



LEED® Exception Request

10th East HVAC and Renovation Project

A Joint Presentation of Aging and Adult Services + Facilities Management



Request Summary

- Request an exception from LEED® Gold certification for the 10th East Project.
- Proceed with sustainable, energy-efficient upgrades in alignment with HPBS.





10th East Project Overview

Project Overview:

- **Scope:** Update the existing kitchen and dining room to a café style atmosphere, replacement of aging HVAC equipment, new fire alarm system, enhancing accessibility to all areas of the facility, creating a wellness area, and enlarging the fitness space capacity.
- **Not a full renovation** — limited to targeted areas.
- **Focus:** Modernization, energy efficiency, and system control upgrades.

With LEED® Gold Standard	Without LEED® Gold Standard
Cost: \$12,533,030	Cost: \$9,784,403
Current Budget: \$9,784,403	Current Budget: \$9,784,403
Shortfall: (\$2,748,627)	Shortfall: \$0.00



Salt Lake County Building Standard: LEED® GOLD

- Adopted in the 2017
- Requires LEED® Gold certification for all new construction or major remodels over \$3.5M.
- All projects must meet High Performance Building Standards (HPBS) even if LEED® certification is not pursued.

Exception Process:

- In the rare instance that a facility over \$3.5 million does not fit well with LEED® Gold standards, the Project Development Team with the Architect will provide justification as to:
 - Why the facility should not be designed and constructed to LEED® Gold standards
 - Alternatives to LEED® standards
 - Council to make final determination on meeting LEED® Gold standards.



Exception Justification

- LEED Gold certification was considered and studied throughout design; It was determined that LEED Gold was not achievable without a complete redesign of the building.
- Achieving LEED Gold requires an additional \$2.74m project budget
- Assumptions have been independently reviewed by Arch-Nexus
- Project design achieves many LEED® goals even without pursuing formal certification.
- Demonstrates strong alignment with Salt Lake County sustainability commitments.



About the Center



The 10th East Senior Center remodel seeks to better serve current and future participants while fostering community engagement. The redesigned space will be flexible to accommodate evolving services and needs, creating a welcoming hub for social interaction.



The existing facility has outdated infrastructure and equipment that no longer meet modern standards or community needs.



It also faces approximately \$5.4 million in deferred maintenance, including issues with doors, windows, fire protection, asbestos, plumbing, HVAC, electrical, and structural safety.



Key Project Values

The following values will guide the design and completion of the 10th East Senior Center remodel, in order of priority:

- **HEALTH:** Removal of harmful materials currently present within the building to ensure a safe environment.
- **COMFORT:** Upgrading HVAC and electrical systems to improve thermal and visual comfort for all users.
- **GATHER:** Expanding and updating the existing kitchen into a café-style model and reprogramming spaces to allow for a centralized entrance into the building.



Center Character & Community Impact

The 10th East Senior Center serves a wide array of seniors with varying personal and socio-economic backgrounds. Our staff are adept at seamlessly providing quality experiences to a broad spectrum of older adult clients.

Tenth East Senior Center's unique location in proximity to downtown, the University of Utah, and the Veterans Hospital, as well as various prominent senior housing complexes makes it an ideal meeting place for different groups of seniors to congregate and socialize.

Daily participation of veterans ranges as high as 25%.



Center Character & Community Impact

- Most Census tracts near 10th East have seen double-digit increases in their senior populations, highlighting the need for expanded services and resources.
- 10th East has the second-highest participation in SLCO Aging & Adult Services Health Promotion classes among all 15 senior centers.
- Seniors in the 10th East area are nine percentage points more likely than the state average to live without family, underscoring the center's vital role in combating social isolation.
- The center serves approximately 750 older adults annually and provides roughly 5,000 meals per year. Following the increase in meal participation at the Kearns Senior Center after its remodel, we anticipate a similar rise in participation and meals served at 10th East once renovations are complete.



Conclusion

This remodel will ensure that the 10th East Senior Center remains a vital community resource for years to come, supporting the health, comfort, and social well-being of the aging population.



Pictured: Participants from the 10th East Senior Center's Winter Decathlon

Thank you!