

# Utah State Building Board



## MEETING

February 2, 2009

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### **MINUTES**

#### **Utah State Building Board Members in attendance:**

Larry Jardine, Chair  
Kerry Casaday, Vice Chair  
Cyndi Gilbert  
Wilbern McDougal  
Mel Sowerby  
Manuel Torres

#### **DFCM and Guests in attendance:**

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Alan Bachman	Attorney Generals Office/DFCM
Kimberly K. Hood	Department of Administrative Services
Alyn Lunceford	Courts
Keith Davis	Human Services
Peggy Grusendorf	Utah State Hospital
Cory Higgins	University of Utah
John McNary	University of Utah
Eric Tholen	AIA Utah
Christine Coutts	Architectural Nexus
Sarah Parris	BNA Consulting
John Diamond	Diamond Phillips
Rick Stock	Dunn Associates
Cynthia Cook	FFKR Architects
Julee Attig	Henriksen/Butler
Jennifer Sasich	MHTN Architects
Jackie McGill	Spectrum Engineers
Linda Hone	Van Boerum and Frank
Brent Tippets	VCBO Architects

On Monday, February 2, 2009, the Utah State Building Board held a regularly scheduled meeting in the Senate Building Copper Room, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 11:00am.

**PLANNING AND PROGRAMMING FOR SECOND DISTRICT JUVENILE COURTS FACILITY .....**

Alyn Lunceford, Utah State Courts, requested that the Building Board authorize planning and programming services for the Second District Juvenile Courts Facility in Ogden. The Legislature previously funded property acquisition for that project in the 2008 session. The property has been acquired and ready for site planning. The prototypical building planning will cost \$30,000 available through Courts.

**MOTION: Cyndi Gilbert moved to approve planning and programming services begin for the Second District Juvenile Courts Facility in Ogden.**

Mel Sowerby questioned if \$30,000 was enough to cover planning. Mr. Lunceford responded it was adequate due to the prototype building which saves considerable time and money.

**The motion was seconded by Kerry Casaday and passed unanimously.**

**USTAR INFRASTRUCTURE PROJECT APPROVAL .....**

Michael Perez, University of Utah, returned to project further information on the other funds project for an infrastructure development in the green field site for USTAR One and future development. Four 200,000sf facilities are anticipated, along with the Ambulatory Care Complex. There is also the potential for a partnership with Primary Childrens Hospital which may utilize some of the infrastructure. To address the expansion, the University of Utah desires to build an appropriate infrastructure to accommodate the new buildings. Mr. Perez felt building an adequate infrastructure now was needed for efficiencies.

USTAR has been allocated \$12.1 million, but the University has been challenged with how to pay for the remaining portion of the \$44 million project. The University plans on incorporating an impact fee for all future buildings on the green field. However, until those buildings are built, the debt service would be guaranteed by research overhead from the entire university research system. It is anticipated that the debt service would be a 25-30 year term.

Included in the \$44 million project is a chilled water plant that will have thermal water storage as a type of efficiency element. They will be connecting to this plant with nine existing buildings on the west side of campus that currently have inefficient systems. Those buildings will bring cost savings that contribute to the debt service.

Although the engineering analysis is still underway, the preliminary analysis indicates the cost savings and research overhead amount to \$25 million of the \$44 million. The University is working with financial advisors with Wells Fargo to review the financial analysis.

Mel Sowerby asked for further clarification of the breakdown of the \$44 million. Mr. Perez stated the programming for USTAR One determined a projected cost of \$25 million plus the \$12.1 million allocated for USTAR One. The addition of the expanded chill water plant and the energy efficiencies from the west side of campus will cost approximately \$15 million. The other miscellaneous infrastructure improvements, relocation of some satellite dishes, and a slight extension of tunnels not included in the programming will total the \$44 million for the project and future developments.

**MOTION: Kerry Casaday moved to approve the USTAR Infrastructure as a non-state funded project.**

Mr. Perez clarified that the debt service would be provided by the research overhead of the entire university system. This would guarantee the debt until other impact fees applied.

Kimberly Hood, Department of Administrative Services, questioned if additional savings could be generated through the upgrade of systems for the nine existing buildings on the west campus. Mr. Perez responded any savings from those particular buildings could go toward an ESCO which result from a combination of energy savings and the research overhead coupled with impact fees to attach to the chiller plant.

**The motion was seconded by Mel Sowerby and passed unanimously.**

**☐ ADJOURNMENT .....**

The Board adjourned until 2:00pm when they would meet with the Capital Facilities and Government Operations Subcommittee.

**MOTION: Mel Sowerby moved to adjourn at 11:35am. The motion was seconded by Manuel Torres and passed unanimously.**

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