

Utah State Building Board Report

**for
The Infrastructure and General Government
Appropriations Subcommittee
February 4, 2016**



**Ned E. Carnahan, Chair
Scott “Chip” Nelson, Member
Jeffery Reddoor, Director**

Infrastructure and General Government Appropriations Subcommittee Meeting February 4, 2016

Building Board Priority Review

Ned E. Carnahan, Board Chair
Chip Nelson, Board Member
Jeffery Reddoor, Board Director

Introduction

I am pleased to represent the Utah State Building Board consisting of seven Board members and the Chair. The members reside in various geographical locations within the state and all have excellent professional backgrounds to advise and recommend priorities to this Committee. The members of the Board are:

Chip Nelson – Ogden	Fred Hunsaker – Logan
Gordon Snow – Roosevelt	David Fitzsimmons – Salt Lake City
Bob Fitch – Orem	David Tanner – Cedar City.
Kristen Cox – Ex-Officio	Ned Carnahan – Chair – St. George

On August 20th and 21st the members of the Building Board conducted physical tours of state agencies and institutions requesting building appropriations. The Board alternates from one year to the next, covering agencies and institutions of higher education within the southern and northern areas of the state. This year, the Board toured and reviewed projects in the northern area.

On October 7th the Board held a hearing for new Capital Development Projects from all State Agencies and Institutions. During this hearing, Board members have the serious task of assessing the necessary/critical needs of agencies and institutions.

On October 8th the Board held a Business Meeting during which the Board members independently scored and developed a priority listing. It should be noted that the priority listing, as recommended to this Committee, was unanimously endorsed. (See FY 2017 Capital Development Prioritizations).

On November 4th a scheduled Board meeting was held and during that meeting Agencies and Institutions presented their Non-State Funded Requests for Capital Development Projects.

Capital Development Priorities

1. Utah Valley University – Performing Arts Building - \$ 50,000,000

Alt Funding \$20,000,000

The Board recognizes the need for a fine arts facility for the University. No performing arts facilities currently exist for the University and numerous musical, vocal and theatrical educational programs share space with auto shop areas and poorly partitioned classroom and storage spaces. A quality performance theater and associated support spaces, music and vocal practice rooms and classroom are a critical need for the University.

40% Alt Funding

2. Utah State Archives and Records Service – Archives Storage Expansion - \$4,183,290

No Alt Funding

The Board reviewed the Archive Building and found the facility to be nearing its total capacity. In order to continue to serve its mission, an expansion of the existing building is required. There are no viable alternate options for the Archives and the building requires expansion as soon as possible.

No Alt Funding

3. Utah State University – Original Biological Science Building – and Existing Building renovation request. \$69,242,754

Alt Funding \$10,000,000

The Request changed during hearings to: \$38,000,000 and Alt Funding \$7,000,000

The Board reviewed and recognized the programmatic need for the new Biological Science Building. The existing Science Building was reviewed and found to be utilizing classrooms and laboratories developed in the 60's and critically needing upgrades to meet today's scientific requirements. In addition, student utilization of the existing facility is beyond its capacity. The Board recognized this new facility request is at a critical stage and ranked the request high with the requested funding alteration to provide only for the new building. The existing building will be presented for extensive renovation and repurposing funding during another funding year.

18.4% Alt Funding

4. University of Utah – The Medical Education & Discovery (MED) / Rehabilitation Hospital (MED Complex) - \$287,000,000

Alt Funding \$237,000,000

During a tour of the Medical Building the need to replace and expand the existing facility and infrastructure was clearly demonstrated and recognized as necessary. Board members noted this facility is at a critical stage for replacement. The State funding amount is \$50,000,000 or 17.5% State Appropriation

82.5% Alt Funding

5. Department of Environmental Quality (DEQ) - \$6,208,674

No Alt Funding

The DEQ presently uses leased warehouse space for their existing storage and repair areas. These existing facilities are a considerable distance from the DEQ Operations Center and offices and are in poor condition. The request for a new facility adjacent to the Operations Center was determined to be as a critical need for the Agency.

No Alt Funding

6. Salt Lake Community College – Career & Technology Education Center at Westpointe Center - \$42,840,474

Alt Funding \$250,000

The SLCC request for additional facilities at the Westpoint Center was observed to be necessary to meet the area needs for vocational programs. The property has been previously acquired and the facility is currently in the process of programming and design. \$3,000,000 was approved for this purpose in the 2015 general session.

Alt Funding .075%

7. Ogden-Weber Applied Technology College (OWATC) – OWATC BDO Bay 2 Improvement Project - \$6,586,501

No Alt Funding

The Board toured this “shelled portion” of the existing OWATC facility. During this visit, numerous entities, including Hill Air Force Base demonstrated the critical need for an educational laboratory for training in composites construction. Ogden City and Hill Air Force Base outlined the current and future needs for this trained workforce. The College demonstrated the immediate need for the facility and presented a cost effective solution to meet this need.

No Alt Funding

8. Weber State University – Social Science Building Renovation - \$32,983,791

No Alt Funding

The University is requesting this existing facility undergo a complete renovation to provide increasing programmatic needs due to student enrollment increases. Engineering studies have been performed to support the building renovation cost effectiveness. During the tour the Board noted the poor condition of this building and pressing need for replacement or renovation.

No Alt Funding

9. **Southern Utah University** – New Business Building and Repurposed Existing Business Building - \$17,000,000
Alt Funding \$9,000,000

The University presented a very cost effective building program to develop a new building to meet the expanding programmatic needs and to renovate and repurpose the existing Business Building. SUU demonstrated a real need for expansion of their Business Department and presented a well thought-out solution to meet these critical needs. This project was well received by the Board.

52% Alt funding

10. **Mountainland Applied Technology College (MATC)** – Thanksgiving Point Campus Technology/Trades Building - \$23,964,526
No Alt Funding

The new facility was requested to meet expanding vocational program needs and student population increases. This project was approved and funded for programming by the DFCM earlier this Fall.

No Alt Funding

11. **Bridgerland Applied Technology College (BATC)** – Health Science and Technology Building - \$27,956,625 No Alt Funding

The new facility was requested to meet expanding medical program needs and student population increases.

No Alt Funding

12. **Department of Agriculture and Food** – William Spry Agriculture Building Replacement - \$26,898,349
No Alt Funding

Note: This request should be a high priority for the State. The building is in poor structural condition, apparently with structural problems existing shortly after construction.

The facility does not meet the critical space and sensitive equipment needs for the Department. During the Hearing in October, the Board requested further review by DFCM to assist the Department in further qualifying the needs and funding required for this agency to move forward with their request. The Department of Agriculture and Food in conjunction with DFCM has recently professionally assessed the needs and subsequent costs for the new facility at \$28,300,000. The IGG Subcommittee may wish to review the Boards current priority which was established prior to this new qualification work.

No Alt Funding

13. **Davis Applied Technology College (DATC)** – Allied Health Building - \$25,593,974 Alt Funding \$130,000

The new facility was requested to meet expanding medical program needs and student population increases.

.005% Alt Funding

14. **Dixie State University** – Human Performance / Student Wellness Center - \$49,595,072 Alt Funding \$10,000,000

Dixie State requested this new facility to meet the student needs for a Wellness Center and at the same location provide for fitness training on campus. This project is “student promoted” as a critical need for the campus with alternative funding from student funds.

20.2% Alt Funding

15. **Department of Natural Resources - Parks** – Bear Lake State Park Marina Expansion original request - \$46,639,628 Alt Funding \$100,000

During the hearings the Board received an alternate proposal for State funding of \$25,000,000.

The State funding portion of the project was reduced to \$25,000,000 with alternative funding to be acquired from various sources including user fees, UDOT, Cache County, the Coast Guard and other contributors for the remainder of the project cost. The Board determined that this project should have further programming and cost review.

Alt Funding pending

Building Board Response:

The Building Board is recommending the priority listing as presented with the following note:

- The Department of Agriculture and Food building replacement needs are critical and with the new professional qualification of need and funding may qualify for a higher ranking in the priorities.

Land Banking Requests

Courts – Sixth District Court Sanpete County Property Purchase
Land Bank 4 Acres @ \$1,000,000

Bridgerland Applied Technology College (BATC) – Land Bank Request
Parcel #1, 18.5 Acres @ \$2,775,500
Parcel #2, 26 Acres @ \$3,900,000

Toole Applied Technology College (TATC) – Education and Economic Development
Land Bank 3.5 Acres @ \$525,000

Dixie Applied Technology College (DXATC) – Permanent Campus Land Expansion
Land Bank 12 Acres @ \$1,500,000

Davis Applied Technology College (DATC) – Morgan Education & Development Center
Land Bank \$575,000

Moutainland Applied Technology College (MATC) – Orem Geneva Development
Land Bank \$3,920,400

Total Land Bank Funding Request \$14,195,900

Building Board Response:

Collectively the Board determined that none of the land bank requests were of an urgent nature sufficient to warrant prioritization. Therefore, the Board declined to prioritize the requests for this funding year.

Non-State Building Request for Legislative Authorization

University of Utah – David Eccles School of Business Executive Education Building
University priority 1 \$50,000,000

Building Board Response:

Collectively the Board determined that the presented project met the criteria for non-state funded buildings.

1. No State funds will be utilized for the facility construction.
2. No O&M will be requested now or in the future for the buildings.

The Board approves this project to move forward to the Legislature for revenue bond approval.

Non-State Building Board Authorization

University of Utah – Red Butte Garden
University priority 2 \$5,300,000

University of Utah – Eccles Critical Care Pavilion
University priority 3 \$3,003,945

Utah Valley University – Autism Building
University priority 1 \$5,500,000

Utah Valley University – Basketball Practice Facility
University priority 2 \$3,000,000

Total Non-State Funded Building Request \$16,803,945

Building Board Response:

Collectively the Board determined that all presented projects met the criteria for non-state funded buildings.

1. No State funds will be utilized for the facility construction.
2. No O&M will be requested now or in the future for the buildings.

By statutory delegation, the Board approves these projects to move forward without Legislative appropriation or legislative construction approval.

Building Board Evaluation Guide Highlights

- Elimination of life safety or other deficiencies in existing buildings (or infrastructure) through renewal and/or replacement. W4
- Address essential program growth and capacity requirements. W4
- Cost effectiveness solution. Standard design and construction approach appropriate for the facility need. W1
- Project Need. Facility will improve effectiveness and provide facilities necessary to support critical programs and initiatives. W2
- Take advantage of alternative funding opportunities. W1

State-Funded Project Summaries

Agency/ Institution	Project	State Funding Request	State Funded O&M	Page
UVU	Performing Arts Center	\$30,000,000	\$1,168,000	22
Archives	Archives Storage Vault Expansion	\$4,183,290	\$23,355	23
*USU	Biological Science Building	\$59,242,754	\$1,199,535	24
U of U	Medical Education & Discovery / Rehabilitation Hospital	\$50,000,000	\$470,600	25
DEQ	Technical Support Center (TSC)	\$6,208,674	-	26
SLCC	Career & Technology Education Center at Westpointe Ctr	\$42,590,474	\$1,080,492	27
OWATC	Business Depot Ogden Campus-Bay 2 Build Out	\$6,586,501	\$336,195	28
WSU	Social Science Building Renovation	\$32,983,791	\$396,163	29
SUU	New Business Bldg. & Repurposed Existing Business Bldg.	\$8,000,000	\$349,000	30
UCAT:MATC	Thanksgiving Point Campus Technology / Trades Building	\$23,964,526	\$616,800	31
UCAT:BATC	Health Science and Technology Building	\$27,956,625	\$705,500	32
Agriculture	William Spry Agriculture Building	\$28,322,650	-	33
UCAT:DATC	Allied Health Building	\$25,463,974	\$655,350	34
DSU	Human Performance / Student Wellness Center	\$39,595,072	\$962,158	35
DNR	Bear Lake State Park Marina Expansion	\$25,000,000	\$100,000	36
Total		\$410,098,331	\$8,063,148	

* This project has been divided into two projects for more details please contact Jeff Reddoor with the Utah State Building Board.

State-Funded Land Banking Requests

* The following Land Banking Requests were not ranked by the Utah State Building Board for FY 2017.

Agency/Institution: UCAT: DXATC

Project: Permanent Campus Land Acquisition, 12 Acres

State Funding: \$ 1,500,000

Description/Justification:

On the northeast side of the 30-acre property, of the DXATC Permanent Campus site, there are approximately 6 acres of land, which would be prime real state for parking at the new Permanent Campus. The new campus will be in dire need of parking and this property would serve that intended use.

On the southeast side of the property there is approximately 6 acres that would be essential for future growth of the DXATC Permanent Campus. Currently this property is vacant and is covered in asphalt. The requested property line is shared with DXATC property and would make a great addition for future growth of the campus. While DXATC will be the first building on the Ridgetop, it is anticipated many other business will want to locate there; therefore securing land now for future growth is vital.

Agency/Institution: Courts

Project: 4 Acres, Sixth District Court Sanpete County Property Purchase

State Funding: \$ 1,000,000

Description/Justification:

The Courts leases and co-uses approximately 12,000 SF in the county office facility, housing two courtrooms and clerical space. The facility has been updated to accommodate as much ADA and security as possible, but the facility cannot be brought into compliance with current building code, ADA court operational or security standards. The existing Courts facility was built 75 years before ADA requirements and cannot be brought into compliance with ADA regulations without a major remodel. There is inadequate separation between the public, judges, staff and defendants in custody. The new facility will provide State Court, Juvenile Probation and GAL services for all the residents of Sanpete County.

Agency/Institution: TATC

Project: 3.5 Acres adjacent to TATC in Tooele

State Funding: \$ 525,000

Description/Justification:

The TATC is landlocked and unable to expand physical facilities. The Utah Population Estimates Committee projects a 171% population increase by 2050. The purchase of 3.5 acres of land adjacent to the TATC from Tooele City will facilitate further development of the envisioned Tooele County Education and Training Corridor. The purchase of land is the first step in the development of the Tooele Business Resource / Entrepreneurial (TBRC) Center. The 16,000 SF Tooele Business Resource / Entrepreneurial Center will provide affordable space, support and resources necessary to educate, incubate, expand and strengthen local businesses that will enhance Economic Development in Tooele County. This request will assist with economic development efforts and workforce training demands.

State-Funded Land Banking Requests

Agency/Institution: [UCAT: MATC](#)

Project: 15 Acres in the Geneva Development located in Orem

State Funding: \$ 3,920,400

Description/Justification:

The MATC land banking request is for 15 acres of property in the Geneva Development located in Orem, Utah at the site of the old Geneva Steel Mill. The cost of the property is \$6 per square foot. The property is in the same development that Utah Valley University has acquired approximately 200 acres for growth and expansion and would enhance future expansion of the MATC. Property in central Utah County is at a premium and the @Geneva Development is selling rapidly. This would be an ideal location to develop an educational corridor for the consolidation services in the Mountainland Region.

Agency/Institution: [UCAT: DATC](#)

Project: 9.88 Acres, Morgan/Economic Development Center

State Funding: \$ 575,000

Description/Justification:

This property is for a future Entrepreneur Center. This center will be a great asset for the economic growth of the area by providing a strong city, county and community partnership for emerging businesses within the Morgan County region.

Agency/Institution: [UCAT: BATC-1](#)

Project: 18.5 Acres, Adjacent to Campus (South)

State Funding: \$ 2,775,000

Description/Justification:

This 18.5-acre parcel is immediately adjacent to the south and west property lines of the existing BATC Main Campus. BATC has been contacted by a division of the current owners indicating the property is to be declared surplus and put up for sale. When that happens, the timeline to purchase the property will be very short. The only unknown is how quickly the property will be declared surplus and then placed on the market. Consideration of this request would be solely on the premise of land banking for BATC and the state's long-term, future needs.

Agency/Institution: [UCAT: BATC-2](#)

Project: 26 Acres, Adjacent to Campus (West)

Funding: \$ 3,900,000

Description/Justification:

BATC is located in the center of the Logan industrial area. A parcel of land, near the campus is now available and would serve the BATC for future needs. Acquisition, if possible, seems prudent in as much as there will come a time, in the foreseeable future, when the availability of this open land for BATC and the state will be lost forever. These acreages are also highly marketable and could provide a wise investment for the state even if BATC's future expansion needs do not materialize in the near future.

Projects From Other Funding Sources

Summary

Agency/ Institution	Project	Total Cost	Increased O & M	Page
U of U	David Eccles School of Business Executive Education Building	\$50,000,000	-	44
USU	Space Dynamics Laboratory Phase II	\$12,000,000	-	45
DABC	Syracuse Liquor Store	\$5,800,000	\$41,000	46
UVU	*Autism Building	\$6,200,000	-	47
UVU	*Basketball Practice Facility	\$3,200,000	-	48
U of U	*Eccles Critical Care Pavilion	\$3,003,945	-	49
U of U	*Red Butte Gardens Horticulture	5,300,000	-	50
U of U	*Score Board and Sound System	\$13,500,000	-	51
USU	Land Acquisition of Property and Accompanying Revenue Bond Authorization Request	\$20,000,000		
	Total	\$119,003,945	\$41,000	

* These non-state funded projects do not need Legislative approval.