

ProVolt Makerspace

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To whom it may concern,

ProVolt is the future of Provo. It represents a future where access to tools and equipment is universal. Each and every citizen of Provo will benefit from increased public access to a facility that promotes economic independence. If given the chance, ProVolt could become the epicenter of a vibrant economic revolution that will spread far beyond our borders.

The old security center at 1776 South Buckley lane presents a unique opportunity to become a rallying point. A diamond in the rough that can be polished over time into a world class facility for entrepreneurship. Grant money and donations can go farther in restoring this building than they could ever go in building or converting another building. For example, the University of Utah is currently building Lassonde Studios, a facility with many of the same goals that ProVolt espouses, but at a cost of \$45 Million. The estimated cost to renovate the jail should be around 1.5% of that.

A survey of 128 homes in the immediate area, around the jail, was conducted. The residents were asked what they would prefer happen to the decommissioned jail. After statistical analysis, we found with 95% confidence, that 85% of the population surrounding the jail would like to see it turned into a research and development laboratory. This is contrary to the preliminary assumptions of the city of Provo. The likely reasons for this general feeling of the public is the demonstrable rise in home value associated with being near a research park, like the one located by the University of Utah. It is our firm belief that the jail being renovated to house such a facility would cause a significant growth in value to the city of Provo.

We hope that the Provo City government sees what an opportunity this facility represents, both for it's residents, and for it's image as a truly innovative place to live and work.



John Fenley
Founder, ProVolt

The Vision

ProVolt is a nonprofit organization that aims to create a unique facility that would allow individuals from all walks of life to grow and learn while exploring economic options they had not considered before.

The plan is to create workspaces where tools and equipment would facilitate work. Much of the equipment would be impossible for the average person to afford, yet it will be available to be used by all. Training on all equipment will be available.

To create revenue, office space will be available for startups that will allow them to be close to these work areas, and the equipment necessary to move their business forward.

Some facilities that will be available at ProVolt:

- Machine shop
- Commercial Kitchen
- 3D printing lab
- Auto shop
- Electronics Lab
- Pottery Studio
- Chemistry lab
- Biology lab
- Robotics lab
- Multimedia Studio
- Server room
- Classrooms
- Reference Library
- Video game research area
- Caffeteria

The opportunity

Many grant programs will not give funds to build or buy new facilities, but they will give money to update and renovate existing facilities. It is our intention to aggressively pursue these resources. Grant programs that we would pursue include the Utah Cluster Acceleration Partnership, and various grants from the National Science Foundation, and EDA.

Often times, large donations of expensive equipment are available, but there are no nonprofits that are in a position to accept them. With this facility we will be in a position to say emphatically Yes! to equipment that may range in value from tens of thousands to a million dollars. This equipment will then be made available to support the pursuits of the residents of Provo.

Recent examples of equipment that we (and others) had to say no to include a 30' long commercial high speed pick and place machine, a \$60k Water Jet cutter in need of a home, and a working veterinary research MRI machine.

With this facility, we would have the ability to say "Yes!" to these and other opportunities for the benefit of everyone.

Purchase

We ask that the purchase price of the building should include the intangible benefit to the city as allowed by 10-8-2.3(c) of Utah state law, and would be \$1 plus the intangible value to the city of the proposed use (estimated at \$5M). We would also ask that the city council approve a resolution to waive the cash only requirement, and other restrictions in 3.04.030(5) for the purpose of this sale. We would be willing to close immediately.

Optionally, at the request of the city, we would agree that if after 5 years we have not shown significant benefit to the community, we would sell the building back to the city for the cash purchase price . Any asbestos abatement, and other work put into the building should only serve to increase it's value for the city.

Our plan would be to begin repairs to the building immediately upon close with the intent to prevent further vandalism, and unauthorized access. We would proceed with the goal of having major portions of the building stabilized before winter, and several sections ready for occupancy by Spring 2016. Ongoing renovations would proceed as funding is acquired through grants and donations with the intent that the building would be fully renovated within 5 years.

The Approach

During the inspection of the building, we identified several areas that could be occupied in short order and at low cost. Areas to the West and North have extensive water damage to the second floor, and there is graffiti and cosmetic damage throughout. In addition, all the windows in the building are broken, and approximately 20% of the ceiling tiles are damaged.

Our immediate efforts would focus on stabilization of several areas with pressing problems, asbestos abatement in several areas with minimal damage, and repairs in the boiler room. After the East and South wings are safe for entry, cosmetic repairs, window replacement, and electrical work would make these areas habitable and productive in short order. These areas are sufficient to meet our needs for at least a year while funds are procured to renovate more heavily damaged areas.

The garage area in the North would also be a high priority area that would prove useful with little effort. If a major tenant wants to move into an area that is currently in need of work, their lease would be used as collateral to secure funds to do the work required in the area.

This would be a long term project, but one that in a worst case scenario would see the building put back into full service and renovated completely within 5 years, with the advantage that growth can happen organically and possibly very quickly through the structure to meet demand as it arises.

Cost of repairs

Several bids were acquired for the cost of repairs to the building.

Rocmont supplied a bid for approximately \$208k for asbestos abatement not including roof repair.

Prestige roofing bid between \$210k-\$300k for a membrane roof covering the whole building depending on the results of core samples. Only the west and north sides seemed in need of immediate roof repair.

Jones Paint and Glass bid \$200k for window replacement throughout.

Provo City Utilities has stated that the wiring they removed would cost \$50k to replace in order to put the building back on the grid. A large generator on the lower floor looked like it was in good condition, and may be a better short term option for power.

Principals and Contractors

John Fenley - John has had extensive experience managing rental property in Utah county. As part owner in over 20 residential units over the last 25 years, he has repaired and managed the repair of several examples of extreme property damage that rival the condition of much of the jail.

Drex J. Utley - Rocmont Industrial Corporation specializes in asbestos and lead based paint abatement, industrial insulation, scaffold erection, and environmental remediation. Incorporated 1/31/1992. Rocmont is an employee owned Salt Lake City, Utah based company that routinely conducts projects in Colorado, Idaho, Nevada, Utah and Wyoming

Prestige Roofing

Jones Paint and Glass

Appendix A: Community Sentiment

On August 7th and 8th John Fenley performed a community survey of the 128 homes in the area just East of the property. On each home, a door hanger was placed that directed the respondents to a web survey concerning the property.

Sample Door hanger:



Survey Area:



Survey Question:

ProVolt Neighborhood Survey

The old jail at 1776 Buckley lane is up for proposals and ProVolt wants to know what sort of project you would like to see happen with that property. We are trying to gauge interest in turning it into what might be the world's largest makerspace.

*** Required**

Previous Proposals *
 During the previous round of proposals, 4 proposals were submitted. Which of the proposals would you have had the city choose? Or do you have a different suggestion

- Provolt- \$1 bid to renovate the property into a free community workshop, and technology hub for startup businesses.
- RimRock Construction - \$0 bid to demolish the jail immediately, then build something appropriate on the property using community feedback.
- DR Horton - \$500,000 bid to demolish the building and build 101 town homes on the property.
- RRM Enterprises - \$1,000,000 bid to demolish the building, and build a 224 unit apartment complex on the property.
- I have no preference what happens to the jail property
- Other:

Your Name *

The Results:

14 responses were recorded, and 13 of the responses chose ProVolt over the other 3 proposals from the previous round. One respondent chose "other" and favored open space or a park over all 4.

It is clear that the community around the facility would prefer that ProVolt take over, rather than have the property sold to developers.

Several additional comments provided with the form seconded the concern that town homes or apartments would not be appropriate for the area. Concerns ranged from the effect on property values, to traffic and crime.

Appendix B: Rocmont asbestos abatement bid

