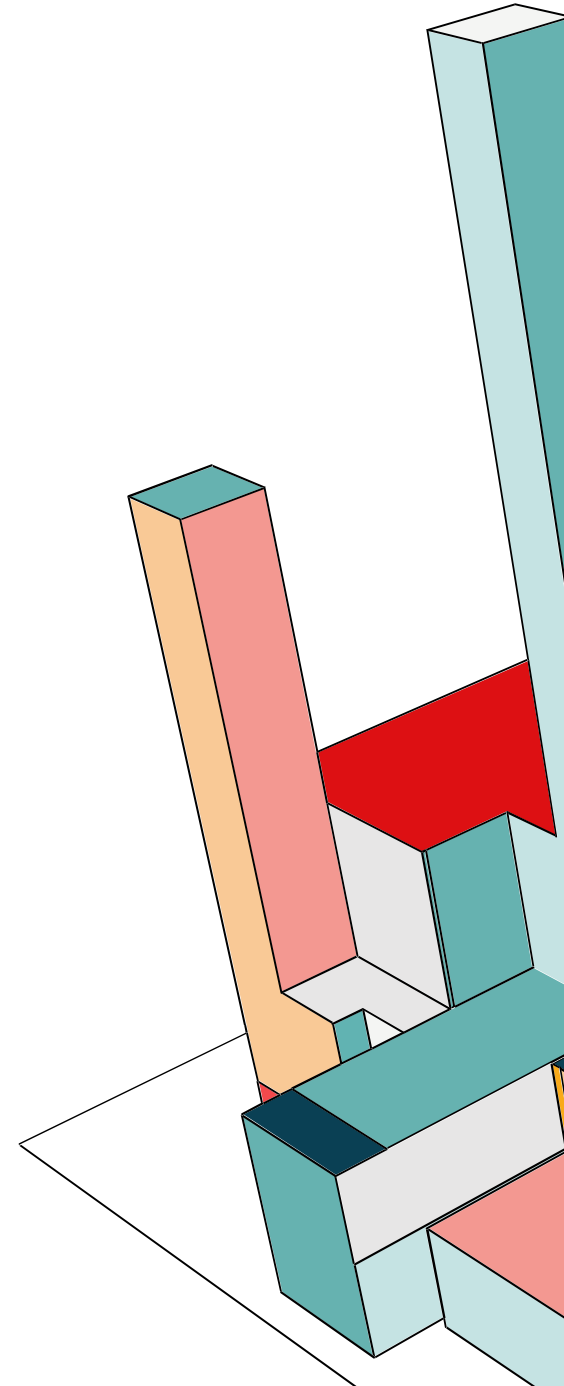


Salt Lake County Government Center FACILITY CONDITION ASSESSMENT (FCA) REPORT JULY 2024



AGENDA

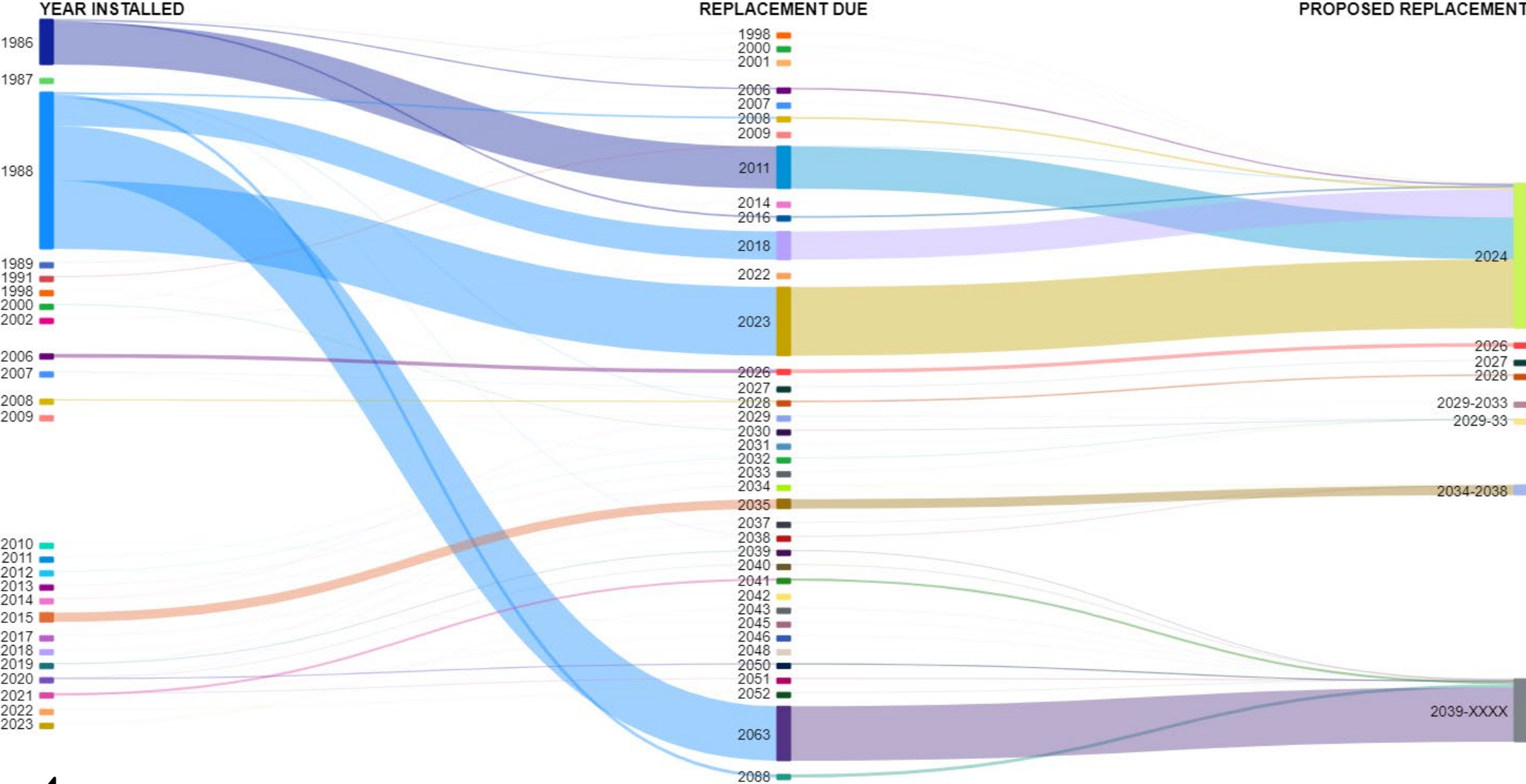
- Building Facts
- Facility Condition Assessment (FCA)
- Funding History
- Funding FCA Timeline



BUILDING FACTS

Year Built	1988 - 36 Years Old
Building SQ ft.	502,935
Total Land	14.65 Acres
Current Replacement Cost	\$209M (250K SQ ft. not including parking)
Current Ground Lease Value	\$2.3M - \$4.7M Annual
Architectural Structure	Reinforced Concrete, Slab-on-grade
Mechanical	Variable Air Volume (VAV)
Electrical	Fluorescent, Incandescent, LED Lights, Emergency Power Generators
Landscape	Grass Lawns, Ground Cover Plants, Various Shrubs and Trees

FACILITY CONDITION ASSESSMENT



FACILITY CONDITION ASSESSMENT

Number of Assets Evaluated: 589

Category	Replacement Cost
ELECTRICAL	\$46.0 M
HVAC	\$40.5 M
SHELL	\$13.0 M
CONVEYING	\$10.3 M
PLUMBING	\$8.50 M
FIRE PROTECTION	\$3.60 M
SITE	\$2.30 M
TOTAL*	\$124.0 M

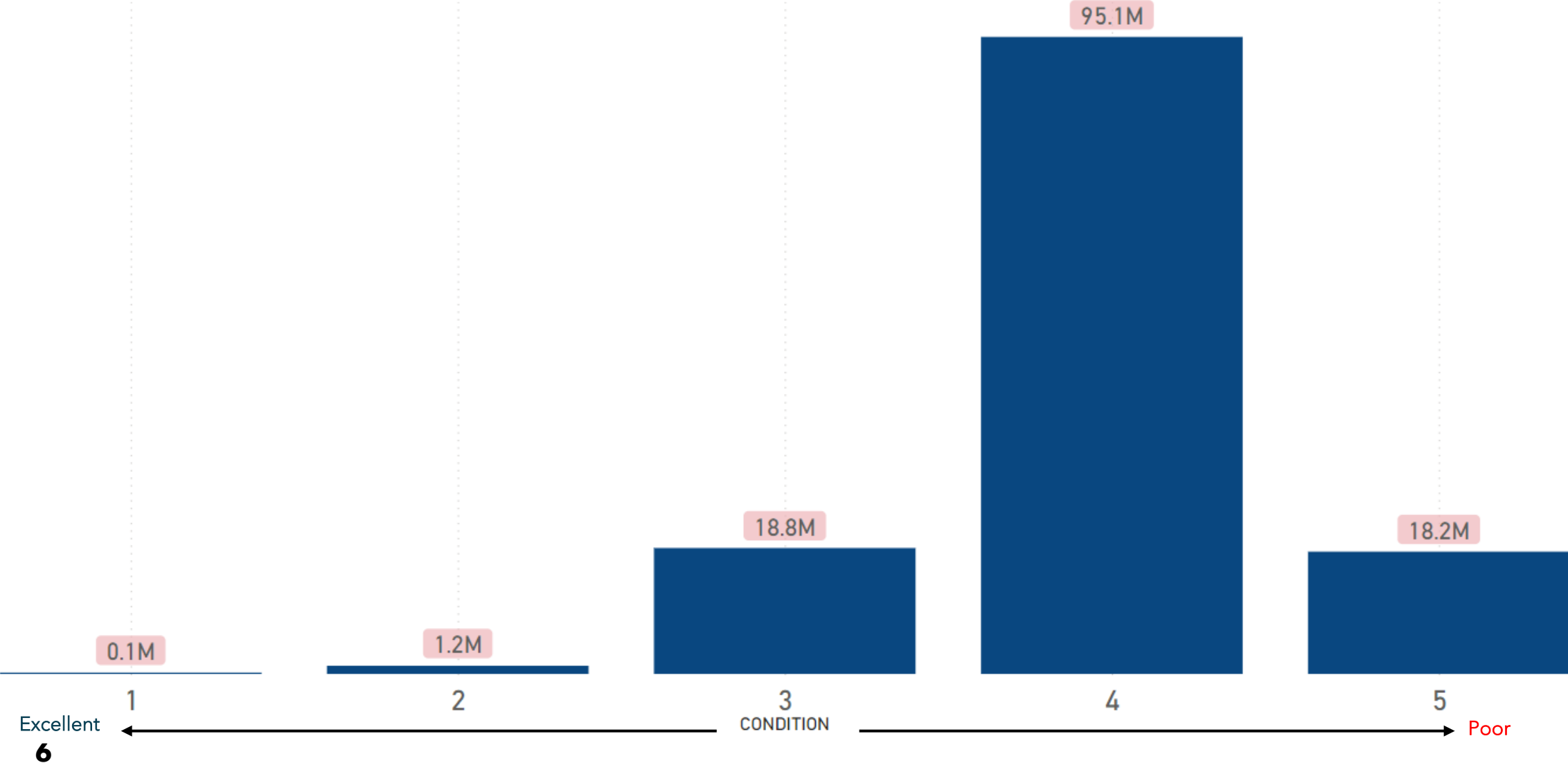
* 2025 - 2040

Examples:

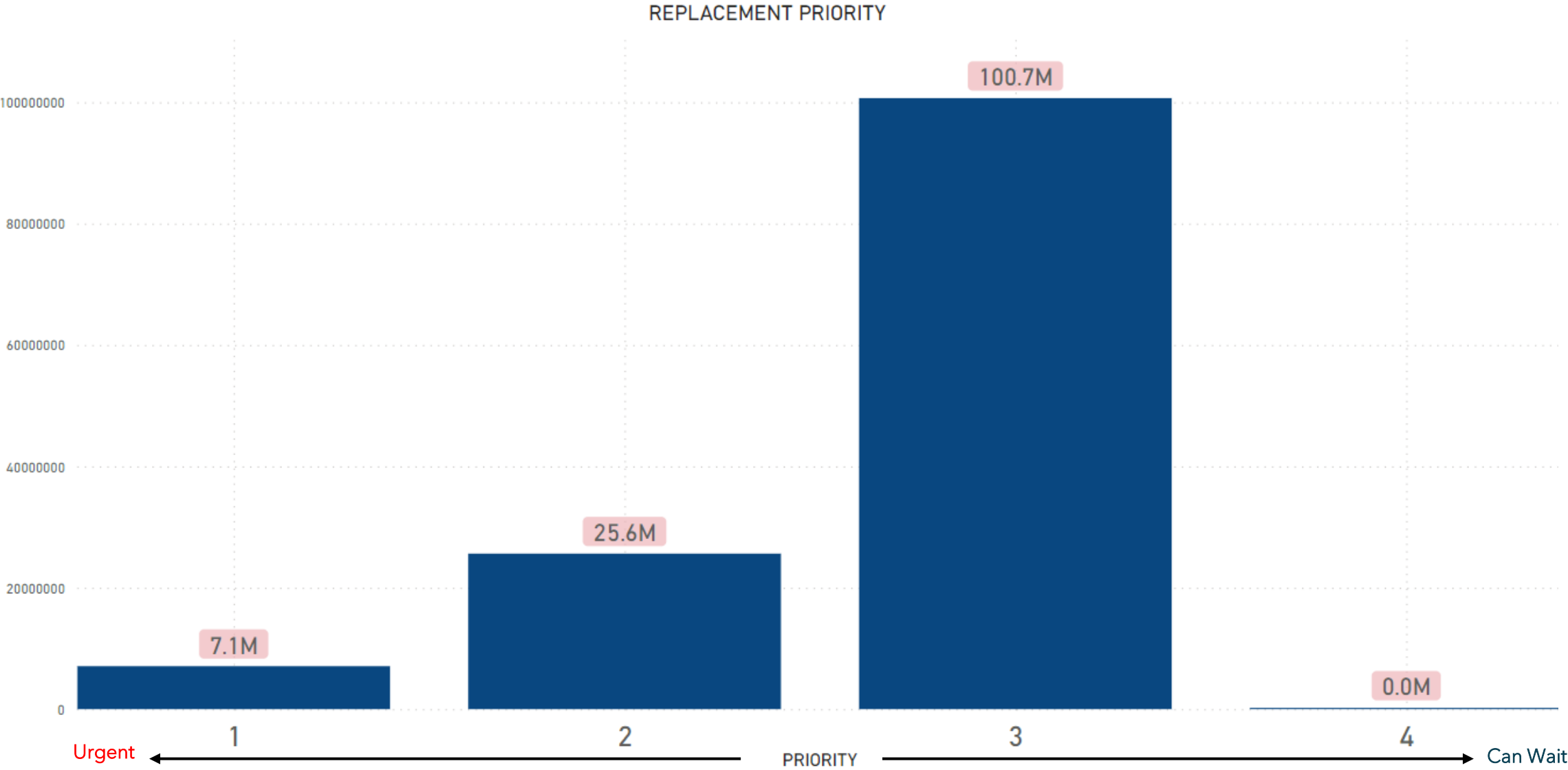
- Air Handling Units - \$19.3M
- Roof and Sewer Drain Piping - \$8.4M
- Fire Alarm System - \$4.9M
- Elevators - \$10M
- Generators - \$1.9M
- Skylight Glass = \$2.8M
- Asphalt Parking Lot - \$1.2M

FACILITY CONDITION ASSESSMENT

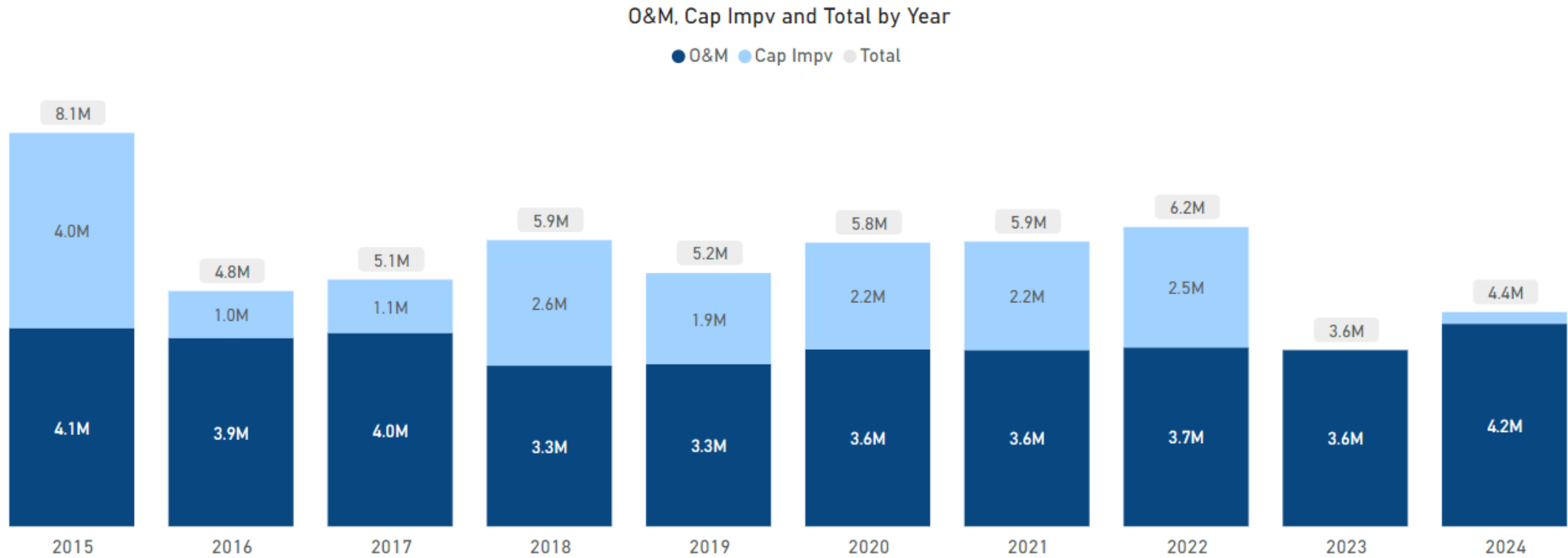
ASSET CONDITION / COST



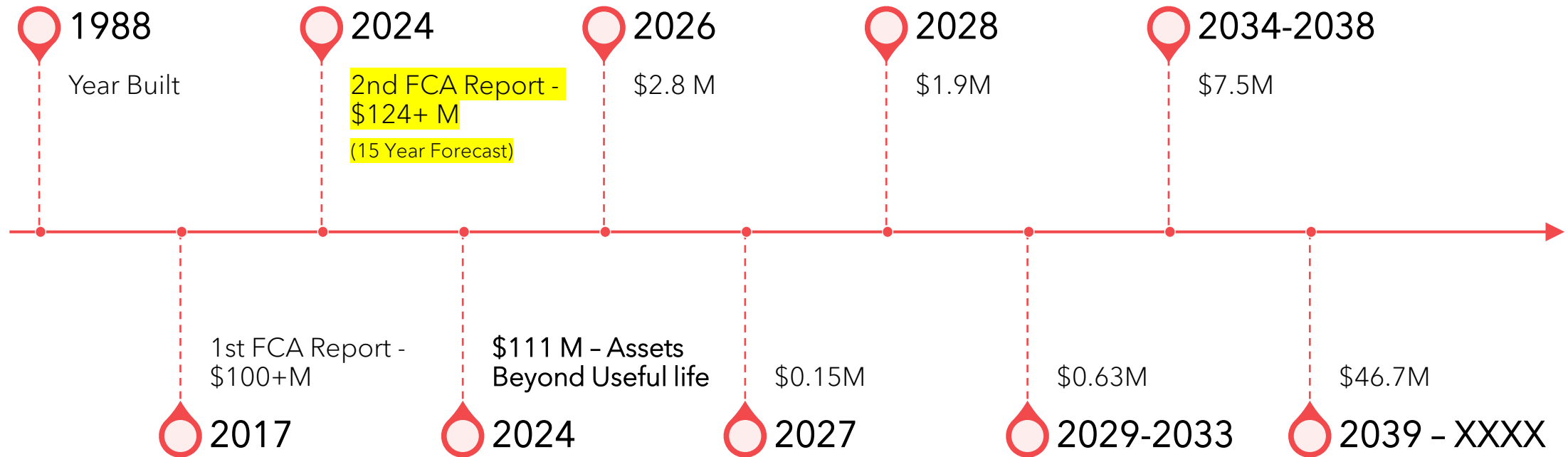
FACILITY CONDITION ASSESSMENT



GOV CENTER YEARLY FUNDING



FCA FUNDING TIMELINE



THANK YOU

