



State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

## Department of Government Operations Division of Facilities Construction and Management

JENNEY REES  
Executive Director

JAMES R. RUSSELL  
Division Director

To: Department of Transportation  
From: Jim Russell, DFCM Director  
Date: March 27, 2023  
Subject: **UDOT Four Equipment Storage and Three Salt Storage Buildings, Non-State Funded Projects**  
Requester: Ryan Ellsworth, UDOT Facilities Project Manager

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### **Authorization**

DFCM has approved the four equipment storage and three salt storage buildings for the Utah Department of Transportation, a non-state funded project to proceed as authorized by UCA 63A-5b-404 and as detailed in this document.

### **Background**

The Utah Department of Transportation will construction the four equipment storage buildings in the following locations:

UDOT Spanish Fork Maintenance Station Yard  
UDOT Murray Maintenance Station Yard  
UDOT Duchesne Maintenance Station Yard  
UDOT Wendover Maintenance Station Yard

The three salt storage facilities will be located in the following locations:

West Davis Corridor  
Hwy 6 between Green River and Wellington  
Along Hwy near Bonanza (Vernal)

The equipment storage buildings will be 3,600 sf each with a total construction budget of \$800,000 for the four structures. The salt buildings will be 2,400 sf each with a total construction budget of \$560,000 for the three structures. All buildings will be funded with UDOT Code 1 Maintenance Funds.

UDOT has indicated that they have ongoing funding to provide for all operation and maintenance and capital improvements for these buildings and have confirmed that they will not

seek additional funds from the Legislature for this project, nor will they seek to increase their state funding for operational and maintenance costs or capital improvements. Consequently, all future operational and maintenance costs, as well as any improvements, associated with this project will be assumed by UDOT.

**DFCM Authority**

**63A-5b-404. Exceptions to requirement of legislative approval for capital development projects.**

- (1) (a) Except as provided in this section, a capital development project may not be constructed on state property without legislative approval.
- (b) The division may authorize a capital development project on state property without legislative approval only as provided in this section.
- (2) (a) Legislative approval is not required for a capital development project that consists of the design or construction of a new facility if:
  - (i) the division determines that the requesting agency has provided adequate assurance that state funds will not be used for the design or construction of the facility;
  - (ii) the agency provides to the division a written document, signed by the head of the agency:
    - (A) stating that funding or a revenue stream is in place, or will be in place before the project is completed, to ensure that increased state funding will not be required to cover the cost of operations and maintenance for the resulting facility or for immediate or future capital improvements; and
    - (B) detailing the source of the funding that will be used for the cost of operations and maintenance and for immediate and future capital improvements to the resulting facility; and
  - (iii) the division determines that the use of the state property:
    - (A) is appropriate and consistent with the master plan for the property; and
    - (B) will not create an adverse impact on the state.
- (b) For a facility constructed without legislative approval under Subsection (2)(a), an agency may not request:
  - (i) increased state funds for operations and maintenance; or
  - (ii) increased state capital improvement funding.

**R23-24-4. Policy**

Utah Administrative Code R23-24-4 applies, provided that references therein to the Utah State Building Board shall mean DFCM.


DFCM is confident that the UDOT has met the requirements as indicated above and can move

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forward with this non-state funded project.

Please let me know if you have any additional questions.

Sincerely,

  
Jim Russell (Mar 27, 2023 16:02 MDT)

James R. Russell, Director  
Division of Facilities Construction and Management

jr:cn



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## DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

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*Deputy Director of Planning and Investment*

LISA J. WILSON, P.E.  
*Deputy Director of Engineering and Operations*

Mr. Jim Russell,

UDOT is sending this letter to seek approval for the construction of 4 equipment storage and 3 salt storage buildings to be constructed at the following locations:

- UDOT Spanish Fork Maintenance Station Yard
- UDOT Murray Maintenance Station Yard
- UDOT Duchesne Maintenance Station Yard
- UDOT Wendover Maintenance Station Yard
- West Davis Corridor
- HWY 6 between Green River and Wellington
- Along highway near Bonanza(Vernal)

These projects will be funded with UDOT Code 1 Maintenance Funds. Each equipment storage facility will be sized at approximately 3600 sf and the salt storage buildings will be sized at approximately 2400 sf.

UDOT commits to fund all future O&M and Capital Improvement expenditures ongoing and will not seek future CI or O&M funds from DFCM for these 7 facilities in the future.

An initial construction budget estimate has been prepared and each equipment storage facility has an all-in budget of \$800,000 and the salt buildings are estimated to cost \$560,000 each.

UDOT appreciates your consideration of approving our request to construct these facilities. Please do not hesitate to reach out if you have any questions.

Regards,

Ryan Ellsworth  
UDOT Facilities Project Manager  
801-702-9703  
rellsworth@utah.gov

A handwritten signature in cursive script that reads "Ryan Ellsworth".