AGENDA OF THE
UTAH STATE BUILDING BOARD

Wednesday, January 7, 2009
Utah State Capitol
Room C445
Salt Lake City, Utah
9:00am

(Action) 1. **Approval of Minutes of December 3, 2008** ..... Tab 1

(Action) 2. **Long Term Lease Request for Department of Corrections, Division of Adult Probation and Parole, and the Department of Public Safety, Utah Highway Patrol** ..... Tab 2

(Action) 3. **Reallocate Unallocated Roofing Funds to Facility Maintenance Audit Program** ..... Tab 3

(Action) 4. **University of Utah Universe Project, Other Funds Project** ..... Tab 4

(Action) 5. **Administrative Reports for University of Utah and Utah State University** ..... Tab 5

(Information) 6. **Administrative Reports for DFCM** ..... Tab 6

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Elliott 538-3261 (TDD 538-3260) at least three days prior to the meeting.

This information and all other Utah State Building Board information is available on DFCM web site at http://buildingboard.utah.gov

Utah State Building Board

Jon M. Huntsman, Jr.
Governor

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **Approval of Minutes of December 3, 2008**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meetings held December 3, 2008.

DGB:SLE

Attachment

Utah State Building Board

MEETING

December 3, 2008

MINUTES

Utah State Building Board Members in attendance:
Larry Jardine, Chair
Steve Bankhead
Wilbern McDougal
Mel Sowerby
Manuel Torres

DFCM and Guests in attendance:

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
Shannon Elliott	Division of Facilities Construction & Management
John Harrington	Division of Facilities Construction & Management
Lynn Hinrichs	Division of Facilities Construction & Management
Bruce Whittington	Division of Facilities Construction & Management
Jeff Wrigley	Division of Facilities Construction & Management
Alan Bachman	Attorney Generals Office/DFCM
Kimberly K. Hood	Department of Administrative Services
Steven Allred	Legislative Fiscal Analyst Office
Jerry Jensen	Corrections
Greg M. Peay	Corrections
Alyn Lunceford	Courts
Kim Wixon	Department of Health
Keith Davis	Department of Human Services
Kent Beers	Department of Purchasing
Christine Coutts	Architectural Nexus
Sarah Parris	BNA Consulting
Robert Reed	Cameron Construction
Keith Stepan	General Public
Curtis Clark	GSBS Architects
Lauren Yant	GSBS Architects
Jennifer Smith	MHTN Architects
Jackie McGill	Spectrum Engineers
Bob Askerlund	Salt Lake Community College
David F. Tanner	Southern Utah University
Ben Berrett	Utah State University

Troy Caserta	Utah System of Higher Education
Jim Michaelis	Utah Valley University

On Wednesday, December 3, 2008, the Utah State Building Board held a regularly scheduled meeting in C445 of the Utah State Capitol, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:00am.

❑ APPROVAL OF MINUTES OF OCTOBER 16, 2008 .....

Chair Jardine sought a motion on approval of the meeting minutes for the meeting held October 16, 2008.

MOTION: Wilbern McDougal moved to approve the Building Board meeting minutes of October 16. The motion was seconded by Steve Bankhead and passed unanimously.

❑ AMENDMENTS TO RULE R23-19 .....

Alan Bachman stated Rule R23-19 pertained to standards for space heaters. The amendment was previously brought before the Board and DFCM was authorized publication with the Division of Administrative Rules. With no comments received during the 30 day public comment period, DFCM recommended the Board authorize the rule to become effective.

MOTION: Steve Bankhead moved to approve the amendments proposed to Rule R23-19 and allow the rule to become effective. The motion was seconded by Manuel Torres and passed unanimously.

❑ MODIFICATION TO TESTING STANDARD.....

In the current Design Standards, DFCM requires concrete cylinder testing on every pour of concrete that is structural in nature regardless of the size of the building. This is very expensive for some smaller, remote projects in relation to the project size. DFCM proposed to somewhat relax the standard to allow it to meet the requirements in the code which don't require structural concrete testing in every location. This is recommended as an amendment to the Design Standards to help save costs on these projects.

MOTION: Wilbern McDougal moved to approve the amendment to the Design Standards. The motion was seconded by Steve Bankhead and passed unanimously.

❑ ENERGY EFFICIENCY REVOLVING LOAN FUND.....

Two months ago, DFCM presented rules to the Board that were written as a follow up to HB198 which gave DFCM $3.65 million worth revolving loan funds to allocate for energy

efficiency projects throughout the state. DFCM has since gone through the Administrative Rules process and did not receive any public comment on the rules. DFCM requested final approval to proceed with projects under the direction of the Building Board.

MOTION: Manuel Torres moved to allow DFCM to file a notice of effective date and proceed with energy efficiency projects. The motion was seconded by Mel Sowerby and passed unanimously.

- **DEPARTMENT OF HUMAN SERVICES, DIVISION OF JUVENILE JUSTICE SERVICES, DECKER LAKE FACILITY ENERGY EFFICIENCY REVOLVING LOAN FUND APPROVAL .....**

John Harrington, DFCM, explained that the Building Board is required to approve every application for projects proceeding through the Energy Efficiency Revolving Loan Fund. The first project requiring approval is a lighting upgrade project at the Decker Lake facility. This will enhance the environment and save considerable energy savings throughout the facility.

Incentives from Rocky Mountain Power will pay back about 80% through credits on the utility bills. The total project would cost $21,966 and the projected annual cost savings would be $4,282. The estimated incentive back would be $17,570 over 1.03 years, which is a great investment for the state.

The full $3.65 million of the Energy Efficiency Revolving Loan fund has been committed. DFCM is actively looking at the best paybacks for the projects with the greatest benefit to the state.

John Harrington clarified that HB198 allows agencies to keep the energy savings and pay back the state through those savings. Future energy savings are kept by the agency and used to fund other energy projects within their agencies. Once all energy projects have been completed by the agency, the savings then return to the state. The loan will be structured so it is repaid as the savings is accrued.

MOTION: Manuel Torres moved to approve the Department of Human Services, Division of Juvenile Justice Services, Decker Lake Facility Energy Efficiency Revolving Loan Fund Application. The motion was seconded by Mel Sowerby and passed unanimously.

Jeff Wrigley was introduced as a new employee of DFCM who will be working with the Energy staff of the various projects.

- **FY2009 CAPITAL IMPROVEMENT PROJECTS ON HOLD DUE TO BUDGET CUTS .....**

DFCM recommended that the Building Board cut the construction budgets of some of FY 2009 Capital Improvement projects as a result of Legislative action taken during the 2008 Special Session (budget cuts).

During the 2008 Special Session, the Legislature cut FY 2009 Capital Improvement funding by $15,000,000. DFCM identified $15,000,000 in projects that can move forward with design but delay construction until next spring. Under this approach, $15,000,000 will be cut from the construction budgets of various FY 2009 projects. Construction funding for these projects will be restored as the top priority for the FY 2010 Capital Improvement funding allocation by the Building Board. Once construction funding for the FY 2009 Capital Improvement projects has been restored, the remaining FY 2010 Capital Improvement funds will be allocated by the Building Board based on agency/institution share and need. A list of the various projects affected by the budget cuts was distributed at the meeting, including those projects cut at the University of Utah and Utah State University.

MOTION: **Steve Bankhead moved to approve the FY2009 Capital Improvement projects on hold due to budget cuts. The motion was seconded by Manuel Torres and passed unanimously.**

❑ ADMINISTRATIVE REPORT FOR UTAH STATE UNIVERSITY .....

Ben Berrett, USU, provided the administrative report for the period of August 20 to November 12, 2008. There were 19 professional contracts and 28 construction contracts issued for the period. Mr. Berrett noted that the Tooele Classrooms Addition project is an addition to the Tooele regional campus. USU has a cooperative agreement with Tooele County for this project who is providing $1.2 million towards the construction of the facility for the purpose of meeting the growing need for higher education opportunities for the residents of Tooele County.

There was a transfer of $68,180 from the Contingency Reserve fund for the tennis court relocation. This was to provide underground electrical conduit for future lighting to the tennis courts, and to construct a concrete storage building. There were two projects closed adding $32,226.57 to the Project Reserve Fund.

Of USU's 75 projects, 10 are now complete, 22 are substantially complete, 34 are under construction, five are in the design/study phase, and four are pending.

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

❑ ADMINISTRATIVE REPORTS FOR DFCM.....

Kurt Baxter provided the DFCM administrative report for the period of September 18 to November 13, 2008. There were 68 architect/engineering agreements awarded and 73 construction contracts awarded for the period.

Steve Allred asked about the USTAR and CUCF transfers to the Contingency Reserve Fund. Lynn Hinrichs stated the large transfer amounts were due to DFCM accounting taking the budget from the funding and placed it in reserve prior to the project initiating so that DFCM has funds to draw from for change orders in the future.

❑ ADMINISTRATIVE REPORT FOR UNIVERSITY OF UTAH .....

Kenneth Nye provided the administrative report for the period of August 22 to November 14, 2008. There were 11 design agreements, five study agreements, and 15 remodeling contracts awarded for the period.

The Carlson Hall Remodel was a contract for $238,000 which was bid to three firms without advertising because the unique time constraints of the project did not allow sufficient time for advertising. This space had to be remodeled for a changed use in a very short time frame in order to meet operational requirements.

There were two decreases to the Contingency Reserve fund including one for the HEB stairway replacement in the amount of $35,000 to cover part of the additional costs for completing the project that resulted from the initial general contractor going bankrupt. There was also a transfer of $3,298.96 for the Student Services Building Fire Detection System to address an unknown condition where the existing electrical wiring did not meet code requirements.

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

❑ SOUTH CAMPUS HOUSING PHASE I OTHER FUNDS REQUEST .....

Michael Perez, University of Utah, stated at the October Board meeting, the University brought forward the South Campus Housing as an other fund project. Although much of the scope had not been determined, the University identified the need for housing in an area just north and east of the Annex building on campus. The University agreed to return to the Board with more information.

The original project scope was valued at approximately $72 million and that was based on 310 beds on three levels above a parking deck. Since then, the University further developed the scope and determined to remain at 310 beds but with reduced parking. The current scope is a $48 million project includes 286,000 sq. ft. of new space with 136,000 sq.ft. allocated for apartments and 150,000 sq.ft. for parking deck. The University anticipates this to be a 30 year revenue bond with the revenue covering the debt service.

There will be no state O&M and no request of state funds for the construction of the project. The University will request approval of the bonding through the Building Board and the Legislature in this session.

MOTION: **Wilbern McDougal moved to approve the South Campus Housing Phase I Other Funds Request and include it with the other funds projects to be submitted to the Legislature. The motion was seconded by Manuel Torres and passed unanimously.**

- **UNIVERSE PROJECT OTHER FUNDS REQUEST (CLOSED SESSION RELATED TO REAL PROPERTY ISSUES).....**

MOTION: **Mel Sowerby moved to enter into a closed session to discuss real property issues. The motion was seconded by Steve Bankhead and passed unanimously.**

MOTION: **Steve Bankhead moved to exit the closed session. The motion was seconded by Mel Sowerby and passed unanimously.**

It was determined no further action was required as a result of the closed session.

- **ADJOURNMENT .....**

MOTION: **Manuel Torres moved to adjourn the Building Board meeting at 11:01am. The motion was seconded by Steve Bankhead and passed unanimously.**

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Utah State Building Board

Jon M. Huntsman, Jr.
Governor

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **Long Term Lease Request for Department of Corrections, Division of Adult Probation and Parole, and the Department of Public Safety, Utah Highway Patrol**

Recommendation:

DFCM recommends that the Board approve the request for a 10-year lease with one 10-year renewal option for the Department of Corrections, Division of Adult Probation and Parole, and the Department of Public Safety, Utah Highway Patrol as described in the attached documents.

Background:

The statute that requires Building Board approval of long term leases is contained in subsection 63A-5-302(2) and is repeated below.

> *2) The director may:*
> *(a) subject to legislative appropriation, enter into facility leases with terms of up to ten years when the length of the lease's term is economically advantageous to the state; and*
> *(b) with the approval of the State Building Board and subject to legislative appropriation, enter into facility leases with terms of more than ten years when the length of the lease's term is economically advantageous to the state.*

DGB: SLE

Attachment

December 2008

LONG TERM LEASE REQUEST

DEPARTMENT OF CORRECTIONS, ADULT PROBATION AND PAROLE
DEPARTMETN OF PUBLIC SAFETY, UTAH HIGHWAY PATROL

ADDRESS:	1500 SOUTH HIGHWAY 89, MANTI, UTAH
LOCATION:	SANPETE COUNTY
TYPE OF SPACE:	OFFICE SPACE
LENGTH OF LEASE:	TEN (10) YEAR LEASE TERM WITH ONE (1) TEN YEAR RENEWAL OPTION
COST:	COST IS $14,756 PER YEAR
JUSTIFICATION:	THIS IS A NEW BUILDING THAT IS REPLACING EXISTING SPACE THAT IS CURRENTLY LEASED FROM THE COUNTY. THE CURRENT LOCATION, THE OLD COURTHOUSE, IS GOING TO BE REMODELED AND USED FOR COUNTY OFFICES. THE CONTINUATION OF THIS RELATIONSHIP IS BENEFICIAL BOTH TO THE STATE AND TO THE COUNTY BY HOUSING ALL PUBLIC SAFETY FUNCTIONS IN THE SAME LOCATION.

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **Reallocate Unallocated Roofing Funds to Facility Maintenance Audit Program**

Recommendation

DFCM recommends that the Building Board reallocate $200,000 from the Emergency Roofing Account to DFCM Emergency Hazmat Account.

Background

DFCM has had several projects in FY 2009 with unknown Hazmat conditions that have required the use of Emergency Hazmat Funds. We currently we have projects that need to be abated and need additional funds. After reviewing our construction accounts we recommend transferring funds from Emergency Roofing Account.

DGB:KFB:sle

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **University of Utah Universe Project, Other Funds Project**

The University of Utah requests that the Building Board add this project to their list of recommended Other Funds Projects for consideration by the Legislature.

The University presented conceptual information about this project at the October 16 Building Board meeting. In the subsequent board meeting on December 3rd, the University provided additional details in a closed session due to the status of negotiations with the preferred developer. The University will provide information publicly regarding the proposed development at the January 7 meeting, enabling the Building Board to take action on this request.

As background, this project consists of a proposal to lease University ground adjacent to Rice Eccles Stadium to a private developer who would construct a Transit Oriented Development that supports the mission of the University. In return, the developer will construct space and a parking structure for the University. The University has selected Inland American Communities Group, Inc. as the preferred developer.

DGB:sle

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

DGB:SLE

Attachments

THE UNIVERSITY OF UTAH

Office of the Vice President
For Administrative Services

MEMORANDUM

To: Utah State Building Board
From: Kenneth Nye
Date: December 15, 2008
Subject: **Administrative Reports for University of Utah**

The following is a summary of the administrative reports for the University of Utah:

Professional Services Agreements (Page 1)
The Professional Services Agreements awarded during this period consist of:
2 Design Agreements, 0 Programming/Planning Agreement, 2 Study/Other Agreements.

Item 2, Physics Department Renovation Phase I
This design agreement was awarded to NJRA Architects without going through a selection process. The amount of the agreement is small enough as to not require a selection process under DFCM's requirements. NJRA had done previous work directly related to this project which provided further justification for not doing a selection.

Construction Contracts (Page 2)
The Construction Contracts awarded during this period consist of:
0 New Space Contracts, 3 Remodeling Contracts, 0 Site Improvement Contracts.

No significant items.

Report of Project Reserve Fund Activity (Page 3)
Increases: None.

Decreases: None.

Report of Contingency Reserve Fund (Page 4)
Increases:
The budgeted amounts for FY09 projects has not yet been included in this report as we have not yet received this funding from DFCM. It is anticipated that these will be reported next month.

Project #20000, HEDCO Fume Hood Upgrade.
The primary purposes for this draw of $39,435 were to remove an existing fume hood that was determined to no longer be needed or viable and the replacement of ceilings and lighting fixtures following asbestos abatement.

Project #20001, MEB Fume Hood Upgrade.
This transfer of $194,634 is primarily to cover the cost of abating hazardous materials that exceeded the original expectations. As construction proceeded, a number of unexpected instances were encountered where the following hazardous materials had to be abated: lead, polychlorinated biphenyls (PCB), ammonium fluoride, asbestos, and arsenic. In another area, it was originally planned leave some asbestos containing material in place but subsequently it was determined that this material had to be removed as part of the project.

Project #12866, Park Building Exterior Restoration.
This transfer of $130,617.90 covers the cost of abating hazardous materials that were not anticipated. This includes lead paint in the attic and asbestos is the roofing material, attic and basement that were not detected in the survey

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which was done before the project began. We anticipate that, upon completion, the total draws from contingency will be close to the amount that was budgeted.

Decreases:

Attachments

THE UNIVERSITY OF UTAH

Professional Services Agreements
Awarded From November 14, 2008 to December 15, 2008

Item Number	Project No.	Project Name	Firm Name	Project Budget	Contract Amount
	Design				
1	20106	University Neuropsychiatric Institute - Pharmacy Renovation	FFKR Architects	$240,000	$15,360
2	20102	Physics Department Renovation Phase I	NJRA Architects	$1,000,000	$72,202
	Programming/ Planning				
	Study/ Other				
3	20114	Data Center Medical Records Storage	Edwards and Daniels Architects	$1,787,716	$10,000
4	20022	Electrical Distribution System Improvements	Western Technologies	$2,500,000	$7,501

THE UNIVERSITY OF UTAH

Construction Contracts
Awarded From November 14, 2008 to December 15, 2008

Item Number	Project No.	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount
	Construction - New Space					
	Construction - Remodeling					
1	13421	University Hospital NCC Stepdown Remodel - Millwork	Swainston Mill & Cabinet, Inc.	Architectural NEXUS	$5,500,000	$147,960
2	13421	University Hospital NCC Stepdown Remodel - HVAC	Alternative Mechanical Contractors, Inc. (AMCI)	Architectural NEXUS	$5,500,000	$673,388
3	13432	Chase M. Peterson Heritage Center - Sandwich Shop Renovation	Archer Construction, Inc.	Blalock & Partners	$140,000	$80,192
	Construction - Site Improvement					

University Of Utah
Report Of Project Reserve Fund Activity
For the Period of November 14, 2008 to December 15, 2008

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	277,186.66		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			

CURRENT BALANCE OF PROJECT RESERVE: 277,186.66

THE UNIVERSITY OF UTAH

University Of Utah
Report Of Contingency Reserve Fund Activity
For the Period of November 14, 2008 to December 15, 2008

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	2,235,455.90			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
20000	HEDCO Fume Hood Upgrade Project	-39,435.00	49,367.00	1.92%	Construction
20001	MEB Fume Hood Upgrade Project	-194,634.00	194,634.00	5.38%	Construction
12886	Park Building Exterior Restoration	-130,617.90	380,612.90	4.62%	Construction
	PLANNING / OTHER				
	ENDING BALANCE	1,870,769.00			

Utah State
UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
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11 December 2008

David G. Buxton, Director
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, Utah 84114-1163

Dear Gregg:

SUBJECT: USU Administrative Reports for January 2009 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 11/12/08 to 12/11/08:

Professional Contracts, 1 contract issued (Page 1)
No significant items.

Construction Contracts, 3 contracts issued (Page 2)
No significant items. Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)
Three projects have been identified to be put on hold due to the FY09 budget cuts. These are the Water Lab Fume Hood Upgrade, Eccles Conference Center/Business Walkways, and Natural Resources Siding. Previous transfers to the Contingency Reserve have now been reversed to reflect the cuts. The design for the Water Lab project is still being completed; Phase I of the Natural Resources Siding is being done; and the Walkways project has entirely been put on hold.

Report of Project Reserve Fund Activity (Page 4)
No change from previous report.

Current Delegated Projects List (Pages 5-6)
Of USU's 66 current projects, 5 are in the Design/Study phase, 34 in Construction, 23 Substantially Complete, 1 on Hold, and 3 Pending.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

Fred R. Hunsaker
Interim Vice President for
Business and Finance

FRH/jm
c: Gregory L. Stauffer
Darrell E. Hart
Ben R. Berrett
Stanley G. Kane

UtahStateUniversity
Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts
Awarded From 11/12/08 to 12/11/08

	Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1	Military Science/Psychology Teaching Lab	Skyline A/E/S	$40,500.00	$40,500.00	Design

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Office of the Vice President for Business and Finance
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Construction Contracts
Awarded From 11/12/08 to 12/11/08

	Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1	Tippetts Gallery Lighting/HVAC	Gramoll Construction	Cooper Roberts Simonson	$500,000.00	$500,000.00	
2	Bus Turnaround	Bailey Construction	USU Facilities Planning and Design	$1,290,741.00	$28,091.00	400 North curb work
3	Campus-wide Sidewalk Replacements	Spindler Construction	USU Facilities Planning and Design	$301,000.00	$20,117.96	1200 East sidewalks

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Report of Contingency Reserve Fund
From 11/12/08 to 12/11/08

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	**$755,822.44**				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Water Lab Fume Hood Upgrade (Reverse previous Contingency transfer/FY09 Budget Cut)	(107,353.00)	(107,353.00)	8.50%	Design only/Balance on Hold	0%
Eccles Conference Center/Business Walkways (Reverse previous Contingency transfer/FY09 Budget Cut)	(10,607.00)	(10,607.00)	6.00%	Project on Hold	0%
Natural Resources Siding (Reverse previous Contingency transfer/ FY09 Budget Cut)	(5,547.00)	(5,547.00)	6.00%	Partial Construction/Balance on Hold	0%
Engineering Lab Fire Alarm/Sprinkler System (Contractor support)	(10,037.19)	(10,037.19)	5.02%	Construction	87%
Pump House and Equipment (Change order/contractor support)	(5,121.00)	(33,713.52)	5.95%	Substantial Completion	94%
Campus Wide Medium Voltage Upgrades (Equipment rental/ contractor support)	(1,563.15)	(7,536.34)	2.20%	Construction	82%
Veterinary Science Mechanical Upgrades (Facilities support)	(288.00)	(8,212.26)	3.27%	Substantial Completion	91%
ENDING BALANCE	**$615,306.10**				

UtahStateUniversity

Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Report of Project Reserve Fund Activity
From 11/12/08 to 12/11/08

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	**$286,015.89**		
INCREASES TO PROJECT RESERVE FUND			
None			
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	**$286,015.89**		

UtahStateUniversity
Office of the Vice President for Business and Finance
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Current Delegated Projects List
12/11/08

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A12309	Campus Safety Lighting 2-3	Substantial Completion	$589,090
	Campus Safety Lighting FY07		139,655
A08087	New Well (Industrial Science)	Substantial Completion	342,425
	Well Pump House and Controls		250,000
	Pump House and Equipment		587,629
A08073	HPER Upgrades (Floors, A/C, Locks, Fire Alarms)	Substantial Completion	1,057,583
A12820	Veterinary Science Fume Hood Upgrades	Substantial Completion	500,000
	Fume Hood Upgrades FY07		300,000
	Veterinary Science Mechanical Upgrades		288,138
A08070	Carousel Square Remodel	Substantial Completion	1,984,237
A13216	Agricultural Buildings Relocation	Construction	10,747,411 *
A14526	Utah Botanical Center Wetland Discovery Lab	Construction	1,724,579
A15262	Bus Turnaround	Substantial Completion	1,435,468
A15868	High Voltage Upgrades FY07	Construction	375,651
A15869	Kent Concert Hall Seating/Ceiling	Substantial Completion	322,822
A15867	SER Mechanical Upgrade/UPS Replacement	Substantial Completion	945,285
A15871	Auditorium Upgrades (Various Buildings)	Substantial Completion	244,695
A15873	Animal Science Window Replacement	Substantial Completion	460,694
A15874	Fire Alarm Upgrades FY07 (Various Buildings)	Substantial Completion	190,820
A15303	Old Main Hill Landscaping	Substantial Completion	311,613
A15819	Campus Wireless Utility Network	Substantial Completion	100,000
A07961	Building 86C/Wind Tunnel Replacement (Structures Lab)	Construction	889,656
A16409	Housing Cat 6 Data/Wireless Upgrade	Substantial Completion	1,116,011
A16970	Health, Life Safety & Code Compliance Projects	Construction	145,576
A16874	Engineering Lab Emergency Lighting Upgrades	Substantial Completion	193,520
A16875	Engineering Lab Fire Alarm (Sprinkler system)	Construction	349,191
A16967	Fume Hood Upgrades FY08	Construction	486,650
	A/C & Controls Upgrade FY08		423,375
A16878	Campus-wide Medium Voltage Upgrades	Construction	469,028
A16873	Fire Alarm Upgrades FY08	Construction	282,051
A16881	CEP Chillers	Construction	1,411,892
A16879	Steam/Condensate Upgrade FY08 (Maeser and Old Main Tunnels)	Substantial Completion	486,193
A16876	Access Control/Security Systems Upgrades	Construction	188,800
A16871	Classroom Upgrades FY08	Construction	806,798
A16966	Building Commissioning	Commissioning	211,539

A16877	CEP Electrical Feed	Equipment order	188,685
A15889	Military Science ROTC Renovation	Construction	79,768
A16968	Campus-wide Ventilation	Construction	188,932
A16872	Tanner Fountain	Substantial Completion	313,618
A16785	Gas Line Replacements FY08 (800 E 1400 N/DHIA & Water Lab)	Substantial Completion	47,009
A16971	Planning & Design Fund	Design/Study	100,000
A16784	Tooele Campus Master Plan	Master Plan	63,249
A16786	TSC 246 Registrar's Office Remodel	Substantial Completion	343,676
A17575	Brigham City Science Lab Addition	Construction	2,286,297
A17691	SER Data Center Upgrade/Phase I	Substantial Completion	573,044
A17643	Business Building Interior Finishes/Classroom Upgrades	Substantial Completion	1,205,000
	Business Building Main Floor Classrooms		499,935
A16783	UWRL Hydraulics Laboratory	Construction	1,831,953
A18156	NFS 248 Remodel	Construction	461,382
A18529	Roosevelt Multi-purpose Room	Design	437,947
A18615	Steam Line Replacement to NFS	Construction	933,000
A18972	Planning & Design Fund FY09	Pending	100,000
A18973	Health, Life Safety & Code Compliance Projects FY09	Construction	192,727
A18728	Campus-wide Sidewalk Replacements	Construction	319,900
A18974	Business Building Cladding/Concrete	Partial Completion	422,158
A18975	Water Lab Fire Lane Access/Bridges	Construction	884,909
A18976	Water Lab Fume Hood Upgrade	Design only/Balance on HOLD/FY09 Cut	113,668
A18977	Spectrum Outside Air Intake Dampers	Construction	93,200
A18978	Tippetts Gallery Lighting/HVAC	Construction	660,450
A18979	DDC Controls for VAV Boxes	Construction	115,200
A18980	CPD Fire Alarm FY09	Pending	139,357
A18981	Natural Resources Siding	Partial Construction/Balance on HOLD/ FY09 Cut	29,632
A18982	Campus-wide Benches/Trash Receptacles/Urns	Construction	118,038
A18983	Emergency Generators FY09	Construction	47,300
A18984	Eccles Conference Center/Business Walkways	Project on HOLD/FY09 Cut	0
A18985	Miscellaneous Critical Improvements	Construction	189,393
A18594	Tennis Courts Relocation	Construction	656,921
A18363	Tooele Classrooms Addition	Construction	2,400,000
A19377	Engineering Lab Structures Lab Remodel	Substantial Completion	117,804
A19843	TSC 3rd Floor HVAC Remodel	Construction	400,000
A20091	Military Science/Psychology Teaching Lab (NEW PROJECT)	Design only	40,500
PAVING (STATEWIDE)			
A08076	CPD Phase II/900 East Rebuild	Substantial Completion	444,500
A08076	Miscellaneous Paving	Pending	36,994
TOTAL (66)			$47,434,221

* Project management delegated to USU.

Utah State Building Board

Jon M. Huntsman, Jr.
Governor

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: January 7, 2009
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Pages 1 - 3)
No significant items

Architect/Engineering Agreements Awarded, 12 Agreements Issued (Page 4)
No significant items

Construction Contracts Awarded, 16 Contracts Issued (Pages 5 – 6)
Item #2, Draper Prison Olympus/Promontory Facilities Fire Alarm Improvements
Director Buxton approved this vendor on a sole source basis to match existing equipment

Item #5, Draper Prison Oquirrh 5 Dorm Security Doors Improvements
Item #12, SUU Randall Jones Theater Lighting Upgrade
Project Reserve funds were used to cover this contract which bid over budget.

Report of Contingency Reserve Fund (Page 7)
Increases
Increases from Budgeted Contingency

Decreases, New Construction
Utah State Developmental Center New Housing Units
This transfer of $501,120 covers change order #7. This change order was formed over a period greater than one year, a period of time including a unilateral change order #6 for a portion of the liquidated damages and a 10-day Notice of Default to the bonding company. This change order is intended to resolve all of the known disputed money issues between the contractor and DFCM. This change order consists of numerous DFCM scope changes including; shared cost for extending the high voltage line from RMP to Bldgs 1,2, 3, additional hinge required for durability, changes required by the State Health Department review after bidding, additional gas line work to enable single point of gas metering, compromise settlement for backfill material,

mechanical storage rooms remodel for equipment change, removal of cabinet as required by county health for handicapped access, additional handheld shower required by State Health inspector, and the addition of accessible grid ceiling to comply with fire marshal requirements.

Report of Contingency Reserve Fund Continued (Page 7)
Decreases, New Construction Continued
Salt Lake County Joint Drivers License/DMV Building
This transfer of $34,488 covers change order #11 for DFCM scope changes for HVAC controls upgrade, add fence to protect wanderers from going over the retaining wall, and additional panic hardware per final inspection requirements.

Unified Lab Facility
This transfer of $31,326 covers change order #5 for omissions to add a dock leveling bridge for adequate truck delivery access, steel platforms on concrete piers changes, additional cost to modify the steel shop drawings, add a hand washing sick in the vivarium, and an unknown condition to add more electrical service conduit to revised service location for RMP.

Decreases, Remodeling

Report of Project Reserve Fund Activity (Page 8)
Increases
These items reflect savings on projects that were transferred to Project Reserve per statute.

Decreases
St. George New Courthouse
This transfer of $257,736 was to award the final bid package on this project.

DGB:DDW:sle

Attachment

DFCM

Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT
From 11/13/2008 to 12/08/2008

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment

LEASES

1.	Corrections, AP&P Nephi	Full	Office	5 Yrs.	350	$12.00	New location, program moved.
2.	Public Safety, Driver License, Loa	Full	Office	5 Yrs.	200	$ 0.00	New lease for existing location, no cost lease.
3.	Workforce Services Salt Lake City	Full	Office	5 Yrs.	90	$ 0.00	New location for program growth, no cost lease.

AMENDMENTS

1.	Alcoholic Beverage Control, Stores Salt Lake City	Full	Store	10 Yrs.	7,263	7,263	$13.50	$16.00	Renewal at market.
2.	Attorney General Administration St. George	Full	Office	1 Yr.	2,016	2,016	$12.00	$13.20	Renewal at market.
3.	Education, Rehabilitation, Payson	Full	Office	5 Yrs.	2,978	3,376	$17.70	$18.04	Renewal at market, increase in square footage for program growth.

DFCM

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LEASE REPORT
From 11/13/2008 to 12/08/2008

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment
4.	Education, Disability Determination Services Salt Lake City	Full	Office	5 Yrs.	27,300	27,300	$24.91	$24.91	Backup generator installed.
5.	Health, Health Care Financing, St. George	Partial	Office	2 Yrs.	1,000	1,000	$14.10	$15.00	Renewal at market.
6.	Human Services, Recovery Services, Salt Lake City	Full	Office	5 Yrs.	87,193	93,600	$14.40	$17.25	Renewal at market, expansion for program growth.
7.	Transportation Labor Commission Price	Full	Office	3 Yrs.	250	510	$ 4.80	$ 5.50	Renewal at market, increased square footage for program growth.
8.	National Guard Recruitment, Layton	Partial	Office	3 Yrs.	1,753	1,753	$16.95	$17.46	Renewal at market.
9.	Natural Resources Multiple, Hurricane	Net	Office Land	Same	0.95 Acre	0.95 Acre plus 6,671 S.F.	$1.00	$1.00 plus fee abatement	Addition of building to long-term land lease as authorized by Building Board.
10.	Transportation, Region 4 Fairview	Net	Ground Lease	3 Yrs.	87,000	87,120	$.0057	$.0068	Renewal at market.

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No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old	Square Feet New	Cost/Sq. Ft. Old	Cost/Sq. Ft. New	Comment
11.	Workforce Services Roosevelt	Full	Office	5 Yrs.	8,326	9,405	$14.08	$14.50	Renewal at market, increase in square footage for program growth.
12.	Workforce Services Tooele	Full	Office	7 Yrs.	8,121	7,741	$18.93	$18.93	Decrease in square footage.

Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 11/11/2008 To 12/10/2008

Design

	Agency	Contract Name	Firm	Type	Budget	Contract Amt
1	DWS	PROVO DWS ENTRANCE RENOVATION	HART FISHER SMITH & ASSOCIATES	DESIGN	$18,511.00	$20,625.00
2	NG	NATL GUARD CAMP WMS AAFS PX ADDITION	L K SORENSEN ASSOC INC	DESIGN	$32,000.00	$31,345.00
3	YTH CORR	DJJS GENESIS EMERGENCY MOLD REMEDIATION	HART FISHER SMITH & ASSOCIATES	DESIGN	$7,000.00	$6,752.50
4	UVSC	UVU MURDOCK MANSION/GUEST HOUSE IMPROVEMENTS	ATLAS ARCHITECTS	DESIGN	$38,000.00	$39,800.00
5	COURTS	PROVO COURTS CHILLER REPLACEMENT/BOILER CNTRLS UPGRD	DOUGLAS K BOHNER	DESIGN	$13,073.00	$12,000.00
6	UU	UU USTAR NEUROSCIENCE/BIOMED TECH RESEARCH BLDG	LORD AECK & SARGENT	DESIGN	$10,842,489.00	$10,882,588.00
7	SLCC	SLCC REDWOOD ROAD FOUNTAIN REPLACEMENT	GSBS PC	DESIGN	$11,700.00	$11,700.00

Miscellaneous Services

	Agency	Contract Name	Firm	Type	Budget	Contract Amt
8	UU	UU USTAR NEUROSCIENCE/BIOMED ENERGY MODELING	SOLARC ARCHITECTURE AND ENG, INC	UNCLASS CONSULT	$15,000.00	$13,800.00
9	WILDLIFE	DWR HARDWARE RANCH VISITORS CENTER HAZMAT SURVEY	ROWLAND CONSULTING INC	HAZ MAT CONSULT	$15,000.00	$14,750.00
10	NG	NORTHERN UT STATE VETERANS NURSING HOME	SENERGY BCS INC	COMMISSIO NING	$80,733.00	$80,000.00
11	SLCC	SLCC STUDENT CENTER IMPROVEMENTS	FORSGREN ASSOCIATES	INSP OBSERV SER	$13,000.00	$12,298.40
12	USU	BINGHAM ENTREPRENEURSHIP & ENERGY RESEARCH	SENERGY BCS INC	COMMISSIO NING	$100,000.00	$100,000.00

End of Report

Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 11/11/2008 To 12/10/2008

Construction

	Agency	Contract Name	Firm	Type	Budget	Contract Amt
1	UBATC	UBATC VERNAL CAMPUS UNDERPASS	GERBER CONSTRUCTION INC	Const Remodel	$894,000.00	$894,000.00
2	DRAPR FAC	DOC DRAPER PROMONTORY/OLYMPUS FIRE SYSTEM REPLACEMENT	SIMPLEXGRINNEL LP	Const Remodel	$45,000.00	$44,762.00
3	DCED	UTAH ARTS COUNCIL GLENDINNING HOME REMODEL	UTAH CORRECTIONAL INDUSTRIES	Const Remodel	$100,000.00	$99,000.00
4	DCED	UTAH ARTS COUNCIL GLENDINNING HOME EXT STAIR IMPROVEMENT	GREENE'S INC	Const Remodel	$46,000.00	$45,700.00
5	DRAPR FAC	DOC DRAPER OQUIRRH 5 DORM SECURITY DOOR IMPROVEMENTS	ARCHITECTURAL BUILDING SUPPLY	Const Remodel	$68,153.00	$84,721.00
6	COURTS	MATHESON COURTS SECURITY UPGRADE PHASE 2	SECURITY CONSULTING & CONTRACTING	Const Remodel	$150,000.00	$140,363.61
7	UVSC	UVU EXTERIOR LIGHTING IMPROVEMENTS	PARADISE ELECTRIC INC	Const Remodel	$110,294.00	$92,050.00
8	NG	NORTHERN UT ST VETERANS NURSING HOME	BIG D CONSTRUCTION CORPORATION	Const Remodel	$18,139,606.00	$17,776,850.00
9	SLCC	SLCC RRC CONST TRDS/APPLIED TECH BLDGS ELEVATOR UPGRD	KNIGHT BROTHERS	Const Remodel	$179,883.00	$159,309.00
10	DATC	DATC HAVEN BARLOW MANUFACTURING BLDG	DAVIS APPLIED TECHNOLOGY CENTE	Const Remodel	$774,632.00	$776,631.00

Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 11/11/2008 To 12/10/2008

	Agency	Contract Name	Firm	Type	Budget	Contract Amt
11	CUCF BLDG	CUCF ED BLDG FIRE SYSTEMS AND LIFE SAFETY	BRODERICK & HENDERSON CONSTRUCTION LC	Const Remodel	$158,000.00	$157,700.00
12	SUU	SUU RANDALL JONES THEATER LIGHTING UPGRADE	NICHOLS BUILDING LLC	Const Remodel	$300,000.00	$339,000.00
13	DWS	DWS METRO LOBBY TILE REPLACEMENT	ACE TILE & MARBLE	Const Remodel	$58,981.00	$26,300.00
14	STORES	ABC STORE #20 DOOR REPAIRS/REPLACEMENT	EHP CONSTRUCTION INC	Const Remodel	$25,560.00	$22,470.00

Miscellaneous Construction

	Agency	Contract Name	Firm	Type	Budget	Contract Amt
15	ST HOSP	USH PAVING CENTER STREET	STAKER & PARSON COMPANIES	Paving	$228,400.00	$221,139.69
16	DWS	CLEARFIELD DWS PARKING LOT AND LANDSCAPE	KEVIN D. ALLEN & ASSOCIATES	Paving	$59,500.00	$13,882.00
		End of Report			**16**	**$20,893,878.30**

DFCM

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Jan-09

REPORT OF CONTINGENCY RESERVE FUND

		PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
		BEGINNING BALANCE	16,575,875.83	234,885.35				
	INCREASES TO CONTINGENCY RESERVE FUND							
	FUNDING							
06132	Courts	Matheson Crts Fac Jury Boxes Remodel	35,170.00	-	7,661.50	1.30%	Construction	67%
	OTHER INCREASES							
07156	DHS	Provo Reg Improvements	1,379.90	-	53,437.65	19.40%	Construction	100%
	DECREASES TO CONTINGENCY RESERVE FUND							
	NEW CONSTRUCTION							
05055	USDC	New Housing Unit	(501,120.14)	-	546,533.20	20.19%	Construction	100%
07037	Public Safety	SL County Joint Drivers License/DMV	(34,488.50)	-	613,507.40	11.28%	Construction	100%
07042	Health	Unified Lab Facility	(31,326.00)	-	180,158.00	0.73%	Construction	18%
06291	USTAR	UU Neuroscience Research Center	(25,145.00)	-	25,145.00	0.02%	Pending	0%
	REMODELING							
07188	CEU	San Juan New Maint Shop Bldg	(2,813.16)	-	9,741.44	3.13%	Construction	76%
07029	UDOT	Greendale Maint Station Replacement	(1,814.00)	-	165,328.66	17.64%	Construction	100%
06143	Courts	Ogden 2nd Dist Crt Fac Hvac/Light/Paint	(230.00)	-	22,254.54	2.23%	Construction	91%
	TOTAL		16,015,488.93	234,885.35				

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Jan-09

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	% of Constr. Budget
BEGINNING BALANCE	**6,007,470**	**68,371**		
INCREASES TO PROJECT RESERVE FUND:				
SUU - Library/Centrum Settlement/Water Repairs	86,946		Balance of Various Project Budgets	27.55%
Health - Unified State Lab	36,522		Award Credits	0.15%
Corrections - Draper Admin Generator Upgrade	15,914		Balance of Various Project Budgets	39.79%
USH - Forensics Lab Generator Upgrade	8,713		Balance of Various Project Budgets	3.09%
SUU - Campus Fire Systems Upgrade	3,651		Balance of Design, Inspection & Insurance Budgets	1.97%
CUCF - Heat Exchanger Upgrade	3,533		Balance of Construction, Inspection & Insurance Budgets	2.76%
UVU - Sprinkler System Pump Renovation	1,486		Balance of Design & Insurance Budgets	0.37%
DWS - Cedar City Boiler Replacement	834		Balance of Inspection & Insurance Budgets	0.77%
DHS - Improvements At Provo Regional Center	227		Balance of Insurance Budget	0.13%
SUU - Hunter Conf Center Carpet Replacement	177		Balance of Inspection Budget	0.18%
DECREASES TO PROJECT RESERVE FUND:				
Courts - New St George Courthouse	(257,736)		To Award Construction Bid Package	1.10%
UNG - Ogden Armory Replace Boiler Piping & Controls	(27,408)		To Award Construction Contract	10.96%
ENDING BALANCE	**5,880,328**	**68,371**		