DFCM

CENTRAL UTAH CORRECTIONAL FACILITY
PROGRAMMING UPDATE

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PROJECT OVERVIEW

OVERVIEW

- $125,000,000 appropriated in the 2026 General Legislative Session
- Intent language gives DFCM the ability to use up to $8,000,000 for programming and design
- Programming initiated Spring 2026
- DFCM intends to provide the Legislature with funding options during the 2027 General Legislative Session

THE TEAM

STATE OF UTAH | ARCHITECTURAL PROFESSIONALS | INDUSTRY EXPERTS

- Department of Corrections
- Division of Facilities Construction & Management
- Department of Health & Human Services
- AJC Architects
- DLR Group
- MH Group
- Suffolk

PROJECT PROCESS

OVERVIEW

- Established the Need
- Engaged Facility & Agency Stakeholders
- Assessed Existing Conditions
- Benchmarked Space Needs
- Tested Planning Alternatives
- Validated Concepts with Users
- Defined a Quantifiable Scope
- Independent Cost Review



FACILITY DEFICIENCIES

DEFICIENCIES

- Aging & Capacity-constrained Culinary Facilities
- Insufficient Rehabilitation & Education Space
- Limited & Centralized Medical Services
- Limited & Inefficient Administrative Support Space

CUCF BENCHMARKED
SPACE NEEDS

Projected Bedspace Needs: **1,832**

	Component	Benchmark (% of GSF)	Space Needs (GSF)	CUCF Existing Spaces (GSF)	Required GSF (Surplus / Deficit)
	Building Gross SF	349	639,368		
1	Male Housing	64.5%	412,392	326,559	(85,833)
2	Administration	4.5%	28,739	26,730	(2,009)
3	Programs	8.9%	56,904	67,172	10,268
4	Services	8.0%	51,149	65,533	14,384
5	Intake/Release/Transfer	1.0%	6,394	8,368	1,974
6	Medical	7.5%	47,953	39,710	(8,243)
7	Support Services	5.6%	35,805	25,224	(10,581)
	Total	100%	639,336	559,296	(80,040)

EXPANDED CUCF BENCHMARKED SPACE NEEDS

Projected Bedspace Needs: **2,600**

	Component	Benchmark (% of GSF)	Space Needs (GSF)	CUCF Existing Spaces (GSF)	Required GSF (Surplus / Deficit)
	Building Gross SF	349	907,400		
1	Male Housing	64.5%	585,273	326,559	(258,714)
2	Administration	4.5%	40,787	26,730	(14,057)
3	Programs	8.9%	80,759	67,172	(18,587)
4	Services	8.0%	72,592	65,533	7,059
5	Intake/Release/Transfer	1.0%	9,074	8,368	(706)
6	Medical	7.5%	68,055	39,710	(28,345)
7	Support Services	5.6%	50,814	25,224	(25,590)
	Total	100%	907,354	559,296	(348,058)



PROJECT OPPORTUNITIES

OPPORTUNITIES

- Leverage Existing Infrastructure
- Build on Proven Housing Models
- Create a Consolidated Support Hub
- Repurpose Existing Space
- Improve Operation Efficiency & Safety
- Improve Construction Cost Efficiency
- Preserve Future Flexibility
- Coordinate Improvements as One Campus Strategy

CURRENT SITE

CENTRAL UTAH CORRECTIONAL FACILITY

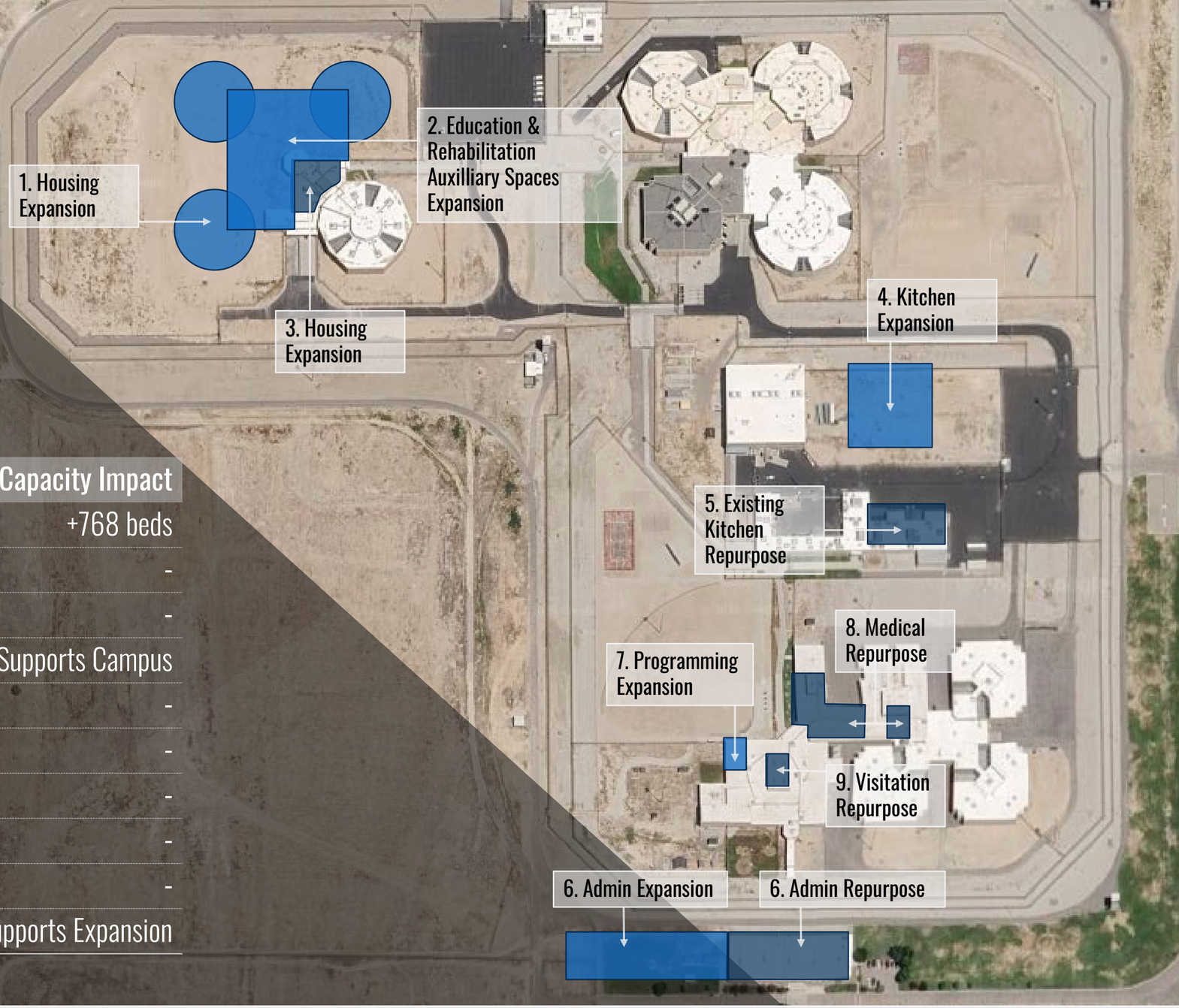
- 1,832 beds
- 560,000 SQ FT
- Opened 1989



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SITE PLAN

Bldg.	Proposed Action	Approximate Scope	Capacity Impact
1	Addition	~117,000 SF	+768 beds
2	Addition	~23,000 SF	-
3	Repurpose	~4,000 SF	-
4	Addition	~42,000 SF – 51,000 SF	Supports Campus
5	Repurpose	~10,000 SF	-
6	Addition + Repurpose	~26,000 SF + ~10,000 SF	-
7	Addition + Repurpose	~5,000 SF	-
8	Repurpose	~11,000 SF	-
9	Repurpose (in progress)	~4,000 SF	-
10	Targeted Improvements	TBD	Supports Expansion

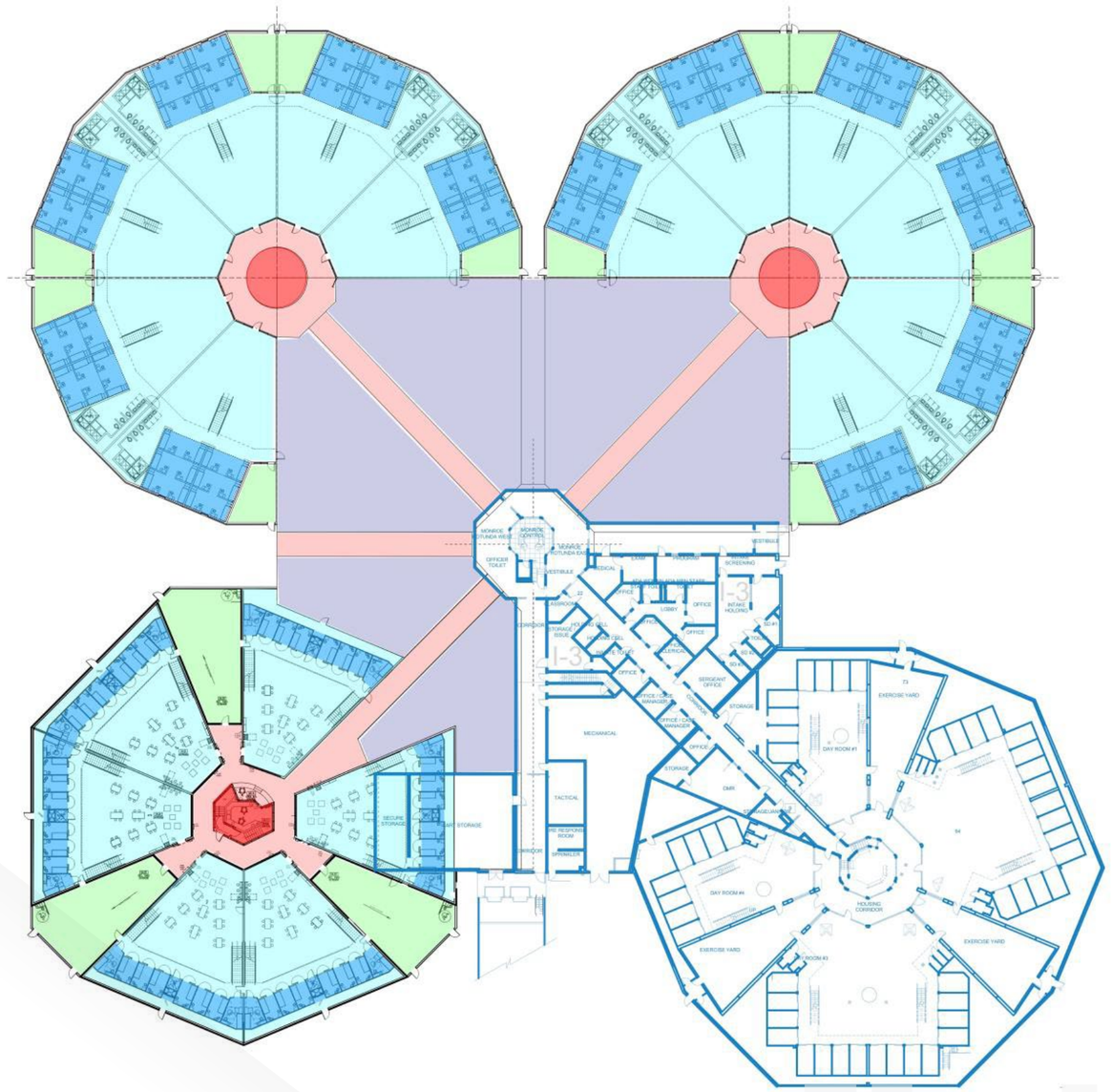


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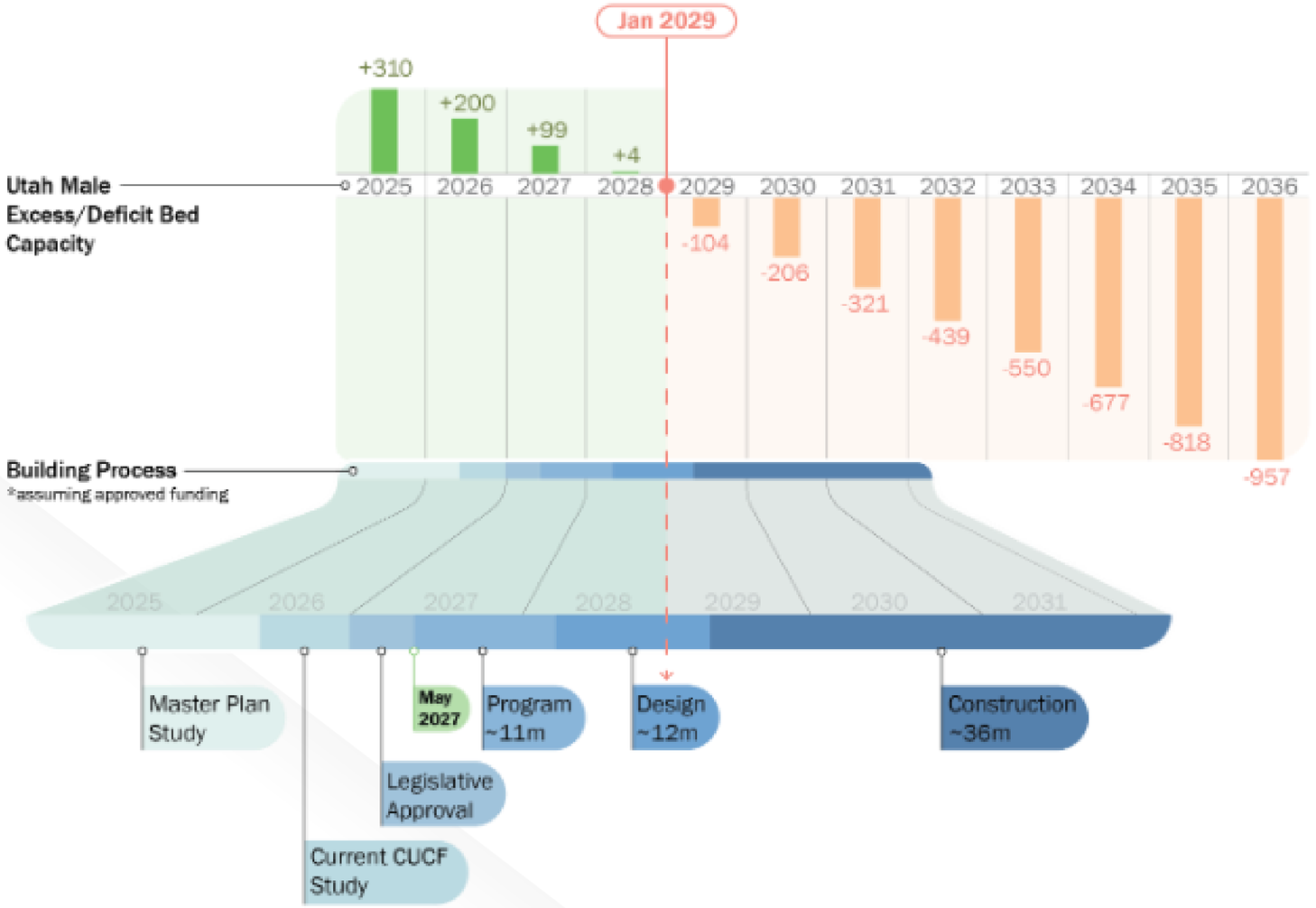
HOUSING

WHY HOUSING

- Additional housing capacity is needed as part of the planned CUCF expansion
- Construct two 288-bed dormitory units based on the established Gale housing model and one 192-bed celled housing unit based on the Hickory configuration
- 140,000 SF addition providing 768 total beds



BED DEFICIT
PROJECTION & BUILDING PROCESS



SCOPE COST VERIFICATION

ENSURING COSTS ARE ACCURATE

- DFCM has contracted with two independent teams of experts with extensive corrections experience to assist in programming and cost verification
- One team is currently engaged in building a correctional facility in Iron County
- DFCM will reconcile differences in estimates to establish a defensible budget
- DFCM will evaluate alternatives to maximize value

QUESTIONS

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