

Utah State Building Board



MEETING

October 22, 2009

MINUTES

Utah State Building Board Members in attendance:

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

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
Lynn Hinrichs	Division of Facilities Construction & Management
John Freeman	Alcoholic Beverage Control
Tom Zdunick	Alcoholic Beverage Control
Rick Frenette	Fairpark
Carson Howell	GOPB
Kim Wixon	Department of Health
Scott Harrison	Division of Homeland Security
Debbie Johnson	Department of Public Safety
Anna Rae Garrett	Department of Public Safety
Kris Hamlet	Department of Public Safety
Keith Squires	Department of Public Safety
Scott Wells	Division of Services for the Blind and Visually Impaired
Bill Gibson	Division of Services for the Blind and Visually Impaired
Cheryl Ritchie	Division of Services for the Blind and Visually Impaired
Ray Martin	Division of Services for the Blind and Visually Impaired
Troy Caserta	Board of Regents
Sherry Ruesch	Dixie State College
Bob Askerlund	Salt Lake Community College
Jerry Basford	University of Utah

Brian Foisy	UCAT
Rick White	UCAT
Ben Berrett	Utah State University
Jim Michaelis	Utah Valley University
Kevin Hansen	Weber State University
Peter Moyes	Architectural Nexus
Fran Pruyn	Cooper Roberts Simonsen Architects
Renee Fitzpatrick	Diamond Phillips
Lyndy Lovelady	Eaton Architecture
Zack Eckman	Eckman and Mitchell Construction
Keri Hammond	EDA Architects
Jessie Robertson	Envision Engineering
Russ Bachmuir	FFKR
Cynthia Cook	FFKR
Logan DeWitt	The Garland Company
Melanie Meriwether	IBI Group
Jennifer Sasich	MHTN Architecture
Patty Buckner	Reaveley Engineers
Linda Hone	VanBorem and Frank
Ellen Parrish	VCBO Architecture

On Thursday, October 22, the Utah State Building Board held a regularly scheduled meeting at the Utah State Senate Building, Room 250, Salt Lake City, Utah. Mel Sowerby called the meeting to order at 9:00am.

APPROVAL OF MINUTES OF AUGUST 5 AND SEPTEMBER 9, 2009

Chair Sowerby sought a motion on the meeting minutes of August 5, 2009.

MOTION: Wilbern McDougal moved to approve the meeting minutes of August 5, 2009. The motion was seconded by Steve Bankhead and passed unanimously.

Chair Sowerby sought a motion on the meeting minutes of September 9, 2009.

MOTION: Wilbern McDougal moved to approve the meeting minutes of September 9, 2009. The motion was seconded by George Daines and passed unanimously.

CAPITAL DEVELOPMENT RANKINGS

Mel Sowerby stated the Board would deliberate on the rankings in an attempt to reach a consensus with the scoring. The final rankings will then be forwarded to the Governor and the Legislature.

Steve Bankhead explained the scoring system where each Board member objectively ranks each project. The Board previously defined the strategic objectives including life safety, growth/capacity, cost effective solutions, improvement to program effectiveness, and alternative funding. The scoring process gave the Board members the flexibility to change their scores if they felt they were unfair.

Gregg Buxton informed the Board that the Veterans Nursing Home was pulled from the rankings due to their federal funding not being secured. It will be a legislative decision to proceed with the project.

Mr. Buxton also provided further information on the National Guard request. The \$12 million was requested over three years in \$4 million increments. Since the National Guard was scored fairly low, Mr. Buxton suggested that the Board rank the project higher as this was the last part of the project. Ultimately, it will be a legislative decision to fund the project.

Chair Sowerby sought input from the Board on their rankings as posted.

MOTION: Steve Bankhead moved to place the Human Services Building Consolidation as priority one.

George Daines acknowledged the facility is very dilapidated and inadequate, and questioned how many children reside in the facility. Dallas Earnshaw, DHS, responded that they presently have 72 beds and they typically average 50 children.

The motion was seconded by Cyndi Gilbert and passed unanimously.

Steve Bankhead referred to the Utah National Guard Upgrades and Repairs to Various Armories project and suggested prioritizing the project higher due to the life safety issues and the project being cost effective. Chair Sowerby agreed that it was previously the intent of the Board to continue the \$12 million process over the three years.

MOTION: Cyndi Gilbert moved to place the Utah National Guard Upgrades and Repairs to Various Armories to priority two. The motion failed for lack of a second.

MOTION: Steve Bankhead moved to place the Utah National Guard Upgrades and Repairs to Various Armories to priority seven. The motion was seconded by Wilbern McDougal and passed unanimously.

Steve Bankhead felt that the Weber State University Professional Programs Classroom Building and Central Plant was ranked too low. Weber had less than 100sf per student, and they also had a substantial contribution from NUAMES that was not included in the scoring. He felt a higher ranking was necessary to reflect the over crowded conditions, the growth, and the money available for the project.

MOTION: Steve Bankhead moved to place the Weber State Professional Programs Classroom Building and Central Plant as priority nine. The motion was seconded by Chair Sowerby and passed unanimously.

MOTION: Steve Bankhead moved to interchange the University of Utah Critical Infrastructure Distribution Replacement and the Wasatch Mountain State Park Main Campground Reconstruction. The motion was seconded by George Daines and passed unanimously.

Cyndi Gilbert pointed out that there were two number nine rankings in the current prioritizations between University of Utah Critical Infrastructure Distribution Replacement and Weber State University Professional Programs Classroom Building and Central Plant.

MOTION: Steve Bankhead moved to place the University of Utah Critical Infrastructure Distribution Replacement and Weber State University Professional Programs Classroom Building and Central Plant as priorities nine and ten respectively. The motion was seconded by Cyndi Gilbert and passed unanimously.

MOTION: Steve Bankhead moved to rank the Richfield Alternate Data Center Expansion Project from priority 23 to priority 26. The motion failed for a lack of a second.

Chair Sowerby sought a motion on the amended Building Board rankings.

MOTION: Wilbern McDougal moved to approve the amended rankings.

MOTION: Steve Bankhead moved to rank the William Spry Agriculture Building from priority 14 to priority 23. The motion failed for a lack of a second.

MOTION: Wilbern McDougal moved to approve the amended rankings. The motion was seconded by Mel Sowerby.

George Daines commented that while cost and efficiency must be acknowledged, he felt that the number of individuals affected also needed to be measured. He encouraged future presenters to address those subjects.

The motion passed unanimously.

FY 2011 HEARING SCHEDULE FOR PROJECTS FROM OTHER FUNDING SOURCES

Alcoholic Beverage Control South Jordan/West Jordan Liquor Store

John Freeman, ABC, identified five new stores to meet the needs of the population of the state with two being most critical.

There are currently state liquor stores located at 5400 South and Bangerter and 13400 South and Bangerter, leaving the southwest area of the valley without a liquor outlet. DABC requested a store at 9000 South and Bangerter Highway to satisfy that service area.

ABC Salt Lake East Side Liquor Store

DABC also requested an additional store on the east side of Salt Lake City proper. Currently in the Sugarhouse store, they are producing about \$1520/sf. Statewide they average about \$933/sf. Sugarhouse has an increasing demand for additional product and additional square footage. The 7000sf store generated about \$12 million in sales last year.

MOTION: Steve Bankhead moved to approve the ABC South Jordan/West Jordan Liquor Store, and the Salt Lake East Side Liquor Store. The motion was seconded by Cyndi Gilbert and passed unanimously.

USOR: Services for the Blind Residential Facilities for the Blind and Visually Impaired

Bill Gibson, USOR, requested state property to construct two residential facilities to the northwest of the existing DSBVI State Library facilities for training of the blind and visually impaired. USOR has allocated federal stimulus American Recovery and Reinvestment Act Funds for 2009 in the amount of \$1.5 million for the facilities. It is crucial that the State contribute the property promptly, as the stimulus funding must be committed prior to September 30, 2010.

Currently DSVBI leases four two-bedroom units at the Sky Harbor Apartments. Those units have the capacity of only eight clients living outside Salt Lake County. Sky Harbor is not able to meet the needs of DSVBI.

The current amount of state funding utilized on the apartments (\$41,176) would be used for O&M for the proposed project. Approximately 18 clients have used the apartments in the last year and there are currently 22 on the waiting list. More DSVBI clients will be served in a residential setting.

The request of 8,000sf is requested to provide two apartment buildings to provide housing for clients in the training program at DSVBI. The two separate facilities will include 10 bedrooms in each building with a total capacity of 22 clients.

MOTION: George Daines moved to approve the USOR Residential Facilities for the Blind and Visually Impaired. The motion was seconded by Cyndi Gilbert and passed unanimously.

Southern Utah University Museum of Art

Dorian Page, SUU, presented the request for Southern Utah University to build the Southern Utah Museum of Art (SUMA).

Mr. Page explained that Jimmy Jones is a world renowned artist who has done over 2500 pieces of art depicting the landscape in southern Utah. He has donated the personal

holdings of his art to the University for them to display. His donated arts will be housed in the Southern Utah Museum of Art.

SUU will build this \$10 million facility from mainly private sources and will hold the gallery space for the Jones collection. It will also be a satellite student union and a welcome center for all student visitors. O&M will be requested on this building.

MOTION: Cyndi Gilbert moved to approve the Southern Utah Museum of Art. The motion was seconded by Steve Bankhead and passed unanimously.

Utah State University Brigham City Campus Addition/Renovation

USU currently occupies a building in Brigham City that is periodically renovated as new space is needed. This phase will include a partial renovation to the building to develop a new student center for the Brigham City campus. It will provide about 22,000sf of new space, including classroom space, gathering space and food services for the students. The estimated cost is \$5 million and will be funded from the revenue of that site.

Utah State University Botanical Center Classroom Building

A 7900sf facility planned for the site in Kaysville for the USU Botanical Center Classroom Building. In order to conform to the mission for the Botanical Center, LEEDS gold or higher will be sought for the structure. The building will be oriented east-west in order to maximize solar gain. It will also have added insulation for the structure reducing the size of the mechanical system space. The estimated cost is \$3 million and will be funded through private donations.

Utah State University Art Barn Renovation and Addition

The Art Barn on campus was previously condemned and the building was vacated due to the condition of the building. Funds are being raised to renovate that building for academic space. The renovation will allow this building to remain a landmark on the campus and provide accommodation for teaching and research. They estimate it will cost \$2.5 million and will be funded through private donations.

All projects requested by Utah State University will require state O&M.

MOTION: Cyndi Gilbert moved to approve the Utah State University Brigham City Campus Addition/Renovation, Utah State University Botanical Center Classroom Building, and the Utah State University Art Barn Renovation and Addition. The motion was seconded by Steve Bankhead and passed unanimously.

ADMINISTRATIVE REPORT OF UTAH STATE UNIVERSITY

Ben Berrett, USU, provided the administrative report for the period of June 15 to September 30, 2009. There were 11 professional contracts and 12 construction contracts awarded for the period. Three projects were closed adding \$95,324.23 to the Project

Reserve Fund. Currently there are 22 projects in progress, and 14 new projects issued since the last quarterly report.

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

☐ FY 2011 HEARING SCHEDULE FOR PROJECTS FROM OTHER FUNDING SOURCES CONTINUED.....

University of Utah Ambulatory Care Complex

Mike Perez, University of Utah, explained that the Ambulatory Care Complex was approved last year for design and the University was asked to return to get approval for construction. The project is a partnership with Primary Childrens Medical Center and will consist of two buildings that are approximately 200,000sf will be used by Primary Childrens Pediatrics Ambulatory, and two of the other buildings will total 150-200,000 and will be for University of Utah adult and women's ambulatory. Phase I consists of the first building which is approximately 200,000sf will cost \$115,541,000

The University is about a year into the development process, and expects to have a full comprehensive and high level of comfort about the project within a year. The 15 different programs are being reviewed for operational efficiencies to prepare for design needs. The project will increase the exam and procedure rooms from 128 to 151.

A parking structure will be included in the project and will likely be underneath the buildings. They are trying to determine if it can be phased financially. The revenues from general parking services will be used to retire the debt.

There is no state funding and no O&M will be requested.

George Daines asked if the \$600/sf was consistent with this type of facility. The University responded that it is consistent with what was modeled last year, and is still slightly conservative.

The Board was not required to approve the project as it had been previously approved in 2008 and returned as an informational item.

University of Utah School of Dentistry Building

The School of Dentistry currently resides in 3000sf in the School of Medicine building, currently scheduled for demolition. The request is contingent upon the Legislature approving a School of Dentistry program and the \$2 million in program funding.

The cost estimate for this project is \$37 million and 70,000sf. O&M will be requested for the educational and research components for the building and clinical revenues will pay for the O&M for the clinical elements.

MOTION: Steve Bankhead moved to approve the study of the School of Dentistry pending the approval of the program. The motion was seconded by Cyndi Gilbert and passed unanimously.

University of Utah Henry Eyring Building South Addition

The chemistry building is a 42 year old structure built in 1967. It lacks many modern services as far as utilities and lab equipment. Many of the current programs are located in different buildings on campus. Modern teaching laboratories are needed at this time to meet the needs of the program, which the current building cannot accommodate the teaching and the research.

The first floor would be for undergraduate laboratory education. The second floor would be a dedicated instrument facility for undergraduate teaching and research facility. The remaining three floors would service research groups.

The cost estimate for this project is slightly under \$18 million, of which \$8-10 million may be covered by federal stimulus money. Another donor has committed \$5 million. There would be no state dollars for capital expenditures; however, O&M will be requested for the 40,815sf building for the teaching and research elements.

John Nixon cautioned agencies and institutions about O&M requests as there may not be state funding available this year. Any O&M funding available would likely come from a reallocation in the budget.

MOTION: Steve Bankhead move to approve the Henry Eyring Building South Addition. The motion was seconded by Cyndi Gilbert.

Cyndi Gilbert requested some direction on passing privately funded projects when O&M is requested. John Nixon stated they should pass the project based on the merits of the building. O&M will needs to be addressed elsewhere and it is not the Board's position.

The motion passed unanimously.

University of Utah Guest House Expansion

The existing Guest House was constructed in 1999 and is approximately 70,000sf. It has 134 guest rooms, six conference rooms, and houses the University's emergency operations center.

The expansion will provide 51 new guest rooms, a meeting room, a conference center entrance and expanded laundry, workout room and lobby. The auxiliary project is \$10 million and will be approximately 39,000sf. There is no state dollars for construction or O&M.

MOTION: George Daines moved to deny the request for the University of Utah Guest House Expansion. Wilbern McDougal seconded the motion.

George Daines requested information on the use of the Guest House and their purpose on campus. He wanted more information on why this should be built as opposed to those facilities that were already available.

The motion passed with four in favor and three opposed.

☐ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH

John McNary, University of Utah, provided the administrative report for the University of Utah for the period of July 17 – October 2, 2009.

There were nine design agreements and ten study/other agreements awarded for the period. The HPER Mall Tunnel and HTW Line Replacement were awarded without a selection process, which is allowed per the Building Board's procurement policy when it is an extension of an existing project.

There were seven remodeling contracts and seven site improvement contracts awarded for the period. The High Temperature Water Lines Replacement in the Health Sciences Area contract was awarded using funding from FY08 and FY09 capital improvement funds.

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

☐ FIVE YEAR NOTICE OF REVIEW AND STATEMENT OF CONTINUATION FOR RULE R23-2, PROCUREMENT OF ARCHITECT-ENGINEER SERVICE

Alan Bachman stated the five year review for R23-2, Procurement of Architect-Engineer Service was due pursuant to the Utah Administrative Code. There were no amendments recommended at this time; however, it was expected for DFCM to present amendments to this rule at a future Board meeting.

MOTION: Cyndi Gilbert moved to approve the review and continuation of Rule R23-2, Procurement of Architect-Engineer Service. The motion was seconded by George Daines and passed unanimously.

☐ LONG TERM LEASE REQUEST FOR US FOREST SERVICE LAND ON LEVAN PEAK IN JUAB COUNTY, UTAH, ON BEHALF OF DEPARTMENT OF TECHNOLOGY SERVICES

Tom Shaw, DFCM, presented the request to renew a long term lease with the US Forest Service for a communications site on Levan Peak in Juab County for Public Safety and the US Forest Service. The site is 10,000sf and there is no cost to the state.

MOTION: Cyndi Gilbert move to approve the 19 year lease. The motion was seconded by George Daines and passed unanimously.

APPROVAL OF MASTER PLAN FOR UTAH STATE DEVELOPMENTAL CENTER
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Keith Davis, Human Services, stated several people have recently been inquiring about the vacant property on campus. DHS also has several buildings on campus that are not fully utilized. DHS wished to hire an architectural firm to address their existing facilities and space utilization, as well as provide energy utilization ideas. The master plan will not address the existing campus structure or the vacant property.

MOTION: Steve Bankhead moved to approve the funding for the Utah State Developmental Center. The motion was seconded by George Daines and passed unanimously.

ADMINISTRATIVE REPORT FOR DFCM.....

Kurt Baxter provided the administrative report for the period of July 9 to September 28, 2009. There were 40 architect/engineering agreements awarded and 69 construction contracts awarded for the period.

ADJOURNMENT.....

MOTION: Cyndi Gilbert moved to adjourn at 11:48am. The motion passed unanimously.

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