



G R E A T E R S A L T L A K E

Municipal Services District

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Bart Barker
General Manager

To: MSD Board of Trustees
From: Bart Barker, General Manager
Date: March 18, 2019
Subject: MSD office space

Salt Lake County has funded the remodeling and reconfiguration of the space currently occupied by the MSD, Public Works administration, Planning and Development, and Engineering. This is part of an ongoing process to update the 33-year-old Salt Lake County Government Center.

This presents an opportunity for us to reduce the space we occupy and get a better configuration without bearing the remodeling cost.

We recommend remaining in the Government Center for up to three years. The lease rate is \$12.75 and will be going to about \$15.75 next year (it hasn't gone up in some time, I understand). That is significantly less than the average rate of \$20.41 for available office in the county (see the March 2019 survey).

The Government Center rate includes basic services such as housekeeping, utilities and periodic long-term maintenance such as carpeting and paint. It would not include remodels and renovations once we have moved into the redesigned space.

We recommend that the MSD continue to occupy the Government Center following the reconfiguration for these reasons:

1. The Government Center is a quality facility that is easy to access, has ample free parking, and offers facilities for our public meetings.
2. The building offers easy access for employees coming from the valley and from neighboring counties, which benefits existing employees and may help in recruiting. Leaving here would end most Van Pool arrangements.
3. The County's rate would save us money over most comparable space and we would avoid the complications of relocating.
4. Planning and the MSD administration interact continually with Engineering, which is located here.
5. Citizens and applicants know where these offices are located.
6. Searching for new space now would further stretch our limited management bandwidth during the current transition period.

The County is proposing a three-year commitment, with the first year guaranteed and with the option for two, one-year extension periods. That is the arrangement the County has with the credit union branch located in the south building.

We request that you authorize the MSD to negotiate a lease with the County to continue our use of the Government Center.