

# Salt Lake City Road Home **Land Bank Acquisition**



# LAND BANK ACQUISITION

The Road Home | 210 South Rio Grande Street





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5

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Rio Gallery

The Road Home

Same Sushi

# LAND BANK ACQUISITION

The Road Home | 210 South Rio Grande Street

Property Purchase	\$4,000,000
Hazmat abatement, demo, fencing, and make safe	\$1,400,000
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<b>TOTAL FUNDING REQUEST</b>	<b>\$5,400,000</b>

# QUESTIONS

The image features a grayscale architectural rendering of a modern school building with large windows and a flat roof. In the foreground, there are silhouettes of several people, including children and an adult, walking on a path. A horizontal ruler is superimposed over the middle of the image, with numerical markings on both sides. Faint, large numbers are scattered across the top and middle sections of the image, creating a background pattern.

# Springville School for the **Deaf and Blind**

# FUNDING TIMELINE

## 2016 General Session

USDB requested one-time \$1.2M for site identification & acquisition

Awarded \$700K

## 2017 General Session

USDB requested one-time \$10.5M for design & construction

32,000 square feet  
14 classrooms  
Teacher workspaces  
Playground  
Fleet parking

Awarded \$10.5M

## 2018 General Session

Requested \$713K one-time funding to cover escalating material and construction costs

USDB had to scale back to 13 classrooms and eliminate a connecting hallway. Funds support project completion as originally designed

Awarded \$713K

## 2019 Request

Earthwork has started and vertical construction will begin in March

DFCM & USDB are requesting \$3M to cover rising labor and material costs

# PROPERTY COSTS

Property acquisition cost	\$693,781
Impact and connection fees	\$259,440
Offsite city-required improvement	\$415,000
Soil remediation	\$600,000
<b>TOTAL PROPERTY &amp; SITE COST</b>	<b>\$1,968,221</b>

2016 General Session appropriation	\$700,000
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<b>FUNDING SHORTFALL</b>	<b>\$1,268,221</b>
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# CONSTRUCTION COSTS

Construction & soft costs \$15,923,804

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**TOTAL CONSTRUCTION COSTS \$15,923,804**

2017 General Session appropriation \$10,500,000

2018 General Session supplemental appropriation \$713,000

USDB funds \$1,025,000

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**FUNDING SUBTOTAL \$12,238,000**

Value Engineering (\$1,958,879)

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**FUNDING SHORTFALL \$1,726,925**

# FUNDING SHORTFALL

Property funding shortfall	\$1,268,221
Construction funding shortfall	\$1,726,925
<b>TOTAL FUNDING SHORTFALL</b>	<b>\$2,995,146</b>

# VALUE ENGINEERING

TOTAL REDUCTIONS: \$1,958,879

Remove recess in slab	\$500
Remove 14 trees	\$2,800
Remove landscape curb	\$3,530
Remove irrigation portables	\$2,000
Lower playground allowance	\$50,000
Change pavers from stain to stamp	\$20,000
Remove wooden boardwalks	\$50,000
Remove 2 exterior basketball hoops	\$4,000
Remove bench pad at 5 locations	\$1,000
Reduce plant quantity by 25%	\$12,089
Remove plants and replace with grass	\$7,000
Remove surcharge	\$40,000
Remove vegetation in parking islands	\$3,865
Adjust irrigation from removed plants	\$15,376

An architectural rendering of a modern, multi-story building with large glass windows and a flat roof. The building is set in a landscaped area with grass and trees. Several people are shown walking on a path in front of the building, providing a sense of scale. The sky is bright with scattered clouds. The word "QUESTIONS" is overlaid in large, blue, bold letters with a white outline and a slight drop shadow.

# QUESTIONS



space utilization study &  
**Space Renovation Plan**



# A SPACE UTILIZATION STUDY

provides evidence demonstrating not only how current space is being used, but what we might do to improve it

**COMPLETED**

## Baseline Audit

How much space does the State have?

What kind of space does the State have?

**COMPLETED**

## Interviews & Observations

How do the State's agencies work?

How will their space needs evolve?

**COMPLETED**

## Space Utilization

How is the space being used?

Salt Lake  
Community  
College



Utah  
Department  
of Commerce

**S** SNOW  
COLLEGE



UTAH DEPARTMENT OF  
**HEALTH**

**UTAH**  
**LDOT**  
*Keeping Utah Moving*

UTAH DEPARTMENT of  
**ENVIRONMENTAL  
QUALITY**

**Public Service  
Commission**

utah department of  
**human  
services**



UTAH DEPARTMENT  
**UDC**  
OF CORRECTIONS



DEPARTMENT OF  
**WORKFORCE  
SERVICES**

**dixie technical college**



Agencies have been highly engaged  
in the process and forthcoming with  
information



Utah Department of  
**Technology Services**



**DAS** Utah Division of Facilities  
Construction and Management

**6,973** WORK SPACES

1,992 private offices  
4,981 open work spaces  
644 un-used work spaces



**23** BUILDINGS  
(16 OFFICE BUILDINGS)

**2.5M** SQUARE FEET

## CURRENT OFFICE SPACE STANDARD INDICATES

- 180 square feet (avg) for closed office
- 80 square feet (avg) for open offices
- Of the 16 Office Buildings audited, 2 meet these standards
- All of them were built and renovated before the standard

# KEY FINDINGS

54%

Average utilization of office space across the portfolio is a moderate 54%, demonstrating opportunities for efficient buildings, more telecommuting, and more effective environments

83%

Employees spend the majority of their day conducting individual work, a high percentage which enables flexibility and telecommuting since work does not require interaction with others

19%

A low 19% utilization of collaboration spaces demonstrates low internal mobility and reinforces opportunities for more flexible work and potential need for improving collaboration spaces

5.6

Average number of users in collaboration settings shows meetings are medium in size and a mismatch with current collaboration spaces, which are typically larger

# OBSERVATIONS

MASOB is the most modern office building audited

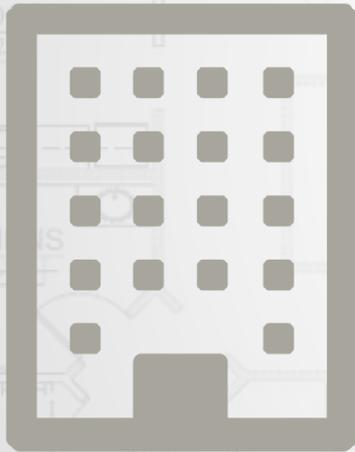
Many open office space areas within buildings audited could be improved, both for efficiency and appeal, by making changes to circulation and furniture layout



# ALTERNATIVE WORKSPACE STRATEGIES (AWS)

## UTAH DEPARTMENT OF AGRICULTURE

No  
AWS Program

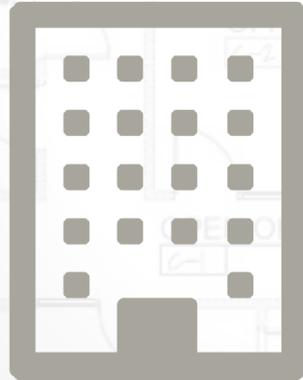


159 PEOPLE

56,488 ft<sup>2</sup>

\$28,200,000

Conservative  
AWS Program

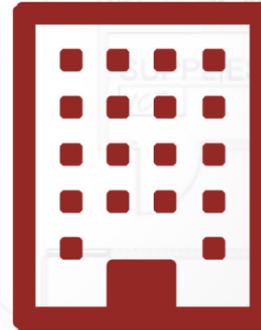


159 PEOPLE

49,446 ft<sup>2</sup>

\$24,500,000

Moderate  
AWS Program

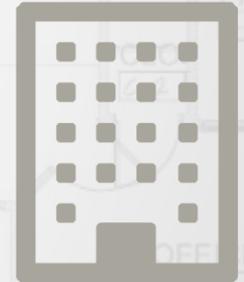


159 PEOPLE

46,322 ft<sup>2</sup>

\$23,200,000

Aggressive  
AWS Program



159 PEOPLE

42,923 ft<sup>2</sup>

\$21,500,000

# SPACE AUDIT RESULTS

## UDAF WILLIAM SPRY BUILDING



Programmed Floors	4
GSF (entire space within outside walls)	56,275
Adjusted GSF (excludes voids)	54,892
RSF (Adjusted minus walls, columns)	49,658
USF/NSF (RSF minus circulation & mech)	29,843
Closed offices (SF)	7,279
Closed offices (count)	51
Open offices (SF)	6,209
Open offices (count)	62
Unused workstations (count)	2
Workstation guest seats (count)	0
Support space (SF)	9,420
Support space seats (count)	54
Specialty care (SF)	4,604

## PHASE TWO



Write state policy and standards for space utilization with agency partners

## PHASE THREE



Implement state policies and standards for space utilization through renovation

## PHASE FOUR



Provide ongoing management of the standard and conduct additional building audits

A detailed floor plan of an office building, showing various rooms such as Reception, Break Room, Men's, Women's, Office, Conference Room, and Stairwells. The plan is rendered in a light gray color, serving as a background for the text.

# WHAT'S NEXT?

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continue auditing effort  
make changes to spaces  
enforce standard over time

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# COST OF RENOVATING 3 STATE BUILDINGS

Building	Estimated Renovation Cost	Gross Square Ft.	Current Utilization	Estimated Additional People Housed by AWS Program	Cost for New Construction	Savings for Renovation vs New Construction
Cannon Health Building	\$25,041,785	182,293	50%	112	\$91,146,500	\$66,104,715
DNR Building	\$24,389,896	171,519	45%	98	\$85,759,500	61,369,604
1385 S. State DWS	\$10,639,055	66,032	54%	38	\$33,016,000	\$22,376,945
<b>SUBTOTAL</b>	<b>\$60,070,736</b>	<b>419,844</b>		<b>248</b>	<b>\$209,922,000</b>	<b>\$149,851,264</b>
5 years of leased space	\$3,060,000					
<b>TOTAL COST</b>	<b>\$63,130,736</b>					

# RENOVATION SCHEDULE



## CANNON HEALTH

1.75 years  
(91 weeks)



## 1385 DWS

1.67 years  
(87 weeks)



## DNR

1.67 years  
(87 weeks)



# QUESTIONS