

Salt Lake County

ZAP

TRCC

TRCC 2019 Support Program 2019 Application (2020 County Budget)

Deadline: 7/15/2019

City of West Jordan
West Jordan Arts Center

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\$ 3,000,000.00 Requested

Submitted: 7/15/2019 3:50:12 PM (Pacific)

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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.

The City of West Jordan has an intriguing history with aspects that may surprise many from the origins at Gardner's Mill, to its role in aviation pioneering, and including having West Jordan residents in the Olympic Games.

A summary of the history and background is provided later, but along with that history is a short summary of the role of West

Jordan in the arts.

Even as late as 1970, West Jordan boasted just over 27,000 residents. From that point however, the city has experienced a growth that ranks it among the fastest growing cities in America. In the 2010 US Census, West Jordan recorded nearly 104,000 residents. Despite a small lag in growth during the recent economic recession, it is estimated that population now exceeds 115,000 placing it near Provo for the third largest city in the state of Utah.

Over those years, as the city grew, its involvement in the arts also grew. The West Jordan Theater Arts and the West Jordan City Band both hail back over 20-years with quality performances continuing today. Since the creation of the West Jordan Theater Arts and the West Jordan City Band, the arts community has grown to include the West Jordan Symphonic Orchestra, a visual arts group that currently is housed in the Schorr Gallery, as well as the Mountain West Chorale, the West Jordan Literary Arts, and the West Jordan Youth Committee with their own youth arts groups.

The Theater Arts regularly holds three major performances each year with directors, producers, actors, and other professional staff traveling from around the Wasatch Front to volunteer and participate. The West Jordan City Band, which celebrated over 20-years of history at the recent Christmas concert, is home to as many of 75 different instrumental performers. Likewise, the Symphony also contains about 75 performers. The Mountain West Chorale, a semi-professional choir, contains about 50 voices and regularly travels to perform at festivals. The Mountain West Chorale is a leader in community choirs with West Jordan playing host, through West Jordan and Copper Hills High Schools, to a major choir festival each Spring. The West Jordan Literary Arts also contains leadership that hosts festivals, workshops, and events every year for the League of Utah Writers and many other similar organizations. The Visual Arts regularly shows pieces from not only local artists but from talented persons from around Utah. West Jordan is a quiet leader in the arts, but with no home for the various groups and artists.

4. Project Description.

Plans for an arts home was put on hold for many years throughout the economic recession that city the country hard. West Jordan weathered that storm and has emerged stronger and more ready than ever to see the dream of a permanent facility for the community and regional arts. The original plan in 2015 was for West Jordan to partner with Salt Lake County for a large regional cultural center for the southwest planning area. With the recent announcement of the \$39 million Taylorsville facility, West Jordan has re-evaluated the scope and now plans for a modest cultural facility that will complement the Taylorsville project. In 2015, West Jordan applied for and was awarded a consulting grant of \$125,000, with West Jordan providing matching funds for a total of \$250,000. With pre-design and feasibility completed, the city is ready to begin full design and is ready to apply for the grant to assist with construction funding.

The pre-design and feasibility study identifies an estimated cost for the new facility at \$8.8 million, as of March 2017. However, with other projects, construction costs have risen drastically as Utah experiences unprecedented strength in the skilled labor and construction industries. In 2017, West Jordan applied for the Cultural Facility support grant with a project estimated at \$12M and a request for \$6M. In early 2018, the County awarded West Jordan with \$2M. Due to deed restrictions on the original property location and funding constraints, we have been forced to evaluate other options within the original feasibility study and make design changes to make the project more successful.

Method Studios, a local architecture firm was contracted to provide a pre-design and feasibility study for the City of West Jordan. It did so by evaluating past studies and then facilitating three workshops with stakeholders from the various arts groups and city representatives. The study evaluated four different locations, different programming and spacing options, and then provided a preliminary budget. A copy of the study is provided for your review.

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

To realize this vision, the Salt Lake County Center for the Arts developed a Cultural Facilities Master Plan in 2008 to ensure that a wide array of cultural facilities are ultimately made available to the residents as a service to the community and region.

The City of West Jordan has long supported this vision hosting wide variety of cultural arts organizations in the community and region. In the 2008 Cultural Facilities Master Plan, there are three Master Plan Projects for the Southwest Planning Area. The first one listed is the West Jordan Sugar Factory regional cultural center which has been on the minds of the city for many years. Unfortunately, the recent economic recession cause delays in the development of the project and structural concerns resulted in the removal of the Sugar Factory facility. Together with the recent announcement of the Taylorsville Regional Cultural Center, the City of West Jordan moved forward with a revised scope of a cultural facility that would complement the service to the arts in the region. In 2015, the City of West Jordan applied and was awarded a grant of \$125,000 for consulting. With the city's matching portion, this began the process of realizing a permanent facility envisioned in the Master Plan.

The facility will provide a focal point for arts in the area. No longer will they be forced to meet in conference rooms, basements, or rented spaces but will be welcomed to a facility that is suited to serve as rehearsal, performance, and exhibition space. It will serve as a home to city-hosted arts groups, non-profit groups, and local residential and community

artists without regard. The prominence of the facility on 7800 South in the West Jordan Government Center will encourage and inspire those in the area in their own individual pursuits to complete projects and find a welcome place for them to share. The facility has the support and backing of the City of West Jordan to ensure viability from day one through many years into the future.

The city is anxiously engaged in moving forward with the development of a cultural arts facility that will serve all residents in the area whether recreationally or professionally. West Jordan seeks to champion the development of the arts. It realizes the realization that a community isn't so much a collection of individuals with professional skills, but a measure of how it supports and encourages the arts in each and every one of us. With the assistance of the County, West Jordan hopes to realize this vision as it aims to serve as an open and diverse home to all individual artists and groups in the area.

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.

Please see the supporting documents section for feasibility study result and letters of support from various cultural arts organizations in the area, as well as letters from prominent individuals. In addition to these letters, the city has received letters of support from dozens of private individuals which can be made available upon request.

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

As part of the pre-design and feasibility study, Method Studios, a local architecture firm held a series of three workshops with representatives from the local arts groups and interested members of the community. The space and programming described in that document is a direct result of listening, documenting, and evaluating the needs of the City of West Jordan and the arts community, while still being budget conscious.

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

The City of West Jordan is a family-friendly, vibrant, growing city dedicated to improving the quality of life and opportunities of the community while honoring the legacy of our past through: Vibrant economic development providing diverse work, business, educational, and recreational opportunities; Efficient transportation and convenient connectivity to other cities; Logical and sustainable growth ensuring key services, safety, infrastructure, and quality design; and Responsive, transparent, and trusted communication with community stakeholders.

City leadership firmly believes and agrees that it is the responsibility of the city to find opportunities to improve the quality of life for all of the residents of the city. To see this vision fulfilled, it often needs to partner with other like-minded stakeholders. With the recent construction of the South Redwood County Health Center, and the County District Attorney's Office, the City of West Jordan has recently invested \$25 million in a new Public Works building, which will support the maintenance and operational groups for the streets and utilities, the city engineering department, the city GIS department, facility maintenance, and fleet operations. With these improvements complete or under construction, the West Jordan City Council is moving forward with aspects to improve opportunities for the arts, and other life-quality programs and services.

The proposed project will be prominently located along 7800 South as part of the Veterans Memorial Park and Government Center with easy walking access to City Hall, the Viridian Events Center, the Gene Fullmer Recreation Center, the West Jordan Senior Center, the South Redwood Health Center, and other municipal services. The site will be within easy walking distance from the Redwood Road UTA Trax Station and the future RDA development north of that Trax Station.

This project is integral to the vision of the City of West Jordan to improve the quality of life for its residents and is doing so by locating the proposed arts facility in a prominent location in the Government Center to complement other services.

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

West Jordan has recently sold surplus property with \$6 million of proceeds going into a Building Capital fund which is being used to fund the project. Attached to this application will include pages from the budget book showing the \$6 million budgeted (\$3 million in the current fiscal year and \$3 million in the next fiscal year) for the project.

10. Document your ability to raise additional project funds.

With the county funds and the city funds, no additional funding is necessary for the revised project.

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

As described in the previous question, \$6 million has already been secured through the sale of surplus property and placed in a Building Capital fund which is budgeted over the next two years to pay for \$6 million of the project. Use of these capital funds will not impact any other organizational needs.

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.

approximately 8259 South 2200 West (historic site of the old Sugar Factory)

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 City of West Jordan currently does not have a dedicated cultural arts facility.

19. What is the overall project timeline?

Begin design this summer, bid during the upcoming winter and begin construction in Spring of 2020 for a Fall 2021 occupancy.

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.

This building will be owned and maintained by the City of West Jordan. By having the backing of the city, all future capital outlays and operating expenses are guaranteed as part the city budgeting process. West Jordan currently budgets approximately \$1.3 million dollars on an annual basis for maintenance and operations of its public facilities. Although volunteers have offered and are expected to help care for the facility on a day-to-day basis, it is anticipated that as the facility comes online, the facilities maintenance budget will be adjusted accordingly to care for the building, as it does for the other city-owned buildings.

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

Mr. Patrick Alcorn is currently the Capital Projects, Facilities Manager. Mr. Alcorn has a background as a General Contractor and has served as a project manager for several new city facilities recently. This includes the new West Jordan Public Works Building. Additionally, Mr. Justin Stoker has worked with Patrick on the management of several projects.

Method Studios, a local architecture firm, which specializes in arts facilities was hired to perform the pre-design report and feasibility study (included with this submittal). The city will follow the same model by going out for RFP for design services and for a Construction Manager/General Contractor (CMGC) for the construction of the project. Together with Mr. Riding, the city's Capital Projects, Facilities Manager, the architect, and the CMGC, the project will be constructed in accordance with standard construction practices and city procurement processes.

The City is currently evaluating proposals for a redesign of the facility that will meet budget requirements on the old historic Sugar Factory site, within the West Jordan Government Center, south of the Gene Fullmer Rec Center.

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

Please upload above mentioned architectural documents (document tab).

Please see the uploaded Pre-Design and Feasibility Report for site locating, preliminary site plan layout, space programming and schematic designs of the facility.

Selection of an architect will happen within the month.

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).

Located within the Pre-Design and Feasibility Report is an estimate for the construction of the building. According to Method Studios, a local and active, licensed architecture firm, the project is estimated to cost \$8,815,224.60. These are based upon preliminary space programming and schematic designs. It is also based upon construction costs current as of March 2017. Although, the project currently is estimated to cost \$8.8 million dollars, the city is planning for a not-to-exceed total cost of \$9 million dollars. This includes construction escalation costs, and a contingency for potential increases related to final design. It is understood that if the project does not cost \$9 million dollars when complete, that the city guarantees to pay for at least 50% of actual or in-kind costs related to the project and will refund any unused grant money to the County.

Budget Details [top](#)**Project Budget**

Line Descriptions	Capital	Consulting	Other	Detail
Total Project Budget	6000000	750000	2250000	The other includes insurance, contingency, furnishings and equipment, geotechnical reports, offsite utilities, and other site preparation costs.
Funding Currently in Place	3000000	750000	2250000	City currently has \$6M on hand for the project.
County Funding Requested	3000000			City requests \$3M from the County to support the capital costs of the project.

Project Financial Information Detail

Financial Detail	Capital	Consulting	Other	Detail
Cash On-hand	3000000	750000	2250000	City has a total of \$6M of cash on hand for this project however it needs to be spent.
Pledges - Unrestricted				
Pledges - Restricted				
Pledges - Pending or Projected				
In-Kind Donations				
General Obligation Debt				
Bond Issue				
Capital Reserve				

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.

Required? Attached Documents *

[Letter of Support from Jordan Valley Medical Center](#)

[Letter of Support - Rep Adam Gardiner](#)

[Letter of Support - City Council](#)

[Letter of Support - WJ Chamber Board](#)

[Letter of Support - Arts Council \(Literary\)](#)

[Letter of Support - Arts Council \(Secretary\)](#)

[Letter of Support - Cultural Arts Society of WJ](#)

[Letter of Support - Rep Ken and Becky Ivory](#)

[Letter of Support - League of Utah Writers](#)

[Letter of Support - West Jordan Band](#)

[Letter of Support - West Jordan Theater Arts](#)

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.

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

[Feasibility and Preliminary Program Study](#)

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

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.



[FY19/20 WJ Budget for Building Capital Fund](#)

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