

**Department of Administrative Services  
Division of Facilities Construction  
and Management**

Report To:

**Capital Facilities and  
Government Operations  
Appropriations Subcommittee**

July 16, 2008

# Overview

- POST Building
- Utah Schools for the Deaf and the Blind
- Multi-Agency Office Building
- Operations and Maintenance Rates  
(Non DFCM Managed Building)
- UTA Park and Ride Leases at FairPark
- DNR Long-Term Lease at Quail Creek

# POST Building

## Sketch of POST Building



# POST Building

- Relocate State Agencies to Old POST Building
  - State Mail Services
  - State General Services
  - State Print Services
  - Other State Agencies (2,000 sq ft)
- Cost to Renovate Building = \$3.1 million

# POST Building

## ■ State Mail Services

- Current Location: State Library 250 North 1950 West
- Approximately 13,000 sq ft
- Bond Payment on Portion of Bldg = \$76,000

Mail

State Library  
Services for Blind

## ■ State Library

## ■ Services for the Blind and Visually Impaired

- Budgets must be increased to assume bond payment

# Utah Schools for Deaf/Blind

## Problem:

- Lease at Jean Massieu School – Expired June 08
  - JMS Students Moved to Connor Street (Temporarily)
- USDB Lease at Connor Street – Expires June 09

# Utah Schools for Deaf/Blind

## Solution:

- DFCM Negotiating with Granite School District
  - Purchase Old Elementary School
    - 43,000 sq ft
    - 5 Acres Vacant Land
  - Appraised Value \$2.8 million to \$3.8 million
  - Cost to Renovate \$3 million
  - 10 to 15 Years of Useful Life
  - Long Range Plan: Construction New Bldg on Vacant Land

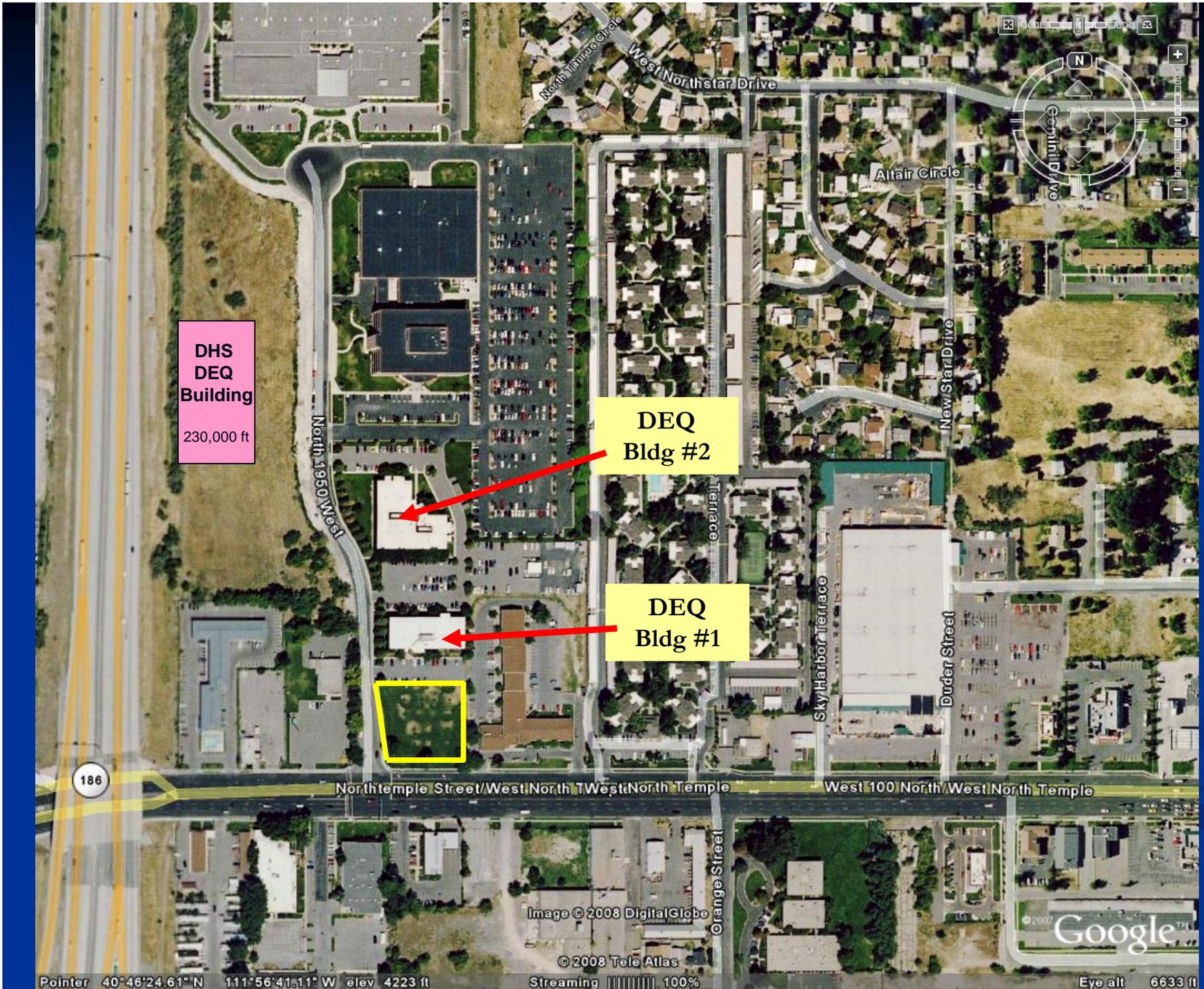
# Multi-Agency Office Building

## ■ Selecting Design/Build Team

- 230,000 sq ft Building
- Estimated Completion Date: Dec 2009 – March 2010

## ■ Occupants

- Department of Human Services
- Department of Environmental Quality
  - DEQ to Vacate Bldg. #1 and Bldg. #2 (1950 West)
  - Dept of Insurance to Occupy Bldg. #1
  - Unidentified Agency to Occupy Bldg. #2
  - Bond Pmt Bldg #1 & #2 Transferred to Ins. & Unidentified Agency



DHS  
DEQ  
Building  
230,000 ft

DEQ  
Bldg #2

DEQ  
Bldg #1



# O&M Rates

- O&M Rate (components)
  - Personnel Expense
  - Utility Expenses
  - Materials/Supplies
  
- Facilities Not Managed by DFCM
  - O&M Rate Established at Time of Construction (20 yrs ago)
  - O&M Rate Not Fully Adjusted for Inflation
  - Adjusted for Personnel Annually
  - Partial Adjustment for Utility Expenses
  - Not Adjusted for Materials/Supplies
  
- Facilities Managed by DFCM
  - O&M Rates Adjusted Annually by Rate Committee
  
- O&M at Facilities Not Managed by DFCM = Under Funded

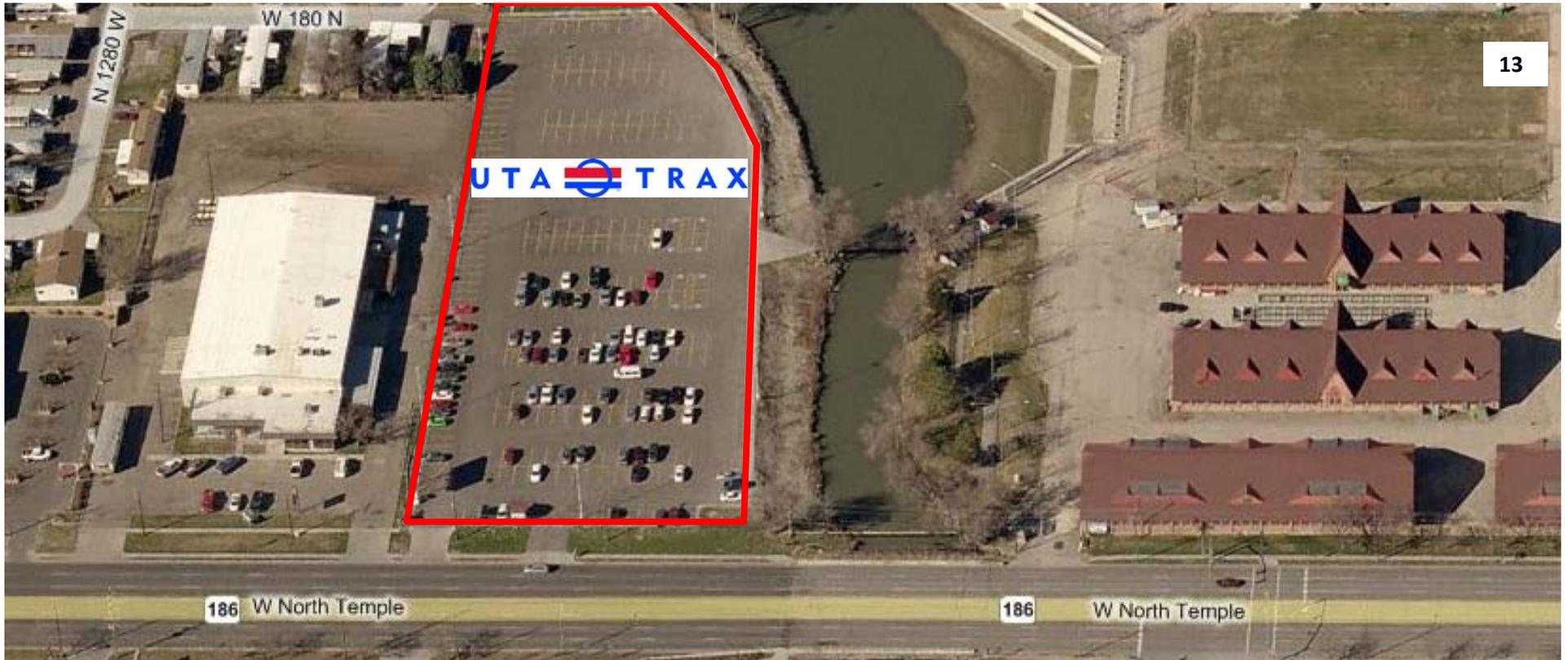
# UTA Park & Ride Lease at FairPark





## “Northwest” Parking Lot Attributes

- Approximately 2.3 acres; owned by State of Utah
- Uses: Parking for State Fair (livestock trailers) and other special events throughout the year
- About 250 existing (striped) parking stalls, including 8 handicapped-only spots
- Existing asphalt pavement and lighting
- Two entrances/exits
- Southeast corner of lot approximately 300' away from FairPark TRAX station



## UTA Proposed Lease Terms

- 50-75 year term, with nominal lease cost
- Unrestricted daily transit patron use, except during \_\_\_ days of annual State Fair; during annual parking restrictions, a mutually acceptable alternative site will be determined by both parties (possible candidate is the “White Ball Field”, across the street and to the east)
- UTA to assume all ongoing O&M costs, including snow plowing, asphalt maintenance, striping, lighting, etc.
- Overnight parking restrictions to follow UTA Board of Trustees policy (currently overnight parking is not allowed)
- Lot to be frequently policed, according to existing UTA policy
- Liability/General insurance responsibilities to be discussed further
- UTA to determine and develop signage for transit patrons

# UTA Park & Ride Lease at FairPark

- UTA TRAX Line/Station: North Temple
  - Enhanced Value of State Property
    - FairPark
    - White Ball Field

# DNR Long-Term Lease

- Distribute Copies of Building Board Memo
- DWR Staff Presentation