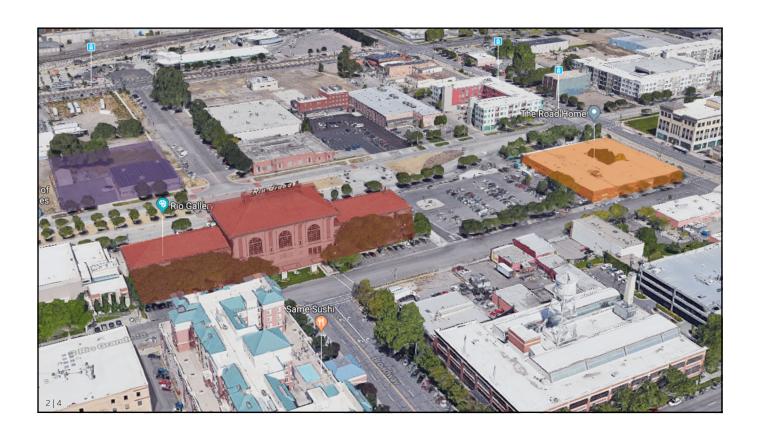
# Salt Lake City Road Home Land Bank Acquisition

Utah Division of Facilities Construction and Management February 12, 2019

# LAND BANK ACQUISITION The Road Home | 210 South Rio Grande Street

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# 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

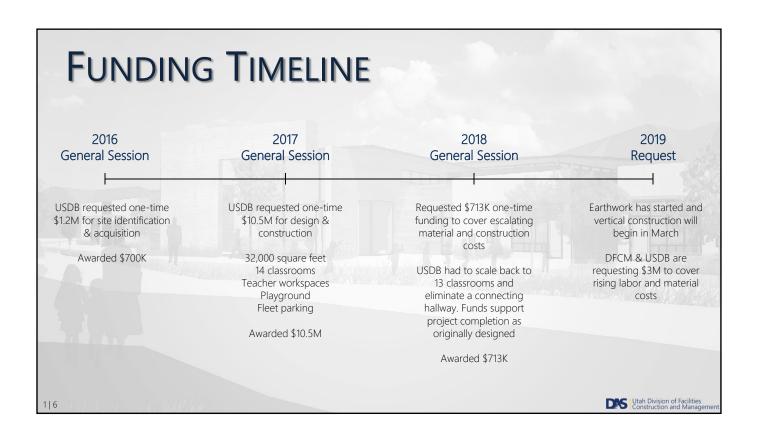
Total Funding Request \$5,400,000

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Utah Division of Facilities Construction and Management







PROPERTY COSTS		
Property acquisition cost	\$693,781	
Impact and connection fees	\$259,440	
Offsite city-required improvement	\$415,000	
Soil remediation	\$600,000	
TOTAL PROPERTY & SITE COST	\$1,968,221	
2016 General Session appropriation		\$700,000
FUNDING SHORTFALL	\$1,268,221	
		Utah Division o

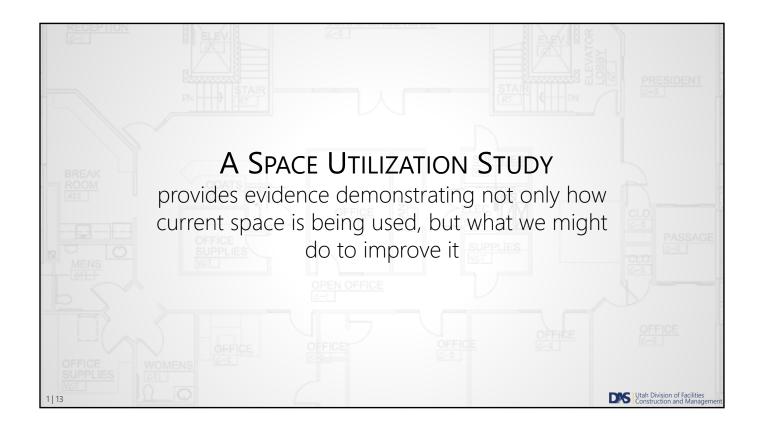
CONSTRUCTION COSTS		
Construction & soft costs	\$15,923,804	
TOTAL CONSTRUCTION COSTS	\$15,923,804	PD
2017 General Session appropriation		\$10,500,000
2018 General Session supplemental appropriation		\$713,000
USDB funds		\$1,025,000
FUNDING SUBTOTAL	NO PORTO	\$12,238,000
Value Engineering	(\$1,958,879)	
FUNDING SHORTFALL	\$1,726,925	
		Utah Division of Fac

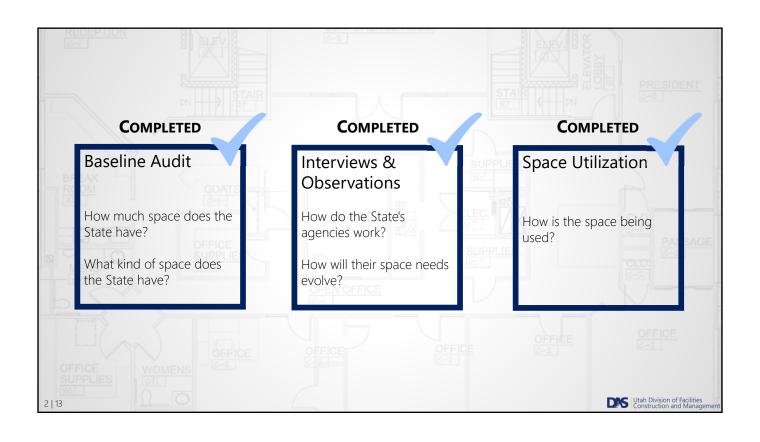


	Remove recess in slab	\$500
Value Engineering	Remove 14 trees	\$2,800
Total Reductions: \$1,958,879	Remove landscape curb	\$3,530
water transfer	Remove irrigation portables	\$2,000
TABLE OF THE PARTY	Lower playground allowance	\$50,000
	Change pavers from stain to stamp	\$20,000
	Remove wooden boardwalks	\$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
5 6	Adjust irrigation from removed plants	\$15,376











6.973 WORK SPACES

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

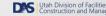


2.5M SQUARE FEET

#### **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

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# **KEY FINDINGS**

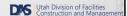
Average utilization of office space across the portfolio is a moderate 54%, demonstrating opportunities for efficient buildings, more telecommuting, and more effective environments

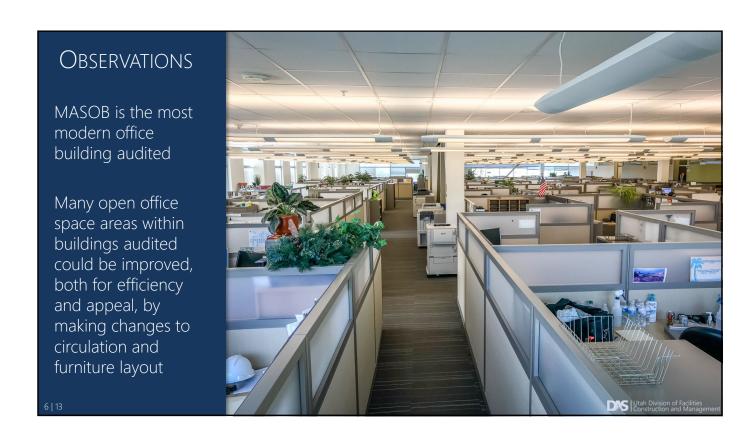
83% Employees spend the majority of their day conducting individual work, a high percentage which enables flexibility and telecommuting since work does not require interaction with others

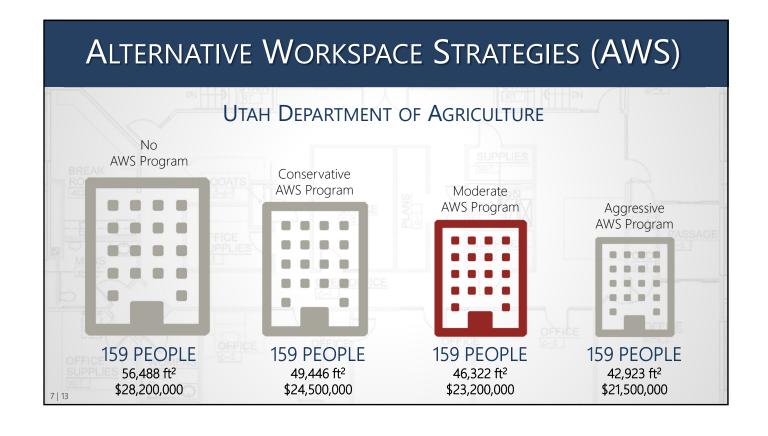
A low 19% utilization of collaboration spaces demonstrates low internal mobility and reinforces opportunities for more flexible work and potential need for improving collaboration spaces

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

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RECEPTION	Programmed Floors	4
SPACE AUDIT RESULTS	GSF (entire space within outside walls)	56,275
UDAF WILLIAM SPRY BUILDING	Adjusted GSF (excludes voids)	54,892
	RSF (Adjusted minus walls, columns)	49,658
	USF/NSF (RSF minus circulation & mech)	29,843
BREAK COATS	Closed offices (SF)	7,279
OFFI	Closed offices (count)	CLO. 51
OFFICE C=2	Open offices (SF)	6,209
MENS VCT	Open offices (count)	62
OPEN OF	Unused workstations (count)	2
	Workstation guest seats (count)	O OFFICE
OFFICE OFFICE	Support space (SF)	9,420
OFFICE WOMENS	Support space seats (count)	54
8   13	Specialty care (SF)	4,604





### 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
SUBTOTAL	\$60,070,736	419,844		248	\$209,922,000	\$149,851,264
5 years of leased space	\$3,060,000					
TOTAL COST	\$63,130,736					
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