

Salt Lake County
Community Services
TRCC

TRCC 2022 Support Program Application (2023 County budget)

Deadline: 7/6/2022

**City of West Jordan
West Jordan Arts Center**

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\$ 2,000,000.00 Requested

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Application Questions [top](#)

Some answers will not be presented because they are not part of the selected group of questions based on the answer to #12.

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 TRCC Support Guidelines uploaded to the Resources section above 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 Resources section above for a list of planning areas.

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



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

The City of West Jordan is the third largest city in the state of Utah, and is home to over 115,000 residents and several thousand businesses. The City offers several recreational opportunities, including a soccer park, a large baseball complex at the Ron Wood Park, and multiple multi-use trails across the City. A significant amenity lacking in the City, however, is a performing arts center, as the local performing arts groups have practiced and performed at a variety of venues over the years, including sites located outside of West Jordan boundaries. Over the past several years, the City Council has identified the Performing Arts Center as a priority project, and has funded studies to develop design concepts and location strategies.

4. Project Summary

This should be an overview of your project that explains its purpose and what it aims to accomplish (include who, what, when, where, cost). You will use the Project Details section below to provide specifics on how this will be accomplished.

The West Jordan Performing Arts Center is intended to provide practice space, storage, and performance areas for all performing art types, including musical theater, band performances, and dancing groups. The building will be constructed at the City Campus located generally at 7800 South Redwood Road. Construction is anticipated to begin in spring of 2023, but will depend on weather, funding, and availability of construction materials. Total construction costs for the project are estimated to be \$13,092,776.

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

The West Jordan Performing Arts Center will directly fulfill the Cultural Facilities Support Program regional cultural centers policy #3 by locating a facility in the southwestern area of Salt Lake County.

6. Provide evidence of local support and community need justifying the project

Provide a list of local support and upload additional supporting documents to the Documents tab. These may include press coverage, feasibility study results, letters of support from community/donors/arts organizations in your area, etc.

The press coverage, which is included in the attachments, indicates a level of interest and support by the community in the project. The West Jordan Cultural Arts Society, a primary beneficiary of the center, is a non-profit organization and maintains a website here: <https://www.wjarts.org/>

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

As no similar facility exists, comparable attendance data is not available. In order to determine the required size of the facility, the City has met with the Psomas Design Team, local arts groups, and interested residents to determine a suitable size building to meet the needs of the various musical, theater, and dance groups needs for rehearsal, storage, and performance space.

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

The City's varied recreational offerings include organized athletics and outdoor recreation activities, but does not include any cultural facilities. The addition of the Performing Arts Center to the City will increase the variety of amenities offered by the City for its residents, and will provide community arts groups a home for performances. By constructing the facility, the City is hopeful that local artists will be able to expand the sense of community beyond a typical suburban area to make West Jordan a destination.

9. The TRCC Support Program is a reimbursement grant. Describe in detail 1) how you plan to turn unsecured project funding sources into secured sources, AND 2) how you manage cash flow for the project.

You must demonstrate how you will have cash-in-hand to facilitate your project prior to reimbursement through the TRCC Support Program.

The performing arts center currently has no unsecured funding. Construction will not begin until the entire project is funded, consequently, costs will be paid using cash on hand, and cash flow will not be of concern.

10. Document your ability to raise additional project funds.

Funding for the project has been allocated by the West Jordan City Council over a period of several budget cycles in order to pay for construction of the project. Past funds have already paid for development of building design and construction plans. If necessary, the project could be delayed to allow for the collection of additional funds, or alternatively, the City could pursue debt financing to raise funds. Additionally, other options for funds include private donations or public private partnerships with local businesses.

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

Financial costs from the project are expected to be minimal, operation of the building is planned to be performed by volunteers. Performances will be staged by community art groups, an additional volunteer resource. Maintenance of the grounds is already performed by city personnel.

Project Details

12. Please specify type of funding you are requesting

The questions numbers below will change depending on your selection for this question.



Consulting Funding



Capital Funding



Tourism Promotion Funding

13. Type of consulting services

-answer not presented because of the answer to #12-

14. Goals and objectives of consulting services

-answer not presented because of the answer to #12-

15. Scope of Work, including expected deliverable and timeline

-answer not presented because of the answer to #12-

16. Payment schedule for the work and expenses.

-answer not presented because of the answer to #12-

17. What is the site location of your project?

Please provide as specific of location details as possible.

8105 S 2200 West, West Jordan, UT

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

Please also upload the deed or contract to purchase property or lease agreement (can be executed or pending) to the Documents tab.

No current analogous facility exists.

19. Scope of Work, including expected deliverable and timeline

Within your answer to this question, please provide all relevant details that will help reviewers better understand HOW you will complete your project. Please include projected start and completion dates.

The City intends to begin construction in the spring of 2023, although this date is dependent upon several factors, including weather, funding, and availability of construction materials. Current supply chain issues will have some effect on the timeline of the project, but it is anticipated that the construction period may occupy up to 18 months, equating to an opening of fall 2024.

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.

If needed, budget plan may be uploaded to the Documents tab.

Operating expenses for the facility will be minimal, as volunteer labor will be relied upon for both performances and house staff. The building will be added to the City's capital facilities budget, which will provide funds for regular upkeep and maintenance costs.

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

Overall project management will be performed by the West Jordan Capital Projects Group, whose recent building projects include a fire station and police substation, and the Public Works facility. Daily site management will be performed by the Construction Control Corporation, which includes a manager specifically for mechanical, electrical, and plumbing systems.

22. OPTIONAL: Architectural information including site plan, space program, and schematic design.

Please upload above mentioned architectural documents to the Documents tab. If you do not have a response to this question, please put 'N/A' in the text field.

Site plan documents are attached.

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 also upload above mentioned construction information documents to the Documents tab.

The construction budget, including a 15% allocation for contingencies, is attached.

24. Type of tourism promotion services

-answer not presented because of the answer to #12-

25. Goals and objectives of tourism promotion services

-answer not presented because of the answer to #12-

26. Scope of Work, including expected deliverable and timeline

-answer not presented because of the answer to #12-

27. Payment schedule for the promotional work and expenses

-answer not presented because of the answer to #12-

Documents [top](#)

Documents Requested *

Required? Attached Documents *

REQUIRED: TRCC Project Budget Worksheet (use provided template; also available in Resources section above)

✓

[Budget](#)

[download template](#)

REQUIRED: ORGANIZATIONAL 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

✓

[Annual Budget](#)

[FY 2022 Budget](#)

[FY 2021 Budget](#)

REQUIRED: Evidence of local support and community need (may include feasibility study results if applicable, press coverage, support letters from community members and arts & cultural organizations in your area, etc) (Q6)

✓

[Sugar Factory Playhouse Article](#)

[Construction Newspaper Article](#)

OPTIONAL: Attendance data and evidence of appropriate project size/need (Q7)

CONSULTING PROJECTS (REQUIRED): Detailed consultant project budget by a qualified professional (Q16)

CAPITAL PROJECTS (REQUIRED): Deed or contract to purchase property or lease agreement either executed or pending agreement (Q18)

CAPITAL PROJECTS (OPTIONAL): Budget plan for future maintenance and operating expenses (Q20)

CAPITAL PROJECTS (OPTIONAL): Architectural documents (may include site plan, space program, schematic design) (Q22)

[Plan Set](#)

CAPITOL PROJECTS (REQUIRED): Construction information documents, construction cost estimate by a qualified professional, master construction budget by a qualified professional. (Q23)

[Construction Budget](#)

TOURISM PROMOTION (REQUIRED): Detailed project budget

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