

Department of Workforce Services Facilities Costs for SFY 2016 By Type

Facility Name	Building Sq. Ft.	O/L	Street Address	City	ZIP	Unit	Object	Tenant	Tenant Sq. Ft	FTEs	Lease Costs/O&M	Cost Per Sq. Ft.	Cost Per FTE	Prgm Code	Program Description	Current Amendment Start	Current Amendment Expiration	Notes
Logan Employment Center	20,089	O	180 North 100 West	Logan	84321	2129	6171	WDD & ESD	20,089	47.0	\$ 110,088	\$ 5.48	\$ 2,342.29	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	84301	2129	6171	Workforce Development Div.	5,238	9.0	\$ 34,309	\$ 6.55	\$ 3,812.10	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Ogden Employment Center	23,800	O	480 27th Street	Ogden	84401	2121	6171	Workforce Development Div.	23,800	53.0	\$ 153,748	\$ 6.46	\$ 2,900.91	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Clearfield Employment Center	25,677	O	1290 East 1450 South	Clearfield	84015	2121	6171	Workforce Development Div.	25,677	55.0	\$ 118,628	\$ 4.62	\$ 2,156.87	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	84047	2121	6161	Workforce Development Div.	8,322	12.0	\$ 163,527	\$ 19.65	\$13,627.28	NJB	Facilities & Pass Through	8/1/2013	7/31/2018	
Metro Employment Center	36,008	O	720 South 200 East	Salt Lake City	84111	2122	6171	Workforce Development Div.	36,008	72.0	\$ 221,449	\$ 6.15	\$ 3,075.68	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Midvale Employment Center	30,000	O	7292 South State	Midvale	84047	2122	6171	Workforce Development Div.	30,000	76.0	\$ 135,640	\$ 4.52	\$ 1,784.74	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
South County Employment Center	36,500	O	5735 South Redwood Road	Taylorsville	84123	2122	6171	Workforce Development Div.	36,500	66.0	\$ 176,196	\$ 4.83	\$ 2,669.64	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Tooele Employment Center	8,121	L	305 North Main street	Tooele	84074	2122	6161	Workforce Development Div.	8,121	14.0	\$ 170,541	\$ 21.00	\$12,181.50	NJB	Facilities & Pass Through	1/1/2014	12/31/2018	
Salt Lake Community College - RSO	4,179	L	250 West 3900 South, Bldg B	South Salt Lake	84107	2122	6161	Workforce Development Div.	4,179	15.0	\$ 50,148	\$ 12.00	\$ 3,343.20	NJB	Facilities & Pass Through	2/1/2015	6/30/2020	Refugee Center
Lehi Employment Center	7,522	L	557 East State Street	Lehi	84043	2123	6161	Workforce Development Div.	7,522	19.0	\$ 183,612	\$ 24.41	\$ 9,663.79	NJB	Facilities & Pass Through	2/1/2012	1/31/2017	
Provo Employment Center	26,600	O	1550 North 200 West	Provo	84606	2123	6171	Workforce Development Div.	26,600	39.0	\$ 127,680	\$ 4.80	\$ 3,273.85	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Heber Employment Center	1,965	L	69 North 600 West	Heber City	84032	2123	6161	Workforce Development Div.	1,965	7.0	\$ 39,300	\$ 20.00	\$ 5,614.29	NJB	Facilities & Pass Through	1/1/2012	12/31/2017	
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	84068	2123	6161	WDD & ESD	1,145	5.0	\$ 28,934	\$ 25.27	\$ 5,786.83	NJB	Facilities & Pass Through	12/1/2013	11/30/2016	
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	84648	2123	6161	Workforce Development Div.	10,850	16.0	\$ 156,783	\$ 14.45	\$ 9,798.91	NJB	Facilities & Pass Through	9/1/2013	3/31/2019	
Nephi Employment Center	3,150	L	625 North main	Nephi	84648	2123	6161	WDD & ESD	3,150	6.0	\$ 58,779	\$ 18.66	\$ 9,796.50	NJB	Facilities & Pass Through	6/1/2013	5/31/2018	
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	84066	2124	6161	Workforce Development Div.	9,405	21.0	\$ 164,682	\$ 17.51	\$ 7,841.98	NJB	Facilities & Pass Through	7/1/2013	6/30/2018	
Vernal Employment Center	8,816	O	1050 West Market Drive	Vernal	84078	2124	6288	WDD & ESD	8,816	21.0	\$ 56,158	\$ 6.37	\$ 2,674.19	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Price Employment Center	17,151	L	470 West Price River Drive	Price	84501	2125	6161	WDD & ESD	17,151	48.0	\$ 331,529	\$ 19.33	\$ 6,906.85	NJB	Facilities & Pass Through	7/1/2013	6/30/2018	
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	84512	2125	6161	Workforce Development Div.	2,502	4.0	\$ 43,635	\$ 17.44	\$10,908.72	NJB	Facilities & Pass Through	12/1/2013	11/30/2018	
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	84532	2126	6161	WDD & ESD	7,969	19.0	\$ 182,490	\$ 22.90	\$ 9,604.74	NJB	Facilities & Pass Through	7/1/2014	6/30/2019	
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	84511	2126	6161	WDD & ESD	10,731	14.0	\$ 188,651	\$ 17.58	\$13,475.07	NJB	Facilities & Pass Through	7/1/1997	6/30/2017	
Delta Employment Center	2,452	L	44 South 350 East	Delta	84721	2127	6161	WDD & ESD	2,452	4.0	\$ 34,843	\$ 14.21	\$ 8,710.73	NJB	Facilities & Pass Through	1/1/2014	6/30/2019	
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	84642	2127	6161	WDD & ESD	4,837	13.0	\$ 79,327	\$ 16.40	\$ 6,102.06	NJB	Facilities & Pass Through	1/1/2015	12/31/2017	
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	84701	2127	6171	Workforce Development Div.	5,361	6.0	\$ 20,747	\$ 3.87	\$ 3,457.83	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	84701	2127	6171	WDD & ESD	5,600	15.0	\$ 58,072	\$ 10.37	\$ 3,871.47	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Richfield Parking	9 stalls	L	115 East 100 South	Richfield	84701	2127	6166	Workforce Development Div.	N/A	N/A	\$ 2,725	\$25.23/stall/month	N/A	NJB	Facilities & Pass Through	11/1/2012	10/31/2017	
Junction Employment Center	265	L	525 North Highway 89	Junction	84740	2127	6161	Workforce Development Div.	265	1.0	\$ 4,134	\$ 15.60	\$ 4,134.00	NJB	Facilities & Pass Through	3/1/2015	2/28/2020	
Loa Employment center	355	L	18 South Main Street	Loa	84747	2127	6161	Workforce Development Div.	355	1.0	\$ 5,574	\$ 15.70	\$ 5,573.50	NJB	Facilities & Pass Through	7/1/2014	6/30/2019	
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	84713	2128	6161	WDD & ESD	1,608	3.0	\$ 26,452	\$ 16.45	\$ 8,817.20	NJB	Facilities & Pass Through	9/1/2013	8/31/2018	
Cedar City Employment Center	14,804	O	176 East 200 North	Cedar City	84720	2128	6171	WDD & ESD	14,804	41.0	\$ 78,461	\$ 5.30	\$ 1,913.69	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	84759	2128	6161	WDD & ESD	2,169	4.0	\$ 41,211	\$ 19.00	\$10,302.75	NJB	Facilities & Pass Through	7/1/2013	6/30/2018	
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	84741	2128	6161	Workforce Development Div.	1,850	2.0	\$ 35,465	\$ 19.17	\$17,732.25	NJB	Facilities & Pass Through	10/1/2013	9/30/2018	
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	84770	2128	6161	Workforce Development Div.	10,571	34.0	\$ 216,917	\$ 20.52	\$ 6,379.91	NJB	Facilities & Pass Through	12/1/2011	11/30/2016	
Salt Lake Eligibility Center	33,220	O	150 North 1950 West	Salt Lake City	84116	2137	6171	Eligibility Services Division	33,220	179.0	\$ 200,317	\$ 6.03	\$ 1,119.09	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	For debt service on bond the cost is an additional \$7.43 per sq. ft. charged to object code 6288
Ogden Regional Center	29,479	O	2540 Washington Blvd.	Ogden	84401	2137	6171	Eligibility Services Division	29,479	101.0	\$ 158,222	\$ 5.37	\$ 1,566.55	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Provo Regional Center	23,083	O	150 East Center Street	Provo	84606	2137	6171	Eligibility Services Division	23,083	78.0	\$ 126,752	\$ 5.49	\$ 1,625.03	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
Saint George Eligibility Service Center	7,400	O	40 South 200 East	Saint George	84770	2137	6171	Eligibility Services Division	7,400	38.0	\$ 66,452	\$ 8.98	\$ 1,748.74	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
South Admin Bldg - HCD	32,822	O	1385 South State Street	Salt Lake City	84115	2122	6171	Housing & Community Dev.	18,461	50.0	\$ 145,358	\$ 4.43	\$ 2,907.16	NJB	Facilities & Pass Through	7/1/2015	6/30/2016	
DWS North Administration Building	143,500	O	140 East 300 South	Salt Lake City	84111	2131	6171	DWS Administration	143,500	609.0	\$ 551,335	\$ 3.84	\$ 905.31	NJT	Administrative Support	7/1/2015	6/30/2016	
Clearfield Freeport Center Warehouse	10,000	O	5th Street & D Street - C6	Clearfield	84015	2131	6171	DWS Administration	10,000	N/A	\$ 7,200	\$ 0.72	N/A	NJT	Administrative Support	7/1/2015	6/30/2016	
Metro Condo Parking	250 Stalls	L	451 South State Street, Room 418	Salt Lake City	84111	2131	6166	DWS Administration	N/A	N/A	\$ 84,930	\$28.31/stall/month	N/A	NJT	Administrative Support	7/15/2005	6/30/2026	
DWS Metro Parking Lease O & M	250 Stalls	O	140 East 300 South	Salt Lake City	84111	2131	6171	DWS Administration	N/A	N/A	\$ 82,256	\$27.42/stall/month	N/A	NJT	Administrative Support	7/1/2015	6/30/2016	

Note: For DWS employment centers, the space allocated to customers for job connection activities (searching for jobs online, writing resumes, etc) is sometimes a very large portion of the building. This space allocated to customers is not used by employees in a traditional work-space sense. Some employees may assist customers at times in these areas, but it is not where the employees write reports, make phone calls, hold staff meetings, etc. For these buildings the FTE/sq. ft. measurement can be very misleading making it appear as if the department has provided an inordinate amount of space per employee.

Department of Workforce Services Facilities Costs for S below

Contract #	Facility Name	LFA Questions (found in 2 cells below)	DWS Response
General Questions/Comments:			
Building philosophy/strategy	DWS appears to have only 14% of its employees in leased buildings and 86% in state-owned buildings. What is the DWS strategy (briefly) regarding new and existing building space and how have you managed to have such a high percentage of your FTE in owned building space rather than leased space?	<p>Our State-owned facilities are primarily along the Wasatch Front. These facilities are strategically located to serve the greatest number of customers possible. Additionally these facilities are adequately sized to house a large quantity of our staff. Therefore, we have maximized the utilization of the existing facilities to both serve the public and reduce cost. The O& M rates are significantly less than lease rates and, over the last few years, we have consolidated staff in the State-owned space and terminated leases where possible.</p> <p>Further steps have been taken to consolidate Eligibility Services into State-owned buildings where call centers can be effective means of providing eligibility services. These call centers have enabled the Department to further reduce cost while providing a maximum return on the invested dollar. This has further consolidated staff into State-owned space. Telecommuting has also been used to out-station staff and further reduce building expense.</p> <p>Many of the leased facilities are smaller buildings located in small communities that require minimal staff in any of the locations. DWS has made every possible effort to have an Employment Center in every county of the state with exception of Dagget County. Furthermore, over the last few years, we have further consolidated and reduced space where possible to minimize the cost while maximizing services to the greatest number of customers possible. The Department has made every effort to utilize electronic means of doing business via the internet and telephone to further maximize service while minimizing related cost. These combined efforts have produced the outcome that you have noted.</p>	
Employment Center vs Eligibility Services Locations	Please give a brief explanation of building site planning for both employment centers (which visually appear to be spread throughout the state) and eligibility service centers which are not spread as thoroughly throughout the state. Do employment centers roughly follow the population pattern? What's the logic for eligibility services locations?	<p>The Department is committed to having a presence in counties throughout the State that acts as a one-stop center for all services that the Department offers. The employment centers act as our one-stop centers for customer access and community support. The Eligibility Services Division operates on a statewide model, connecting customers through an online portal and a centralized contact center. With the efficiency of a statewide model, the Eligibility Services Division is able to staff facilities that support a more high-tech infrastructure that operate as a non-public accessing building. Because the eligibility staff works primarily by phone or online, the staff can be located based primarily on costs.</p>	

DWS Facilities Costs for SFY 2016 Sorted by \$/Sq Ft

Facility Name	Building Sq. Ft.	O/L	Street Address	City	Cost Per Sq. Ft.	LFA Questions (found in 7 cells below)	DWS Response
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	\$ 25.27	Please provide a brief explanation why the cost per square foot is so much higher than the average cost per square foot for leased space of \$18.44.	Employment centers are located throughout the state to facilitate customer access to employment services. In some areas of the state this will require higher-than average costs because of low supply of facilities and/or high demand for facilities in a particular area. The real estate market in this area of Park City is higher relative to cost in other parts of the state. This is the rate DFCM was able to negotiate.
Lehi Employment Center	7,522	L	557 East State Street	Lehi	\$ 24.41		Employment centers are located throughout the state to facilitate customer access to employment services. In some areas of the state this will require higher-than average costs because of low supply of facilities and/or high demand for facilities in a particular area. This office was acquired by RFP and was constructed to meet the specific needs as outlined in the RFP. This rate was negotiated by DFCM.
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	\$ 22.90		Employment centers are located throughout the state to facilitate customer access to employment services. In some areas of the state this will require higher-than average costs because of low supply of facilities and/or high demand for facilities in a particular area. This rate was the market rate at the time of the last renewal. The rate was negotiated by DFCM
Tooele Employment Center	8,121	L	305 North Main street	Tooele	\$ 21.00		Employment centers are located throughout the state to facilitate customer access to employment services. In some areas of the state this will require higher-than average costs because of low supply of facilities and/or high demand for facilities in a particular area. This rate was the market rate at the time of negotiation and was negotiated by DFCM.
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	\$ 20.52		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	\$ 20.00		
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	\$ 19.65		
Price Employment Center	17,151	L	470 West Price River Drive	Price	\$ 19.33		
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	\$ 19.17		
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	\$ 19.00		
Nephi Employment Center	3,150	L	625 North main	Nephi	\$ 18.66		
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	\$ 17.58		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	\$ 17.51		
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	\$ 17.44		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	\$ 16.45		
Manti Employment Center	4,837	L	55 South Main, Suite #1&2	Manti	\$ 16.40		
Loa Employment center	355	L	18 South Main Street	Loa	\$ 15.70		
Junction Employment Center	265	L	525 North Highway 89	Junction	\$ 15.60		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	\$ 14.45		
Delta Employment Center	2,452	L	44 South 350 East	Delta	\$ 14.21		
Salt Lake Community College - RSO	4,179	L	250 West 3900 South, Bldg B	South Salt Lake	\$ 12.00		

DWS Facilities Costs for SFY 2016 Sorted by \$/Sq Ft

Facility Name	Building Sq. Ft.	O/L	Street Address	City	Cost Per Sq. Ft.	LFA Questions (found in 7 cells below)	DWS Response
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	\$ 10.37	Please provide a brief explanation why the cost per square foot is so much higher than the average cost per square foot for owned space of \$5.48.	The internal service cost of this location is considerably higher than other State owned space due to the cost of operation of this location. The heating and cooling cost are higher and less efficient due to the building style and relative temperatures in the location. The primary cost in O & M relates to utility cost.
Saint George Eligibility Service Center	7,400	O	40 South 200 East	Saint George	\$ 8.98		As in the case of Richfield, the utility cost is a primary source of the O & M expense. The cost of cooling this building is higher currently due to the staff density compared to the cost when this was used as a Administrative location. Compared to the cost when this group was stationed on the second floor of the St. George EC, our cost is significantly less. However, the utility cost for cooling the building is high.
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	\$ 6.55		The O& M in this location is relatively high compared to other operating locations due to utility cost. This rate was recently increased due to short falls in the internal service fund related to this building.
Ogden Employment Center	23,800	O	480 27th Street	Ogden	\$ 6.46		
Vernal Employment Center	8,816	O	1050 West Market Drive	Vernal	\$ 6.37		
Metro Employment Center	36,008	O	720 South 200 East	Salt Lake City	\$ 6.15		
Salt Lake Eligibility Center	33,220	O	150 North 1950 West	Salt Lake City	\$ 6.03		
Provo Regional Center	23,083	O	150 East Center Street	Provo	\$ 5.49		
Logan Employment Center	20,089	O	180 North 100 West	Logan	\$ 5.48		
Ogden Regional Center	29,479	O	2540 Washington Blvd.	Ogden	\$ 5.37		
Cedar City Employment Center	14,804	O	176 East 200 North	Cedar City	\$ 5.30		
South County Employment Center	36,500	O	5735 South Redwood Road	Taylorsville	\$ 4.83		
Provo Employment Center	26,600	O	1550 North 200 West	Provo	\$ 4.80		
Clearfield Employment Center	25,677	O	1290 East 1450 South	Clearfield	\$ 4.62		
Midvale Employment Center	30,000	O	7292 South State	Midvale	\$ 4.52		
South Admin Bldg - HCD	32,822	O	1385 South State Street	Salt Lake City	\$ 4.43		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	\$ 3.87		
DWS North Administration Building	143,500	O	140 East 300 South	Salt Lake City	\$ 3.84		
Clearfield Freeport Center Warehouse	10,000	O	5th Street & D Street - C6	Clearfield	\$ 0.72		
Metro Condo Parking	250 Stalls	L	451 South State Street, Room 418	Salt Lake City	\$28.31/stall/month		
DWS Metro Parking Lease O & M	250 Stalls	O	140 East 300 South	Salt Lake City	\$27.42/stall/month		
Richfield Parking	9 stalls	L	115 East 100 South	Richfield	\$25.23/stall/month		
Average cost per sq/ft for Leased buildings					\$	18.44	
Average cost per sq/ft for Owned buildings					\$	5.48	

DWS Facilities Costs for SFY 2016 Sorted by \$ per FTE

Facility Name	Building Sq. Ft.	O/L	Street Address	City	FTEs	Lease Costs/O&M	Cost Per FTE	LFA Questions (found in 8 cells below)	DWS Response
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	4.0	\$ 41,211	\$ 10,302.75		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	16.0	\$ 156,783	\$ 9,798.91		
Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
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Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	9.0	\$ 34,309	\$ 3,812.10		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	4.0	\$ 41,211	\$ 10,302.75		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	16.0	\$ 156,783	\$ 9,798.91		
Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	19.0	\$ 182,490	\$ 9,604.74		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	21.0	\$ 164,682	\$ 7,841.98		
Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	34.0	\$ 216,917	\$ 6,379.91		
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	7.0	\$ 39,300	\$ 5,614.29		
Loa Employment center	355	L	18 South Main Street	Loa	1.0	\$ 5,574	\$ 5,573.50		
Junction Employment Center	265	L	525 North Highway 89	Junction	1.0	\$ 4,134	\$ 4,134.00		
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	15.0	\$ 58,072	\$ 3,871.47		
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	9.0	\$ 34,309	\$ 3,812.10		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
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Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
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Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	19.0	\$ 182,490	\$ 9,604.74		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	21.0	\$ 164,682	\$ 7,841.98		
Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	34.0	\$ 216,917	\$ 6,379.91		
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	7.0	\$ 39,300	\$ 5,614.29		
Loa Employment center	355	L	18 South Main Street	Loa	1.0	\$ 5,574	\$ 5,573.50		
Junction Employment Center	265	L	525 North Highway 89	Junction	1.0	\$ 4,134	\$ 4,134.00		
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	15.0	\$ 58,072	\$ 3,871.47		
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	9.0	\$ 34,309	\$ 3,812.10		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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Facility Name	Building Sq. Ft.	O/L	Street Address	City	FTEs	Lease Costs/O&M	Cost Per FTE	LFA Questions (found in 8 cells below)	DWS Response
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
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Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
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Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
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Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
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Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
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Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
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Richfield Employment Center	5,600	O	115 East 100 South	Richfield	15.0	\$ 58,072	\$ 3,871.47		
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Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

DWS Facilities Costs for SFY 2016 Sorted by \$ per FTE

Facility Name	Building Sq. Ft.	O/L	Street Address	City	FTEs	Lease Costs/O&M	Cost Per FTE	LFA Questions (found in 8 cells below)	DWS Response
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	4.0	\$ 41,211	\$ 10,302.75		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	16.0	\$ 156,783	\$ 9,798.91		
Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	19.0	\$ 182,490	\$ 9,604.74		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	21.0	\$ 164,682	\$ 7,841.98		
Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	34.0	\$ 216,917	\$ 6,379.91		
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	7.0	\$ 39,300	\$ 5,614.29		
Loa Employment center	355	L	18 South Main Street	Loa	1.0	\$ 5,574	\$ 5,573.50		
Junction Employment Center	265	L	525 North Highway 89	Junction	1.0	\$ 4,134	\$ 4,134.00		
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Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
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Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	4.0	\$ 41,211	\$ 10,302.75		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	16.0	\$ 156,783	\$ 9,798.91		
Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	19.0	\$ 182,490	\$ 9,604.74		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	21.0	\$ 164,682	\$ 7,841.98		
Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	34.0	\$ 216,917	\$ 6,379.91		
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	7.0	\$ 39,300	\$ 5,614.29		
Loa Employment center	355	L	18 South Main Street	Loa	1.0	\$ 5,574	\$ 5,573.50		
Junction Employment Center	265	L	525 North Highway 89	Junction	1.0	\$ 4,134	\$ 4,134.00		
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	15.0	\$ 58,072	\$ 3,871.47		
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	9.0	\$ 34,309	\$ 3,812.10		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
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Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
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Price Employment Center	17,151	L	470 West Price River Drive	Price	48.0	\$ 331,529	\$ 6,906.85		
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Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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Saint George Employment Center	10,571	L	150 North 400 East, Building B	Saint George	34.0	\$ 216,917	\$ 6,379.91		
Manti Employment center	4,837	L	55 South Main, Suite #1&2	Manti	13.0	\$ 79,327	\$ 6,102.06		
Park City Employment Center	1,145	L	1960 Sidewinder Drive, Suite 103	Park City	5.0	\$ 28,934	\$ 5,786.83		
Heber Employment Center	1,965	L	69 North 600 West	Heber City	7.0	\$ 39,300	\$ 5,614.29		
Loa Employment center	355	L	18 South Main Street	Loa	1.0	\$ 5,574	\$ 5,573.50		
Junction Employment Center	265	L	525 North Highway 89	Junction	1.0	\$ 4,134	\$ 4,134.00		
Richfield Employment Center	5,600	O	115 East 100 South	Richfield	15.0	\$ 58,072	\$ 3,871.47		
Brigham City Employment Center	5,238	O	138 West 990 South	Brigham City	9.0	\$ 34,309	\$ 3,812.10		
Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

DWS Facilities Costs for SFY 2016 Sorted by \$ per FTE

Facility Name	Building Sq. Ft.	O/L	Street Address	City	FTEs	Lease Costs/O&M	Cost Per FTE	LFA Questions (found in 8 cells below)	DWS Response
Kanab Employment Center	1,850	L	468 East 300 South	Kanab	2.0	\$ 35,465	\$ 17,732.25	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We previously reduced our space in this building to 1,850 square feet. The lease cost was reduced accordingly. We can make no further reduction until the current lease expires.
South Davis Employment Center	8,322	L	763 West 700 South	Woods Cross	12.0	\$ 163,527	\$ 13,627.28	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	This facility is typical of other DWS EC locations where considerable space is allocated to public usage of Job Connection computers, interview space used by employers, and work success workshop space. The total allocation to these public use spaces constitutes at least fifty percent of the space. The high cost per FTE does not consider allocation to public use of the facility cost.
Blanding Employment Center	10,731	L	544 North 100 East	Blanding	14.0	\$ 188,651	\$ 13,475.07	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	We are currently in the eighteenth year of a twenty year lease. Across the life of the lease there has been significant change in our business leaving us with approximately fifty percent vacancy within the space. Until termination of the lease in June of 2017 we are unable to reduce our space commensurate with current staff.
Tooele Employment Center	8,121	L	305 North Main street	Tooele	14.0	\$ 170,541	\$ 12,181.50	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	Approximately fifty percent of the space in this location is utilized for the needs of customers for job connection, work success, and interview space used by employers. Pair that with a higher cost lease and the cost divided by FTEs results in a higher per FTE.
Emery County Employment Center	2,502	L	1020 North 550 West (Highway 29)	Castle Dale	4.0	\$ 43,635	\$ 10,908.72	Explain why this is so much higher in cost/FTE than the average of \$8,872/FTE for leased space.	The original lease for this building was for 7,447 square feet. Following changes to services in the area we negotiated a space reduction to 2,502 square feet. At the time of the negotiation we had 5 staff in the space. The staff have now been reduced to two but our lease does not terminate until 2018. We are unable to further reduce this cost until the lease terminates.
Panguitch Employment Center	2,169	L	659 North Main	Panguitch	4.0	\$ 41,211	\$ 10,302.75		
Spanish Fork Employment Center	10,850	L	1185 Chappel Drive	Spanish Fork	16.0	\$ 156,783	\$ 9,798.91		
Nephi Employment Center	3,150	L	625 North main	Nephi	6.0	\$ 58,779	\$ 9,796.50		
Lehi Employment Center	7,522	L	557 East State Street	Lehi	19.0	\$ 183,612	\$ 9,663.79		
Moab Employment Center	7,969	L	457 Kane Creek Road	Moab	19.0	\$ 182,490	\$ 9,604.74		
Beaver Employment Center	1,608	L	875 North Main Street	Beaver	3.0	\$ 26,452	\$ 8,817.20		
Delta Employment Center	2,452	L	44 South 350 East	Delta	4.0	\$ 34,843	\$ 8,710.73		
Roosevelt Employment Center	9,405	L	180 West 450 South	Roosevelt	21.0	\$ 164,682	\$ 7,841.98		
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Richfield Administrative Building	5,361	O	201 East 500 North	Richfield	6.0	\$ 20,747	\$ 3,457.83	Explain why this is so much higher in cost/FTE than the average of \$2,434/FTE for owned space.	There is not sufficient space at the Richfield Employment Center to house the personnel occupying the Richfield Administrative Building, or we would consolidate. In addition, since this is State owned space it is least expensive alternative to provide space for the staff housed there.

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