

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, October 27, 2010
Utah State Capitol Building,
Room 250
Salt Lake City, Utah
9:00am

- (Action) 1. **Approval of Minutes of September 1, 2010 and October 6, 2010**..... Tab 1
- (Action) 2. **Capital Development Rankings** Tab 2
- (Action) 3. **FY 2012 Hearing Schedule for Projects from Other Funding Sources**.... Tab 3
- (Action) 4. **Long Term Lease Request in Salt Lake City on behalf of Department of Alcoholic Beverage Control**..... Tab 4
- (Action) 5. **Long Term Lease Request in St. George, UT for Attorney General and Department of Human Services**..... Tab 5
- (Action) 6. **Programming and Design for the UVU Student Life and Wellness Building** Tab 6
- (Action) 7. **Programming and Design for the Snow College Housing Project** Tab 7
- (Action) 8. **Demolition of State Building**..... Tab 8
- (Action) 9. **Declaration of Surplus Property – Multiple Properties, North Temple**.... Tab 9
- (Action) 10. **Approval of Property Exchange – Utah State Hospital**..... Tab 10
- (Action) 11. **Administrative Reports for University of Utah and Utah State University** Tab 11
- (Information) 12. **Administrative Report for DFCM** Tab 12

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify CeeCee Niederhauser 538-3261 (TDD 538-3260) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at <http://buildingboard.utah.gov>*



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: David G. Buxton
Date: October 14, 2010
Subject: **Approval of Minutes of September 1, 2010 and October 6, 2010**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meetings held September 1, 2010 and October 6, 2010.

DGB: cn

Attachment

Utah State Building Board



MEETING

September 1, 2010

MINUTES

Utah State Building Board Members in Attendance:

Mel Sowerby, Chair
George Daines
Wilbern McDougal
Steve Bankhead

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Lyndy Lovelady	Eaton Architecture
Jessie Robertson	Envision Engineering
Dave Tanner	Southern Utah University
Michael Benson	Southern Utah University
Ralph Hardy	Utah System of Higher Education
Kimberlee Willette	GOPB
Rich Amon	Legislative Fiscal Analyst Office
Ben Berrett	Utah State University
Ken Nye	University of Utah
Tiffany Woods	BHB Engineers
Darrell Hart	Utah State University
Rick Stock	Dunn Associates
Jerry Jensen	Utah Department of Corrections
Bob Askerlund	Salt Lake Community College
Chris Coutts	Arcitectural Nexus
Greg Stauffer	Utah System of Higher Education
Alan Bachman	Attorney General's Office/DFCM
LaPriel Dye	Attorney General's Office/DFCM

On Wednesday, September 1, 2010 the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol Building, Room C250, Salt Lake City, Utah. Chair Mel Sowerby called the meeting to order at 9:02 a.m.

APPROVAL OF MINUTES OF August 11, 2010

Chair Sowerby sought a motion for approval of the minutes.

MOTION: George Daines moved to approve the meeting minutes of August 11, 2010. The motion was seconded by Wilbern McDougal and passed unanimously.

SUU MASTER PLAN REVISIONS.....

SUU President, Michael Benson spoke to the Board and thanked them for coming to SUU's campus during the Capital Facilities Tour a few weeks ago. He indicated that the State Board of Regents had also visited their campus and the revised Campus Master Plan was presented to them. President Benson said that over the past three years the University has had the opportunity to acquire some pieces of property that are immediately adjacent to campus which would allow for expansion. They want to pick up additional parcels which would serve as parking to their proposed Museum of Art located on the corner of 300 West and University. He reminded the Building Board that the Board of Regents recent change in policy requires that once a campus master plan is approved, with the delineation of this expanded footprint, they need the approval of SUU's Board of Trustees to pick up some of these properties and they are in the process of doing that at the present time.

Steve Bankhead questioned if a new business building were constructed, would the University leave the existing business building in place to accommodate future growth? President Benson answered that the plan was to leave the building in place during construction, however once the new building is completed they would raze the older building and create an open area.

Chairman Sowerby asked what the increase was in square footage for the business building. Dave Tanner, SUU's Vice-President of Finance and Facilities indicated that it would be approximately 6,000 square feet of additional space.

MOTION: Wilbern McDougal moved to approve the SUU Master Plan Revisions. The motion was seconded by Steve Bankhead and passed unanimously.

DESIGN APPROVAL FOR THE CHILLED WATER THERMAL STORAGE SYSTEM.....

Darrell Hart, Associate Vice-President for Utah State explained that for some time the University has been considering putting an underground water tank and hyper field adjacent to their main utility tunnel for the purpose of storing chilled water. The idea would be to make chilled water for the central cooling plant at night and as a result lower the peak demand curve on their power consumption. As a result, they could use electrical power billed at a base rate rather than at peak rates. They anticipate the need for a two million gallon tank and are currently talking to several firms who could do the work. This project would add redundancy to their central plan and provide additional current for the Data Center. At the present time, if they had a utility outage at the central plant, the Data Center would see the effect of that in 15 to 20 minutes. They wanted to notify the Building Board of their plans. This is within their delegation authority and they are not asking for O & M.

Steve Bankhead asked if this would be a project that the University would require funding from the Legislature. Mr. Hart answered that the University would fund this project internally.

Chairman Sowerby questioned if USU had projected the savings using off peak power and if they knew how much money it would save? Mr. Hart indicated that it would be less than \$100,000 a year.

Director Gregg Buxton asked what was the life of the tank? Mr. Hart said they were thinking about a post tension tank which would probably have a fifty year life or more. There would be some kind of reinforcement tensioning after the concrete portion was poured. The idea would be that the tank would be poured in sections and tied together to prevent leakage.

There was some conversation between Director Buxton and Chairman Sowerby about whether this was an informational item or an action item. Since it was listed on the agenda as an action item, Chairman Sowerby asked if there was a motion to approve.

MOTION: Wilbern McDougal moved to approve the Design Approval for the Chilled Water Thermal Storage System. The motion was seconded by Steve Bankhead and passed unanimously.

☐ PROPOSED AMENDMENTS TO THE RULE: ACTION ITEMS R-23-22-7. REQUIREMENTS FOR THE DISPOSITION OF REAL PROEPRTY.....

Alan Bachman said that when this rule was previously submitted several months ago there was some question from John Nixon from the GOPB regarding what happens when the rule goes from the Building Board to the next level. Does it go to the Governor's Office or the Legislature? They did not address that question in this rule

because previously they indicated that the rule would go to the Legislative Management Committee. However, most of DFCM's real property transactions do not involve historically significant properties. Most are well under \$500,000 and in fact since the rule was adopted nothing has come up where they would need to worry about this particular issue. By adopting this rule change, it makes the authority of the Director of DFCM more inclusive and alleviates having to go to the Legislative Management Committee. The Legislative and Executive side both agree that we should make this rule change.

MOTION: Steve Bankhead moved to approve the amendments to R23-22-7. The motion was seconded by Wilbern McDougal and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye was the spokesman for the University of Utah. He reported that under Professional Services agreements there were five design agreements and two other agreements. On Construction Contracts there was one remodeling contract and three site improvement contracts. There was no activity in the Project Reserve fund.

The Contingency Reserve fund does not show a repayment of funds from last month; however this repayment is in progress and will reflect on their next report. They had two decreases to the Contingency Reserve fund. The High Temperature Water Lines Replacement in the Health Sciences area was a transfer of \$88,230 to cover the cost of removing and replacing vault lids in order to shorten the time the system needs to be down while the new line was being tied into existing buildings. Their objective was to reduce the impact on the campus hot water system which would require a shut down of hot water to the Hale Sciences campus area for two months if they continued with this plan. Mr. Nye reminded the Board that not having hot water in August or September may not seem like a big inconvenience, however there is a tremendous amount of research going on in that part of campus that requires steam for autoclaves and other research equipment as well as the need to sterilize. They determined that it would be to their advantage to remove the vaults which would greatly shorten the shut down time and reduce impacts. There were also repairs to an existing storm drain and other unknown conditions including asbestos discovered at a building connection. Chairman Mel Sowerby asked if these were band-aids to the high temperature water system and Mr. Nye responded that they were not. They were full permanent replacement with triple walled pipe. The second draw of \$45,349 for HPER Complex High Temperature Water Lines covers the cost of tying the new line into their system. They were in the design process of this project and put it out to bid quickly without having the last piece of how they were going to connect into the new tunnel system. They didn't have that

resolved yet, but felt they had to proceed quickly because of continuous failures in the system.

Their Contingency fund quarterly report on page five reflects cumulative amount draws from all of their projects in capital improvements. Most of their projects end up not drawing anything out of contingency, however the projects listed in this report show a greater number of high temperature water line projects which involve digging in the ground or dealing with other areas where they have greater risks on all conditions.

Improvement projects are summarized on page six. They anticipate the majority of FY 2009 projects will be closed out by the next quarterly report. Some of the projects have some final punch list items and some are actually now closed but did not make the deadline for this report.

Chairman Sowerby asked Mr. Nye to clarify the total amount they are allowed under delegation and Mr. Nye responded that it was ten million dollars per project.

Director Gregg Buxton questioned why they were still working on 2006 projects. Mr. Nye indicated they had two very challenging projects during 2006. One involved the glazing for the Student Services Building. This project involved cosmetic repair to the concrete, but as they got more into the project they discovered the concrete was in worse shape than originally understood. They made several efforts to find a solution to remedy the problem within budget. After the third or fourth iteration they found an affordable solution which will be a capital request in the future. The next job included demolition and abatement work that needed to be done at the conclusion of the co-generations plant project. This project was scheduled for completion about one and a half years ago however they experienced a system failure as they were taking the plant off line. As a result of that failure, it took contractors and engineers a year to get this fully resolved and rebuilt. This project will be closed by the next report.

Director Buxton also questioned some issues involving the Fletcher Building Fume Hood. Mr. Nye indicated when they completed the design of this project and went to the building code for review they identified some issues with noise ordinances that had not been anticipated. They had to go back and hire special consultants to deal with noise levels to guarantee that code requirements were met. This project is currently out to bid.

Director Buxton also asked for some clarification on the Price Museum Fine Arts window replacement. Mr. Nye explained this year when they needed to reallocated capital improvement funds to the high temperature water project, they took the balance of funding for the museum (other than what was required to compete the study) and put it over into the high temperature water. Mr. Nye said that the original funding for the museum was approximately \$225,000 to \$250,000. The \$59,000 was the amount not

being directed to high temperature water, plus \$14,000 for the cost of the study, remained in the net budget. Mr. Buxton stated that the University had completed the study but currently does not have the funds to complete the project. Mr. Nye replied that was a cost decision they had to make. They had to find the money to move over to take care of this urgent situation.

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

Ben Berrett gave the administrative report for Utah State University. Mr. Berrett indicated they had three professional contracts issued this month and eight construction contracts. There were no significant items in the Contingency Reserve fund and Project Reserve had no activity. There were two professional contracts, both associated with this year's capital improvement projects – one with the Botanical Center Classroom being built on the Botanical Center property in Kaysville. Construction contracts are mostly capital improvement projects. They have all but one of two under contract already and are making good progress. The Contingency Reserve fund had four small change orders that were in the amount of a couple of thousand dollars. There were no decreases in the project reserve fund

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

□ ADMINISTRATIVE REPORTS FOR DFCM.....

Kurt Baxter indicated that there were thirty-two architectural/engineering agreements awarded. Some of the largest and most significant projects that are under contract with professional services include Southern Utah University programming for their new Museum of Art for about \$135,000 which is another non-state funded project. Southern Utah also obtained the funding for their new stadium for about \$94,090. The University of Utah, Henry B. Eyring Chemistry Building for \$151,000 non-state funded. Under construction, there were no significant items however they have had several boiler replacements this month. Utah Valley University Pope Science Building Addition came in at \$31 Million. This bid was significantly lower than expected so the Legislature will get some savings there. Mr. Buxton reminded Mr. Baxter that the Legislature is observing the status and savings on these projects. When projects are completed with substantial savings then the balance of the funds allotted to the project should be returned to offset any state budget shortfall. Mr. Baxter continued his report indicating there were several items from the Contingency Reserve fund. Mountainland ATC Northern Utah Building in Lehi was getting close to completion. They had several change orders totaling \$129,000. The U of U Museum of Natural History, the

Neuroscience Research Center and the USU Life Science Center are major change orders that affected the Contingency Reserve fund this month. That reserve fund stands a little over \$7 Million which according to our accounting department is healthy at this point and not too large. It is large enough that we feel confident that we can cover anything within the near future as far a contingency goes. The project reserve fund is also healthy. They had several increases to that fund based on projects coming on line and just getting started. The beginning balance was \$5.7 million at the end of the fiscal year and it is now at \$6.1 million at the end of August. Emergency funds are probably a little lower than they like to see them but they are having problems with boilers going out as well as HVAC problems with agencies and institutions. There are state-wide roofing projects going on also. Mr. Baxter said this is a busy time of year for construction.

Mel Sowerby suggested that they entertained a motion to adjourn.

Wilbern McDougal made some comments concerning Governor Gary Herbert interview with Bloomberg Financial and the report on the future of Utah. He would like to know the percentage of students who stay in Utah after being educated here and Commissioner Greg Stauffer from the Office of Higher Education said he would work on obtaining that information.

Mel Sowerby again suggested that they entertain a motion to adjourn.

☐ ADJOURNMENT.....

MOTION: George Daines moved to adjourn at 8:45 a.m. The motion was seconded by Steve Bankhead and passed unanimously.

There was considerable discussion concerning the date of the next Building Board meeting. Cee Cee Niederhauser clarified that the next meeting would be October 6 and would include the Capital Facilities presentations. Three weeks later the Board will meet on October 27 for completion of prioritizations.

Utah State Building Board



MEETING

October 6, 2010

MINUTES

Utah State Building Board Members in Attendance:

Mel Sowerby, Chair
George Daines
Wilbern McDougal
Jeff Nielsen
Cyndi Gilbert
John Nixon, Ex-Officio

DFCM and Guests in Attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Tom Shaw	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Cheryl Searle	Division of Facilities Construction & Management
Wayne Christensen	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Kent Thorsted	Davis Applied Technology College
Brent Petersen	Davis Applied Technology College
Chris Coutts	Architectural Nexus
Rick Stock	Dunn Associates
Patricia Smith-Mansfield	Archives
John Koerner	Archives
Tiffany Woods	BHB Engineers
Kyle Stephens	Utah Department of Agriculture and Foods
Stephen Ogilvie	Utah Department of Agriculture and Foods
Leonard Blackham	Utah Department of Agriculture and Foods
Tenielle Yang	GOPB
Jill Flygare	GOPB
Kimberlee Willette	GOPB

Dallas Earnshaw	DHS/DSAMH/USH
Peggy Grusendorf	DHS/DSAMH/USH
Dan Maldonado	Juvenile Justice Services
Dan Clark	Utah Parks and Recreation
Mike Hayden	Utah Dept. of Corrections
Amanda Smith	Department of Environmental Quality
President Anne Milner	Weber State University
Kevin P. Hansen	Weber State University
David Sundwall	Utah Department of Health
Julee Attig	Henriksen/Butler Design Group
Keri Hammond	Marketlink
Anna Heywood	Reaveley Engineers
Fran Pruhn	CRSA
Jackie McGill	Spectrum Engineers
Libby Crapo	Action Door Controls
Alyn Lunceford	Utah Courts
Ralph Hardy	Utah State Office of Higher Education
William Sederburg	Utah State Office of Higher Education
Clay Christensen	Mountainland Applied Technology College
Tyler Brinkerhoff	Utah College of Applied Technology
Rob Brems	Utah College of Applied Technology
Don Woods	Mayor of Clearfield, Utah
Louenda Downs	Davis County
Cynthia Cook	FFKR Architects
Dorian Page	Southern Utah University
David Tanner	Southern Utah University
Marvin Dodge	Snow College
Scott Wyatt	Snow College
President Michael Young	University of Utah
Mike Perez	University of Utah
Ken Nye	University of Utah
Sherry Reusch	Dixie State College
President Stephen Nadauld	Dixie State College
Lance Davenport	Utah Department of Public Safety
Chris Hamlet	Utah Department of Public Safety
Keith Squires	Utah Department of Public Safety
Mike Bouwhuis	Davis Applied Technology College
Scott Snelson	Tooele Applied Technology College
Dana Miller	SWATC
President Rich VanAusdal	Dixie ATC
Richard Maughan	Bridgerland ATC
Darrell Hart	Utah State University

Ben Berrett
Cynthia Bioteau
Bob Askerlund
Rich Amon

Utah State University
Salt Lake Community College
Salt Lake Community College
Legislative Fiscal Analyst Office

On Wednesday, October 6, 2010 the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol Building, Room C250, Salt Lake City, Utah for the purpose of reviewing the presentations for the FY 2012 State Funded Capital Development Prioritizations. Chair Mel Sowerby called the meeting to order at 8:03 a.m.

Director David G. Buxton reminded those in attendance of the importance of staying on schedule. He indicated there would be a signal to notify each agency when the presentation time was over. In addition he reminded the agencies that it was vitally important that the Building Board members understand the project in order score them properly.

FY 2012 STATE FUNDED CAPITAL DEVELOPMENT PRIORITIZATION HEARINGS.....

Chair Mel Sowerby announced the commencement of the Prioritization Hearing. A copy of the hearing schedule is attached to the minutes.

ADJOURNMENT.....

MOTION: Chair Mel Sowerby moved to adjourn at 5:02 p.m. The motion was seconded by Cyndi Gilbert and passed unanimously.

Utah State Building Board

FY 2012 State-Funded Capital Development Prioritization Hearings

October 6, 2010

Start Time	Minutes	Priority	Agency/Institution	Project	Presenter
8:00 AM	0:10		DFCM	Orientation	Gregg Buxton, DFCM Director
8:10 AM	0:20	1	Agriculture/Health/DPS	Module #2 Of The Unified State Laboratory	Lance Davenport, Commissioner
8:30 AM	0:30	2	Multi-Agency	Freeport Multi Agency Warehouse Rennovation	John Nichols, DFCM
9:00 AM	0:20		GOED	World Trade Center (State Office Building)	Elizabeth Goryunova
9:20 AM	0:20	2	Public Safety	Homeland Security: Emergency Operations Center	Kris Hamlet, Deputy Director
9:40 AM	0:20		Courts	Ogden Juvenile Court	Alyn Lunceford, Facilities Director
10:00 AM	0:05		Courts	Northern Utah County Land Banking	Alyn Lunceford, Facilities Director
10:05 AM	0:15		Break		
10:20 AM	0:20	1	DHS	Building Consolidation	Dallas Earnshaw, Director
10:40 AM	0:05	2	DHS	Southwest Utah Youth Center Expansion	Dan Maldonado, Director
10:45 AM	0:20		DNR	Parks Wasatch Mtn. State Park Campground Renovation	Dan Clark, Construction Director
11:05 AM	0:10		Corrections	CUCF West-1 192 Secured Housing & West-2 288 Dormitory	Tom Patterson, Director
11:15 AM	0:20		BFS	Richfield Alternate Data Center Expansion	Steve Fletcher, Director
11:35 AM	0:20		DEQ	Quality Technical Support Center	Amanda Smith, Executive Director
11:55 AM	1:05		Lunch		
1:00 PM	0:20		WSU	Davis Campus Professional Programs Bldg & Central Plant	President Anne Milner
1:20 PM	0:10		UCAT	Overview of UCAT Priorities	President Rob Brems
1:30 PM	0:20		MATC	Central Utah County Campus	President Clay Christensen
1:50 PM	0:20		DATC	Medical Building Expansion	President Michael Bouwhuis
2:10 PM	0:05		DATC	Morgan Land Banking Request	President Michael Bouwhuis
2:15 PM	0:10		Tooele ATC	UCAT – TATC/USU Tooele County Campus	President Scott Snelson
2:25 PM	0:10		SWATC	SWATC: Health Science and Information Technology Bldg	President Dana Miller
2:35 PM	0:10		DXATC	Land Purchase & New Building	President Rich VanAusdal
2:45 PM	0:20		BATC	Health Science & Technology Building	President Richard Maughn
3:05 PM	0:05		BATC	Land Banking Requests	President Richard Maughn
3:10 PM	0:15		Break		
3:25 PM	0:10		Board of Regents	Overview of Higher Ed Priorities	Comissioner William Sederburg
3:35 PM	0:10		SUU	New Business School	President Mike Benson
3:45 PM	0:05		SUU	Land Banking Request	President Mike Benson
3:50 PM	0:20	1	USU	Business School Addition/Remodel	President Stan Albrecht
4:10 PM	0:05	2	USU	Kent Concert Hall Addition/Remodel	President Stan Albrecht
4:15 PM	0:05		USU	Land Banking Requests	President Stan Albrecht
4:20 PM	0:20		USU/CEU	Arts and Education Building	President Stan Albrecht
4:40 PM	0:10		U of U	Utility Distribution Infrastructure	President Michael K. Young
4:50 PM	0:05		SLCC	Acquire 60 Acres of Land in Herriman for a Campus	President Cynthia Bioteau
4:55 PM	0:05		Dixie	Land Banking Request	President Stephen Nadauld
5:00 PM	0:10		Snow	Science Building Remodel	President Scott Wyatt
5:10 PM	9:10				



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David Gregg Buxton
Date: October 18, 2010
Subject: Schedule of Non-State Funded Projects

Recommendations

DFCM recommends that the Building Board review Non-State Funded projects for FY 2012.

Background

The building Board will review presentations for the Non-State funded projects. The Board can decide whether to recommend the project to the legislature. These projects will be presented immediately following the state funded rankings.

DGB:kfb

FY 2012

Non-State Funded Projects

Time	Agency	Project
:05	UVU	Student Wellness building
:05	UofU	Ambulatory Care Complex Parking Phase I
:05	UofU	Dee Glen Smith Athletic Center Expansion
:05	UofU	UU Healthcare Medical Services Bldg.
:05	USU	Art Barn Renovation
:05	USU	Regional Campus Distance Ed Bldg.
:05	Snow	Student Housing
:05	DNR	Lee Kay Archery Center
:05	DNR	Kamas Fish Hatchery Water Filtration
:05	Courts	Purchase of the Farmington Courthouse
:05	UCAT	UCAT Board of Trustee Bldg.
:05	Dixie	Housing Project
:05	Dixie	Kenneth N. Gardner Student Center Addition



Gary R. Herbert
Governor
Kimberly Hood
Executive Director
David G. Buxton
Director

State Of Utah

Division of Facilities Construction & Management

Department of Administrative Services
4110 State Office Building
Salt Lake City, Utah 84114
Phone: (801) 538-3430
Fax: (801) 538-3267

Memorandum

To: Utah State Building Board
From: David G. Buxton
Date: September 23, 2010
Subject: **Long Term Lease Request in Salt Lake City on behalf of Department of Alcoholic Beverage Control**

Recommendation:

DFCM recommends that the Board approve the request for a 10-year lease for the Department of Alcoholic Beverage Control, as described in the attached documents.

Background:

The statute that requires Building Board approval of long term leases is contained in subsection 63A-5-302(2) and is repeated below.

2) *The director may:*

(a) subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and

(b) with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.

Attachment

June 2010

LONG TERM LEASE REQUEST

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL STORE NUMBER 15

LOCATION: 1600 SOUTH 900 WEST, SALT LAKE CITY, UT

TYPE OF SPACE: DABC OFFICE BUILDING ADDITIONAL PARKING

AMOUNT OF SPACE: 28,347 SQUARE FEET

LENGTH OF LEASE: TEN (10) YEARS

RENEWAL OPTION: THE STATE HAS THE OPTION TO RENEW THE LEASE FOR A TEN YEAR TERM AT THE SAME LEASE TERMS, EXCEPT AS TO LEASE RATE WHICH IS NEGOTIABLE.

COST: \$0.106 PER SQUARE FOOT PER YEAR, ANNUAL 1.5% INCREASE AFTER TWO YEARS

JUSTIFICATION: The Department of Alcoholic Beverage Control (DABC) office building is located northwest of the DABC warehouse. There is not sufficient parking for employees and visitors when Commission meetings are held. The State tried to purchase this small parcel of land as part of its long term plan for the future development and expansion of the warehouse and to provide the additional parking that is needed today. Salt Lake City would not sell the site to the State, but is willing to enter into a long term lease on the property.

This location is adjacent to and directly north of the DABC office building. The construction of additional parking will provide the necessary parking for the office and visitors to the DABC office building.



Gary R. Herbert
Governor
Kimberly Hood
Executive Director
David G. Buxton
Director

State Of Utah

Division of Facilities Construction & Management

Department of Administrative Services
4110 State Office Building
Salt Lake City, Utah 84114
Phone: (801) 538-3430
Fax: (801) 538-3267

Memorandum

To: Utah State Building Board
From: David G. Buxton
Date: September 21, 2010
Subject: **Long Term Lease Request in St. George, UT for Attorney General and Department of Human Services**

Recommendation:

DFCM recommends that the Board approve the request for a 10-year lease for the Attorney General and the Department of Human Services as described in the attached documents.

Background:

The statute that requires Building Board approval of long term leases is contained in subsection 63A-5-302(2) and is repeated below.

2) *The director may:*

(a) *subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and*

(b) *with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.*

Attachment

June 2010

LONG TERM LEASE REQUEST

THE ATTORNEY GENERAL AND DEPARTMENT OF HUMAN SERVICES

LOCATION: 52 NORTH 100 WEST, ST. GEORGE, UT

TYPE OF SPACE: OFFICE SPACE

AMOUNT OF SPACE: AG: 3,752 SQ FT & DHS: 7400 SQ FT

LENGTH OF LEASE: TEN (10) YEARS

RENEWAL OPTION: THE STATE HAS THE OPTION TO RENEW THE LEASE FOR AN ADDITIONAL 60 MONTHS IF WASHINGTON COUNTY DOES NOT NEED THE SPACE FOR THE EXPANSION OF IT'S COUNTY ATTORNEY SPACE.

COST: \$16.57 PER SQUARE FOOT FIXED RATE FOR THE TEN YEAR PERIOD

JUSTIFICATION: Washington County is constructing a new office building to be known as the Washington County Justice Center for the County Attorney. It is located directly east of the new County Court House.
The County has an excellent Bond interest rate below 3%. The new building is sized for a 25 year growth for County office space requirements. The County Attorney will occupy 50% of the space at move in. The Attorney General wanted to be located next to the new Court House and requested space in the building. DHS has two agencies (Office of Recovery Services and Department of Services for People with Disabilities) that have also agreed to take space in the new building. DHS will reduce their annual rental by \$130,385/year by relocating to this new facility owned by Washington County. These State Agencies will occupy 50% of the new building and save the State money in the process.



Gary R. Herbert
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David Gregg Buxton
Date: October 11, 2010
Subject: **Programming for the UVU Student Life and Wellness Building**

Recommendations

DFCM recommends that the Building Board review the request UVU to approve programming of the Student Life and Wellness Building.

Background

The Student Life and Wellness building will be a 160,000 square foot structure which will house Student Life and Wellness functions such as basketball courts, multipurpose area, (i.e. dance, speaker area) climbing wall, outdoor adventure center, cardio-cinemas, student health center, commons area (i.e. study, social, and food) bowling/games as well as offices that would support these areas.

DGB:kfb



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: David Gregg Buxton
Date: October 11, 2010
Subject: **Programming for the Snow College Housing Project**

Recommendations

DFCM recommends that the Building Board review the request from Snow College for programming for the new Snow College housing project.

Background

Over the past 4 months Snow College has been participating in a housing study which will provide additional on campus housing for the growing student population. This project will add approximately 350-400 additional beds during the next 24 months.

DGB:kfb



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: David Gregg Buxton
Date: October 11, 2010
Subject: Demolition of State Building

Recommendations

DFCM recommends that the Building Board consider a request from DFCM to demo the old DTS Radio Shop Warehouse

Background

The Evaluation for demolition gave consideration to the following issues:

1. The radio shop needs to be relocated to accommodate the new Ogden Drivers License Building.
2. A new Radio shop will then be constructed in a new undetermined location.
3. The current building location is not convenient to the needs of the Dept. of Public Safety.

Sincerely,

DGB:kfb



Gary R. Herbert
Governor
Kimberly Hood
Executive Director
David G. Buxton
Director

State Of Utah

Division of Facilities Construction & Management

Department of Administrative Services
4110 State Office Building
Salt Lake City, Utah 84114
Phone: (801) 538-3430
Fax: (801) 538-3267

Memorandum

To: Utah State Building Board
From: David G. Buxton
Date: October 27, 2010
Subject: Declaration of Surplus Property – Multiple Properties, North Temple

Recommendation:

DFCM recommends that the Board declare the parcels described in the attached documents as surplus and authorize their sale to the Utah Transit Authority as part of the UTA Airport Light Rail Project. Based on the advice of the State Historic Preservation Officer, DFCM further recommends that the Board determine that the parcels described herein are not historically significant, except for parcels adjacent to the Fair Park. However, there will be no adverse effects from selling the property adjacent to the Fair Park to UTA as contemplated. This means that under current rules as shown below, the sale of the parcels adjacent to the Fair Park will be subject to approval by the Legislative Management Committee, or another legislative body as yet to be determined in pending administrative rule changes.

Background:

The Administrative Rule that requires Building Board approval of the disposition of State property is contained in subsection R23-22-7(1)(b), and (2), and is repeated below:

- (b) If the Board has not determined that the real property is historically significant, then the Building Board may declare the real property to be surplus under the procedures described in this Rule.*
- (i) Thereafter, if the appraised value of the real property is estimated by the Director to be \$500,000 or below, then the Board may authorize the Division to dispose of the real property in accordance with the provisions of this Rule.*
- (ii) If the appraised value as estimated by the Director is above \$500,000, then the Board shall refer consideration of the sale of the real property to the Legislative Management Committee.*
- (2) Determination of surplus property. If the real property is determined to not be historically significant under this rule and in addition to the policy of Rule R23-22-3, it is the policy of this Board to efficiently and economically dispose of real property that is determined by DFCM or the State to be surplus in accordance with State law. In accordance with State law, DFCM may recommend to the Board that certain real property be declared as surplus. The Board shall consider the following factors in the determination of declaring the property to be surplus:*
- (i) the input of the Division;*
 - (ii) the input of State agencies;*
 - (iii) any other input received from concerned persons or entities; and,*
 - (iv) the appraised value of the property.*

The Administrative Rule that requires a Building Board declaration of historical significance is contained in subsection R23-22-7(1)(a)(i-ii), and is repeated below:

(i) "Historical significance" for the purposes of this Rule R23-22 includes real property, including any structures, statues or other improvements on the real property, that is listed on the National Register of Historic Places or the State Register.

(ii) The Division, after consultation with the State Historic Preservation Officer, shall make a recommendation to the Board as to whether a property proposed to be declared as surplus property, is historically significant based on the definition of "historically significant" in this Rule. The Board, after considering the recommendation of the Division as well as any other interested persons or entities, shall determine whether or not the property is historically significant.

Attachment

October 2010

REQUEST FOR DECLARATION OF SURPLUS REAL PROPERTY

ADDRESS: 1000 WEST TO 1950 WEST NORTH TEMPLE

LOCATION: SALT LAKE COUNTY, UTAH

NUMBER OF PARCELS 20

TOTAL SQUARE FEET: 75,000 square feet or 1.7 acres

PROJECTED PROCEEDS \$393,000

FRONTAGE Estimated at 2,500 linear feet.

JUSTIFICATION: UTA has approached DFCM with the intent of purchasing easements and rights of way for construction of the Airport Light Rail Project on North Temple. The affected property consists primarily of approximately 20 parcels of various sizes along a narrow strip of land less than ten (10') feet in width on the north and south sides of North Temple Street between 1000 West and 1950 West. UTA has appraised the properties using their own appraisers and DFCM has also appraised the larger parcels using its own appraiser. The values of some of the smaller parcels have been extrapolated from existing appraisals and other data since appraising each small parcel was determined to not be cost effective. The areas of the DNR building, Fair Park, the old White Ball Field and the DABC store on North Temple are the significant properties involved in the transfer. New proposed Trax stations will be built along North Temple near the Fair Park and the state campus complex at 1950 West.

After consultation with the Utah State Historic Preservation Office, these parcels of vacant land are not listed on, nor are eligible to be listed on, the National Register of Historic Places or the State Register. As a result, the property is not historically significant for the purposes of a declaration of surplus real property.

The only exceptions are those parcels adjacent to the Fair Park, the sale of which will need to be approved by a body of the Legislature.



Gary R. Herbert
Governor
Kimberly Hood
Executive Director
David G. Buxton
Director

State Of Utah

Division of Facilities Construction & Management

Department of Administrative Services
4110 State Office Building
Salt Lake City, Utah 84114
Phone: (801) 538-3430
Fax: (801) 538-3267

Memorandum

To: Utah State Building Board
From: David G. Buxton
Date: October 27, 2010
Subject: Approval of Property Exchange – Utah State Hospital

Recommendation:

DFCM recommends that the Board declare the parcels described in the attached documents as surplus and authorize their inclusion in a real property exchange with Provo City. Due to the sold properties being greater than \$500,000 in value, this sale will also be subject to the approval of the Legislative Management Committee, or another legislative body as yet to be determined in pending administrative rule changes. Based on the advice of the State Historic Preservation Officer, DFCM further recommends that the Board determine that the parcels described herein are not historically significant, allowing the property to be declared and sold as surplus.

Background:

The Administrative Rule that requires Building Board approval of the disposition of State property is contained in subsection R23-22-7(1)(b), and (2), and is repeated below:

- (b) If the Board has not determined that the real property is historically significant, then the Building Board may declare the real property to be surplus under the procedures described in this Rule.*
- (i) Thereafter, if the appraised value of the real property is estimated by the Director to be \$500,000 or below, then the Board may authorize the Division to dispose of the real property in accordance with the provisions of this Rule.*
- (ii) If the appraised value as estimated by the Director is above \$500,000, then the Board shall refer consideration of the sale of the real property to the Legislative Management Committee.*
- (2) Determination of surplus property. If the real property is determined to not be historically significant under this rule and in addition to the policy of Rule R23-22-3, it is the policy of this Board to efficiently and economically dispose of real property that is determined by DFCM or the State to be surplus in accordance with State law. In accordance with State law, DFCM may recommend to the Board that certain real property be declared as surplus. The Board shall consider the following factors in the determination of declaring the property to be surplus:*
- (i) the input of the Division;*
 - (ii) the input of State agencies;*
 - (iii) any other input received from concerned persons or entities; and,*
 - (iv) the appraised value of the property.*

The Administrative Rule that requires a Building Board declaration of historical significance is contained in subsection R23-22-7(1)(a)(i-ii), and is repeated below:

(i) "Historical significance" for the purposes of this Rule R23-22 includes real property, including any structures, statues or other improvements on the real property, that is listed on the National Register of Historic Places or the State Register.

(ii) The Division, after consultation with the State Historic Preservation Officer, shall make a recommendation to the Board as to whether a property proposed to be declared as surplus property, is historically significant based on the definition of "historically significant" in this Rule. The Board, after considering the recommendation of the Division as well as any other interested persons or entities, shall determine whether or not the property is historically significant.

Attachment

October 2010

REQUEST FOR APPROVAL REAL PROPERTY EXCHANGE

UTAH STATE HOSPITAL

LOCATION: 1300 EAST CENTER STREET, PROVO

TYPE OF PROPERTY: VACANT LAND

SOLD PROPERTY: 7.23 ACRES

SOLD PROPERTY VALUE: \$687,744 (includes value of apple orchard, \$165,500, and temporary construction easement, \$8,081)

ACQUIRED PROPERTY: 2.97 ACRES

ACQ. PROPERTY VALUE: \$265,215.00

CONSIDERATION: Cash balance to State of \$422,530

JUSTIFICATION: The Department of Human Services (DHS) currently operates the Utah State Hospital (USH) at the above referenced location. Provo City has expressed an interest in acquiring certain vacant land on the south and western edge of the USH property for the construction of a road connecting 300 South to Seven Peaks Boulevard. In exchange, Provo City will transfer a portion of Center Street to the State, along with the balance in cash.

In addition, a new 60' concrete water supply line will also be installed directly underneath the new Seven Peaks Boulevard extension as a part of the Bonneville Unit of the Central Utah Project.

After consultation with the Utah State Historic Preservation Office, this parcel of vacant land is not listed on, nor is eligible to be listed on, the National Register of Historic Places or the State Register. As a result, the property is not historically significant for the purposes of a declaration of surplus real property.

The Utah State Hospital performs a vital service to the residents of the State of Utah, and the proposed road will benefit the USH with increased traffic circulation and access to public roadways, and will increase the value of the remaining vacant property at USH.

The Department of Administrative Services

Division of
**Facilities Construction
& Management**

SERVICES ELEVATED



Utah State Hospital

*Land Trade with Provo City
for Extension of Seven Peaks Boulevard*

Division of
**Facilities Construction
& Management**

SERVICES ELEVATED



Acquisition Summary

- ◆ *Provo City desires to establish an extension of Seven Peaks Boulevard on the west and south edges of the State Hospital property.*
- ◆ *The road will connect existing Seven Peaks Boulevard and 300 South Street.*
- ◆ *Will improve the value and future development of adjacent State Hospital land.*
- ◆ *Part of the State Hospital Master Plan.*
- ◆ *State will acquire eastern portion of Center Street within the State Hospital, for value of land only.*
- ◆ *A 60' concrete water line for the Central Utah Project will be located underneath the road.*

Division of
**Facilities Construction
& Management**

SERVICES ELEVATED



Involved Properties:

- *Property acquired by State from Provo City:*
 - *Portion of Center Street within State Hospital*
 - *2.97 acres*
 - *Appraised Value: \$265,215*
- *Property Sold by State to Provo City:*
 - *Multiple parcels on south and west edges of State Hospital, including apple orchard and temporary easement*
 - *7.2 acres*
 - *Appraised Value: \$687,744*
- *Cash balance to State: \$422,530*
- *Questions or Comments*



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: David G. Buxton
Date: October 11, 2010
Subject: **Administrative Reports for University of Utah and Utah State University**

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

DGB:cn

Attachments



Office of the Vice President
For Administrative Services

October 7, 2010

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

Subject: U of U Administrative Reports for October 27th Building Board Meeting.

Dear Gregg:

The following is a summary of the administrative reports for the U of U for the period 8/13/10 to 10/7/10. Please include this in the packet for the October 27, 2010 Building Board Meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
13 Design Agreements, 7 Planning/ Study/Other Agreements.

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
1 New Space Contracts, 9 Remodeling Contracts, 3 Site Improvement Contracts.

Item 2; Building 303 Central Chiller Plant, Utah Correctional Industries – Per the State Procurement Code, this demolition and abatement contract was awarded to Utah Correctional Industries without going through a competitive procurement process.

Item 10; Medical Intensive Care Unit, Jacobsen Construction – This is a CM/GC agreement. The amount reflected in the report is only for pre-construction services.

Report of Project Reserve Fund Activity (Page 3)

Increases:

None.

Decreases:

None.

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

Gregg Buxton, Director
October 7, 2010
Page 2

Report of Contingency Reserve Fund (Page 4)

Increases:

The increases reflect the transfer of amounts budgeted for contingency for FY11 capital improvement projects.

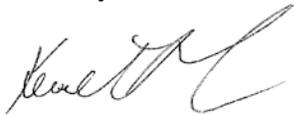
Decreases:

Project 20024, HTW Lines Replacement – Health Sciences Area

This transfer of \$87,251.34 covers the cost of unknown conditions primarily: (1) reconstructing a vault (connected to a vault that was in the project) that was discovered to be in such poor condition that it was at substantial risk of failure and (2) extended overhead through August 31 for delays caused by unknown conditions.

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
Gregory L. Stauffer



**Professional Services Agreements
Awarded From August 13, 2010 to October 7, 2010**

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
<i>Design</i>					
1	H50010	Laundry Services, Bldg 521 Level A - Heating Issues	David L. Jensen	\$160,005	\$10,005
2	H50011	Install Cooling in Communication Closets, Bldg 525 All Levels	Advanced Concept Engineering	\$168,000	\$8,900
3	21027	University of Utah Guest House Expansion	Jacoby Architects	\$10,000,000	\$411,365
4	21005	Maxwell Wintrobe Bldg Partial Remodel & Infrastructure	FFKR Architects	\$613,490	\$434,131
5	20160	James LeVoy Sorenson Molecular Biotechnology Bldg.	Micron Engineering	\$155,147,610	\$48,500
6	21072	INSCC - Level 3 Remodel	Tracy Stocking & Associates	\$250,000	\$25,000
7	Hosp	Build-Out of WM340 in West Pavilion as Hospital Data Center Space	David L. Jensen & Associates	\$100,000	\$6,050
8	H50116	Divide Conference Center into Rooms & Add AV Support & Equipment	Architectural Nexus	\$236,700	\$34,322
9	21068	South Biology 84 Remodel 233, 234, 235, & 200B	Smith Hyatt Architects	\$500,000	\$28,500
10	21028	HRE Downtown Commons Abatement & Piping	Edwards & Daniels Architects	\$200,000	\$22,720
11	21082	CAMT MRI Remodel	NJRA Architects Inc.	\$213,000	\$28,000
12	21088	Student Union - Mechanical Pipe Replacement Ph 3	TWEA	\$86,650	\$86,650
13	21073	Behavioral Sciences Remodel Room 0018	Axis Architects, LLC	\$8,000	\$8,000
<i>Planning/Study/ Other</i>					
14	21046	College of Architecture & Planning	FFKR Architects	\$50,000	\$3,750
15	20210	Ambulatory Care Complex - Supplemental Seismic Study	Gordon Spilker Huber Geotechnical	\$567,450	\$22,400
16	21005	Wintrobe Partial Remodel & Infrastructure - Commissioning	Total Building Commissioning, Inc.	\$613,490	\$52,900
17	21011	Energy Optimizing Commissioning Services	West-E Behavioral	\$14,707	\$14,707
18	H50118	Surveys for Joint Commission Compliance, Bldg 525	John B. Leggett	\$26,040	\$26,040
19	H50117	Surveys for Join Commission Compliance, Bldg 556	John B. Leggett	\$6,200	\$6,200
20	21027	University of Utah Guest House Expansion	Professional Service Industries	\$10,000,000	\$8,795



Construction Contracts
Awarded From August 13, 2010 to October 7, 2010

Item Number	Project Number	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
<i>Construction - New Space</i>						
1	20165	Utah Museum of Natural History - Security Bid	Simplex Grinnell	Spectrum Engineers	\$96,334,808	\$259,318
<i>Construction - Remodeling</i>						
2	20244	Building 303 Central Chiller Plant	Utah Correctional Industries	Van Boerum & Frank Engineering	\$754,316	\$205,000
3	20255	University Student Apartments Multiple Balcony Repairs	Veritas Inc.		\$384,780	\$192,611
4	21050	U of U 2010 Roof Work: Bldgs 300D, 400A, 1400C, 1400B, & 1400 D	Utah Tile and Roofing	GSBS Architects	\$307,406	\$269,285
5	20261	Madsen Clinic Pharmacy	Avalon Construction Inc.	HHY Associates	\$75,902	\$64,784
6	20249	Anthropology DNA Lab HVAC Upgrade	Mechanical Service and Systems Inc.	Micron Engineering	\$34,363	\$27,825
7	21039	Merrill Engineering Bldg Fume Hood & Utility Installation	Mechanical Service and Systems, Inc.	WHW Engineering Inc.	\$148,745	\$67,838
8	21008	LDS Institute Terrace Repairs and Coatings	Restruction Corporation	CRC Engineering	\$75,000	\$48,885
9	21041	Research Administration Building Room 140 Remodel	Avalon Construction Inc.	HFS Architects	\$32,059	\$21,373
10	21059	Medical Intensive Care Unit - 4th Floor Build Out	Jacobsen Construction Company	Architectural Nexus	\$5,060,000	\$15,000
<i>Construction - Site Improvement</i>						
11	20128	Fort Douglas Tertiary Signage	Yesco LLC		\$1,076,076	\$76,420
12	21077	Red Butte Garden Wayside	KP Landscape Design and Installation		\$19,520	\$14,147
13	20226	HPER Mall Restoration - Mitigation and Bioswale	Big D Construction Corporation	GSBS Architects	\$4,310,263	\$1,067,500



University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of August 13, 2010 to October 7, 2010

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% OF CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,273,680.39			
	INCREASES TO CONTINGENCY RESERVE FUND				
21079	Electrical Distribution System Improvements	175,350.00		7.54%	Procurement
21020	FY11 HTW Line Replacement (Includes Reallocated FY10 funding)	175,835.00		6.62%	Design
20026	Eyring Chemistry HVAC System Upgrades	149,110.00		6.82%	Design
20242	Life Sciences Building - Replace Leaking Pipes	32,730.00		7.00%	Design
21078	Emergency Generators and Load Management	39,313.00		8.53%	Procurement
21032	Replace HVAC Controls in Buildings	36,630.00		8.86%	Design
20253	Develop Secondary Water System for Landscape Irrigation	63,900.00		7.82%	Construction Documents
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
20024	HTW Lines Replacement - Health Sciences Area	(87,251.34)	577,050.90	14.47%	Construction
	ENDING BALANCE	1,859,297.05			
	01-00376-7000-05107				



8 October 2010

David G. Buxton, Director
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, Utah 84114-1163

Dear Gregg:

SUBJECT: USU Administrative Reports for October 2010 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/13/10 to 10/08/10:

Professional Contracts, 2 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 9 contracts issued (Page 2)

Comments are provided on the report. Item 2, A/C & Controls Upgrade FY08, needed \$13,012.67 from the Project Reserve Fund in order to issue the construction contract.

Report of Contingency Reserve Fund (Page 3)

A number of change orders were issued during this reporting period on various projects needing Contingency Reserve funding. The contingency remains in good order.

Report of Project Reserve Fund Activity (Page 4)

Two projects closed adding \$7,493.87 to the Project Reserve Fund. One project required Project Reserve Funds of \$13,012.67 as referenced above.

Current Delegated Projects List (Pages 6-7)

Of USU's 53 current projects, 3 are Complete, 9 Substantially Complete, 32 in Construction, 4 in the Design/Study phase, and 5 Pending.

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/jm
c: Gregory L. Stauffer
Darrell E. Hart
Ben R. Berrett
Stanley G. Kane



Utah State University

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 08/13/10 to 10/08/10

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
MISCELLANEOUS CONTRACTS				
1 Utah Botanical Center Classroom Building	Ivie Code Group	\$32,145.00	\$24,329.00	Plan review/inspection services
2 Planning & Design Fund FY11	The RMH Group	\$75,000.00	\$23,760.00	Chilled water study



UtahStateUniversity

Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Construction Contracts Awarded From 08/13/10 to 10/08/10

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 HSRC 2nd Floor Remodel Phase I	Bailey Construction	Design West Architects	\$76,910.00	\$76,910.00	
2 A/C & Controls Upgrade FY08	USU Facilities	USU Facilities Design and Construction	\$46,928.29	\$59,940.96	Balance needed of \$13,012.67 from Project Reserve Fund
MISCELLANEOUS CONTRACTS					
3 Campus-wide Medium Voltage Upgrade FY10	Electrical Wholesale Supply			\$94,275.00	Equipment only (Transformer)
4 Water Lab Fume Hood Upgrade	Environmental Abatement			\$89,250.00	Asbestos abatement
5 Health, Life Safety & Code Compliance Projects FY10	Environmental Abatement			\$2,750.00	Fine Arts Center 127A asbestos abatement
6 Health, Life Safety & Code Compliance Projects FY09	Environmental Abatement			\$1,750.00	Geology 413 asbestos abatement
7 Health, Life Safety & Code Compliance Projects FY10	Environmental Abatement			\$1,600.00	Ray B. West Building asbestos abatement
8 Health, Life Safety & Code Compliance Projects FY10	Environmental Abatement			\$1,495.00	Fine Arts Center 128 asbestos abatement
9 Health, Life Safety & Code Compliance Projects FY10	Environmental Abatement			\$500.00	NFS Building asbestos abatement



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Contingency Reserve Fund From 08/13/10 to 10/08/10

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$730,927.19				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Building Recommissioning FY10 (Change order)	(24,269.50)	(24,269.50)	10.87%	Construction	67%
CEP Electrical Fees (Engineering fees modification)	(11,445.42)	(11,445.42)	6.70%	Substantial Completion	99%
Miscellaneous Critical Improvements FY09 (Change orders)	(10,607.00)	(10,607.00)	6.00%	Substantial Completion	97%
Sidewalk Replacement FY11 (Change order)	(6,724.00)	(6,724.00)	5.00%	Construction	56%
Family Life Window Replacement (Change order)	(6,187.76)	(6,187.76)	1.07%	Construction	79%
Miscellaneous Critical Improvements FY10 (Change order)	(4,001.00)	(17,676.06)	4.95%	Construction	73%
Fine Arts Complex Safety Repairs (Change orders)	(2,660.50)	(10,849.45)	3.58%	Construction	73%
Natural Resources Siding (Change orders)	(2,551.58)	(8,098.58)	8.76%	Substantial Completion	86%
Ray B. West Window Replacement (Change order)	(2,285.00)	(9,124.00)	1.43%	Substantial Completion	91%
Classroom Upgrades FY11 (Change order)	(1,188.98)	(1,188.98)	0.46%	Construction	45%
Campus Wide Medium Voltage Upgrade FY10 (Change order)	(431.41)	(9,462.43)	1.58%	Construction	46%
Business MCC and E-Panel (Change order)	(177.72)	(177.72)	0.20%	Construction	30%
ENDING BALANCE	\$658,397.32				



Report of Project Reserve Fund Activity From 08/13/10 to 10/08/10

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$227,963.51		
INCREASES TO PROJECT RESERVE FUND			
Campus-wide Sidewalk Replacements	4,984.80	Close project	1.66%
Access Control/Security Systems Upgrade	2,509.07	Close project	1.57%
DECREASES TO PROJECT RESERVE FUND			
A/C & Controls Upgrade FY08	(13,012.67)	Amount needed to award contract	27.73%
ENDING BALANCE	\$222,444.71		



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Current Delegated Projects List

10/08/10

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A21736	Equine Education Center	Substantial Completion	\$3,354,953 *
A16969	A/C & Controls Upgrade FY08	Construction	439,753
A16878	Campus-wide Medium Voltage Upgrades	Substantial Completion	486,481
A16873	Fire Alarm Upgrades FY08	Partial Completion	282,051
A16881	CEP Chillers	Partial Completion	1,494,504
A16876	Access Control/Security Systems Upgrades	Complete	186,291
A16877	CEP Electrical Feed	Substantial Completion	200,130
A16872	Tanner Fountain	Substantial Completion	314,752
A16971	Planning & Design Fund FY08	Design/Study	100,000
A18615	Steam Line Replacement to NFS	Construction	933,000
A18972	Planning & Design Fund FY09	Design/Study	100,000
A18973	Health, Life Safety & Code Compliance Projects FY09	Substantial Completion	194,092
A18728	Campus-wide Sidewalk Replacements	Complete	317,205
A18974	Business Building Cladding	Construction	422,158
A18975	Water Lab Fire Lane Access/Bridges	Construction	919,947
A18976	Water Lab Fume Hood Upgrade	Construction	1,392,982
A18981	Natural Resources Siding	Substantial Completion	102,552
A18982	Campus-wide Benches/Trash Receptacles/Urns	Complete	118,375
A18984	Eccles Conference Center/Business Walkways	Construction	221,952
A18985	Miscellaneous Critical Improvements FY09	Construction	206,800
A20143	SER Observatory	Substantial Completion	265,347
A20557	Campus-wide Medium Voltage Upgrade FY10	Construction	623,518
A20794	Ray B. West Window Replacement	Substantial Completion	770,724
A20856	Miscellaneous Critical Improvements FY10	Construction	396,247
A20857	Planning & Design Fund FY10	Design/Study	100,000
A20858	Health, Life Safety & Code Compliance Projects FY10	Construction	107,142
A20859	Classroom Upgrades FY10	Construction	298,903
A20860	HPER Office/Classroom Upgrade	Construction	220,282
A20861	Fine Arts Complex Safety Repairs	Construction	431,836
A20862	Building Recommissioning	Construction	260,877
A20863	Campus Wide Bike Racks	Substantial Completion	55,000

A20864	Business MCC and E-Panel	Construction	94,724
A21088	Utah Botanical Center Wetland Lab ARRA Improvements	Construction	482,771
A20593	Utah Botanical Center Classroom Building	Construction	2,860,656
A22304	Utah Botanical Center Riparian Stream System	Construction	100,000
A22269	Motor Pool Interior Remodel	Construction	165,693
A22986	Merlin Olsen Monument	Construction	250,000
A22907	Planning and Design Fund FY11	Design/Study	75,000
A22908	Health, Life Safety & Code Compliance Projects FY11	Construction	100,000
A22909	Classroom Upgrades FY11	Construction	407,151
A22906	Family Life Window Replacement	Construction	675,050
A22910	Fire Protection (Various Buildings) FY11	Pending	573,795
A22911	Sign System FY11	Pending	47,747
A22912	NE Steam Line Phase IV FY11	Construction	669,737
A22913	Theater Stage Rigging	Construction	861,538
A22914	Medium Voltage Upgrade FY11	Pending	477,876
A22915	Campus Wide Bike Racks FY11	Pending	47,747
A22916	Sidewalk Replacement FY11	Construction	150,000
A22917	Miscellaneous Critical Improvements FY11	Construction	149,928
A23116	CPD Playground	Construction	115,000
A23644	HSRC 2nd Floor Remodel Phase I (NEW PROJECT)	Construction	113,500

PAVING (STATEWIDE)

A08076	Aggie Village Road & Parking Lot	Construction	450,000
A08076	Miscellaneous Paving	Pending	3,348

TOTAL (53)

\$24,189,115

* Project management delegated to USU.



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: David G. Buxton
Date: October 26, 2010
Subject: **Administrative Reports for DFCM**

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

Lease Report (Pages 1 - 2)

No significant items

Architect/Engineering Agreements Awarded, 32 Agreements Issued (Pages 3 - 6)

No significant items

Construction Contracts Awarded, 63 Contracts Issued (Pages 7 - 12)

Item #6 Univ. of Utah Data Center Building Improvements

This is a CM/GC agreement, the balance of the construction costs will be added by future change orders.

Item #51, Davis ATC Chiller Upgrades

The balance of this contract award will be covered from the project reserve fund.

Report of Contingency Reserve Fund (Pages 13 - 15)

Increases

Increases are the budgeted contingency for the FY'11 funded projects, and a decrease change order on the Unified Lab Facility.

Decreases, New Construction

SUU Gibson Science Center Addition

This transfer of \$200,982 covers that State's share of change orders #8 and #9 for omissions to redesign three spaces to accommodate both the structure and ductwork and to expand five masonry openings to accommodate steel beams. Also an unknown condition to install the sewer line. The original plan was to install it by boring, however extremely large rocks were encountered so they switched to trenching it into place. The trench had to be 25' deep and required the removal of several large rocks, time intensive and costly as well as repairing of the UDOT road.

Report of Contingency Reserve Fund Continued (Pages 13 - 15)

Decreases, New Construction Continued

Univ of Utah Museum of Natural History

This transfer of \$98,455 covers the State's share of change orders #25 – 32. Some of the items covered on these change orders include; omissions for electrical and mechanical changes, drywall modifications, provide controls to cold room and remote operation, extend depth of light poles to finish grade conditions, revise parking lot storm sewer, and rebar/concrete modifications, scope changes for electrical changes controls for door operator, design errors for fiber optic lighting changes, door changes and envelope revisions, and unknowns for electrical modifications, locker revisions, structural additions, relocate water and sewer lines, install three additional manholes.

Mountainland ATC North Utah County Building

This transfer of \$96,146 covers change order #8 for omissions for additional framing for stairs, add sink in nursing area, changes to the dental stations, additional vent piping, unknown conditions to add sway bracing for pipes over 4" and to install service feeder from transformer to the CT can.

Univ of Utah Marriot Library Renovation

This transfer of \$94,646 is to cover revised funding shares for change orders #22 and #25 as agreed upon by the DFCM project manager and Univ project manager.

Decreases, Remodeling

USU Agricultural Building

This transfer of \$137,612 covers change order #2 for an unknown condition for a new sewer line through the Quad because the exiting line proved inadequate, and scope changes for direct bury steam line material upgrade and trenching upgrade.

DOT Strawberry Maintenance Station Replacement

This transfer covers change orders #1 and #2, as well as hazardous materials costs over budget. The change orders consist of a scope change to complete the fencing around the project, unknown conditions to remove extra unforeseen layers of asphalt, over excavate and replace all soft spots, removal of an old abandoned oil/sand separator discovered during excavation.

Report of Project Reserve Fund Activity (Page 16)

Increases

The UVU Science Building construction bid was significantly under budget as funded last Legislative Session. The University is aware of this transfer as well.

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

Decreases

Transfer is to award construction contract that came in over budget. This was required to complete the project as scoped.

DGB:DDW

Attachment



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 8/9/10 to 10/7/2010

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

LEASES

1.	Public Safety Driver License, Kanab	Full	Office	5 Yrs.		877.1		\$17.92	Move to new location for program needs.
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AMENDMENTS

1.	Attorney General's Office, Administration St. George	Full	Office	8 Mos.	2,016	2,016	\$13.20	\$13.20	Short-term renewal, no change in rent.
2.	Education Rehabilitation, Heber	Full	Office	6 Yrs.	475	850	\$20.47	\$20.88	Renewal at market, increase in square footage for program needs.
3.	Education Rehabilitation, Vernal	Full	Office	5 Yrs.	1,150	900	\$ 8.00	\$ 8.50	Renewal at market, decrease in square footage.
4.	Human Services Juvenile Justice Services, Farmington	Partial	Office	5 Yrs.	2,890	2,890	\$19.18	\$19.00	Renewal at market.
5.	Human Services Child and Family Services, Provo	Full	Office	5 ½ Yrs.	1,232	1,232	\$14.00	\$14.00	Renewal, no change in rent.



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LEASE REPORT

From 8/9/10 to 10/7/2010

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

6.	Human Services Juvenile Justice Services, Sunset	Partial	Office	5 Yrs.	6,946	6,946	\$15.51	\$15.51	Renewal, no change in rent.
7.	Natural Resources Forestry, Fire and State Lands, Heber City	Partial	Office	33 Mos.	1,500	1,500	\$13.22	\$13.22	Renewal, no change in rent.
8.	Public Safety, Highway Patrol, Brigham City	Full	Office	2 Yrs.	3,438	3,438	\$ 3.40	\$ 3.50	Renewal at market.
9.	Public Safety, Driver License, Ephraim	Full	Office	2 Yrs.	1,697	1,697	\$17.39	\$17.91	Renewal at market.
10.	Workforce Services Beaver	Full	Office	3 Yrs.	1,608	1,608	\$14.64	\$16.00	Renewal at market.
11.	Workforce Services Moab	Full	Office	3 Yrs.	7,969	7,969	\$21.00	\$23.94	Renewal at market.
12.	Workforce Services Ogden	Full	Office	5 Yrs.	100	100	\$ 0.00	\$ 0.00	Renewal, zero-cost lease.
13.	Workforce Services Roy	Full	Office	3 Yrs.	16,197	16,197	\$20.76	\$19.50	Renewal, reduction in rent.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P, Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
						JAIM
Design						
1	Ogden/weber Atc	O/w Atc Various Bldg Security Upgrades	Spectrum Engineers Inc	Design	\$13,474	\$14,500
2	Driver License Division	Department Of Public Safety new Ogden Driver License Building - Design	Jrca Architects Inc	Design	\$181,559	\$187,987
3	Dnr - Wildlife Resources	Division Of Wildlife Resources midway Fish Hatchery new Waste Water Treatment System Design	Mwh Americas Inc	Design	\$34,000	\$33,377
4	Dnr - Parks & Recreation	Division Of Parks And Recreation bear Lake State Park rainbow Cove Boat Ramp Improvements - Design	King Engineering Inc	Design	\$9,282	\$8,100
5	Utah State University	Usu Taggart Student Center Roof	Sargent Engineers, Inc	Design	\$13,000	\$13,000
6	Utah Valley University	Uvu Economic Development Center	Archiplex Group Llc	Design	\$141,410	\$141,673
7	Courts	Matheson Court Hvac/vfd Upgrades	Electrical Engineering & Lighting Design	Design	\$9,814	\$9,600
8	Fairpark	Fair Park Storm Water Master Plan	King Engineering Inc	Design	\$70,000	\$43,950
9	Weber State University	Wsu Stream Channel And Pond Projects	Jub Engineers Inc	Design	\$30,000	\$29,925
10	Corrections - Cucf	Cucf Perimeter Security Detections System	Aecom Technical Services Inc	Design	\$57,394	\$53,509
11	National Guard	Ung Ogden Fms Structural Repair	Eft Architects Inc	Design	\$50,575	\$50,575
12	Weber State University	Weber State University dee Event Center - Chiller Replacement	Colvin Engineering Associates	Design	\$99,000	\$98,250



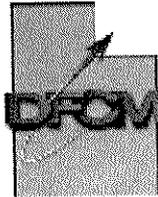
State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Design						
		(arra Funded)				
13	Weber State University	Wsu Tech Ed Dx Upgrades	Advanced Concept Engineering	Design	\$66,000	\$66,000
14	Weber State University	Weber State University residential Halls - Phase 2 programming And Design	Mhtn Architects Inc	Design	\$1,260,000	\$1,256,268
15	University Of Utah	University Of Utah data Center Building Improvements - Design	Vcbo Architecture Llc	Design	\$1,395,905	\$1,464,264
16	National Guard	Ung Ogden Fms Bay Addition	Eft Architects Inc	Design	\$42,900	\$42,819
17	Salt Lake Comm College	Salt Lake Community College - Redwood Rd Campus instructional And Administration Complex design And Programming	Ajc Architects	Design	\$1,753,397	\$1,719,130
18	National Guard	Camp Williams Heat Trainer Bldg.	Eft Architects Inc	Design	\$40,000	\$38,569
Miscellaneous Services						
19	Board Of Regents	Office Of Ed. Tatc Bldg. Study	Daniel R Judd	Study	\$15,000	\$15,000
20	Weber State University	Weber State University new Residential Life Building air/water Barrier Testing Services	Professional Service Industrie	Insp Observ Ser	\$12,500	\$19,666
21	Utah Valley University	Utah Valley University pope Science Building Addition - Commissioning	Utah New Vision Construction Llc	Commissioning	\$375,000	\$295,870
22	Salt Lake Comm College	Salt Lake Community College - South City Campus swimming Pool And Adjacent Areas	Ihi Environmental	Haz Mat Consult	\$125,000	\$16,500



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						
		hazmat Abatement - Project Management Services				
23	University Of Utah	University Of Utah - Ustar neuroscience/biomedical Technology Research building Envelope Testing Services	Professional Service Industrie	Insp Observ Ser	\$13,000	\$12,480
24	Utah State University	Utah State University bear River Activity & Skill Center (brasc) hazmat Survey And Assessment Svcs	Ihi Environmental	Haz Mat Consult	\$9,000	\$8,990
25	University Of Utah	University Of Utah - Ustar neuroscience/biomedical Technology Research scheduling Services	Poulsen Construction Mgt Inc	Unclass Consult	\$36,000	\$35,280
26	Dept Of Transportation	Utah Department Of Transportation strawberry Maintenance Station Replacement separator/contaminated Soils Removal cost Estimate	Rmec Environmental Inc	Haz Mat Consult	\$30,000	\$30,484
27	Utah Valley University	Utah Valley University pope Science Building Addition special Inspection/testing Services	Sunrise Engineering Inc	Insp Observ Ser	\$350,000	\$274,697
28	Administrative Services	University Of Utah future Arra Solar Project Location(s) solar Pv/inventory/baseline, Analysis, Implementation Plan	Bacgen Technologies Inc dba Bacgen Solar Group	Unclass Consult	\$90,000	\$85,287
29	Dfcm - Statewide Funds	Division Of Facilities Construction & Management statewide Facility Condition And Infrastructure assessments - Fy2011	Faithful+gould, Inc	Insp Observ Ser	\$305,419	\$300,031
30	Dfcm -	Division Of Facilities Construction & Management	Glen Beckstead	Unclass Consult	\$110,358	\$18,360

JAIM



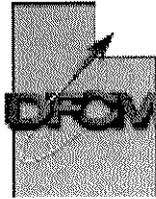
State of Utah

Division of Facilities and Construction
Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Services						AIM
	Managed Buildings	various Capital Development Projects Statewide fy2012 Cost Estimating Services				
31	Utah State University	Utah State University college Of Agriculture special Inspection And Testing Services	Sunrise Engineering Inc	Insp Observ Ser	\$250,000	\$246,921
32	Weber State University	Weber State University new Residential Life Building/lasal Hall 3rd Party Environmental Management Services	R&r Environmental	Haz Mat Consult	\$20,000	\$19,188



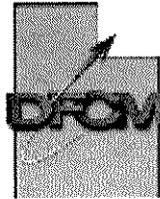
State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						
1	Snow College South	Snow College - Richfield Campus washburn Building - Lighting Retrofit (arra)	Kw Electric Inc	Const Remodel	\$57,000	\$28,582
2	Natural Resources	Dnr Board Room Audio Visual	Webb Audio Visual Communication	Const Remodel	\$60,000	\$44,358
3	National Guard	Ogden Armory Interior Remodel	C K Construction & Services Corp	Const Remodel	\$110,168	\$92,400
4	National Guard	Camp Williams Bldg. 2500 Utes Addition	Brubaker Construction Inc	Const Remodel	\$675,000	\$674,300
5	Dcc - State Library	Library Reading For The Blind Library	Ascent Construction Inc	Const Remodel	\$435,000	\$438,308
6	University Of Utah	University Of Utah data Center Building Improvements - Cm/gc	Okland Construction Company, Inc.	Const Remodel	\$17,411,953	\$41,082
7	Agriculture	Agriculture Lighting Upgrade	Peerless Electric Llc	Const Remodel	\$105,263	\$83,866
8	University Of Utah	University Of Utah honors Housing At Legacy Bridge (design/build)	Gramoll Construction Company	Const New Space	\$27,746,867	\$27,546,867
9	Natural Resources	Dnr Admin Bldg Board Room Desk	Chad Husband Construction Inc	Const Remodel	\$84,000	\$83,344
10	National Guard	Ung Hq Receiving Concrete Repairs	Allred Concrete & Tile	Const Remodel	\$45,428	\$44,480
11	College Of Eastern Utah	College Of Eastern Utah bdac - Lighting Retrofit (arra Funded)	Kw Electric Inc	Const Remodel	\$16,000	\$7,800
12	Dnr - Wildlife Resources	Dwr Ogden Bay Gslep Admin Bldg	Wadman Corp	Const Remodel	\$422,000	\$421,590
13	College Of Eastern Utah	Ceu Underground Steam And Condensate Piping Replacement	Ralph Tye & Sons Inc	Const Remodel	\$388,410	\$225,090
14	College Of Eastern Utah	College Of Eastern Utah	Advanced Lighting Inc	Const Remodel	\$39,000	\$12,748



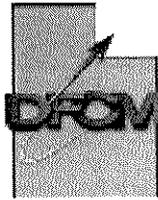
State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						JAIM
	Eastern Utah	career Center - Lighting Retrofit (arra Funded)				
15	Capitol Preservation Bd	Cpb Dup Addendum To Phase Ii	Utah Correctional Industries	Const Remodel	\$25,000	\$24,500
16	Utah Valley University	Uvu New Facilities/planning Center	Interwest Construction Co Inc	Const New Space	\$1,500,000	\$1,499,000
17	National Guard	Camp Williams Bldg. 3030 Classroom Phase Ii-iv	R & O Construction Co	Const Remodel	\$602,000	\$601,156
18	Workforce Services	Ogden Dws Bldg. Brick Facade Repairs	Buxton Inc	Const Remodel	\$15,886	\$8,500
19	Dnr - Wildlife Resources	Division Of Wildlife Resources kamas Fish Hatchery waste Water Treatment Improvements	Continental Engineering & Construction	Const Remodel	\$400,000	\$398,000
20	National Guard	Ung Camp Will Rti Classrooms 13-16	Wade Payne Construction Inc	Const Remodel	\$675,000	\$673,400
21	National Guard	West Jordan Armory Ite Lighting Upgrades	Probst Electric Inc	Const Remodel	\$94,000	\$93,500
22	Courts	Administrative Office Of The Courts vernal District Courts - Security Upgrades	Wasatch Control Systems	Const Remodel	\$120,000	\$117,000
23	Southern Utah University	Suu Demolish City Pool & Create Intramural Ball Fields	All Star Excavating Llc	Const Remodel	\$365,700	\$365,700
24	Dfcm - Managed Buildings	Department Of Environmental Quality north And South Buildings access Control System Improvements	Wasatch Control Systems	Const Remodel	\$37,000	\$36,989
25	Dfcm - Managed Buildings	Capitol Complex Work	Child Enterprises	Const Remodel	\$38,000	\$37,855



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Construction						5/11/11
26	Agriculture	Agriculture Electrical System Trace	Positive Power Llc	Const Remodel	\$27,587	\$8,767
27	Utah State University	Utah State University ser - Lighting Retrofit (arra Funded)	Thomson Electric Inc	Const Remodel	\$39,000	\$38,339
28	Fairpark	Utah State Fairpark maintenance And North Food Court Buildings fire Alarm Upgrades	Positive Power Llc	Const Remodel	\$62,316	\$37,200
29	Capitol Preservation Bd	Sob Tunnel Repairs	Ascent Construction Inc	Const Remodel	\$835,000	\$468,650
30	National Guard	Ung C.w. Ied Defeat Lane	Ascent Construction Inc	Const Remodel	\$1,120,000	\$1,117,304
31	Capitol Preservation Bd	Daughters Of Utah Pioneers Phase Ii Improvements	Culp Construction Company	Const Remodel	\$1,695,000	\$608,000
32	Utah State University	Utah State University hper Bldg Halls And Classrooms lighting Retrofit (arra Funded)	Thomson Electric Inc	Const Remodel	\$34,000	\$33,302
33	Capitol Preservation Bd	Cpb White Memorial Chapel Exterior Improvements	Metro Builders Llc	Const Remodel	\$178,530	\$98,450
34	Veterans Affairs	Nursing Home Fire Alarm Upgrade	Utah Controls Inc	Const Remodel	\$43,000	\$42,849
35	National Guard	Camp Williams Heat Trainer Bldg.	Continental Engineering & Construction	Const Remodel	\$505,000	\$505,200



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						
36	State Hospital	State Hospital Ms Bldg. Chiller Replacement	Mechanical Service & Systems	Mechanical	\$85,000	\$71,842
37	Dnr - Parks & Recreation	Escalante State Park Entrance Road	Western Rock Products	Paving	\$48,000	\$47,568
38	Dfcm - Managed Buildings	Governor's Residence carriage House Improvements hazardous Materials Abatement	Eagle Environmental Inc	Haz Mat Const	\$16,000	\$15,572
39	Southern Utah University	Suu Concrete And Asphalt Replacement	Campbell & Associates	Paving	\$10,591	\$10,591
40	Dfcm - Statewide Funds	Utah State Developmental Center heather Building - Asbestos Abatement/ thermal System Insulation Replacement	Rocmont Industrial Corp	Haz Mat Const	\$26,100	\$26,095
41	Dfcm - Managed Buildings	Navajo Trust Facility Parking Lot Reconstruction Phase	Legrand Johnson Construction	Paving	\$105,000	\$92,418
42	Dfcm - Managed Buildings	Dts Data Center Reroof	Contract West Roofing Inc	Roofing	\$270,000	\$278,300
43	Snow College South	Snow College Richfield Campus Paving Improvements	Holbrook Asphalt Co	Paving	\$33,796	\$25,611
44	Uintah Basin Atc	Utah College Of Applied Technology uintah Basin Atc - Cdl Building - Hvac Upgrades	Rocky Mountain Mechanical	Mechanical	\$57,000	\$54,275
45	National Guard	Utah National Guard draper Hq And Readiness Center	Johnson Controls Inc	Unclass Const	\$170,000	\$170,000



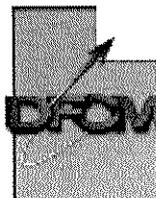
State of Utah

Division of Facilities and Construction Management

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

Construction Contracts Awarded

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAM
		arra Esco Phase Iii - Performance Contract				
46	National Guard	Ung Logan Armory Hvac Upgrade	Commercial Mechanical Systems & Service	Mechanical	\$444,942	\$123,287
47	Natural Resources	Dnr Admin Bldg Fleet Parking	Sumsion Construction	Paving	\$57,000	\$51,394
48	Southern Utah University	Southern Utah University electronic Learning Center asbestos Abatement/replacement	Rocmont Industrial Corp	Haz Mat Const	\$83,521	\$48,448
49	Snow College	Snow College science Building - Lighting Retrofit arra Funded	Custom Electrical Service Llc	Unclass Const	\$25,000	\$19,603
50	Public Safety	Orem Public Safety Hvac Improvements	Mechanical Service & Systems I	Mechanical	\$21,053	\$18,827
51	Davis Atc	Datc Chiller Upgrades	Commercial Mechanical Systems & Service	Mechanical	\$125,260	\$156,515
52	Workforce Services	Dws Ahu Vfd Replacement	Wasatch Control Systems Llc	Mechanical	\$13,000	\$12,825
53	Weber State University	Wsu Tlc Slurry Seal	Morgan Pavement Maintenance	Paving	\$24,000	\$23,542
54	Utah State University	Usu Taggart Student Center Partial Reroof & Seismic Upgrade	Clarks Quality Roofing Inc	Roofing	\$160,000	\$158,600
55	National Guard	Spanish Fork Armory Parking Lot Improvements	Broderick & Henderson Construction Lc	Paving	\$413,000	\$413,500
56	Dnr - Wildlife	Dwr Glenwood Fish Hatchery Slurry Seal	Holbrook Asphalt Co	Paving	\$28,382	\$31,850



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 08/12/2010; and less than 10/08/2010

#	Agency	Contract Name	Firm	Type	Budget	Award
Miscellaneous Construction						JAIM
Resources						
57	National Guard	Camp Williams Paving Improvements	Civil Science Infrastructure Inc	Paving	\$15,000	\$5,310
58	Davis Atc	Datc Parking Lot Replacement	Harper-kilgore Llc	Paving	\$180,900	\$120,715
59	National Guard	Ung Camp Williams Fire Alarm Upgrade Various Bldgs.	State Fire Sales & Service	Unclass Const	\$110,000	\$106,410
60	National Guard	Camp Williams Roadway Surface Improvements	Harper-kilgore Llc	Paving	\$930,000	\$928,600
61	National Guard	Utah National Guard ddc, Aafs North/south, Jake Garn Armory, Fms Shop esco - Performance Contract	Johnson Controls Inc	Unclass Const	\$2,600,000	\$2,587,778
62	National Guard	Utah National Guard camp Williams Various Buildings arra Esco Phase Ii - Performance Contract	Johnson Controls Inc	Unclass Const	\$430,000	\$430,000
63		Slcc Larry Miller Campus East Parking Lot Expansion	Harper-kilgore Llc	Paving	\$0	\$408,091

DFCM

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

Oct-10

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE		GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE		7,079,484.62	(8,863.57)				
<u>INCREASES TO CONTINGENCY RESERVE FUND</u>							
<u>FUNDING</u>							
10036	SLCC RRC New Instructional and Admin Complex	1,079,274.00	-	-	0.00%	Pending	0%
06067	UVU Repl Hvac unts With high Efficiency	160,806.00	-	-	0.00%	Construction	4%
09254	DEQ Buildings Tenant Improvements for Various Agencies	103,530.00	-	-	0.00%	Construction	44%
10032	DFCM Governor's Carriage House Improvements	101,924.00	-	-	0.00%	Design	21%
07258	Snow Library/Classroom Building	75,403.17	-	798,723.06	3.95%	Construction	83%
09239	SUU Boiler #1 Replacement	74,375.00	-	-	0.00%	Construction	35%
10100	WSU Browning Ctr Galvanized Pipe Replace/Plumbing Upgrades	70,815.00	-	-	0.00%	Pending	0%
09218	UDOT Strawberry Maintenance Station Replacement	68,991.00	-	-	0.00%	Construction	47%
10051	COURTS Provo Juvenile Crts Work Crew Bldg Renovation	57,082.00	-	-	0.00%	Pending	0%
10191	DHS St Hospital Admin Bldg HVAC Upgrade	55,331.00	-	-	0.00%	Pending	0%
10039	Courts Matheson Courthouse Concrete Replacement/Repairs	49,471.00	-	-	0.00%	Pending	0%
10185	Dixie Heating Plant Upgrades Ph 1	49,159.00	-	-	0.00%	Pending	0%
10061	Corrections CUCF Plant Maintenance Air Handler	46,260.00	-	-	0.00%	Pending	0%
10167	CEU San Juan Admin Bld Replace/Demolition/Landscape	41,115.00	-	-	0.00%	Pending	0%
10183	CEU Price Infrastructure Plan Adaptation/Code Compliance	38,703.00	-	-	0.00%	Design	6%
10184	Dixie Heating Plant High Voltage Upgrade	36,986.00	-	-	0.00%	Pending	0%
10122	CPB Travel Council New Ext/Interior Lighting	36,883.00	-	-	0.00%	Pending	0%
10042	DFCM Heber Wells/DWS Admin Blds Replace Pumps, Valves, Compressor	30,618.00	-	-	0.00%	Pending	0%
10102	WSU New Covered Storage at the Old Greenhouse Site	29,805.00	-	-	0.00%	Pending	0%
10103	WSU Dee Event Center Site Improvements	27,320.00	-	-	0.00%	Pending	0%
10047	BATC W Campus HVAC Sys Upgrade/Fire Training Area	24,513.00	-	-	0.00%	Pending	0%
10078	USH Power Substation Retaining Wall Stabilization	22,136.00	-	-	0.00%	Pending	0%
10041	DFCM Heber Wells Parking Structure Replace Dry Sprink Pipes	20,000.00	-	-	0.00%	Design	4%
10058	SUU Demolish City Pool & Create Intramural Ball Fields	19,551.00	-	-	0.00%	Design	8%
10105	WSU Miller Admin Bldg South Stairway Replacement	19,201.00	-	-	0.00%	Pending	0%
10101	WSU East Campus Irrigation Sys Upgrades	18,251.00	-	-	0.00%	Pending	0%
10053	COURTS Provo Juvenile Crts Replace HVAC	16,000.00	-	-	0.00%	Pending	0%
10110	OWATC Main, Roy and BDO Campuses Security Network Upgrades	16,000.00	-	-	0.00%	Pending	0%
10060	SUU Concrete and Asphalt Replacement	15,480.00	-	-	0.00%	Pending	0%
10035	SLCC RRC New Carpenter Shop Bldg	14,400.00	-	-	0.00%	Design	40%
10188	Corrections Olympus & Oquirrh Blds Lock Replacements	13,034.00	-	-	0.00%	Pending	0%
10187	DATC Chiller System Upgrade	11,901.00	-	-	0.00%	Pending	0%
10114	National Guard Ogden Armory Misc Interior Remodle, Repairs, Replac	10,862.00	-	-	0.00%	Pending	0%
10119	Agriculture Upgrade Interior Lighting	10,000.00	-	-	0.00%	Pending	0%
10186	Snow Data Ctrs HVAC Improvs, Sever Vly Rooftop A/C	9,167.00	-	-	0.00%	Pending	0%
10037	DABC Various Stores Loading Dock Replacement	9,111.00	-	-	0.00%	Pending	0%
10044	Education Office of Educ Bld Window Replacement Ph 1	8,000.00	-	-	0.00%	Pending	0%
10115	Wildlife Hardware Ranch Visitor Center Repairs	7,594.00	-	-	0.00%	Pending	0%

DFCM

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REPORT OF CONTINGENCY RESERVE FUND

			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
10126	CPB	State Capitol Bld E Garage Replace 16 Security Cameras	6,560.00	-	-	0.00%	Pending	0%
10064	DFCM	Cedar City Reg Ctr Interior Paint upgrades/Restroom Improvs	6,384.00	-	-	0.00%	Pending	0%
10063	Courts	Richfield Crts Bldg Carpet, Kitchen ,Shower Upgrades	5,975.00	-	-	0.00%	Pending	0%
10156	Fairpark	N Food Court Fire/Maint Shop Fire Alarms Upgrades	5,920.00	-	-	0.00%	Construction	43%
10034	SLCC	RRC Day Care Bldg Install Fire Suppression Sys	5,648.00	-	-	0.00%	Pending	0%
10048	UBATC	CDL Bldg HVAC Upgrades	5,415.00	-	-	0.00%	Pending	0%
10121	DABC	Brigham City Store #22 Truck Lift and New Awning	5,200.00	-	-	0.00%	Pending	0%
10190	Corrections	Draper Admin Bldg Plumbing Replacement	5,019.00	-	-	0.00%	Pending	0%
10129	DFCM	Highland Regional Ctr Fire Panel Replacement	4,960.00	-	-	0.00%	Pending	0%
09213	UNG	Various Armories Upgrades	4,750.00	-	-	0.00%	Construction	4%
10038	DABC	Store #11 Magna, Replace Three Rooftop Heat-A/C Units	4,272.00	-	-	0.00%	Pending	0%
10189	Corrections	Draper Olympus Tile Replacement	3,260.00	-	-	0.00%	Pending	0%
10043	DOH	Medical Examiners Bld Replace Cadaver Cooler Units	3,200.00	-	-	0.00%	Pending	0%
10127	DCED	Art Storage Bld Lighting Upgrade Emergency Lights	3,200.00	-	-	0.00%	Pending	0%
10128	Corrections	Draper Prison N Point Perimeter Light Pole Replace	3,200.00	-	-	0.00%	Pending	0%
10120	Agriculture	Secondary Electrical System Renewal	2,621.00	-	-	0.00%	Pending	0%
10125	CPB	State Capitol Bld Install Fan and Pump Alarms	2,400.00	-	-	0.00%	Pending	0%
10135	DFCM	Heber Wells/DWS Admin Bldg Widewalk Replace	2,400.00	-	-	0.00%	Pending	0%
10158	Fairpark	Campus Lever Acuated Locksets & Adjustable Closers	2,316.00	-	-	0.00%	Construction	33%
10154	Corrections	CUCF Tower #3 Bld & Mechanical Insulation	2,220.00	-	-	0.00%	Pending	0%
10112	DFCM	Ogden Regional Ctr Misc Window Repairs	2,076.00	-	-	0.00%	Pending	0%
10045	Public Safety	Orem Office A/C Unit Replacement	2,000.00	-	-	0.00%	Pending	0%
10049	DABC	Vernal Store #28 Window Replac/Safety Ladder Install	2,000.00	-	-	0.00%	Construction	57%
10116	Workforce	Ogden DWS Bld Replace Exhaust Fan on Roof	1,659.00	-	-	0.00%	Pending	0%
10162	Workforce	Ogden South Bld Masonry Façade Repairs	1,509.00	-	-	0.00%	Construction	65%
10130	DFCM	Tax Comm Bld Replace Buss Duct Switch	1,251.00	-	-	0.00%	Pending	0%
10118	Agriculture	Fire Alarm Sys Head End Replacement	1,200.00	-	-	0.00%	Pending	0%
10111	DABC	Ogden Store #24 Construct Fence N Side of Park Lot	1,081.00	-	-	0.00%	Pending	0%
OTHER INCREASES								
07042	Health	Unified Lab Facility	288,493.50	-	541,611.24	1.66%	Construction	81%
DECREASES TO CONTINGENCY RESERVE FUND								
NEW CONSTRUCTION								
07297	SUU	Gibson Science Center Addition	(200,981.67)	-	349,078.85	1.84%	Construction	20%
02243	U OF U	Museum Of Natural History	(98,455.24)	-	345,883.76	0.39%	Construction	56%
07039	MATC	North Utah County Building	(96,146.00)	-	457,759.00	2.36%	Construction	56%
02032	U OF U	Marriot Library Renovation	(94,646.00)	-	3,211,771.98	4.40%	Construction	85%
07260	U OF U	Nursing Bldg Renovation Expansion\	(21,275.58)	-	269,541.48	1.18%	Construction	76%
06291	USTAR	UU Neuroscience Research Center	(12,767.89)	-	1,891,625.55	1.22%	Construction	36%
08032	UNG	Vernal, Camp Williams, Springville Armories Remodel	(800.00)	-	175,573.17	5.56%	Construction	81%

DFCM

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REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	REMODELING						
07310	USU Agricultural Building Design	(137,612.00)	-	137,612.00	0.32%	Construction	6%
09218	UDOT Strawberry Maintenance Station Replacement	(95,438.81)	-	95,438.81	7.64%	Construction	47%
08181	CUCF Mechanical Upgrades	(46,474.00)	-	50,097.00	16.19%	Construction	98%
09173	Snow Snow South Washburn Bd Chiller Replacement	(12,659.00)	-	14,051.00	5.85%	Construction	120%
10032	DFCM Governor's Carriage House Improvements	(11,307.00)	-	11,307.00	0.88%	Design	21%
09116	SUU Utility Tunnel Entry/Exit Hatchways	(8,097.50)	-	8,097.50	7.50%	Construction	58%
10115	Wildlife Hardware Ranch Visitor Center Repairs	(5,783.00)	-	5,783.00	5.26%	Pending	0%
09061	WSU Stadium Light Tower Replacement	(5,518.95)	-	19,895.95	4.44%	Construction	92%
10156	Fairpark N Food Court Fire/Maint Shop Fire Alarms Upgrades	(5,044.02)	-	5,044.02	6.82%	Construction	43%
07030	Public Safety Post Academy Remodel	(3,217.95)	-	333,849.83	13.35%	Construction	99%
08054	WSU Cooling Tower Repairs & Upgrades	(2,918.00)	-	3,065.50	1.77%	Closed	87%
09071	DFCM Ogden Regional Center Elevator Modernization	(1,775.60)	-	5,611.40	0.56%	Construction	29%
09119	SUU Tennis Court Rebuild	(1,459.32)	-	3,424.32	1.24%	Closed	94%
09199	Corrections SLC Centers Fire Sprinkler/Restrooms Repairs	(862.50)	-	862.50	0.71%	Construction	10%
10153	Snow Humanities Bld Print Studio Hood Sys Design	(210.00)	-	210.00	1.05%	Construction	0%
09091	Courts Tooele Courts Rear Awning/Maint Shed	(138.80)	-	138.80	0.31%	Construction	60%
	TOTAL	9,101,137.46	(8,863.57)				



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REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Oct-10

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PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>	<u>6,142,481.35</u>	<u>932,272.40</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
UVU - Health Science Building	7,424,795.72		Balance of Construction Budget	15.53%
MATC - North Utah County Building	246,441.90		Balance of Construction Budget	1.27%
SUU - General Classroom Window Replacement	200,000.00		Project Cancelled	100.00%
State Library Camera System Replacement	74,472.00		Project Completed With Agency Funds	100.00%
Cedar City Regional Center Sidewalk Replacement	20,767.27		Balance of Construction Budget	20.68%
ABC - Store #20 Fire Alarm	17,936.00		Balance of Various Project Budgets	69.25%
Courts - Ogden Customer Service Counter	12,966.33		Balance of Various Project Budgets	2.51%
UDOT - Hurricane Maint Station		4,679.52	Balance of Inspection Budget	0.10%
Courts - Tooele Awning/Maint Shed	907.80		Balance of Construction, Inspection & Insurance Budg	1.97%
Corrections - Draper Uinta V Port Upgrade	145.76		Balance of Construction, Inspection & Insurance Budg	1.49%
Fairpark - Grand Building HVAC Controls	94.00		Balance of Inspection Budget	0.27%
DVA - SLC Nursing Home Call System	23.60		Balance of Inspection Budget	0.01%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
Corrections - Draper Boiler Control Upgrades	(90,749.12)		To Award Construction Contract	26.14%
<u>ENDING BALANCE</u>	<u>14,050,282.61</u>	<u>936,951.92</u>		