

# Utah State Building Board



## MEETING

October 18, 2007

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### **MINUTES**

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

Larry Jardine, Chair  
Kerry Casaday, Vice Chair  
Steve Bankhead  
Cyndi Gilbert  
Mel Sowerby  
Manuel Torres  
John Nixon, Ex-Officio

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

Gregg Buxton	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
Kimberly K. Hood	Department of Administrative Services
Steve Allred	Legislative Fiscal Analyst's Office
Dirk Anderson	Governor's Office of Planning and Budget
Kimberlee Willette	Governor's Office of Planning and Budget
Greg Peay	Corrections
Dan Becker	Courts
Beani Martinez	Courts
Kathleen Nelson	Courts
Andy Carlino	Fairpark
Mike Porter	Fairpark
Keith Davis	Department of Human Services
Bill Maughan	Parks and Rec
Leonard Blackham	Utah Department of Agriculture and Farming
Sarah George	Utah Museum of Natural History
Ann Hanniball	Utah Museum of Natural History
Jerry Oyler	Utah National Guard
Darek Sagers	Utah National Guard
Dallas Earnshaw	Utah State Hospital
Peggy Grusendorf	Utah State Hospital
Rick Stock	Architectural Nexus
Sarah Parris	BNA Consulting
Pat Gleason	Calder Richards
Keri Hammond	EDA Architects

Jessie Robertson	Envision Engineering
Emily Stauffer	GSBS Architects
Christine Coutts	MHTN Architects
Jackie McGill	Spectrum Engineers
RoLynne Hendricks	VCBO Architecture
James Van Rosendaal	VCBO Architecture
Mark Spencer	Board of Regents
Stan Plewe	Dixie State College
Clay Christensen	Mountainland ATC
Fred S. Keetch	Mountainland ATC
Mark Walker	Mountainland ATC
Collette Mercier	Ogden-Weber ATC
Bob Askerlund	Salt Lake Community College
Dennis Klaus	Salt Lake Community College
John McNary	University of Utah
Mike Perez	University of Utah
Kirt Michaelis	Utah College of Applied Technology
David Besel	Utah State University
Darrell Hart	Utah State University
David Jordan	Utah Valley State College
Jim Michaelis	Utah Valley State College
Sam Rushforth	Utah Valley State College
Kevin Hansen	Weber State University
Keith Stepan	Retired

On Thursday, October 18, the Utah State Building Board held a regularly scheduled meeting in W025 State Capitol Complex, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:00am.

**APPROVAL OF MINUTES OF AUGUST 1, 2007, AND OCTOBER 3, 2007.....**

Chair Jardine sought a motion on the Building Board meeting minutes of August 1, 2007, and October 3, 2007.

**MOTION: Manuel Torres moved to accept the meeting minutes of August 1 and October 3, 2007. The motion was seconded by Cyndi Gilbert and passed unanimously.**

**CAPITOL PRESERVATION BOARD REQUEST TO REALLOCATE CAPITAL IMPROVEMENT FUNDS.....**

DFCM recommended that the Building Board consider the request from the Capitol Preservation Board (CPB) to reallocate \$350,000 previously allocated for Hazardous Materials Abatement on Capitol Hill to upgrade computer network switches for government agencies moving back into the State Capitol Building. Upgrading the network switches was not included in the Capitol Restoration and Base Isolation project, meaning each agency is responsible for these upgrades. David Hart, Director of the Capitol Preservation Board, was present to answer questions posed by the Board.

**MOTION: Steve Bankhead moved to approve the reallocation of \$350,000 for the Capitol Preservation Board. The motion was seconded by Mel Sowerby and passed unanimously.**

**❑ CAPITAL DEVELOPMENT RANKINGS .....**

Beani Martinez, Court Executive for the Second District Court, presented pictures that were indicative of the serious types of cases they have in their court and situations where security was compromised.

Kent Beers stated at the last Board meeting, DFCM presented the Multi-Agency State Government Office Building where they represented that the new building would be located between the Cannon Health Building and the Agriculture Building. DFCM has since discovered that the state does not own that property. A title search was recently conducted and it was discovered that the property was transferred to Salt Lake City in the last 20 years. Therefore, DFCM proposes to build the Multi-Agency State Government Office Building on a seven acre site located by the Tax Commission and I-215, which was previously presented to the Board. The larger building site will increase the project approximately \$3 million to \$51,500,000. The new building will be 225,000 square feet, including three completed stories and a fourth story shelled out for future expansion. The second Multi-Agency State Government Office Building (DEQ) was removed from the list of requests due to this change.

Kent Beers presented the scores that were provided by the Building Board, and how the projects ranked by the preliminary scores. He suggested the Board begin their deliberation to determine if the rankings should be adjusted.

Steve Bankhead noted one of the Board's ranking criteria is cost-effectiveness and suggested revising the objective to determine if it could be redefined to provide more value. Mr. Bankhead also suggested revising the growth space utilization objective to better indicate that the Board was considering current crowding as well as growth. Kent Beers stated the criteria indicated it is actual space utilization, but felt the wording could be more strongly modified for next year.

**MOTION: Cyndi Gilbert moved to remove the Multi-Agency Office Building #2 as priority 14 and move the projects below up one. The motion was seconded by Kerry Casaday and passed unanimously.**

Mel Sowerby commented on the issue of growth and the demographic nature of the scoring. He did not think the objective took into account the growth that would be available if the facilities were larger. A number of agencies and institutions could accommodate more growth in their program if there was more space to accommodate the growth.

Manuel Torres commented there were a couple of projects that he felt should be ranked higher because of safety issues or funding available. He suggested increasing the

Veterans Affairs Ogden Nursing Home to priority three because of their funding available. He also suggested ranking the College of Eastern Utah higher due to their safety issues, and the Bear Lake Marina Expansion due to the overcrowding.

Kent Beers recommended the Board take projects one at a time and assess if the ranking should be adjusted. Steve Bankhead wished to continue with general discussion and allow the Board to comment on particular projects.

**MOTION: Cyndi Gilbert moved to discuss the issues prior to adjusting the rankings to better allow them to assess the prioritizations. The motion was seconded by Steve Bankhead and passed unanimously.**

Steve Bankhead asked for the Board to discuss increasing the ranking of the Veterans Affairs Ogden Nursing Home and if it should be ranked higher than the New Museum of Natural History. Gregg Buxton commented that the Legislature intends to carry the Veterans Affairs Ogden Nursing Home as a bill with an appropriation. The higher the ranking received in the Building Board's process, the better the chance the bill will have in the Legislature allowing other projects to be funded on the list.

Steve Bankhead questioned if there had been any discussion for other funding options for the Gunnison Prison Expansion. Kent Beers responded no alternative process was proposed and it needed to remain in the Board's ranking and prioritization process. John Nixon commented it would need to be funded because of the statutory requirement to have enough beds for inmates. It was a toss-up as to whether the Gunnison Prison Expansion was needed more than the Multi-Agency Salt Lake Government Office Building #1.

**MOTION: Kerry Casaday moved to place the DFCM/Regents 150-200 Acres (Draper Prison) for Future Campus as priority nine and the Veterans Affairs Ogden Nursing Home as priority two. The motion was seconded by Steve Bankhead and passed unanimously.**

Manuel Torres commented that the Department of Human Services Building needed to be vacated prior to 2009, and therefore it was imperative for it to be funded this year.

**MOTION: Manuel Torres moved to make the number one priority the Multi-Agency Salt Lake Government Office Building #1 (DHS). The motion was seconded by Mel Sowerby and passed unanimously.**

**MOTION: Cyndi Gilbert moved to place the Correction's Gunnison Prison Expansion as priority two and the Veterans Affairs Ogden Nursing Home as priority three.**

Steve Bankhead suggested leaving the Gunnison Prison Expansion as priority five in hopes that the top five projects would be funded. Kent Beers reminded the Board that it

was only their statutory requirement to rank the projects in order of need and not consider funding available in their deliberation process.

**Steve Bankhead seconded the motion and it passed unanimously.**

Manuel Torres proposed discussing the New Museum of Natural History due to the \$50 million already available and the \$20 million needed in funding. Steve Bankhead commented that Utah State University also had federal money currently available, but he did not feel the Museum should be ranked higher than the State Hospital.

**MOTION: Steve Bankhead moved to place the Utah Museum of Natural History as priority six, and Utah State University Agricultural Science/Agricultural Research Building as priority seven. Kerry Casaday seconded the motion. The motion passed with five in favor and one opposed.**

**MOTION: Steve Bankhead moved to accept the rankings as they stood. The motion was seconded by Kerry Casaday.**

Cyndi Gilbert continued to struggle with the approval of the DFCM/Regents 150-200 Acres for a Future Campus. She assumed the project could be funded even if the Legislature was unable to fund to that point.

Manuel Torres felt additional explanation would need to be provided to the Legislature identifying why the Bear Lake Marina Expansion did not rank well in the Board's process, although it has a projected 32 year payout. Steve Bankhead did not feel the Board could increase the ranking relative to the other projects.

Chair Jardine commented that the Regent's number one priority was number seven in the Board's rankings. The only exception of delineation of their order was ranking the College of Eastern Utah higher than Southern Utah University.

**Steve Bankhead withdrew his motion.**

Manuel Torres felt the Bear Lake Marina Expansion would receive support from the Legislature this year, and he suggested moving the project up to priority 15 and moving the DNR Southern Regional Office Expansion to priority 22. Cyndi Gilbert did not wish to reprioritize those projects given the process. The Department of Natural Resources number one priority was the Southern Regional Office Expansion.

**MOTION: Steve Bankhead moved to accept the rankings as they currently stood. The motion was seconded by Kerry Casaday and passed unanimously.**

Kent Beers requested the Board make a certification that the projects submitted and ranked by UCAT are in compliance with Utah Code 53b-2A-112.

**MOTION: Steve Bankhead moved that the projects submitted and ranked by UCAT are in compliance with Utah Code 53b-2a-112. The motion was seconded by Cyndi Gilbert and passed unanimously.**

**☐ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY .....**

Ken Nye, University of Utah, presented the administrative reports from July 13 to September 28, 2007. The reports had been held over from the previous meeting due to the cancellation of the September Building Board meeting. Mr. Nye introduced John McNary, Director of Campus Design and Construction, replacing Randall Funk.

During the period of July 13 to August 24, 2007, the construction contract for the J.T. Kingsbury Hall Reposition Seating Project was issued. The project came in over budget and the University negotiated to reduce the scope to bring it back under budget.

For the period of August 24 to September 26, 2007, the Alfred Emery Building Daycare Expansion was bid with an estimated cost less than \$100,000. The project came in over \$100,000 and due to the urgency to complete the project, the advertising requirement was waived and additional funding was obtained from the department to allow award to the low bidder.

**MOTION: Cyndi Gilbert moved to approve the administrative report of the University of Utah for the period of July 13 to September 28, 2007. The motion was seconded by Kerry Casaday and passed unanimously.**

David Besel, Utah State University, presented the administrative report for the period of July 11 to September 26, 2007. There were seven professional contracts and 14 construction contracts awarded for the period of July 11 to August 22, 2007. There were two professional contracts and seven construction contracts awarded for the period of August 22 to September 26, 2007. Currently there are 77 current projects with 15 in the Design/Study phase, 41 in Construction, 13 Substantially Complete, two complete and six pending.

**MOTION: Manuel Torres moved to accept the administrative report of Utah State University for the period of July 11 to September 26, 2007. The motion was seconded by Mel Sowerby and passed unanimously.**

**☐ ADMINISTRATIVE REPORTS FOR DFCM .....**

Kent Beers presented the DFCM administrative report for the period of July 9 to September 24, 2007. There were 54 architect/engineering agreements awarded and 69 construction contracts awarded for the period.

There was a transfer of \$2 million from the Contingency Fund for the land purchase authorized for the Southwest Applied Technology College in 2007 through H.B.150. The UVSC Digital Learning Center transfer of \$186,239 covered change orders four and five for various scope issues.

Katherina Holzhauser has resigned from the Building Board and a replacement is sought from the Salt Lake area. Any suggestions for a replacement should be given to Gregg Buxton.

**ADJOURNMENT .....**

Chair Jardine complimented Kent Beers on his efforts for the ranking process.

**MOTION: Cyndi Gilbert moved to adjourn at 10:10am. The motion was seconded by Steve Bankhead and passed unanimously.**

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