

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, June 20, 2007
Utah State Capitol Complex
Room W140
Salt Lake City, Utah
10:30am

- (Action) 1. **Building Board Policy Pertaining to Planning/Programming of Future Buildings** Tab 1
- (Action) 2. **SUU Request to Proceed with Programming for the Science Center Addition** Tab 2
- (Action) 3. **SUU Request to Construct Bell Tower – Non-State Funded Request**
- (Action) 4. **Capitol Preservation Board Request to Reallocate Capital Improvement Funds** Tab 3

*****At 12:00pm the Building Board will meet with the Capital Facilities and Government Operations Subcommittee at the Governor’s Mansion, 603 East South Temple, Salt Lake City, for a tour of the Carriage House and lunch.**

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: June 20, 2007
Subject: **Building Board Policy Pertaining to Planning/Programming of Future Buildings**

Recommendation

DFCM recommends that the Building Board adopt the attached policy pertaining to the Planning/Programming of future buildings. Prior to adopting the policy, the Board should seek input from members of the public who may have questions or concerns.

Background

Architectural planning/programming is defined as the research and decision-making process that identifies the scope of work to be designed. Planning/Programming firms interview management and staff of an agency/institution to identify each of the programmatic functions they perform including the associated space and equipment requirements. It is a system in which specific requirements of the user agency/institution are determined in written form. The written document becomes the basis for the architect's future design of the building.

Over the past few years, DFCM has experienced a marked increase in the number of agencies and institutions requesting authorization from the Building Board to proceed with early planning/programming of specific projects. Typically, the agencies and institutions agree to pay for the cost of planning/programming up front with the understanding that they will be reimbursed from project's construction budget once the project is approved and funded by the Legislature. The Board has generally agreed to these terms.

Unfortunately, the number of projects planned and/or programmed recently has exceeded the number of projects funded by the Legislature. As a result, by the time some projects are approved and funded by the Legislature, the planning/programming documents are outdated. As a general rule, planning/programming documents older than two years rapidly lose their value. Consequently, the design firm often requests that planning/programming be redone if the initial plan and/or program is over two years old. This has resulted in DFCM having to pay for planning/programming more than once on the same project. Some agencies and institutions have come to mistakenly believe that they have a better chance of scoring well and moving up the Building Board's priority list if their project has undergone planning/programming. This

however is not the case. In reality, the formal process of planning/programming has nothing to do with the Board's process for determining whether or not a project is needed. In order to correct this situation, DFCM's recommended policy statement places certain restrictions on early planning/programming.

DGB:KDB:sle

Attachment

Utah State Building Board Policy Statement

Planning/Programming of Future Building Projects

June 20, 2007

1. It is the policy of the Utah State Building Board that authorization for Planning and/or Programming services for Capital Development projects requested by State Agencies and Institutions of Higher Education be limited to those projects that have a high likelihood of being funded during the next Legislative session. A project that has a high likelihood of being funded during the next Legislative session is defined as a project that is one of the top five projects from the Building Board's latest priority list not approved for funding by the Legislature during the most recent Legislative session.
2. Projects meeting the above criteria may receive planning/programming funds from DFCM (provided funds are available) or up-front the cost of programming with the understanding that the agency/institution will be reimbursed for the cost of planning/programming from the project budget once the it is approved and funded by the Legislature.
3. Agencies and Institutions that do not meet the above criteria may proceed with early planning/programming with Board approval with the understanding that they will not be eligible for reimbursed from the project budget if the planning/programming document is more than two years old when the project is approved and funded by the Legislature.
4. Projects from "Other Funding Sources" are not eligible for planning/programming reimbursement from DFCM's planning/programming fund. This account is restricted for planning/programming "State Funded" projects.



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: June 20, 2007
Subject: **SUU Request to Proceed With Programming for the Science Center Addition**

Recommendation

DFCM recommends that the Building Board consider the request from Southern Utah University to proceed with programming for the Science Center Addition.

Background

This project was requested last year and ranked nineteenth on the Building Board's priority list. A letter from SUU detailing their request to move forward with programming is attached. Noted in the letter is a provision that the University may request reimbursement from the project funds when they are appropriated by the Legislature.

DGB:KDB:sle

Attachments



351 West University Blvd.
Cedar City UT 84720
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Fax (435) 586-5475
benson@suu.edu

MICHAEL T. BENSON
PRESIDENT

May 22, 2007

D. Gregg Buxton, Director
Division of Facilities and Construction Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Mr. Buxton:

Southern Utah University (SUU) requests permission from the State Building Board to proceed with programming for the Science Center Addition. The University will provide the required funding for the programming effort with the understanding that we may request reimbursement from project funds when they are approved and appropriated by the Legislature.

The College of Science is currently housed in three separate campus buildings that are inadequate and not conducive to the substantial enrollment growth. Enrollment has increased 100% in the past 15 years since the current science building was built in 1992, and up 52% in the last five years. As you know, this enrollment growth leads the entire state for the past five years in terms of percentage increase. There are approximately 1,200 undergraduate majors in the College of Science, among the disciplines of Agriculture, Biology, Chemistry, Geosciences, Nursing, and Nutrition. Additionally, the college serves another 5,000 non-science majors taking general education science courses in partial fulfillment of the requirements of a Baccalaureate of Science degree from SUU. Four of the programs (Biology, Chemistry, Geography, and Nursing) are becoming significant bottlenecks in campus-wide programs because of their rapid growth and substantial limitations in lab space. An increase in lab space will support numerous new initiatives on campus. For example, the sciences support several degree programs related to science education. SUU has enlarged the Nursing Program and the basic sciences are the primary support curriculum for Nursing. With the continued pressing need to expand the science center, we request permission to develop the program which will further refine this critical need.

The Science Center Addition will be approximately 52,000 square feet with a preliminary project cost of \$24M. The Science Center Addition is anticipated to be a four-story structure compatible to the existing SUU Science Center, with 85% of the new space devoted to teaching laboratories. The University has already secured a \$3 million commitment from a 1951 alumnus for whom the entire Science Complex will be named. The proposed addition will serve

Mr. Greg Buxton
May 22, 2007
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as the Southern Utah Center for Excellence in Undergraduate Science with emphasis on preparing students for employment or post-baccalaureate education in such areas as human and veterinary medicine, dentistry, pharmacy, and other types of professional and graduate schools. In an effort to consolidate the College of Science into one building, we anticipate that the departments of agriculture and nutrition, biology, nursing and physical sciences, chemistry and geosciences will be housed in the improved facility.

The infrastructure is in place to support the addition to the science center. Heat would be provided by the University's central heat plant. Natural gas, electricity, water and sewer lines are also located on the proposed site, and the building would be cooled with a stand-alone cooling unit.

We appreciate the Building Board's support and approval of past projects and ask you to carefully consider this critical need at Southern Utah University to program the Science Center Addition. Thanks very much for your kindness and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Buxton", with a long horizontal flourish extending to the right.

cc: Dr. Greg Stauffer, V.P. and Chief of Staff
David Tanner, Associate V.P. for Facilities Management



Southern Utah University Science Center Addition 07/13/06
Footprint of 12,936 sq ft for a total of 51,747 sq ft on 4 levels.



300 WEST

200 So.



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: June 20, 2007
Subject: **SUU Request to Construct Bell Tower - Non-State Funded Request**

Recommendation

DFCM recommends that the Building Board consider a request from Southern Utah University for authorization to construct a Bell Tower on campus. A letter from SUU is attached.

Background

The estimated cost to construct the Bell Tower is \$1,093,000. SUU officials indicate that they have raised the funds necessary to construct the project through a combination of private donations and institutional funds and requests authorization from the Building Board to proceed.

By statute, the Building Board can approve projects provided the requesting higher education institution has provided adequate assurance that:

- a. state funds will not be used for the design or construction of the facility; and
- b. the higher education institution has a plan for funding in place that will not require increased state funding to cover the cost of operations and maintenance to, or state funding for, immediate or future capital improvements to the resulting facility; and,
- c. the use of the state property is:
 - i. appropriate and consistent with the master plan for the property; and
 - ii. will not create an adverse impact on the state.

DGB:KDB:sle

Attachment



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MICHAEL T. BENSON
P R E S I D E N T

June 11, 2007

Mr. Gregg Buxton, Director
DFCM
Via Fax

Dear Representative Buxton:

I sent this message to you Friday evening but remembered that you were heading out of town for a conference. My hope is that this fax will find its way to you immediately.

Thanks for your return call last Friday. While the news you relayed wasn't exactly what we wanted to hear, I understand your reasoning and can appreciate your wanting to us to hold off on our groundbreaking of the Carter Carillon. Nonetheless, I hope the following will somehow persuade you to allow us to continue with the ceremony on Thursday and this project given several unique and special circumstances. Our understanding all along was, given the permission extended by Keith Stepan, we were well within the bounds of acceptable procedure. Hence our planning a groundbreaking that will coincide with a Trustees' meeting and the opening of the Utah Summer Games this Thursday (see <http://suu.edu/cvents/07tower.html>). I outlined what exactly has transpired to this point in the letter sent to you this week and copied to Kent and Matthias in your office. Again, in the conversations with DFCM personnel about this project the issue was never raised that we were circumventing established protocol given Keith's approval of the project in February. The timing to complete the Carillon was also propitious given that the sidewalk was scheduled to be replaced as part of the plaza remodel and the steel structure could be brought into the site with minimal disruption. Costs of completing the tower after construction of Teacher Ed and renovation of Old Main would be considerably higher and unlike prohibitive.

As you probably know, the location of the new teacher education building at SUU created quite a stir in Cedar City during the latter part of Steve Bennion's tenure. Many at DFCM, including Keith, encouraged Steve to place the new structure by the Sorenson Building based on many factors including cost savings and not having to remove years of established streams, paths, and trees. Undeterred and to his credit, Steve and others at SUU got funding for the project where it is located along with remodeling funds for Old Main. Many in the community were very, very upset and even went so far as to write the Governor to make their case that the project should be re-considered. Our desire in building the tower was to create a gathering place as a way to reach out to the community and to try and build bridges and mend some hurt feelings. It first occurred to me that the tower could be an "add on" to the Old Main

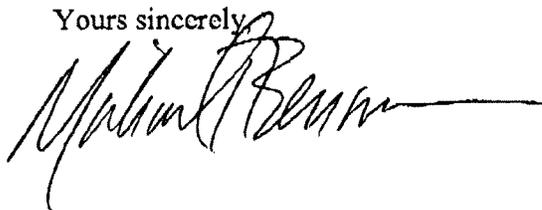
and Teacher Ed projects given the complete reconfiguration of the sidewalks and plaza area around both buildings and that now was the time to include this project.

I then approached Keith Stepan in February with the idea of hiring an architect to design the tower (in this case, FFKR) and was given permission to do so if the fee would be under \$50,000. I told Keith that I would like to approach Carter Enterprises - the general contractor - about constructing the tower and donating time, material, and labor to the project given their family's tie to SUU. They have built many facilities on campus including the Library and the Administration Building and are loyal alumni of the institution. As you've heard from Matthias and others, Carter has been superb on these projects and has an excellent reputation on campus. Again, Keith consented and agreed that this was a good idea to approach them to be involved with the project. I also intended to approach the subs on the project - again, all local businesses with ties to SUU - about their willingness to donate labor and material to the project as a show of support of SUU. I have spoken with some of these companies and they have been very willing to do so. All these subs are currently working on Teacher Ed and Old Main and are on site. FFKR's initial estimate was very high and exceeded \$1 million. We knew that in speaking with the local subs, they might be persuaded to reduce costs by donating time and materials. For example, Carter agreed to do the plumbing on the tower themselves thereby saving the University upwards of \$20,000. They also agreed to no mark up on the project and that the labor would be donated for the scaffolding and placement of the carillon bells. Cal Carter has also agreed to donate cash to University to help defray costs as well. Another example: the initial estimate for the structural steel was \$250,000. Structural Steel of Cedar City came back with a figure of \$110,000 and is considering a reduction in that amount as well as a donation. I'm also scheduled to meet with Melling Masonry on Monday to discuss their possible contribution to the project. Again, I use these examples to illustrate that those currently working on both buildings are willing to help the University with this add on given their connection to campus.

Having to go to bid on this project at this point will inevitably lead to delays and prevent us from completing this project by year's end and the grand opening of both the renovated Old Main and the new Teacher Education facility. The University has proceeded with this aggressive timeline on the Carillon based on the assurances from Keith that we were well within prescribed procedure. To bid at this point might mean losing Carter as the contractor for the project - along with the promises for in-kind donations as well as cash - and prevent us from meeting our deadline. Even more significantly, this could mean hundreds of thousands of dollars extra for the project. We are using private donations, in-kind donations, and institutional funds for this project. Having to bid would mean escalated costs -- and the loss of possible donations offered by Carter and other subs -- meaning more funds from SUU going toward construction.

My plea to you is to allow us to continue to move forward with the tower as an add-on to the entire plaza/building project. Only your permission to do so will enable us to construct a lasting and meaningful icon on campus that will far outlast our tenures. I thank you sincerely for your consideration.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matthew J. Bennett", with a long horizontal flourish extending to the right.



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MEMORANDUM

To: Utah State Building Board
From: David G. Buxton
Date: June 20, 2007
Subject: **Capitol Preservation Board Request to Reallocate Capital Improvement Funds**

Recommendation

DFCM recommends that the Building Board consider the request from the Capitol Preservation Board to reallocate previously allocated Capital Improvement Funds.

Background

The CPB requests that \$250,000 in funding for HVAC work at the State Office Building be postponed pending a decision by the Legislature as to whether the State Office Building should be demolished and reconstructed. The CPB requests that this funding be reallocated to the following projects:

1. \$5,070 to DFCM for remodeling of space on the 5th floor of the State Office Building;
2. \$2,500 to DFCM for filing inspection reports on the Capitol Building Restoration;
3. \$100,000 to the Council Hall Stone Repair project; and
4. \$142,430 to the General Improvement/Repair on Capitol Hill fund.

A letter from the CPB with further details concerning the reallocation request is attached.

DGB:KDB:sle

Attachment



STATE OF UTAH CAPITOL PRESERVATION BOARD
Governor Jon M. Huntsman, Jr., Chair
David H. Hart, AIA, Executive Director

CPB Request of the Building Board Reallocation of Improvement Funds for Capitol Hill

May 30, 2007

Prior to Keith Stephan retirement he and I discussed two issues both of which required funding from CPB to DFCM;

1. DFCM under CPB delegation improved the 5th floor making it more efficient and usable by the agencies. The costs for the improvements were all covered with the exception of \$5,070.
2. DFCM has hired a intern to catalog and file all of the inspection reports that have been developed during the restoration of the Capitol. The cost which DFCM would like some assistance with is \$2,500.

In addition to this the Capitol Preservation Board has been notified that the sandstone around Council Hall has failed and has become a hazard. This was unexpected and was not requested in the original 2008 improvement request. However it is urgent!

With the recent development of the State Office Building replacement now being considered by the Capitol Preservation Board, the DFCM has suggested that the \$250,000 improvement project with included work such as ramp heating, controls and other mechanical element be placed on hold or postponed until a decision is reached on the SOB. This would then release \$250,000.

It is the request of the board that the \$250,000 be used as follows:

1. Reimburse DFCM \$5,070 for the modification to the 5th floor of the Sate Office Building.
2. Reimburse DFCM \$2,500 for the intern that is cataloging and filing the inspection reports for the Capitol Restoration and Base Isolation Project.
3. Shift \$100,000 to a new project call "Stone Repair at Council Hall"
4. Assign the remaining \$142,430 to the General improvement account making that account total for FY2008 \$342,430.

By doing the above, DFCM is made whole, CPB can take care of an immediate problem as well as can use the remaining \$142,430 for any cost overrun on the stone work or improvements that must be made to the State Office Building to keep it in running order.

Thank you for your consideration;

David H. Hart, AIA
Executive Director of the Capitol Preservation Board