



division of
**Facilities Construction
and Management**

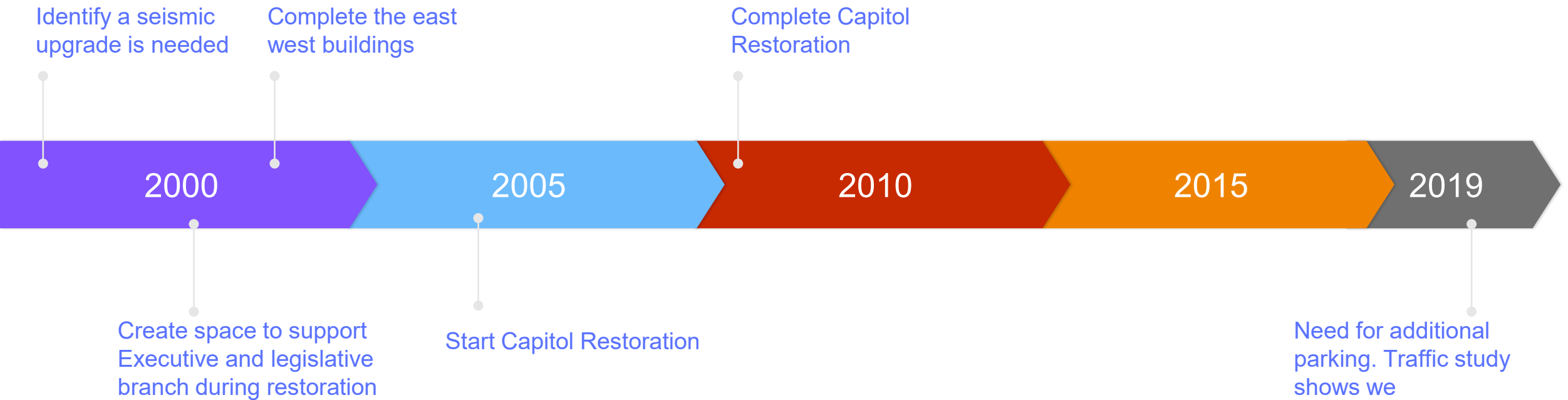
North Capitol Building

Jim Russell
Director | DFCM
September 9, 2022

PROJECT HISTORY



TIMELINE



PARKING

Lack of parking on capitol hill has been a major concern for years

265 vehicles per day in the adjacent neighborhoods during the Legislative Session



PARKING

CPB voted to build a parking structure in the upper A lot to alleviate parking frustrations



PRIORITIES





Find a new home for the State Office Building and relocate **785** tenants

Migrate existing Data Center to new location



THE ISSUES

- Aging inventory of buildings
- How to deal with the rising cost of construction
- Agencies outgrowing their space
- Inefficient space not designed for the current program
- Opportunity for consolidation and savings
- How to fund the upgrades
- How to best serve a dispersed customer and employee base



INCORPORATING A NEW WORKPLACE

Prior Standard

**Desk Sharing Target of
1 people : 1 desk**
**10 workstations for every
10 people**



Current Standard

**Desk Sharing Target of
1.56 people : 1 desk**
**6.4 workstations for every
10 people**



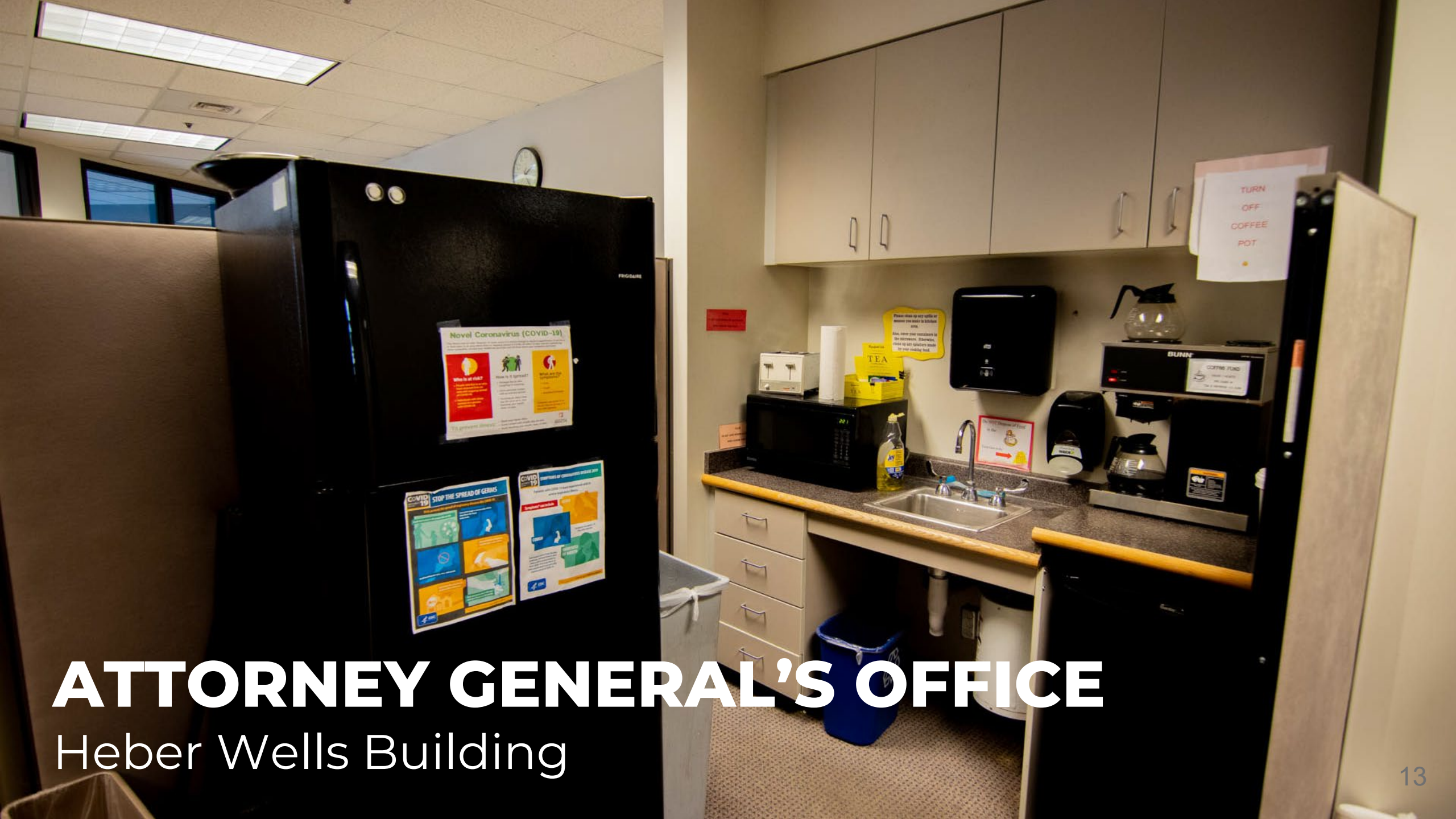


DHHS
Cannon Health Building



ATTORNEY GENERAL'S OFFICE

Heber Wells Building



ATTORNEY GENERAL'S OFFICE

Heber Wells Building



ATTORNEY GENERAL'S OFFICE

Heber Wells Building

\$254M

investment needed

\$569M

operations cost
avoidance

\$429M

avoided cost in
new construction

\$750M

net savings over 50 years



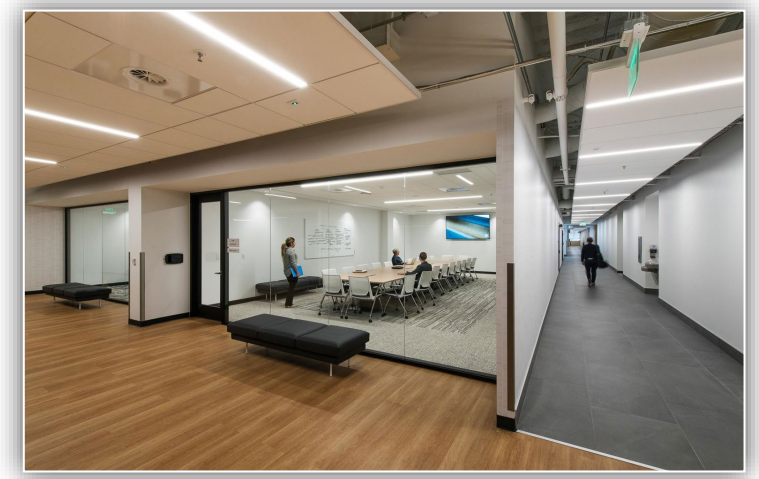
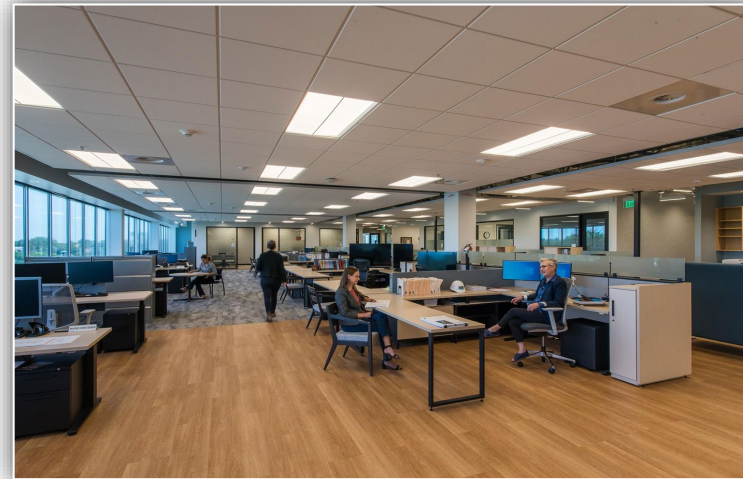
PURCHASE OF THE AMERICAN EXPRESS BUILDING





CAPITALIZE ON INVESTMENT

- Create a true multi-agency office building
- Eliminate six buildings and 2 leases
- Eliminate needs for newly constructed spaces
- Due to the pandemic, we were able to re-think our working environment



BENEFITS

400 additional parking stalls
(off street parking)

Eliminates the need to fund a new
building to house the State's
museum and collection

Creates desperately needed office
and meeting spaces on Capitol Hill

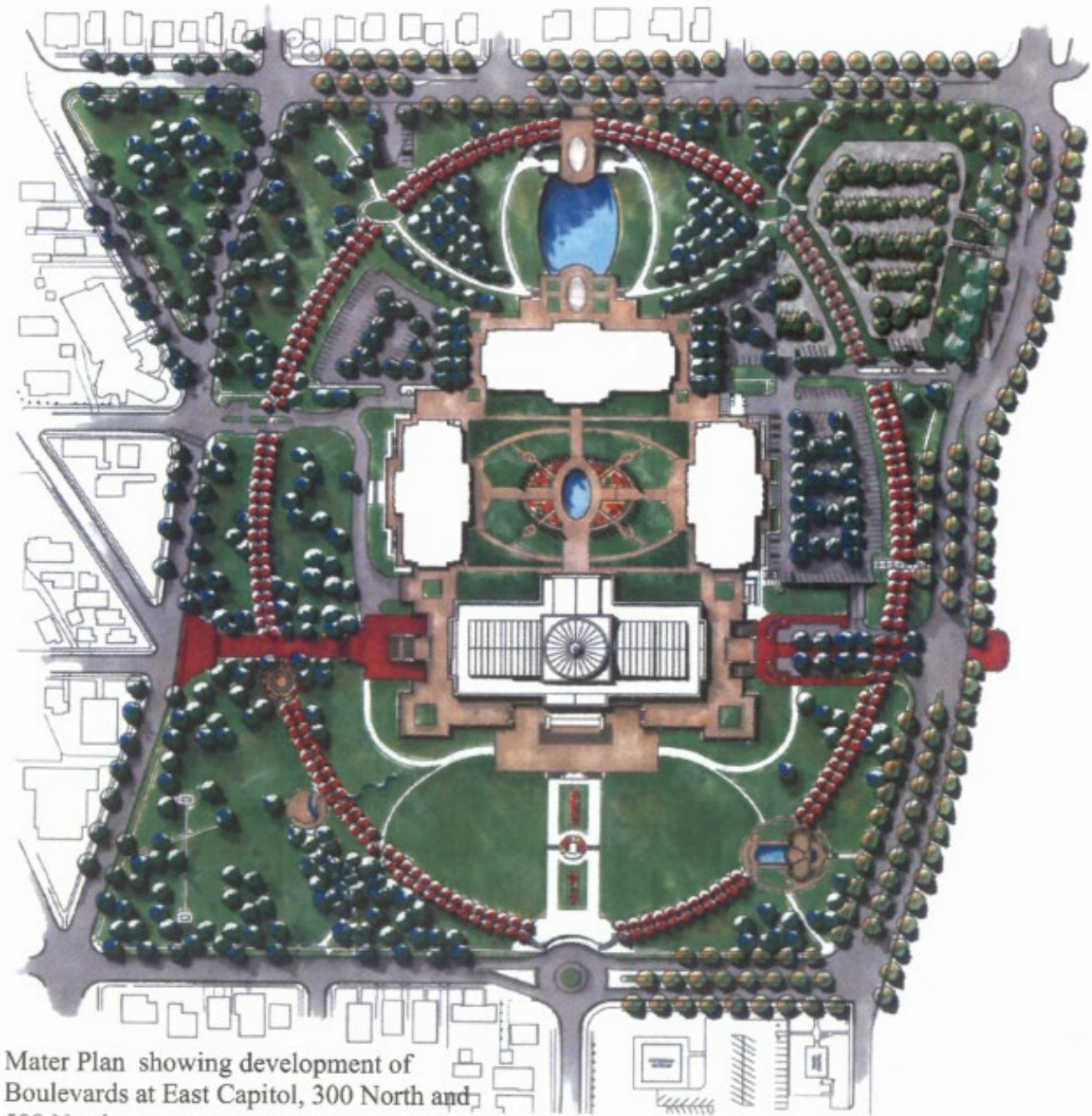
Provides the opportunity to evaluate
campus-wide security & safe exiting
strategies



COMPLETE THE MASTER PLAN



ORIGINAL MASTER PLAN LAYOUT

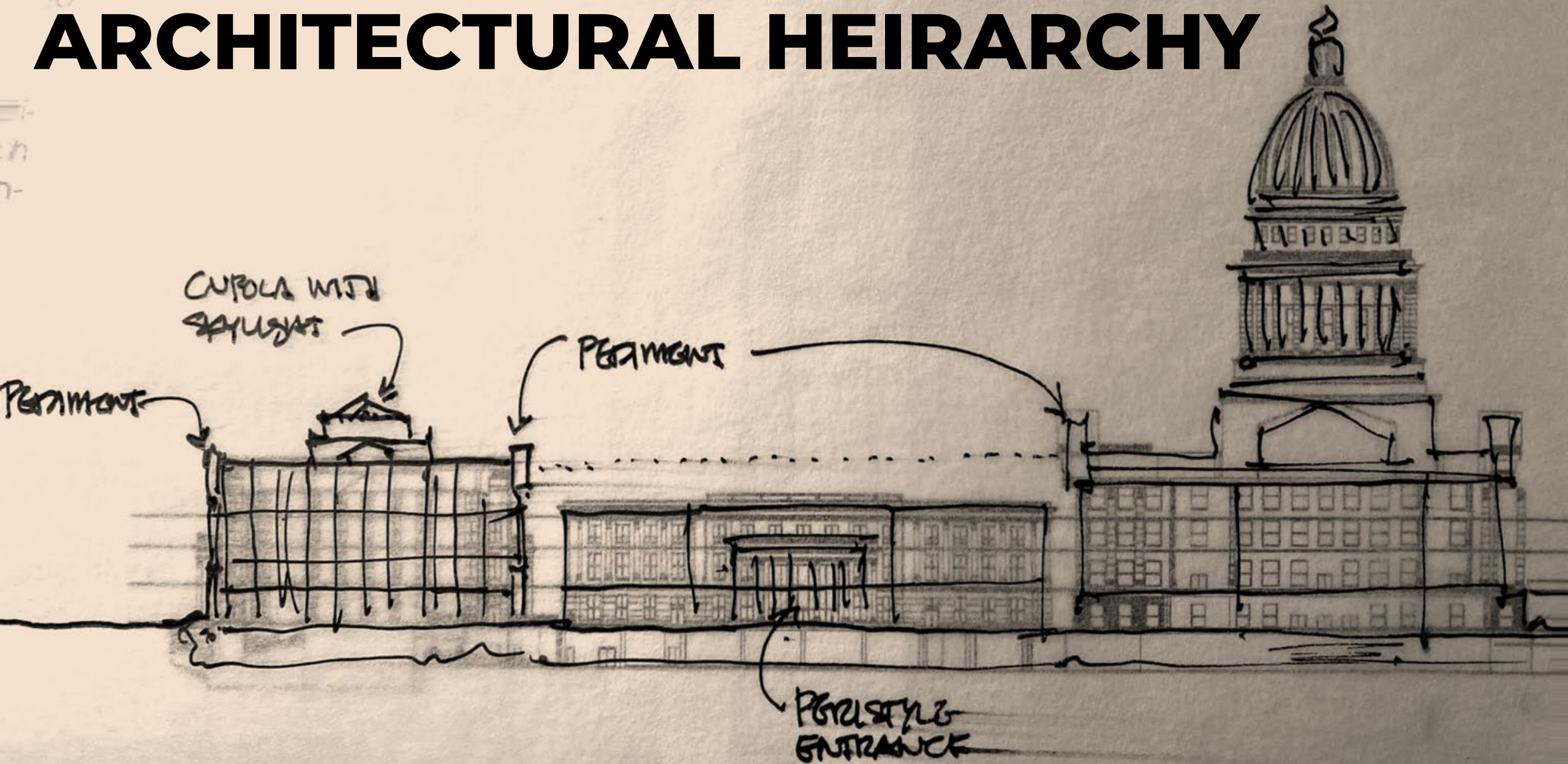


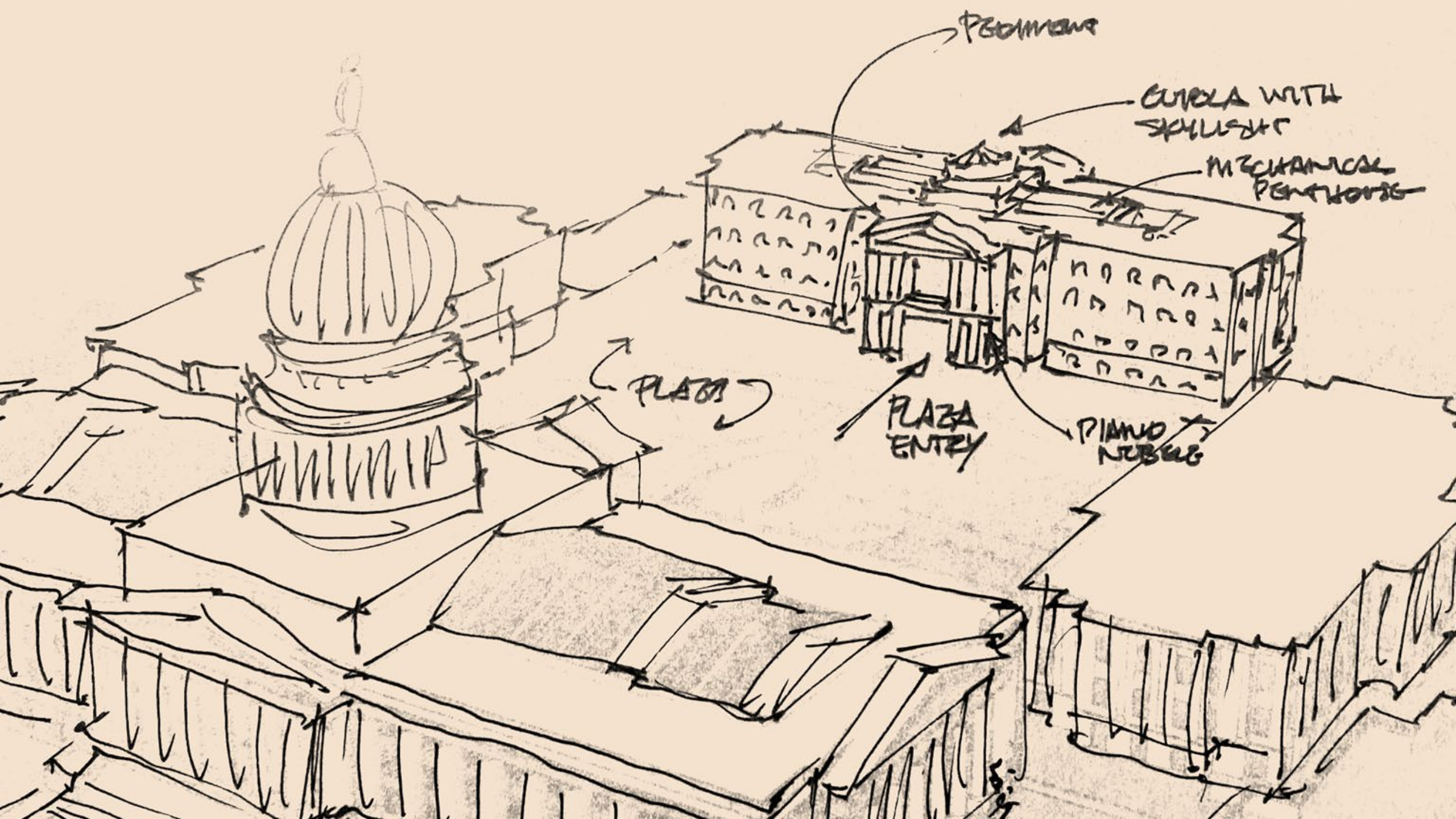
Master Plan showing development of
Boulevards at East Capitol, 300 North and
500 North

WHERE WE ARE TODAY



ARCHITECTURAL HIERARCHY





PEDIMENT

CURVA WITH SKYLIGHT

MECHANICAL PENETRATIONS

PLAZA

PLAZA ENTRY

PIANO NEBBI





EXTERIOR STONE DETAILS



STONE SELECTION

CURRENT CHALLENGES



SEISMIC MOVEMENTS



These are unprecedented times in the
construction industry

14%

CONSTRUCTION COST ESCALATION FOR 2022



SPECIFIC FACTORS

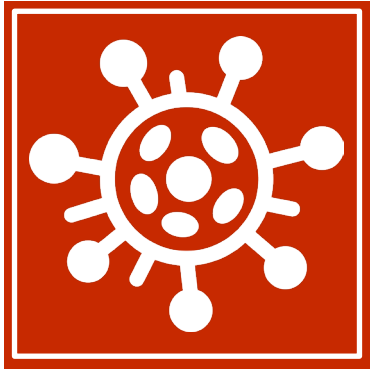
causing escalation

Material	April	Year over Year
Steel	(9.9%)	74%
Fuel/Freight	14%	57%
Plastic Construction Products	1.3%	36%
Roofing Materials	2.1%	21%
Aluminum	6.2%	37%
Copper	0.8%	24%
Gypsum	(1.3%)	21%
Insulation Materials	0.6%	18%
Architectural Coatings	9.9%	20%
Lumber	4.1%	23%
Concrete	Rationed	16%
Labor		18%



SCHEDULE RISK FACTORS

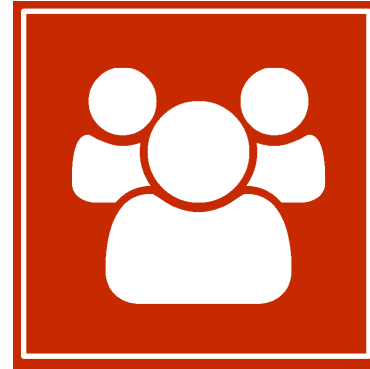
causing escalation



Production issues from
COVID shutdowns and
effects of federal stimulus



Material delivery &
supply chain issues



Lack of human
resources



Demand for
construction services



DECLINING DFCM WORK APPEAL



Lower Fees Than the Private Sector



Lower Contingencies Than the Private Sector



Tighter Schedules



Concern Over the Impact of a Negative DFCM Performance Rating



POSSIBLE RISK MITIGATION strategies



Use CM/GC and
Design/Build where
applicable



Avoid Low-bid
Situations



Increase Contractor
& Subcontractor
Engagement



Publish Public
Bidding Schedule to
Increase Contractor
Response



Early Procurement
for Long-lead
Equipment

March 1st deadline
complicates this
matter



RECOMMENDATION

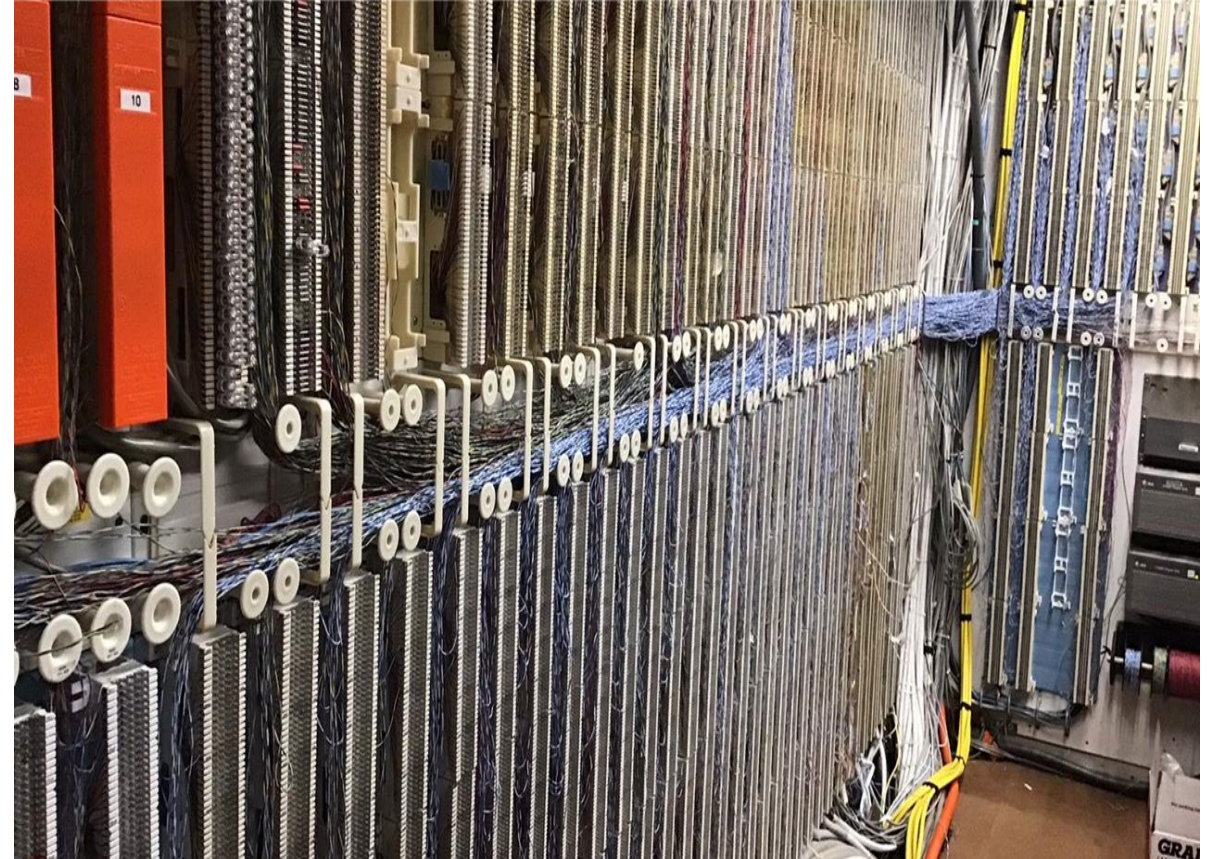
- 1** Continue with programming & design
- 2** Determine the appropriate delivery method for each project
- 3** Continue increasing contractor & subcontractor engagement
- 4** Early procurement for long-lead items
- 5** Schedule bids in advance to get adequate coverage
- 6** Bid project fees instead of setting them in advance
- 7** Carry owner escalation contingency
- 8** Allow for more flexibility in project schedules
- 9** Press the “pause button” when appropriate



CHALLENGING WORK SITE



MOVE EXISTING UTILITIES



PROTECT EXISTING TREES





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Thank You

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