

Utah State Office of Rehabilitation - Facility List

Facility Description	Lease / O&M / Lease Rev Bond	Payment Schedule	Address	City	Zip	Unit	Object	Tenant	Tenant Sq Ft	FTE	Lease Cost / O&M	Cost per sq ft	Cost per FTE	Appr Unit	Current Amendment Start Date	Current Amendment Expiration Date
Administration	L	Annual Oct	250 E 500 S	Salt Lake City	84114	3570	6161	USOR	5,559	19	\$ 3,924.10	\$ 0.71	\$ 206.53	PBA/PBC	7/1/2015	6/30/2016
Administration (O&M)	O	Annual Oct	250 E 500 S	Salt Lake City	84114	3570	6161	USOR			\$ 36,092.06	\$ 6.49	\$ 1,899.58	PBA/PBC	7/1/2015	6/30/2016
ASPIRE Program	L	Annual July	14203 S Minuteman Drive Ste 100	Draper	84020	3670	6161	USOR	2,613	11	\$ 60,560.63	\$ 23.18	\$ 5,505.51	PBF	5/1/2014	4/30/2019
Buffmire Building - UCAT/UAAT, UWIPS, IT and Special Svcs (O&M)	O	Annual Sept	1595 W 500 S	Salt Lake City	84104	3172	6171	USOR	31,800	32	\$ 204,156.00	\$ 6.42	\$ 6,379.88	PBA/PBC	7/1/2015	6/30/2016
DDS Offices	L	Monthly	210 W Harris Avenue	Salt Lake City	84102	3274	6161	DDS	27,300	86	\$ 674,856.00	\$ 24.72	\$ 7,847.16	PBD	8/1/2013	7/31/2020
DRS Central - Payson	L	Monthly	910 E 100 N Ste 215	Payson	84651	3172	6161	USOR	3,376	11	\$ 65,213.07	\$ 19.32	\$ 5,928.46	PBC	5/1/2013	4/30/2018
DRS Central - Delta	L	Monthly	520 East Topaz Blvd Ste 109	Delta	84624	3172	6161	USOR	1,360	2	\$ 25,591.80	\$ 18.82	\$ 12,795.90	PBC	4/1/2014	3/31/2019
DRS Central - Manti ¹	L	Monthly	55 S Main Street Ste 2	Manti	84642	3172	6161	USOR	632	2	\$ 11,011.02	\$ 17.42	\$ 5,505.51	PBC	1/1/2011	12/31/2015

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DRS Central - Richfield	L	Monthly	150 W 1500 S Main	Richfield	84701	3172	6161	USOR	2,400	3	\$ 48,600.00	\$ 20.25	\$ 16,200.00	PBC	4/1/2014	3/31/2019
DRS Davis - Bountiful	L	Monthly	150 North Main ste 103	Bountiful	84010	3172	6161	USOR	2,455	6	\$ 54,157.30	\$ 22.06	\$ 9,026.22	PBC	1/1/2011	12/31/2016
DRS Davis - Layton	L	Monthly	2984 N Hill Field Road #A	Layton	84041	3172	6161	USOR	3,690	10	\$ 76,050.90	\$ 20.61	\$ 7,605.09	PBC	12/31/2011	12/31/2016
DRS Downtown - SLC	L	Monthly	50 W Broadway Ste 800	Salt Lake City	84111	3172	6161	USOR	9,484	26	\$ 247,413.24	\$ 26.09	\$ 9,515.89	PBC	2/1/2013	1/31/2019

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DRS Eastern - Vernal	L	Monthly	320 N. 2000 W	Vernal	84078	3172	6161	USOR	1,398	5	\$ 11,883.00	\$ 8.50	\$ 2,376.60	PBC	10/1/2010	9/30/2016
DRS Eastern - Blanding	L	Annual July	522 North 100 East	Blanding	84511	3172	6161	USOR	1,600	3	\$ 24,864.00	\$ 15.54	\$ 8,288.00	PBC	3/1/2007	2/28/2017
DRS Eastern - Moab	L	Monthly	125 W 200 S	Moab	84532	3172	6161	USOR	744	2	\$ 5,519.86	\$ 7.42	\$ 2,759.93	PBC	2/1/2014	1/31/2020
DRS Eastern - Price	L	Monthly	475 W Price River Drive	Price	84501	3172	6161	USOR	3,567	7	\$ 65,209.43	\$ 18.28	\$ 9,315.63	PBC	5/1/2016	4/30/2021
DRS Eastern - Roosevelt	L	Monthly	1100 E Lagoon St Ste T22 & T22A	Roosevelt	84066	3172	6161	USOR	538	2	\$ 3,012.76	\$ 5.60	\$ 1,506.38	PBC	11/1/2013	10/31/2018
DRS Northern - Brigham (O&M)	O	Annual Sept	275 W. 1100 South	Brigham City	84302	3172	6171	USOR	2,800	3	\$ 11,321.00	\$ 4.04	\$ 3,773.67	PBC	7/1/2015	6/30/2016
DRS Northern - Logan	L	Annual July	115 W Golf Course Rd	Logan	84321	3172	6161	USOR	4,025	10	\$ 65,366.04	\$ 16.24	\$ 6,536.60	PBC	7/1/2012	6/30/2017
DRS Ogden	LRB	Quarterly	950 E 25th Street #200	Ogden	84401	3172	6288	USOR	7,945	23	\$ 114,775.96	\$ 14.45	\$ 4,990.26	PBC	8/1/2005	4/30/2027
DRS Ogden (O&M)	O	Annual Sept	950 E 25th Street #200	Ogden	84401	3172	6171	USOR			\$ 42,211.00	\$ 5.31	\$ 1,835.26	PBC	7/1/2015	6/30/2016
DRS Ogden File Storage (O&M)	O	Annual Oct	2540 Washington Blvd	Ogden	84401	3172	6171	USOR	574	0	\$ 3,081.00	\$ 5.37	\$ -	PBC	7/1/2015	6/30/2016

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DRS Provo (O&M)	O	Annual Sept	150 E Center, Ste 3300	Provo	84606	3172	6171	USOR	8,749	25	\$ 47,970.00	\$ 5.48	\$ 1,918.80	PBC	7/1/2015	6/30/2016
DRS South Valley - South Jordan	L	Monthly	926 W Baxter Place	South Jordan	84095	3172	6161	USOR	7,170	23	\$ 146,268.00	\$ 20.40	\$ 6,359.48	PBC	7/1/2014	6/30/2019
DRS South Valley - Heber	L	Monthly	175 N Main Street Ste 103	Heber Utah	84032	3172	6161	USOR	850	2	\$ 18,673.09	\$ 21.97	\$ 9,336.55	PBC	12/1/2010	5/31/2017
DRS Southern Utah - St. George	L	Annual July	965 E 700 S Ste 200, 202, 204	St George	84770	3172	6161	USOR	6,016	16	\$ 138,398.08	\$ 23.01	\$ 8,649.88	PBC	1/1/2011	12/31/2016
DRS Southern Utah - Cedar	L	Monthly	925 South Main Street	Cedar City	84720	3172	6161	USOR	3,006	6	\$ 56,978.73	\$ 18.96	\$ 9,496.46	PBC	2/1/2013	1/31/2018
DRS Valley West - Taylorsville	L	Annual July	5522 S 3200 W	Taylorsville	84118	3172	6161	USOR	7,300	23	\$ 154,395.00	\$ 21.15	\$ 6,712.83	PBC	8/1/2015	7/31/2020

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DRS Valley West - Tooele	L	Monthly	982 N Main Street	Tooele	84074	3172	6161	USOR	1,406	3	\$ 33,678.40	\$ 23.95	\$ 11,226.13	PBC	11/1/2012	10/31/2017
DSBVI Ogden (O&M)	O	Annual Sept	2540 Washington Blvd	Ogden	84401	3441	6171	DSBVI	1,510	3	\$ 8,105.00	\$ 5.37	\$ 2,701.67	PBB	7/1/2015	6/30/2016
DSBVI Salt Lake	LRB	Quarterly	250 N 1950 W, Ste B	Salt Lake City	84116	3441	6288	DSBVI	32,665	35	\$ 389,263.00	\$ 11.92	\$ 11,121.80	PBB	10/1/2000	1/15/2019
DSBVI Salt Lake (O&M)	O	Annual Sept	250 N 1950 W, Ste B	Salt Lake City	84116	3441	6171	DSBVI			\$ 124,027.00	\$ 3.80	\$ 3,543.63	PBB	7/1/2015	6/30/2016
DSBVI Training Housing O&M	O	Annual Sept	1991 W 400 N	Salt Lake City	84116	3441	6171	DSBVI	10,490	0	\$ 49,736.00	\$ 4.74	\$ -	PBB	7/1/2015	6/30/2016
DSDHH - Sanderson Center O&M	O	Annual Sept	5709 S 1500 W	Taylorsville	84123	3375	6171	DSDHH	32,402	26	\$ 108,000.00	\$ 3.33	\$ 4,153.85	PBE	7/1/2015	6/30/2016

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DSDHH - Southern Utah ²	L	Monthly	1067 E Tabernacle, Stes 9-12	St George	84078	3172	6161	USOR	4,388	5	\$ 92,202.85	\$ 21.01	\$ 18,440.57	PBC/PBE	12/1/2011	11/30/2016
									229,812	430	\$ 3,222,565.32	\$ 14.02	\$ 7,494.34			

¹Projected rate pending contract negotiation

²Includes space made vacant through cost cutting measures undertaken by USOR.

Average of Leases/Lease Revenue Bonds 141,487 \$ 2,587,866.26 \$ 18.29

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Administration	L	250 E 500 S	Salt Lake City	5,559	19	\$ 3,924.10	\$ 0.71	\$ 206.53	7/1/2015	6/30/2016	<p>a_The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$23.18/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p> <p>a_The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$24.72/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p> <p>a_The average cost per FTE for all USOR buildings is \$6,356 (\$7,494) per FTE. This building is among the five highest locations for "cost per FTE" - all of which are over \$11,000 per FTE. Please explain the rationale for why USOR is paying such a high cost/FTE for this location?</p> <p>b_Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>a_The average cost per FTE for all USOR buildings is \$6,356 (\$7,494) per FTE. This building is among the five highest locations for "cost per FTE" - all of which are over \$11,000 per FTE. Please explain the rationale for why USOR is paying such a high cost/FTE for this location?</p> <p>b_Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>c_The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$20.25/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p>	<p>USOR Answers</p>	
Administration (O&M)	O	250 E 500 S	Salt Lake City			\$ 36,092.06	\$ 6.49	\$ 1,899.58	7/1/2015	6/30/2016			
ASPIRE Program	L	14203 S Minuteman Drive Ste 100	Draper	2,613	11	\$ 60,560.63	\$ 23.18	\$ 5,505.51	5/1/2014	4/30/2019			within \$5.50 of average
Buffmire Building - UCAT/UAAT, UWIPS, IT and Special Svcs (O&M)	O	1595 W 500 S	Salt Lake City	31,800	32	\$ 204,156.00	\$ 6.42	\$ 6,379.88	7/1/2015	6/30/2016			
DDS Offices	L	210 W Harris Avenue	Salt Lake City	27,300	86	\$ 674,856.00	\$ 24.72	\$ 7,847.16	8/1/2013	7/31/2020			This building was 'built to suit' for DDS a few years ago. It was sent out for RFP and involved consultation with DFCM. The project met the needs of DDS (independent, secure etc) and was completely funded by SSA federal money. USOR believes the cost is in line with other similar locations.
DRS Central - Payson	L	910 E 100 N Ste 215	Payson	3,376	11	\$ 65,213.07	\$ 19.32	\$ 5,928.46	5/1/2013	4/30/2018			
DRS Central - Delta	L	520 East Topaz Blvd Ste 109	Delta	1,360	2	\$ 25,591.80	\$ 18.82	\$ 12,795.90	4/1/2014	3/31/2019			(a) USOR investigated relocating the Delta office a few years ago and was unable to find an alternate location which was accessible and appropriate considering needs at a lower cost despite working with DFCM and issuing a RFP. Choices are very limited in that area. (b) The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Central - Manti ¹	L	55 S Main Street Ste 2	Manti	632	2	\$ 11,011.02	\$ 17.42	\$ 5,505.51	1/1/2011	12/31/2015			(b) The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Central - Richfield	L	150 W 1500 S Main	Richfield	2,400	3	\$ 48,600.00	\$ 20.25	\$ 16,200.00	4/1/2014	3/31/2019			(a) USOR attempted to find alternative space at a cheaper rate in Richfield when the last lease ended without a renewal option. Despite consulting with DFCM and issuing a RFP there was little interest and it was determined that this was the best alternative that met the VR need (individual offices, accessible etc.) One office is used as an itinerant office for evaluators and benefit planners and supervisors traveling to meet with clients in Richfield. (b) The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense. (c) within \$5.50 of average

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DRS Davis - Bountiful	L	150 North Main ste 103	Bountiful	2,455	6	\$ 54,157.30	\$ 22.06	\$ 9,026.22	1/1/2011	12/31/2016	<p>a.The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$22.06/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p> <p>a.The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$20.61/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p> <p>a.The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$26.09/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p> <p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p> <p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p>	within \$5.50 of average
DRS Davis - Layton	L	2984 N Hill Field Road #A	Layton	3,690	10	\$ 76,050.90	\$ 20.61	\$ 7,605.09	12/31/2011	12/31/2016		within \$5.50 of average
DRS Downtown - SLC	L	50 W Broadway Ste 800	Salt Lake City	9,484	26	\$ 247,413.24	\$ 26.09	\$ 9,515.89	2/1/2013	1/31/2019		USOR consults with DFCM on all building contracts and issues RFPs when leasing any space. USOR serves individuals with disabilities, many of whom have physical and/or economic limitations. USOR tries to select locations that are accessible by public transportation (where available) and always selects locations that meet physical accessibility standards. USOR had trouble finding space in Downtown Salt Lake (where many clients are served who do not have access to transportation) at a low cost considering market conditions. USOR would like to reduce our footprint in this building and move at least some staff to Buffmire. We have asked DFCM for help to renegotiate the lease but the landlord has so far been unwilling to allow us to reduce the lease or move to another building. USOR will continue to attempt negotiations.
DRS Eastern - Vernal	L	320 N. 2000 W	Vernal	1,398	5	\$ 11,883.00	\$ 8.50	\$ 2,376.60	10/1/2010	9/30/2016		The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Eastern - Blanding	L	522 North 100 East	Blanding	1,600	3	\$ 24,864.00	\$ 15.54	\$ 8,288.00	3/1/2007	2/28/2017		The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Eastern - Moab	L	125 W 200 S	Moab	744	2	\$ 5,519.86	\$ 7.42	\$ 2,759.93	2/1/2014	1/31/2020		The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Eastern - Price	L	475 W Price River Drive	Price	3,567	7	\$ 65,209.43	\$ 18.28	\$ 9,315.63	5/1/2016	4/30/2021		The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
DRS Eastern - Roosevelt	L	1100 E Lagoon St Ste T22 & T22A	Roosevelt	538	2	\$ 3,012.76	\$ 5.60	\$ 1,506.38	11/1/2013	10/31/2018		The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.
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DRS Ogden (O&M)	O	950 E 25th Street #200	Ogden			\$ 42,211.00	\$ 5.31	\$ 1,835.26	7/1/2015	6/30/2016		
DRS Ogden File Storage (O&M)	O	2540 Washington Blvd	Ogden	574	0	\$ 3,081.00	\$ 5.37	\$ -	7/1/2015	6/30/2016	<p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p>	<p>The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.</p>
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DRS South Valley - Heber	L	175 N Main Street Ste 103	Heber Utah	850	2	\$ 18,673.09	\$ 21.97	\$ 9,336.55	12/1/2010	5/31/2017	<p>Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?</p>	<p>The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.</p>
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DRS Southern Utah - Cedar	L	925 South Main Street	Cedar City	3,006	6	\$ 56,978.73	\$ 18.96	\$ 9,496.46	2/1/2013	1/31/2018		
DRS Valley West - Taylorsville	L	5522 S 3200 W	Taylorsville	7,300	23	\$ 154,395.00	\$ 21.15	\$ 6,712.83	8/1/2015	7/31/2020	<p>a_The average cost per square foot for all USOR "leased" buildings is \$13.85 (\$18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$21.15/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p>	<p>within \$5.50 of average</p>
DRS Valley West - Tooele	L	982 N Main Street	Tooele	1,406	3	\$ 33,678.40	\$ 23.95	\$ 11,226.13	11/1/2012	10/31/2017	<p>a_The average cost per FTE for all USOR buildings is \$6,356 (\$7,494) per FTE. This building is among the five highest locations for "cost per FTE" - all of which are over \$11,000 per FTE. Please explain the rationale for why USOR is paying such a high cost/FTE for this location? b_Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less? c_The average cost per square foot for all USOR "leased" buildings is \$13.85 (18.29) per square foot. This building is among the highest locations for "cost per sq. ft." at \$23.95/sq ft. Please explain the rationale for USOR paying such a high cost/sq. ft for this location?</p>	<p>(a) When USOR relocated the Tooele office the location was chosen through a RFP and was within market value. USOR is currently discussing relocation in 2017 to the Utah State extension building in Tooele which should lower costs as well as provide opportunities for local agency partnerships. (b) The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense. (c) see a above</p>

Facility Description	Lease / O&M / Lease Rev Bond	Address	City	Tenant Sq Ft	FTE	Lease Cost / O&M	Cost per sq ft	Cost per FTE	Current Amendment Start Date	Current Amendment Expiration Date
DSBVI Ogden (O&M)	O	2540 Washington Blvd	Ogden	1,510	3	\$ 8,105.00	\$ 5.37	\$ 2,701.67	7/1/2015	6/30/2016
DSBVI Salt Lake	LRB	250 N 1950 W, Ste B	Salt Lake City	32,665	35	\$ 389,263.00	\$ 11.92	\$ 11,121.80	10/1/2000	1/15/2019
DSBVI Salt Lake (O&M)	O	250 N 1950 W, Ste B	Salt Lake City			\$ 124,027.00	\$ 3.80	\$ 3,543.63	7/1/2015	6/30/2016
DSBVI Training Housing O&M	O	1991 W 400 N	Salt Lake City	10,490	0	\$ 49,736.00	\$ 4.74	\$ -	7/1/2015	6/30/2016
DSDHH - Sanderson Center O&M	O	5709 S 1500 W	Taylorsville	32,402	26	\$ 108,000.00	\$ 3.33	\$ 4,153.85	7/1/2015	6/30/2016
DSDHH - Southern Utah ²	L	1067 E Tabernacle, Stes 9-12	St George	4,388	5	\$ 92,202.85	\$ 21.01	\$ 18,440.57	12/1/2011	11/30/2016
				229,812	430	\$ 3,222,565.32	\$ 14.02	\$ 7,494.34		
				141,487		\$ 2,587,866.26	\$ 18.29			

LFA Questions

Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?

The average cost per FTE for all USOR buildings is \$6,356 (\$7,494) per FTE. This building is among the five highest locations for "cost per FTE" - all of which are over \$11,000 per FTE. Please explain the rationale for why USOR is paying such a high cost/FTE for this location?

Given that USOR has such an uneven pattern of physical office locations across the state, please provide a justification as to why this office is needed to provide office space for 3 FTE or less?

The average cost per FTE for all USOR buildings is \$6,356 (\$7,494) per FTE. This building is among the five highest locations for "cost per FTE" - all of which are over \$11,000 per FTE. Please explain the rationale for why USOR is paying such a high cost/FTE for this location?

USOR Answers

The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.

The DSBVI location is considered a community center and provides space for community gatherings, partner offices and large areas which are shared with the State Library for the Blind. USOR believes this space helps to meet needs outside of individual agency offices for individuals who are blind and visually impaired and that the expense is appropriate.

The pattern of Vocational Rehabilitation staff and locations is considered appropriate based on population and area need. The vocational rehabilitation program is a statewide program providing individualized, one-on-one counseling services by qualified professionals. The services provided by this program are effectively provided in-person and require offices to be located throughout the state so that clients can obtain these services without extensive travel or expense.

This location in St. George is a 'mini' community center for the Deaf and Hard of Hearing providing space for classes, presentations and community activities that benefit individuals who are deaf or hard of hearing. USOR believes this space meets a need for the disabled community in Southern Utah and that the expense is appropriate.

¹Projected rate pending contract negotiation

²Includes space made vacant through cost cutting measures undertaken by USOR.

Facility Description	Lease / O&M / Lease Rev Bond	Address	City	Tenant Sq Ft	FTE	Lease Cost / O&M	Cost per sq ft	Cost per FTE	Current Amendment Start Date	Current Amendment Expiration Date
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LFA Questions

USOR Answers

1. Building locations: In looking at the location of your buildings in a general way, there seems to be a disparity:. There is an unusually high amount of office space in the Salt Lake Valley (205,007 sq. feet, or 74% of all your building space) and very little amount of office space in Utah County (12,125 sq. feet, or 4%) which is the 2nd most populous county in Utah. By comparison, in Weber County USOR has 17,974 sq. ft. (7%). In Washington County USOR has 14,094 square feet (5%).

a. Please comment on this odd pattern - and particularly why Utah County, the 2nd most populous county, has so little physical USOR office space in its county?

b. Do you really offer that little service in Utah county?

c. How do you justify, if USOR claims to be a statewide service, that 74% of all physical office locations exist in Salt Lake County?

2. Given the downsizing of USOR in recent months, please update the attached spreadsheet with a column showing 'vacancies' per building so that we can see how many actual bodies are currently occupying your buildings. If you think a simple number does not adequately represent the situation - add a comment under the Questions column for that particular building.

a. Could you specifically address vacant positions at the USOE building.

1. Includes reference to a, b and c USOR's Vocational Rehabilitation Program (VR) provides (as is required by Federal regulation) statewide services. However, many employees at USOR do not work for the VR program and some USOR programs are not statewide. **Disability Determination Services (DDS), for example, has just one office and it is located in Salt Lake. Although they receive referrals from SSA from across the state, all business is conducted in that single location.** The Division for the Deaf and Hard of Hearing (DSDHH) tries to provide services and outreach across the state but they do not receive VR funding and what they are able to provide is limited by their appropriation from the Legislature. The Division of Services for the Blind and Visually Impaired (DSBVI) has a VR unit, but they also have other employees who staff programs that do not receive VR money and those budgets may not allow for true statewide services. Even some programs within the Division of Rehabilitation Services (DRS) such as the Utah Center for Assistive Technology provide services outside of the VR program and are funded with state funds only.

In order to evaluate the 'statewideness' of VR services it is necessary to include only those employees providing direct VR services. If employees of DDS, DSDHH and DSBVI (not providing VR) are excluded as well as administrative staff of USOR (including IT staff, trainers etc) and other non-VR personnel, the remaining numbers show a true pattern of VR service provision throughout the state. For example, using these numbers, just 36% of staff are located in the Salt Lake Valley and over 11% of the VR staff are located in the Provo office alone, plus some additional staff in Payson. The main Ogden offices house 11% of the total VR staff and there are additional locations in Layton and Bountiful. USOR's VR program is a statewide program and USOR believes that resources are spread throughout the state appropriately based on the needs of Utah's population.

(2) includes reference to (a). The spreadsheet numbers submitted represent individuals who are currently located in offices. A few 'open but advertised to be filled' positions are included but none of the eliminated positions from the past 18 months. **Of the 43 positions eliminated, most were staff assigned to the vocational evaluation units within VR and the benefits planning program. A few positions were at outlying offices (DSBVI, Ogden and Provo). Most of those offices are now being used by staff who had to rotate offices previously and as common areas. In Utah County USOR was able to close the American Fork office when the lease expired and create cost savings by moving those employees to the Provo office into offices previously used by Vocational Evaluation staff. The large majority of the positions eliminated however were housed at the Judy Ann Buffmire Building which currently contains a fair amount of unused space. We have moved some administrative staff from the USOE location to that building which has allowed us to free up space at the USOE location for the additional fiscal staff being hired and the compliance and policy positions proposed as IFRs. It is our intent to monitor leases for our Salt Lake locations and as they come due (particularly downtown Salt Lake) to move some VR staff to Buffmire which should fill the remaining unused space and allow us to reduce the amount of office space leased elsewhere in the Salt Lake Valley.**