



# BUILDINGS

HEALTH AND HUMAN SERVICES APPROPRIATIONS SUBCOMMITTEE  
STAFF: RUSSELL FRANSEN & STEPHEN JARDINE

## ISSUE BRIEF

### SUMMARY

This brief summarizes the \$14,929,000 in spending on buildings by the Departments of Health and Human Services. The Department of Health spends \$1,876,700 annually, while the Department of Human Services spends \$13,052,300 annually.

### DISCUSSION AND ANALYSIS

#### **Department of Health**

The Department of Health spends \$1,876,700 annually on 18 buildings. The spending represents \$344,100 on leases and \$1,532,600 on operations and maintenance. The Department of Health uses 8 State-owned buildings and 10 leased buildings. The Department of Health had 978 State FTEs in FY 2009. A total count of workers present in Health buildings showed 1,250 workers in Health buildings. This 1,250 count represents an estimate of individuals in each building based on payroll as well as program estimates of other workers in the building that are not on payroll. The Department explains that some of the 1,250 worker count above 978 FTEs comes from the Department of Environmental Quality (150), the Department of Technology Services (56), other agencies (11), and others are interns, part-time staff, contractors, and volunteers. The Department of Health has emptied one of their leased buildings in St. George of 9 FTEs and is waiting for its lease to expire at the end of November 2010. This will save the State \$86,600 total funds annually (\$26,000 General Fund). It has been shown that it is more efficient to send teams to St. George occasionally than it is to operate an office from St. George. The Department of Health was asked to explain its use of each building, except for the Cannon Health Building and the vacated St. George office. This information is included in the summary below, which are listed in order of highest cost per person in the building:

1. Warehouses 130 South Redwood Road, Building D and Suite J in Salt Lake City – this building is used as storage space for many programs within the Department and its cost is charged amongst each participating program.
2. Children with Special Health Care Needs Clinic, 30 South 100 East, #5 in Moab – An occupational therapist serves children with special health care needs for the Southeast and Southwest area of the state. This location is wheelchair accessible. There is an office, a private area for waiting (compliance with HIPPA) and a storage area for specialized equipment.
3. Health Clinics of Utah & Dental Clinic, 3195 South Main Street, Suite 200 in Salt Lake City – This is the main State-run health clinic. The plan is to move into vacated Department of Environmental Quality space by summer 2010. This will result in savings of about \$40,000 annually. There are 4 dentists located in the clinic with their support staff.
4. St. George Dental Clinic, 321 North Mall Drive, M101 in St. George – This State-run dental clinic has 1 dentist and 1 support staff.
5. Office of the Medical Examiner, 48 Medical Drive in Salt Lake City – This is the area for investigating suspicious deaths in the State and houses 17 employees as well as the associated specialized equipment.
6. North Region Daycare Licensing, 189 South State Street in Clearfield – Six licensors here cover all areas north of Salt Lake County to Logan for child care licensing.

7. Health Clinics of Utah & Provo Dental Clinic, 150 E Center street in Provo – The first floor has a State-run medical and dental clinic with one provider and support staff in each location. The third floor is a regional child care licensing office with 8 FTEs. This office covers everything south of Utah County, except for Price and St. George which have licensors who work from home.
8. Health Clinics of Utah, 2540 Washington Blvd, in Ogden – The clinical staff located at this address provide services and case management to the special needs children in northern Utah. This area is used to provide a private area for waiting (compliance with HIPPA), medical records area, and office space as well as being wheelchair accessible. Additionally, there is a State-run medical clinic with 2.5 medical providers as well as support staff.
9. Children with Special Health Care Needs, 28 South 100 East in Price - This building has one audiologist and one clerical staff.
10. Daycare Licensing & Emergency Preparedness, 3760 South Highland Dr. in Salt Lake City – this building is essentially for emergency preparedness and coordination. The building meets federal requirements for a secure facility for storing the Strategic National Stockpile (vaccines). This building also has 11 child care licensors.
11. Health Lab, 46 Medical Drive in Salt Lake City – This lab is to be vacated in February with operations moving to the new State Lab. This is where nearly all the air, water, soil, specimen, and tissue sampling by the State takes place.
12. Health Care Financing (Eligibility), 115 Golf Course Road, Suite E in Logan – Child Care licensing has one licensor here to cover the northernmost areas of the State.
13. 44 Medical Drive in Salt Lake City – This building functions as a children with special health care needs clinic and houses a variety of full, part-time, and contracted staff. A lot of the employees of the Division of Community and Family Health Services have offices here.
14. Ogden Dental Clinic, 950 E 25th Street in Ogden – This is a State-run dental clinic with two providers plus support staff.
15. Health Clinics of Utah, 2504 F Avenue in Ogden – This building functions as a State-run medical clinic with two providers and their support staff.
16. Ellis Shipp Dental Clinic, 4535 South 5600 West in Salt Lake City – This building functions as a State-run dental clinic with one provider plus support staff.

The Department of Environmental Quality is exiting their 27,000 square feet in the main Department of Health building effective May 2010. If this space was given to the Department of Health, this would allow for approximately 130 FTEs at a cost of \$6.60 per FTE. The office space used by the Department of Health for FY 2009 is shown in the table below. Additionally, further below in the document there is a map of the State showing the location of Health's State-owned and leased buildings.

Attached to this issue brief is a letter from the Department of Administrative Services regarding the impact to the State of ending leases early.

### **Department of Human Services**

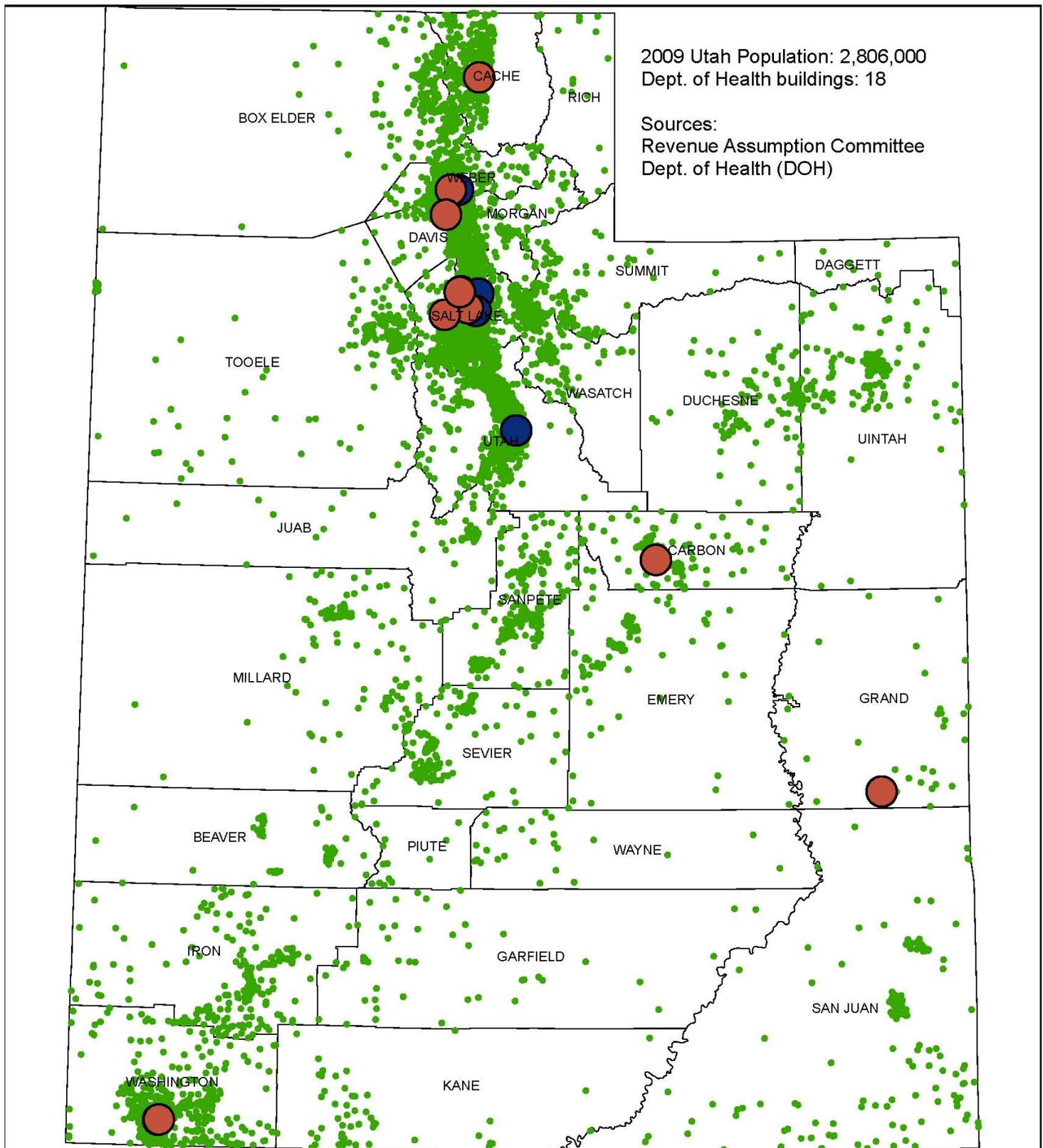
The Department of Human Services (DHS) has 204 buildings. Of the 204 total buildings, 115 are occupied by department staff. DHS spends \$13,052,300 annually on these buildings. The spending represents \$11,052,300 on leases and rent and \$2,219,100 on operations and maintenance. As a guide in reviewing this information, the Division of Facilities Construction Management, or DFCM, has indicated that the average cost per square foot for all DFCM 2010 office leases is \$15.45 per square foot. The Department of Human Services uses 141

State-owned buildings and 63 leased buildings. The Department of Human Services (including Juvenile Justice Services) had 4,512 State FTEs in FY 2009. A table showing all Human Services buildings is provided below. FTE counts for the Utah State Hospital (793 FTE) in Provo, the Utah State Developmental Center (673 FTE) in American Fork, and the Decker Lake Youth Center (50 FTE) in West Valley City do not show in the FTE column of the table. A chart showing state-owned and state-leased buildings plotted against the state's population is also provided. For the purposes of this chart, multiple buildings at one general location, such as buildings on the campus of the Utah State Developmental Center, have been shown as one plot location.

Department of Health Buildings												
State-owned Buildings	Square Feet	% Occup.	Annual Rent/ Mortgage	Operations & Maint.	Annual Cost Per Sq Ft	Shared?*	Body Count	Sq Ft/ Body	Annual Cost/ Body	Rank by Cost/ Body	Lease Expires	
Health Clinics of Utah 2540 Washington Blvd in Ogden	8,660	100%	-	\$ 46,500	\$ 5.37	Yes - 92%	11	787	\$ 4,227	8	N/A	
Cannon Health 288 North 1460 West in Salt Lake City	103,309	100%	-	\$ 684,100	\$ 6.62	No	912	113	\$ 750	17	N/A	
Children's Clinic 44 Medical Drive in Salt Lake City located on the U of U campus (Includes ground lease costs for the property)	42,808	100%	-	\$ 162,100	\$ 3.79	No	81	528	\$ 2,001	13	N/A	
Health Lab 46 Medical Drive in Salt Lake City located on the U of U campus	35,000	100%	-	\$ 181,500	\$ 5.19	No	76	461	\$ 2,388	11	N/A	
Office of the Medical Examiner 48 Medical Drive in Salt Lake City located on the U of U campus	17,500	100%	-	\$ 90,500	\$ 5.17	No	17	1,029	\$ 5,324	5	N/A	
Health Clinics of Utah, Provo Dental Clinic, & Daycare Licensing 150 E Center street in Provo	10,292	100%	-	\$ 56,400	\$ 5.48	Yes - 92%	12	858	\$ 4,700	7	N/A	
Ogden Dental Clinic 950 E 25th Street in Ogden	1,987	100%	-	\$ 11,800	\$ 5.94	Yes - 96%	7	284	\$ 1,686	14	N/A	
Daycare Licensing & Emergency Preparedness 3760 South Highland Dr. in Salt Lake City	37,764	100%	-	\$ 214,100	\$ 5.67	Yes - 45%	89	424	\$ 2,406	10	N/A	
<b>Subtotal State-owned Buildings</b>	<b>257,320</b>		<b>\$ -</b>	<b>\$1,447,000</b>			<b>1,205</b>					
<b>Leased Buildings</b>												
Children with Special Health Care Needs Clinic 30 South 100 East, #5 in Moab	471	100%	\$ 7,200	Included	\$ 15.29	No	1	471	\$ 7,200	2	4/30/2010	
Health Clinics of Utah 2504 F Avenue in Ogden	552	100%	\$ 2,400	Included	\$ 4.35	No	2	276	\$ 1,200	15	4/30/2010	
Health Clinics of Utah & Dental Clinic 3195 South Main Street, Suite 200 in Salt Lake City	6,919	100%	\$ 125,800	Included	\$ 18.18	No	20	346	\$ 6,290	3	6/30/2010	
Health Facility Licensing 230 North 1680 East, Building A in St. George (vacated)	2,310	0%	\$ 55,900	Included	\$ 24.20	No	N/A	N/A	N/A	N/A	11/30/2010	
Ellis Shipp Dental Clinic 4535 South 5600 West in Salt Lake City	600	100%	\$ 2,200	\$ 800	\$ 5.00	No	3	200	\$ 1,000	16	12/31/2010	
St. George Dental Clinic 321 North Mall Drive, M101 in St. George	1,000	100%	\$ 15,200	\$ 9,300	\$ 24.50	No	4	250	\$ 6,125	4	2/28/2011	
Health Care Financing (Eligibility) 115 Golf Course Road, Suite E in Logan	130	100%	\$ 2,300	Included	\$ 17.69	No	1	130	\$ 2,300	12	6/30/2011	
Warehouses 130 South Redwood Road, Building D and Suite J in North Salt Lake	13,610	100%	\$ 79,800	\$ 75,500	\$ 11.41	No	2	6,805	\$ 77,650	1	7/31/2011	
Children with Special Health Care Needs 28 South 100 East in Price	447	100%	\$ 5,300	Included	\$ 11.86	No	2	224	\$ 2,650	9	11/30/2011	
North Region Daycare Licensing 189 South State Street in Clearfield	2,989	90%	\$ 48,000	Included	\$ 16.06	No	10	299	\$ 4,800	6	9/30/2012	
<b>Subtotal Leased Buildings</b>	<b>29,028</b>		<b>\$ 344,100</b>	<b>\$ 85,600</b>			<b>45</b>					
<b>Grand Total for 18 buildings</b>	<b>286,348</b>		<b>\$ 344,100</b>	<b>\$1,532,600</b>	<b>\$ 6.55</b>		<b>1,250</b>	<b>229</b>	<b>\$ 1,501</b>			

\*The percentages reflect how much of the building is shared by other entities. All data reflects just the Health portion of the facility.

State Owned and Leased Department of Health Buildings



One green dot represents 150 people; one blue circle represents 1 leased DOH center and one red circle represents 1 state-owned DOH center.

Department of Human Services Buildings

Facility Name	O or L	O & M	Sq Ft	\$/sq ft	Annual Rent	Expiration Date	FTE	sq ft/FTE	Other Notes
American Fork, USDC, 4H Animal House 765 North 900 East	O	\$0.00	7,724	\$19.67	\$151,931.08	4/30/2010	21	368	Unoccupied space
American Fork, USDC, Administration 889 East 920 North	O	\$0.00	8,720	\$0.00			0		Unoccupied space
American Fork, USDC, Comp Therapy 765 North 900 East	O	\$0.00	7,742	\$0.00			0		Unoccupied space
American Fork, USDC, Complex, Valentine Auditorium 839 East 900 North	O	\$0.00	10,365	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Industrial Bldg 843 East 980 North	O	\$0.00	19,296	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Moveable Cfm 1 889 East 920 North	O	\$0.00	6,920	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Moveable Cfm 2 889 East 920 North	O	\$0.00	896	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Moveable Cfm 3 889 East 920 North	O	\$0.00	896	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Moveable Cfm 4 889 East 920 North	O	\$0.00	896	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Recreation Bldg 846 East 980 North	O	\$0.00	13,292	\$0.00			0		Unoccupied space
American Fork, USDC, Day Program, Steel Warehouse 840 East 1000 North	O	\$0.00	9,752	\$0.00			0		Unoccupied space
American Fork, USDC, Electrical Vault 765 North 900 East	O	\$0.00	1,290	\$0.00			0		Unoccupied space
American Fork, USDC, Evergreen 889 East 920 North	O	\$0.00	28,300	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Cow Shed 1 765 North 900 East	O	\$0.00	3,600	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Cow Shed 2 765 North 900 East	O	\$0.00	4,480	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Feed Mill & Storage 765 North 900 East	O	\$0.00	3,020	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Greenhouse 765 North 900 East	O	\$0.00	1,800	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Horse Stalls 765 North 900 East	O	\$0.00	1,440	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Land 1000 North 900 East	L	\$0.00	10,890,000	\$0.00	\$0.00	2/28/2010	0		We have a farmer that leases the property to keep our water rights active
American Fork, USDC, Farm, Pelting Zoo 765 North 900 East	O	\$0.00	3,582	\$0.00			0		Unoccupied space
American Fork, USDC, Farm, Storage 765 North 900 East	O	\$0.00	4,700	\$0.00			0		Unoccupied space
American Fork, USDC, Grounds, Office 765 North 900 East	O	\$0.00	8,720	\$0.00			0		Unoccupied space
American Fork, USDC, Grounds, Shop 765 North 900 East	O	\$0.00	1,500	\$0.00			0		Unoccupied space
American Fork, USDC, Heather Lodge, Personnel 883 East 1000 North	O	\$0.00	12,560	\$0.00			0		Unoccupied space
American Fork, USDC, Hospital Med Svcs Wing "A," 765 North 900 East	O	\$0.00	8,825	\$0.00			0		Unoccupied space
American Fork, USDC, Kitchen & Cafeteria 885 East 1000 North	O	\$0.00	12,394	\$0.00			0		Unoccupied space
American Fork, USDC, Laundry, New 885 North 900 East	O	\$0.00	14,808	\$0.00			0		Unoccupied space
American Fork, USDC, Laundrywood, Training 947 North 880 East	O	\$0.00	6,370	\$0.00			0		Client Housing/Services
American Fork, USDC, Leased To Old Administration 853 East 900 North	O	\$0.00	18,394	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Boiler Plant 811 North 800 East	O	\$0.00	4,538	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Maintenance 1 991 North 820 East	O	\$0.00	4,680	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Maintenance 2 991 North 820 East	O	\$0.00	6,050	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Maintenance 3 991 North 820 East	O	\$0.00	832	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Paint Shop 991 North 820 East	O	\$0.00	1,328	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Plumbers Shop 991 North 820 East	O	\$0.00	832	\$0.00			0		Client Housing/Services
American Fork, USDC, Maint Cmplx, Root Cellar 991 North 820 East	O	\$0.00	5,130	\$0.00			0		Client Housing/Services
American Fork, USDC, Maintenance Service Station 832 East 900 North	O	\$0.00	1,320	\$0.00			0		Recently demolished
American Fork, USDC, Pump House 842 East 980 North	O	\$0.00	140	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Aspen Lodge 978 North 880 East	O	\$0.00	39,444	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Cottonwood Lodge 994 North 880 East	O	\$0.00	21,854	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Oak Ridge Lodge 812 East 1100 North	O	\$0.00	29,090	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Pine Ridge Lodge 821 East 900 North	O	\$0.00	6,370	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Pleasant View Lodge 982 North 880 East	O	\$0.00	22,229	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Quailun Lodge 1086 North 870 East	O	\$0.00	29,090	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Rain Tree Lodge 1088 North 870 East	O	\$0.00	31,200	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Sunset Lodge 815 East 1080 North	O	\$0.00	23,273	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Transitional Living Ctr 876 East 1000 North	O	\$0.00	12,560	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Tulip Tree Cottage 765 North 900 East	O	\$0.00	7,438	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Twin Home 1 1084 North 890 East	O	\$0.00	4,228	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Twin Home 2 1092 North 890 East	O	\$0.00	4,228	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Twin Home 3 1093 North 890 East	O	\$0.00	4,228	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Twin Home 4 1095 North 800 East	O	\$0.00	4,228	\$0.00			0		Client Housing/Services
American Fork, USDC, Res, Willowcreek Lodge 882 East 1100 North	O	\$0.00	46,248	\$0.00			0		Client Housing/Services

Department of Human Services Buildings

Facility Name	O or L	O & M	Sq Ft	\$/sq ft	Annual Rent	Expiration Date	FTE	sq ft/FTE	Other Notes
American Fork, USDC, Res, Woodland Lodge 845 East 1030 North	O	\$0.00	12,560	\$0.00			0		Client Housing/Services
American Fork, USDC, Rose Complex, Rose Lodge 765 North 900 East	O	\$0.00	9,752	\$0.00			0		Client Housing/Services
American Fork, USDC, Rose Complex, Warehouse Office 765 North 900 East	O	\$0.00	2,304	\$0.00			0		Client Housing/Services
American Fork, USDC, Steel Warehouse 3765 North 900 East	O	\$0.00	2,304	\$0.00			0		Unoccupied space
American Fork, USDC, Transformer Vault 765 North 800 East	O	\$0.00	150	\$0.00			0		Unoccupied space
Ballard, DCFSS 86 North 1500 East	L	\$0.00	5,000	\$17.75	\$88,750.00	12/31/2011	20	250	
Beaver, DCFSS 875 North Main Street	L	\$0.00	1,906	\$14.64	\$27,903.84	6/31/2010	6	318	Shared with DWS
Blanding, D.J.U.S. Canyonlands Youth Center 244 West Old Run Road	O	\$0.00	21,700	\$0.00			41	529	
Blanding, Multiple Agencies 522 North 100 East	L	\$0.00	8,036	\$14.96	\$120,218.56	6/30/2017	19	423	Shared with DWS
Bountiful, Multiple Agencies 57 West 200 North	L	\$0.00	6,800	\$20.70	\$140,800.00	6/30/2010	20	340	Shared with DHS agencies
Brighton, D.J.U.S. Box Elder Outreach Center 138 South 990 West	L	\$0.00	5,226	\$8.50	\$44,421.00	10/31/2011	5	1045	Youth Program
Brighton, Multiple Agencies 1050 South 500 West	L	\$0.00	19,573	\$16.53	\$323,541.69	10/31/2011	19	1030	Shared with DHS agencies
Castledale, DCFSS 1020 North 550 West (Highway 29)	L	\$0.00	5,400	\$15.71	\$84,834.00	10/31/2013	18	300	
Cedar City, D.J.U.S. Iron County Youth Center 1652 West Harding Avenue	O	\$0.00	3,300	\$0.00			18	183	
Cedar City, D.J.U.S. SWUYC 270 East 1600 North	O	\$0.00	12,690	\$0.00			28	452	
Cedar City, D.J.U.S. SWUYC Maintenance 270 East 1600 North	O	\$0.00	2,000	\$0.00			0		
Cedar City, Region Admin Office 856 Sage Drive	L	\$0.00	4,704	\$17.39	\$81,802.56	6/30/2012	11	428	
Cedar City, Regional Center 106 North 100 East	O	\$72,008.50	10,643	\$6.77	\$72,053.11	6/30/2010	19	580	
Clearfield, DSPD, West 1290 East 1450 South	O	\$52,724.00	13,421	\$3.93	\$52,744.33	6/30/2010	34	395	
Clearfield, Multiple Agencies, East 1350 East 1450 South	O	\$129,322.00	24,541	\$5.27	\$129,331.07	6/30/2010	42	584	Shared with DHS agencies
Delta, Multiple Agencies 39 South 300 East	L	\$0.00	1,872	\$12.17	\$22,782.24	6/30/2013	9	208	Shared with DHS agencies
Drapet, D.J.U.S. Genesis Youth Center 14178 South Pony Express Road	O	\$0.00	21,109	\$0.00			0		
Drapet, D.J.U.S. Genesis Youth Center Rec. Building 14178 South Pony Express Road	O	\$0.00	3,170	\$0.00			0		
Drapet, D.J.U.S. Genesis Youth Center Woodshop 14178 South Pony Express Road	O	\$0.00	2,624	\$0.00			0		
Drapet, D.J.U.S. Genesis Youth Center Classroom 14178 South Pony Express Road	O	\$0.00	1,755	\$0.00			0		
Drapet, D.J.U.S. Genesis Youth Center Classroom 2 14178 South Pony Express Road	O	\$0.00	1,755	\$0.00			0		
Farmington, D.J.U.S. Davis Youth Services 1353 North 1075 West	L	\$0.00	2,890	\$17.44	\$50,401.60	8/31/2010	8	361	
Farmington, D.J.U.S. Farmington Bay YC, Detention 907 West Clark Lane	O	\$0.00	4,853	\$0.00			0		
Farmington, D.J.U.S. Farmington Bay YC, O&A 907 West Clark Lane	O	\$0.00	4,640	\$0.00			0		
Farmington, D.J.U.S. Farmington Bay YC, Secure 907 West Clark Lane	O	\$0.00	4,640	\$0.00			0		
Farmington, D.J.U.S. Farmington Bay Youth Center Adm 907 West Clark Lane	O	\$0.00	15,558	\$0.00			0		
Farmington, D.J.U.S. Farmington Bay Youth Center 100 North	L	\$0.00	1,022	\$13.65	\$13,950.30	3/31/2015	2	511	Summer housing for work crew
Heber City, D.J.U.S. Strawberry Work Camp US Forest Service	O	\$0.00	2,240	\$0.00			0		
Heber, DCFSS 89 North 600 West	L	\$0.00	4,386	\$19.89	\$87,436.44	12/31/2013	10	440	
Hurricane, D.J.U.S. Dixie Area Detention 330 South 5300 West	O	\$0.00	40,864	\$0.00			41	987	No cost
Kanab, DCFSS 350 East 300 South	L	\$0.00	2,379	\$15.78	\$37,540.62	7/31/2014	5	476	
Layton, DCFSS, Storage A 1550 North Hill Field Road	L	\$0.00	100	\$0.00	\$0.00		0		Facility leased to private provider
Layton, DSPD, Group Home 575 South Old Fort Lane	L	\$0.00	4,483	\$0.00	\$0.00	6/30/2010	0		Facility leased to private provider
Logan, DCFSS 115 West Golf Course Road	L	\$0.00	10,054	\$17.43	\$175,241.22	6/30/2011	25	402	
Logan, D.J.U.S. Cache Valley Outreach Program 115 West Golf Course Road	L	\$0.00	4,552	\$17.43	\$79,341.36	6/30/2011	8	569	
Logan, D.J.U.S. Cache Valley Youth Center 2051 North 600 West	O	\$0.00	21,265	\$0.00			42	506	
Logan, DSPD 115 West Golf Course Road	L	\$0.00	7,326	\$17.43	\$127,862.18	6/30/2011	10	733	
Logan, DSPD 115 West Golf Course Road	L	\$0.00	6,243	\$20.47	\$127,794.21	1/31/2014	17	367	
Magna, DCFSS 3452 South 8400 West	L	\$0.00	4,270	\$17.32	\$73,956.40	6/30/2014	14	305	Shared with DHS agencies
Mantri, Multiple Agencies 55 South Main Street	L	\$0.00	500	\$7.28	\$3,640.00	6/30/2010	2	250	
Maab, AG 217 East Center Street	L	\$0.00	4,185	\$0.00	\$0.00	3/31/2013	5	837	No cost lease for case worker
Maab, DCFSS, CBH 180 South 300 East	L	\$0.00	150	\$0.00	\$0.00	10/31/2012	1	150	
Maab, D.J.U.S. Seekhaven 81 North 300 East	L	\$0.00	150	\$0.00	\$0.00	6/30/2010	23	353	
Maab, Regional Center 1185 South Highway 191	O	\$101,143.29	8,115	\$12.46	\$101,112.90	6/30/2010	23	353	
Murray, DCFSS, Fashion Place 6100 South Fashion Boulevard	L	\$0.00	29,873	\$16.00	\$477,968.00	6/30/2013	114	262	Shared with DHS agencies
Nephi, Multiple Agencies 1409 South Main Street	L	\$0.00	2,954	\$17.75	\$52,433.50	6/30/2012	6	492	Facility leased to private provider
North Ogden, DSPD, Group Home 446 East 2100 North	L	\$0.00	4,626	\$0.00	\$0.00	6/30/2015	8	578	

Department of Human Services Buildings

Facility Name	O or L	O & M	Sq Ft	\$/sq ft	Annual Rent	Expiration Date	FTE	sq ft/FTE	Other Notes
Ogden DCFS 950 East 25th Street	O	\$802,242.56	36,917	\$21.73	\$802,206.41	6/30/2010	123	300	Shared with other state departments
Ogden DCFS CBH 950 East 12th Street	L	\$0.00	10,362	\$5.11	\$52,949.82	12/31/2013	14	740	Children's Program
Ogden DCFS Storage 4400 West Hinkley Drive	L	\$0.00	1,230	\$2.44	\$3,001.20	1/1/2010	0		
Ogden DJJS Archway Youth Services Center 2850 Lincoln Avenue	L	\$0.00	13,044	\$0.00	\$0.00	12/31/2099	35	373	
Ogden DJJS Millicreek Youth Center 790 West 12th Street	O	\$0.00	23,098	\$0.00			103	224	
Ogden DJJS Millicreek Youth Center Chapel 790 West 12th Street	O	\$0.00	800	\$0.00			0		
Ogden DJJS Millicreek Youth Center Cottage A 790 West 12th Street	O	\$0.00	3,408	\$0.00			0		
Ogden DJJS Millicreek Youth Center Cottage B 790 West 12th Street	O	\$0.00	3,408	\$0.00			0		
Ogden DJJS Millicreek Youth Center Cottage C 790 West 12th Street	O	\$0.00	3,408	\$0.00			0		
Ogden DJJS Millicreek Youth Center Cottage D&E 790 West 12th Street	O	\$0.00	2,173	\$0.00			0		
Ogden DJJS Millicreek Youth Center Cottage FRG 790 West 12th Street	O	\$0.00	2,173	\$0.00			0		
Ogden DJJS Ogden O&A & Case Mgmt 145 North Monroe Boulevard	O	\$0.00	18,828	\$0.00			6	2805	No cost
Ogden Regional Center 2540 Washington Boulevard	O	\$0.00	43,172	\$5.37	\$231,833.64	6/30/2010	103	419	Shared with DHS agencies
Orem DCFS 1106 North 1200 West	L	\$0.00	3,154	\$21.71	\$14,413.78	1/31/2010	11	287	
Orem DJJS Orem Case Management 235 South Mountainlands Drive	L	\$0.00	6,541	\$21.71	\$142,005.11	1/31/2012	28	234	
Panguitch DCFS 659 North Main Street	L	\$0.00	1,238	\$16.56	\$20,501.28	6/30/2013	3	312	
Price DCFS Women's Shelter 695 North 100 East	L	\$0.00	2,563	\$2.81	\$7,202.03	7/31/2012	4	641	Shared with DWS
Price DJJS Castle Country Youth Center 1395 South Carbon Avenue	O	\$0.00	18,090	\$0.00		6/30/2012	30	603	
Price Multiple Agencies 475 West Price River Drive	L	\$0.00	15,911	\$18.37	\$292,285.07	6/30/2012	49	325	Shared with DWS
Provo DCFS Task Force 51 South University Avenue	L	\$0.00	1,232	\$14.00	\$17,248.00	12/31/2010	4	308	
Provo DJJS Lighthouse Peak 1955 Dakota Lane	O	\$0.00	15,500	\$0.00			0		
Provo DJJS State Canyon Youth Center 1991 South State Street	O	\$0.00	46,000	\$0.00			0		
Provo Regional Center 150 East Center Street	O	\$255,586.00	46,616	\$5.48	\$255,455.68	6/30/2010	157	297	Shared with multi-state departments
Provo USH Administration 1300 East Center Street	O	\$0.00	37,000	\$0.00			0		
Provo USH Amphitheater/Castle 1300 East Center Street	O	\$0.00	8,300	\$0.00			0		
Provo USH Beesley 1300 East Center Street	O	\$0.00	11,250	\$0.00			0		Client Housing/Services
Provo USH Castle Pavilion Restrooms 1300 East Center Street	O	\$0.00	1,113	\$0.00			0		
Provo USH Chair Storage Shed 1300 East Center Street	O	\$0.00	400	\$0.00			0		Unoccupied space
Provo USH Chapel 1300 East Center Street	O	\$0.00	5,443	\$0.00			0		
Provo USH Cottage 1300 East Center Street	O	\$0.00	3,327	\$0.00			0		Client Housing/Services
Provo USH Day Care Garage 1300 East Center Street	O	\$0.00	0	\$0.00			0		Unoccupied space
Provo USH Electrical Substation 1300 East Center Street	O	\$0.00	0	\$0.00			0		Unoccupied space
Provo USH Excel House 1300 East Center Street	O	\$0.00	3,213	\$0.00			0		
Provo USH Excel House Garage 1 1300 East Center Street	O	\$0.00	504	\$0.00			0		
Provo USH Excel House Garage 2 1300 East Center Street	O	\$0.00	504	\$0.00			0		
Provo USH Forensic Building 1300 East Center Street	O	\$0.00	70,908	\$0.00			0		
Provo USH Heating Plant 1300 East Center Street	O	\$0.00	4,800	\$0.00			0		
Provo USH Laundry Recreational Storage 1300 East Center Street	O	\$0.00	9,918	\$0.00			0		
Provo USH Maintenance Building Shop 1300 East Center Street	O	\$0.00	5,952	\$0.00			0		
Provo USH Medical Services Building MS 1300 East Center Street	O	\$0.00	57,006	\$0.00			0		Client Housing/Services
Provo USH Medical Services Building MS 1300 East Center Street	O	\$0.00	18,350	\$0.00			0		
Provo USH Rampton Cafeteria Kitchen 1300 East Center Street	O	\$0.00	74,500	\$0.00			0		Client Housing/Services
Provo USH Rampton I 1300 East Center Street	O	\$0.00	84,233	\$0.00			0		Client Housing/Services
Provo USH Rampton II 1300 East Center Street	O	\$0.00	200	\$0.00			0		Unoccupied space
Provo USH Rampton Picnic Pavilion 1300 East Center Street	O	\$0.00	5,000	\$0.00			0		Unoccupied space
Provo USH Ropes Course 1300 East Center Street	O	\$0.00	1,820	\$0.00			0		Unoccupied space
Provo USH Storage Shed 1300 East Center Street	O	\$0.00	7,953	\$0.00			0		
Provo USH Support Services Building 1300 East Center Street	O	\$0.00	11,925	\$0.00			0		Unoccupied space
Provo USH Warehouse 1300 East Center Street	O	\$0.00	600	\$0.00			0		Unoccupied space
Provo USH Well Pump House 1300 East Center Street	O	\$0.00	24,619	\$0.00			0		Client Housing/Services
Provo USH Youth Center 1300 East Center Street	O	\$0.00	480	\$0.00			0		Unoccupied space

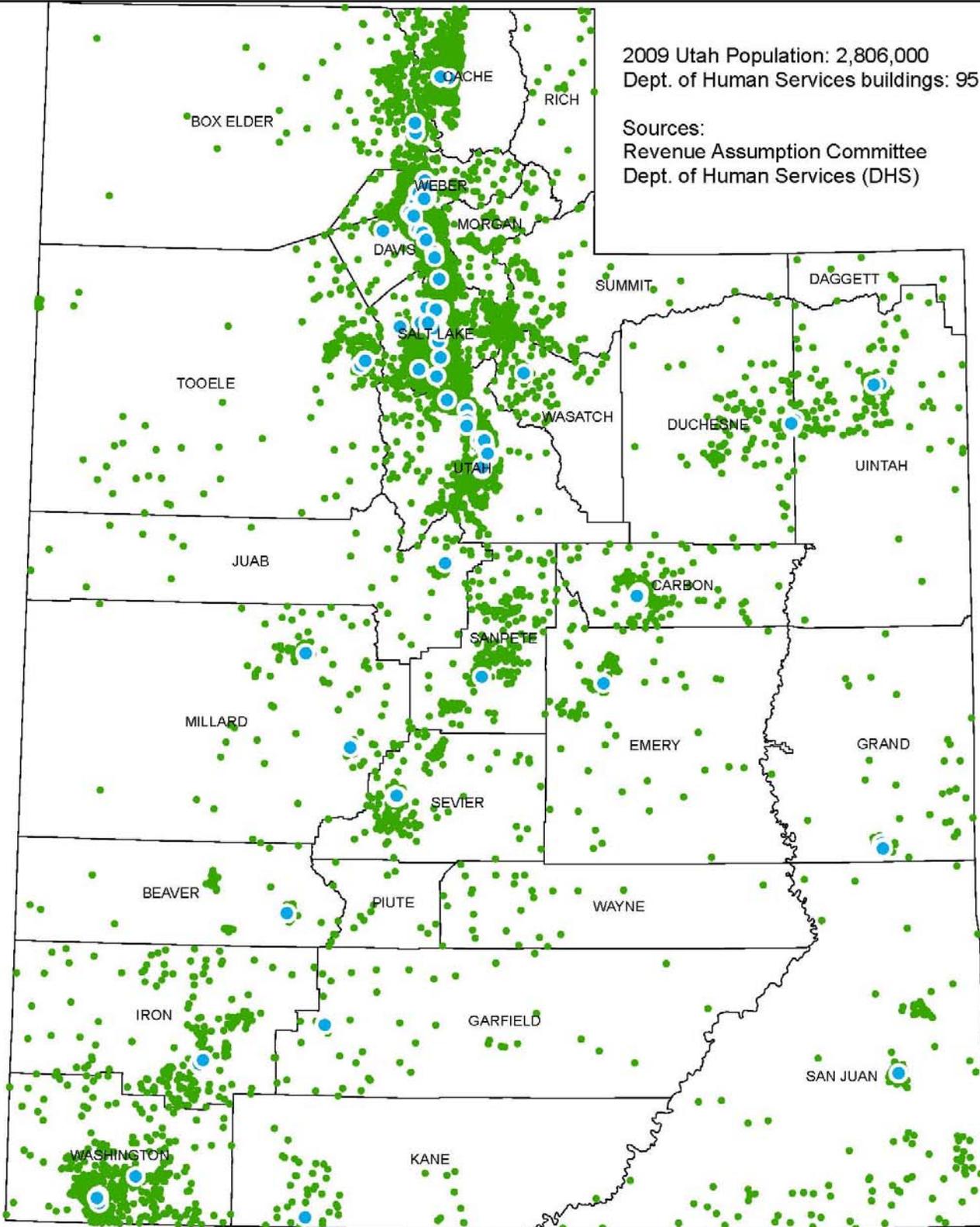
Department of Human Services Buildings

Facility Name	O or L	O & M	Sq Ft	\$/sq ft	Annual Rent	Expiration Date	FTE	sq ft/FTE	Other Notes
Richfield, DAAS, APS Office 835 East 300 North	L	\$0.00	846	\$6.94	\$5,871.24	8/61/2025	5	169	Located with Sevier Co Jail and offices and Utah State Highway Patrol
Richfield, DJUS, Central Utah Youth Center 449 North US Highway 89	O	\$0.00	18,900	\$0.00			48	394	
Richfield, Family Support Center 58 East 300 North	O	\$0.00	4,621	\$0.00			3	1,540	No cost
Richfield, ORS 675 North Main Street	L	\$0.00	1,886	\$18.55	\$34,985.30	7/31/2013	10	189	
Richfield, Regional Center 201 East 500 North	O	\$28,771.00	7,580	\$3.87	\$29,373.30	6/30/2010	16	474	
Riverton, DCFS 12637 South Crossing Drive	L	\$0.00	13,684	\$22.80	\$311,985.20	10/30/2014	25	547	
Rosevelt, DCFS 330 West 800 South	L	\$0.00	8,600	\$18.95	\$162,970.00	12/31/2013	29	297	
Rosevelt, DJUS, Duchesne County Receiving Center 28 West Lagoon Street	O	\$0.00	950	\$0.00			2	475	
Roy, DJUS, Weber Valley Detention Center 5470 South 2700 West	O	\$0.00	19,799	\$0.00	\$0.00	6/30/2010	0		
Sandy, DSPD, Group Home 736 East 9085 South	L	\$0.00	4,626	\$0.00	\$157,036.00	6/30/2010	150	221	
SILC, DCFS, Central 1385 South State Street	O	\$157,085.00	33,200	\$4.73	\$432,415.68	9/30/2009	142	167	
SILC, DCFS, Holiday 645 East 4500 South	L	\$0.00	23,707	\$18.24	\$432,415.68	7/31/2012	48	281	
SILC, DCFS, T AL 405 West Bearcat Drive	L	\$0.00	13,494	\$13.00	\$3,780.00	6/30/2009	0		
SILC, DJUS, Court Parking Lease 40 West 500 South	L	\$0.00	2,100	\$1.80	\$0.00		0		
SILC, DJUS, ICAP 3520 South 700 West	O	\$0.00	3,300	\$0.00			0		
SILC, DJUS, Salt Lake Boys & Girls O&A 61 West 3800 South	L	\$0.00	19,235	\$14.56	\$280,081.60	6/30/2010	36	534	
SILC, DJUS, Salt Lake Early Intervention 3570 South West Temple	L	\$0.00	9,650	\$15.75	\$151,987.50	6/30/2010	25	386	
SILC, DJUS, Salt Lake Valley Detention Center 3450 South 900 West	O	\$0.00	79,359	\$0.00			0		
SILC, DJUS, Training Building 3522 South 700 West	O	\$21,628.50	10,497	\$2.06	\$21,623.82	6/30/2010	29	362	
SILC, DJUS, Wasatch Youth Center 3534 South 700 West	O	\$0.00	43,810	\$0.00			0		
SILC, DJUS, Wasatch Youth Center, Garage 3534 South 700 West	O	\$0.00	576	\$0.00			0		
SILC, DJUS, Wasatch Youth Center, Building 195 North 1950 West	O	\$451,809.00	142,314	\$4.76	\$677,414.64	6/30/2010	338	421	
SILC, Multiple Agencies, Admin, Building 195 North 1950 West	L	\$0.00	97,246	\$20.00	\$1,944,920.00	6/30/2014	325	289	
SILC, ORS 515 East 100 South	L	\$0.00	3,487	\$13.44	\$46,885.28	10/31/2012	8	436	
SILC, UDDC 155 South 300 West	L	\$0.00	2,000	\$0.20	\$400.00	12/31/2014	0		
SILC, UTA, Special Use 3800 South 700 West	L	\$0.00	4,584	\$0.00	\$0.00	6/30/2010	0		Facility leased to private provider
Spanish Fork, DSPD, Group Home 420 North 700 East	L	\$0.00	10,266	\$18.66	\$191,563.56	9/30/2012	38	270	
Spanish Fork, Multiple Agencies 607 Kirby Lane	L	\$0.00	12,000	\$10.25	\$123,000.00	9/6/2008	0		
Springville, DJUS, Springville O&A 205 West 900 North	O	\$0.00							Shared conference room that all programs in the building use
St. George, DAAS 359 East Riverside Drive Building C	L	\$0.00	4,094	\$19.17	\$78,481.98	6/30/2011	8	512	
St. George, DCFS 377 East Riverside Drive Building A	L	\$0.00	15,068	\$19.17	\$288,853.56	6/30/2011	27	558	
St. George, DJUS, Washington County Crisis Center 251 East 200 North	O	\$0.00	8,820	\$0.00			15	588	
St. George, DSPD, Group Home 193 West 200 South	O	\$0.00	4,656	\$0.00			0		Facility leased to private provider
St. George, Multiple Agencies 377 East Riverside Drive Building B	L	\$0.00	12,696	\$18.79	\$238,557.84	6/30/2011	45	282	
Sunset, DJUS, Davis Area Youth Center 2485 North Main Street	L	\$0.00	6,946	\$14.57	\$101,203.22	10/31/2010	40	174	
Syracuse, DJUS, Antelope Island Antelope Island	O	\$0.00	1,715	\$0.00			0		Summer Work Program Space
Tooele, DCFS 305 North Main Street	L	\$0.00	9,785	\$21.00	\$205,085.00	12/31/2013	32	305	
Tooele, DCFS, DV Shelter 852 Cedarview Circle	L	\$0.00	1,787	\$4.04	\$7,219.48	6/30/2011	2	894	program for families
Vernal, DCFS 1052 West Market Drive	O	\$45,317.00	8,030	\$5.64	\$45,289.20	6/30/2010	31	259	
Vernal, DCFS, Spouse Abuse Home A 259 North 650 East	L	\$0.00	1,425	\$2.53	\$3,605.25	8/1/2014	5	285	
Vernal, DJUS, Split Mountain Youth Center 830 East Main Street	O	\$76,800.00	22,773	\$3.37	\$76,745.01	6/30/2010	9	513	
Vernal, DSPD 980 West Market Drive	O	\$24,913.00	4,621	\$5.39	\$24,907.19	6/30/2010	9	147	
WVC, DCFS, Ogurch 2855 South Lake Erie Drive	L	\$0.00	26,736	\$22.72	\$607,441.92	12/31/2013	147	182	
WVC, DJUS, Decker Lake Youth Center 2310 West 2700 South	O	\$0.00	32,812	\$0.00			0		
WVC, DJUS, Decker Lake Youth Center, Chapel 2310 West 2700 South	O	\$0.00	700	\$0.00			0		
WVC, DJUS, Decker Lake Youth Center, Cottage A 2310 West 2700 South	O	\$0.00	3,408	\$0.00			0		
WVC, DJUS, Decker Lake Youth Center, Cottage B 2310 West 2700 South	O	\$0.00	3,408	\$0.00			0		
WVC, DJUS, Decker Lake Youth Center, Cottage C 2310 West 2700 South	O	\$0.00	3,408	\$0.00			0		
WVC, DJUS, Decker Lake Youth Center, Cottage D 2310 West 2700 South	O	\$0.00	4,346	\$0.00			0		
<b>Totals</b>		<b>\$2,219,149.85</b>	<b>13,360,014</b>	<b>\$898.54</b>	<b>\$11,052,281.36</b>		<b>2989</b>		

### Human Services Buildings

2009 Utah Population: 2,806,000  
Dept. of Human Services buildings: 95

Sources:  
Revenue Assumption Committee  
Dept. of Human Services (DHS)



One green dot represents 150 people;  
one blue circle represents 1 DHS center



**Jon M. Huntsman**  
Governor  
**Kimberly Hood**  
Executive Director  
**David G. Buxton**  
Director

# State Of Utah

Division of Facilities Construction & Management

Department of Administrative Services  
4110 State Office Building  
Salt Lake City, Utah 84114  
Phone: (801) 538-3430  
Fax: (801) 538-3267

## Memorandum

To: Rich Amon, Legislative Fiscal Analyst  
From: John Nichols, Real Estate and Debt Manager, DFCM  
Date: February 4, 2009  
Subject: Impact of Breaking State Leases

---

This memo is in response to your request for clarification of DFCM's policy on the early cancellation of leases as provided for in the non-appropriation clause contained in State leases. It is DFCM's policy to prematurely cancel leases under this clause only when given a specific and explicit directive to do so by the Legislature, which is extremely rare and hasn't occurred in almost twenty years. DFCM does not consider an agency budget approved by the Legislature that closes a particular office or program to be sufficient on its own to cancel the lease for that program – specific legislative direction to break a particular lease or leases would be necessary.

“Breaking” a lease means the State prematurely abandons the property and stops all lease payments to the landlord, in essence defaulting on the lease without compensation to the landlord. Aside from not honoring our contractual obligations, the most serious consequence of breaking a State lease would be the perception in the open market that State leases are high-risk leases that can be canceled in any given year, and they would be treated accordingly with higher rentals and less favorable terms. Landlords would also be much more wary of sharing buildout expenses or allowing us to amortize buildout costs over time. According to DFCM's Assistant Attorney General, the State might also be exposed to potential lawsuits from the landlords of broken leases. Consequently, DFCM always negotiates with landlords to exit leases early, either through a negotiated buyout or other arrangement agreeable to both parties.

A few State agencies have expressed a desire to break leases they occupy in connection with budget cuts as they shut down, close or move certain programs. The rumor that one State agency desires to break a lease has already cost that agency a large and important expansion at another leased facility in the Salt Lake Valley.

DFCM has worked for many years to ensure that State leases are viewed and treated as credible multi-year leases in the market. Prematurely breaking leases would reverse that reputation and result in State leases being viewed as higher risk agreements in the market, likely resulting in significantly higher lease costs into the future.