

# AGENDA OF THE UTAH STATE BUILDING BOARD

**Wednesday, November 5, 2014**  
**Room W30, House Building, Capitol Hill Complex**  
**Salt Lake City, Utah**  
**9:00 am**

(Action) 1. **FY 2016 Non-State Funded Capital Development Projects** ..... Tab 1

| Utah State Building Board<br>FY 2016 Non-State-Funded Capital Development Projects<br>November 5, 2014 |         |                             |   |                                    |
|--|---------|-----------------------------|---|------------------------------------|
| Start  | Minutes | Agency/Institution          | Project   | Presenter                          |
| 9:00 AM  | 5       | Utah State Building Board   | Welcome   | Ned Carnahan, Building Board Chair |
| 9:05 AM  | 15      | Dixie State University      | 400 Bed Student Housing Project                     | Dr. Richard Williams, President    |
| 9:20 AM  | 15      | University of Utah          | William C. Browning Building Addition               | David W. Pershing, President       |
| 9:35 AM  | 15      | University of Utah          | Orson Spencer Hall (OSH) Redevelopment              | David W. Pershing, President       |
| 9:50 AM  | 15      | Utah State University       | Fine Arts Complex Addition/Renovation               | David Cowley                       |
| 10:05 AM   | 15      | Utah State University       | Valley View Residence Hall Replacement              | David Cowley                       |
| 10:20 AM   | 15      | Utah State University       | Romney Stadium West-Side Renovation                 | David Cowley                       |
| 10:35 AM   | 15      | Utah State University       | Center for Energy and Manufacturing Excellence      | David Cowley                       |
| 10:50 AM   | 10      | <b>Break</b>                |   |                                    |
| 11:00 AM   | 15      | Salt Lake Community College | Jordan Campus Student Center                        | Deneece Huftalin, President        |
| 11:15 AM   | 15      | Salt Lake Community College | SCC-Strength & Conditioning Center                  | Deneece Huftalin, President        |
| 11:30 AM   | 15      | Courts                      | 4th District Utah County Provo Courthouse Expansion | Alyn Lunceford                     |
| 11:45 AM   | 10      | DABC                        | DABC West Valley Liquor Store                       | Thomas Zdunich                     |
|  | 60      | <b>Lunch</b>                |   |                                    |
| 12:45 PM   |         |                             | REMAINING AGENDA ITEMS FOR BOARD ACTION             |                                    |

Following the non-state funded presentations, the Board will adjourn and meet for lunch in Room 4112 State Office Building. Following lunch, the Board will re-adjourn in room W30 House Building to hear the remaining agenda items.

- (Action) 2. **Approval of Minutes of September 10, 2014 and October 8 and 9, 2014** ..... Tab 2
- (Information) 3. **New Parking Lot for Department of Alcoholic Beverages in Sandy** ..... Tab 3
- (Action) 4. **Weber State University's Request to Complete a Systems Renovation for Stewart Library** ..... Tab 4
- (Action) 5. **University of Utah's Request for Approval of a Water Conservation Garden at Red Butte Gardens** ..... Tab 5
- (Action) 6. **University of Utah's Request for Approval of a New Ski Team Facility** ..... Tab 6
- (Information) 7. **Administrative Reports for University of Utah and Utah State University**..... Tab 7
- (Information) 8. **Administrative Report for Department of Transportation** ..... Tab 8
- (Information) 9. **Administrative Report for DFCM** ..... Tab 9
- (Information) 10. **Future Agenda Items**

**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 Cee Cee Niederhauser 538-3261 (TDD 538-3696) 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://dfcm.utah.gov/dfcm/utah-state-building-board.html>



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## **MEMORANDUM**

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **FY 2016 Non-State Funded Capital Development Projects**

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### **Background**

The Board will hear and review FY 2016 Non-State Funded Capital Development Projects for recommendation to the Legislature. The schedule for these presentations is attached.

JR: cn  
Attachments

**Utah State Building Board**  
**FY 2016 Non-State-Funded Capital Development Projects**  
November 5, 2014

| <b>Start</b> | <b>Minutes</b> | <b>Agency/Institution</b>   | <b>Project</b>                                      | <b>Presenter</b>                   |
|--------------|----------------|-----------------------------|---|------------------------------------|
| 9:00 AM      | 5              | Utah State Building Board   | Welcome   | Ned Carnahan, Building Board Chair |
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|              | 60             | <b>Lunch</b>                |   |                                    |
| 12:45 PM     |                |                             | REMAINING AGENDA ITEMS FOR BOARD ACTION             |                                    |
|              |                |                             |   |                                    |

**Utah State Building Board  
FY 2016 Capital Development Projects  
Non-State Funded Projects**

| Agency/Institution-Priority | Project Name  | State Funded<br>O&M Request | Other<br>Funding      | Gross<br>Sq. Ft. | Cost Per<br>Sq. Ft. |
|-----------------------------|---|-----------------------------|-----------------------|------------------|---------------------|
| Courts                      | 4th District Utah County Provo Courthouse Expansion | \$ 549,105                  | \$ 80,000,000         | 233,660          | \$ 342.38           |
| DABC                        | DABC West Valley Liquor Store                       | \$ 41,000                   | \$ 4,000,000          | 12,000           | \$ 333.33           |
| Dixie State University      | 400 Bed Student Housing Project                     |                             | \$ 20,000,000         | 100,000          | \$ 200.00           |
| Salt Lake Community College | Jordan Campus Student Center                        |                             | \$ 30,000,000         | 120,000          | \$ 250.00           |
| Salt Lake Community College | SCC-Strength & Conditioning Center                  |                             | \$ 3,900,000          | 11,575           | \$ 336.93           |
| University of Utah          | William C. Browning Building Addition               | \$ 199,700                  | \$ 8,200,000          | 24,000           | \$ 341.67           |
| University of Utah          | Orson Spencer Hall (OSH) Redevelopment              | \$ 1,049,500                | \$ 60,000,000         | 195,338          | \$ 307.16           |
| Utah State University       | Fine Arts Complex Addition/Renovation               | \$ 175,870                  | \$ 9,000,000          | 38,000           | \$ 236.84           |
| Utah State University       | Valley View Residence Hall Replacement              |                             | \$ 23,100,000         | 109,800          | \$ 210.38           |
| Utah State University       | Romney Stadium West-side Renovation                 |                             | \$ 23,000,000         | 50,650           | \$ 454.10           |
| Utah State University       | Center for Energy and Manufacturing Excellence      | \$ 471,640                  | \$ 15,000,000         | 55,000           | \$ 272.73           |
| <b>Totals</b>               |   | <b>\$ 2,486,815</b>         | <b>\$ 276,200,000</b> | <b>950,023</b>   |                     |
| <b>Grand Totals</b>         |   | <b>\$ 278,686,815</b>       |                       |                  |                     |



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **Approval of Minutes of September 5, 2014 and October 8 and 9, 2014**

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Attached for your review and approval are the minutes of the September 5, 2014 and October 8 and 9, 2014 Building Board Meetings:

JR: cn  
Attachments

# Utah State Building Board



## MEETING

September 10, 2014

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### **MINUTES**

#### **Members in Attendance:**

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

#### **Members Excused:**

David Fitzsimmons  
Kristen Cox, Ex-Officio

#### **Guests in Attendance:**

Jeff Reddoor  
Alan Bachman  
Matt Lund  
Kim Hood  
Rich Amon  
Bruce Whittington  
Josh Haines  
Jim Russell  
Lee Fairbourn  
Darrell Hunting  
CeeCee Niederhauser  
Michael Smith  
Ralph Hardy  
Ben Berrett  
Ken Nye  
Mike Perez  
Mack McDonald  
Sherry Ruesch  
Tiger Funk  
Jerry Jensen  
Kevin Griffin  
Linda Hansen  
Heidi Nielsen

Utah State Building Board  
Attorney General's Office  
Governor's Office of Management and Budget  
Department of Administrative Services  
Department of Administrative Services  
Division of Facilities Construction & Management  
Utah State Building Board  
USHE  
Utah State University  
University of Utah  
University of Utah  
Department of Human Services  
Dixie State University  
Southern Utah University  
Department of Corrections  
UDOT  
Ensign Engineering  
FFKR Architects

|                  |                     |
|------------------|---------------------|
| Lori Haglund     | VBFA                |
| Heather Knighton | MHTN                |
| Malin Francis    | SLCC                |
| Lyndy Lovelady   | TSA Architects      |
| David Browdy     | University of Utah  |
| Grant Lasson     | University of Utah  |
| Stephanie Ray    | Psomas              |
| Julee Attig      | Reaveley Engineers  |
| Chris Coutts     | Architectural Nexus |
| Jeff Palmer      | Layton Construction |
| Xani Haynie      | VCBO Architecture   |
| Alyn Lunceford   | Utah Courts         |

On Wednesday, September 10, 2014 the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol Building in Salt Lake City, Utah. Chair Ned Carnahan called the meeting to order at 9:03 am.

**☐ APPROVAL OF MINUTES OF JULY 9, 2014, AND AUGUST 20 & 21, 2014.**

Chair Carnahan asked if there were any corrections or additions to the minutes of July 9, 2014. There were none.

**MOTION: David Tanner moved to approve the Meeting Minutes of July 9, 2014. The motion was seconded by Fred Hunsaker and passed unanimously.**

Chair Carnahan asked if there were any corrections or additions to the minutes of August 20 & 21, 2014 Capital Development Tour. There were none.

**MOTION: Fred Hunsaker moved to approve the Minutes of the Capital Development Tour of August 20 & 21, 2014. The motion was seconded by Bob Fitch and passed unanimously.**

**☐ REVIEW OF SOUTHERN UTAH UNIVERSITY'S MASTER PLAN FOR 2014.**

Tiger Funk, Director of Facilities Management and Planning for SUU explained that on July 18<sup>th</sup> SUU's updated master plan was approved by the Board of Regents. Updates include a reorientation of the Bud Bowman Field, which was originally oriented in a north/south fashion and is more accurately portrayed in an east/west position, the Center for the Arts site, and the updated location of the Juniper Hall demolition and removal site. Mr. Funk talked about the new Business Building that was presented to the Board during their tour this summer and indicated that the location of this new building was yet to be determined. This agenda item was for informational purposes only.

**☐ UTAH COURTS MASTER PLANNING AND BUILDING EVALUATION PROGRAM**

Alyn Lunceford, Facilities Director for Utah Courts explained that the State Courts evaluates each of the 41 courthouse facilities each year based on Rule 3-409 of the Utah Court Rules. Utah Courts uses this evaluation to set the priorities for Capital Development and Capital Improvement requests. Mr. Lunceford included the Ten Year Master Plan Evaluation Criteria and the Summary of Facility Evaluations. This study evaluates all Court facilities as of January

1, 2014 and is based on security, building condition, court function (adequacy), county size and county growth potential as described in the evaluation criteria. Jeff Reddoor asked if Utah Courts uses the Faithful & Gould Condition Assessment in evaluating each building. Mr. Lunceford indicated half of their buildings are not state owned so they did not use this particular condition assessment program but will be used when they evaluate their state owned buildings. Mr. Lunceford talked about possible funding for future Court facilities and explained the process Courts uses in conducting building evaluations. This agenda item was for informational purposes only.

Chair Carnahan recognized Kim Hood, Director of Department of Administrative Services and thanked her for attending the meeting.

**☐ AMENDMENTS TO DFCM RULE 23-22, GENERAL PROCEDURES FOR ACQUISITION AND SELLING OF REAL PROPERTY**

Assistant Attorney General Alan Bachman explained this rule was rewritten several months ago. As a result of this rewrite, the Board recognized several changes they would like to make. This rule has now been fine-tuned and reviewed by the DFCM Real Estate Group and several members of the Board. Mr. Bachman recommended this rule be filed with the Division of Administrative Rules if there aren't any negative comments during the 30-day comment period. Board members asked for an explanation of the difference between a licensed general appraiser and a MAI. Mr. Bachman indicated that a MAI (Member Appraisers Institute) is a very specific category of a certified appraiser and signifies a professional designation.

**MOTION: Chip Nelson moved to approve Amendments to DFCM Rule 23-22, General Procedures for Acquisition and Selling of Real Property with the understanding that it be filed with the Department of Administrative Services if there are no negative comments during the 30 day comment period. The motion was seconded by David Tanner and passed unanimously.**

**☐ FIVE YEAR REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-2, PROCUREMENT OF ARCHITECT-ENGINEERING SERVICES**

Assistant Attorney General Alan Bachman explained this rule is set to expire and will become unenforceable and removed from the Utah Administrative Code if it is not renewed. This rule establishes the procedures for the procurement of architect-engineer services by DFCM. Months from now this rule may be edited, but at the present time it needs to be continued so that it is not erased from the books. Mr. Bachman requested the Board approve the Five Year Review and Statement of Continuation.

**MOTION: David Tanner moved to approve the Five Year Review and Statement of Continuation for Rule R23-2, Procurement of Architect-Engineering Services. The motion was seconded by Gordon Snow and passed unanimously.**

DFCM Director, Josh Haines indicated the DFCM would meet to review this rule at later date.

**☐ REQUEST FOR APPROVAL OF DESIGN AND CONSTRUCTION FOR THE UNIVERSITY OF UTAH FARMINGTON AMBULATORY CARE CENTER**

University of Utah staff reporting on this agenda item included: Mike Perez, Associate Vice President of Facilities Management, Grant Lasson, Associate Vice President for Strategy at Health Sciences and David Browdy, Chief Financial Officer at Health Sciences. Mr. Perez explained this project is consistent with the Master Plan that was previously presented to the Board. Mr. Lasson explained their proposed project to build an ambulatory care center in Farmington. Currently there are about 55,000 Davis County residents that use the U of U healthcare facility in Salt Lake. A new health facility in Davis County would reduce the amount of congestion around campus and add a level of convenience and services for patients in the Davis County area. This facility will provide training for doctors, nurses, pharmacists, physical therapists and easy access for patients participating in clinical research studies. The proposed facility will be modeled like the South Jordan ambulatory facility but on a smaller scale with a total of 130,000 square feet. Project budget is estimated at \$63,000,000. The University of Utah Healthcare System is budgeting \$5,000,000 for startup costs. The project will be funded by operating revenues and cash balances saved over time in anticipation of this new project. O&M will be paid by clinical revenues.

**MOTION: Gordon Snow moved to approve the Request for Design and Construction of the University of Utah Farmington Ambulatory Care Center. The motion was seconded by David Tanner and passed unanimously.**

**❑ REQUEST FOR APPROVAL OF THE UNIVERSITY OF UTAH BIOMEDICAL POLYMERS REMODEL**

Mike Perez reported that the Biomedical Polymers Remodel is part of a master plan to reorganize, realign and reinforce research activities at the University of Utah. This proposed project will remodel existing space within the building to accommodate multiple researchers currently located in other areas on the Health Sciences Campus. Work includes remodeling several spaces which include a majority of research laboratories, common areas, offices and conference and equipment space. The proposed budget is a little over \$3.8 Million and will be funded by revenues derived from donations, research activities, research grants and other operations that do not involve state appropriated funds. There will be no increase to annual O&M. The remodel will take place in levels three, four and five of this structure and include 26,000 sf of remodeled space which is about \$145 per square foot. Chair Carnahan commented the cost per square foot was very reasonable.

**MOTION: Fred Hunsaker moved for approval of the University of Utah Biomedical Polymers Remodel for Design, Bid and Construction. The motion was seconded by David Tanner and passed unanimously.**

**❑ REQUEST FOR APPROVAL OF THE HENRY EYRING CHEMISTRY, SKAGGS BIOLOGY AND BIOLOGY BUILDING HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS UPGRADES AT THE UNIVERSITY OF UTAH**

In an effort to increase energy efficiency and curb rapidly growing energy costs, the University of Utah continues to strive for projects that reduce energy use. As part of their commitment to this effort, the University has set a goal to reduce energy consumption 20 percent by the year 2020. Mike Perez reported the University performed an analysis of 14 buildings on campus and selected three buildings for upgrades. The scope of the work includes mechanical system upgrades and retrofits designed to reduce energy consumption in these three energy intensive

lab buildings. This will result in an estimated energy cost savings of \$677,000 in the first year and the University anticipates this savings will increase as the years go by and the cost of energy rates increase. This \$7.8 Million project will be funded by the University's working capital and will be paid back by energy savings. Chair Carnahan commented this project had an eleven year pay off.

**MOTION:** Fred Hunsaker moved for approval of the Henry Eyring Chemistry, Skaggs Biology and Biology Building Heating, Ventilation and Air Conditioning Systems Upgrades at the University of Utah for design, bid and award of construction contract. The motion was seconded by Bob Fitch and passed unanimously.

Mike Perez introduced John Nixon, the new Chief Business Officer for the University of Utah. Mr. Nixon, greeted the Board and expressed appreciation for their service.

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

Ken Nye from the University of Utah reported there were nine design agreements and six planning/study/other agreements. Notable was the Wall Mansion Renovation which was the former LDS Business School which is being modified for University use. This design agreement was awarded to Cooper Roberts Simonsen Architects on a sole source basis under the provision in the State Procurement Code that provides for direct award without competition when this is "a condition of a donation that will fully fund the full cost" of the item. CRSA has been engaged by the former owner of this property to perform the design of this project prior to the property transferring to the University. The donors who are funding this project then required the continued use of CRSA as a condition of their donations. Chair Carnahan clarified that Rule 23-2-19 does allow for this to occur. Mr. Nye continued with there were 15 remodeling contracts and two site improvement contracts. These were also sole source contract awards. The first one was for repainting the 14 houses in the University's housing area and was awarded to Utah Correctional Industries. The second was for the Hoberman Arch Removal which was awarded to Erichsen Construction Services due to their extremely unique knowledge and skill required to disassemble, relocate and then reassemble the Hoberman Arch. The Hoberman Arch is a symbol of the 2002 Olympic Winter Games and is considered a "one-of-a-kind" piece of art. After the Winter Games the University reached an agreement with the Salt Lake Organizing Committee that the Arch could stay on campus until the year 2014. The Arch has numerous restrictions for its use and care. Erichsen Construction has previously disassembled and reassembled the Arch four times with its relocations. The University determined there was no other source qualified to perform this work without causing substantial potential liability to the University. Recently, the Arch was disassembled and placed in storage until Salt Lake City can determine where it should be permanently located. Mr. Nye said there were active discussions about where the Arch should be located in the future. The Project Reserve Fund had an increase which represents the residual balance in this capital improvement project which is transferred to Project Reserve per statute. The decrease of \$338,000 is from the July 9<sup>th</sup> Meeting where the Board approved the reallocation of funds for the Biomedical Polymers Elevator Renovation. There were three projects with substantial decreases to the Contingency Reserve Fund – Henry Eyring Building North Tower East Fumehood for \$132,112.85, the Replace HVAC Controls for \$112,943.25, and the Southwest

Area Chilled Water Distribution for \$83,157.00. This resulted in an ending balance of \$1,420,710.64.

Ben Berrett from Utah State University reported they had seven professional contracts and twenty construction contracts this month. Notable was the Morgan Theater Upgrade for \$116,250.00 which is the design for the mechanical system upgrade in this building. The Fine Arts Center Roof was an asphalt recoating project and Innovation Campus Water Line was an upgrade to the water lines in that area. USUE Library Concrete Replacement Project was for exterior work on the Library Plaza where steps were crumbling. The Contingency Reserve Fund had two change orders which affected the balance. One involved ADA Upgrades in the Moab location as well as replacing sidewalk and parking lot sealant. The second change order was on a parking lot paving project on their main campus. The Project Reserve Fund had four projects close out and is at a balance of \$319,365.53.

**❑ ADMINISTRATIVE REPORTS FOR THE DEPARTMENT OF TRANSPORTATION**

Kevin Griffin reported that UDOT usually does not advertise their construction projects for the next fiscal year until November and as a result the June and July Report will not show new contracts as of this date. UDOT does not have a Project Reserve Fund. UDOT has updated their project list since the last time it was presented to the Board. Missing from this list under Region 1 Area is the Hooper Maintenance Facility which is currently located in the Clinton area. Mr. Griffin explained that many UDOT facilities were built in isolated rural area approximately thirty to fifty years ago. As the population has expanded in these areas, there is now a big push by developers to purchase these properties. As a result UDOT is using their Capital Improvement Funds to move this facility to a new location in Hooper which is very rural. Another project missing from the list is a facility in Lehi, located on the East Frontage Road of I-15 just south of SR 92. UDOT was approached by a developer who has purchased that whole area and is building a new hospital there. In turn, they worked out an agreement last year to do a turnkey project for them – they purchased the UDOT facility in Lehi and in turn UDOT purchased a new piece of property which is about a quarter mile to the south. They are building a new facility for UDOT at this location which will be completed by the end of this month. There was a question concerning the timing of new projects going out for bid. Mr. Griffin answered that a contractor's current building year usually winds up during the month of November and they are looking to fill their rosters for the next summer. As a result, UDOT is able to obtain better bids which result in a substantial cost savings.

**❑ ADMINISTRATIVE REPORT FOR DFCM**

DFCM Director, Josh Haines reported there were no significant changes to the DFCM Lease Report this reporting period. There were 39 Professional Contracts issues this month. Notable Construction Contracts include SUU for \$28 Million, U of U Parking Structure for \$13 Million and Utah Courts of approximately \$6 Million. There were minimal change orders. Dave Tanner questioned Change Order #12 for the USU Huntsman School of Business. He questioned how the Fire Marshall could review this project and later returned and asked for a fire alarm system for \$50,000. Mr. Haines indicated this is a reoccurring problem for DFCM. Mr. Tanner urged DFCM to find a way to get a more thorough review so that this type of massive change order does not occur. Mr. Haines said there is no consistency in the review process from the Fire Marshall's Office and agreed change was needed. Jim Russell stated that Deputy Fire Marshalls out in the field are not the same as the plan reviewers. Changes should be made

during the project's initial plan review and not during the construction phase. After considerable discussion, Mr. Tanner suggested the State Building Board move forward with a communication to the State Fire Marshall's Office encouraging them to review projects more thoroughly, follow through and provide more consistency in order to avoid change orders of this nature which increase the cost of the project. Mr. Tanner also questioned change orders involving window replacements at the State Fairpark. Mr. Haines indicated windows were coated in lead-based paint and the contractor could not complete the work due to this hazard. DFCM felt that window replacement was the best option. Mr. Haines also explained about the change order percentage for the State Hospital on page 28. This number is misleading since there was a new pod added by change order to the hospital site which contributed significantly to change order amounts and overall percentages. The Project Reserve as per HB 2 had a transfer of \$5,100,000 to the General Fund.

**❑ DISCUSSION OF FUTURE AGENDA ITEMS**

There was open review concerning the O & M Maintenance Budget Model which will eventually become policy. Chair Carnahan indicated this will be distributed to Board members and will be reviewed by an Action Committee comprising of members of the Board, Higher Ed and DFCM. This will be discussed at the Business Meeting next month following the Capital Development Hearing.

Alan Bachman distributed draft copies of Rule 23-1, Procurement Rules. This rule will be discussed in the November meeting and encouraged the Board members to become familiar with this document.

**❑ ADJOURNMENT**

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

The meeting adjourned at 10:53 am.

# Utah State Building Board



FY 2016 State Funded Capital Development Prioritization Hearing

October 8, 2014

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## **MINUTES**

### **Members in Attendance:**

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

### **Members Excused:**

Kristen Cox, Ex-Officio

### **Guests in Attendance:**

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

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

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

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

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

**❑ FY 2016 STATE FUNDED CAPITAL DEVELOPMENT REQUESTS**

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

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

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

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

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

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

**ADJOURNMENT**

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

The meeting adjourned at 4:39 pm.

# Utah State Building Board



## BUSINESS MEETING AND PRIORITIZATION

October 9, 2014

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### **MINUTES**

#### **Members in Attendance:**

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

#### **Guests in Attendance:**

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

Rob Brems  
Tyler Brinkerhoff  
Clay Christensen  
Greg Stauffer  
Carlos Morgan

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

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

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

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

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

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

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

**☐ ADJOURNMENT: BREAK AWAY SECTION FOR INDIVIDUAL SCORING AND LUNCH**

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

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

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

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

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

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

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

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

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

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

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

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

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

**❑ FUTURE AGENDA ITEMS**

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

**❑ ADJOURNMENT**

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

The meeting adjourned at 12:33 pm.



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: Lee Fairbourn  
Date: November 5, 2014  
Subject: **Real Property Purchase Request, Sandy Liquor Store Parking Lot**  
Presenter: Lee Fairbourn, Tom Zdunich

---

### **Background:**

On August 1, 1997, the State of Utah purchased the vacant Key Building for **\$704,500** for the location of the Sandy Liquor Store. The Sandy Liquor Store is 12,196 Sq. Ft. **The State only owns the property directly under the footprint of the Liquor Store.**

The State replaced the roof and the two HVAC units soon after the buildings' purchase.

In FY 2014 the Sandy Liquor Store had sales of **\$17,280,445.**

The subject parking lot property surrounds the State-owned Sandy Liquor Store property and four other business properties located on the south side of 9000 South. Three of the owners only own the footprint under their buildings. Arby's and Club 90 own some of their own parking, but need and share the common parking lot. Years ago, the parking lot was improperly subdivided and sold to a partnership. There are five current property owner's that abut the parking lot and use the parking under the terms of the "Original and Amended and Restated Declaration of Easements and Restrictive Covenants and Agreement dated February 6, 1981. The covenants run through 2030, with "**all rights to parking terminate at the expiration of the Agreement**". The CCRs provide for the use of the property for parking by the five adjoining property owners. The five adjoining property owners pay monthly maintenance, taxes and operating cost fees to a property management company to manage the parking lot. The five owners pay a pro-rata share of the cost based upon the square footage of their building. The State's share is **20.3%.**

DABC's monthly fee for the parking lot is **\$1,122.34.** The monthly fees pay for property taxes, insurance, management fees, office supplies, water, electricity, landscaping services, snow removal, parking lot sweeping, light fixtures maintenance, sign maintenance, asphalt repairs, stripping and reserves.

The parking lot was owned by two partners. The partnership owners had a falling out and sued each other in The Third Judicial District Court in Salt Lake City. District Judge Toomey finally ruled that the partnership would be dissolved and the property sold for not less than the Fair Market Appraised Value and the proceeds divided between the two partners. The Judge appointed a receiver for the property with instructions to have it appraised and sell it to the five adjoining property owners that use the parking lot or to anyone else that wants to purchase it.

In 2013, Mark Hashimoto, the receiver, hired Jerry R. Webber, MAI to appraise the property. The MAI appraisal valued the property at \$958,300 if unencumbered by the CC&Rs and **\$492,900** encumbered. Salt Lake County has the property assessed at \$1,478,200. There were two or three bids for the property. The Trustee's sale of the property was for **\$552,940**.

Two of the five property owners put up the money to purchase the parking lot for the five owners. The owner of the Ocean Mart store and the owner of Athena Bean put up the money to close on the purchase of the parking lot. The property was purchased in the name of "Monroe Street Commercial Center LC" with plan that the three other owners would pay their share of the purchase price.

The State of Utah's share @ 20.3% is **\$112,247**. There will also be closing costs, survey and engineering fees and financing loan fees. We therefore are asking for an 11.5% contingency fee on top of the \$112,246.82 for a total of **\$125,000** be approved to purchase our share of the common parking lot.

### **Property Information:**

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Address:</b>               | 115 West 9000 South         |
| <b>Location:</b>              | Sandy, UT                   |
| <b>Type of Space:</b>         | Joint Use Parking Lot       |
| <b>Site size:</b>             | 2.75 Acres of paved parking |
| <b><u>Parking spaces:</u></b> | 253 spaces                  |

### **Justification:**

The purchase of this property will provide the State of Utah's owned Sandy Liquor Store with permanent ownership of the parking lot along with the other four property owners. The State's value in the store property will be maintained, since it will have ownership in the parking lot for required parking. The State of Utah will enter into and sign the Operating Agreement of **Monroe Street Commercial Center, LC**. The five owners will then work with Sandy City to have a new PUD approved and recorded to make all five properties and the parking lot a legal subdivision. The five property owners will then write and sign a new CCR Agreement for the use of the parking lot.

**PURCHASE OF THIS JOINT USE PARKING LOT WILL PRESERVE AND PROTECT THE STATE'S PROPERTY VALUE IN THE SANDY LIQUOR STORE AT 115 WEST 9000 SOUTH.**

**Recommendation:**

It is recommended that the Utah State Building Board approve the purchase of the joint use parking lot for the Sandy Liquor Store #16 in Sandy, Utah with the Operating Agreement of “Monroe Street Commercial Center, LLC”.

Funding for this purchase will come from DFCM’s Land Option Fund.

JR: cn  
Attachments

**STATUE:**

The purchase of real property by DFCM is governed by the following statute:

63A-5-204

*(5) The Director may:*

*(c) hold, buy, lease, and acquire by exchange or otherwise, as authorized by the Legislature, whatever real or personal property that is necessary for the discharge of the director's duties.*

63A-5- 204.2

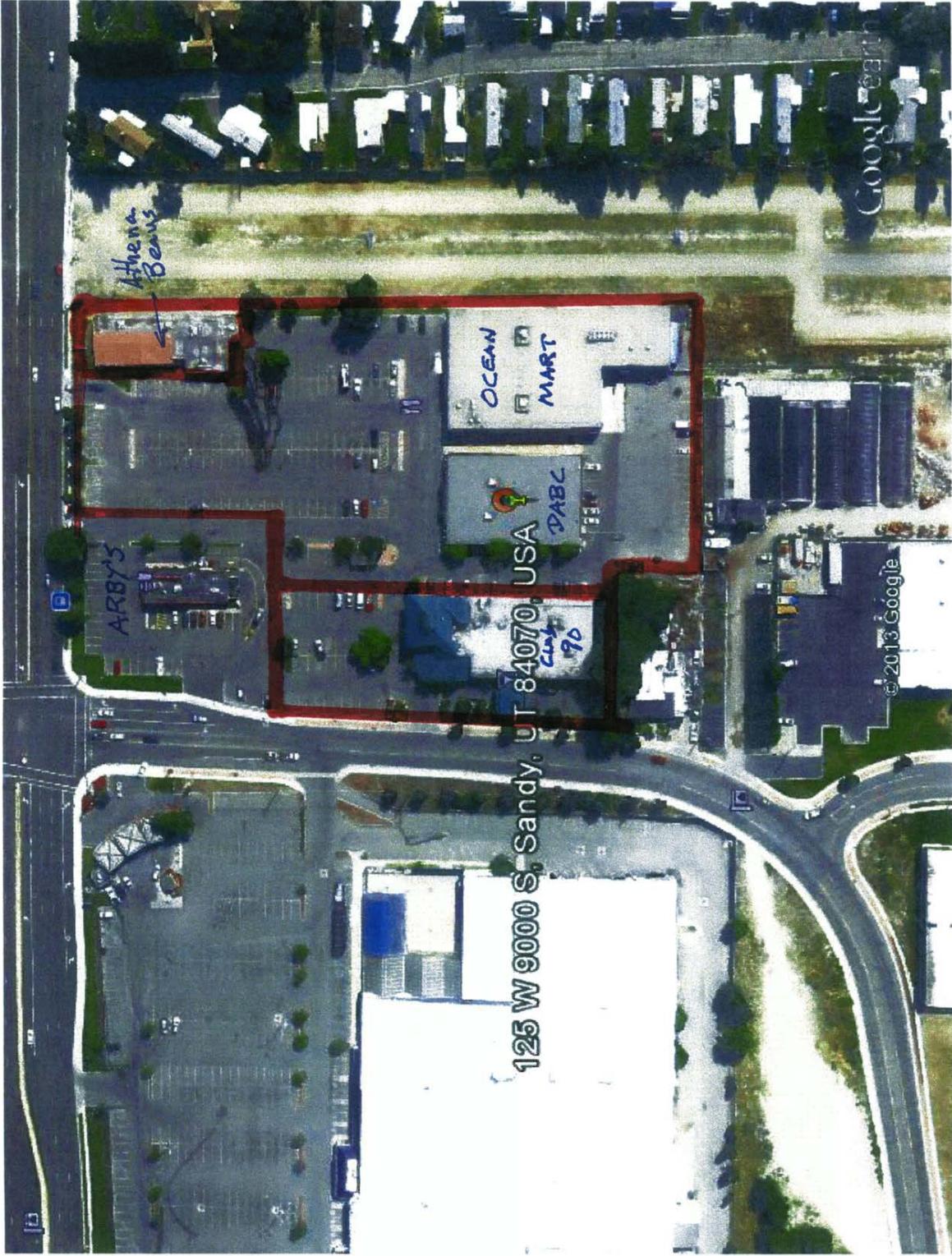
*(b) Legislative approval is not required for acquisitions by the division that cost less than \$250,000.*

Approved: \_\_\_\_\_

P. Joshua Haines

Date

10/21/14



ARBY'S

Athens Beans

OCEAN MART

DABC

Club 90

125 W 9000 S, Sandy, UT 84070, USA

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Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **Weber State University's Request to Complete a System's Renovation for Stewart Library**  
Presenter: Mark Halverson, WSU Director of Facilities

---

### **Recommendation**

I am recommending the Board consider the request from Weber State University for a complete systems renovation for the Stewart Library on their Ogden Campus.

### **Background**

The Stewart Library was constructed in the mid 1960's and as a result, the building's electrical, HVAC and plumbing are in need of replacement. Weber State previously sought to replace these critical systems through the State's Capital Improvement program but have found the "phased approach" to this renovation to be too disruptive to the functionality of the library. The approximate budget is anticipated at \$7 Million for the remodel of 159,000 sf of academic space. The University would like to move forward on their own with this renovation using energy funding (\$1 Million) and the University's Capital Budget Funding (between \$3.5 to \$6.5 Million).

JR: cn  
Attachments



**WEBER STATE UNIVERSITY**  
Facilities Management

October 20, 2014

Mr. Jeff Reddor, Director  
Capital Planning & Budget  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, UT 84114

Dear Mr. Reddor,

Weber State University seeks authorization to complete a systems renovation for the Stewart Library on the Ogden Campus.

As background, the Stewart Library has been a fixture on the Ogden Campus since the mid 1960's. Built in phases, the library has a total of 159,000 square feet of academic space. The primary systems servicing the building electrical, HVAC and plumbing--are all original and well beyond their useful lives. Consequently, the learning environment is far less than ideal in the Stewart Library. At this point, the basic functionality of the library is at risk.

For several years, WSU has sought a way to renovate the critical systems of the Stewart Library in the most economical and least disruptive way possible. Earlier this year, \$1.25 million was allocated for this effort from the State funded Capital Improvement program. An additional \$1.5 million of Capital Improvement funding has been requested for this effort on the 2016 request submitted to you in July of this year. Although vital to the project, this amount of funding will not be sufficient to complete the systems renovation--likely to be near \$7 million.

The choice WSU has is to either wait for additional installments of State Capital Improvements funding and complete this renovation in phases--greatly increasing the disruption to the library--or augment the State allocation to complete the project in a single phase. WSU seeks to do the latter.

Additional energy funding (\$1 million) and University capital budget funding (between \$3.5-6.5 million) will be used to complete this project. A modest amount of remodeling is expected to be needed with this project. It is expected that design work will commence in 2015, with construction occurring in 2016.

Please place this item on the Building Board agenda for the November 5<sup>th</sup> Meeting.  
Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Halverson'.

Mark Halverson  
Deputy & Director of Facilities



Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **University of Utah's Request for Approval of a Water Conservation Garden at Red Butte Gardens**  
Presenter: Mike Perez

---

### **Recommendation**

I am recommending the Board approve University of Utah's request for a Water Conservation Garden at Red Butte Gardens.

### **Background**

This project is part of the University's efforts to be a leader in water conservation efforts and will showcase water-conservative landscapes, both native and adaptive species, to inspire landscaping ideas and water-wise plant species selection for the home gardener. The garden is intend as a focus of plants, landscaping methods and practices that conserve water, soil, chemicals and other resources. Red Butte Gardens will fund approximately \$250,000 of this project, with a proposed project budget of \$5.5 Million being funded by donations. O&M will be funded by operation revenues from Red Butte Gardens.

JR: cn  
Attachments

October 9, 2014

Mr. Jeff Reddoor, Director  
Capital Planning & Budget  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, UT 84114

Dear Mr. Reddoor:

**RE: University of Utah  
Red Butte Gardens – Water Conservation Garden**

Dear Mr. Reddoor,

Red Butte Gardens (RBG) is seeking approval for a three acre garden that will stand as an inspiration to water conservation. Utah is the second driest state in the nation but uses more water per capita than any other state. Two-thirds of the residential water is used outside the home and the goal of this garden is to encourage residents to reduce their landscape water consumption by 25%.

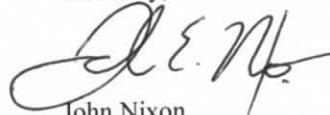
The garden space will exhibit water-wise plants in an effort to be a leader in this conservation effort. The attached project description offers further detail for this garden installation.

Save for approximately \$250,000 from RBG, the proposed total project budget of \$5.5 million is being funded entirely by donated resources. O&M for the Water Conservation Gardens will be provided by operating revenues generated by RBG.

The University of Utah respectfully seeks your support of this request and the opportunity to present this project, seeking approval, to the State Building Board at the next scheduled meeting.

Thanks for your consideration and support.

Sincerely,



John Nixon  
Chief Business Officer

Cc: Michael G. Perez, University of Utah

Attachments: *Water Conservation Gardens – Project Description*  
*Red Butte Concept Drawing*

C:/university/Building Board/2014/BB Red Butte Water Conservation Garden 2014.doc

# University of Utah

## Water Conservation Garden @ Red Butte Gardens

### Project Description

---

The Water Conservation Garden at Red Butte Garden (RBG) is a three acre installation designed to showcase water conserving plants, both native and adaptive species, in beautiful displays that provide landscaping ideas and water-wise plant species selection to the home gardener.

Exhibiting a wide range of materials and design intended to inspire and instruct, the Garden is intended as a source of ideas for plants, landscaping methods and materials, and maintenance practices that conserve water, soil, chemicals and other resources.

As a displace garden, great attention has been given to combinations of plant species and the presentation of plants' forms, textures and colors, to create garden spaces that are both beautiful and instructive. Design detailing is also intended to demonstrate to homeowners different types of wall construction, diverse masonry styles, and a variety of paving materials and design expressions.

The intent is to proffer to the public a garden compelling in its appearance and conservation story, so that homeowners, seduced by the beauty, will learn conservation lessons, take home plant ideas and understand that conservation is fully compatible with garden and landscape beauty.

### Site Design

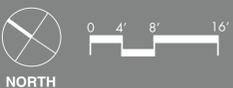
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Site design on the sloping hillside is organized by a sinuous ADA-compliant central pathway that curves up the hillside creating, within its meanders, planting beds with distinct planting themes. Interpretive signs and exhibits will elaborate to visitors the topics – adaptive beauty, desert harvest, dry shade, stable slope – that unite the plant species within each bed. A secondary system of steps and walkways interlace through beds to bring visitors into close contact with plantings.

Terraced garden rooms will present relatively flat or gently sloping areas which stage beautiful spaces celebrating the aesthetics, techniques, horticulture, and botany of water-wise gardening. Walls create the terraces and support the central pathway with design and materials which demonstrate the aesthetic and horticultural possibilities for transforming grading necessities into garden assets, supporting diverse plantings such as trained vines, espaliers, cascading plantings trained from the top of wall, and plants worked into planting pockets in the walls.

Structures in the project are anticipated to include an earth-sheltered concrete restroom facility with an artistic “stratified sedimentary” concrete wall section. Steel fabrication of arbors and a large cantilevered deck.

Stone masonry on the project will involve multiple techniques from dry laid stacked stone walls, to veneered walls of different patterns, to stacked block and boulder walls. Stone will be used extensively in paved surfaces, as accent bands in concrete paving, and sand set as cut pieces or in mosaic patterns.



Conservation Garden  
Red Butte Garden

January 12th, 2012



studioOutside

3.fromme DESIGN  
garden + landscape + display



**Gary R. Herbert**  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **University of Utah's Request for Approval of a New Ski Team Facility**  
Presenter: Mike Perez

---

### **Recommendation**

I am recommending the Board approve a new Ski Team Facility for the University of Utah.

### **Background**

The University of Utah would like to build a new, updated Ski Team Facility located near the Utah Softball Stadium. The budget for the proposed facility is \$741,782.00 and will be funded by donor funds with O&M provided by athletic revenues. The new facility will include locker rooms, restrooms, central offices, ski storage as well as a climate controlled area for ski waxing and general care with easy access for loading and unloading trucks and trailers. As a strong competitor in alpine sports, the University feels this facility will enhance their ability to continue to recruit the best alpine athletes to their campus.

JR: cn  
Attachments

October 9, 2014

Mr. Jeff Reddoor, Director  
Capital Planning & Budget  
Utah State Building Board  
4110 State Office Building  
Salt Lake City, UT 84114

**RE: University of Utah  
Ski Team Facility**

Dear Mr. Reddoor,

The University of Utah is a strong competitor in alpine sports, and to ensure its continued success, the Athletic Department desires an "updated" facility. The new facility will be located near the Utah Softball Stadium and will be climate controlled to accommodate adequate ski waxing and general care. In addition, the facility will have new locker rooms, restrooms, and central offices, as well as provide a secure place to store skis. The new location is in proximity to Athletic Therapy Facilities and Athletic Training. It will also provide easy access for loading and unloading trucks and trailers. The new facility will aid in recruitment of the best alpine athletes.

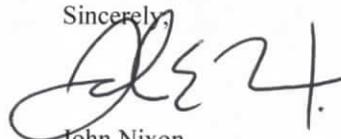
The proposed total project budget is \$741,782 and will be funded by donor funds. Operations and Maintenance (O&M) will be funded by Athletic revenues.

The University's Board of Trustees approved this project at the August 12, 2014 meeting and the Board of Regents was informed at the September 26, 2014 meeting. Although this project is less than \$2.5M, it is a new facility valued over \$500,000 therefor we understand that we are required to secure State Building Board approval for this project.

The University of Utah respectfully seeks your support of this request and the opportunity to present this project, seeking approval, to the State Building Board at the next appropriate meeting.

Thank you for your consideration and support.

Sincerely,



John Nixon  
Chief Business Officer

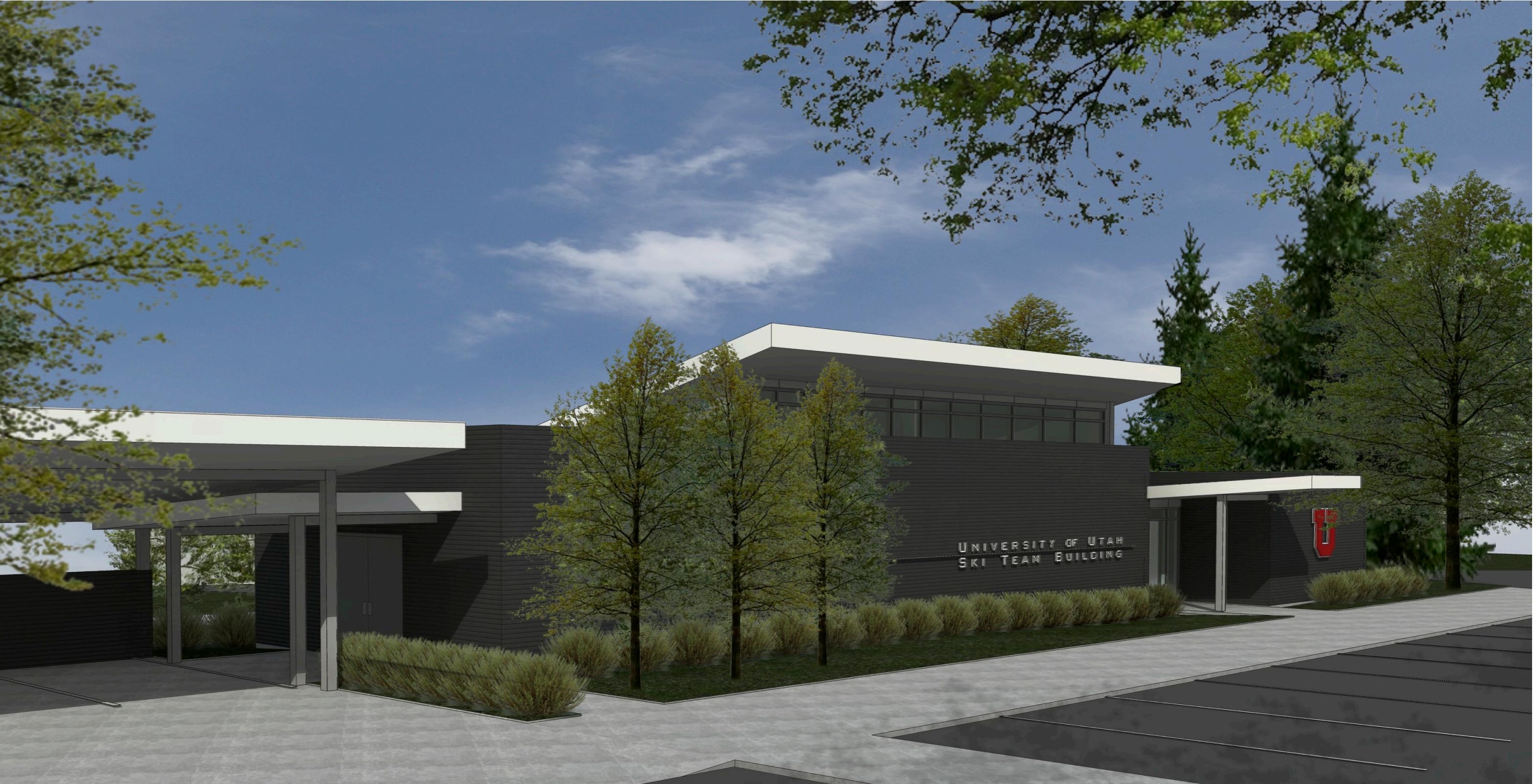
Cc: Michael G. Perez, University of Utah

Attachments: *Ski Team Proposed Site Plan 2014*  
*Ski Team Images 2014*

C:/university/building board/2014/BB ski facility 2014.doc











**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **Administrative Reports for University of Utah and Utah State University**  
Presenter: Ken Nye, University of Utah  
Presenter: Ben Berrett, Utah State University

---

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

JR: cn  
Attachments



Office of the Vice President  
For Administrative Services

October 15, 2014

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

Subject: U of U Administrative Reports for the November 5, 2014 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period August 21, 2014 thru October 15, 2014. Please include this in the packet for the November 5, 2014 Building Board meeting.

**Professional Services Agreements** (Page 1)

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

No significant items.

**Construction Contracts** (Page 2)

The Construction Contracts awarded during this period consist of:  
2 New Space Contracts, 14 Remodeling Contracts, 2 Site Improvement Contracts.

Item 15; Basketball Training Center

This contract for \$65,000 was awarded to Utah Correctional Industries without bidding as provided by Utah law.

**Report of Project Reserve Fund Activity** (Page 3)

Increases:

Four projects were closed with the residual balance transferred to Project Reserve as provided by state law.

Decreases:

The small decrease was to cover a \$44 charge that came through after the project was closed and the residual balance transferred to Project Reserve.

**Report of Contingency Reserve Fund** (Page 4)

Increases:

The increases are the amounts budgeted for contingency for FY15 capital improvement projects.

**Associate Vice President Facilities Management**

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

Mr. Jeff Reddoor, Building Board Director  
October 15, 2014  
Page 2

Decreases:

Project 21516; Replace HVAC Controls

This transfer of \$20,230 covers two unforeseen conditions: (1) the existing program for receiving data from pressure and temperature sensors was found to be incapable of processing the data in a timely manner and had to be replaced; and (2) an existing expansion tank was found to be improperly sized resulting in unacceptable pressure fluctuations.

Project 21552; Art & Architecture Complex Fire Protection

Upgrade The majority of this transfer of \$20,471.20 was to cover the costs incurred when installing a new water line and existing utilities were encountered in locations inconsistent with what had been documented in the record drawings when they were installed.

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  
Joshua Haines



**Professional Services Agreements**  
**Awarded From August 21, 2014 - October 15, 2014**

| Item Number                  | Project Number | Project Name   | Firm Name                            | Project Budget | Contract Amount |
|------------------------------|----------------|--|--------------------------------------|----------------|-----------------|
| <b>Design</b>                |                |  |                                      |                |                 |
| 1                            | 21310          | Zebra Fish Facility Expansion                          | FFKR Architects                      | \$ 379,754     | \$ 45,038       |
| 2                            | 21517          | BSB Parking garage Waterproofing                       | Tracy Stocking                       | \$ 280,000     | \$ 12,360       |
| 3                            | 21557          | Research Administration Basement Remodel               | Range Architecture and Design        | \$ 292,919     | \$ 17,625       |
| 4                            | 21614          | Nano Tool Design Phase #7                              | Douglas Bohner DBA Micron Engineerir | \$ 560,850     | \$ 136,250      |
| 5                            | 21625          | AEB ASUU Infant Care Room Remodel                      | Design Interface                     | \$ 80,000      | \$ 5,500        |
| 6                            | 21639          | Lot 39 Lighting Repair                                 | Envision                             | \$ 19,661      | \$ 13,500       |
| 7                            | 21667          | Union South Mezzanine Restroom                         | Blalock and Partners                 | \$ 165,454     | \$ 12,354       |
| 8                            | 21674          | UMFA HVAC Ealry Bid Package                            | Prescott Muir                        | \$ 148,908     | \$ 8,450        |
| 9                            | 21676          | Bldg 590 Fume Hood Repalcement                         | WHW Engineering                      | \$ 76,520      | \$ 3,975        |
| 10                           | 21677          | Building 587 HVAC Upgrades                             | Colvin Engineering                   | \$ 824,888     | \$ 15,000       |
| 11                           | 21668          | EEJMMRB Room 4116 - Fume Hood Replacement              | WHW Engineering                      | \$ 83,381      | \$ 5,100        |
| <b>Planning/Study/ Other</b> |                |  |                                      |                |                 |
| 12                           | 21399          | Special Inspection for the northwest Parking garage    | CMT construction                     | \$ 7,399,104   | \$ 61,466       |
| 13                           | 21589          | University of Utah Health Sciences Med Edu & Discovery | The Slam Collaborative Inc.          | \$ 306,000     | \$ 251,000      |
| 14                           | 21602          | Red Butte Garden Horticultural Compound Facility Plan  | MJSA Architecture                    | \$ 20,860      | \$ 20,860       |
| 15                           | 21621          | Ambulatory & Administrative Bldg - Study               | MHTN Architects                      | \$ 95,350      | \$ 95,350       |
| 16                           | 21675          | Generator 3 Replacement Study                          | RMH Group                            | \$ 3,358,444   | \$ 11,990       |



**Construction Contracts**

**Awarded From August 21, 2014 - October 15, 2014**

| Item Number                            | Project Number | Project Name  | Firm Name                      | Design Firm | Project Budget | Contract Amount |
|--|----------------|---|--------------------------------|-------------|----------------|-----------------|
| <b>Construction - New Space</b>        |                |   |                                |             |                |                 |
| 1                                      | 21399          | Northwest Parking Garage                                  | Ralph Wadsworth                |             | \$ 7,399,104   | \$ 6,780,000    |
| 2                                      | 21638          | UUOC Parking control booth                                | Avalon Construction            |             | \$ 29,623      | \$ 22,539       |
| <b>Construction - Remodeling</b>       |                |   |                                |             |                |                 |
| 3                                      | 21279          | Sill Center Renovation                                    | Ascent Construction Inc.       |             | \$ 1,919,772   | \$ 1,311,400    |
| 4                                      | 21421          | Building 585 Emergency Boilder replacement                | Stonhard Inc                   |             | \$ 706,839     | \$ 14,751       |
| 5                                      | 21554          | TPM - Flat Plate Design & Service with control sequencing | Mechanical Service and Systems |             | \$ 416,663     | \$ 314,272      |
| 6                                      | 21595          | Tennis Center Outdoor Courts                              | Hogan                          |             | \$ 3,079,447   | \$ 2,690,000    |
| 7                                      | 21605          | Reconfigure Space for Outreach Program                    | Horne Construction             |             | \$ 548,528     | \$ 352,350      |
| 8                                      | 21616          | Data Center Re-roof                                       | Noorda Architectual Metals inc |             | \$ 571,386     | \$ 335,370      |
| 9                                      | 21623          | Student Apartments Stairwell Structural Repairs           | Judd Construction              |             | \$ 100,000     | \$ 81,993       |
| 10                                     | 21634          | Surplus Building Renovation - Abatement                   | Rocmont Industrial Corp        |             | \$ 190,066     | \$ 14,066       |
| 11                                     | 21640          | U of U MEB fire exit upgrade                              | Slider Construction            |             | \$ 32,957      | \$ 24,995       |
| 12                                     | 21644          | Building 350 first floor remodel                          | Mark Hamilton                  |             | \$ 200,000     | \$ 24,780       |
| 13                                     | 21647          | Eccles Health Sciences Lib Room 203A remodel              | Webb Brothers                  |             | \$ 43,000      | \$ 14,787       |
| 14                                     | 21663          | Bldg 54 Re Pipping of water lines                         | Mechanical Service and Systems |             | \$ 120,000     | \$ 99,504       |
| 15                                     | 21465          | Basketball Training Center                                | Utah Correctional Industries   |             | \$ 27,035,952  | \$ 65,000       |
| 16                                     | 20192          | School of dentistry Signage                               | Young Electric Sign            |             | \$ 36,395,435  | \$ 48,561       |
| <b>Construction - Site Improvement</b> |                |   |                                |             |                |                 |
| 17                                     | 21652          | Stadium South Plaza Improvements                          | Judd Construction              |             | \$ 503,516     | \$ 297,320      |
| 18                                     | 70011          | Resurface Airmed Helipads 1,2 and 3                       | Creative Concrete Solutions    |             | \$ 370,000     | \$ 255,200      |



**University Of Utah**  
**Report Of Project Reserve Fund Activity**  
**For the Period of August 21, 2014 to October 15, 2014**

| PROJECT NUMBER | PROJECT TITLE  | TRANSFER AMOUNT   | DESCRIPTION FOR CONTINGENCY TRANSFER                               | % OF CONSTR. BUDGET |
|----------------|--|-------------------|--|---------------------|
|                | <b>BEGINNING BALANCE</b>   | <b>346,426.36</b> |  |                     |
|                | <b>INCREASES TO PROJECT RESERVE FUND:</b>                          |                   |  |                     |
| 20116          | Chiller Capacity Consolidation (So. Chiller Plant)                 | 25,249.49         | Project complete. Transferred remaining balance to Project Reserve | 1.26%               |
| 21032          | Replace HVAC Controls in Buildings                                 | 4,009.39          | Project complete. Transferred remaining balance to Project Reserve | 0.47%               |
| 21130          | Develop Secondary Water System Landscape Irrigation SW Campus Loop | 24,799.81         | Project complete. Transferred remaining balance to Project Reserve | 1.80%               |
| 21190          | Campus Utility Metering System Upgrade                             | 4,715.68          | Project complete. Transferred remaining balance to Project Reserve | 0.94%               |
|                | <b>DECREASES TO PROJECT RESERVE FUND:</b>                          |                   |  |                     |
| 20026          | Eyring Chemistry HVAC System Upgrades                              | (44.00)           | Expenses charged after project closed.                             | 0.00%               |
|                | <b>CURRENT BALANCE OF PROJECT RESERVE:</b>                         | <b>405,156.73</b> |  |                     |



**University Of Utah**  
**Report Of Contingency Reserve Fund Activity**  
**For the Period of August 21, 2014 to October 15, 2014**

| PROJ. NO. | DESCRIPTION  | CURRENT TRANSFERS   | TOTAL TRANSFERS FROM CONTINGENCY | % OF CONSTR. BUDGET | PROJECT STATUS         |
|-----------|--|---------------------|----------------------------------|---------------------|------------------------|
|           | <b>BEGINNING BALANCE</b>   | <b>1,420,710.64</b> |                                  |                     |                        |
|           | <b>INCREASES TO CONTINGENCY RESERVE FUND</b>                       |                     |                                  |                     |                        |
| 21223     | Social & Behavioral Science-Repair Deteriorating Exterior Concrete | 127,232.00          |                                  | 5.09%               | Construction           |
| 21552     | Art & Architecture Fume Hood & Fire Protection Upgrade Ph 2        | 92,189.00           |                                  | 4.50%               | Construction Documents |
| 21553     | HPER SE-Chiller Plant Upgrade                                      | 112,705.00          |                                  | 4.84%               | Bidding                |
| 21631     | Fld House Building Modifications for Chiller Plant                 | 111,451.00          |                                  | 5.34%               | Design Development     |
| 21632     | HTW Generator 5 replacemenet Phase 2                               | 125,237.00          |                                  | 5.02%               | Bidding                |
|           | <b>DECREASES TO CONTINGENCY RESERVE FUND</b>                       |                     |                                  |                     |                        |
|           | <b>NEW CONSTRUCTION</b>  |                     |                                  |                     |                        |
|           | None   |                     |                                  |                     |                        |
|           | <b>REMODELING</b>  |                     |                                  |                     |                        |
| 21516     | Replace HVAC Controls  | (20,230.00)         | 133,173.25                       | 22.96%              | Construction           |
| 21552     | Art & Architecture Complex Fire Protection Upgrade                 | (20,471.20)         | 20,471.20                        | 1.00%               | Construction Documents |
|           | <b>ENDING BALANCE</b>  | <b>1,948,823.44</b> |                                  |                     |                        |

20 October 2014

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

Dear Jeff:

SUBJECT: USU Administrative Reports for the November 2014 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/25/14 to 10/20/14.

**Professional Contracts, 0 contracts issued** (Page 1)

No professional contracts were issued for this reporting period.

**Construction Contracts, 13 contracts issued** (Page 2)

Comments are provided on the report.

**Report of Contingency Reserve Fund** (Page 3)

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

**Report of Project Reserve Fund Activity** (Page 4)

One project contributed to the project reserve fund and one project needed funds from the project reserve fund during this reporting period. The project reserve fund is in good order.

**Current Delegated Projects List** (Pages 5-6)

Of USU's 62 projects, 12 are pending, 5 are in the design/study phase, 38 are in construction, 5 are substantially complete and 2 are complete. The two projects that were completed during this period were Miscellaneous Critical Improvements FY13 and SER005 Microscopy Lab Remodel.

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

Sincerely,



David T. Cowley  
Vice President for  
Business and Finance

DTC/bg  
c: Gregory L. Stauffer  
Joshua Haines

**Professional Contracts**  
**Awarded From 08/25/14 to 10/20/14**

| Contract Name | Firm Name | A/E Budget | Fee Amount Comments |
|---------------|-----------|------------|---------------------|
|---------------|-----------|------------|---------------------|

NONE

## Construction Contracts Awarded From 08/25/14 to 10/20/14

| Project                                       | Firm Name                 | Design Firm                        | Const Budget | Contract Amt | Comments  |
|---|---------------------------|------------------------------------|--------------|--------------|---|
| 1 Concrete Replacement FY15                   | Spindler Construction     | USU Facilities Planning and Design | \$279,479.00 | \$229,479.00 | Update conference center entry                                  |
| 2 Eccles Conf Ctr Auditorium Upg              | Raymond Construction      | USU Facilities Planning and Design | \$498,764.00 | \$137,340.00 | Conference center auditorium upgrade                            |
| 3 Roosevelt Education Center Controls Upgrade | Utah Yamas Controls       | USU Facilities Planning and Design | \$89,094.00  | \$89,094.00  | Update controls at Roosevelt and Uintah Basin education centers |
| 4 Sign System FY15                            | USU Facilities Operations | USU Facilities Planning and Design | \$47,611.00  | \$1,103.00   | Install vinyl on six APCO signs                                 |
| <b>MISCELLANEOUS CONTRACTS</b>                |                           |                                    |              |              |   |
| 5 Eccles Conf Ctr Auditorium Upg              | American Seating          |                                    | \$498,764.00 | \$94,282.00  | Auditorium style seating  |
| 6 Sign System FY14                            | Thomas & Sons             |                                    | \$47,611.00  | \$3,810.00   | Install signs on concrete structures                            |
| 7 Classroom/Auditorium Upg FY14               | CIS Office Furniture      |                                    | \$282,129.00 | \$1,798.00   | Portable lecturns   |
| 8 Health, LS, Code, Asbestos FY14             | Eagle Environmental       |                                    | \$139,872.00 | \$980.00     | Industrial Sci. abatement of fittings                           |
| 8 Health, LS, Code, Asbestos FY14             | Eagle Environmental       |                                    | \$139,872.00 | \$948.00     | BNR 317 tile/mastic abatement                                   |
| 9 Health, LS, Code, Asbestos FY14             | Environmental Abatement   |                                    | \$139,872.00 | \$400.00     | CPD 121 removal of carpet/tile/mastic                           |
| 10 Classroom/Auditorium Upg FY14              | School Outfitters         |                                    | \$282,129.00 | \$338.00     | Wheelchair accessible school desk                               |
| 11 BNR Fire Protection Upgrade Phase 3        | Dixon Information         |                                    | \$644,268.00 | \$75.00      | Asbestos testing on samples taken from project                  |
| 12 Health, LS, Code, Asbestos FY14            | Dixon Information         |                                    | \$139,872.00 | \$75.00      | Sample testing from three locations                             |
| 13 Health, LS, Code, Asbestos FY14            | Dixon Information         |                                    | \$139,872.00 | \$25.00      | Sample testing at Gunshed                                       |

## Report of Contingency Reserve Fund From 08/25/14 to 10/20/14

| Project Title   | Current Transfers   | Total Transfers To (From) Contingency | % to Construction Budget | Project Status | % Completed (Paid) |
|---|---------------------|---------------------------------------|--------------------------|----------------|--------------------|
| <b>BEGINNING BALANCE</b>  | <b>\$863,618.69</b> |                                       |                          |                |                    |
| <b>INCREASES TO CONTINGENCY RESERVE FUND</b><br>NONE  |                     |                                       |                          |                |                    |
| <b>DECREASES FROM CONTINGENCY RESERVE FUND</b>  |                     |                                       |                          |                |                    |
| <b>Fine Arts Center Roofing</b><br>(Foam replacement, replace insulation and matching sprayed foam) | (46,566.20)         | (46,566.20)                           | 11.83%                   | Construction   | 55.19%             |
| <b>Moab ADA Upgrades</b><br>(remove shrubs, additional asphalt patch)                               | (23,675.00)         | (47,111.00)                           | 58.06%                   | Construction   | 93.21%             |
| <b>Classroom/Auditorium Upgrades FY14</b><br>(Drywall, electrical and door hardware changes)        | (14,321.00)         | (14,321.00)                           | 5.35%                    | Construction   | 100.00%            |
| <b>Parking Lot Paving FY14</b><br>(repair water line break, excavate/install sign post)             | (9,631.25)          | (18,979.03)                           | 2.85%                    | Construction   | 93.63%             |
| <b>Sign System FY14</b><br>(concrete pad change at sign #6)   | (1,315.00)          | (1,315.00)                            | 2.84%                    | Construction   | 100.00%            |
| <b>ENDING BALANCE</b>   | <b>\$768,110.24</b> |                                       |                          |                |                    |

## Report of Project Reserve Fund Activity From 08/25/14 to 10/20/14

| Project Title                            | Transfer Amount     | Description   | % of Construction Budget |
|--|---------------------|---------------|--------------------------|
| <b>BEGINNING BALANCE</b>                 | <b>\$319,365.53</b> |               |                          |
| <b>INCREASES TO PROJECT RESERVE FUND</b> |                     |               |                          |
| Miscellaneous Critical Improvements FY13 | 4,184.79            | Close Project | 1.81%                    |
| <b>DECREASES TO PROJECT RESERVE FUND</b> |                     |               |                          |
| Concrete Replacement FY15                | (71,260.00)         | Construction  | 34.22%                   |
| <b>ENDING BALANCE</b>                    | <b>\$252,290.32</b> |               |                          |

## Current Delegated Projects List 10/20/2014

| Project Number | Project Name                              | Phase         | Project Budget |
|----------------|---|---------------|----------------|
| A31318         | 1200 E Falk Way Improvements              | Pending       | 874,046        |
| A31319         | Access Control FY15                       | Construction  | 54,795         |
| A31320         | BNR Fire Protection Upg Phase 3           | Construction  | 668,068        |
| A24858         | Building Commissioning FY12               | Commissioning | 190,991        |
| A27144         | Building Commissioning FY13               | Commissioning | 190,991        |
| A28999         | Building Commissioning FY14               | Commissioning | 196,296        |
| A27146         | Campus Controls Upgrade FY13              | Construction  | 245,098        |
| A29000         | Campus Controls Upgrade FY14              | Construction  | 245,098        |
| A27147         | Campus-wide Bike Racks FY13               | Construction  | 54,074         |
| A27148         | Classroom Auditorium Upg FY13             | Construction  | 301,721        |
| A31321         | Classroom/Auditorium Upgrade FY15         | Pending       | 275,847        |
| A29001         | Classroom/Auditorium Upgrades FY14        | Construction  | 308,965        |
| A29002         | Concrete Replacement FY14                 | Construction  | 290,662        |
| A31322         | Concrete Replacement FY15                 | Construction  | 301,479        |
| A30989         | Eccles Business Building Interior Remodel | Construction  | 39,500         |
| A31323         | Eccles Conf Ctr Auditorium Upgrade        | Construction  | 503,864        |
| A29003         | Elevator Upgrades FY14                    | Construction  | 294,396        |
| A31324         | Elevator Upgrades FY15                    | Pending       | 366,133        |
| A27150         | Emergency Generator FY13                  | Construction  | 320,195        |
| A29004         | Emergency Generator FY14                  | Construction  | 250,000        |
| A31325         | Emergency Generator FY15                  | Pending       | 229,872        |
| A28857         | Equine Education Center Classroom         | Construction  | 836,000        |
| A27152         | FAV Cooling                               | Construction  | 1,532,572      |
| A31326         | Fine Arts Center Roofing                  | Construction  | 440,286        |
| A29005         | Health, LS, Code, Asbestos FY14           | Construction  | 148,205        |
| A31327         | Health, LS, Code, Asbestos FY15           | Pending       | 137,637        |
| A31328         | HVAC Controls Upgrade FY15                | Pending       | 228,311        |
| A30560         | Innovation Campus Water Line              | Construction  | 185,000        |
| A28909         | Kent Concert Hall Entry Replacement       | Construction  | 2,244,929      |
| A30458         | Matthew Hillyard Photovoltaic Array       | Construction  | 239,200        |
| A31329         | Medium Voltage Upgrade FY15               | Pending       | 460,460        |
| A26681         | Medium Voltage Upgrades FY13              | Construction  | 243,243        |
| A29006         | Medium Voltage Upgrades FY14              | Pending       | 343,637        |

|  |   |                        |                            |
|--|---|------------------------|----------------------------|
| A29007                                 | Misc Critical Improvements FY14             | Construction           | 249,979                    |
| A27155                                 | Miscellaneous Critical Improvements FY13    | Complete               | 251,304                    |
| A29008                                 | Moab ADA Upgrades                           | Construction           | 243,054                    |
| A31330                                 | Morgan Theater Upgrade                      | Design                 | 1,395,434                  |
| A28997                                 | NFS Kitchen 243/208 Remodel                 | Construction           | 400,000                    |
| A31332                                 | Old Main Reroof                             | Design                 | 114,919                    |
| A31331                                 | OM Masonry Restoration FY15                 | Construction           | 196,500                    |
| A29010                                 | Parking Lot Paving FY14                     | Construction           | 835,284                    |
| A27157                                 | Planning & Design Fund FY13                 | Design/Study           | 106,667                    |
| A29011                                 | Planning and Design FY14                    | Design/Study           | 148,000                    |
| A31333                                 | Planning and Design FY15                    | Pending                | 100,000                    |
| A30033                                 | Sant Lab 004 Remodel                        | Substantial Completion | 118,501                    |
| A30086                                 | SER005 Microscopy Lab Remodel               | Complete               | 315,934                    |
| A27158                                 | Sign System FY13                            | Construction           | 49,074                     |
| A29012                                 | Sign System FY14                            | Construction           | 50,389                     |
| A31334                                 | Sign System FY15                            | Construction           | 46,009                     |
| A31335                                 | Site & Safety Lighting                      | Design                 | 322,525                    |
| A30682                                 | Tooele Admin Office Remodel                 | Construction           | 231,002                    |
| A29792                                 | TSC Chiller Replacement                     | Substantial Completion | 320,391                    |
| C11508                                 | USUE Career Center Upgrades                 | Pending                | 834,234                    |
| C11314                                 | USUE CEIC Building Remodel                  | Substantial Completion | 890,230                    |
| C11461                                 | USUE Infrastructure/Automation Upgrade      | Pending                | 461,857                    |
| C11375                                 | USUE Library Concrete Replacement           | Construction           | 297,173                    |
| C11467                                 | USUE Library Improvements                   | Construction           | 138,795                    |
| C11368                                 | USUE Mechanical/Lighting upgrade            | Construction           | 853,565                    |
| A30021                                 | Wasatch Hall Remodel                        | Substantial Completion | 1,031,739                  |
| A28266                                 | Wellness Center Remodel                     | Substantial Completion | 1,294,001                  |
| A32689                                 | Animal Sci HVAC Upg 2014 (NEW PROJECT)      | Pending                | 179,609                    |
| A32688                                 | Roosevelt Ed Ctr Controls Upg (NEW PROJECT) | Construction           | 120,004                    |
| <b>CAPITAL DEVELOPMENT/IMPROVEMENT</b> |   |                        |                            |
| <b>TOTAL (62)</b>                      |   |                        | <u><u>\$24,837,744</u></u> |



**Gary R. Herbert**  
*Governor*

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **Administrative Reports for Utah Department of Transportation**  
Presenter: Kevin Griffin, Director of Maintenance, UDOT

---

Attached for your review are the Administrative Reports for the Utah Department of Transportation.

JR: cn  
Attachments



State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

## DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

SHANE M. MARSHALL, P.E.  
*Deputy Director*

October 29, 2014

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

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

Dear Jeff:

The following is a summary of the administrative reports for Utah Department of Transportation for the period [September 10, 2014 – November 5, 2014](#). Please include this in the packet for the July Building Board meeting.

### **Construction Contracts** (Page 1)

[No new contracts issues during this report.](#)

[Advertised Cedar Office Remodel Entry project. Received no bids. Will re-advertise in November.](#)

[Pre bid meeting for Hooper Maintenance Station held on October 31, 2014. This project is a being delivered through the Design-Build process. Anticipated contract issued mid January.](#)

[Order of Occupancy issued for the new Lehi Maintenance facility on October 22, 2014.](#)

### **Report of Project Reserve Fund Activity**

#### Increases:

None

#### Decreases:

None

### **Report of Contingency Reserve Fund**

#### Increases:

None

#### Decreases:

None

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

Sincerely,



State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

## DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

SHANE M. MARSHALL, P.E.  
*Deputy Director*

Kevin Griffin, Director of Maintenance  
Utah Department of Transportation

Enclosures

CC: Bill Juscak, Facilities Manager







Gary R. Herbert  
Governor

# Utah State Building Board

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

## MEMORANDUM

To: Utah State Building Board  
From: Jeff Reddoor  
Date: November 5, 2014  
Subject: **Administrative Reports for DFCM**  
Presenter: Joshua Haines, DFCM Director

---

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

**Lease Report** (Pages 1 - 5)  
No significant items

**Professional Services Agreements, 36 Agreements Issued** (Pages 6- 9)  
The Professional Services Agreements awarded during this period consist of:  
24 Design Agreements, 12 Planning/Study/Other Agreements.  
No significant items

**Construction Contracts, 80 Contracts Issued** (Pages 10 - 17)  
The Construction Contracts awarded during this period consist of:  
3 New Space Contract, 10 – Design Build, 35 Remodeling Contracts, 19 – MOU's,  
8 Paving/Roofing Contracts, 5 Other .

Item #10, Draper Prison Admin Bldg Lightning Protection Phase II  
Item #38, Matheson Courts Bldg District Court Front Counter Remodel  
Item #40, DFCM Regional Center #2 Concrete Sidewalk Replacement  
Item #58, DOT Rampton Complex Relocate Switchgear  
Funds from the Project Reserve Fund were used to award these contracts

Item #59, USU Eastern Campus West instructional Building Reroof  
Funds from Unallocated Roofing were used to award these contracts.

**Report of Contingency Reserve Fund** (Page 18)

Increases

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

Decreases, Capital Development

State Hospital New Medical Services Building and Pediatric Facility

This transfer of \$136,416 covers change orders #23, 24, and hazardous materials costs over budget. See attached pages #19 – 25 for details and contract summary.

New Ogden Juvenile Courts Building

This transfer of \$15,690 covers change order #5. See attached pages #29 – 32 for details and contract summary.

**Report of Contingency Reserve Fund Continued**

Decreases, Capital Improvement

Tooele National Guard Armory Cooler Replacement

This transfer of \$16,255 covers change orders #1 and additional non-contract construction cost. See attached pages #26 – 28 for details and contract summary.

WSU South Science Lab Irrigation

This transfer of \$13,051 covers change orders #4 and 5. See attached pages #33 – 36 for details and contract summary.

**Report of Project Reserve Fund Activity** (Pages 37 - 39)

Increases

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

Decreases

The decrease is the amount needed to award the construction contract for that project.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, for the last 12 months.

DDW:jr:ccn

Attachments



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

## LEASE REPORT

From 08/15/2014 to 09/15/2014

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

### LEASES

|    |   |           |        |                        |  |           |  |                 |  |
|----|---|-----------|--------|------------------------|--|-----------|--|-----------------|--|
| 1. | 15-0796 Agriculture<br>500 W. 3000 N. Spanish<br>Fork | New Lease | Ground | 07/01/14 -<br>06/30/54 |  | .73 Acres |  | \$5.00 per year | New Lease for 40 years.<br>Agriculture Lab Facility. |
| 2. |   |           |        |                        |  |           |  |                 |  |
| 3. |   |           |        |                        |  |           |  |                 |  |

### AMENDMENTS

|    |   |         |        |                        |        |        |         |         |   |
|----|---|---------|--------|------------------------|--------|--------|---------|---------|---|
| 1. | 95-3508 Human Services<br>Child & Family, 475 W.<br>Price River Dr., Price      | Renewal | Office | 06/01/14 -<br>06/30/17 | 15,911 | 16,458 | \$18.86 | \$19.33 | Renew Lease for 3 yrs. and 1 mo.<br>with a 2.5 annual increase. Add<br>547 additional sq. ft. Discount<br>Option of 2%. Add lump sum<br>payment of \$16,140.00 for Tenant<br>Improvements. Amendment-9. |
| 2. | 09-1822 Human Services,<br>Child & Family 350 E. 300<br>S. Units C and D, Kanab | Renewal | Office | 08/01/14 -<br>06/30/19 |        | 2,379  | \$16.75 | \$17.17 | Renew Lease for 4 yrs. and 11<br>mo. 2.5% increase in rent.<br>Amendment-1.   |



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## LEASE REPORT

From 08/15/2014 to 09/15/2014

| No | Agency/Location   | Services | Space Type | Lease Term          | Square Feet |            | Cost/Sq. Ft. |                  | Comment  |
|----|---|----------|------------|---------------------|-------------|------------|--------------|------------------|--|
|    |   |          |            |                     | Old         | New        | Old          | New              |  |
| 3. | 93-2430 National Guard, Recruitment, University Mall, Orem                    | Renewal  | Retail     | 06/01/14 – 05/31/17 |             | 1,127      |              | \$30.71          | Amendment 21. Renew Lease for 3 years. Rental rate includes Cam charges.               |
| 4. | 99-1277 Corrections, Adult Probation & Parole, 297 S. Main Street, Monticello | Renewal  | Office     | 07/01/14 – 06/30/19 |             | 196        |              | \$8.50           | Amendment-5. Renew Lease for five years.   |
| 5. | 09-1929 Human Services, Child & Family, 12537 South, Riverton                 | Renewal  | Office     | 10/01/14 – 09/30/15 |             | 13,684     |              | \$25.66          | Renew Lease for one year. Discounted rent option of 4%. Amendment-1.                   |
| 6. | 93-0283 Human Services Lessor, UTA Lessee                                     | Renewal  | Ground     | 01/01/15 – 06/30/19 |             | .046 acres |              | \$.20            | Lessor Lease Amendment-3. Renew Lease for 54 months.                                   |
| 7. | 92-2714 Attorney General 5272 College Drive                                   | Renewal  | Office     | 10/01/14 – 06/30/17 | 26,285      | 28,381     |              | \$13.50          | Add 2,096 sq. ft. to Lease. Amendment-10.  |
| 8. | 07-1099 National Guard Armory-Lessor, Spanish Fork City-Lessee                | Renewal  | Ground     | 10/01/13 – 09-30-22 | N/A         |            |              | \$10.00 per year | Renew Lessor Lease for 9 years. Vacant Land for an Electrical Substation. Amendment-1. |
|    |   |          |            |                     |             |            |              |                  |  |
|    |   |          |            |                     |             |            |              |                  |  |



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## LEASE REPORT

From 09/15/2014 to 10/15/2014

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

### LEASES

|    |   |           |             |                     |                                 |  |                           |  |  |
|----|---|-----------|-------------|---------------------|---------------------------------|--|---------------------------|--|--|
| 1. | 15-0955 Heritage & Arts State Library 175 East Canyon Road, Fairview                                      | New Lease | Office      | 01/01/14 – 12/31/19 | 2,400                           |  | 0                         |  | New lease for 5 years.   |
| 2. | 15-0972 Human Services USDC, Lessee-Alpine School Dist. 1000 N. 4800 W., American Fork/Highland           | New Lease | Parking     | 09/01/14 – 06/30/15 | 25x1500 parcel                  |  | 0                         |  | New Lessor Lease for 10 months.                                |
| 3. | 15-0991 DFCM (Lessor), SLC Downtown Alliance (Lessee), 300 South Rio Grande, Common Area – Salt Lake City | New Lease | Common Area | 11/01/14 – 04/30/15 | Common Area of Rio Grande Bldg. |  | \$16,900.00 for 6 months. |  | New Lessor Lease for 6 months. Bi-Weekly Winter Farmers Market |

### AMENDMENTS

|    |  |         |        |                     |       |  |         |         |   |
|----|--|---------|--------|---------------------|-------|--|---------|---------|---|
| 1. | 10-1773 Human Services (Lessor), Wasatch Mental Health Svs. (Lessee). 607 Kirby Lane, Spanish Fork | Renewal | Office | 07/1/14 – 06/30/16  | 1,684 |  | \$16.65 | \$19.21 | Renew Lessor Lease for 2 years. Amendment-2. Increase of 2.5% yearly. |
| 2. | 06-0286 National Guard Recruiting, 301 S. Main Street, Heber                                       | Renewal | Office | 05/01/14 – 04/30/17 | 300   |  | \$6.00  | \$7.00  | Renew Lease for 3 years. Amendment-4.                                 |



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## LEASE REPORT

From 09/15/2014 to 10/15/2014

| No | Agency/Location   | Services | Space Type      | Lease Term          | Square Feet |        | Cost/Sq. Ft. |         | Comment  |
|----|---|----------|-----------------|---------------------|-------------|--------|--------------|---------|--|
|    |   |          |                 |                     | Old         | New    | Old          | New     |  |
| 3. | 14-1235 Human Services Child & Family Svs., 105 N. 100 E., Cedar City                               | Renewal  | Office/Other    | 09/01/14 – 06/30/15 |             | 136    | \$19.57      | \$16.58 | Renew Lease for 10 months. Amendment-1 Conference Room rentals.                                  |
| 4. | 14-1541 Environmental Quality, Water Quality, 47 S. Orange St. Suite E-6, E-7 & E-8, Salt Lake City | Renewal  | Lab / Warehouse | 01/01/14 – 02/28/23 |             | 5,000  |              | \$5.52  | Renew Lease for 9 yrs with a 2% rate increase each year. Amendment-1. Lump sum T.I. \$16,084.75. |
| 5. | 04-0974 Human Services Child & Family Svs. 300 E. 6100 S., Salt Lake City                           | Renewal  | Office          | 10/01/14 – 09/30/15 |             | 29,874 |              | \$18.36 | Renew Lease for one year. Amendment-2.   |
| 6. | 91-0971 Public Safety SBI 3495 S. 300 W., Salt Lake City  | Renewal  | Storage         | 01/01/15 – 06/30/21 |             | 7,200  | \$4.11       | \$4.25  | Renew Lease for 6 yrs. and 6 mo. with a 3% rate increase in 2017 and 2020. Amendment-6.          |
| 7. | 10-2660 Natural Resources 148 S. Main St. Suite 9 Monticello  | Renewal  | Office          | 05/01/15 – 06/30/20 |             | 172    | \$5.22       | \$5.93  | Renew Lease for 5 yrs. and 2 mo. Amendment-1.  |
| 8. | 97-2371 Workforce Svs. 525 N. Highway 89, Junction City   | Renewal  | Office          | 03/01/15 – 02/29/20 |             | 265    | \$15.40      | \$15.60 | Renew Lease for 5 yrs. Amendment-3.  |
| 9. | 08-0200 Corrections AP&P 1280 N. 60 E., Tooele  | Renewal  | Office          | 11/01/2014-10/31/21 |             | 4,752  | \$23.06      | \$22.00 | Renew Lease for 7 yrs. Decrease rent 4.6% with 2.5% rate increase in 2017 and 2019. Amendment-1. |



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## LEASE REPORT

From 09/15/2014 to 10/15/2014

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

|     |  |         |        |                        |       |       |  |         |  |
|-----|--|---------|--------|------------------------|-------|-------|--|---------|--|
| 10. | 01-1365 Workforce Svs.<br>55 S. Main Street, Suites<br>1 & 2, Manti      | Renewal | Office | 01/01/15 –<br>12/31/17 |       | 4,837 |  | \$16.40 | Renew Lease for 3 yrs.<br>Amendment-5.   |
| 11. | 99-2279 Human Service<br>Child & Family Svs.<br>55 S. Main Street, Manti | Renewal | Office | 07/1/14 –<br>06/30/19  | 4,270 | 3,674 |  | \$17.21 | Renew Lease for 5 yrs. Reduce<br>space by 596 sq. ft. Rate Inc.<br>2% every 3 years.<br>Amendment-6. |
|     |  |         |        |                        |       |       |  |         |  |
|     |  |         |        |                        |       |       |  |         |  |
|     |  |         |        |                        |       |       |  |         |  |
|     |  |         |        |                        |       |       |  |         |  |
|     |  |         |        |                        |       |       |  |         |  |

# State of Utah

Division of Facilities and Construction  
Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/21/2014; and less than 10/17/2014

| #             | Agency                                | Contract Name  | Firm                          | Type                      | Budget      | Award   |
|---------------|---------------------------------------|--|-------------------------------|---------------------------|-------------|---|
| <b>Design</b> |                                       |  |                               |                           |             |  |
| 1             | Courts<br>14138150                    | Administrative Office Of The Courts   Brigham City   | Ken Garner Engineering Inc    | Design<br>157038          | \$12,200    | \$12,200  |
| 2             | Courts<br>14272150                    | Administrative Office Of The Courts   West Valley J  | Smd Engineering Pllc          | Design<br>157031          | \$6,722     | \$6,650   |
| 3             | Dfcm - Managed Buildings<br>14137310  | Brigham City Regional Center, Plumbing Fixture Rep   | Scott P Evans Architect&assoc | Design<br>157048          | \$5,834     | \$6,675   |
| 4             | Developmental Center<br>14032410      | Code Inspections   Utah State Development Center In  | Epic Engineering              | Insp Observ Ser<br>157050 | \$21,305    | \$18,843  |
| 5             | University Of Utah<br>13336750        | Code Inspections   Uu Huntsman Cancer Center Phase   | Sunrise Engineering Inc       | Insp Observ Ser<br>157056 | \$1,534,000 | \$542,316   |
| 6             | Admin Serv - State Arch<br>14132310   | Department Of Administrative Services   State Archi  | Jrca Architects Inc           | Design<br>157028          | \$6,063     | \$7,030   |
| 7             | Corrections - Ap&p<br>14122120        | Department Of Corrections   Fremont Ap&p Building -  | Bott Pantone Architects       | Design<br>157065          | \$11,437    | \$19,900  |
| 8             | Health<br>14282390                    | Department Of Health   Cannon Health Building   Wind | Vincent Design Group Inc      | Design<br>157037          | \$26,000    | \$24,636  |
| 9             | Juvenile Justice Services<br>14191430 | Department Of Human Services   Djs   Design For You  | Spectrum Engineers Inc        | Design<br>157047          | \$32,663    | \$39,660  |
| 10            | Developmental Center<br>14310410      | Department Of Human Services   Utah State Developme  | Ibi Group                     | Prg Mstr Plan<br>157041   | \$30,000    | \$22,470  |
| 11            | State Hospital<br>14114420            | Department Of Human Services   Utah State Hospital   | Prior & Associates            | Design<br>157034          | \$11,968    | \$18,950  |
| 12            | Natural Resources                     | Department Of Natural Resources   Cedar City         | R&r Environmental             | Haz Mat Consult           | \$3,090     | \$9,495   |



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/21/2014; and less than 10/17/2014

| #             | Agency                                  | Contract Name  | Firm                          | Type                    | Budget    | Award    |
|---------------|---|--|-------------------------------|-------------------------|-----------|----------|
| <b>Design</b> |   |  |                               |                         |           |          |
| 14026500      |   | Region   |                               | 157055                  |           |          |
| 13            | Corrections - Draper<br>14348100        | Dept Of Corrections   Draper State Prison<br>Geotherma | Van Boerum & Frank Assoc Inc  | Design<br>157069        | \$13,089  | \$21,150 |
| 14            | Corrections - Cucf<br>14226110          | Dept. Of Corrections   Cucf Asphalt Paving<br>Upgrades | Johansen & Tuttle Engineering | Design<br>157079        | \$24,657  | \$31,500 |
| 15            | Dfcm - Managed<br>Buildings<br>14091310 | Dfcm Ogden Regional Building   Ogden<br>Regional Boi   | Whw Engineering Inc           | Design<br>157077        | \$100,070 | \$87,000 |
| 16            | Dfcm - Statewide Funds<br>12201300      | Division Of Facilities & Construction<br>Management ]  | Mjsa Architecture Pc          | Prg Mstr Plan<br>157029 | \$820,725 | \$10,155 |
| 17            | Administrative Services<br>14118300     | Division Of Facilities Construction And<br>Management  | Scott P Evans Architect&assoc | Design<br>157036        | \$5,794   | \$6,518  |
| 18            | Dnr - Wildlife Resources<br>13111520    | Division Of Wildlife Resources   Egan Fish<br>Hatchery | Campbell & Associates         | Design<br>157032        | \$16,700  | \$9,420  |
| 19            | Dnr - Wildlife Resources<br>14304520    | Division Of Wildlife Resources   Lee Kay<br>Hatchery   | Archiplex Group Llc           | Design<br>157025        | \$26,240  | \$26,240 |
| 20            | Dixie St College Of Utah<br>14095640    | Dixie State University   Underground Storage<br>Tank R | Jrca Architects Inc           | Design<br>157059        | \$10,771  | \$6,937  |
| 21            | Dnr - Parks & Recreation<br>14242510    | Dnr, Parks And Recreation   Red Fleet State<br>Park Ca | Johansen & Tuttle Engineering | Design<br>157080        | \$15,575  | \$20,500 |
| 22            | Dixie St College Of Utah<br>14117640    | Dsu   Administration Building Reroof   Matt Boyer      | Campbell & Associates         | Design<br>157068        | \$10,200  | \$7,085  |



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/21/2014; and less than 10/17/2014

| #             | Agency                               | Contract Name                                       | Firm  | Type                      | Budget      | Award       |
|---------------|--------------------------------------|---|---|---------------------------|-------------|-------------|
|               |                                      |   |   |                           |             | <b>AIM</b>  |
| <b>Design</b> |                                      |   |   |                           |             |             |
| 23            | Dixie St College Of Utah<br>14301640 | Dsu   Burns Arena Addition   Kurt Baxter            | Mrw Design Associates                             | Design<br>157040          | \$80,362    | \$80,000    |
| 24            | Utah State University<br>13180610    | Inspections   Usu Eastern Campus Central Instructio | Sunrise Engineering Inc                           | Insp Observ Ser<br>147329 | \$134,440   | \$134,441   |
| 25            | Serv Blind/visual Impair<br>14141200 | Office Of Education   Ors/judy Ann Buffmire Bldg. - | Whw Engineering Inc                               | Design<br>157061          | \$15,966    | \$13,600    |
| 26            | Southern Utah University<br>12216730 | Southern Utah University   Beverley Taylor Sorenson | Gem Engineering                                   | Insp Observ Ser<br>157081 | \$245,000   | \$218,860   |
| 27            | Corrections - Cucf<br>08231110       | Udc/cucf   192 Bed Expansion   Kurt Baxter          | Utah New Vision Construction Llc                  | Commissioning<br>157076   | \$205,000   | \$99,740    |
| 28            | University Of Utah<br>12337750       | University Of Utah   Crocker Science Center At The  | Edwards & Daniels Architects dba Eda Architects I | Design<br>157063          | \$4,148,105 | \$3,696,772 |
| 29            | University Of Utah<br>14345750       | University Of Utah   Farmington Health Care Center  | Dixon & Associates Inc                            | Programming<br>157071     | \$3,229,232 | \$99,500    |
| 30            | University Of Utah<br>14168750       | University Of Utah   Health Sciences Campus Parking | Vcbo Architecture Llc                             | Design<br>157043          | \$1,076,825 | \$1,049,202 |
| 31            | University Of Utah<br>14346750       | University Of Utah   Mccarthey Family Track And Fi  | Lloyd Consulting Group Llc                        | Study<br>157074           | \$50,000    | \$51,235    |
| 32            | National Guard<br>14299480           | Utah National Guard - Camp Williams   Utility-scale | Bacgen Technologies Inc dba Bacgen Solar Group    | Energy<br>157062          | \$333,155   | \$333,155   |
| 33            | Dfcm - Managed                       | Utah State Building Board   Statewide               | Ensign Engineering & Lands                        | Study<br>157048           | \$150,000   | \$78,820    |



# State of Utah

Division of Facilities and Construction Management

## Professional Contracts Awarded

Contract Type = P; Award Date >= 08/21/2014; and less than 10/17/2014

| #  | Agency                             | Contract Name                                       | Firm                          | Type             | Budget      | Award     |
|----|------------------------------------|---|-------------------------------|------------------|-------------|-----------|
|    | <b>Design</b>                      |   |                               |                  |             |           |
|    | Buildings<br>14314300              | Infrastructur                                       | Surveying Inc                 |                  |             |           |
| 34 | Utah State University<br>14284770  | Utah State University   Programming - Usu Romney St | Method Studio                 | Design<br>157051 | \$1,861,300 | \$226,500 |
| 35 | Utah Valley University<br>14227790 | Utah Valley University   Uvu Campus Paving Repairs/ | King Engineering Inc          | Design<br>157053 | \$20,211    | \$20,400  |
| 36 | Weber State University<br>14031810 | Weber State University   Miller Administration Bui  | Sanders Associates Architects | Design<br>157052 | \$321,170   | \$271,124 |

# State of Utah

Division of Facilities and Construction  
Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                               | Contract Name   | Firm   | Type                    | Budget    | Award      |
|---------------------|--------------------------------------|---|--|-------------------------|-----------|------------|
| <b>Construction</b> |                                      |   |  |                         |           | <b>JAM</b> |
| 1                   | Dept Of Transportation<br>13181800   | Cal Rampton/departement Of Transportation<br>Complex    | State Fire Sales & Service                       | Const Remodel<br>157601 | \$35,146  | \$16,480   |
| 2                   | Capitol Preservation Bd<br>14327050  | Capitol Preservation Board   State Travel<br>Council    | Ehp Construction Inc                             | Const Remodel<br>157605 | \$25,000  | \$13,398   |
| 3                   | Courts - Juvenile Courts<br>13243150 | Courts   Provo Jv Courts   Landscape And<br>Sprinkler S | Dream Scapes Landscape &<br>Property Maintenance | Const Remodel<br>157593 | \$172,269 | \$20,840   |
| 4                   | Courts - Juvenile Courts<br>13243150 | Courts   Provo Jv Courts   Site Lighting<br>Improvement | Stf Electrical Services                          | Const Remodel<br>157594 | \$172,269 | \$24,985   |
| 5                   | Agriculture<br>14255010              | Department Of Agriculture And Food  <br>Agriculture Bu  | Koh Mechanical Contractors<br>Inc                | Const Remodel<br>157642 | \$125,008 | \$92,000   |
| 6                   | Dfcm - Statewide Funds<br>12107300   | Department Of Alcoholic Beverage Control  <br>Pacific   | Post Construction Co Inc                         | Paving<br>157588        | \$713,780 | \$14,061   |
| 7                   | Abc Stores<br>14147030               | Department Of Alcoholic Beverage Control  <br>Tooele S  | Chad Husband Construction<br>Inc                 | Const Remodel<br>157564 | \$84,210  | \$42,767   |
| 8                   | Dfcm - Statewide Funds<br>12107300   | Department Of Corrections   Draper Prison -<br>Asphalt  | Sumsion Const.<br>dba Eckles Paving              | Paving<br>157652        | \$713,780 | \$19,313   |
| 9                   | Corrections - Draper<br>14165100     | Department Of Corrections   Draper-quirrh 1-<br>4_pan   | Utah Correctional Industries                     | Const Remodel<br>157592 | \$20,866  | \$20,800   |
| 10                  | Corrections - Draper<br>14164100     | Department Of Corrections   Lightning Protection<br>Ph  | Vfc  | Const Remodel<br>157600 | \$59,656  | \$70,000   |
| 11                  | Corrections - Draper<br>14166100     | Department Of Corrections - Draper Prison  <br>Transpo  | Commercial Mechanical<br>Systems & Service       | Const Remodel<br>157589 | \$26,855  | \$25,070   |
| 12                  | Human Services<br>14070200           | Department Of Human Services   Dhs Clearfield           | Landmark Companies Inc                           | Const Remodel<br>157578 | \$36,333  | \$33,900   |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                               | Contract Name  | Firm   | Type                    | Budget    | Award    |
|---------------------|--------------------------------------|--|--|-------------------------|-----------|----------|
| <b>Construction</b> |                                      |  |  |                         |           |          |
|                     |                                      | Secur  |  |                         |           |          |
| 13                  | Human Services<br>13327400           | Department Of Human Services   Layton Group Home   E | Valley Glass Inc                                 | Const Remodel<br>157545 | \$140,631 | \$10,590 |
| 14                  | Human Services<br>14115400           | Department Of Human Services   Layton Group Home -   | Utah Correctional Industries                     | Roofing<br>157581       | \$36,400  | \$36,400 |
| 15                  | State Hospital<br>11065420           | Department Of Human Services   Utah State Hospital   | Rocmont Industrial Corp                          | Haz Mat Const<br>157568 | \$119,823 | \$57,000 |
| 16                  | Human Services<br>13063400           | Department Of Human Services   Vernal Dhs Building   | Jones Paint And Glass Vernal                     | Const Remodel<br>157545 | \$237,000 | \$20,619 |
| 17                  | Dfcm - Statewide Funds<br>12107300   | Dept. Of Corrections   Ap&p Orange Street Paving Ma  | Preferred Paving                                 | Paving<br>157591        | \$713,780 | \$24,735 |
| 18                  | Dfcm - Statewide Funds<br>14192300   | Dfcm   Provo Regional Main Waterline, Stairs And Pa  | Stc Construction                                 | Const Remodel<br>157585 | \$168,421 | \$23,987 |
| 19                  | Dfcm - Managed Buildings<br>13155310 | Dfcm - Managed Buildings   Provo Regional Lighting   | Stf Electrical Services                          | Const Remodel<br>147845 | \$270,000 | \$24,405 |
| 20                  | Dfcm - Managed Buildings<br>13310310 | Division Of Facilities Construction And Management   | Eagle Environmental Inc                          | Haz Mat Const<br>157585 | \$40,000  | \$36,664 |
| 21                  | Dfcm - Managed Buildings<br>14328310 | Division Of Facilities Construction And Management   | Kinetico Quality Water Systems Of Salt Lake City | Const Remodel<br>157604 | \$20,000  | \$14,620 |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                               | Contract Name  | Firm                              | Type                    | Budget    | Award      |
|---------------------|--------------------------------------|--|-----------------------------------|-------------------------|-----------|------------|
| <b>Construction</b> |                                      |  |                                   |                         |           | <b>JAM</b> |
| 22                  | Dfcm - Managed Buildings<br>14325310 | Division Of Facilities Construction And Management   | Khi Mechanical                    | Const Remodel<br>157638 | \$84,534  | \$23,437   |
| 23                  | Dnr - Parks & Recreation<br>13314510 | Division Of Parks And Recreation   Utah Lake State   | Morgan Asphalt Inc                | Paving<br>15761         | \$593,191 | \$593,190  |
| 24                  | Dnr - Parks & Recreation<br>12273510 | Division Of Parks And Recreation   Yuba Lake State   | Landmark Companies Inc            | Const Site Imp<br>15762 | \$474,500 | \$474,219  |
| 25                  | Dnr - Wildlife Resources<br>13334520 | Division Of Wildlife Resources   Whiterocks Hatcher  | Action Well Pumps & Service Llc   | Design Build<br>15750   | \$277,039 | \$130,138  |
| 26                  | Dixie St College Of Utah<br>14279640 | Dixie State University   Campus Fiber Optic Distrib  | Dixie College Cashiers Office     | Constr Mou<br>157621    | \$304,359 | \$304,359  |
| 27                  | Dixie St College Of Utah<br>14220640 | Dixie State University   Campus General Paving Main  | Dixie College Cashiers Office     | Constr Mou<br>157631    | \$149,687 | \$149,687  |
| 28                  | Dixie St College Of Utah<br>14219640 | Dixie State University   Campus Wide Fire Lane Repa  | Dixie College Cashiers Office     | Constr Mou<br>157632    | \$119,751 | \$119,751  |
| 29                  | Dixie St College Of Utah<br>14094640 | Dixie State University   Cox Auditorium   Elevator M | Thyssenkrupp Elevator Corporation | Const Remodel<br>157522 | \$22,573  | \$21,288   |
| 30                  | Dnr - Parks & Recreation<br>14210510 | Dnr Parks & Recreation   Dead Horse Point Sp Mtn Bi  | Double E Construcion, Inc.        | Paving<br>157606        | \$215,178 | \$161,909  |
| 31                  | Dixie St College Of Utah<br>14274640 | Dsu   Browning Hvac Controls   Kurt Baxter           | Dixie College Cashiers Office     | Constr Mou<br>157645    | \$79,333  | \$79,333   |
| 32                  | Dixie St College Of Utah             | Dsu   Campus Ada Ramps   Kurt Baxter                 | Dixie College Cashiers Office     | Constr Mou              | \$124,740 | \$124,720  |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                   | Contract Name  | Firm   | Type          | Budget    | Award     |
|---------------------|--------------------------|--|--|---------------|-----------|-----------|
| <b>Construction</b> |                          |  |  |               |           |           |
| 14280640            |                          |  |  | 157644        |           |           |
| 33                  | Dixie St College Of Utah | Dsu   Hot/chilled Water Sub-metering   Kurt Baxt     | Dixie College Cashiers Office                    | Constr Mou    | \$245,956 | \$245,956 |
| 14278640            |                          |  |  | 157646        |           |           |
| 34                  | Health                   | Exit Sign Replacement   Cannon Health Building   B   | Stf Electrical Services                          | Const Remodel | \$42,523  | \$23,489  |
| 14322390            |                          |  |  | 157629        |           |           |
| 35                  | Courts                   | Farmington Courts, Card Access Controls   Administr  | Wasatch Controls (harris Acquisition Iii Llc Db) | Const Remodel | \$107,991 | \$25,702  |
| 13201150            |                          |  |  | 157628        |           |           |
| 36                  | Dfcm - Managed Buildings | Isf Contract   Usu Bookstore Remodel   Joanna Reese  | Randy Hadlock/ Hadlock Construction              | Const Remodel | \$100,000 | \$13,500  |
| 12249310            |                          |  |  | 157648        |           |           |
| 37                  | Dfcm - Managed Buildings | Isf Contract   Vernal Courts Electrical Upgrades   M | Hank's Electric Of Vernal Inc                    | Const Remodel | \$100,000 | \$11,250  |
| 12249310            |                          |  |  | 157584        |           |           |
| 38                  | Courts                   | Matheson Courts, District Court Security Counter R   | Chad Husband Construction Inc                    | Const Remodel | \$157,474 | \$212,390 |
| 12202150            |                          |  |  | 157602        |           |           |
| 39                  | Schools For Deaf & Blind | Office Of Education   Taylorsville Deaf Center Awri  | Sugar House Awning & Canvas                      | Const Remodel | \$20,501  | \$15,875  |
| 14157200            |                          |  |  | 157587        |           |           |
| 40                  | Dfcm - Managed Buildings | Remove And Replace Concrete Curbing & Sidewalk   D   | Greene's Inc                                     | Const Remodel | \$27,284  | \$30,753  |
| 14324310            |                          |  |  | 157637        |           |           |
| 41                  | Salt Lake Comm College   | Salt Lake Community College   Various Campuses   In  | Beacon Engineering & Electric                    | Const Remodel | \$700,000 | \$24,975  |
| 14020660            |                          |  |  | 157623        |           |           |
| 42                  | Dfcm - Statewide Funds   | Snow College   Metering Project   Bianca Shama       | Snow College Comptroller                         | Constr Mou    | \$35,148  | \$35,148  |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                               | Contract Name                                       | Firm                             | Type                     | Budget    | Award     |
|---------------------|--------------------------------------|---|----------------------------------|--------------------------|-----------|-----------|
| <b>Construction</b> |                                      |   |                                  |                          |           |           |
|                     | 14326300                             |   |                                  | 157603                   |           |           |
| 43                  | Snow College<br>14200700             | Snow College   Snow College Washburn Building Power | Snow College Comptroller         | Constr Mou<br>157580     | \$42,374  | \$34,926  |
| 44                  | Snow College<br>14199700             | Snow College   Snow College Bus Barn Security Ligh  | Snow College Comptroller         | Constr Mou<br>157579     | \$49,894  | \$49,894  |
| 45                  | Snow College<br>13103700             | Snow College Ephraim   Campus-wide Irrigation Upgra | Stratton And Bratt Landscape Llc | Const Site Imp<br>147876 | \$757,895 | \$627,183 |
| 46                  | Southern Utah University<br>14238730 | Southern Utah University   Suu Auditorium Stage Lif | Suu Comptroller                  | Constr Mou<br>157552     | \$118,000 | \$118,000 |
| 47                  | Southern Utah University<br>14237730 | Southern Utah University   Suu Bennion Building Ele | Suu Comptroller                  | Constr Mou<br>157569     | \$94,801  | \$94,801  |
| 48                  | Southern Utah University<br>14236730 | Southern Utah University   Suu Campus Electronic Ac | Suu Comptroller                  | Constr Mou<br>157570     | \$179,623 | \$179,623 |
| 49                  | Southern Utah University<br>14235730 | Southern Utah University   Suu Exterior Lighting Im | Suu Comptroller                  | Constr Mou<br>157571     | \$179,623 | \$179,623 |
| 50                  | Southern Utah University<br>14233730 | Southern Utah University   Suu Hunter Conference Ce | Suu Comptroller                  | Constr Mou<br>157573     | \$201,577 | \$201,577 |
| 51                  | Southern Utah University<br>14232730 | Southern Utah University   Suu Hunter Conference Ce | Suu Comptroller                  | Constr Mou<br>157574     | \$93,803  | \$93,803  |
| 52                  | Southern Utah University<br>14234730 | Southern Utah University   Suu Medium Voltage Cabl  | Suu Comptroller                  | Constr Mou<br>157572     | \$199,582 | \$199,582 |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                               | Contract Name  | Firm   | Type                      | Budget       | Award        |
|---------------------|--------------------------------------|--|--|---------------------------|--------------|--------------|
| <b>Construction</b> |                                      |  |  |                           |              | <b>CAIM</b>  |
| 53                  | Southern Utah University<br>14239730 | Southern Utah University   Suu Mountain Center Wate  | Suu Comptroller                                  | Constr Mou<br>157575      | \$34,000     | \$34,000     |
| 54                  | Southern Utah University<br>14231730 | Southern Utah University   Suu Science Building Ele  | Suu Comptroller                                  | Constr Mou<br>157576      | \$97,795     | \$97,795     |
| 55                  | Southern Utah University<br>14230730 | Southern Utah University   Suu Tennis And Picklebal  | Suu Comptroller                                  | Constr Mou<br>157577      | \$249,480    | \$249,480    |
| 56                  | Southern Utah University<br>13009730 | Suu   Valley Farms Covered Corrals   Matt Boyer      | Carter Enterprises                               | Design Build<br>157555    | \$494,470    | \$456,000    |
| 57                  | Tax Commission<br>12028310           | Tax Commission Building-replace All Cctv Cameras A   | Wasatch Controls (harris Acquisition Iii Llc Db) | Const Remodel<br>157586   | \$209,485    | \$59,976     |
| 58                  | Dept Of Transportation<br>13124900   | Udot   Dot Rampton Complex Relocate Switchgear To A  | Arco Electric Inc                                | Const Remodel<br>147805   | \$67,718     | \$75,935     |
| 59                  | Utah State University<br>13112610    | Usu Eastern   Usu Eastern Wib Reroof   Dwight Palmer | All Weather Waterproofing Inc                    | Const Remodel<br>157509   | \$288,205    | \$317,200    |
| 60                  | Davis Atc<br>14260220                | Utah College Of Applied Technology   Davis Atc - Ac  | Integrated Controls & Electric Inc               | Const Remodel<br>157583   | \$36,117     | \$22,960     |
| 61                  | Southwest Atc<br>11342270            | Utah College Of Applied Technology   Southwest Atc   | Hughes General Contractors Inc                   | Const New Space<br>157624 | \$15,932,212 | \$15,800,000 |
| 62                  | Dfcm - Managed Buildings<br>14189310 | Utah Department Of Transportation   Calvin Rampton   | Carson Plumbing & Mechanical Inc                 | Const Remodel<br>157528   | \$614,795    | \$247,775    |

# State of Utah

Division of Facilities and Construction  
Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                     | Contract Name   | Firm                    | Type                         | Budget       | Award       |
|---------------------|----------------------------|---|-------------------------|------------------------------|--------------|-------------|
| <b>Construction</b> |                            |   |                         |                              |              | <b>AIM</b>  |
| 63                  | National Guard<br>14332480 | Utah National Guard   Blanding Solar Pv<br>Installatio  | Solarcity Corporation   | Design Build<br>157607       | \$170,809    | \$170,809   |
| 64                  | National Guard<br>14101480 | Utah National Guard   Camp Williams - Jltc #7  <br>Way  | Keller Construction Inc | Const New<br>Space<br>157649 | \$720,000    | \$714,500   |
| 65                  | National Guard<br>14337480 | Utah National Guard   Cw Jacob Canal 2   John<br>Harrin | Solarcity Corporation   | Design Build<br>157616       | \$797,104    | \$797,104   |
| 66                  | National Guard<br>14336480 | Utah National Guard   Cw Jacobs Canal I - Soalr<br>Pv   | Solarcity Corporation   | Design Build<br>157613       | \$797,104    | \$797,104   |
| 67                  | National Guard<br>14341480 | Utah National Guard   Cw Series 9000 Solar Pv<br>Insta  | Solarcity Corporation   | Design Build<br>157625       | \$854,208    | \$854,208   |
| 68                  | National Guard<br>14335480 | Utah National Guard   Cw Southwest Area Solar<br>Pv In  | Solarcity Corporation   | Design Build<br>157611       | \$797,104    | \$797,104   |
| 69                  | National Guard<br>14338480 | Utah National Guard   Draper Canopy - Solar Pv<br>Inst  | Solarcity Corporation   | Design Build<br>157617       | \$841,690    | \$841,690   |
| 70                  | National Guard<br>13240480 | Utah National Guard   Phase Ii Infrastructure<br>Camp   | Miller Paving Inc       | Paving<br>157608             | \$11,000,000 | \$2,107,275 |
| 71                  | National Guard<br>13240480 | Utah National Guard   Phase Ii Infrastructure<br>Camp   | Miller Paving Inc       | Paving<br>157609             | \$11,000,000 | \$2,714,661 |
| 72                  | National Guard<br>14340480 | Utah National Guard   Wj Aasf Solar Pv<br>Installation  | Solarcity Corporation   | Design Build<br>157626       | \$712,512    | \$712,512   |



# State of Utah

Division of Facilities and Construction Management

## Construction Contracts Awarded

Contract Type = C; Award Date >= 08/21/2014; and less than 10/17/2014

| #                   | Agency                             | Contract Name                                       | Firm                             | Type                         | Budget       | Award        |
|---------------------|------------------------------------|---|----------------------------------|------------------------------|--------------|--------------|
| <b>Construction</b> |                                    |   |                                  |                              |              | <b>EJAIM</b> |
| 73                  | National Guard<br>14024480         | Utah National Guard   Draper Complex - Csms Electr  | Hidden Peak Electric Co Inc      | Const Remodel<br>157610      | \$789,000    | \$789,000    |
| 74                  | National Guard<br>14286480         | Utah National Guard - Camp Williams   Building 6170 | Keller Construction Inc          | Const Remodel<br>157650      | \$611,898    | \$498,500    |
| 75                  | National Guard<br>12280480         | Utah National Guard - Camp Williams   Combat Pistol | Csm Construction Inc             | Const Remodel<br>157563      | \$645,000    | \$644,885    |
| 76                  | National Guard<br>14309480         | Utah National Guard - Camp Williams   Well #3 Repla | Merrill Sheriff Construction Inc | Const Site Imp<br>157651     | \$672,215    | \$670,264    |
| 77                  | Tax Commission<br>14285310         | Utah State Tax Commission Building   Switchgear Clo | Temperature Technologies         | Const Remodel<br>157634      | \$105,263    | \$21,351     |
| 78                  | Utah State University<br>13049770  | Utah State University   Brigham Regional Academic B | R & O Construction Co            | Const New<br>Space<br>157643 | \$12,800,000 | \$12,266,412 |
| 79                  | Utah Valley University<br>14060790 | Utah Valley University   Fall Fy15 Hvac Improvemen  | Mechanical Service & Systems     | Const Remodel<br>157636      | \$370,526    | \$307,877    |
| 80                  | National Guard<br>14316470         | Wj Armory Solar Pv Installation   West Jordan, Utah | Solarcity Corporation            | Design Build<br>157627       | \$650,000    | \$650,000    |

# DFCM

Division of Construction and Management  
 4110 State Office Building Salt Lake City, UT 84144  
 Telephone (801) 638-3018 Fax (801) 638-3267

## REPORT OF CONTINGENCY RESERVE FUND

Nov-14

| PROJECT TITLE                                |             |   | DEVELOPMENT<br>STATE FUNDS<br>CURRENT<br>TRANSFERS | IMPROVEMENT<br>STATE FUNDS<br>CURRENT<br>TRANSFERS | TRANSPORTATION<br>FUNDS<br>CURRENT<br>TRANSFERS | TOTAL<br>TRANSFERS<br>FROM<br>CONTINGENCY | % TO<br>CONSTR.<br>BUDGET | PROJECT<br>STATUS | %<br>Complete |
|--|-------------|---|--|--|---|---|---------------------------|-------------------|---------------|
| <b>BEGINNING BALANCE</b>                     |             |   | 1,199,124.21                                       | 2,263,679.51                                       | 7,415.55  |   |                           |                   |               |
| <b>INCREASES TO CONTINGENCY RESERVE FUND</b> |             |   |  |  |   |   |                           |                   |               |
| <b>FUNDING</b>                               |             |   |  |  |   |   |                           |                   |               |
| 12345  | WSU         | Tracy Hall Science Bldg                         | 2,168,774.00                                       | -  | -   | -   | 0.00%                     | Construction      | 3%            |
| 08231  | CUCF        | 192 Bed Pod Expansion                           | 1,453,400.00                                       | -  | -   | -   | 0.00%                     | Construction      | 0%            |
| 11342  | SWATC       | Allied Health & Technology Bldg                 | 680,684.00   | -  | -   | -   | 0.00%                     | Construction      | 0%            |
| 13180  | USU-EAST    | Central Instructional Bldg                      | 421,738.00   | -  | -   | 320,352.00                                | 5.66%                     | Construction      | 30%           |
| 13049  | USU         | BRC Academic Bldg                               | 260,454.00   | -  | -   | -   | 0.00%                     | Construction      | 0%            |
| 13355  | Fairpark    | Life Safety Barn Structural Upgrades            | -  | 179,197.83   | -   | -   | 0.00%                     | Construction      | 99%           |
| 13103  | SNOW        | Replace Irrigation System                       | -  | 68,211.00  | -   | -   | 0.00%                     | Construction      | 11%           |
| 13205  | DATC        | Air Handling Units Phase I                      | -  | 50,364.00  | -   | -   | 0.00%                     | Construction      | 100%          |
| 13087  | SLCC        | RRC Science Bldg Window Replacement             | -  | 47,535.00  | -   | -   | 0.00%                     | Construction      | 0%            |
| 13302  | UDC         | Draper - Olympus HVAC Upgrade                   | -  | 33,285.00  | -   | -   | 0.00%                     | Design            | 0%            |
| 13206  | DFCM        | Brigham Regional RTU                            | -  | 18,800.00  | -   | -   | 0.00%                     | Design            | 0%            |
| 12066  | Corrections | AP&P Waste & Water Repairs                      | -  | 15,962.00  | -   | 5,000.00                                  | 4.39%                     | Complete          | 100%          |
| 13169  | DXATC       | Terminal Remodel                                | -  | 9,694.00   | -   | -   | 0.00%                     | Construction      | 92%           |
| 14039  | UVU         | Sparks Auto Bldg Hot Water Lines Replacement    | -  | 8,000.00   | -   | 624.00                                    | 0.60%                     | Complete          | 100%          |
| 14105  | DXATX       | Training Center Parking Upgrade                 | -  | 4,040.00   | -   | -   | 0.00%                     | Complete          | 100%          |
| 14092  | UDC         | AP&P CCC's Backflow Preventers                  | -  | 1,558.00   | -   | -   | 0.00%                     | Complete          | 100%          |
| <b>OTHER INCREASES</b>                       |             |   |  |  |   |   |                           |                   |               |
| 13069  | UVU         | Business Bldg Transformers Replacement          | -  | 5,840.00   | -   | (5,967.00)                                | -2.27%                    | Complete          | 55%           |
| <b>DECREASES TO CONTINGENCY RESERVE FUND</b> |             |   |  |  |   |   |                           |                   |               |
| 11085  | USH         | Building Consolidation                          | (136,416.00)                                       | -  | -   | 1,655,511.00                              | 5.98%                     | Construction      | 94%           |
| 13371  | UNG         | Tooele Armory Cooler Replacement                | -  | (16,255.00)  | -   | 17,075.00                                 | 33.08%                    | Construction      | 0%            |
| 08284  | Courts      | New Ogden Juvenile Building                     | (15,690.00)  | -  | -   | 1,008,485.15                              | 3.45%                     | Construction      | 57%           |
| 13129  | WSU         | South Science Lab Irrigation                    | -  | (13,050.74)  | -   | 32,498.57                                 | 13.13%                    | Complete          | 95%           |
| 13299  | ABC         | Store #34 HVAC System                           | -  | (8,715.00)   | -   | 8,715.00                                  | 11.08%                    | Construction      | 0%            |
| 11096  | DWS Metro   | Office Replace Rooftop HVAC Units               | -  | (6,238.37)   | -   | 19,961.37                                 | 8.56%                     | Complete          | 110%          |
| 13235  | DIXIE       | Campus Fire Alarm & Control Front End           | -  | (2,593.25)   | -   | 2,593.25                                  | 1.13%                     | Construction      | 31%           |
| 13301  | UDC         | Draper - Timpanogos #5 Water Heater Replacement | -  | (2,431.46)   | -   | 20,740.46                                 | 9.30%                     | Complete          | 100%          |
| 14014  | UVU         | 2014 HVAC Improvements                          | -  | (2,328.00)   | -   | 20,937.00                                 | 5.47%                     | Complete          | 61%           |
| 14040  | UVU         | Woodbury Bus Bldg Restrooms                     | -  | (2,255.14)   | -   | 20,818.94                                 | 8.25%                     | Complete          | 100%          |
| 13236  | DIXIE       | New Boiler                                      | -  | (1,889.00)   | -   | 16,072.00                                 | 2.33%                     | Construction      | 76%           |
| 12188  | Health      | Upgrade Corridor Fire Doors                     | -  | (580.25)   | -   | 9,844.95                                  | 3.96%                     | Complete          | 98%           |
| 13143  | DFCM        | Academy Square Shrub Beds/Weed Barriers         | -  | (469.00)   | -   | 469.00                                    | 1.46%                     | Closed            | 100%          |
| 13081  | DHS         | USH Laundry/Recreation Storage Building         | -  | (331.92)   | -   | 19,623.98                                 | 3.83%                     | Complete          | 95%           |
| 11081  | DATC        | Electrical System Upgrade                       | -  | (302.32)   | -   | 302.32                                    | 0.09%                     | Complete          | 97%           |
| 12181  | Courts      | West Jordan HVAC Controls/Security Area Heating | -  | (180.00)   | -   | 1,148.00                                  | 1.47%                     | Closed            | 100%          |
| <b>TOTAL</b>                                 |             |   | 6,032,068.21                                       | 2,648,546.89                                       | 7,415.55  |   |                           |                   |               |

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

**CHANGE ORDER #23**

PROJECT NAME: Utah State Hosp. Consolidation      PROJECT NUMBER: 11065420  
 AGENCY: DHS      CONTRACT NUMBER: 137640  
 CONTRACTOR: Layton Construction      DESIGNER: FFKR Architects

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

| PCO # | Description  | Category (reason) | Funding Source   | Amount | Time |
|-------|--|-------------------|------------------|--------|------|
| 194   | Door frames had to be numbered as per Federal requirements.  | 1                 | DFCM Contingency | 2,014  |      |
| 198   | Anti ligature handles were not spec'd in the correct location, or information was omitted            | 6                 | DFCM Contingency | 14,318 |      |
| 199   | UDOH requirements that were not included in the plans.   | 6                 | DFCM Contingency | 7,795  |      |
| 205   | Changes to the fire hydrant line route that were due to a storm drain that conflicted with the path. | 3                 | DFCM Contingency | 9,650  |      |
| 209   | Drain was too low had to be raised   | 5                 | DFCM Contingency | 608    |      |
| 210   | Door closer cause a point of ligature which needed to be changed to a new closer                     | 5                 | DFCM Contingency | 801    |      |
| 218r  | Factory supplied start up was omitted from the specifications  | 6                 | DFCM Contingency | 1,083  |      |
| 225   | Changes in some of the electrical switches to dimmers including ballasts                             | 2                 | St. Hospital     | 1,804  |      |
| 228r  | Changes to the countertops required by ADA that was missed.  | 5                 | DFCM Contingency | 3,664  |      |
| 230   | Changes to the light fixtures in the laundry room  | 2                 | St. Hospital     | (312)  |      |
| 231   | The incorrect kickplates were specified. A smaller kickplate had to be installed                     | 5                 | DFCM Contingency | 425    |      |
| 234   | The State Fire Marshal required additional devises to be installed, and change other devises.        | 3                 | DFCM Contingency | 7,130  |      |
| 239   | St. Hospital requested that exam rooms have lockable doors.  | 2                 | PROJECT FUNDS    | 1,909  |      |
| 242   | Covers required to coverup cracks in the masonry wall due to bldg. movement.                         | 3                 | DFCM Contingency | 669    |      |

|       |  |  |          |  |   |
|-------|--|--|----------|--|---|
|       |  |  |          |  |   |
|       |  |  |          |  |   |
|       |  |  |          |  |   |
| Total |  |  | \$51,880 |  | 0 |

**CATEGORY (REASON):**

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: Regulatory Requirement: special requirements of the fire Marshal.

By DFCM Project Manager:                     *Kurt Benth*                     Date:   8/4/14



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES  
**Division of Facilities Construction and Management**

**DFCM**

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

**CHANGE ORDER #24\_\_**

PROJECT NAME: Utah State Hosp. Consolidation      PROJECT NUMBER: 11065420\_\_\_\_\_  
 AGENCY: DHS      CONTRACT NUMBER: 137640\_\_\_\_\_  
 CONTRACTOR: Layton Construction      DESIGNER: FFKR Architects\_\_\_\_\_

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

| PCO # | Description   | Category (reason) | Funding Source   | Amount   | Time |
|-------|---|-------------------|------------------|----------|------|
| 159   | Security diffuser required due to bench in room allowed access                                  | 2                 | St. Hos          | 2,041    |      |
| 164   | The wrong shower head attachments were specified  | 5                 | DFCM Contingency | 3,566    |      |
| 171r  | Sump pumps were required in tunnel due to flooding and potential water line breaks.             | 6                 | DFCM Contingency | 5,258    |      |
| 185r  | Roof hatch was removed from the project in error. This is the cost to reinstall the roof hatch. | 6                 | DFCM Contingency | 7,353    |      |
| 186   | Reduction of the landscaping at the payne and Pediatric buildings                               | 2                 | Project Funds    | (15,338) |      |
| 189   | Addition of Carpet to areas in the building where concrete was originally planned               | 2                 | Project Funds    | 10,986   |      |
| 206r  | Restroom accessories requested by the St. Hospital for both buildings                           | 2                 | Project funds    | 9,105    |      |
| 207   | Changes to windows to accommodate blinds in secretary windows                                   | 2                 | St. Hos.         | 2,193    |      |
| 217   | Door actuators required that were missing from the plans  | 6                 | DFCM Contingency | 4,730    |      |
| 224   | Discovered an unknown slab of considerable size under the youth building during demo            | 3                 | DFCM contingency | 19,412   |      |
| 229   | Addition of a ladder to for the Pediatric building  | 6                 | DFCM contingency | 3,444    |      |
| 233   | St. Hospital required additional cleaning prior to opening                                      | 2                 | Project Funds    | 4,617    |      |
| 235r  | Water lines to refrigerators were omitted from drawings. This is the cost to install (3).       | 6                 | DFCM Contingency | 2,654    |      |
| 236   | Caulking between the slab and the walls in the pediatric building was not included in           | 6                 | DFCM Contingency | 5,658    |      |



# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 137640

## Construction Contract Summary

### 137640 - Department Of Human Services | Utah State Hospital | Building

|                          |   |                             |                   |
|--------------------------|---|-----------------------------|-------------------|
| <b>Project Title:</b>    | State Hospital Consolidation New Medical Services Bldg And Pediatric Facility | <b>Vendor #:</b>            | 66309F            |
| <b>Project #:</b>        | <u>11065420</u>   | Layton Construction Company |                   |
| <b>Program Director:</b> | Kurt Baxter (148663)  | 9090 S Sandy Pky            |                   |
| <b>Open PO's-Prj:</b>    |   | Sandy, Ut 84070-6409        |                   |
| <b>Contract Name:</b>    | Department Of Human Services   Utah State Hospital   Building                 | <b>Status:</b>              | Notice To Proceed |
| <b>Contract Type:</b>    | Const New Space   | <b>DO #:</b>                | 12112972204       |
| <b>Component Group:</b>  | Construction  | <b>Expense Budget:</b>      | 6811              |
| <b>Component:</b>        | Construction(8)   | <b>Property #:</b>          |                   |
| <b>Account:</b>          | 3000-300-3127-FVA-11065420  | <b>Retainage #:</b>         | 8694970           |

### Funding Sources

| Funding Source         | Budget %      | Appropriation          | Allotment     |
|------------------------|---------------|------------------------|---------------|
| GOBFY2012              | 100.00        | \$25,000,000.00        | \$0.00        |
| <b>Funding Totals:</b> | <b>100.00</b> | <b>\$25,000,000.00</b> | <b>\$0.00</b> |

### Payment Summary

| Date     | Invoice #    | Status           | Amount         |
|----------|--------------|------------------|----------------|
| 12/13/12 | 11065420#1   | Invoice Released | \$573,898.80   |
| 1/14/13  | 11065420#2   | Invoice Released | \$469,182.20   |
| 2/21/13  | 11065420#3   | Invoice Released | \$979,693.20   |
| 3/12/13  | 11065420#4   | Invoice Released | \$855,580.45   |
| 4/5/13   | 11065420#5   | Invoice Released | \$1,415,995.90 |
| 5/8/13   | 11065420#6   | Invoice Released | \$1,338,177.60 |
| 6/10/13  | 11065420#7   | Invoice Released | \$2,305,501.00 |
| 7/3/13   | 11065420#8   | Invoice Released | \$2,058,131.15 |
| 8/12/13  | 11065420#9   | Invoice Released | \$2,145,213.05 |
| 9/9/13   | 11065420#10  | Invoice Released | \$2,395,553.25 |
| 10/2/13  | 11065420#11  | Invoice Released | \$1,868,198.75 |
| 11/8/13  | 11065420#12  | Invoice Released | \$1,994,277.05 |
| 12/9/13  | 11065420#13  | Invoice Released | \$1,885,826.95 |
| 1/10/14  | 11065420#14  | Invoice Released | \$713,716.00   |
| 2/26/14  | 11065420#15  | Invoice Released | \$762,396.85   |
| 3/6/14   | 11065420#16  | Invoice Released | \$926,933.05   |
| 4/4/14   | 11065420#17  | Invoice Released | \$709,607.25   |
| 5/12/14  | 11065420#18  | Invoice Released | \$541,449.65   |
| 6/10/14  | 11065420#19  | Invoice Released | \$204,366.85   |
| 7/18/14  | 11065420#20  | Invoice Released | \$212,826.00   |
| 8/26/14  | 11065420#21  | Invoice Released | \$123,106.00   |
| 9/24/14  | 11065420 #22 | Invoice Released | \$80,292.00    |

### Change Order Summary

#### Awards

| Award Date          | Number | Amount                  |
|---------------------|--------|-------------------------|
| 11/7/12             | A001   | \$20,786,000.00         |
| <b>Total Award:</b> |        | <b>\$ 20,786,000.00</b> |

#### Change Orders

| Date     | Number            | Status      | Amount         |
|----------|-------------------|-------------|----------------|
| 4/2/13   | CO 001            | Co Executed | \$44,680.00    |
| 4/12/13  | <del>CO 002</del> | Co Executed | \$3,430,000.00 |
| 5/30/13  | CO 003            | Co Executed | \$74,396.00    |
| 5/30/13  | CO 004            | Co Executed | \$97,385.00    |
| 6/11/13  | CO 005            | Co Executed | \$24,276.00    |
| 6/28/13  | CO 006            | Co Executed | \$177,203.00   |
| 9/4/13   | CO 007            | Co Executed | \$2,510.00     |
| 9/24/13  | CO 008            | Co Executed | \$186,875.00   |
| 9/24/13  | CO 009            | Co Executed | \$134,288.00   |
| 10/21/13 | CO 010            | Co Executed | \$30,137.00    |
| 10/21/13 | CO 011            | Co Executed | \$63,812.00    |
| 11/25/13 | CO 012            | Co Executed | \$32,674.00    |
| 11/25/13 | CO 013            | Co Executed | \$20,275.00    |
| 11/25/13 | CO 014            | Co Executed | \$74,591.00    |
| 12/4/13  | CO 015            | Co Executed | \$24,940.00    |
| 1/23/14  | CO 016            | Co Executed | \$29,447.00    |

# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 137640

## Construction Contract Summary

| Date                   | Invoice # | Status | Amount                  |
|------------------------|-----------|--------|-------------------------|
| <b>Total Payments:</b> |           |        | <b>\$ 24,559,923.00</b> |

### Retainage Summary

| Date                    | Invoice # | Status           | Amount                |
|-------------------------|-----------|------------------|-----------------------|
| 12/13/12                | 137640#1  | Invoice Released | \$30,205.20           |
| 1/14/13                 | 137640#2  | Invoice Released | \$24,693.80           |
| 2/21/13                 | 137640#3  | Invoice Released | \$51,562.80           |
| 3/12/13                 | 137640#4  | Invoice Released | \$45,030.55           |
| 4/5/13                  | 137640#5  | Invoice Released | \$74,526.10           |
| 5/8/13                  | 137640#6  | Invoice Released | \$70,430.40           |
| 6/10/13                 | 137640#7  | Invoice Released | \$121,500.10          |
| 7/3/13                  | 137640#8  | Invoice Released | \$108,164.75          |
| 8/12/13                 | 137640#09 | Invoice Released | \$112,905.95          |
| 9/9/13                  | 137640#10 | Invoice Released | \$126,081.75          |
| 10/2/13                 | 137640#11 | Invoice Released | \$98,326.25           |
| 11/8/13                 | 137640#12 | Invoice Released | \$104,961.95          |
| 12/9/13                 | 137640#13 | Invoice Released | \$99,254.05           |
| 1/9/14                  | 137640#14 | Invoice Released | \$37,564.00           |
| 2/26/14                 | 137640#15 | Invoice Released | \$40,126.15           |
| 3/6/14                  | 137640#16 | Invoice Released | \$48,785.95           |
| 4/4/14                  | 137640#17 | Invoice Released | \$37,347.75           |
| 5/12/14                 | 137640#18 | Invoice Released | \$28,497.35           |
| 6/10/14                 | 137640#19 | Invoice Released | \$10,756.15           |
| <b>Retainage Total:</b> |           |                  | <b>\$1,270,721.00</b> |

### Release Summary

| Release Date          | Release     | Amount                 |
|-----------------------|-------------|------------------------|
|                       | Release # 1 | \$ 1,040,001.00        |
|                       | Release # 2 | \$ 75,000.00           |
|                       | Release # 3 |                        |
|                       | Release # 4 |                        |
|                       | Release # 5 |                        |
| <b>Release Total:</b> |             | <b>\$ 1,115,001.00</b> |
| <b>Net Retainage:</b> |             | <b>\$ 155,720.00</b>   |

### Contract Summary

|                          |                        |
|--------------------------|------------------------|
| Adjusted Contract Value: | \$ 25,855,103.00       |
| Paid to Contractor:      | \$24,559,923.00        |
| Retainage to Bank:       | \$1,270,721.00         |
| <b>Total Paid:</b>       | <b>\$25,830,644.00</b> |

### Change Orders

| Date    | Number | Status      | Amount       |
|---------|--------|-------------|--------------|
| 1/23/14 | CO 017 | Co Executed | \$164,156.00 |
| 2/6/14  | CO 018 | Co Executed | \$28,230.00  |
| 3/6/14  | CO 019 | Co Executed | \$139,689.00 |
| 4/11/14 | CO 020 | Co Executed | \$21,477.00  |
| 6/5/14  | CO 021 | Co Executed | \$47,527.00  |
| 7/19/14 | CO 022 | Co Executed | \$89,557.00  |
| 8/26/14 | CO 023 | Co Executed | \$51,568.00  |
| 8/27/14 | CO 024 | Co Executed | \$79,410.00  |

**Change Order Total:** \$5,069,103.00

**Total Amendments (Less: Award Bid Pack Changes):** \$1,639,103.00

**Adjusted Contract Value:** \$25,855,103.00

Change Order % of Original: 24.39%

Percentage of Contract Paid: 99.91%

| Dates           |                    | Days            |             |
|-----------------|--------------------|-----------------|-------------|
| From            | To                 | Target          | Lapsed      |
| 11/27/12        | 4/22/14            | 511             | 692         |
| <u>Adjusted</u> | <u>Substantial</u> | <u>Original</u> | <u>Days</u> |
| 4/22/14         |                    | 2/21/14         | 451         |

**Percentage of Time Lapsed:** 135.42%

### Reasons for Change Orders

| Reason                                       | Percent | Amount                |
|--|---------|-----------------------|
| Unknown - Dfcm                               | 31.88%  | \$522,518.00          |
| Award Bid Pack                               | 209.26% | \$3,430,000.00        |
| Scope - Ag/inst                              | 0.97%   | \$15,940.00           |
| A/e Err - Dfcm                               | 7.88%   | \$129,238.00          |
| Unk Cond                                     | 6.64%   | \$108,882.00          |
| Omiss - Dfcm Cn                              | 25.87%  | \$423,995.00          |
| Scope - Dfcm                                 | 26.75%  | \$438,530.00          |
| <b>Total Changes (less Award Bid Packs):</b> |         | <b>\$5,069,103.00</b> |



# State of Utah

Division of Facilities and Construction  
Management

*Consulting Contract = 137640*

## Construction Contract Summary

**Contract Balance: \$24,459.00**

### **Contractor Summary**

---

Adjusted Contract Value: \$ 25,855,103.00

Paid to Contractor: \$24,559,923.00

Retainage Releases: \$1,115,001.00

Total Paid to Contractor: \$25,674,924.00

**Contractor Balance: \$180,179.00**



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147808

## Construction Contract Summary

### 147808 - Utah National Guard | Tooele Armory - Drill Hall | Hvac Repl

Project Title: Tooele National Guard Armory Swamp Cooler Replacement Vendor #: 114723A  
 Project #: 13371470 Tod R Packer Heating & Air Conditioning  
 Program Director: Wayne Smith (117803) 15181 South 2990 West  
 Open PO's-Prj: Riverton, Ut 84065-3078  
 Contract Name: Utah National Guard | Tooele Armory - Drill Hall | Hvac Repl Status: Notice To Proceed  
 Contract Type: Const Remodel DO #: 14082910711

Component Group: Construction Expense Budget: 6813  
 Component: Construction(8) Property #:  
 Account: 3000-300-3337-FXA-13371470 Retainage #:

#### Funding Sources

| Funding Source         | Budget %      | Appropriation      | Allotment     |
|------------------------|---------------|--------------------|---------------|
| GFFY2014               | 100.00        | \$48,941.00        | \$0.00        |
| <b>Funding Totals:</b> | <b>100.00</b> | <b>\$48,941.00</b> | <b>\$0.00</b> |

#### Payment Summary

| Date                   | Invoice # | Status           | Amount              |
|------------------------|-----------|------------------|---------------------|
| 10/16/14               | 13371470  | Invoice Released | \$49,038.00         |
| <b>Total Payments:</b> |           |                  | <b>\$ 49,038.00</b> |

#### Retainage Summary

| Date                    | Invoice # | Status           | Amount            |
|-------------------------|-----------|------------------|-------------------|
| 10/16/14                | 147808 #1 | Invoice Released | \$2,581.00        |
| <b>Retainage Total:</b> |           |                  | <b>\$2,581.00</b> |

#### Release Summary

| Release Date | Release               | Amount             |
|--------------|-----------------------|--------------------|
|              | Release # 1           |                    |
|              | Release # 2           |                    |
|              | Release # 3           |                    |
|              | Release # 4           |                    |
|              | Release # 5           |                    |
|              | <b>Release Total:</b> | <b>\$ 0.00</b>     |
|              | <b>Net Retainage:</b> | <b>\$ 2,581.00</b> |

#### Contract Summary

|                          |                    |
|--------------------------|--------------------|
| Adjusted Contract Value: | \$ 51,619.00       |
| Paid to Contractor:      | \$49,038.00        |
| Retainage to Bank:       | \$2,581.00         |
| <b>Total Paid:</b>       | <b>\$51,619.00</b> |

#### Change Order Summary

##### Awards

| Award Date          | Number | Amount              |
|---------------------|--------|---------------------|
| 5/8/14              | A001   | \$44,862.00         |
| <b>Total Award:</b> |        | <b>\$ 44,862.00</b> |

##### Change Orders

| Date  | Number | Status      | Amount             |
|---|--------|-------------|--------------------|
| 8/27/14   | CO 001 | Co Executed | \$6,757.00         |
| <b>Change Order Total:</b>                              |        |             | <b>\$6,757.00</b>  |
| <b>Total Amendments (Less: Award Bid Pack Changes):</b> |        |             | <b>\$6,757.00</b>  |
| <b>Adjusted Contract Value:</b>                         |        |             | <b>\$51,619.00</b> |

Change Order % of Original: 15.06%  
 Percentage of Contract Paid: 100.00%

##### Dates

| Dates                             |                    | Days            |                |
|-----------------------------------|--------------------|-----------------|----------------|
| From                              | To                 | Target          | Lapsed         |
| 5/16/14                           | 7/31/14            | 76              | 157            |
| <b>Adjusted</b>                   | <b>Substantial</b> | <b>Original</b> | <b>Days</b>    |
| 7/31/14                           |                    | 6/16/14         |                |
| <b>Percentage of Time Lapsed:</b> |                    |                 | <b>206.58%</b> |

#### Reasons for Change Orders

| Reason | Percent | Amount |
|--------|---------|--------|
|--------|---------|--------|



# State of Utah

Division of Facilities and Construction  
Management

Consulting Contract = 147808

## Construction Contract Summary

**Contract Balance:** \$**0.00**

### Contractor Summary

|                            |                   |
|----------------------------|-------------------|
| Adjusted Contract Value:   | \$ 51,619.00      |
| Paid to Contractor:        | \$49,038.00       |
| Retainage Releases:        | \$ .00            |
| Total Paid to Contractor:  | \$49,038.00       |
| <b>Contractor Balance:</b> | <b>\$2,581.00</b> |

### Reasons for Change Orders

| Reason                                       | Percent | Amount            |
|--|---------|-------------------|
| Omiss - Dfem Cn                              | 38.24%  | \$2,584.00        |
| Scope - Dfcm                                 | 61.76%  | \$4,173.00        |
| <b>Total Changes (less Award Bid Packs):</b> |         | <b>\$6,757.00</b> |



|              |   |   |             |                    |  |
|--------------|---|---|-------------|--------------------|--|
| PR 23        | This change deletes the electrical work required for the elevator smoke doors that were eliminated during after bid value engineering.  | 7 | Credit      | (\$3,454.00)       |  |
| CCD 17       | Because UDOT revised the turning radius of the southeast corner of Wall and 20 <sup>th</sup> Streets, Ogden City required the removal of an existing fire hydrant and the hydrant's line into the street, that were affected by the revision. | 6 | Contingency | \$10,224.00        |  |
| PR 26        | The contract documents failed to include outlets for lockers, however the circuits for the outlet lockers were called out. This change adds the needed locker outlets.  | 3 | Contingency | \$2,783.00         |  |
| <b>Total</b> |   |   |             | <b>\$15,690.00</b> |  |

**CATEGORY (REASON):**

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: Credit
8. Other:

By DFCM Project Manager: Mueller Date: August 28, 2014



# State of Utah

Division of Facilities and Construction Management  
Consulting Contract = 147633

## Construction Contract Summary

### 147633 - Administrative Office Of The Courts | Ogden Second District J

|                          |   |                  |                          |
|--------------------------|---|------------------|--------------------------|
| <b>Project Title:</b>    | New Ogden Juvenile Courts Building                            | <b>Vendor #:</b> | 03526A                   |
| <b>Project #:</b>        | <u>08284150</u>   |                  | Jacobsen Construction    |
| <b>Program Director:</b> | Matthias Mueller (109256)                                     |                  | Po Box 27608             |
| <b>Open PO's-Prj:</b>    | \$5,000.00  |                  | Salt Lake City, Ut 84127 |
| <b>Contract Name:</b>    | Administrative Office Of The Courts   Ogden Second District J | <b>Status:</b>   | Notice To Proceed        |
| <b>Contract Type:</b>    | Const New Space   | <b>DO #:</b>     | 13121394656              |

|                          |   |                        |                          |
|--------------------------|---|------------------------|--------------------------|
| <b>Component Group:</b>  | Construction  | <b>Expense Budget:</b> | 6811                     |
| <b>Component:</b>        | Construction(8)   | <b>Property #:</b>     |                          |
| <b>Account:</b>          | 3000-300-3332-FVA-08284150                                    | <b>Retainage #:</b>    | 8695157                  |
| <b>Project Title:</b>    | New Ogden Juvenile Courts Building                            | <b>Vendor #:</b>       | 03526A                   |
| <b>Project #:</b>        | <u>08284150</u>   |                        | Jacobsen Construction    |
| <b>Program Director:</b> | Matthias Mueller (109256)                                     |                        | Po Box 27608             |
| <b>Open PO's-Prj:</b>    | \$5,000.00  |                        | Salt Lake City, Ut 84127 |
| <b>Contract Name:</b>    | Administrative Office Of The Courts   Ogden Second District J | <b>Status:</b>         | Notice To Proceed        |
| <b>Contract Type:</b>    | Const New Space   | <b>DO #:</b>           | 13121394656              |

|                         |                            |                        |         |
|-------------------------|----------------------------|------------------------|---------|
| <b>Component Group:</b> | Construction               | <b>Expense Budget:</b> | 6818    |
| <b>Component:</b>       | Construction(8)            | <b>Property #:</b>     |         |
| <b>Account:</b>         | 3000-300-3332-FVA-08284150 | <b>Retainage #:</b>    | 8695157 |

### Funding Sources

| Funding Source         | Budget %      | Appropriation         | Allotment     |
|------------------------|---------------|-----------------------|---------------|
| GFFY2009               | 100.00        | \$3,250,000.00        | \$0.00        |
| <b>Funding Totals:</b> | <b>100.00</b> | <b>\$3,250,000.00</b> | <b>\$0.00</b> |

### Payment Summary

| Date                   | Invoice #    | Status           | Amount                  |
|------------------------|--------------|------------------|-------------------------|
| 1/13/14                | 08284150#1   | Invoice Released | \$708,888.11            |
| 2/10/14                | 08284150#2   | Invoice Released | \$829,989.63            |
| 3/10/14                | 08284150#3   | Invoice Released | \$1,338,476.80          |
| 4/10/14                | 08284150#4   | Invoice Released | \$2,078,443.48          |
| 5/19/14                | 08284150#5   | Invoice Released | \$1,866,169.17          |
| 6/13/14                | 08284150#6   | Invoice Released | \$1,507,168.74          |
| 7/15/14                | 08284150#7   | Invoice Released | \$1,134,199.85          |
| 8/13/14                | 08284150#8   | Invoice Released | \$3,072,851.74          |
| 9/24/14                | 147633 #9    | Invoice Released | \$2,597,080.08          |
| 10/16/14               | 08284150 #10 | Invoice Released | \$1,192,178.38          |
| <b>Total Payments:</b> |              |                  | <b>\$ 16,325,445.98</b> |

### Retainage Summary

### Change Order Summary

| Awards              |        |                         |
|---------------------|--------|-------------------------|
| Award Date          | Number | Amount                  |
| 11/18/13            | A001   | \$28,135,313.00         |
| <b>Total Award:</b> |        | <b>\$ 28,135,313.00</b> |

| Change Orders              |        |             |                     |
|----------------------------|--------|-------------|---------------------|
| Date                       | Number | Status      | Amount              |
| 6/5/14                     | CO 001 | Co Executed | \$62,982.57         |
| 6/16/14                    | CO 002 | Co Executed | \$74,723.00         |
| 8/12/14                    | CO 003 | Co Executed | \$113,883.00        |
| 8/12/14                    | CO 004 | Co Executed |                     |
| 9/12/14                    | CO 005 | Co Executed | \$15,690.00         |
| <b>Change Order Total:</b> |        |             | <b>\$267,278.57</b> |



# State of Utah

Division of Facilities and Construction Management

Consulting Contract = 147633

## Construction Contract Summary

| Date                    | Invoice #  | Status           | Amount              |
|-------------------------|------------|------------------|---------------------|
| 1/13/14                 | 147633#1   | Invoice Released | \$37,309.91         |
| 2/10/14                 | 147633#2   | Invoice Released | \$43,683.68         |
| 3/10/14                 | 147633#3   | Invoice Released | \$70,446.15         |
| 4/10/14                 | 147633#4   | Invoice Released | \$109,391.77        |
| 5/19/14                 | 147633#5   | Invoice Released | \$98,219.44         |
| 6/13/14                 | 147633#6   | Invoice Released | \$79,324.67         |
| 7/15/14                 | 147633#7   | Invoice Released | \$59,694.73         |
| 8/13/14                 | 147633#8   | Invoice Released | \$161,729.04        |
| 9/25/14                 | 147633 #9. | Invoice Released | \$136,688.45        |
| 10/16/14                | 147633 #10 | Invoice Released | \$62,746.23         |
| <b>Retainage Total:</b> |            |                  | <b>\$859,234.07</b> |

### Release Summary

| Release Date | Release               | Amount               |
|--------------|-----------------------|----------------------|
|              | Release # 1           |                      |
|              | Release # 2           |                      |
|              | Release # 3           |                      |
|              | Release # 4           |                      |
|              | Release # 5           |                      |
|              | <b>Release Total:</b> | <b>\$ 0.00</b>       |
|              | <b>Net Retainage:</b> | <b>\$ 859,234.07</b> |

### Contract Summary

|                          |                        |
|--------------------------|------------------------|
| Adjusted Contract Value: | \$ 28,402,591.57       |
| Paid to Contractor:      | \$16,325,445.98        |
| Retainage to Bank:       | \$859,234.07           |
| Total Paid:              | \$17,184,680.05        |
| <b>Contract Balance:</b> | <b>\$11,217,911.52</b> |

### Contractor Summary

|                            |                        |
|----------------------------|------------------------|
| Adjusted Contract Value:   | \$ 28,402,591.57       |
| Paid to Contractor:        | \$16,325,445.98        |
| Retainage Releases:        | \$0.00                 |
| Total Paid to Contractor:  | \$16,325,445.98        |
| <b>Contractor Balance:</b> | <b>\$12,077,145.59</b> |

### Change Orders

| Date   | Number             | Status          | Amount                 |
|--|--------------------|-----------------|------------------------|
| Total Amendments (Less: Award Bid Pack Changes): |                    |                 | \$267,278.57           |
| <b>Adjusted Contract Value:</b>                  |                    |                 | <b>\$28,402,591.57</b> |
| Change Order % of Original:                      |                    |                 | 0.95%                  |
| Percentage of Contract Paid:                     |                    |                 | 60.50%                 |
| Dates  |                    | Days            |                        |
| From   | To                 | Target          | Lapsed                 |
| 11/22/13   | 4/1/15             | 495             | 332                    |
| <u>Adjusted</u>                                  | <u>Substantial</u> | <u>Original</u> | <u>Days</u>            |
| 4/1/15   |                    |                 |                        |
| Percentage of Time Lapsed:                       |                    |                 | 67.07%                 |

### Reasons for Change Orders

| Reason                                       | Percent | Amount              |
|--|---------|---------------------|
| Omiss - Dfcm Cn                              | 52.13%  | \$139,341.07        |
| Scope - Dfcm                                 | -2.10%  | -\$5,622.00         |
| Time Extension                               | 0.00%   |                     |
| Unknown - Dfcm                               | 49.97%  | \$133,559.50        |
| <b>Total Changes (less Award Bid Packs):</b> |         | <b>\$267,278.57</b> |



**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

**CHANGE ORDER # 4**

PROJECT NAME: WSU South Science Lab. Irrigation Upgrades  
 AGENCY: WSU  
 CONTRACTOR: Saunders Construction

PROJECT NUMBER: 13129810  
 CONTRACT NUMBER: 147690  
 DESIGNER McNiel Engineering

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

| PCO/<br>CCD  | Description  | Category<br>(reason) | Funding Source        | Amount            | Time   |
|--------------|--|----------------------|-----------------------|-------------------|--------|
| PR #4<br>-   | Repairs to exterior Light Pole , Install conduit from meter to pump drive controls | 3                    | Statewide Contingency | \$3,683.01        | 3 Days |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
|              |  |                      |                       |                   |        |
| <b>TOTAL</b> |  |                      |                       | <b>\$3,683.01</b> |        |

**CATEGORY (REASON):**

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: \_\_\_\_\_

By DFCM Project Manager: Tim K Parkinson Date: June 9, 2014

**CHANGE ORDER JUSTIFICATION STATEMENT (FOR INTERNAL USE ONLY)**

To be submitted to DFCM Accounting at time the Project Manager has a Change Order executed by Contractor and the Project Manager.

**CHANGE ORDER # 5**

PROJECT NAME: WSU South Science Lab. Irrigation Upgrades  
 AGENCY: WSU  
 CONTRACTOR: Saunders Construction

PROJECT NUMBER: 13129810  
 CONTRACT NUMBER: 147690  
 DESIGNER McNiel Engineering

The attached documentation supports the list of items on the change order cover sheet. These items have been reviewed and negotiated or accepted to be a reasonable adjustment of the contract amount and time. The purpose of this document is to describe the DFCM asserted cause for the change order, describe each item, categorize the change, list the approved funding and the funding source.

In the space below, and on additional pages if required, explain why this change is necessary. Explain the reasons for all time delays, costs changes and new timeframes. If the reason is "other," provide explanation.

| PCO/<br>CCD  | Description  | Category<br>(reason) | Funding Source        | Amount            | Time           |
|--------------|--|----------------------|-----------------------|-------------------|----------------|
| PR #5        | Revised Concrete Stairways due to chilled waterlines buried. | 3                    | Statewide Contingency | \$9,367.73        | 14 Days        |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
|              |  |                      |                       |                   |                |
| <b>TOTAL</b> |  |                      |                       | <b>\$9,367.73</b> | <b>14 Days</b> |

**CATEGORY (REASON):**

1. DFCM initiated Scope Change
2. Agency Requested Scope Change
3. Unforeseen Condition
4. Budget Expenditure (Award) in CM/GC
5. Design Error (including Scope Change due to deficiencies in Design Documents)
6. Design Omission (including Scope Change due to deficiencies in Design Documents)
7. Other: \_\_\_\_\_

By DFCM Project Manager: Tim K Parkinson Date: June 9, 2014



# State of Utah

Division of Facilities and Construction Management  
Consulting Contract = 147690

## Construction Contract Summary

### 147690 - Wsu | South Science Lab Irrigation Upgrades | Tim K Parkinson

|                          |   |                  |                           |
|--------------------------|---|------------------|---------------------------|
| <b>Project Title:</b>    | Wsu South Science Lab Irrigation                              | <b>Vendor #:</b> | VC0000137136              |
| <b>Project #:</b>        | <u>13129810</u>   |                  | Saunders Construction Inc |
| <b>Program Director:</b> | Tim Parkinson (104577)  |                  | 1601 North 750 West       |
| <b>Open PO's-Prj:</b>    |   |                  | Ogden, Ut 84404           |
| <b>Contract Name:</b>    | Wsu   South Science Lab Irrigation Upgrades   Tim K Parkinson | <b>Status:</b>   | Contract Complete         |
| <b>Contract Type:</b>    | Const Remodel   | <b>DO #:</b>     | 14031099637               |

|                         |                            |                        |         |
|-------------------------|----------------------------|------------------------|---------|
| <b>Component Group:</b> | Construction               | <b>Expense Budget:</b> | 6816    |
| <b>Component:</b>       | Construction(8)            | <b>Property #:</b>     |         |
| <b>Account:</b>         | 3000-300-3337-FXA-13129810 | <b>Retainage #:</b>    | 8695212 |

### Funding Sources

| Funding Source         | Budget %      | Appropriation       | Allotment     |
|------------------------|---------------|---------------------|---------------|
| GFFY2014               | 100.00        | \$250,000.00        | \$0.00        |
| <b>Funding Totals:</b> | <b>100.00</b> | <b>\$250,000.00</b> | <b>\$0.00</b> |

### Payment Summary

| Date     | Invoice #              | Status           | Amount               |
|----------|------------------------|------------------|----------------------|
| 4/16/14  | 13129810#1             | Invoice Released | \$112,131.35         |
| 5/7/14   | 13129810#2             | Invoice Released | \$75,837.55          |
| 7/23/14  | 13129810#3             | Invoice Released | \$36,578.71          |
| 10/15/14 | 13129810 #4            | Invoice Released | \$13,050.74          |
|          | <b>Total Payments:</b> |                  | <b>\$ 237,598.35</b> |

### Retainage Summary

| Date    | Invoice #               | Status           | Amount            |
|---------|-------------------------|------------------|-------------------|
| 4/16/14 | 147690#1                | Invoice Released | \$5,901.65        |
| 5/6/14  | 147690#2                | Invoice Released | \$3,991.45        |
|         | <b>Retainage Total:</b> |                  | <b>\$9,893.10</b> |

### Release Summary

| Release Date | Release               | Amount             |
|--------------|-----------------------|--------------------|
|              | Release # 1           | \$ 6,211.62        |
|              | Release # 2           |                    |
|              | Release # 3           |                    |
|              | Release # 4           |                    |
|              | Release # 5           |                    |
|              | <b>Release Total:</b> | <b>\$ 6,211.62</b> |
|              | <b>Net Retainage:</b> | <b>\$ 3,681.48</b> |

### Contract Summary

|                          |               |
|--------------------------|---------------|
| Adjusted Contract Value: | \$ 301,285.11 |
|--------------------------|---------------|

### Change Order Summary

#### Awards

| Award Date | Number              | Amount               |
|------------|---------------------|----------------------|
| 1/23/14    | A001                | \$211,930.00         |
|            | <b>Total Award:</b> | <b>\$ 211,930.00</b> |

#### Change Orders

| Date     | Number | Status      | Amount      |
|----------|--------|-------------|-------------|
| 3/6/14   | CO 001 | Co Executed | \$15,564.00 |
| 3/19/14  | CO 002 | Co Executed | \$3,062.88  |
| 4/21/14  | CO 003 | Co Executed | \$3,883.83  |
| 10/1/14  | CO 004 | Co Executed | \$3,683.01  |
| 10/1/14  | CO 005 | Co Executed | \$9,367.73  |
| 10/15/14 | CO 006 | Co Executed | \$53,793.66 |

|                            |                    |
|----------------------------|--------------------|
| <b>Change Order Total:</b> | <b>\$89,355.11</b> |
|----------------------------|--------------------|

|   |                    |
|---|--------------------|
| <b>Total Amendments (Less: Award Bid Pack Changes):</b> | <b>\$89,355.11</b> |
|---|--------------------|

|                                 |                     |
|---------------------------------|---------------------|
| <b>Adjusted Contract Value:</b> | <b>\$301,285.11</b> |
|---------------------------------|---------------------|

|                             |        |
|-----------------------------|--------|
| Change Order % of Original: | 42.16% |
|-----------------------------|--------|

|                              |        |
|------------------------------|--------|
| Percentage of Contract Paid: | 82.15% |
|------------------------------|--------|

| Dates           |                    | Days            |             |
|-----------------|--------------------|-----------------|-------------|
| From            | To                 | Target          | Lapsed      |
| 2/13/14         | 10/1/14            | 230             | 249         |
| <u>Adjusted</u> | <u>Substantial</u> | <u>Original</u> | <u>Days</u> |





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

## REPORT OF PROJECT RESERVE FUNDS ACTIVITY

| PROJ #   | DEPT   | PROJECT TITLE                                     | STATE FUNDS-<br>DEVELOPMENT | STATE FUNDS-<br>IMPROVEMENT | DOT FUNDS                | DESCRIPTION                                       | Nov-14 | % of<br>Constr.<br>Budget |
|--|--------|---|-----------------------------|-----------------------------|--------------------------|---|--------|---------------------------|
| <b><u>BEGINNING BALANCE</u></b>                  |        |   | <b><u>758,368</u></b>       | <b><u>8,055,956</u></b>     | <b><u>968,481</u></b>    |   |        |                           |
|  |        | Transfer To General Fund Per 2014 HB #2 Item #186 | 2,550,000                   | (2,550,000)                 |                          | Correction Of Previous Transfer                   |        |                           |
| <b><u>INCREASES TO PROJECT RESERVE FUND:</u></b> |        |   |                             |                             |                          |   |        |                           |
| 13093310   | DFCM   | Provo Regional Boiler Replacement                 |                             | 65,135.00                   |                          | Balance of Various Project Budgets                |        | 26.69%                    |
| 13160730   | SUU    | Campuswide Access Controls                        |                             | 32,690.97                   |                          | To Close Project                                  |        | 18.16%                    |
| 13045790   | UVU    | Sparks Automotive HVAC upgrades                   |                             | 21,423.00                   |                          | Balance of Design, Inspection & Insurance Budgets |        | 9.19%                     |
| 13251150   | Courts | Orem Juvenile HVAC Controls Replacement           |                             | 15,343.00                   |                          | Balance of Various Project Budgets                |        | 30.69%                    |
| 13192030   | ABC    | Various Stores Security Upgrades                  |                             | 8,906.23                    |                          | Balance of Various Project Budgets                |        | 3.75%                     |
| 12177150   | Courts | Mattheson Security Upgrades                       |                             | 5,795.80                    |                          | Balance of Various Project Budgets                |        | 6.10%                     |
| 13203150   | Courts | Farmington Carpet Replacement                     |                             | 5,303.83                    |                          | Balance of Design, Inspection & Insurance Budgets |        | 6.39%                     |
| 11080220   | DATC   | Admin/IT Areas Upgrade                            |                             | 4,137.06                    |                          | Balance of Inspection & Insurance Budgets         |        | 0.97%                     |
| 14105290   | DXATC  | Training Center Parking Upgrade                   |                             | 3,780.17                    |                          | Balance of Various Project Budgets                |        | 7.27%                     |
| 13312500   | DNR    | Admin Bldg Boiler Replacement                     |                             | 1,846.00                    |                          | Balance of Design, Inspection & Insurance Budgets |        | 1.02%                     |
| 13319920   | DWS    | Admin Parking Drain Line Replacement              |                             | 1,763.00                    |                          | Balance of Inspection & Insurance Budgets         |        | 1.26%                     |
| 13107100   | UDC    | CUCF Repair Sprinkler System                      |                             | 1,713.00                    |                          | Balance of Design, Inspection & Insurance Budgets |        | 1.90%                     |
| 13209310   | DFCM   | Ogden Regional Restroom ADA Modifications         |                             | 1,555.75                    |                          | Balance of Inspection & Insurance Budgets         |        | 0.52%                     |
| 13161730   | SUU    | Medium Voltage Cabling Replacement                |                             | 1,059.47                    |                          | Balance of Inspection & Insurance Budgets         |        | 0.42%                     |
| 14092120   | UDC    | CCC's Backflow Preventers                         |                             | 636.00                      |                          | Balance of Design, Inspection & Insurance Budgets |        | 3.28%                     |
| 14039790   | UVU    | Sparks Automotive Hot Water Lines Replacement     |                             | 609.00                      |                          | Balance of Inspection & Insurance Budgets         |        | 0.61%                     |
| <b><u>DECREASES TO PROJECT RESERVE FUND:</u></b> |        |   |                             |                             |                          |   |        |                           |
| 13363480   | UNG    | Vernal Armory Upgrades                            |                             | (28,544.00)                 |                          | To Award Construction Contract                    |        | 12.52%                    |
| <b><u>ENDING BALANCE</u></b>                     |        |   | <b><u>3,308,368.38</u></b>  | <b><u>5,649,109.40</u></b>  | <b><u>968,481.36</u></b> |   |        |                           |



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

Nov-14

## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

| DEPT   | STATE FUNDS-<br>DEVELOPMENT | STATE FUNDS-<br>IMPROVEMENT | DOT FUNDS             |
|--|-----------------------------|-----------------------------|-----------------------|
| <b><u>FY2014 BEGINNING BALANCE</u></b>           | <b><u>2,888,451</u></b>     | <b><u>3,515,185</u></b>     | <b><u>968,481</u></b> |
| <b><u>INCREASES TO PROJECT RESERVE FUND:</u></b> |                             |                             |                       |
| ABC Total  | -                           | 109,895.62                  | -                     |
| BLIND Total                                      | -                           | 7,433.70                    | -                     |
| COURTS Total                                     | -                           | 318,794.75                  | -                     |
| CPB Total  | -                           | 97,932.85                   | -                     |
| DAG Total  | -                           | 19,780.82                   | -                     |
| DAS Total  | -                           | 30,993.51                   | -                     |
| DATC Total                                       | -                           | 6,440.91                    | -                     |
| DCC Total  | -                           | 6,267.00                    | -                     |
| DCED Total                                       | -                           | 75,911.45                   | -                     |
| Deaf/Blind Total                                 | 2,728.02                    | -                           | -                     |
| DEQ Total  | -                           | 524,137.00                  | -                     |
| DFCM Total                                       | 198,997.16                  | 329,519.58                  | -                     |
| DHS Total  | 359,000.00                  | 307,486.07                  | -                     |
| Dixie Total                                      | -                           | 63,734.54                   | -                     |
| DNR Total  | -                           | 229,779.76                  | -                     |
| DPS Total  | -                           | 55,410.02                   | -                     |
| DWS Total  | -                           | 154,996.85                  | -                     |
| DXATC Total                                      | -                           | 3,780.17                    | -                     |
| ED Total   | -                           | 54,620.66                   | -                     |
| FAIRPARK Total                                   | -                           | 119,055.97                  | -                     |
| HEALTH Total                                     | -                           | 37,980.64                   | -                     |
| MATC Total                                       | -                           | 132,572.75                  | -                     |
| OTHER Total                                      | -                           | 201,600.00                  | -                     |
| OWATC Total                                      | -                           | 1,365.72                    | -                     |
| SLCC Total                                       | -                           | 254,014.94                  | -                     |
| SNOW Total                                       | -                           | 31,478.67                   | -                     |
| SUU Total  | -                           | 312,688.98                  | -                     |
| TAX Total  | -                           | 82,577.93                   | -                     |
| UBATC Total                                      | -                           | 68,350.80                   | -                     |
| UDC Total  | -                           | 476,616.91                  | -                     |
| UDOT Total                                       | -                           | 1,090,696.53                | -                     |
| UNG Total  | -                           | 318,492.48                  | -                     |
| UVU Total  | 5,982,957.36                | 203,131.02                  | -                     |
| WSU Total  | -                           | 151,586.48                  | -                     |

**DECREASES TO PROJECT RESERVE FUND:**



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

Nov-14

## 12 MONTH PROJECT RESERVE FUNDS ACTIVITY

| DEPT   | STATE FUNDS-<br>DEVELOPMENT                                  | STATE FUNDS-<br>IMPROVEMENT | DOT FUNDS                  |                          |
|--|--|-----------------------------|----------------------------|--------------------------|
| COURTS Total                                     | (2,473,765.23)   | (70,887.00)                 | -                          |                          |
| DFCM Total                                       | -  | (151,433.00)                | -                          |                          |
| DHS Total  | -  | (22,377.00)                 | -                          |                          |
| DNR Total  | -  | (19,947.00)                 | -                          |                          |
| DSU Total  | -  | (37,363.00)                 | -                          |                          |
| DXATC Total                                      | -  | (256,000.00)                | -                          |                          |
| OTHER Total                                      | (5,300,000.00)   | (510,000.00)                | -                          |                          |
| SLCC Total                                       | (400,000.00)   | (14,605.00)                 | -                          |                          |
| UDC Total  | -  | (56,188.00)                 | -                          |                          |
| UDOT Total                                       | -  | (11,467.00)                 | -                          |                          |
| UNG Total  | -  | (28,544.00)                 | -                          |                          |
| USU Total  | (500,000.00)   | -                           | -                          |                          |
| UVU Total  | -  | (16,390.00)                 | -                          |                          |
| <b><u>DECREASES TO PROJECT RESERVE FUND:</u></b> |  |                             |                            |                          |
| OTHER  | Correction of Transfer To General Fund Per 2014 HB #2 Item # | 2,550,000                   | (2,550,000)                |                          |
| <b><u>ENDING BALANCE</u></b>                     |  | <b><u>3,308,368.38</u></b>  | <b><u>5,649,109.40</u></b> | <b><u>968,481.36</u></b> |