Hadlock Construction	Const Remodel 157973	\$100,000	\$83,780
19	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese Dabc Warehouse Remode	Rueckert Construction Company	Const Remodel 157971	\$100,000	\$15,670
20	Dfcm - Managed Buildings 12249310	Isf Contract - Joanna Reese Highland Plaza Remode	Ehp Construction Inc	Const Remodel 157952	\$100,000	\$26,680
21	Salt Lake Comm College	Mou - Sicc Rrc Rampton Technology Bldg West	Sicc Business Office	Constr Mou	\$235,285	\$146,902

State of Utah

Division of Facilities and Construction
Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
15031660		Concre		157893		
22	Salt Lake Comm College 14252660	Salt Lake Community College - Redwood Road Campus	Commercial Mechanical Systems & Service	Const Remodel 157924	\$399,943	\$446,082
23	Salt Lake Comm College 14048870	Slcc Slcc Scc Brick & Masonry Parapet Walls & Cor	Entelen Design - Build	Const Remodel 157965	\$1,220,134	\$881,114
24	Salt Lake Comm College 16009670	Slcc Slcc Scc Main Building Restroom Remodel Tay	Broderick & Henderson Construction Lc	Const Remodel 157949	\$439,200	\$438,700
25	University Of Utah 14345750	University Of Utah Farmington Health Care Center	Layton Construction Company	Const New Space 157897	\$45,111,792	\$44,690,456
26	University Of Utah 14383750	University Of Utah Student Services Building - Re	Noorda Bec Inc / noorda Architectural Metals	Roofing 157913	\$365,465	\$308,314
27	National Guard 14271470	Utah National Guard Draper Restrooms Remodel Way	Wade Payne Construction Inc	Const Remodel 157920	\$352,026	\$343,500
28	National Guard 13356470	Utah National Guard Parking Lot Expansion Ej Garn	Miller Paving Inc	Const Site Imp 157922	\$602,580	\$147,356
29	Developmental Center 15032410	Utah State Developmental Center Comp Therapy, Qua	Rocmont Industrial Corp	Haz Mat Const 157937	\$245,749	\$52,944
30	State Hospital 14114420	Utah State Hospital Chapel - Reroof And Seismic U	Perkes Roofing Inc	Roofing 157895	\$262,563	\$262,563
31	Utah Valley University 15021790	Utah Valley University Losee Center - Second	Wade Payne Construction Inc	Const Remodel 157979	\$848,162	\$717,100



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 05/14/2015; and less than 06/17/2015

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
		Floo				
32	Utah Valley University 15004790	Uvu Mckay Education Ahu Replacements Dwight Palm	Mechanical Service & Systems Inc	Const Remodel 157921	\$740,250	\$740,622
33	Utah Valley University 15005790	Uvu Summer 2015 Hvac Upgrades Dwight Palmer	Commercial Mechanical Systems & Service	Const Remodel 157970	\$747,718	\$619,360
34	Utah Valley University 15019790	Uvu Uvu Pe Racquetball - Dance Conversion Dwight	Oma Construction	Const Remodel 157936	\$879,052	\$855,646
35	Weber State University 14031810	Weber State University Miller Administration Bldg	Environmental Abatement Inc	Haz Mat Const 157972	\$7,500	\$24,935
36	Weber State University 15006810	Weber State University Utility Tunnel Upgrades	Commercial Mechanical Systems & Service	Const Remodel 157959	\$198,774	\$164,447

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF CONTINGENCY RESERVE FUND

Jul-15

	PROJECT TITLE	DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	3,441,294.52	4,201,141.37	7,415.55				
	FUNDING							
	None							
	OTHER INCREASES							
08284	Courts New Ogden Juvenile Building	10,949.00	-	-	1,395,150.49	4.68%	Construction	91%
	DECREASES							
12042	U OF U Electrical/High Temp Water Utilities Upgrades	(214,482.00)	-	-	1,111,729.00	1.54%	Construction	73%
12039	DFCM Utah Space Standards Update	-	(30,053.17)	-	118,368.17	151.27%	Complete	100%
13049	USU BRC Academic Bldg	(26,050.13)	-	-	59,345.06	0.42%	Construction	50%
13182	Courts Tooele Front Counter	-	(11,482.00)	-	11,482.00	10.04%	Construction	27%
14041	Corrections CUCF Admin Plumb/Warehouse Air Handlers	-	(9,409.00)	-	9,409.00	1.57%	Construction	70%
13240	UNG CW South Garrison Infrastructure	(4,749.81)	-	-	4,749.81	0.09%	Construction	66%
14065	BATC West Campus Restroom Code Compliance	-	(3,740.45)	-	20,576.64	4.87%	Construction	98%
13238	SLCC RRC Technology Bldg VAV Controls	-	(3,067.54)	-	84,801.64	14.91%	Construction	92%
13119	Agriculture Spry Bldg Door Hardware	-	(290.00)	-	5,021.75	4.75%	Closed	100%
	TOTAL	3,206,961.58	4,143,089.21	7,415.55				



Construction Change Order

Construction Change Order			
Description:	LAYTON CONSTRUCTION JIM RUSSELL	Status:	CO EXECUTED
		Change Order Date:	May 21, 2015
		Total Amount:	\$281,062.00
		New End Date:	
Capital Project:	12042750 (UNIV OF UTAH ELECTRICAL AND HIGH TEMP WATER UTILITIES UPGRADES)		

		Original		Change	
Contractor:	66309F (LAYTON CONSTRUCTION COMPANY)	Award:	\$25,000.00	Award:	\$25,000.00
		Change Order:	\$68,427,249.00	Change Order:	\$68,708,311.00
		Total:	\$68,452,249.00	Total:	\$68,733,311.00
Address (Code):	001 (9090 S SANDY PKY, SANDY, UT 84070-6409)	Start:	Jun 19, 2012	Start:	Jun 19, 2012
Contract:	127609	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 1023: DISTRIBUTION - MASONRY CHANGES TO VARIOUS ELECTRICAL ENCLOSURES	001	ADDL CONST COST	AGENCY SCOPE-P	\$66,580.00	
002	PCO 0140: DISTRIBUTION - ADDITIONAL TREE REPLACEMENT DUE TO UNFORSEEN DUCT REROUTING	001	ADDL CONST COST	UNK COND-CONTIN	\$12,013.00	
003	PCO 0141: HTW - REPLACE FAULTY EXISTING VALVES	001	ADDL CONST COST	UNK COND-CONTIN	\$1,947.00	
004	PCO 0142: DISTRIBUTION - INCREASE BORING AND CASING SIZE FROM 24" TO 48" FOR ROAD BORE. DUE TO LARGE ROCK ENCOUNTERED IT WAS DETERMINED THE NEED TO INCREASE THE SIZE AND ALLOW HAND BORING AND REMOVAL OF THE LARGE ROCK	001	ADDL CONST COST	UNK COND-CONTIN	\$137,650.00	
005	PCO 0143: DISTRIBUTION - MOVE SCOPE FROM PH 2 TO PH 1 TO AVOID CONFLICT WITH OTHER PROJECTS ON CAMPUS	001	ADDL CONST COST	BID PACKAGE	\$0.00	
006	PCO 0144: DISTRIBUTION - MOVE PH 2 SCOPE TO PH 1 TO AVOID CONFLICTS WITH OTHER PROJECTS ON CAMPUS	001	ADDL CONST COST	BID PACKAGE	\$0.00	
007	PCO 0145: DISTRIBUTION - REPLACE EXISTING CIRCUIT F10 MHF.2 AND MHF.3 THAT WAS FOUND TO BE FAULTY	001	ADDL CONST COST	UNK COND-CONTIN	\$56,115.00	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
008	PCO 0146: DISTRIBUTION - EXISTING CONDUCTORS AT PAD 814 WERE NOT LONG ENOUGH TO REACH REPLACEMENT PAD	001	ADDL CONST COST	UNK COND-CONTIN	\$2,055.00	
009	PCO 0147: DISTRIBUTION - BIOLOGY BUILDING MDL 600A FEEDER CHANGES	001	ADDL CONST COST	UNK COND-CONTIN	\$4,702.00	

State of Utah

Division of Facilities and Construction
Management

Construction Contract = 127609

Construction Contract Summary

127609 - University Of Utah | Electrical And High Temperature Water Ut

Project Title:	Univ Of Utah Electrical And High Temp Water Utilities Upgrades	Vendor #:	66309F
Project #:	12042750	Layton Construction Company	
Program Director:	Jim Russell (163400)	9090 S Sandy Pky	
Open PO's-Prj:	(0) for	Sandy, Ut 84070-6409	
Contract Name:	University Of Utah Electrical And High Temperature Water Ut	Status:	Notice To Proceed
Contract Type:	Unclass Const	DO #:	12081666483
Component Group:	Addl Const Cost	Retainage #:	8694936
Building:	10008	Uu Campus Electrical System	
<hr/>			
Component:	Additional Construction Costs (10)	Expense Budget:	6816
Account:	3000-300-3336-FWA-12042750	Utilities	

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2013	100.00	\$33,178,212.32	\$0.00
Funding Totals:	100.00	\$33,178,212.32	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
8/16/12	12042750#1	Invoice Released	\$11,560.00
10/19/12	12042750#2	Invoice Released	\$35,684.15
1/2/13	12042750#3	Invoice Released	\$17,412.65
1/2/13	12042750#4	Invoice Released	\$33,501.32
1/3/13	12042750#5	Invoice Released	\$50,276.53
1/28/13	12042750#6	Invoice Released	\$750,924.99
2/21/13	12042750#7	Invoice Released	\$506,591.20
3/20/13	12042750#8	Invoice Released	\$1,360,437.76
4/12/13	12042750#9	Invoice Released	\$1,190,646.00
5/22/13	12042750#10	Invoice Released	\$1,496,731.07
6/18/13	12042750#11	Invoice Released	\$1,896,644.13
7/10/13	12042750#12	Invoice Released	\$3,549,508.63
8/27/13	12042750#13	Invoice Released	\$2,691,310.04
9/19/13	12042750#14	Invoice Released	\$2,178,573.48
10/25/13	12042750#15	Invoice Released	\$1,501,175.62
11/27/13	12042750#16	Invoice Released	\$1,661,941.45
12/18/13	12042750#17	Invoice Released	\$1,689,766.94
1/21/14	12042750#18	Invoice Released	\$902,469.06
2/24/14	12042750-19	Invoice Released	\$752,818.45
3/18/14	12042750#20	Invoice Released	\$1,039,546.38

Change Order Summary

Awards			
Award Date	Number	Amount	
05/18/2012	A001	\$25,000.00	
Total Award:		\$ 25,000.00	
Change Orders			
Date	Number	Status	Amount
10/16/12	CO001	Co Executed	\$41,744.00
10/23/12	CO002	Co Executed	\$2,152,556.00
11/21/12	CO003	Co Executed	\$398,514.00
11/21/12	CO004	Co Executed	\$50,720.00
12/18/12	CO005	Co Executed	\$5,711,894.00
2/25/13	CO006	Co Executed	\$2,392,625.00
4/8/13	CO007	Co Executed	\$11,483,005.00
6/13/13	CO 008	Co Executed	\$7,274.00
6/13/13	CO009	Co Executed	\$11,308,125.00
8/26/13	CO 010	Co Executed	\$309,791.00
10/7/13	CO 011	Co Executed	\$21,077.00
11/4/13	CO 012	Co Executed	\$0.00
5/1/14	CO 013	Co Executed	\$260,080.00
8/14/14	CO 014	Co Executed	\$287,406.00

State of Utah

Division of Facilities and Construction
Management

Construction Contract = 127609

Construction Contract Summary

Date	Invoice #	Status	Amount
4/17/14	12042750#21	Invoice Released	\$1,200,684.14
6/4/14	12042750#22	Invoice Released	\$1,583,221.27
7/15/14	12042750#24	Invoice Released	\$1,813,059.32
7/15/14	12042750#23	Invoice Released	\$1,239,370.54
8/21/14	12042750#25	Invoice Released	\$1,682,717.90
9/24/14	12042750 #26	Invoice Released	\$2,954,854.18
10/29/14	12042750 #27	Invoice Released	\$1,408,080.00
11/24/14	12042750#28	Invoice Released	\$2,850,586.00
1/12/15	12042750#29	Invoice Released	\$1,693,740.00
1/22/15	12042750#30	Invoice Released	\$2,769,704.00
3/6/15	12042750#31	Invoice Released	\$1,166,537.00
3/25/15	12042750#32	Invoice Released	\$2,783,996.00
5/14/15	12042750#34	Invoice Released	\$1,826,106.00
5/14/15	12042750#33	Invoice Released	\$1,129,063.00
Total Payments:			\$ 49,419,239.20

Retainage Summary

Date	Invoice #	Status	Amount
10/19/12	127609#2	Invoice Released	\$1,304.85
1/2/13	127609#5	Invoice Released	\$2,134.72
1/2/13	127609#3	Invoice Released	\$782.35
1/2/13	127609#4	Invoice Released	\$1,763.23
1/28/13	127609#6	Invoice Released	\$26,081.89
2/21/13	127609#7	Invoice Released	\$26,662.69
3/20/13	127609#8	Invoice Released	\$30,535.80
4/12/13	127609#9	Invoice Released	\$34,491.00
5/22/13	127609#10	Invoice Released	\$53,122.72
6/18/13	127609#11	Invoice Released	\$99,823.38
7/10/13	127609#12	Invoice Released	\$186,816.24
8/27/13	127609#13	Invoice Released	\$180,231.81
9/19/13	127609#14	Invoice Released	\$76,138.37
10/25/13	127609#15	Invoice Released	\$79,009.24
11/27/13	127609#16	Invoice Released	\$87,470.61
12/18/13	127609#17	Invoice Released	\$88,935.14
1/21/14	127609#18	Invoice Released	\$47,498.30
2/19/14	127609#19	Invoice Released	\$39,622.10
3/18/14	127609#20	Invoice Released	\$54,712.90
6/4/14	127609#22	Invoice Released	\$100,844.40
7/15/14	127609#23	Invoice Released	\$47,713.10

Change Orders

Date	Number	Status	Amount
8/27/14	CO 015	Co Executed	\$33,423,895.00
1/12/15	CO 016	Co Executed	\$578,543.00
5/21/15	CO 017	Co Executed	\$281,062.00
	CO 018	Co Requested	\$28,127.00
Change Order Total:			\$68,736,438.00
Total Amendments (Less: Award Bid Pack Changes):			\$1,780,989.00
Adjusted Contract Value:			\$68,761,438.00
Change Order % of Original:			274945.75%
Percentage of Contract Paid:			74.86%

Dates

From	To	Target	Lapsed
6/19/12	12/31/16	1656	1093
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
12/31/16		1/1/14	561
Percentage of Time Lapsed:			66.00%

Reasons for Change Orders

Reason	Percent	Amount
Award Bid Pack	3759.45%	\$66,955,449.00
Scope - Dfcm	5.11%	\$91,006.00
Scope - Ag/inst	17.39%	\$309,791.00
Omiss - Dfcm Cn	2.83%	\$50,381.00
A/e Err - Dfcm	6.26%	\$111,494.00
Unk Cond-contin	26.04%	\$463,816.00
Unknown - Dfcm	4.70%	\$83,743.00
Dfcm Scope-proj	5.72%	\$101,957.00
Agency Scope-p	3.74%	\$66,580.00
Bid Package	0.00%	\$0.00
Ae Omission-con	13.18%	\$234,692.00
Ae Error-contin	1.16%	\$20,687.00
Unk Cond	13.86%	\$246,842.00
Total Changes (less Award Bid Packs):		\$68,736,438.00



State of Utah

Division of Facilities and Construction
Management

Construction Contract = 127609

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
8/21/14	127609#25	Invoice Released	\$70,153.30
9/24/14	127609 #26	Invoice Released	\$48,940.00
10/29/14	127609 #27	Invoice Released	\$74,110.00
11/24/14	127609#28	Invoice Released	\$156,925.00
1/12/15	127609#29	Invoice Released	\$82,250.00
1/22/15	127609#30	Invoice Released	\$145,774.00
3/6/15	127609#31	Invoice Released	\$61,396.00
3/25/15	127609#32	Invoice Released	\$146,526.00
5/14/15	127609#33	Invoice Released	\$1,189.00
Retainage Total:			\$2,052,958.14

Release Summary

Release Date	Release	Amount
4/17/14	Release # 1	\$ 45,160.80
7/15/14	Release # 2	\$ 34,347.00
5/14/15	Release # 3	\$ 714,582.00
	Release # 4	
	Release # 5	
Release Total:		\$ 794,089.80
Net Retainage:		\$ 1,258,868.34

Contract Summary

Adjusted Contract Value:	\$ 68,761,438.00
Paid to Contractor:	\$49,419,239.20
Retainage to Bank:	\$2,052,958.14
Total Paid:	\$51,472,197.34
Contract Balance:	\$17,289,240.66

Contractor Summary

Adjusted Contract Value:	\$ 68,761,438.00
Paid to Contractor:	\$49,419,239.20
Retainage Releases:	\$794,089.80
Total Paid to Contractor:	\$50,213,329.00
Contractor Balance:	\$18,548,109.00



Construction Change Order

Construction Change Order			
Description:	MICHAEL AMBRE USU BRIGHAM CITY ACADEMIC BUILDING R & O CONSTRUCTION	Status:	CO EXECUTED
		Change Order Date:	Apr 29, 2015
		Total Amount:	\$51,090.35
		New End Date:	
Capital Project:	13049770 (USU BRIGHAM CITY REGIONAL CAMPUS ACADEMIC BUILDING)		

Contractor		Original		Change	
Contractor:	39131H (R & O CONSTRUCTION CO)	Awards:	\$12,266,412.00	Awards:	\$12,266,412.00
		Change Order:	\$128,248.14	Change Order:	\$179,338.49
		Total:	\$12,394,660.14	Total:	\$12,445,750.49
Address/Code:	001 (933 WALL AVE, OGDEN, UT 84404-4800)	Status:	Oct 14, 2014	Status:	Oct 14, 2014
Contract:	157643	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO #22, BRIGHAM CITY HAS REQUESTED THE RELOCATION OF THEIR TRAFFIC LIGHT SENSOR. WE WILL BE DISTURBING THE CURRENT LOCATION AND NEEDS TO BE MOVED. SPLIT FUNDING %50/%50	001	CONSTRUCTION	UNK COND-CONTIN	\$11,270.00	
002	PCO #23, MISC. ELECTRICAL REVISION REQUESTED FROM THE AGENCY. CREDIT PROJECT CONTINGENCY	001	CONSTRUCTION	AGENCY SCOPE-C	\$(1,263.62)	
003	PCO #24, ADD SECURITY & ACCESS CONTROL SYSTEM. THIS SCOPE OF WORK WAS REMOVED VIA ADDENDUM FOR BUDGET CONCERNS V/E. PLEASE SPLIT FUNDING %50/%50	001	CONSTRUCTION	AE OMISSION-CON	\$36,116.40	
004	PCO #25, ADD STRUCTURAL CROSS BRACING FOR AREA E (ENGINEER REQUIREMENT). SPLIT FUNDING %50/%50	001	CONSTRUCTION	AE OMISSION-CON	\$6,495.20	
005	PCO #26, PROVIDE CONDITIONING TO AND OTHER REVISIONS TO ROOMS B113 & B109. THIS IS AN AGENCY REQUESTED SCOPE CHANGE, PLEASE TAKE FROM AGENCIES CONTINGENCY ONLY.	001	CONSTRUCTION	AGENCY SCOPE-C	\$3,799.60	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
006	PCO #27, CONTRACTOR SUBMITTED RFI REQUESTING ADDITIONAL SUPPORT, ENGINEERS RESPONSE WAS ADD ADDITIONAL UNISTRUT. SPLIT FUNDED %50/%50	001	CONSTRUCTION	AE OMISSION-CON	\$6,012.20	
007	PCO #28, TEAM VALUE ENGINEERED MATERIAL FOR SAVINGS TO THE PROJECT. PLEASE RETURN TO PROJECT CONTINGENCY (SPLIT 50/50).	001	CONSTRUCTION	AGENCY SCOPE-C	\$(10,000.00)	
008	PCO #29, THE TEAM REMOVED ELECTRONIC SHADES FROM PROJECT DURING BIDDING DUE TO BUDGET CONCERNS. WE ADDED THIS BACK TO THE PROJECT USING PROJECT CONTINGENCY, SPLIT FUNDING 50/50.	001	CONSTRUCTION	UNK COND-CONTIN	\$1,599.26	
009	PCO #30, RESPONSE FROM USU'S FIRE MARSHAL ALLOWED THE PROJECT TO RECEIVE A CREDIT WITH REVISIONS. CREDIT PROJECT CONTINGENCY (USU'S FIRE MARSHAL, CREDIT USU'S CONTINGENCY).	001	CONSTRUCTION	AGENCY SCOPE-C	\$(3,545.89)	
010	PCO #31, COMMISSIONING AGENT BROUGHT FORTH CONCERNS ABOUT CONTROL SEQUENCING. THE TEAM REVIEWED AND AGREED THESE CHANGES WERE ACCEPTABLE. SPLIT FUNDING 50/50	001	CONSTRUCTION	UNK COND-CONTIN	\$607.20	

State of Utah

Division of Facilities and Construction
Management

Construction Contract = 157643

Construction Contract Summary

157643 - Utah State University | Brigham Regional Academic Building | M

Project Title:	Usu Brigham City Regional Campus Academic Building	Vendor #:	39131H
Project #:	<u>13049770</u>		R & O Construction Co
Program Director:	Michael Ambre (125778)		933 Wall Ave
Open PO's-Prj:	(0) for		Ogden, Ut 84404-4800
Contract Name:	Utah State University Brigham Regional Academic Building M	Status:	Notice To Proceed
Contract Type:	Const New Space	DO #:	14111915194
Component Group:	Construction	Retainage #:	8695314
Building:	15834		Usu Brigham City Regional Campus Academic Building

Component:	Construction (8)	Expense Budget:	6811
Account:	<u>3000-300-3337-FWB-13049770</u>		Construction Dev New Spc

Component:	Construction (8)	Expense Budget:	6811
Account:	<u>3000-300-3337-FWA-13049770</u>		Construction Dev New Spc

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
EDFY2015	50.00	\$8,000,000.00	\$0.00
HEF USU	50.00	\$7,304,583.28	\$0.00
Funding Totals:	100.00	\$15,304,583.28	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
11/19/14	13049770#1	Invoice Released	\$257,068.68
12/9/14	13049770#2	Invoice Released	\$309,250.35
1/13/15	13049770#3	Invoice Released	\$649,501.17
2/18/15	13049770#4	Invoice Released	\$1,009,500.50
3/16/15	13049770#5	Invoice Released	\$1,664,992.74
4/14/15	13049770#6	Invoice Released	\$1,457,393.11
5/14/15	13049770#7	Invoice Released	\$1,255,505.17
5/14/15	51305-04	Invoice Released	\$25,641.45
6/15/15	157643#8	New	\$77,442.37
6/15/15	13049770#8	New	\$1,471,405.10
	Total Payments:		\$ 8,177,700.64

Retainage Summary

Date	Invoice #	Status	Amount
11/19/14	157643#1	Invoice Released	\$13,529.93
12/9/14	157643#2	Invoice Released	\$16,276.33
1/13/15	157643#3	Invoice Released	\$34,184.28

Change Order Summary

Awards

Award Date	Number	Amount
09/30/2014	A001	\$12,266,412.00
	Total Award:	\$ 12,266,412.00

Change Orders

Date	Number	Status	Amount
2/4/15	CO 001	Co Executed	\$14,186.00
2/11/15	CO 002	Co Executed	\$16,497.45
3/18/15	CO 003	Co Executed	\$97,564.69
4/29/15	CO 004	Co Executed	\$51,090.35
6/5/15	CO 005	Co Accounting Review	\$241,241.87

Change Order Total:	\$420,580.36
Total Amendments (Less: Award Bid Pack Changes):	\$420,580.36
Adjusted Contract Value:	\$12,686,992.36

State of Utah

Division of Facilities and Construction Management

Construction Contract = 157643

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
2/18/15	157643#4	Invoice Released	\$53,131.61
3/16/15	157643#5	Invoice Released	\$67,631.19
4/14/15	157643#6	Invoice Released	\$96,704.90
5/14/15	157636#4	Invoice Released	\$1,349.55
5/14/15	157643#7	Invoice Released	\$66,079.22
Retainage Total:			\$348,887.01

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 348,887.01

Contract Summary

Adjusted Contract Value:	\$ 12,686,992.36
Paid to Contractor:	\$8,177,700.64
Retainage to Bank:	\$348,887.01
Total Paid:	\$8,526,587.65
Contract Balance:	\$4,160,404.71

Contractor Summary

Adjusted Contract Value:	\$ 12,686,992.36
Paid to Contractor:	\$8,177,700.64
Retainage Releases:	\$ 0.00
Total Paid to Contractor:	\$8,177,700.64
Contractor Balance:	\$4,509,291.72

Change Order % of Original: 3.43%
 Percentage of Contract Paid: 67.21%

Dates		Days	
From	To	Target	Lapsed
10/14/14	12/2/15	414	246
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
12/2/15		12/2/15	

Percentage of Time Lapsed: 59.42%

Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	74.37%	\$312,774.92
Ae Omission-con	13.08%	\$55,012.84
Dfcm Scope-cont	1.93%	\$8,128.49
Agency Scope- A	16.97%	\$71,360.49
Agency Scope-c	-6.35%	-\$26,696.38
Total Changes (less Award Bid Packs):		\$420,580.36



Construction Change Order
CO 001
 Status: CO EXECUTED

Construction Change Order

Construction Change Order			
Description:	LUCAS DAVIS, ROD LEWIS CONSTRUCTION	Status:	CO EXECUTED
		Change Order Date:	May 4, 2015
		Total Amount:	\$11,482.00
		New End Date:	Jul 9, 2015
Capital Project:	13182150 (TOOELE COURTS BLDG FRONT COUNTER REMODEL)		

Contractor		Original		Change	
Contractor:	VC0000172257 (ROD LEWIS CONSTRUCTION LLC)	Award:	\$69,326.00	Award:	\$69,326.00
		Change Order:	\$0.00	Change Order:	\$11,482.00
		Total:	\$69,326.00	Total:	\$80,808.00
Address Code:	001 (151 W. 255 S., OREM, UT 84058)	Start:	Mar 18, 2015	Start:	Mar 18, 2015
Contract:	157837	End:		End:	Jul 9, 2015

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	OBSOLETE TILE CAUSED US TO REDESIGN ENTRY TILE LAYOUT AND INCREASE AFFECTED AREA.	001	CONSTRUCTION	UNK COND-CONTIN	\$11,482.00	Jul 9, 2015

State of Utah

Division of Facilities and Construction
Management

Construction Contract = 157837

Construction Contract Summary

157837 - Tooele Courts, Front Entry Remodel | Administrative Office Of

Project Title:	Tooele Courts Bldg Front Counter Remodel	Vendor #:	VC0000172257
Project #:	<u>13182150</u>		Rod Lewis Construction Llc
Program Director:	Lucas Davis (166306)		151 W. 255 S.
Open PO's-Prj:	(3) for <u>\$10,300.00</u>		Orem, Ut 84058
Contract Name:	Tooele Courts, Front Entry Remodel Administrative Office Of	Status:	Notice To Proceed
Contract Type:	Const Remodel	DO #:	
Component Group:	Construction	Retainage #:	
Building:	09834		New Tooele Court Building - Dist & Juv

Component:	Construction (8)	Expense Budget:	6400
Account:	<u>3000-300-3337-FXA-13182150</u>		Remodel & Improve Curremt Expense

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$73,955.22	\$0.00
Funding Totals:	100.00	\$73,955.22	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
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Total Payments:

Retainage Summary

Date	Invoice #	Status	Amount
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Retainage Total:

Release Summary

Release Date	Release	Amount
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Release # 1

Release # 2

Release # 3

Release # 4

Release # 5

Release Total: \$ 0.00

Net Retainage: \$ 0.00

Contract Summary

Adjusted Contract Value:	\$ 83,896.00
Paid to Contractor:	\$ 0.00
Retainage to Bank:	\$ 0.00
Total Paid:	\$ 0.00
Contract Balance:	\$83,896.00

Change Order Summary

Awards

Award Date	Number	Amount
03/04/2015	A001	\$69,326.00
	Total Award:	\$ 69,326.00

Change Orders

Date	Number	Status	Amount
5/4/15	CO 001	Co Executed	\$11,482.00
6/4/15	CO 002	Co Executed	\$3,088.00
	Change Order Total:		\$14,570.00
	Total Amendments (Less: Award Bid Pack Changes):		\$14,570.00
	Adjusted Contract Value:		\$83,896.00
	Change Order % of Original:		21.02%
	Percentage of Contract Paid:		0.00%

Dates

Days

From	To	Target	Lapsed
3/18/15	7/9/15	113	91
<u>Adjusted</u>	<u>Substantial</u>	<u>Original</u>	<u>Days</u>
7/9/15		5/28/15	
	Percentage of Time Lapsed:		80.53%



State of Utah

Division of Facilities and Construction
Management

Construction Contract = 157837

Construction Contract Summary

Contractor Summary

Adjusted Contract Value:	\$ 83,896.00
Paid to Contractor:	\$.00
Retainage Releases:	\$.00
Total Paid to Contractor:	\$.00
Contractor Balance:	\$83,896.00

Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	78.81%	\$11,482.00
Agency Scope- A	21.19%	\$3,088.00
Total Changes (less Award Bid Packs):		\$14,570.00

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	Jul-15 % of Constr. Budget
<u>BEGINNING BALANCE</u>			<u>1,777,578.42</u>	<u>4,485,602.81</u>	<u>968,481.36</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>							
14036790	UVU	Extended Education Bldg Elevator		8,902.00		Construction, Design, Inspection & Insurance Budget	6%
14251660	SLCC	RRC - Central Chiller Pland VFD		8,561.20		Construction, Design, & Insurance Budgets	2%
13208310	DFCM	Ogden Regional Fire Suppression Tank		6,803.00		Construction, Design, Inspection & Insurance Budget	9%
13061250	UBATC	Dust Collection & Exhaust System		1,536.00		Construction, Design, Inspection & Insurance Budget	1%
14133310	DFCM	Academy Square Boiler Refractory		518.05		Construction, Design, Inspection & Insurance Budget	2%
<u>DECREASES TO PROJECT RESERVE FUND:</u>							
13302100	UDC	Draper - Olympus HVAC Upgrade		(26,265.00)		To Award Construction Contract	3%
14043700	SNOW	Outside Lighting/Tunnell Emergency Lighting		(17,739.00)		To Award Construction Contract	5%
13093310	DFCM	Provo Regional Ctr Boiler Replacement		(7,115.03)		Return For Additional Project Costs	3%
11081200	DATC	Electrical System Upgrade		(195.00)		Return For Additional Project Costs	0%
<u>ENDING BALANCE</u>			<u>1,777,578.42</u>	<u>4,460,609.03</u>	<u>968,481.36</u>		



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Jul-15

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>INCREASES TO PROJECT RESERVE FUND:</u>			
ABC Total	-	132,657.10	-
Agriculture Total	-	6,137.33	-
BATC Total	-	28,429.89	-
BLIND Total	2,728.02	21,786.99	-
COURTS Total	-	112,186.49	-
CPB Total	-	21,643.00	-
DATC Total	0	7,075.45	-
DCED Total	0	51,870.20	-
DFCM Total	153,752.05	469,994.47	-
DHS Total	-	69,852.92	-
DIXIE Total	-	19,628.36	-
DNR Total	-	287,476.96	-
DPS Total	0	92,400.00	-
DWS Total	-	128,669.55	-
DXATC Total	-	3,780.17	-
Education Total	-	193,848.41	-
FAIRPARK Total	-	4,980.99	-
GOED Total	0	12,814.05	-
HEALTH Total	-	68,060.50	-
MATC Total	0	40,396.61	-
OWATC Total	0	1,365.72	-
SLCC Total	473,435.00	363,906.92	-
SNOW Total	-	11,620.11	-
SUU Total	-	151,317.66	-
TATC Total	-	37.95	-
TAX Total	-	218,518.00	-
U OF U Total	937,102.93	-	-
UBATC Total	-	57,949.50	-
UDC Total	2,785.11	206,976.97	-
UDOT Total	-	125,918.55	-
UNG Total	-	485,674.11	-
UVU Total	99,349.57	176,492.41	-
WSU Total	-	156,682.86	-



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Jul-15

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>DECREASES TO PROJECT RESERVE FUND:</u>			
BATC Total	0	(94,856.00)	-
COURTS Total	-	(90,910.96)	-
CPB Total	-	(9,421.00)	-
DATC Total	-	(195.00)	-
DFCM Total	-	(29,986.73)	-
DHS Total	(1,443,212.00)	-	-
DNR Total	-	(9,796.00)	-
DOH Total	-	(137,715.00)	-
DPS Total	-	(1,651.00)	-
DXATC Total	0	(27,277.34)	-
HEALTH Total	-	(19,551.60)	-
MATC Total	-	(8,000.00)	-
SLCC Total	(901.00)	(71,157.26)	-
SNOW Total	-	(17,739.00)	-
TAX Total	-	(6,431.00)	-
UDC Total	-	(94,382.00)	-
UDOT Total	-	(95,061.00)	-
UNG Total	-	(28,544.00)	-
UVU Total	0	(12,353.00)	-
WSU Total	0	(43,081.00)	-
<u>OTHER ITEMS</u>			
OTHER	Balance of FY2014 Improvement Funds	97,600.00	
OTHER	Haz/Mat Surveys	(310,000.00)	
OTHER	Hazmat Emergency Abatement	(200,000.00)	
OTHER	Transfer To DFCM FY14 Admin Budget Per 2013 House Bill #6	(200,000.00)	
OTHER	Transfer To General Funs Per 2014 HB #2 Item #186	(5,100,000.00)	
OTHER	Correction of Transfer To General Fund Per 2014 HB #2 Item #	2,550,000	(2,550,000)
OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2		(3,000,000.00)
OTHER	To FY15 DFCM Admin Per 2015 House Bill #6 Item #2	(1,500,000.00)	