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

2-Story Dorms
12,000 sq ft

High-Bay Gym
8,200 sq ft

1-Story Office
11,000 sq ft
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

- **State Library**

- **Services for the Blind and Visually Impaired**
  - Budgets must be increased to assume bond payment
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
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