

Salt Lake County

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TRCC

TRCC 2019 Support Program 2019 Application (2020 County Budget)

Deadline: 7/15/2019

West Valley City Division of Arts & Culture Veterans Hall & Park CFSP

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\$ 4,500,000.00 Requested

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Application Questions [top](#)

Project Overview

1. Select the type of support you are applying for

Your project must fall under one of these categories to be considered for funding. Please refer to the Guidelines and Policies Tab for more information on each category.

- TOUR - Tourism Project Support
- PRT - Parks, Recreation and Trails Support
- CFSP - Cultural Facilities Support
- CON - Convention Facilities Support
- Other (Please contact the county if you select this option)

2. Please select the Planning Area of Salt Lake County where the project is located.

Please refer to the SLCo Planning Areas Map in the Guidelines tab for a list of planning areas.

- North Planning Area
- West Planning Area
- East Planning Area
- Southwest Planning Area
- Southeast Planning Area

3. Organization Overview: History, programs & services offered, audiences served.

West Valley City's Division of Arts & Culture (WVAC) creates opportunities for people to learn, experience, and celebrate art, culture, and the community. Programs offered by WVAC engage, educate and inspire county residents and regional visitors through experience of diverse traditions, art forms, foodways, history, and the humanities. In recent years, WVAC has

expanded programming and facility capacity at the Utah Cultural Celebration Center, and Harman Theater. WVAC is now further expanding with the development of the new Veterans Hall and Park, (VH&P) and public programs specifically designed to serve veterans and their families, and to build bridges of trust, unity and respect in our community.

The mission of VH&P is to be a public gathering place where peace and unity are promoted through remembrance of those who have given their lives and those who currently serve to protect the freedom and diversity that makes West Valley City, Salt Lake County, and Utah the wonderful place that we enjoy.

West Valley City is Utah's second largest and most diverse city. Target audiences include the most ethnically diverse populations in the state, low income families, students, and the general public. The centralized location of the Veterans Hall within the county allows for easy access by some of the largest concentrations of veteran populations within the state (see Census Data Map).

Partnership with local organizations is a foundation of WVAC work. We believe that creative collaborations bring diverse missions, resources and skill sets to the table to achieve outcomes greater than the sum of their parts. With a focus on building a healthy and sustainable future, public programs at the new VH&P will include many new partnerships that will honor veterans while expanding access to information, services and experiences related to veterans. Programs currently envisioned include:

Veterans Program- works with various local, state, and federal veterans' groups to support and connect local veterans in need. Creative collaborations and program models are being explored through Creative Forces/NEA, U of U National Center for Veterans Studies, VFW, ART Access, Combat Films, National League of Cities Mayors Challenge to End Veteran's Homelessness, Blue Star Families, Team Rubicon, Team RWB and more.

ROTC Scholarship- investing in future veterans through a local scholarship awarded to a WVC individual who has expressed interest and commitment to attending an ROTC program.

Our Stories Program- will provide dedicated space and recording equipment for veterans to share their memories, & experiences of their time in service. Potential partnership with the Your Story program will connect resources and permanent archives at the U of U Marriott Library and at the State.

Community Conversations Program- will host a series of focus groups with veterans and the public on topics related to conflict, diversity, individual stories and artifacts. Partnerships, tool kits, training & funding opportunities are being explored with Utah Humanities & NEH (Dialogs on the Experience of War Program) and Combat Films.

Existing WVAC cultural programs classes and exhibits will be expanded to include content relevant to Veterans and the new facility, including diverse exhibits, iconic public art, creative expression & art making activities, language classes, and ARTrageous educational outreach programs.

4. Project Description.

The purpose of this project is to remember, honor and support Utah veterans. The primary focus of the project is a building with a memorial hall for monuments, artwork, photographs & other media designed to honor the role of Utah veterans who have served our country. The facility will also serve as a place to connect local veterans to the community as well as to local services, peer groups, and diverse resources available to support them.

A special monument honoring WW II veterans will be built with funding from the state. Additional monuments will be added over time. A hall for exhibits, cultural events and educational meetings (primarily public school children) is included. This space will be used to commemorate various events such as Veterans Day, Armed Forces Day, Memorial Day, Pearl Harbor Day, D-Day, VE Day and VJ Day, and others.

A Wall of Honor will be built listing the names of veterans who gave their life during armed combat. This will be a separate, quiet area allowing for contemplation and reverence to the individuals whose names are listed. A memorial garden & trail around a pond through a park area will be built with appropriate monuments & interpretive displays to bring understanding to those who visit.

Programs at the Veterans Hall will honor veterans by sharing stories & artifacts provided by local veterans, engaging veterans & community members in dialog & creative expression through art, exhibits and presentations on electronic kiosks. Veterans & their family members will be invited to share the story of a veterans' military experiences in a comfortable audio and/or video recording room. Several unique underserved communities will also be included. For example, special outreach and subsequent representation will be made for the Japanese American, Jewish, Native American & African American communities & their involvement in World War II. Contact has already been made with elected officials who unofficially represent the Japanese and Jewish communities who have expressed great interest and support for this project. Once the project is complete, a primary focus of outreach will be to elementary schools with significant at-risk and minority populations.

The overall project will include aspects of art & the humanities, cultural events & ceremonies, education, tourism (outreach to

visiting tour buses) and most of all to support and connect to veterans & their families.

5. How does the project fit within the County's Visions & Principles? (Please refer to the TRCC Support Guidelines in the Guidelines Tab)

The Veterans Hall & Park (VH&P) facility and programs deeply connect with every one of the CFSP Vision and Principle statements as follows:

The VH&P highlights a unique experience of veterans within our community, and offers uniquely relevant arts experiences to veterans as an under served sector of our community.

The VH&P is centrally located within the County and is easily accessible, focusing on serving both the general public and our regional community of veterans and their families.

Housed within the context of West Valley's Division of Arts & Culture, the VH&P will enable a full range of arts and cultural activity for creation, presentation, education, and dialog related to the experiences of veterans.

The VH&P will inherently engage veterans and the community in participatory activities that will enhance the development of a new sub-culture within our local arts community.

The VH&P addresses current and future needs within the veterans community and the County.

The VH&P will present multi-disciplinary art forms including historic artifacts and interpretive information, oral histories, video, photography, expressive and therapeutic art, monumental public art, music, ceremonial presentations and performances.

With the support of Salt Lake County, West Valley City is prepared and committed to this project's feasibility, sustainability, and readiness as a new construction project and long term facility.

The VH&P enhances the ability of WVAC as an organization to improve and expand programming in new ways that serve new sectors of our community that are currently under served in the arts.

The VH&P will help to ensure vibrancy, diversity, and equitable access to arts and culture throughout the County.

The VH&P will demonstrate inclusive and fair process for planning, locating, funding and developing County supported cultural facilities that serve people of all ages and backgrounds.

The VH&P will drive sustainable cultural & economic development in West Valley City and Salt Lake County while honoring local residents that have served in the armed forces.

The VH&P will foster collaboration, regional and national partnerships, and shared funding opportunities from state and federal sources.

We believe the vision for the VH&P cultural facilities are a perfect fit for West Valley City, Salt Lake County, and the State of Utah, and a strong candidate for funding through the TRCC, CFSP.

6. Evidence of local support and community need justifying the project.

Upload supporting documents (documents tab) including: press coverage of your proposed project; feasibility study results if applicable; letters of support from community, donors, or other arts & cultural organizations in your area; etc.

The Veterans Hall & Park development is both needed and timely.

US Veterans are suffering from depression, PTSD, homelessness, & unemployment at unprecedented levels. The US Dept of Veterans Affairs (VA), states an average of 20 veterans a day die from suicide. More than 500,000 men & women veterans are living with TBI or PTSD including 10-20 percent of all those deployed in Iraq & Afghanistan. Feelings of hopelessness & alienation that contribute to post service crisis can stem from societal conditions, attitudes, & a lack of public understanding of their personal experience in our armed forces. We all share the responsibility to repair & help build bridges of trust, unity, and respect within our local community of veterans & among the general public.

Multidisciplinary creative arts therapies are increasingly valued by both the Dept of Defense & the Dept of Veterans Affairs, thanks largely to programs such as the National Initiative for Arts & Health in the Military: Americans for the Arts, & Creative Forces: NEA Military Healing Arts Network. These programs demonstrate how creative arts therapies have helped veterans deal with trauma as part of an integrated care model. Americans for the Arts states, "Our returning heroes and their families deserve nothing less than complete care including the power of the arts to address their visible and invisible wounds" (see NLGA, Press release).

Current veterans facilities in Utah are primarily focused on delivery of clinical services, residential facilities, or memorial parks & monuments. The new VH&P will provide a cultural facility and programs that honor & support veterans by integrating dynamic public arts experiences across many genres, offering opportunities for creative expression, by telling veterans stories, sharing their artifacts & memorabilia, and educating community members about veterans experiences.

A key partnership is being explored with ART Access to expand their current work with veterans art programs at this new facility. We seek their expertise in program development, leading workshops, & curating exhibits. Another partnership with local scholar & documentary film maker Dodge Billingsley of Combat Films will draw out relevant local stories, artifacts & develop meaningful content through Utah Humanities & NEH (Dialogs on the Experience of War Program). Additional partnerships are being explored through local veterans organizations.

7. Evidence the project is appropriately sized to the capacity and needs of your organization and the community. Please include attendance data.

The new VH&P is centrally located among the largest concentrations of veterans in the County and is easily accessible along the I-15 corridor & by public transportation. Its the perfect location for access by veterans, visiting dignitaries, regional tourists, and the general public.

There is currently no similar building in the state of Utah. There are other museums and monuments but nothing that focuses on honoring veterans & their stories. A memorial monument for World War II veterans will be included in this project.

Based upon those publicly supporting the project and the overwhelmingly positive support expressed by many others, we feel that this project has broad support.

For example, a fund-raising golf tournament established and held for the last four years has been strongly supported from all across the valley. Typically, there are more than 40 teams and multiple sponsors each year. Many more teams and sponsors could be added except for the physical limitations of a golf course.

WVAC served over 54,000 patrons last year, presenting 24 Arts and Cultural Programs, 34 ARTrageous Educational Programs, and 25 exhibits. With over 16 years history, a highly dedicated staff, and the support of West Valley City, our organization has the capacity and experience to further expand programming and facility management at the Veteran's Hall and Park. (See info graphic)

8. Detail how the project is integral to your organization's mission.

West Valley City's Division of Arts & Culture (WVAC) creates opportunities for people to learn, experience, and celebrate art, culture, and the community. Although Veterans Halls are typically static memorials or clinical facilities, this project takes a decidedly proactive approach toward celebration of the life experience of veterans in our community, engaging those veterans that are living among us, and remembering those who have passed.

Members of the military & their families form a unique subculture in our community. Their service and sacrifice toward the greater good of our country & society is deserving of our attention & understanding. By expanding to include West Valley's new VH&P, WVAC will once again use multi disciplinary arts forms as a tool for building and strengthening human ties in our community. We believe that mutually supportive relationships between individuals and organizations fundamentally strengthen the fabric of our community and create a social safety net that brings people together through common bonds.

The WVAC team has 16 years experience working at the grassroots level together with diverse community groups to develop and present public programs that serve the community as a whole. WVAC staff are excited by the challenge this new territory presents & are eager to lead & develop the potential of the new VH&P together with existing agencies, organizations, local experts & stakeholders. West Valley is confident and committed to the project's long term success.

9. Describe how your current project funding has been secured.

Funding has been raised by individual solicitation. Currently, cash in bank is \$275,000 composed of two large donations, \$100,000 from a local bank, and another for \$100,000 from the Utah state legislature. Other funds came from individual donations and an annual fund-raising golf tournament.

10. Document your ability to raise additional project funds.

The project is headed by Ron Bigelow, current Mayor of West Valley City & Chair of the Veterans Hall Foundation, who has a proven record of fund raising with the Foundation, and is committed to seeing the project through to completion. Verbal

commitments of additional funding have already been made from two major community leaders of \$500,000 & \$100,000. Other businesses have given verbal commitments to provide services and labor in connection with the construction and operations of the building. Each of these commitments range in value from a few thousand to over one hundred thousand dollars.

Our major fund raising campaign has not yet started. We approached three local businessmen who each agreed to make major contributions. We are waiting to finalize the architecture and engineering documents and prepare a brochure about the project to help contributors understand the overall concept. That campaign should start approximately August of this year. Our goal is to be ready to have a ground breaking in the first half of next year.

11. Analysis of the financial impact this project will have on your organization's future finances.

Additional financial resources will be required on an ongoing basis for general operations and administration of the new facilities. This will be done through expansion of staff and budget in the Division of Arts and Culture. Doing so will also decrease the cost of operations and management of the new facility, as the Division of Arts and Culture already have existing resources that can be shared between the two facilities. West Valley City is committed to ensuring that this new facility will be properly staffed and maintained for many future years.

12. Please specify type of funding you are requesting

- Consulting
- Capital
- Other:

Consulting Applicants

13. Type of consulting services

NA

14. Goals and objectives of consulting services

NA

15. Scope of Work, expected deliverable and timeline

NA

16. Payment schedule for the work and expenses.

Upload a detailed project budget document (documents tab) by a qualified professional.

NA

Capital Applicants

17. What is the site location of your project.

1325 West Cultural Center Drive, 1347 West Cultural Center Drive, and 3234 South Cultural Center Drive, West Valley City UT 84119

18. Describe the current facility and specify if it is owned or leased.

Upload (documents tab) deed or contract to purchase property or lease agreement (can be executed or pending).

The property is currently owned by West Valley City and the Redevelopment Agency of West Valley City .

Site plan included in this document has the overview of the entire property located at 3234 South Cultural Center Drive. Including on this property Sitemap are three parcels the main area consisting of 3.17 Acres, a Pond are as a water feature and outdoor memorial 1.23 Acres , and an open space area of 0.95 Acres. This property is ready to build the Veterans Memorial Hall Project Immediately. This property has access to it from the Cultural Center Drive to the north and 3300 South from the South of the property. This property also has a potential access from 3500 South and 1375 west.

19. What is the overall project timeline?

Groundbreaking anticipated in March 2020 with project completion projected for a summer 2021 Grand Opening.

20. Describe in detail how you will fund future capital maintenance and operating expenses. Include a five year expense forecast and a long term maintenance budget plan.

The following estimates are obtained from BOMA facility cost estimator on a 15,000 to 17,000 SF Commercial Facility.

Annual Utilities (Power, Gas, Water/Sewer) \$45,000.00
Annual Facility Preventative Maintenance Budget \$55,000.00
Annual Outdoor Preventative Maintenance Budget \$40,000.00

Annual Custodial Budget \$25,000.00
Annual Repair And Replacement Budget \$50,000.00
Annual Man Power Budget(1FT. Employee) \$65,000.00

Annual Operating Expense Projection \$280,000

21. Provide project management information including key personnel and their experience.

Hagop "Jake" Arslanian, Director of Facilities And Construction Management, West Valley City
Jake graduated from the University of St. Joseph with a Bachelor's Degree in Mechanical Engineering and Electrical Science. Jake also recently graduated from the state CPM (Certified Public Managers) program. Jake started working for the West Valley City Public Works Department in 1989 as the Administrative and Facilities Support Services Manager. Two years later, he was also asked to be the City's Emergency Management Coordinator. Jake is responsible for property management, construction management and the operation of all city properties. Jake also fulfills many special assignments for the City Manager and City Council of West Valley City. As the City Construction Manager Jake Successfully on time and on budget Manage the construction of Several Facilities. Namely West Valley City Hall, Public Safety Building, Fleet Operations Building, Harman Hall Theater, UCCC, 5 Fire Stations, 162 room Hotel, and in the process of completing 66.000 SF. Police Building, 7 Story 1350 Stalls Public Garage, Public Works and Parks Operations Facilities. And soon to construct the Veterans Memorial Hall.

Program & Operations will be managed by WVAC once the facility is open to the public.
(See Org Chart Upload)

22. Architectural information including site plan, space program and schematic design (optional).

Please upload above mentioned architectural documents (document tab).

The conceptual design has been completed By EDA Architects and a PDF of this plan is provided in this document.

As the funding for this project is awarded, EDA Architects will commence the Schematic design and provide a complete set of documents for construction. When the construction document becomes available, the RFP for construction will be advertised and the lowest qualified responsible bidder will be awarded the project.

Proposed square footage of the project is 14,853 sq. ft. Included in this proposal are the following:

- Multi-purpose large rooms with dividers
- Multiple office spaces
- Reception and Main Information Space
- A future Elevators Shaft for the Second Floor.
- Art and Monument/ Gallery storage
- Art/Monument and Gallery display Rooms
- Recording Studio for Veterans Story recording
- Rest room facilities
- Prep and warming kitchen
- Veterans Historical Display spaces
- All corridors equipped for art display capacity and track lighting
- Security cameras and card readers
- HVAC Mechanical rooms
- Back-up generator and a UPS system
- Parking lot
- Paging system
- Recording system
- Display TVs throughout the facility
- Meeting/Conference room
- AV and Sound System in Multi-purpose room for Educational Purposes
- World War II Memorial Exhibit Plaza
- Exterior Veterans County by County Memorial Exhibits
- Furniture, Fixtures and Equipment. (FFE)

(See uploaded VH Schematic Design & Construction Profile)

23. Construction information including: construction cost estimate from a qualified professional, master construction budget, LEED planning if applicable, and contingency plans for cost overruns.

Please upload above mentioned construction information documents (document tab).

Based on the proposed square footage and the advanced needs of the project we estimate construction cost of \$320.00 per sq. ft. for the estimated total for building construction i.e. Brick and Mortar of \$9,848,520.00

Budget Details [top](#)

Project Budget

Line Descriptions	Capital	Consulting Other Detail
Total Project Budget	9848520	See Detail Budget Upload
Funding Currently in Place	275000	
County Funding Requested	4500000	
	WVC Match, Land Value	Land Value may be assed through County Records

Project Financial Information Detail

Financial Detail	Capital	Consulting Other Detail
Cash On-hand	275000	
Pledges - Unrestricted	0	
Pledges - Restricted	Land Contributed by WVC	
Pledges - Pending or Projected	5073520	Funding to be raised by VH Foundation
In-Kind Donations	0	
General Obligation Debt	0	
Bond Issue	0	
Capital Reserve	0	

Documents [top](#)

Documents Requested *

Community support documents including: feasibility study results if applicable, support letters from community members and arts & cultural organizations in your area, etc.

For consulting projects upload a detailed consultant project budget document by a qualified professional.

For capital projects upload deed or contract to purchase property or lease agreement either executed or pending agreement.

Required? **Attached Documents ***



[Census Vet History](#)

[Utah Census Map & Data for Veterans](#)

[WVAC Infographic](#)

[WVAC Org Chart](#)

[Lt Gov Sign Arts Military Initiative](#)

[Resolution Conf of Mayors Arts Health Well-Being Military](#)

[List Potential Partners](#)

[Mayors List of Supporters](#)

[Letters of Support](#)

[Property Deed](#)

[VH & P Map](#)

[Issue Paper Support for VH](#)

[Platt](#)

[Resolution of WVC Council](#)

[Deed All Parcels](#)

For capital projects upload above architectural documents; site plan, space program, schematic design (optional).

[VH Design & Construction Profile](#)

[Prelim Design & Build Schedule](#)

For capital projects upload construction information documents, construction cost estimate by a qualified professional, master construction budget by a qualified professional.

[Design & Build Budget](#)

Attach three years of your organization's budget to this application, including your current budget year. If submitting a municipal budget, please include relevant sections, not the entire budget.



[3 Yr Financial Detail Plus Current](#)

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