

# Utah State Building Board



## MEETING

October 19, 2006

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### MINUTES

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

Larry Jardine, Chair  
Kerry Casaday, Vice Chair  
Katherina Holzhauser  
Manuel Torres  
Mel Sowerby  
Steve Bankhead  
Cyndi Gilbert (via-telephone)  
John Nixon, Ex-Officio

#### DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Robert Franson	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Dana Edwards	Division of Facilities Construction & Management
Lucas Davis	Division of Facilities Construction & Management
Tom Shaw	Division of Facilities Construction & Management
Rick James	Division of Facilities Construction & Management
Alyn Lunceford	Division of Facilities Construction & Management
Alan Bachman	DFCM/Attorney General's Office
Rich Amon	Governor's Office of Planning and Budget
Steve Allred	Legislative Fiscal Analyst's Office
Representative D. Gregg Buxton	Legislature
Gordon Storrs	Salt Lake Community College
Mike Perez	University of Utah
Randall Funk	University of Utah
David Besel	Utah State University
Glenn Ford	Utah State University
Gary Straquidine	Utah State University
Jim Michaelis	Utah Valley State College
Norm Tarbox	Weber State University
Brad Mortenson	Weber State University
Mark Spencer	Utah System of Higher Education
Kevin Walthers	Utah System of Higher Education

Rob Brems	Utah College of Applied Technology
Kirt Michaelis	Utah College of Applied Technology
Greg Peay	Corrections
Alan James	Corrections – UCI
David Clark	Department of Agriculture and Farming
Kim Wixon	Department of Health
Keith Davis	Department of Human Services
Dallas Earnshaw	Department of Human Services
Peggy Grusendorf	Department of Human Services
Ron Nielsen	Department of Natural Resources/Wildlife Resources
Jill Laws	Department of Public Safety
Nannette Rolfe	Department of Public Safety
Vinn Roos	Department of Public Safety
Brad Simpson	Tax Commission
Richard Clarke	Utah Department of Transportation
Bill Juszczak	Utah Department of Transportation
Linda Rutledge	Utah Schools for the Deaf and Blind
Kimberly Smale	Utah Schools for the Deaf and Blind
Charles Goodman	Utah State Developmental Center
Rick Stock	Architectural Nexus
Kerry Carlson	FFKR Architects
Emily Stauffer	GSBS Architects
Julee Attig	Jacobsen Construction
Chris Coutts	MHTN Architects
RoLynne Hendricks	VCBO Architecture
Lori Haglund	Van Boreum & Frank Engineers
Linda Hone	Van Boreum & Frank Engineers

On Thursday, October 19, 2006, the Utah State Building Board held a regularly scheduled meeting in W125 State Capitol Complex, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:03am.

**APPROVAL OF MINUTES OF SEPTEMBER 13, 2006.....**

Chair Jardine sought a motion on the meeting minutes of September 13, 2006.

**MOTION: Manuel Torres moved to accept the meeting minutes of September 13. The motion was seconded by Mel Sowerby and passed unanimously.**

**LONG TERM LEASE REQUEST FOR THE STATE TAX COMMISSION IN THE SOUTH SALT LAKE VALLEY .....**

Alyn Lunceford explained the request was for the South Valley DMV office, which was also being considered as a capital development project. With the landlord being unlikely to renew the lease on a long term basis, and the potential of the project not being funded, a secondary plan was developed in order to ensure continued service of the program. In the event the state owned facility was not funded, an RFP was requested 9000 square feet of leased space to house the Tax Commission Department of Motor Vehicles for the south

end of Salt Lake County and the north end of Utah County.

Mr. Lunceford anticipated a minimum of a ten-year lease from the commercial market due to the costs involved, parking restrictions, and traffic issues. A 9000 square foot building would have a lease rate of approximately \$40/sf, making the annual rent approximately \$360,000. Assuming a 2% increase on an annual basis, the lease would cost just under \$4 million over 10 years.

If the capital development project is not funded, Drivers License will need a facility as well. They will need approximately 2,000 – 3,000 square feet and the lease rate would be \$35 – 40/square foot, which is significantly higher than an owned facility. The current lease rate is \$180,000 a year.

**MOTION: Steve Bankhead moved to approve the long term lease for both agencies in the event the building on the capital development projects is not approved. The motion was seconded by Cyndi Gilbert and passed unanimously.**

**☐ CAPITAL DEVELOPMENT SCORING AND RANKING PROCESS .....**

Kent Beers displayed the average cumulative scores for each of the projects in regard to the average score by the Building Board, growth, cost effectiveness, improved program and alternative funding. He suggested the Board review the scores and develop a consensus score through discussion and deliberation.

Katherina Holzhauzer proposed only using whole numbers in order to avoid creating a false sense of mathematical accuracy. Mel Sowerby felt the averaging would create a fractional number, but would still imply accuracy. Chair Jardine sought a vote of those who wished to use whole numbers. Four were in favor of the fractional system and two were opposed.

Steve Bankhead suggested the Board address each category in relation to each other to develop a comparative ranking. He wished to address growth within higher education and UCAT. He referred to the comparison of space for full time equivalent (FTE) students distributed at a previous meeting. The comparison showed the University of Utah and Utah State University has approximately 115 square feet per FTE. Weber State University, Southern Utah University and Dixie State College have approximately 80 square feet, and Utah Valley State College has 45 square feet. Comparatively speaking, he felt there is a lot of room for growth at the University of Utah and Utah State University, but the long term projections showed they did not grow at all. All of the growth over the next 15 to 20 years is anticipated at Salt Lake Community College, Dixie State College, and Utah Valley State College. With UVSC having less than half the space for FTEs, Mr. Bankhead questioned why they received a 4.3 for growth and Weber State University received a 4.5. He did not feel the scoring was consistent with the numbers.

Mr. Bankhead also hoped to have square foot per FTE for all UCAT campuses in order to have an accurate relative comparison to their overcrowding. He felt UCAT had no room to

grow, but had critical programs requiring immediate growth.

Mel Sowerby felt each institution served different clients and geographic areas with different missions in the state. It would be unfair to compare those because the clients and areas differed greatly.

Kent Beers clarified that the Board had received a score of one to five on each of the higher education and UCAT scores. The higher education score was based on the Board of Regents "Q" score, along with an assessment by Kevin Walthers of one through five. Mr. Beers noted that several of the Board members changed those growth scores, which was their option. Mel Sowerby noted the "Q" score is heavily weighted toward growth and addition weight for growth was not needed for the Regents projects. He also indicated the growth projections from the various projects have been program growth.

Kent Beers proceeded to address the scores for each project and ask the Board to identify any score they wished to change or further discuss.

Katherina Holzhauser addressed the University of Utah College of Nursing growth score which had received a score of 5.0 from the Regents and a 3.9 from the Building Board. She felt the difference was related to program growth and was uncomfortable with the spread. Kerry Casaday commented it was specifically mentioned during the presentation on October 4 that the project deserved a score of 4.0 for objective two.

**MOTION: Kerry Casaday moved to change the University of Utah College of Nursing growth score to a 4.0 from a 3.9. The motion was seconded by Katherina Holzhauser and passed unanimously.**

**MOTION: Kerry Casaday moved to change the alternative funding score from a 3.9 to a 4.0 for the University of Utah College of Nursing. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.**

Steve Bankhead expressed concern with the 3.8 growth score for Utah State University Agricultural Science and Classroom Building when the enrollment at USU had been declining for the last five years. The Regent's had recommended a score of 4.5.

**MOTION: Mel Sowerby moved to accept the growth score of 3.8 for Utah State University. The motion was seconded by Kerry Casaday and passed unanimously.**

Katherina Holzhauser requested clarification on the reasoning behind the cost effective score of 2.7 for Utah State University. Steve Bankhead agreed USU needs an agricultural building; however, he felt building a 250,000 square foot building to replace a 125,000 square foot building for a student body that is not growing was unnecessary. He gave a lower score because he did not feel scope for the proposed building was specific enough.

Keith Stepan clarified that the proposed building would include the Federal Government who would provide half the funding. This year USU requested \$3 million in design funding to match the Federal Government. The shared program will make efficient use of the square footage and is much more efficient than last year's proposal.

Glenn Ford, Utah State University, stated they had tremendous collaborative programs with ARS, but two labs would be housed in this building. The Federal Government would support USU with at least \$40 million and allow USU access to their 125,000 square feet portion of the building. At least 40% of the facility will be funded through federal funds and will be assigned to USU scientists. Mr. Ford felt very good about gaining an \$83 million building at a cost of only \$41 million to the state. He also noted that the growth rate at Utah State University was up 2.3% in 2006, and they had a 22% increase in the freshman class this year.

**MOTION: Katherina Holzhauser moved to change the cost effective score for Utah State University from a 2.7 to a 3.0. The motion was seconded by Manuel Torres and passed unanimously.**

Katherina Holzhauser addressed the alternate funding score of 3.7 at Utah State University and felt it needed to be increased to a 4.0 because 50% of the funding was being provided. Manuel Torres felt the score needed to decrease because the space was being shared. Mel Sowerby thought the federal funding would pay for the federal use of the space only. Glenn Ford clarified that USU will be specifically allocated a minimum of 40% of the space that the federal government will be funding. With the federal government using 25% of the space and paying 50% of the cost, there is great advantage for the federal dollars.

Steve Bankhead addressed the 4.2 growth score for the Salt Lake Community College Digital Design Building and asked for the relative growth of SLCC and UVSC in relation to the other institutions. He felt the growth rates at SLCC and UVSC did not reflect the accurate growth in the programs relative to the other scores.

Kevin Walthers, Utah System of Higher Education, explained UVSC was down 2% this semester and they were down last year as well. All of the schools are growing over time. He explained the Regents looked at the programs and the campuses in order to provide the scores requested by the Building Board as an effort to move the Building Board's and Regent's processes closer together. He felt the Regents made substantial changes in their process, but were not seeing their requests honored.

Mel Sowerby reminded the Board to look at each institution's mission and geographic considerations, as well as program growth and FTE growth. He felt the issues were applied to the Regents "Q" score and more weight should be given to their opinion.

Kevin Walthers reviewed the five year growth projections for each institution, which did not include the latest fall third week numbers.

University of Utah	10.7%
Utah State University	8.8%
Weber State University	10%
Southern Utah University	9.8%
Snow College	5.5%
Dixie State College	3.4%
College of Eastern Utah	11.7%
Utah Valley State College	4%
Salt Lake Community College	9%

Mr. Walthers reiterated that the Regents scores reflected their view of the campuses and their programs. He asked the Board to strongly consider their effort and requests in scoring.

**MOTION:** Steve Bankhead moved to increase the growth score for Salt Lake Community College Digital Design Building from a 4.2 to a 4.5 to coincide with the Regents' ranking. The motion was seconded by Manuel Torres and passed unanimously.

Chair Jardine sought the Board's comments on the scores for the Snow College Library.

**MOTION:** Cyndi Gilbert moved to change the growth score on Snow College Library from a 4.1 to a 4.5. The motion was seconded by Manuel Torres and passed unanimously.

Katherina Holzhauser questioned how the growth score increased to a 4.3 from the Regent's recommended score of a 4.0 for the Utah Valley State College Science Building. Steve Bankhead increased his score because UVSC has less than half as much space per student than many of the other institutions. He felt they were already extremely overcrowded relative to any other school in the state.

**MOTION:** Cyndi Gilbert moved to change the UVSC Science Building growth score from a 4.3 to a 4.0. The motion was seconded by Katherina Holzhauser and passed with four in favor and three opposed.

Katherina Holzhauser sought comments on the increase for the UVSC Science Building improved program score. Steve Bankhead explained UVSC has four labs for 3600 students and SUU has five labs for 1250 students. Relatively speaking, the UVSC program is seriously lacking in lab space which would be provided through the project.

**MOTION:** Steve Bankhead moved to make the UVSC Science Building improved program score a 4.0. The motion was seconded by Kerry Casaday and passed with five in favor and two opposed.

Chair Jardine sought comments on the Southern Utah University Science Center Addition.

**MOTION:** Kerry Casaday moved to change the life safety score on the SUU Science Center Addition from a 1.1 to a 1.0. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.

**MOTION:** Kerry Casaday moved to change the improved program score for the SUU Science Center Addition to a 4.0 from a 3.6. The motion was seconded by Steve Bankhead.

Manuel Torres questioned the score increase. Steve Bankhead supported the score increase because there were not enough labs for the science program. Katherina Holzhauser added that they had 70% growth in the program.

**The motion passed unanimously.**

The Board continued to address the scores for the Dixie Centennial Building.

**MOTION:** Kerry Casaday moved to change the growth score for the Dixie Centennial Building from a 3.1 to a 3.0. The motion was seconded by Mel Sowerby and passed unanimously.

Katherina Holzhauser asked for discussion on the improved program score for the Dixie Centennial Building. Manuel Torres stated he had it scored lower because the project was not currently ready to proceed.

**MOTION:** Cyndi Gilbert moved to change the improved program score for the Dixie State College Centennial Building from a 2.9 to a 3.0. The motion failed for lack of a second.

Chair Jardine sought comments on the scores for the UCAT Mountainland ATC North Utah County Campus Building.

**MOTION:** Kerry Casaday moved to change the UCAT MATC growth score from a 4.9 to a 5.0. The motion was seconded by Katherina Holzhauser and passed unanimously.

**MOTION:** Steve Bankhead moved to change the UCAT MATC improved program score from a 3.9 to a 4.0. The motion was seconded by Manuel Torres and passed with six in favor and one opposed.

Chair Jardine sought comments on the UCAT Davis ATC Technology/Manufacturing Building.

**MOTION:** Kerry Casaday moved to change the UCAT Davis ATC Technology/Manufacturing Building growth score to 4.5 from 4.4. The motion was seconded by Manuel Torres and passed unanimously.

Kerry Casaday commented on the alternate funding score of 2.7 for the UCAT DATC project and referenced the percentages outlined in the scoring guidelines.

**MOTION: Steve Bankhead moved to change the alternative funding score for the UCAT DATC Technology/Manufacturing from a 2.7 to a 3.0. The motion was seconded by Kerry Casaday and the motion passed unanimously.**

Steve Bankhead questioned the difference in UCAT projects and noted the UCAT Ogden/Weber Health Technology Building received a growth score of 3.9. Chair Jardine commented that he felt OWATC had a lot of programs going for them with a lot of partners.

**MOTION: Manuel Torres moved to change the growth score for OWATC from a 3.9 to a 4.0. The motion was seconded by Mel Sowerby and passed unanimously.**

**MOTION: Steve Bankhead moved to change the improved program score for OWATC to 4.5. The motion was seconded by Cyndi Gilbert and passed unanimously.**

President Rob Brems commented that the Board knew the campuses and their partners well. He asked the Board to consider the fact that MATC does not currently have a state owned facility and they are the fastest growing ATC in terms of longevity. There is high potential of improving the programs by moving them out of their leased space in American Fork.

Chair Jardine sought comments on the UCAT Dixie ATC Land Purchase scores.

**MOTION: Cyndi Gilbert moved to raise the growth score of 4.9 to a 5.0 for the Dixie ATC. The motion was seconded by Katherina Holzhauser.**

Steve Bankhead asked how the Dixie ATC growth ranked relative to other ATCs. President Brems responded Dixie ATC did not have the longevity the larger ATCs have, but it is the second fastest growing ATC in terms of percent and their confinements on the Dixie State College campus.

**The motion passed unanimously.**

Katherina Holzhauser increased the Dixie ATC cost effective score because of the one time deal at \$6.50/square foot.

**MOTION: Steve Bankhead moved to increase the cost effective score for Dixie ATC to a 3.5. The motion was seconded by Cyndi Gilbert and the motion passed with six in favor and one opposed.**

Chair Jardine sought comments on the Southwest ATC Land Purchase.

**MOTION: Kerry Casaday moved to change the growth score from a 3.9 to a 4.0 for the SWATC. The motion was seconded by Katherina Holzhauser and passed unanimously.**

President Brems reminded the Board that the campus president had negotiated a fair price with the family. Now that the family has come to a consensus, the property may sell if it is not purchased by the ATC this year.

Katherina Holzhauser addressed the growth score for the Fair Park Multi-Purpose Building which she felt was difficult to score because of the economic benefit. Mel Sowerby stated his score was based strictly on program growth. He felt instituting new programs to bring in new revenues as something generated by the current program.

Chair Jardine addressed the Board of Education School for the Deaf and the Blind Connor Street and JMS Replacement.

Kent Beers explained some buildings would not receive any points in the combined score even though life safety was present. Life safety issues existed on the Connor Street building, but it is a leased building and moving out of the facility would not reduce the risk to the state. This project will not cure the deficiencies in that building, but it will cure the deficiencies for the program. The guidelines read that the life safety points have to be applied to eliminate an existing deficiency in an existing building.

**MOTION: Kerry Casaday moved to change the cost effectiveness score from a 2.9 to a 3.0 for the School for the Deaf and Blind. The motion was seconded by Mel Sowerby and passed unanimously.**

**MOTION: Steve Bankhead moved to change the improved program score from a 4.0 to a 4.5. The motion was seconded by Cyndi Gilbert and passed unanimously.**

Manuel Torres suggested increasing the alternate funding score to a 3.0 because of the funds typically not available to special programs. Todd Hopper, Finance Director for the Utah Schools for the Deaf and the Blind, stated the \$450,000 came from the allotment of permanent land grant interest earnings received by the school.

**MOTION: Manuel Torres moved to change the alternative funding score to a 3.0 for the School for the Deaf and Blind. The motion was seconded by Steve Bankhead and passed with six in favor and one opposed.**

Katherina Holzhauser questioned why some members varied on the life safety score for the Saint George Courthouse. Cyndi Gilbert did not feel the score adequately reflected the conditions in the courthouse.

**MOTION:** Manuel Torres moved to change the life safety score to a 3.0 for the Saint George Courthouse. The motion was seconded by Katherina Holzhauser and passed with four in favor and three opposed.

**MOTION:** Kerry Casaday moved to change the growth score for the Saint George Courthouse from a 4.4 to a 4.5. The motion was seconded by Manuel Torres and passed unanimously.

Gordon Bissegger, Courts, addressed the cost effective score of 3.1. The Saint George Courthouse was the second highest building for cost effectiveness on last year's list. He noted they would acquire six acres (\$6.1 million value) through the property trade and they currently have four and a half acres (4.6 million value). He felt this was significantly cost effective and questioned the lower score.

Representative Buxton suggested the property purchase last year, along with the agreement to buy out the bond, may not provide a similar score. Mr. Bissegger responded the property trade was in progress but could not take place until the construction design is approved. There was \$600,000 appropriated to Courts last year to purchase privately owned pieces of property adjacent to the land they are trying to acquire.

Chair Jardine sought comments on the Ogden Courts Property Purchase. The Board did not wish to change any of the scores for this project.

Chair Jardine sought comments on the Unified Lab scores.

**MOTION:** Kerry Casaday moved to change the 4.9 to a 5.0 for the cost effectiveness score for the Unified Lab. The motion was seconded by Steve Bankhead and passed unanimously.

Chair Jardine sought comments on the scores for the Department of Human Services Juvenile Justice Weber County Detention Center.

**MOTION:** Katherina Holzhauser moved to change the life safety score for the Weber County Detention Center from a .9 to a 1.0. The motion was seconded by Mel Sowerby and passed unanimously.

Steve Bankhead felt that the 2.6 growth score was low for the facility located in the rapidly expanding Davis/Weber County compared to the growth in the same area.

**MOTION:** Steve Bankhead moved to change the growth score for the Weber County Detention Center from a 2.6 to a 3.0. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.

The Board addressed the scores for the State Hospital Pediatric Treatment Center.

**MOTION:** Katherina Holzhauser moved to change the life safety score for the State Hospital Pediatric Treatment Center from a 2.9 to a 3.0. The motion was seconded by Manuel Torres and passed unanimously.

**MOTION:** Steve Bankhead moved to change the growth score for the State Hospital Pediatric Treatment Center from a 1.6 to a 2.0. The motion was seconded by Kerry Casaday and passed unanimously.

Dallas Earnshaw, Superintendent at the State Hospital, addressed the improved program score of 3.5 by reiterating the fact that it was very difficult to manage the children throughout four separate facilities. The program would be greatly improved if they were able to watch the children and protect them from issues of injury and victimization. They could also improve clinical outcomes and decrease length of stay.

Katherina Holzhauser asked for the reasoning behind the Board's lower scores in this category. Mel Sowerby explained he gave the project a zero for growth because he felt it is a facilities deficiency and does not address the growth issue. He did provide a higher score for improved program.

**MOTION:** Steve Bankhead moved to change the improved program score for the State Hospital Pediatric Treatment Center from a 3.5 to a 4.0. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.

The Board reviewed the scores for the DWR/DNR Springville Hatchery Renovation. Manuel Torres commented on the 3.1 score for growth. This was the only hatchery that had been taken out by whirling disease that has not been redone, but it is the biggest producer of fish in the state and is now out of commission. He encouraged a higher score because the service needed to be provided to the people of Utah.

**MOTION:** Manuel Torres moved to change the growth score for the Springville Hatchery Renovation from a 3.1 to a 4.0. The motion failed for lack of a second.

**MOTION:** Kerry Casaday moved to change the growth score for the Springville Hatchery Renovation from a 3.1 to a 3.5. The motion was seconded by Manuel Torres and passed with six in favor and one opposed.

**MOTION:** Cyndi Gilbert moved to change the 3.9 to a 4.0 for improved programming at the Springville Hatchery Renovation. The motion failed for lack of a second.

The DNR Parks and Recreation State Parks Upgrades scores were reviewed next.

**MOTION:** Steve Bankhead moved to change the growth score for the Parks and Recreation State Parks Upgrade from a 3.1 to a 3.5. The motion was seconded by Kerry Casaday and passed unanimously.

**MOTION:** Cyndi Gilbert moved to change the improved program score from a 3.8 to a 4.0 for the State Parks Upgrade. The motion was seconded by Steve Bankhead and passed unanimously.

**MOTION:** Katherina Holzhauser moved to change the alternate funding score from a 1.9 to a 2.0 for the State Parks Upgrade. The motion was seconded by Cyndi Gilbert and passed unanimously.

This brought the Board to the Joint Driver License/DMV Building scores.

**MOTION:** Steve Bankhead moved to change the growth score from a 4.5 to a 5.0 for the Joint Driver License/DMV Building. The motion was seconded by Kerry Casaday and passed unanimously.

**MOTION:** Manuel Torres moved to change the cost effectiveness score for the Joint Driver License/DMV Building to a 4.0. The motion was seconded by Steve Bankhead and passed unanimously.

**MOTION:** Steve Bankhead moved to change the improved program score for the Joint Driver License/DMV Building from a 4.5 to a 5.0. The motion was seconded by Kerry Casaday and passed with six in favor and one opposed.

The Board moved to the Richfield Regional Center to review the scores. Steve Bankhead questioned if the growth score of 3.4 was realistic.

**MOTION:** Manuel Torres moved to change the growth score for the Richfield Regional Center from a 3.4 to a 3.5. The motion was seconded by Mel Sowerby.

Keith Stepan commented additional occupants were added to the proposed building with UDOT. He felt growth in the community was fairly stable.

**The motion passed with six in favor and one opposed.**

Steve Bankhead questioned if the Board wished to look at the cost effectiveness for the Richfield Regional Center and the cost of leasing buildings versus building a new building. Keith Stepan stated DFCM had reviewed the leases and found they were not cost effective in terms of paying for a new building.

Chair Jardine addressed the Salt Lake Area Government Office Building.

**MOTION: Cyndi Gilbert moved to change the growth score from a 3.9 to a 4.0 for the Salt Lake Area Government Office Building. The motion was seconded by Kerry Casaday and passed unanimously.**

Katherina Holzhauser asked for clarification on the Salt Lake Area Government Office Building in regards to the current building and the opportunity. Kent Beers identified the various possible scenarios including the sale of one of the existing buildings. If the building sold, an alternative opportunity to purchase another office building or construction of a new building for state government offices would be pursued. Alternate funding could be discussed when the options were finalized.

Representative Buxton questioned why UDOT was not responsible to rebuild the Saint George Visitor Center if they were demolishing it. Keith Stepan responded UDOT had indicated to the Governor's Office and the Travel Council that they only desired to construct rest stops, not Welcome Centers. Previously UDOT built the facility and owned the land, but the current facility is operated by Tourism. The land may be traded which would allow for consideration of alternate funding.

Katherina Holzhauser addressed the 3.4 score for improved program. She felt if the building was demolished, the program could not continue. Mel Sowerby did not feel that demolishing the existing structure would improve the program and took a more literal definition of program improvement. Manuel Torres was not positive the funding should come from the Building Board. Kerry Casaday felt agency funds should be available if it is an economic development issue. Keith Stepan clarified that the Tourist Council is a state agency and their new space would be funded through the state. Other agency funds may be considered, however, UDOT had only offered to trade the land. Some government issues may need to be resolved before the building is funded.

**MOTION: Cyndi Gilbert moved to change the improved program score on the St. George Visitors Center from a 3.4 to a 4.0. The motion was seconded by Katherina Holzhauser and the motion passed with five in favor and two opposed.**

Katherina Holzhauser suggested the Board make a recommendation to the Governor that other funding be pursued.

The Board took a short recess while final scores were compiled.

After the Board reconvened, Chair Jardine highlighted the differences in the growth scores from the Board of Regents "Q" score and suggested reviewing the Regent's recommendations again. Keith Stepan suggested they review the scores given for Weber State University, University of Utah and Utah State University. The score for Utah State University was 1.3 points below the Regents' score and the University of Utah was 1.0 points below.

Mel Sowerby felt the Regents' score should be accepted for all of the projects, and it as unfair to the other participants to only take 90% of them. Katherina Holzhauser also struggled that they did not accept the Regents' top three scores.

Kerry Casaday scored the University of Utah growth as a 4.0 as recommended in their presentation. He proposed increasing the score to a 4.5. Mel Sowerby was inclined to increase the score to a 5.0 as recommended by the Regents. Steve Bankhead did not feel their arguments more compelling than the nursing needs at UCAT or UVSC, and the argument for growth in nursing was consistent statewide.

Mike Perez, University of Utah, explained the growth category is looked at in two primary ways. They look at the overall institution as it regards to the growth in number FTE, and they also look at the program. The Q&P process primarily looks at the overall growth of the institution. The University's analysis concluded a score lower than 5.0 because their growth is fairly stable. The programmatic growth, specifically at the College of Nursing, would necessitate a 5.0 because they want that program to grow. The programmatic component would create a greater score than just considering the growth component.

**MOTION: Mel Sowerby, moved to accept the Regents growth scores for University of Utah, Weber State University and Utah State University.**

Katherina Holzhauser felt the scores were relative and did not agree they were as critical as some of the other projects scored as a 5.0. She was uncomfortable with the difference in scores for Weber State University and the University of Utah.

**MOTION: Katherina Holzhauser moved to make the University of Utah Nursing growth score a 4.5. The motion was seconded by Kerry Casaday.**

Steve Bankhead did not feel they had been provided enough data for the health care related proposals in relationship to program growth and the current shortage of space.

**The motion passed with five in favor and two opposed.**

**MOTION: Katherina Holzhauser moved to change the Utah State University growth score a 4.0 rather than a 3.8. The motion was seconded by Manuel Torres.**

Chair Jardine acknowledged the Regents score was a 4.5. Glenn Ford stated the growth at the Agricultural College meant a great deal to the entire University. USU is the only university with the flagship agricultural program, and the grants they receive are associated with agriculture.

**Katherina Holzhauser withdrew her motion.**

Linda Rutledge, Utah Schools for the Deaf and Blind, explained that their current estimated growth is 4% per year, and over the next year the projected growth is 80 students. Steve Bankhead felt the growth was equivalent to the growth in higher education and UCAT. Manuel Torres cautioned comparing state owned facilities growth with higher education growth.

**MOTION: Steve Bankhead moved to change the growth score for the Utah Schools for the Deaf and Blind from 2.6 to 3.5. The motion was seconded by Kerry Casaday and passed with six in favor and one abstaining.**

Chair Jardine sought a motion to approve the unanimous scoring at this point prior to proceeding with the rankings.

**MOTION: Steve Bankhead moved to approve the unanimous scoring. The motion was seconded by Mel Sowerby and passed unanimously.**

Kent Beers took the consensus Board score and the weighting assigned to each objective to compile the consensus weighted score. Categories one and two included a combined score which takes the percentage amount of renovated or demolished space and applied that from the life safety category with the percentage from the growth category to get a consensus score.

Kent Beers ranked and sorted the projects based on the Board's scores and identified them as follows:

1.	DMV/Driver License	35.00
2.	UCAT: DATC	33.43
3.	Health Lab	32.90
4.	WSU Classroom	32.57
5.	Snow Library	32.43
6.	UCAT: MATC	32.00
7.	UCAT: DXATC	31.36
8.	St George Court	31.29
9.	U of U Nursing	29.03
10.	UCAT: OWATC	29.00
11.	Deaf & Blind/JMS	29.00
12.	SLCC Digital Design	28.97
13.	USU Ag Science	28.45
14.	State Gov Office	28.14
15.	UVSC Science Bldg	28.00
16.	State Park Upgrades	27.00
17.	UCAT: SWATC	26.71

18.	Springville Hatchery	26.00
19.	SUU Science Ctr	25.84
20.	Richfield Regional Ctr	24.72
21.	Dixie Centennial Bldg	23.47
22.	Weber Detention	22.71
23.	Courts Ogden Land	22.43
24.	St Hsptl Pediatric Ctr	21.28
25.	St George Visitor Ctr	20.29
26.	Fair Park Multipurpose	18.00

Steve Bankhead proposed to move the Health Lab from the third priority to the first priority and adjust the other priorities accordingly. This was due to the life safety issues and the desire to emphasize the critical facility and its essential state functions to the Legislature.

**MOTION: Steve Bankhead moved to change the Health Lab from the third priority to the first priority due to the life safety issues. The motion was seconded by Kerry Casaday and passed unanimously.**

**MOTION: Manuel Torres moved to reprioritize the Deaf and Blind School from being tied as priority ten to priority nine. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.**

**MOTION: Cyndi Gilbert moved to change the St. George Courts from priority eight to priority seven. The motion was seconded by Katherina Holzhauser and passed with six in favor and one opposed.**

**MOTION: Steve Bankhead moved to change the Springville Hatchery from priority 18 to priority 16 and the State Park Upgrades from priority 16 to priority 18. The motion was seconded by Kerry Casaday.**

Katherina Holzhauser stated both projects were scored together with the only difference being alternative funding. She argued that by reprioritizing the projects, they were disregarding the alternate funding score given to State Parks. If they were going to reprioritize, they should change the scoring. Steve Bankhead felt they were changing the importance of the state programs, and the fish hatchery being inoperative would take precedence over upgrading state parks.

**The motion passed with five in favor and two opposed.**

**MOTION: Katherina Holzhauser moved to accept rankings one through 15 with the previous motions considered. The motion was seconded by Steve Bankhead.**

Manuel Torres questioned why Salt Lake Community College ranked poorly. Katherina Holzhauser suggested their program needed better definition.

**The motion passed unanimously.**

Manuel Torres suggested the Board also noted that the State Hospital will never have a competitive growth number, and this should be highlighted in the presentation to the Capital Facilities Appropriations Subcommittee.

Steve Bankhead questioned if the State Government Office Building was appropriately ranked. Keith Stepan responded that DFCM expected to identify the need this year through the master planning effort. He felt the ranking of 14 was acceptable.

**MOTION: Katherina Holzhauser moved to approve rankings 16 through 26 as they currently stood. The motion was seconded by Manuel Torres and passed unanimously.**

Steve Bankhead questioned if the rankings for the Snow College Library and the UCAT Mountainland ATC were relative. Manuel Torres felt Snow's efforts with the city and county, along with them being on the list for four years, made the priorities relevant.

Kent Beers asked the Board to recommend the Capitol Preservation Board State Capitol Restoration and Parking Terrace for \$50 million, and the College of Eastern Utah Debt Reduction on Student Dorm Mortgage for \$2,184,500. These would be presented to the Legislature as recommended projects, but not ranked. This will be the last year the Capitol Preservation Board would request funds for the Capitol restoration.

**MOTION: Cyndi Gilbert moved to recommend the Capitol Preservation Board State Capitol Restoration and Parking Terrace, and the College of Eastern Utah Debt Reduction on the Student Dorm Mortgage. The motion was seconded by Mel Sowerby and passed unanimously.**

Keith Stepan questioned if the Board wished to temporarily adjourn for lunch.

**MOTION: Manuel Torres moved to continue with the agenda items. The motion was seconded by Mel Sowerby and passed unanimously.**

**☐ APPROVAL OF OTHER FUND PROJECTS .....**

Gordon Storrs, Salt Lake Community College, presented their project for Facilities and Parking Building and their effort to consolidate facilities offices and parking offices to a site on the Redwood Road complex. The building will be located in the northwest corner of campus. Institutional funds will be used and is estimated to cost \$2.5 million.

Mike Perez, University of Utah, presented the Student Life Center, which was previously approved but did not receive funding due to the concern of the bond repayment coming from student fees. The projected is estimated at \$45,708,000.

Brad Mortenson, Weber State University, presented the Hurst Lifelong Learning Building. The \$8 million project will be funded through an Educational Foundation Grant, the Department of Continuing Education, and donations currently being raised. WSU sought approval to proceed with the project once donations were raised. This will allow them to recapture space that is in Promontory Tower to use it for its original purpose, and to get continuing education, university communications, and university development offices out of the dorm space they are currently occupying and place them in facilities adjacent to the alumni center.

Miles Nelson, Southeast ATC, presented the Southeast ATC Property Exchange. They proposed to acquire a new facility as their current facility was 10,000sf and did not allow them to grow. The new facility is an LDS Church located adjacent to the CEU campus which would allow them to synergize with CEU and utilize their resources without duplicating student service areas.

Manuel Torres asked how the Mining Technology program worked with the facility CEU just purchased for mining technology. Mr. Nelson responded that they currently do not have a Mining Technology program located in their current facilities, and they are borrowing space from Price to provide the program. They also have a collaborative effort with CEU to provide the mining program. As they are awarded this grant with the Department of Labor, the MSHA Grant will remain with the ATC for the next two to three years until the program is established. SEATC provides the basic MSHA safety program for miners in conjunction with the MSHA grant for the State of Utah and UCAT. The energy center proposition would increase the training beyond the basic required skill training.

Kevin Walthers, who has been serving as the Acting Vice President at CEU, explained the program was funded through the special session at \$1.1 million, which is combined with a federal grant. The mining program was transferred to the ATC due to the ease of the open entry/open exit schedule. The Western Energy Technologies Training Center includes mining, as well as natural gas, oil and power. The College also continually meets to discuss how to provide training without duplicating programs.

Kent Beers provided the Alcoholic Beverage Control presentation. The DABC wished to add an additional 3000 square feet to the North Temple Liquor Store Expansion, as well as remodel the existing 4000 square feet at a cost of \$1,770,000. The Bountiful Liquor Store will be demolished and reconstructed. The reconstruction will take place on the existing site, and a 10,000 square foot store will be rebuilt at a cost of \$1,822,000. The Taylorsville Liquor Store Expansion will add an additional 6000 square feet and a remodel of the existing 6000 square feet for a total cost of \$1,770,000.

Greg Peay and Alan James, Corrections, presented the request for authorization for Utah Correctional Industries to construct a production warehouse at the Draper Facility. Utah Correctional Industries is an Internal Service Fund agency developed to capitalize on the labor resource of the prison system and provide vocational opportunities of training and education for the inmates. Since they are an Internal Service Fund operation, they receive funds through the production and sales of their products and services which will be used to construct the facility. Mr. Peay requested authorization to construct phase one which would provide for a production warehouse to serve as a collection point to help alleviate security issues. This phase would also provide space greatly needed for the UCI program and help expand the program for the growing inmate population. The new facility will be located between the North Point facility and the Genesis Youth Facility and will cost approximately \$1,476,000.

Richard Clark, UDOT, presented the request for the Panguitch Maintenance Station and the Morgan Maintenance Station Replacement. Both facilities are part of the master plan to update the older facilities to allow them to park their equipment indoors. UDOT already has the land in Panguitch procured and fenced and the base course down. The existing two acre site would be sold, and the facilities would be reimbursed to the Transportation Fund after the new facility is built.

The Morgan Maintenance Station will relocate across the street from the current site which is too small to expand for a new facility. They will sell or trade the current site with some compensation going to the fund once the facility is completed.

**MOTION: Katherina Holzhauser moved to approve all of the proposed projects from other funding sources. The motion was seconded by Mel Sowerby and passed unanimously.**

**DEMOLITION OF BUILDINGS AT UTAH DEVELOPMENTAL CENTER .....**

Keith Stepan explained there are two buildings at the Utah Developmental Center that are scheduled to be demolished, including the Old School Building built in 1933 and the Metal Workshop Building. Both buildings have been abandoned, and there is no projected use for them in their master plan.

**DEMOLITION OF MIDWAY FISH HATCHERY .....**

Keith Stepan explained part of the project was approved and funded last year. The hatchery needed to be demolished to make way for projected new construction. The 75 year old building has not been utilized for six years.

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

Randall Funk, University of Utah, provided the administrative report for August 25 to

September 29, 2006. There were four new design agreements and one study agreement awarded during the period, as well as six new remodeling contracts and one new site improvement project. There were two transfers out of the Project Reserve Fund for the EMRL Upgrade Fume Hood System and USB Ventilation System Remodel.

**MOTION: Steve Bankhead moved to accept the administrative report of the University of Utah. The motion was seconded by Mel Sowerby and passed unanimously.**

David Besel, Utah State University, provided the administrative report for August 23 to September 27, 2006. There were four new professional contracts and five construction contracts awarded for the period. There were five projects closed which added \$96,529.40 to the Project Reserve Fund. Of USU's 67 projects, nine are in the design/study phase, 23 in construction, 12 substantially complete, six complete, and 17 are pending.

**MOTION: Mel Sowerby moved to accept the administrative report of Utah State University. The motion was seconded by Manuel Torres and passed unanimously.**

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

Kent Beers provided the administrative report for DFCM. In the last month DFCM has entered into 31 new architectural/engineering agreements and 37 new construction contracts. There were two significant decreases to the Contingency Reserve Fund including one for the West Jordan Court Facility and the University of Utah Warnock Engineering Building.

Keith Stepan commented that for the first time ever, DFCM is managing \$1 billion worth of work right now.

**ADJOURNMENT.....**

**MOTION: Manuel Torres moved to adjourn at 12:46pm. The motion was seconded by Kerry Casaday and passed unanimously.**