

January 14, 2015

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Weber State University – Miller Administration Building Systems Renovation

Issue

Weber State University (WSU) is requesting authorization to proceed with a project to renovate the infrastructure systems--HVAC, electrical, lighting, plumbing and piping fixtures, and data systems--of the Miller Administration Building.

Background

The ongoing functionality of the Miller Administration Building is at risk due to the deterioration of the building's infrastructure systems. WSU is expending increasing resources to maintain and repair deteriorated systems in order to keep the building minimally functional. Additional information about the scope of the project, which is being designed in collaboration with DFCM, is provided in the attached letter from WSU.

The cost estimate of the systems renovation is about \$4 million with funding to be provided by the following sources:

- \$2.75 million of operating budget funds designated for capital outlay
- \$0.50 million from anticipated energy savings resulting from the project
- \$0.75 million from FY 2016 Capital Improvement funding

WSU is seeking approval of this project now to enable them to proceed with the project between Spring and Fall Semesters this year when they can vacate the building and relocate affected personnel to on-campus housing that will be vacant during the summer months.

Commissioner's Recommendation

The Commissioner recommends Board authorization of this important project for submission to the State Building Board for final design and construction approval.

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David L. Buhler  
Commissioner of Higher Education

DLB/GLS/WRH



**WEBER STATE UNIVERSITY**  
Facilities Management

December 30, 2014

Dr. Dave Buhler, Commissioner  
Utah System of Higher Education  
60 South 400 West  
Salt Lake City, UT 84101-1284

Dear Dr. Buhler:

Weber State University seeks authorization to complete a systems renovation of the Miller Administration Building on the Ogden Campus.

The 43,000 square-foot Miller Administration Building was built in 1970. The building houses the University President, Vice Presidents, Financial Services, Human Resources, and other critical central administrative personnel. The HVAC, plumbing, and electrical systems are all original and have exceeded their expected useful-lives. WSU is expending ever-increasing university resources to maintain and repair worn out systems in order to keep the building minimally functional. At this point, the basic functionality of the building is at risk.

WSU and DFCM began planning and designing this systems renovation several years ago. Within the last year, it was determined that a multi-year, phased approach was too disruptive to the critical operations in the building. It was determined that a single 3.5-month renovation was more economical and feasible than other options. The cost of this renovation is anticipated to be \$4,000,000. The University will fund its share of this project through its Energy Savings Program and the university's capital budget. Additionally, it is expected that \$750,000 in State Capital Improvement funding will be made available for this project.

The scope of this project will include new HVAC, electrical, lighting, plumbing piping and fixtures, and data systems. The project will also add a fire sprinkler system to the facility. DFCM has hired Sanders Architects and a team of design engineers to put together a design package that is now 90% complete.

Weber State would like to proceed with this work between the Spring and Fall semesters of 2015. During this period we can vacate the building and relocate affected personnel to on-campus housing that will be vacant during the summer months.

Please place this item on the Regents January 23<sup>rd</sup> meeting agenda.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Halverson'.

Mark Halverson

Deputy & Director of Facilities