

State of Utah Prison Relocation Commission



August 11, 2015

Utah State Correctional Facility Siting Program Comparative Site Evaluation Matrix

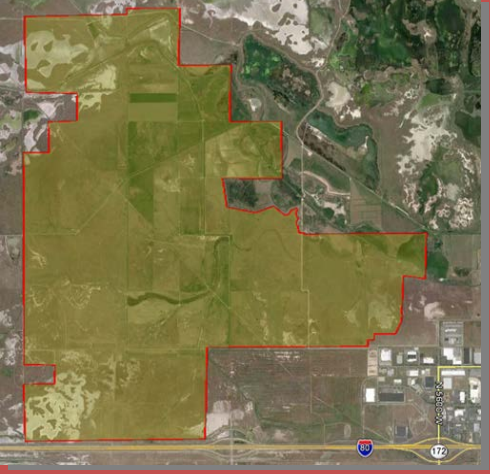
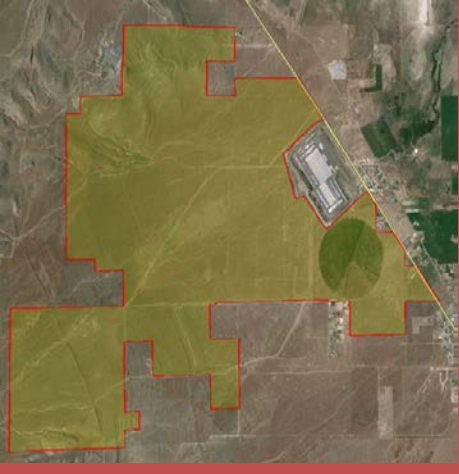

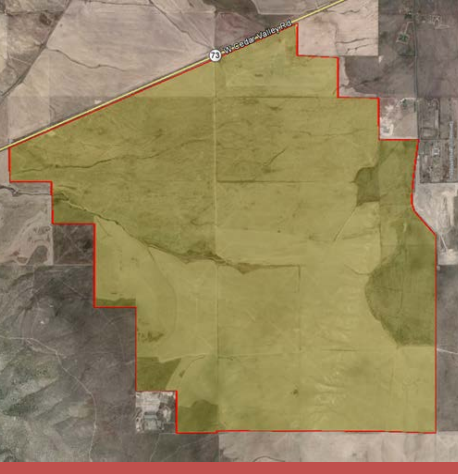
Relocation of Utah State Prison, Draper



Louis Berger

PROPOSED UTAH STATE CORRECTIONAL FACILITY

COMPARATIVE SITE EVALUATION MATRIX (August 11, 2015)

Evaluation Category	Criteria	I-80/7200 West	SR 138 Industrial Park	Lake Mountains West	Cedar Valley South
					
SITE CONSIDERATIONS	Jurisdiction	Salt Lake City, Salt Lake County.	Grantsville City, Tooele County.	Eagle Mountain City, Utah County.	Town of Fairfield, Utah County.
	Site Acreage (Total)	4,000+ acres.	3,000+ acres.	700+ acres.	2,700+ acres.
	Site Acreage (Developable)	1,000+/- acres.	2,000+ acres.	600+ acres.	2,000+ acres.
	Site Configuration	Acceptable.	Acceptable.	Acceptable.	Acceptable.
	Conceptual Design Fit Test	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.	Capable of siting 360-acre conceptual design with capacity expansion potential.
	Site Expansion Potential	Somewhat limited; bordered by conservation zones, I-80, International Center, former landfill, canals.	Yes, expansion potential beyond 500 acres.	Yes, expansion potential beyond 500 acres.	Yes, expansion potential beyond 500 acres.
	Topography (Elevation and Average % Slope)	Elevation: 4,215–4,225 feet above mean sea level. Level (0–1% average).	Elevation: 4,300–5,000 feet above mean sea level. Moderately sloping (5–10+% average).	Elevation: 4,835–4,850 feet above mean sea level. Level (0–1% average).	Elevation: 4,870–5,160 feet above mean sea level. Slightly sloping (0–5% average).



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SITE CONSIDERATIONS (cont.)	Cut and Fill Volumes (Cubic Yards)	Requires raising 360-acre development area above current ground elevation with approximately 2.2 million cubic yards of structural fill.	Requires approximately 6-7 million cubic yards of earthwork to level 360-acre development area. During leveling, slope stability/stabilization issues may arise.	Only minimal grading necessary to prepare site for development.	Only minimal grading necessary to prepare site for development.
	Major Faults / Seismic Risk Zone	Approximately 1 mile from Granger Fault, 6 miles from Wasatch Fault (high risk zone).	Approximately 6 miles from Stansbury Fault, 12 miles from Oquirrh Fault, 34 miles from Wasatch Fault (low risk zone).	Approximately 9 miles from South Oquirrh Mountains Fault, 19 miles from Wasatch Fault (low risk zone).	Approximately 4 miles from South Oquirrh Fault, 23 miles from Wasatch Fault (low risk zone).
	Geotechnical Conditions and Considerations	<p>Soil mitigation needed to improve soft soils and address liquefaction. Structural fill needs to be placed on all building pads after soil mitigation and prior to construction. Deep foundation systems needed under most/all structures.</p> <p>Soft soil layers extend beyond 125 feet in areas with some inconsistent/highly variable soil bearing layers in east portion.</p> <p>Potential for liquefaction throughout region; collapsible soils generally located near surface throughout area.</p> <p>Up to 18-36 months required for soil stabilization and/or deep foundations prior to some building construction; would then allow for mat foundation construction.</p>	Dense, mostly granular soils with boulders, to a lesser extent stiff clay and silt and low liquefaction potential; ideal for conventional shallow foundation system.	<p>Soil mitigation required to allow for conventional shallow foundation system design and construction.</p> <p>Stiff, fine-grained soils throughout with low liquefaction potential. Collapsible soils and expansive soils generally distributed in upper 6-10 feet throughout site.</p>	<p>Soil mitigation required to allow for conventional shallow foundation system design and construction.</p> <p>No geotechnical investigation performed. Based on published data, stiff, fine-grained soils expected throughout site as well as collapsible soils and expansive soils in upper 6-10 feet. Low liquefaction potential.</p>



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ENVIRONMENTAL RESOURCES	Flood Hazard Potential	Moderate potential that can be mitigated by raising development area above current elevation.	Moderate potential due to mapped debris flow; to be investigated and addressed during design phase.	Minimal potential based on published sources but with recent developments, some flooding observed in nearby areas.	Minimal potential.
	Wetland/Waters of the U.S. Present	Wetlands/WOUS found in and surrounding site; precise building area to be determined.	No on-site wetlands and WOUS. Concurrence letter pending from USACE.	No on-site wetlands and WOUS. Concurrence letter received from USACE.	No on-site wetlands and WOUS. Concurrence letter pending from USACE.
	Known Special Status Species Habitats	Long-billed Curlews and Burrowing Owls observed during field studies.	Long-billed Curlews and Burrowing Owl observed during field studies.	No special status species observed during field studies.	No special status species observed during field studies.
	Potential for Special Status Species Habitats	Moderate potential for habitat. Habitat Suitability Assessment to be undertaken to confirm presence/absence and if mitigation necessary.	Low potential for habitat. Habitat Suitability Assessment to be undertaken to confirm presence/absence and if mitigation necessary.	Low potential for habitat. Habitat Suitability Assessment to be undertaken to confirm presence/absence and if mitigation necessary.	Low potential for habitat. Habitat Suitability Assessment to be undertaken to confirm presence/absence and if mitigation necessary.
	Known Waste Contamination	Borders former landfill (conditions unknown) and area associated with past military activities (SLCAABGR).	No evidence to indicate presence or likely presence of contamination due to release of petroleum products or hazardous substances.	No evidence to indicate presence or likely presence of contamination due to release of petroleum products or hazardous substances.	No evidence to indicate presence or likely presence of contamination due to release of petroleum products or hazardous substances. Some miscellaneous debris identified.
	Potential for Waste Contamination	Moderate potential for contamination. Follow-up needed to confirm no remediation necessary.	Low potential for contamination; no follow-up necessary.	Low potential for contamination; no follow-up necessary.	Low potential for contamination. Removal of small volume of miscellaneous debris recommended.
	Known Cultural Resources	Moderate sensitivity for cultural resources: 21 cultural resources within 1-mile radius (historic period canals and ditches, former homestead, railroad, Goggin Drain).	Moderate sensitivity for cultural resources: 4 cultural resources within 1-mile radius. One site recorded within property; most located outside property boundaries.	Low sensitivity for cultural resources: 2 cultural resources within 1-mile radius (none on-site).	High sensitivity for cultural resources: 8 sites within 1-mile radius (none on-site). Historic-period homestead, cemetery, Camp Floyd (listed in NRHP), others nearby. Unrecorded prehistoric sites nearby increases likelihood of prehistoric sites in or around area.



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ENVIRONMENTAL RESOURCES (cont.)	Potential for Significant Cultural Resources or Impacts	Moderate probability of identifying cultural resources to evaluate, avoid and/or mitigate. Pedestrian survey needed to comply with UT Code Annotated 9-8-404.	Moderate probability of identifying cultural resources to evaluate, avoid and/or mitigate. Pedestrian survey needed to comply with UT Code Annotated 9-8-404.	Low probability of identifying cultural resources to evaluate, avoid and/or mitigate. Pedestrian survey needed to comply with UT Code Annotated 9-8-404.	High probability of identifying cultural resources to evaluate, avoid and/or mitigate. Pedestrian survey needed to comply with UT Code Annotated 9-8-404.
	Enjoyment of Night Sky	Illumination could affect enjoyment of night sky; presence of SLC International Airport and downtown SLC reduces likelihood of adverse impacts.	Illumination, when added to Walmart Center illumination, could incrementally affect enjoyment of night sky.	Illumination could adversely affect enjoyment of night sky.	Illumination could adversely affect enjoyment of night sky.
	Insect Pests	Mosquitos and other insect pests prevalent throughout area. Mitigation via SLC Mosquito Abatement District (estimated annual treatment cost: \$160,000).	Mosquitos and other insect pests reportedly not a serious concern requiring mitigation.	Mosquitos and other insect pests reportedly not a serious concern requiring mitigation.	Mosquitos and other insect pests reportedly not a serious concern requiring mitigation.
	Potential for Air Quality Impacts (Inmate Transportation)	Projected annual miles driven: 390,000 (lowest among alternatives). Would contribute least to air emissions.	Projected annual miles driven: 740,000 (second highest among alternatives). Significant production of air emissions.	Projected annual miles driven: 710,000 (second lowest among alternatives). Significant production of air emissions.	Projected annual miles driven: 760,000 (highest among alternatives). Significant production of air emissions.
LAND USE CONSIDERATIONS	Current Zoning	Agriculture. Zone change to industrial under consideration by Salt Lake City.	Agriculture. City ordinance prohibits correctional facility development.	Industrial. Master Development Agreement in place through August 2017 (allowing for correctional facility development).	Agriculture.
	Predominant Site Uses (Current)	Agriculture, conservation.	Agriculture.	Agriculture.	Agriculture.
	Adjacent/Nearby Uses (Current)	Former landfill, conservation and recreation, light industrial, agriculture uses.	Vacant, agriculture, scattered residential and commercial uses.	Vacant, former landing strip, wastewater treatment plant, agriculture, power and gas line corridors.	Vacant, active landfill, agriculture, airpark, firing range, Camp Floyd State Park, scattered residential.



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LAND USE CONSIDERATIONS (cont.)	Potential for Conflicts with Surrounding Properties (Current)	Limited conflicts—Adjoins former landfill, industrial zone, conservation, recreation, and agricultural lands.	Limited conflicts—Relatively isolated location and proximity to major distribution center limits conflicts, however, site closest to residential populations.	Limited conflicts—Isolated location and proximity to wastewater treatment plant, public works facilities, and major power and gas corridors.	Potential conflict—Proximity to historic Camp Floyd State Park, cemetery, Town of Fairfield raises concerns over potential conflicts.
	Adjacent/Nearby Uses (Future)	Light industrial, agriculture, commercial, conservation and recreation.	Light industrial, agriculture, mining, residential, and commercial.	Light industrial.	Agriculture, landfill, airstrip, scattered residential.
	Potential for Conflicts with Surrounding Properties (Future)	Limited conflicts—Adjoins planned industrial zone and conservation, recreational, and agricultural uses limit conflicts. Maintain unimpeded use by nearby hunting clubs.	Limited conflicts—Proximity to major distribution center and planned mining, commercial and industrial uses minimizes conflicts.	Limited conflicts—Isolated location adjoining planned industrial park and near public works and wastewater treatment facilities limits potential conflicts.	Potential conflicts—Proximity to historic park and Town of Fairfield raises concerns over potential conflicts.
UTILITY SERVICES	Public Water Supply Provider(s)	Two viable providers. Currently within Salt Lake City jurisdiction. Service by Magna Water District requires interlocal agreement. Extensions and upgrades needed by either service provider.	Within Grantsville jurisdiction; extensions and upgrades needed.	Within Eagle Mountain jurisdiction; extensions and upgrades needed.	No Fairfield system; Nearby City of Eagle Mountain unwilling to extend service.
	Potential for Independent Water Supply System	Characteristics of site and surrounding lands preclude development of independent water supply system.	Potential to develop independent water supply system; water rights and supply sources available. Test well development required to confirm source quantity and quality.	Potential to develop independent water supply system; water rights and supply sources available. Test well development required to confirm source quantity and quality.	Potential to develop independent water supply system dependent upon identifying willing seller(s) of water rights. Well feasibility study and test well development required to confirm source quantity and quality.
	Wastewater Treatment Provider(s)	Two viable providers. Within Salt Lake City service jurisdiction. Service by Magna Water District requires interlocal agreement. Extensions and upgrades needed by either provider to serve facility.	Within Grantsville’s service jurisdiction. Extensions and upgrades needed.	Within Eagle Mountain service jurisdiction; extensions and upgrades needed.	No Fairfield system; City of Eagle Mountain unwilling to extend service.



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UTILITY SERVICES (cont.)	Potential for Independent Wastewater Treatment System	Characteristics of site and surrounding lands preclude development of independent wastewater treatment system.	Development of independent system less costly than connection to city system.	Proximity to Eagle Mountain wastewater treatment plant provides less costly solution than developing independent system.	Connection to Eagle Mountain wastewater treatment plant is more cost-effective than developing independent system.
	Electric Power Provider(s)	Rocky Mountain Power	Rocky Mountain Power	Rocky Mountain Power	Rocky Mountain Power
	Natural Gas Provider(s)	Questar Gas Company	Questar Gas Company	Questar Gas Company	Questar Gas Company
	Communications Provider(s)	Multiple providers.	Multiple providers.	Multiple providers.	Multiple providers.
ACCESS CONSIDERATIONS	Principal Access Route(s)	I-80 to 5600 West (current) to site entrance.	I-80 to SR 138 to site entrance.	SR 73 to Eagle Mountain Boulevard to Pony Express Parkway to site entrance.	SR 73 to site entrance.
	Access Improvements Required	Interim solution: Access via I-80 to 5600 West and North Temple. Extend John Cannon Drive between 5600 West and 7500 West and construct 7500 West alignment from North Temple north. Permanent solution: I-80 to 7200 West to site. Determine need for traffic control devices, signage, etc.	Construct acceleration/deceleration lanes, turning lanes, etc. on SR 138 at entrance. Determine need for traffic control devices, signage, etc.	Widen Eagle Mountain Blvd. and construct new intersection and roadway along new alignment to site. Extend/ widen portions of Pony Express Parkway to site. Determine need for traffic control devices, signage, etc.	Construct acceleration/deceleration lanes, turning lanes, etc. on SR 73 at entrance. Determine need for traffic control devices, signage, etc.
	Access Limitations and Risks	Minimal Risks—Access to/from Salt Lake City and site available via multiple federal, state, and local roads; minimal risk during emergencies.	Significant Risks—Access to/from Grantsville and site dependent upon unimpeded travel on I-80. With few alternative routes, significant risk during emergencies.	Significant Risks—Access to/from Eagle Mountain and site dependent upon unimpeded travel on SR 73. With few alternative routes, significant risk during emergencies.	Significant Risks—Access to/from Fairfield and site dependent upon unimpeded travel on SR 73. With few alternative routes, significant risk during emergencies.
	Access by UDC Employee Base (Current)	Excellent access by employee base; 51% live within 25 miles of site.	Poor access by employee base; 6% live within 25 miles of site.	Fair access by employee base; 30% live within 25 miles of site.	Fair access by employee base; 24% live within 25 miles of site.



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ACCESS CONSIDERATIONS (cont.)	Access by Volunteers (Current)	Excellent. Percentage of volunteers by proximity: 62.8%.	Poor. Percentage of volunteers by proximity: 0.6%.	Fair. Percentage of volunteers by proximity: 36.5%.	Poor. Percentage of volunteers by proximity: 0.2%.
	Access by Visitors (Current)	Excellent access by visitors; majority of state inmates originate from Salt Lake City/County.	Poor access by visitors. Would increase average driving distances relative to all other sites with only one major highway to site (I-80).	Fair access by visitors. Would increase average driving distances relative to Draper or I-80/7200 West.	Fair access by visitors. Would increase average driving distances relative to all other sites and has only one major highway to site.
	Access to UDC Headquarters	Good access. Multiple routes available between site and UDC Headquarters in Draper.	Poor access. Over 60-minute drive between site and UDC Headquarters in Draper.	Fair access. Approximately 25-minute drive between site and UDC Headquarters in Draper.	Fair access. More than 30-minute drive between site and UDC Headquarters in Draper.
	Access to University of Utah Medical Center	Excellent access to Medical Center; closest location among alternatives and current Draper facility.	Fair access to Medical Center; second closest location among alternatives.	Fair access to Medical Center; second farthest location among alternatives.	Poor access to Medical Center; farthest location among alternatives.
	Access to Primary Court(s)	Excellent access to courts located along I-15 corridor; closest location among alternatives and current Draper facility.	Poor access to courts located along I-15 corridor; farthest location among alternatives.	Fair access courts located along I-15 corridor; second closest location among alternatives.	Fair access to courts located along I-15 corridor; second farthest location among alternatives.
	Access to Public Transit Services (Current)	No services available in vicinity of site although UTA buses serve International Center and pass site to serve Tooele County via I-80. Light rail service extends only to SLC International Airport.	No services available in vicinity of site.	No services available in vicinity of site.	No services available in vicinity of site.
	Potential to Extend Public Transit Services (Future)	Long-term potential moderate by possible extension of UTA bus service and extension of light rail system terminating at SLC International Airport.	Long-term potential low due to low projected ridership.	Long-term potential low due to low projected ridership.	Long-term potential low due to low projected ridership.
	Potential Conflicts with Aviation—Related Operations	None. Although closest to SLC International Airport, location and distance separation limit potential aviation conflicts.	None.	Requires relocation of Utah National Guard training zone from nearby air strip.	May require adjustment of Utah National Guard training site.



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PROPERTY ACQUISITION CONSIDERATIONS	Site Ownership	Five owners (total); three acting independently and two working cooperatively.	Single Owner.	Single Owner.	Single Owner.
	Approximate Land Value	\$30 million	\$20 million	\$10 million	\$5 million
	Motivation for Property Sale	Infrastructure investments provide opportunities to facilitate development of remainder of site.	Infrastructure investments provide opportunities to facilitate development of remainder of site and nearby lands.	Infrastructure investments provide opportunities to facilitate development of other adjoining lands.	Owner is a public entity that is re-evaluating its land holdings. Infrastructure investments provide opportunities to facilitate development of remainder of site and nearby lands.
	Ease of Property Acquisition	Owners cooperating to reach sale agreement.	Owner cooperating to reach sale agreement.	Owner cooperating to reach sale agreement.	Owner cooperating to reach sale agreement.
CAPITAL COST CONSIDERATIONS	Site Preparation Costs – Grading and Subsurface Conditions/Soil Mitigation/Foundation Construction	\$60+ million depending upon stabilization approach used.	\$32–\$34 million.	\$5–\$8 million.	\$5–\$10 million.
	Wetlands / WOUS Mitigation Costs	Unknown; pending further investigation.	None.	None.	None.
	Cultural Resource Mitigation Costs	Unknown; pending further investigation.	Unknown; pending further investigation.	Unknown; pending further investigation.	Unknown; pending further investigation.
	Infrastructure Capital Costs—Public Water Supply Service	\$4.4 million assuming connection to SLC system; \$22.1 million assuming connection to Magna Water District.	\$18.2 million.	\$16.8 million.	\$26.9 million. Infeasible without acquiring water rights.
	Infrastructure Capital Costs—Independent Water Supply Service	Infeasible due to area groundwater quality.	Feasible. \$14.9 million.	Feasible. \$12.7 million.	Infeasible without acquiring water rights.
	Infrastructure Capital Costs—Public Wastewater Service	\$15.9 million assuming connection to Magna Water District; \$41.4 million assuming connection to SLC system.	\$40.9 million.	\$9.4 million.	\$14.2 million.
	Infrastructure Capital Costs—Independent Wastewater Service	Independent system infeasible due to effluent discharge restrictions.	\$20.6 million.	\$14.8 million.	Connection to Eagle Mountain wastewater system more cost-effective than developing independent system.



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CAPITAL COST CONSIDERATIONS (cont.)	Infrastructure Capital Costs—Power	\$13.4 million.	\$19.9 million.	\$20.6 million.	\$32.6 million.
	Infrastructure Capital Costs—Natural Gas	\$5.0 million.	\$350,000.	\$2.2 million.	\$7.9 million.
	Infrastructure Capital Costs—Storm Water Management	Storm water to be detained on-site. Estimated city impact fees: \$750,000.	Storm water to be retained/detained on-site. Debris flow potential to be addressed during design phase. \$0 city impact fees.	Storm water to be retained/detained on-site. \$0 city impact fees.	Storm water to be retained/detained on-site. \$0 city impact fees.
	Infrastructure Capital Costs—Communications	To be determined during negotiations with providers.	To be determined during negotiations with providers.	To be determined during negotiations with providers.	To be determined during negotiations with providers.
	Infrastructure Capital Costs—Roadway Access	\$6–8 million for interim access solution. Undetermined for permanent access solution.	\$1.0–\$1.5 million.	\$17.8–\$21.4 million.	\$1.0–\$1.5 million.
	Infrastructure Cost-Sharing Potential	Potential moderate. Property owners and city may be willing to share costs and benefits from improvements due to future development potential.	Potential moderate. Property owner may be willing to share costs and benefits.	Potential high. Property owner willing to share costs and benefits from improvements.	Potential low. Few other large property owners/developers willing to share costs and benefits. Fairfield unlikely to partner to gain access to improvements.
	Additional Costs of Development (Potential)	<ul style="list-style-type: none"> – Wetland mitigation. – Remediation of past military activities. – Canal crossings for roads, utilities, etc. – Utility and road construction near former landfill. 	None determined.	None determined.	None determined.



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COMMUNITY CONSIDERATIONS	Community Support / Opposition	Community leaders and public oppose correctional facility development in city.	Community leaders and public oppose correctional facility development in city.	Community leaders and public oppose correctional facility development in city.	Community leaders and public oppose correctional facility development in town.
	Environmental and Public Interest Organizations Support / Opposition	Environmental groups interested in potential impacts to wetlands, birds and other wildlife species; encouraged by on-going discussions with SLC, landowners to establish conservation zone delineating buildable and non-buildable areas in NW Quadrant. Social service groups supportive of building new facility and generally supportive at site due to close proximity to social services, courts, medical facilities in SLC.	No environmental concerns expressed. Social service groups concerned about distance to SLC area services and accessibility by volunteers and visitors.	No environmental concerns expressed. Social service groups concerned about distance to SLC area services and accessibility by volunteers and visitors.	No environmental concerns expressed. Social service groups concerned about distance to SLC area services and accessibility by volunteers and visitors. Local officials, residents and historical/ cultural advocates concerned over potential impacts to nearby historic sites.
	Potential for Correctional Facility to Spur Additional Economic Development	Potential high to be catalyst for economic development in strategically important location.	Potential moderate to spur other development in vicinity of new infrastructure.	Potential moderate to spur other development in vicinity of new infrastructure.	Potential low; unlikely to stimulate much direct, indirect or secondary development in relatively remote area.
	Estimated Sales Taxes From Hosting Correctional Facility (Without Local Option Tax)	<ul style="list-style-type: none"> – Local taxes over 10 years (construction and on-going operations): \$6.8 million. – Statewide taxes over 5 years (construction only): \$24.5 million. 	<ul style="list-style-type: none"> – Local taxes over 10 years (construction and on-going operations): \$6.2 million. – Statewide taxes over 5 years (construction only): \$24.5 million. 	<ul style="list-style-type: none"> – Local taxes over 10 years (construction and on-going operations): \$6.6 million. – Statewide taxes over 5 years (construction only): \$24.5 million. 	<ul style="list-style-type: none"> – Local taxes over 10 years (construction and on-going operations): \$6.6 million. – Statewide taxes over 5 years (construction only): \$24.5 million.
	Estimated Regional Jobs Created From Construction and On-going Operations over 10 years)	4,254	3,903	4,177	4,177
	Estimated Regional GDP from Construction (over 5 years)	\$737 million.	\$671 million.	\$762 million.	\$762 million.



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COMMUNITY CONSIDERATIONS (cont.)	External Processes / Complex Permits Delaying or Becoming Unreasonably Difficult to Develop	USACE/UDEQ (Section 401/404 of CWA). May present challenges to timely development.	Few anticipated unless independent water supply and/or wastewater treatment systems are developed.	Few anticipated unless independent water supply and/or wastewater treatment systems are developed.	Few anticipated unless independent water supply and/or wastewater treatment systems are developed.
	Ease of Project Implementation	Most complex relative to alternative locations.	Moderately complex relative to alternative locations.	Least complex relative to alternative locations.	Moderately complex relative to alternative locations.
	Supports Goals of Justice Reinvestment, Reducing Recidivism, Better Outcomes for Utah Inmates	Excellent proximity to volunteers, visitors, and treatment providers; likely to complement corrections reforms.	Poor proximity to visitors, volunteers, and treatment providers; will likely inhibit corrections reforms.	Fair proximity to visitors, volunteers, and treatment providers; may not affect corrections reforms.	Poor proximity to visitors, volunteers, and treatment providers; could inhibit corrections reforms.
	Proximity to UDC Staff, Volunteers, Visitors, Vendors, and Treatment Providers	Closest to services (medical, courts), employee base, volunteers, visitors, and major vendors. Proximity to many current UDC Draper employees and large labor pool; potential for less disruption to correctional facility operation.	Farthest from services (medical, courts), employee base, volunteers, visitors, and major vendors. Fewest number of current UDC Draper employees reside in Tooele County; potential for significant disruption to correctional facility operation.	Relatively distant from services (medical, courts), employee base, volunteers, visitors, and major vendors. Proximity to many current UDC Draper employees; potential for less disruption to correctional facility operation.	Relatively distant from services (medical, courts), employee base, volunteers, visitors, and major vendors. Proximity to current UDC Draper employees; potential for moderate disruption to correctional facility operation.
	Use of Inmate Labor for Community-Wide Benefit	Inmate labor could be used to support South Shore conservation zones and other public areas around Great Salt Lake and similar community projects.	Inmate labor could be used to support community projects.	Inmate labor could be used to support community projects.	Inmate labor could be used to support community projects.



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LONG-TERM (50-YEAR) OPERATING COST CONSIDERATIONS	Long-Term Costs to UDC Staff for Travel (over 50 years)	\$732 million.	\$6.478 billion.	\$1.245 billion.	\$1.556 billion.
	Long-Term Costs to Volunteers for Travel (over 50 years)	\$232 million.	\$2.051 billion.	\$394 million.	\$493 million.
	Long-Term Operating Costs—Water Supply (over 50 years)	\$16 million.	\$41 million.	\$47 million.	\$47 million.
	Long-Term Operating Costs—Wastewater Treatment (over 50 years)	\$10 million.	\$24 million.	\$94 million.	\$97 million.
	Long-Term Operating Costs—Electric Power (over 50 years)	\$75 million—Rocky Mountain Power is provider to all sites.	\$75 million—Rocky Mountain Power is provider to all sites.	\$75 million—Rocky Mountain Power is provider to all sites.	\$71 million—Rocky Mountain Power is provider to all sites.
	Long-Term Operating Costs—Natural Gas (over 50 years)	\$82 million—Questar is provider to all sites.	\$82 million—Questar is provider to all sites.	\$82 million—Questar is provider to all sites.	\$77 million—Questar is provider to all sites.
	Long-Term Operating Costs—Communications (over 50 years)	\$21 million.	\$21 million.	\$21 million.	\$21 million.
	Long-Term UDC Operating Costs—Inmate Transportation (over 50 years)	\$192 million.	\$365 million.	\$350 million.	\$376 million.
	Long-Term UDC Operating Costs—Vendor Freight Transportation (over 50 years)	\$25 million.	\$66 million.	\$66 million.	\$67 million.
	Long-Term Cost of Maintaining Roads (over 50 years)	\$0.1 million.	\$0.2 million.	\$0.2 million.	\$0.1 million.
	Grand Total Long-Term Operational Costs (over 50 years, excepting employee and volunteer travel)	\$423 million.	\$676 million.	\$737 million.	\$757 million.