



Facility Strategic Plan

28 May 2025

69 Buildings & Sites Evaluated

Depot District	Mt. Ogden
FLHQ	Mt. Timpanogos
Jordan River RSC	Police Headquarters
Meadowbrook	Riverside
Midvale RSC	Warm Springs RSC
Mobility Center	

676 Unique Projects Identified

ADA Compliance	Plumbing
Conveying	Roof
Electrical	Utilities
Exterior Enclosure	Site Improvements
Fire Protection	Stairs
HVAC	Structure
Interior Finishes	Vehicular Equipment

\$291M Total Project Costs

\$170M Building Systems	\$121M Seismic Upgrades
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UTA  FACILITY DEVELOPMENT



FACILITY STRATEGIC PLAN

MAY 2025

Jordan River Rail Service Center | JRRSC

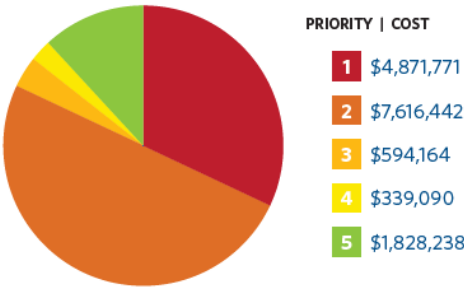
2264 S 900 W, South Salt Lake, UT 8411



The UTA Jordan River Rail Service Center provides comprehensive services including storage, routine maintenance, and repairs. The building also hosts a large number of administrative functions and the TRAX control room.

DEFICIENCY COSTS

\$15.3M



SUMMARY

Facility is serving its current needs well with sufficient capacity. The completion of JR2 will reduce the demand for parking that currently overcrowds available space. Several equipment, mechanical and electrical deficiencies, as well as limitations in structural performance, indicate the need for a renovation.

ATTRIBUTES

Facility Area: 310,276 ft²
Campus: Jordan River
Constructed: 1975
Renovated: 2011
Previous Use: Warehouse
Construction Type: Steel Frame + CIP Concrete
In-Kind Replacement Cost: \$230M

FACILITY PURPOSE

Primary: LRT Maintenance
Service Capacity: 16 bays
Vehicle Capacity: 101
Current Fleet: 77 (S70s)

SEISMIC EVALUATION

✓ **Completed:** 11-2024

SYSTEM DEFICIENCIES

- Structure

Roof

Exterior Finishes

HVAC

Plumbing

Electrical
- Fire Protection

Stairs & Elevators

Interior Finishes

Cranes & Hoists

ADA Compliance

Site Improvements

SEISMIC STUDY

Foundation	Mid Seismic Priority (Somewhat concerning) Enlarge and tie together existing footings for lateral spread
Walls	Low Seismic Priority (Fails per analysis, lower concern) Add concrete walls, misc building/nonstructural improvements
Roof/Slab	Mid Seismic Priority (Somewhat concerning) Strengthen existing roof and floor decks/beams

TOTAL SEISMIC COSTS
\$40M



- 1 Jordan River Rail Service Center
- 2 Jordan River 2 (Under Construction)
- 3 Fire House
- 4 Technical Training Education Center (Under Construction)

PRIORITY PROJECTS

ELECTRICAL

Electrical Distribution	Panelboards, main distribution panel, interior distribution transformer, emergency lighting, lighting control panel, exterior and interior lighting were identified for replacement. Electrical equipment and systems to be replaced as part of a multi-facility campaign or targeted individual projects. Priority 1: Currently Critical	\$1,161,361
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SITE

Water Main	Underground water main that supplies fire suppression at site's east elevation has major leaks since April/May 2024 and continues to be an issue. Water main repair will be a part of individual project. Cost is estimated. Priority 1: Currently Critical	\$3,560,000
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FIRE PROTECTION

Fire Protection/Suppression	Fire alarm devices identified for replacement. Fire protection systems to be replaced as part of a multi-facility campaign or targeted individual projects. Priority 1: Currently Critical	\$667,500
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HVAC

Mechanical/HVAC	Rooftop units, air handling units, overhead destratification fans, heaters, rooftop exhaust fans, AC window units, and AC split systems identified for replacement. HVAC and systems to be replaced as part of a multi-facility campaign or targeted individual projects. Priority 2: Potentially Critical	\$2,903,892
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PLUMBING

Domestic Water Distribution	Domestic water distribution piping identified for replacement due to brown water in lavatories. Water distribution to be a part of a targeted replacement program during the next modernization project. Priority 2: Potentially Critical	\$3,310,800
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NEXT STEPS:

