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ProVolt
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To: Provo City Administration

Re: Purchase and development of the former Utah County Security Center

To whom it may concern,

In response to the recent request for proposals, I'm pleased to submit this proposal for the establishment of a public technology space to benefit all the residents of the area.

For the last 20 years, I have helped manage residential property in the Provo area. I have overseen many remodeling jobs from start to finish. Many times, a tenant will move out of an apartment and leave it in a state unfit for habitation. However giving up was not an option for us. I have had to replace or repair almost every part of a building an one point or another. What I was not able to do myself, I coordinated with contractors to complete the job. While not an easy task, I am confident that the old security center can be a great asset to the city.

I hope that you will find this proposal to your satisfaction.

A handwritten signature in blue ink, appearing to read "John Fenley".

John Fenley

ProVolt

Vision

If the city approves this proposal, ProVolt (non-profit status pending) would establish a technology center open to the public where community members would have access to tools and equipment that they might otherwise not have access to. This equipment would include:

- **Computer labs** — Access to the internet, text editing, spreadsheets, 3d modeling software, video editing software, programming environments, server and networking equipment, and other software and equipment that would allow someone to become not just computer literate, but computer savvy.
- **Shop Space** — Equipment and tools for working with Metal, Wood, and Plastic; including welding and cutting equipment of various kinds. Classes and instructions on safe use would be held, and there would be a variety of materials on hand to get projects going quickly.
- **Art studios** — Painting, sculpting, pottery and other creative pursuits can be enhanced by having technology available to support it. Kilns, frame making equipment, and other tools and equipment would be available.
- **Craft areas** — Sewing, knitting, Screen printing, and scrap booking would be supported by areas set up for efficient production of clothing items, and containing sewing machines, sergers, a variety of fabrics, papers, paints, yarns, equipment and tools.
- **Electronics lab** — Tools and equipment for repairing electronics, replacing cell phone screens, soldering broken connectors. We will have the tools on hand to design, etch, and build circuits. A variety of components such as basic circuit components and prototyping boards will be on hand to allow people to get started immediately on basic projects. We will also have a variety of microcontrollers and programming environments available to use in more advanced projects.
- **Robotics lab** — Sensors, actuators, and robot programming are topics which require hands on experience to work with. We would work with schools to promote robotics education for their students, and the community in general.
- **Reference library** — A wide variety of specialty books and magazines containing how-to information and ideas for things to build and create would help people to find useful projects and learn new skills.
- **Prototyping and CNC** — We would have 3D printers to build prototypes in plastic. A water jet cutter has been offered to cut precise shapes in sheets of metal. Other equipment would also be acquired. Laser cutters to cut wood and acrylic have been popular, and will be a high priority.
- **Specialized lab space** — This would be a longer term addition, but the space would be constantly adding facilities to allow cutting edge research in various high tech fields. One area of particular focus would be the creation of a Wet

Lab for biological research. Other specialized lab spaces might allow chip fabrication, or support other advanced topics of study.

Throughout the space, a focus on training, safety, and the economic activity that this equipment supports would be at the forefront. Usage of the equipment to run businesses would be encouraged, and would help support the space, as new businesses would rent offices to be close to this equipment. This would create a vibrant community where people would learn how to use equipment by seeing people using it on a daily basis.

Startup office space rental, grants, and the sale of raw materials and supplies at a low markup would be the main income sources for the space. All citizens will have access to use any of the public tools, equipment and computers in the space. We would allocate any additional funds toward equipment and supplies that the community would find the most benefit from.

Costs should be limited to utilities, insurance, and maintenance on the building.

Renovation vs Demolition

Any major construction on the parcel would be subject to the Sensitive Land ordinance because of the fault line area covering major portions of the property. Leaving the building in place would not be subject to these restrictions.

Any new development would be submitted to public comment; which the community has already shown they do not support. In fact, one of the alternatives to the current city plan on page 104 of the informational packet, proposes that the land be used for a new civic institution. This use both matches current zoning, and would most likely meet with community approval.

The value of the empty land, based on tax values in the area, is estimated to be 1.5 million dollars. The demolition of the jail would cost approximately \$120,000, and costs I acquired (from a local abatement company) put abatement costs at approximately \$380,000. Selling the land for demolition, would thus only benefit to the city to the tune of approximately 1 million dollars.

On the other hand selling the building to ProVolt, and allowing us to use the building without demolition, would provide much more benefit at a lower cost. Most of the asbestos is present in the roof, and tile which may be left in place if the building is used as is. Various areas of the building may be abated over time. It's possible value to the city as a community technology space would be on a level similar to that provided by the Provo Rec Center (which cost the city 38 million dollars) or the Provo Library (which was built and renovated at a cost of 22.6 million dollars).

Renovating and using the building to benefit the community is the preferred option, both for economic reasons, and from a community benefit perspective. The value of the

structure can be leveraged as an asset, rather than a hinderance, and the city would gain an institution that would enhance the city for years to come.

Purchase Price and Time Frame for Project Completion

We would ask that the purchase price be not more than \$1, or an amount that the city would be willing to provide in a zero interest loan for community development. We would also offer to sell the building back to the city at cost, after 5 years, if it has not shown significant community benefit.

We would want to close immediately, and would begin building inspections within 10 days, and begin asbestos abatement as needed within 30 days.

We would select portions of the building as the proposed initial space. Within 2 months, we would have abatement complete on those areas, and move equipment and supplies into them. Utilities would also be repaired or installed during this time as needed.

We would set up much of the basic maker space portion of the building in preparation for a public grand opening on July 4, 2015.

This initial space would include access control for the building and machinery to gather usage statistics to help prove that the community makes use of the space.

Other parts of the building will be abated, and renovated as needed, and office and biotech lab space would be built over the next year.

Other Projects of a Similar Nature

Far from being abnormal, renovating old buildings into startup space is becoming the norm.

Church & State is a project headed by Ron Heffernan that has renovated an old church in downtown Salt Lake City into a co-working and startup office space. They describe themselves as "Economic Evangelists". They have a unique business model that I hope to replicate that consists of having a paid off building, that allows them to offer services to entrepreneurs at extremely low cost, or free. They were able to do this, in part due to a \$200,000 grant from the Utah Department of Workforce Services. I have spoken to Ron, and have his full support for my vision of this technology space.

BiInnovations Gateway is in a section of a renovated hospital that supports biotech startups in Salt Lake City. It is run by Scott Marland, and was created using an 8 million dollar grant from USTAR. This high tech facility is part of the Granite Technical Institute and includes a wet lab, rapid prototyping lab, Computer Assisted Design (CAD) lab and clean room for students and client companies to share. It also includes personal, secure labs and office space for clients to conduct their research and development.

Startup Ogden is a co-working hub located in a renovated 103 year old building. It operates as part of Weber State University, and It's touted as a world class hub for collaboration. It contains 10,000 square feet of startup and coworking space.

The Startup Building is located in south Provo in the old Startup Candy building. It has received support from Provo city in the form of a \$200,000 interest free loan. It has had great success as a co-working space and is currently bulging at the seams due to high demand for this type of space in Provo.

Project Lead

John Fenley is a long time resident of Provo. He has been active in the entrepreneurial community for the last 10 years, and been involved in the maker community since 2009. He attended the University of Utah and studied Business, Physics, and Robotics.

Curriculum Vitae:

- 1995-present: Owner and manager of approximately 20 units throughout Utah county. Managed repairs, filled vacancies, and any other work required to keep properties safe and rentable.
- 2009-2013: Founding member of The Transistor, a hackerspace that operated in Provo and Orem for 4 years.
- 2011-2013: Co-worked at the Provo Dojo on various personal startups.
- 2012-present: Programmer and manufacturing consultant at Zeni Kinetic, a 3D printing startup located in SLC.
- 2014-present: Founder and member of ProVolt, a makerspace located in Provo.
- 2015-present: Member of Make Salt Lake, a makerspace in Salt Lake City.

Appendix A: Asbestos remediation information

Received from Drex J. Utley of Rocmont Industrial Corporation

I contacted a licenced asbestos remediation company, and was given prices for dealing with each identified asbestos containing material.

Material	Quantity	Cost
Floor tile FT-1	6,500 sq.ft.	\$16,250
Floor tile FT-2	24,500 sq.ft.	\$61,250
Floor tile FT-4	80 sq.ft.	\$140
Linoleum L-2	40 sq.ft	\$300
Linoleum L-4	100 sq.ft	\$1,000
Ceiling tile CT-7	600 sq.ft	\$1,500
Roofing	31,500 sq.ft	\$170,000
Transite Panels	5,900 sq.ft	\$19,000
Fireproof Doors	150 doors	\$11,250
Thermal insulation	285 sq.ft.	\$2,500
Boiler Jacket	1540 sq.ft	\$12,500
Boiler door gasket	52 inches	\$50
Duct insulation	1000 sq.ft	\$7,500
Window Glaze	~300 windows	\$80,000
Total removal cost		\$383,240

In a phone conversation with Drex, I was informed that most of the asbestos containing material could remain in place if it was intact and not a danger. The main area of concern was the boiler room to ensure that it was functioning properly, and would not need emergency repairs during the winter. Areas of asbestos should be labeled and janitorial staff should be told to report any damage to it. Any renovation work that disturbed that material would require abatement to proceed. Localized abatement can be done without shutting the whole building down, and can be done over time as more space is needed for occupancy.

Appendix B: Other Individuals and Organizations Consulted

Ron Heffernan, Founder of Church and State, has offered his full support in advising this project, and is quite interested in possible partnerships going forward.

Scott Marland, Executive Director of BioInnovations Gateway, has given helpful advice and has seemed responsive to further talks as it moves forward.

Mike Alder, Director of the BYU Technology Transfer Office, has expressed his support for the project. He would like to see a wet lab in the area for his startups to use.

Peter Jay, Associate Director of USTAR-central, expressed his interest for the project. He was interested in moving his office into the proposed space to be closer to startups, and because they have outgrown their current space in the UVU Business Resource Center. He expressed that USTAR might provide some grant funding as well.

Dave Knecht, Neighborhood Chair of the South Provo Neighborhood, was excited about the property being used as a community technology space, and believes the community would support it.

The National Science Foundation, in a phone call, expressed the possibility of funding under their “advancing informal STEM learning” grant program.

Benjamin Hart, Managing Director of Urban and Rural Business Services in The Governor's Office of Economic Development, informed me that the Utah Cluster Acceleration Partnership seems like an ideal fit, and provides money for just this sort of space. He offered his assistance in crafting a proposal for funding.

Scott Bowles, City-Wide Business Administrator at Provo City, has expressed his support of this type of startup vision. He has had experience with the benefits of co-working spaces, and knew the founder of one called Gangplank. He even attempted to start a co-working space himself in Arizona. He has been very supportive of the idea.

Mark Hall, at Novatek, showed me their vision for the area, and expressed that there could be opportunities for symbiotic collaboration. They hope to attract a frontrunner stop along the existing rail line, and plan to build an underground tunnel across state street to facilitate public transportation use in the area.

Robert W. Ford, Section Manager for Air Toxics, Lead, Asbestos (ATLAS) at the State of Utah Department of Environmental Quality, affirmed that a building containing asbestos can be made safe for habitation and use.