

Utah State Building Board



MEETING

December 1, 2010

MINUTES

Utah State Building Board Members in attendance:

Mel Sowerby, Chair
Steve Bankhead
Cyndi Gilbert

DFCM and Guests in attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Cee Cee Niederhauser	Division of Facilities Construction & Management
John Nichols	Division of Facilities Construction & Management
Gordon Jensen	Division of Facilities Construction & Management
Kim Hood	Department of Administrative Services
Rich Amon	Legislative Fiscal Analyst's Office
Kimberlee Willette	GOPB
W. Ralph Hardy	Office of the Commissioner of Higher Education
Ben Berrett	Utah State University
Darrell Hart	Utah State University
Ken Nye	University of Utah
Alyn Lunceford	Courts
Sherry J. Ruesch	Dixie ATC
Marvin Dodge	Snow College
Tiffany Woods	BHB
Jared Haines	UCAT
Tyler Brinkerhoff	UCAT
David Tanner	Southern Utah University
Fred C. Cox	FCA Architect
Bob Askerlund	Salt Lake Community College

Curtis Burk
Alan Bachman

Department of Administrative Services
Attorney General's Office

On Wednesday, December 1, 2010 the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol, Room 250, Salt Lake City, Utah. Chair Mel Sowerby called the meeting to order at 9:04 a.m.

APPROVAL OF MINUTES OF OCTOBER 27, 2010.....

Chair Sowerby sought a motion for approval of the minutes.

MOTION: Cyndi Gilbert moved to approve the meeting minutes of October 27, 2010. The motion was seconded by Steve Bankhead and passed unanimously.

ALLOCATION OF ROOFING FUNDS AT USU

Ben Berrett spoke about reallocating roofing funds from the USU Water Lab to two other roofing projects. USU had a project to reroof part of the Water Research Laboratory for \$250,000. The design of the building required extensive seismic upgrades estimated at \$1.2 Million. The University decided they did not have enough funds to do the project and want to take the remaining funds of \$220,000 and use part of it to do the lower portion of the hyper roof and \$34,000 would go toward the Engineering Lab Building which is their priority for next year.

MOTION: Steve Bankhead moved to approve the Allocation of Roofing Funds at USU. The motion was seconded by Cyndi Gilbert and passed unanimously.

APPROVAL OF UCAT NON-STATE FUNDED PROJECT.....

Tyler Brinkerhoff, Vice President for Administrative Services at UCAT introduced Jared Haines, Vice President of Construction and Student Services and John Nichols from DFCM. Mr. Brinkerhoff reported that they had previously shown a slide show that showed UCAT's intent to obtain approval from the Building Board and the Legislature to construct a Board of Trustees facility at Thanksgiving Point on property owned by UCAT – specifically the Mountainland Campus next to UTA Frontrunner Station. This project was previously tabled for further review and study by the Board for more clarification concerning the reversion clause in the real estate purchase contract. Chair Sowerby had some concerns about the inadequacies of their current location and Mr. Brinkerhoff explained there was not sufficient space for the Board of Trustees Meetings. This is a public meeting and requires more space to accommodate the general public. Steve Bankhead expressed concern about the use of public funds to build a building that is used only five to six times a

year when they could rent a facility. Mr. Brinkerhoff said there was a two-fold purpose to get approval for this project: First were the current inadequacies of their building and second, the primary concern was the reversion clause in the property at Thanksgiving Point. They want to avoid losing that valuable parcel of land. Mr. Bankhead made other suggestions for use of the property which would cost less. Alan Bachman clarified that there has to be an investment of something substantial on the property in order to satisfy the requirement. Mr. Brinkerhoff explained that the proposed building would be made available for other uses on their campus or other departments of education. UCAT felt it would be very valuable to have this location near the Front Runner station. Kim Hood asked about the future growth in student population and need for additional classroom space. Is there an opportunity to look into the future to determine the future need of the building with the possibility of leasing the building out until the need was there for classroom space as well as the space for the Board of Trustees meeting?

MOTION: Steve Bankhead moved to table the motion and ask UCAT to study Kim Hood's suggestion or consider a more efficient use of the property. The motion was seconded by Cyndi Gilbert and passed unanimously.

Cyndi Gilbert had some questions concerning how this will be determined and the deadline with the Legislature in January. Chairman Sowerby clarified the motion was to find out if there was something they could do other than construct a building to end the reversion clause to the property. Director Buxton indicated that the Building Board would meet on January 5, which would give the Board one additional time to discuss the issue.

Conversation took place concerning whether a quorum was present at the meeting. Alan Bachman, attorney for the DFCM clarified that a quorum consists of three members.

☐ COURTS REALLOCATION OF CAPITAL IMPROVEMENT FUNDS

Alyn Lunceford from Courts reported they would like to reallocate the savings of \$138,362 from the Richfield Courts Judge Parking project to fill a shortfall in the Provo Juvenile HVAC Replacement project. Reallocation of these funds will allow the Provo project to remain on the current schedule. This project is currently scheduled to be completed spring of 2011 before the summer cooling season.

MOTION: Steve Bankhead moved to approve the Courts Reallocation of Capital Improvement Funds. The motion was seconded by Cyndi Gilbert and passed unanimously.

☐ SLCC CAPITAL IMPROVEMENT REALLOCATION.....

Bob Askerlund, Assistant Vice President for Facilities at Salt Lake Community College reported that this reallocation of funds involves a window replacement project which had a

savings of \$638,000. The amount of \$250,000 would be allocated to the RRC Carpenter Shop. The Carpenter shop required additional scope due to discovery of code requirements to install new fire sprinkler systems to this shop and the adjacent buildings. The reallocation would place this project at the correct funding level.

MOTION: Steve Bankhead moved to approve the SLCC Capital Improvement Reallocation. The motion was seconded by Mel Sowerby and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

Ken Nye from University of Utah reported that they had six design agreements and five planning/other agreements. For construction they had ten remodeling and two site improvement contracts which all followed standard processes. There was no activity in the project reserve fund. In the contingency reserve fund, they had one decrease for their High Temperature Water Line Replacement in the Health Sciences Area. A huge portion of that went to the radiographic welding testing beyond the amount budgeted. Page six reflects the ongoing efforts they are making to close out and complete numerous projects.

MOTION: Cyndi Gilbert moved to approve the Administrative Report for University of Utah. The motion was seconded by Steve Bankhead and passed unanimously.

Ben Berrett gave the Administrative Report for Utah State University. This month they had two professional contracts issued and no construction projects. The two small projects involved engineering work to do a fire sprinkler upgrade in their Engineering Lab Building and the other one was a small locker renovation paid by their athletics program. The contingency reserve is in good order. There were a few draws, the largest one of \$34,000 for campus wide sidewalk replacement and various projects all over campus. There was also a change order to replace some old steps on Old Main. This building is 130 years old and while the inside has been fully renovated, they continue to have exterior masonry projects and upgrades from deteriorating stone. All of this year's projects are obligated except for one which is the fire sprinkler project in the Engineering lab and they have a designer selected with expectations to issue the contract this month.

MOTION: Steve Bankhead moved to approve the Administrative Report for Utah State University. The motion was seconded by Cyndi Gilbert and passed unanimously.

There was some discussion concerning the Kent Concert Hall and the Morgan Hall in the Fine Arts Center

ADMINISTRATIVE REPORT FOR DFCM.....

Kurt Baxter from DFCM reported there were twelve architectural/engineering contract awards. There were sixteen construction contracts which were very small. The most significant was for ABC Bountiful Liquor and Wine store which was about \$1.2 Million and came under budget. On pages six and seven are the balances of the contingency reserve fund. They have had several large project contributions – UVU Science Building, USU Agriculture Building and Dixie Centennial Commons – those are still in the early stages of construction. The funds are there but there are a lot of unknown conditions in future projects which will take some of those funds. An overall total of the fund is over \$15 Million. Mr. Baxter indicated it is a very healthy fund but they will have outstanding draws in the future. The project reserve fund presently stands at over \$8 Million. It looks like \$1.6 Million could be reallocated. Director Buxton explained that last year the Legislature passed a bill which allowed DFCM to reallocate unused capital improvement funds instead of giving it back to the project reserve or back to the general fund. They are now able to pull those funds out which will lead to more reallocations in future capital improvement projects.

APPROVAL OF 2011 BUILDING BOARD MEETING SCHEDULE.....

Chair Sowerby looked over the 2011 Building Board Meeting schedule and requested that the Board research the possibility of including electronic meetings in the present Building Board Schedule so that people who are not located along the Wasatch Front could participate in the meetings and not have to travel extensively. Director Buxton explained DFCM has the ability to connect at schools and universities through the UEN site. He said the difficulty is finding a room with teleconferencing capability which will accommodate the public. This is where they get into difficulties. They will take a look at this to investigate the possibility of video conferencing.

Cyndi Gilbert also questioned the timing for retirement of Building Board members whose term expires in 2011. Director Buxton answered that they would continue to serve through May, 2011.

MOTION: Cyndi Gilbert moved for Approval of 2011 Building Board Meeting Schedule. The motion was seconded by Steve Bankhead and passed unanimously.

ADJOURNMENT.....

MOTION: Chair Sowerby asked for a motion to adjourn. Steve Bankhead moved to adjourn the meeting at 9:50 a.m. and passed unanimously.