
M E M O R A N D U M

DATE: July 10, 2007
TO: City Council Members
FROM: Jennifer Bruno, Policy Analyst
RE: Public Safety Facilities Bond Proposal

In February of 2006, the Council received a presentation regarding a potential bond for Public Safety Facilities. The Administration has refined plans and is requesting that the Council place this initiative on the ballot in November of 2007 for voter approval of a bond to finance these facilities. The Council was briefed on this proposal on May 20, 2007. The intent of this briefing is to serve as a follow-up to the previous discussions.

FOLLOW-UP INFORMATION

The Administration has prepared a document in response to the Council's questions and concerns raised during the previous briefing (see attached). Below are some highlights from this document relating to questions previously asked by Council Members and staff:

- A. The Administration indicates that key benefits from the project that voters will see for their additional tax dollars are improved police presence, staff time/cost savings due to more efficient facilities, and lower maintenance costs over the life of the building compared to current facilities due to more efficient/sustainable building systems.
- B. Council Staff would also note that specific components of the proposed bond would serve necessary functions that are not being met by current facilities.
 1. The Emergency Operations Center - while the current Public Safety Building does have a room that would serve as a command center during an emergency, there is no guarantee that this room would be operable in case of a major catastrophic event (such as an earthquake). The proposed Emergency Operations Center would be able to withstand significant events including earthquakes and tornados (hence the higher per square foot cost), and would contain both the City's emergency dispatch and the City's backup computer system, ensuring a seamless transition in times of emergency (*see page 4 of this report for a more detailed cost analysis of this facility, and page 1 of the Administration's question responses for further information on the City's emergency response capabilities with the proposed facilities*).
 2. Evidence Storage - evidence storage at the current Public Safety Building is too small to hold all evidence and property both for processing and for return to the public. Because of the need to house "overflow" evidence at remote locations, the SLCPD has to spend valuable staff time, and presents an inconvenience to the public. The proposed Property and Evidence Storage building (which will be in the same structure as the parking facility, at the Downtown Public Safety site), will have ample room to hold all evidence well

into the future, will save on staff time by consolidating evidence into one location, and will increase the convenience to the public.

3. Crime Lab – the crime lab at the current Public Safety Building is too small to process all of the evidence that the SLCPD needs to do the thorough investigations expected by City residents. The proposed Administration building would have ample room for Crime Lab technicians to fully process evidence, without compromising the integrity of the evidence.
- C. The Administration has detailed the total current and proposed square footages, and calculated total maintenance costs based on those (*see page 5 of this report for a breakdown of total current and proposed maintenance costs, based on proposed square footages*). The Administration indicates that the increased square footage is needed in all cases to accommodate functions and equipment that are currently impaired due to severe space limitations at the existing facilities:

Current		Proposed	
Public Safety Building	97,000	Public Safety Building	126,176
Fire Station #3	6,325	Emergency Operations Center	24,550
Fire Station #14	6,325	Evidence Storage	42,100
Fire Training Facilities	5,040	Fire Training Facility/Fire Station #14	45,000
		East Side Precinct	41,865
Total Current	114,690	Total Proposed	279,691

- D. The Administration indicates in the attachment that combining some of these facilities is achieving valuable cost savings.
1. Building all facilities to LEED standards will save on maintenance and utilities costs over the life of the facility. The Administration has indicated that there are still too many unknowns to determine exactly how long the “payback period” will be.
 2. The Fire Training Center/Fire Station #14 Complex, and the East Side Police/Fire Precinct will have shared locker, workout, break rooms, meeting space, locker rooms, maintenance and storage. The Administration has estimated that this design decision is saving at least \$1.3 million for the Fire Training Center Complex (the incremental cost to build a separate Fire Station), and at least that much in the case of the East Side Precinct (as Fire Station #5 is slated to be replaced in the CIP 10 Year Plan). The Administration has also indicated that combining Police and Fire facilities on the East side saves on land costs, which are very high in the area.
 3. In the case of the Emergency Operations Center, the decision to separate the building out from the downtown Public Safety Administration Building, is saving approximately \$22 million. If the EOC were integrated into the Administration building, the entire building would have to be built to the level of the EOC (at a cost of an additional \$200 per square foot).
 4. Finally, the Administration notes that by combining all of these projects into one issue, this year, saves on likely inflation costs, as all of these projects will be 100% necessary in the future. The Administration has indicated in the attached document, that should the bond not pass, the City would need to find some other funding source to fix these problems and keep the Fire Stations on the CIP 10 Year Plan list for replacement:

- a) Fix/Expand current Public Safety Building: Without a detailed study, the Administration has estimated that the City would need to invest approximately \$1.5 million per year for the next 5-8 years for necessary basic improvements (with the first 3 being urgent) for a total of \$12 million. This does not include adding space to the building, which would be necessary to address some of the critical problems faced by current staff there.
- b) Emergency Operations Center (EOC): The cost estimates above does *not* include construction of a higher-standard EOC. The City would likely need to construct this facility in order to be better prepared for catastrophic emergencies.
- c) Replace Fire Station #14 (per 10 Year Plan): \$2.6 million
- d) Replace Fire Station #3 (per 10 Year Plan): \$3.4 million
- e) Construct Fire Training Facility (per 10 Year Plan): \$7 million

PROJECT COMPONENTS

- A. The Public Facilities Program bond is comprised of **three** independent projects and **five** total buildings: The Downtown Public Safety Complex, The East Side Public Safety Center, and the Fire Training Center/Fire Station #14.

Component	Cost	Annual cost for \$300k home	Annual cost for \$1m Commercial
Downtown Public Safety Complex (Emergency Operations Center, Public Safety Administration Building, Evidence Storage & Parking Structure)	\$ 137,984,958	\$ 128.17	\$ 776.79
East Side Public Safety Center	\$ 31,230,002	\$ 29.00	\$ 175.73
Fire Station 14/Training Center	\$ 22,814,040	\$ 19.63	\$ 118.98
Total	\$ 192,029,000	\$ 176.80	\$ 1,071.50

- 1. This cost estimate includes approximately \$13.1 million (8% of construction costs) for LEED Gold Certification.
 - a. Note: The City’s recently-adopted LEED Ordinance requires all City-owned buildings be built to the LEED “Silver” standard. The “Gold” level is one level above the Silver standard (a minimum of 33 points is required for the “Silver” level whereas a minimum of 39 points is required for the “Gold” level).
 - b. The consultants have assigned an 8% upcharge for the Gold level of LEED (for all components of the project), totaling about \$13.2 million.
 - c. If the City elected to pursue the Silver level of LEED, the consultants would assign a 3% upcharge. The difference in these two levels of LEED is \$8.24 million (\$8 per year for a \$300,000 home or \$46 per year for a commercial business).
 - d. The Administration and the City’s consultants have noted that these “upcharge” estimates could prove to be high. Projects throughout the country have shown that these upcharges can be minimal if at all, the earlier in a project LEED principles are incorporated.

e. If LEED principles are not pursued at all, the only long-term energy savings realized would be the savings realized as a result of newer construction materials than the current building.

2. This cost estimate also includes 20% contingency (construction and owner contingency), and 12% inflationary factor to the mid-point of construction (the City's cost estimator has assumed that construction would commence in Spring of 2009 and finish in Winter 2011).

B. The following chart illustrates the annual impact on residents and businesses for the **Downtown Public Safety Complex:**

<i>Downtown Public Safety Complex - Breakdown by Component</i>	Square Footage	Cost	Annual cost for \$300k home	Annual cost for \$1m Commercial Business
Public Safety Administration Building				
Construction (\$323.75/sq. ft.)		\$ 40,850,000		
Other*		\$ 33,107,367		
Sub-Total Administration Building	126,176	\$ 73,957,367	\$ 68.70	\$ 416.35
Emergency Operations Center				
Construction (\$500.95/sq. ft.)		\$ 12,298,000		
Other*		\$ 13,973,321		
Sub-Total Emergency Operations Center	24,550	\$ 26,271,321	\$ 24.40	\$ 147.90
Evidence Storage & Parking Structure				
Construction (\$197.25/sq. ft. & \$73.85/sq. ft.)		\$ 19,381,000		
Other*		\$ 18,374,673		
Sub-Total Evidence Storage & Parking Structure	192,032	\$ 37,755,673	\$ 35.07	\$ 212.55
Total	342,758	\$ 137,984,958	\$ 128.17	\$ 776.79

*Note: "Other" includes land acquisition & preparation, contingency, permits, furniture (based on cost/square foot assumption), Radio and Communication systems (based on cost/square foot assumption), and 8% construction "upcharge" for Gold LEED construction.

3. The overall complex will house both Police and Fire Administration, communications and dispatch, homeland security, City back-up computer servers, property and evidence storage, and improved Police and Fire Parking.
4. A key benefit to the downtown complex, which fills a need that is not currently being met, is the Emergency Operations Center (EOC).
 - a. This building will be 24,550 square feet and will be built to superior construction standards. It therefore has a significantly higher cost per square foot compared to the Public Safety Administration Building or the Evidence Storage/Parking Structure.
 - b. It will house communications and dispatch, E-911 service, homeland security, policy rooms, and a redundant City-wide computer system and communication controls. Currently the City has no back-up system for the computer servers. Information Management Services has indicated that there is a strong need for this type of back-up and had been looking for a location to house such a system.
 - c. The annual cost to a \$300,000 home for *this component* of the project is approximately \$23.74 per year, and \$143.66 per year for a commercial business.

5. In addition, there will be an Evidence Storage and Parking Structure Building adjacent to the EOC and Administration building.
 - a. The parking component will be approximately 150,000 square feet and the Evidence Storage component will be approximately 42,100 square feet.
 - b. The Evidence Storage component will house evidence and property in a more secure and efficient manner than is currently in place at the existing facility.
6. The Administration is proposing that the Public Safety Building and accompanying structures be built to the "Gold" LEED standard. This would likely significantly reduce yearly maintenance and utility costs.
 - a) In FY 2006, it cost approximately \$469,000 for utilities at the current Public Safety Building. The Administration has indicated that it would cost at least \$1.5 million per year for the next 5-8 years, to upgrade the current Public Safety Building to a "satisfactory level."
 - b) The Administration has conservatively estimated that a new energy-efficient building would see a 50% reduction in actual utilities and maintenance costs per square foot (based on actual utilities and maintenance costs experienced at the Intermodal Hub, a LEED Silver building). Because the proposed facilities will increase the total square footage to be maintained, the Administration indicates that there may still be an overall 64% increase in total utilities and maintenance costs (see Page 2 of this report for square footage breakdown).

Maintenance and Operational Cost differences

	Current (all facilities)	Proposed (Downtown Complex only)	Proposed (All new Facilities)
Square Footage	114,690	192,826	279,691
Labor	\$ 180,063	\$ 152,333	\$ 220,956
cost/sq. ft	\$ 1.57	\$ 0.79	\$ 0.79
Regular Maintenance Costs*	\$ 254,612	\$ 363,863	\$ 527,777
cost/sq. ft	\$ 2.22	\$ 1.89	\$ 1.89
Utilities**	\$ 400,268	\$ 447,356	\$ 648,883
cost/sq. ft	3.49	2.32	2.32
Total Cost	\$ 834,943	\$ 963,552	\$ 1,397,616

Assumptions

Square footages do NOT include the parking structure.

*Assume a 15% reduction in "regular maintenance costs"/sq. ft. in proposed building

**Utilities for proposed building based on usage and cost/sq. ft. at Intermodal Hub (LEED Silver) - estimates could be high

7. The conceptual plan for the complex of buildings is to have a 50 foot setback. The Council may wish to discuss the additional land costs that may be incurred due to this model.
8. The Administration has been looking for a location in close proximity to the City and County building. This would mean that the zoning would likely be Central Business District (D-1), but could be Downtown Support district (D-2).
 - c) The purpose of the D-1 zoning district is to foster an environment consistent with the area's function as the business, retail and cultural center of the community and the region. Inherent in this purpose is the need for careful review of proposed development in order to achieve established objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.
 - In the D-1 Zoning district, when an entire block face is under one ownership (as would likely be the case for the Public Safety Building), no yard can exceed 25 feet, except by conditional use.
 - If the Public Safety Building does not take up an entire block face, no yard can exceed 5 feet except by conditional use, requiring design review by the Planning Commission.
 - d) The purpose of the D-2 zoning district is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development within the D-2 Downtown Support District is also less intensive than that of the Central Business District.
 - No building may exceed 65 feet in height except by conditional use. With a conditional use, no building may exceed 120 feet in height.
 - There are no minimum or maximum yard requirements.

C. East Side Public Safety Center

1. Total square feet: 41,865
2. Total project cost: \$31.2 million (includes land acquisition)
3. Cost per square foot: \$410.30 (The cost per square foot is higher than that of the downtown Administration building because of the need for underground parking. The cost of the parking is included in the cost per square foot estimate).
4. The annual property tax increase for a \$300,000 home for this component is \$29, and \$176 for a commercial business valued at \$1 million.
5. The East Side Public Safety Center would combine an east side police precinct with a Fire Station (likely replacing the Sugarhouse Fire Station). In the event that the Sugarhouse Fire Station can be replace, this land could be sold
6. This facility would also meet the "Gold" level standard for LEED.
7. The facility would house current Liberty Patrol function, current Fire and medical functions, and would have a community room for public education and use.

8. Combining facilities to incorporate a fire station would eliminate the need to upgrade and replace either Fire Station #3 or #5 (depending on where exactly the land acquired is located), which are both slated to be rebuilt or replaced in the next decade, according to the adopted CIP.
 - a) The 10 Year CIP lists the cost of replacing Fire Station #3 in FY 2011, at \$3.4 million.
 - b) The 10 Year CIP lists the cost of replacing Fire Station #5 as a part of the Public Safety Facilities GO Bond, for \$3.8 million, in FY 2008.
 - c) The recently completed Fire Department Audit identifies both of these stations as the oldest on the east side (Fire Station #3 was built in 1975, Fire Station #5 was built in 1979), but says that 30 years is not unreasonably old for a well-maintained fire station.
 - d) The Council may wish to recommend that the Administration examine the call volume map (page 108 of the Audit), in order to ensure that response times from the new facility would match those of the old facilities. The Audit indicated that the existing stations were well placed to cover the most heavy call volume areas.
9. The Administration indicates that combining facilities would also create efficiencies in other areas – such as a shared locker room and kitchen facilities, shared parking, and an increased public safety “presence.”

D. Fire Station #14/Fire Training Center

1. Total Square Feet: 45,000
2. Total project cost: \$22.8 million
3. Cost per square foot: \$300.20
4. The annual property tax increase for a \$300,000 home for this component is \$20, and \$119 for a commercial business valued at \$1 million.
5. No land Acquisition is needed as the current site is large enough.
6. The facility would combine Fire Station #14 and the Fire Training Center.
7. This facility would also meet the “Gold” level standard for LEED.
8. Fire Station #14 was built in 1968, and is scheduled to be replaced in 2016, according to the 10 Year CIP. The CIP identifies the cost of rebuilding/replacing the station at approximately \$2.6 million. Consultants have estimated the cost of “adding” the station on to the Fire Training Facility at around \$700,000 – a cost difference of \$1.9 million.
9. The Fire Training Center is currently housed in temporary trailer-like structures adjacent to the training tower. The training tower would remain, and the trailer-like structures would be replaced with a permanent structure on the site.
10. The facility would house both Fire Training Center operations (classrooms, offices, community rooms) and a fully-functioning fire station. The newer facility would accommodate fire apparatus that are not currently able to fit into the existing station, which was built in 1968.
11. Possible soil contamination has been identified at this site in the past. However, as the proposed facility only builds above-grade, the Administration indicates that these issues would not affect the scope or cost of the project.

- E. Police and Fire officials have previously indicated that while the Public Safety Building and EOC complex is a priority, all three of the facilities proposed are strongly needed.
- F. When the City issued a general obligation bond for the Library authorized by the voters in 1998 (\$84 million), the impact on residential property (valued at \$150,000) was \$43 per year. Commercial property impacts were not addressed during this bond issue. If this same project were proposed this year, assuming 10% inflation, the cost would be approximately \$198 million. It is also important to note that the City owned the property for the Library project, and therefore did not incur site acquisition or clearing costs.

TIMELINE

- A. The Administration has proposed the following timeline, which would aim to place a bond initiative on the November 6, 2007 ballot:
 - 1. May-July: Consideration by City Council
 - 2. August 14: Deadline for City Council to adopt a resolution calling for the bond election (draft of bond election resolution is attached to Memo provided from City Treasurer)
 - 3. August: Bond Counsel provides Lt. Governor and City Recorder with a copy of the election resolution and ballot proposition
 - 4. October: Publication of Notice of Special Bond Election
 - 5. November 6, 2007: Bond Election
- B. The Council may wish to ask the Administration to outline any public information campaigns that are planned and their respective timelines.

MATTERS AT ISSUE

- A. The Council may wish to discuss the cost savings realized by keeping construction of the Public Safety Building at 3 stories and below, therefore requiring more land, versus the cost of acquiring less land and building higher.
 - 1. The Administration has indicated to Council Staff that one of the key factors in the design of the building is the programming of the interior space. As the City's consultants have looked at the best practices around the country, they have found that Police Departments function more efficiently when separate units within the department (gang, robbery, etc), can be located on the same floor and have common spaces for interaction.
 - 2. The Council may wish to ask the Administration what the cost difference would be for building higher on a smaller parcel of land vs. lower on a larger parcel of land.
 - 3. If the building were consolidated and built higher, that could allow for greater flexibility in site selection (given the unique and scarce nature of vacant downtown parcels). A taller building with a smaller footprint would likely be a better fit in development pattern of downtown.
- B. The Council may wish to discuss efficiencies realized by combining the various public safety facilities into a single bond given bonding costs and the escalating cost of construction.

- C. The Council may wish to discuss the average increase in property taxes, per household, per year as compared to the Library Bond issue of 1998.
- D. The Council may wish to ask whether the Administration has maximized opportunities to limit the setback in keeping with City policies by using security approaches used by other communities (anchored planters, locating the EOC underground or in a more remote area of the building, etc.)

JUL 05 2007

DANIEL A. MULE'
CITY TREASURER

SALT LAKE CITY CORPORATION
DEPARTMENT OF MANAGEMENT SERVICES
TREASURER

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

J. Creswell

TO: Lyn Creswell, Chief Administrative Officer

DATE: July 3, 2007

FROM: Daniel A. Mulé, City Treasurer *DAM*

SUBJECT: Election Resolution - Public Safety Facilities General Obligation Bonds

STAFF CONTACT: Daniel A. Mulé, City Treasurer

TELEPHONE NUMBER: 535-6411

RECOMMENDATION: That the City Council hold a discussion in anticipation of adopting an election resolution on August 14, 2007 calling for a special bond election to be held on November 6, 2007 for the aforementioned bond issue.

DOCUMENT TYPE: Briefing/Discussion

BUDGET IMPACT: Assuming voter authorization in November 2007, a property tax levy generating approximately \$14.54 million per year in property tax revenue to support debt service costs over a twenty-year period.

DISCUSSION: In anticipation of a November 2007 general obligation bond election for public safety facilities, several documents are included in this packet to inform and guide you through this process. They include:

- Revised preliminary numbers run contemplating a par amount of bonds to be issued of \$192 million with a deposit of \$191,029,000 to the construction fund plus costs of issuance. The annual debt service amount of approximately \$14.54 million is reflective of the current interest rate environment.
- Property tax analysis that gives approximate impact to residential as well as commercial property given current taxable values of the City.
- Election procedures including basic steps for holding a special bond election and a basic schedule for holding a November 6, 2007 special bond election.

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- Memorandum addressing activities of City officials and employees regarding ballot propositions. Although this memorandum involved the November 2003 special bond election propositions, its principles also apply to the public safety building ballot proposition.
- Proposed form of resolution calling for a special election to authorize the issuance of the bonds. This election resolution includes a draft ballot proposition and is currently scheduled for adoption on August 14, 2007. The draft ballot proposition incorporates language resulting from the passage of H.B. 393, Truth in Bonding, during the most recent legislative session. This Bill requires that if the issuance of the bonds will require an increase of the property tax imposed upon the average value of a residence by an amount that is greater than or equal to \$15 per year, then the impact to the average value of a residence and a business having the same value as the average value of a residence needs to be disclosed on the ballot proposition.

Attachments

cc: Michael Andrew, Chief Burbank, Gina Chamness, Steve Fawcett, Lt. Melody Gray, Randy Hillier, Gordon Hoskins, Chief Querry, Detective Rhodes, Marina Scott

\$192,000,000

Salt Lake City, Utah
General Obligation Bonds, Series 2007
(Public Safety Project) - Current Rates

Sources & Uses

Dated 06/01/2007 | Delivered 06/01/2007

Sources Of Funds

Par Amount of Bonds \$192,000,000.00

Total Sources \$192,000,000.00

Uses Of Funds

Total Underwriter's Discount (0.350%) 672,000.00

Costs of Issuance 297,940.00

Deposit to Project Construction Fund 191,029,000.00

Rounding Amount 1,060.00

Total Uses \$192,000,000.00

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\$192,000,000

Salt Lake City, Utah
General Obligation Bonds, Series 2007
(Public Safety Project) - Current Rates

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/01/2007	-	-	-	-	-
12/01/2007	-	-	4,064,710.00	4,064,710.00	-
06/01/2008	6,410,000.00	3.800%	4,064,710.00	10,474,710.00	14,539,420.00
12/01/2008	-	-	3,942,920.00	3,942,920.00	-
06/01/2009	6,655,000.00	3.850%	3,942,920.00	10,597,920.00	14,540,840.00
12/01/2009	-	-	3,814,811.25	3,814,811.25	-
06/01/2010	6,910,000.00	3.900%	3,814,811.25	10,724,811.25	14,539,622.50
12/01/2010	-	-	3,680,066.25	3,680,066.25	-
06/01/2011	7,180,000.00	3.900%	3,680,066.25	10,860,066.25	14,540,132.50
12/01/2011	-	-	3,540,056.25	3,540,056.25	-
06/01/2012	7,460,000.00	3.950%	3,540,056.25	11,000,056.25	14,540,112.50
12/01/2012	-	-	3,392,721.25	3,392,721.25	-
06/01/2013	7,755,000.00	4.000%	3,392,721.25	11,147,721.25	14,540,442.50
12/01/2013	-	-	3,237,621.25	3,237,621.25	-
06/01/2014	8,065,000.00	4.050%	3,237,621.25	11,302,621.25	14,540,242.50
12/01/2014	-	-	3,074,305.00	3,074,305.00	-
06/01/2015	8,390,000.00	4.050%	3,074,305.00	11,464,305.00	14,538,610.00
12/01/2015	-	-	2,904,407.50	2,904,407.50	-
06/01/2016	8,730,000.00	4.100%	2,904,407.50	11,634,407.50	14,538,815.00
12/01/2016	-	-	2,725,442.50	2,725,442.50	-
06/01/2017	9,090,000.00	4.150%	2,725,442.50	11,815,442.50	14,540,885.00
12/01/2017	-	-	2,536,825.00	2,536,825.00	-
06/01/2018	9,465,000.00	4.200%	2,536,825.00	12,001,825.00	14,538,650.00
12/01/2018	-	-	2,338,060.00	2,338,060.00	-
06/01/2019	9,865,000.00	4.250%	2,338,060.00	12,203,060.00	14,541,120.00
12/01/2019	-	-	2,128,428.75	2,128,428.75	-
06/01/2020	10,285,000.00	4.300%	2,128,428.75	12,413,428.75	14,541,857.50
12/01/2020	-	-	1,907,301.25	1,907,301.25	-
06/01/2021	10,725,000.00	4.350%	1,907,301.25	12,632,301.25	14,539,602.50
12/01/2021	-	-	1,674,032.50	1,674,032.50	-
06/01/2022	11,190,000.00	4.350%	1,674,032.50	12,864,032.50	14,538,065.00
12/01/2022	-	-	1,430,650.00	1,430,650.00	-
06/01/2023	11,680,000.00	4.400%	1,430,650.00	13,110,650.00	14,541,300.00
12/01/2023	-	-	1,173,690.00	1,173,690.00	-
06/01/2024	12,195,000.00	4.450%	1,173,690.00	13,368,690.00	14,542,380.00
12/01/2024	-	-	902,351.25	902,351.25	-
06/01/2025	12,735,000.00	4.500%	902,351.25	13,637,351.25	14,539,702.50
12/01/2025	-	-	615,813.75	615,813.75	-
06/01/2026	13,310,000.00	4.500%	615,813.75	13,925,813.75	14,541,627.50
12/01/2026	-	-	316,338.75	316,338.75	-
06/01/2027	13,905,000.00	4.550%	316,338.75	14,221,338.75	14,537,677.50
Total	\$192,000,000.00	-	\$98,801,105.00	\$290,801,105.00	-

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Wells Fargo Brokerage Services, LLC
Public Finance

Salt Lake City, Utah
Estimated Impact of Annual Debt Service to "Residential Properties"
for \$191.029 Million Project - 20-year Amortization

Date	Annual D/S Payment	Estimated Tax Levy (a)	Taxable Value (b) for Home of \$200,000		Taxable Value (b) for Home of \$300,000		Taxable Value (b) for Home of \$400,000		Taxable Value (b) for Home of \$500,000	
				Estimated Annual Tax		Estimated Annual Tax		Estimated Annual Tax		Estimated Annual Tax
2007	0	0.0000000	110,000	0.00	165,000	0.00	220,000	0.00	275,000	0.00
2008	14,539,420	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2009	14,540,840	0.0010717	110,000	117.89	165,000	176.83	220,000	235.77	275,000	294.72
2010	14,539,623	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2011	14,540,133	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2012	14,540,113	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2013	14,540,443	0.0010717	110,000	117.89	165,000	176.83	220,000	235.77	275,000	294.72
2014	14,540,243	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2015	14,538,610	0.0010715	110,000	117.87	165,000	176.80	220,000	235.73	275,000	294.66
2016	14,538,815	0.0010715	110,000	117.87	165,000	176.80	220,000	235.73	275,000	294.66
2017	14,540,885	0.0010717	110,000	117.89	165,000	176.83	220,000	235.77	275,000	294.72
2018	14,538,650	0.0010715	110,000	117.87	165,000	176.80	220,000	235.73	275,000	294.66
2019	14,540,120	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2020	14,541,858	0.0010718	110,000	117.90	165,000	176.85	220,000	235.80	275,000	294.75
2021	14,539,603	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2022	14,538,065	0.0010715	110,000	117.87	165,000	176.80	220,000	235.73	275,000	294.66
2023	14,541,300	0.0010717	110,000	117.89	165,000	176.83	220,000	235.77	275,000	294.72
2024	14,542,380	0.0010718	110,000	117.90	165,000	176.85	220,000	235.80	275,000	294.75
2025	14,539,703	0.0010716	110,000	117.88	165,000	176.81	220,000	235.75	275,000	294.69
2026	14,541,628	0.0010718	110,000	117.90	165,000	176.85	220,000	235.80	275,000	294.75
2027	14,537,678	0.0010715	110,000	117.87	165,000	176.80	220,000	235.73	275,000	294.66

(a) Taxable Value provided by Salt Lake City. This amount is net of Redevelopment Agency Value.

Estimated Base Tax amount for 2007 equals \$13,568,105,280 (Includes 2% growth over the 2006 figure of \$13,302,064,000)

(b) All residential homes receive a 45% exemption

FOR DISCUSSION PURPOSES ONLY

Salt Lake City, Utah
Estimated Impact of Annual Debt Service to "Commercial Properties"
for \$191.029 Million Project - 20-year Amortization

Date	Annual D/S Payment	Estimated Tax Levy (a)	Taxable Value for Commercial Property \$500,000		Taxable Value for Commercial Property \$1,000,000		Taxable Value for Commercial Property \$2,000,000	
			Estimated Annual Tax	Estimated Annual Tax	Estimated Annual Tax	Estimated Annual Tax		
2007	0	0.0000000	500,000	0.00	1,000,000	0.00	2,000,000	0.00
2008	14,539,420	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2009	14,540,840	0.0010717	500,000	535.85	1,000,000	1,071.70	2,000,000	2,143.40
2010	14,539,623	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2011	14,540,133	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2012	14,540,113	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2013	14,540,443	0.0010717	500,000	535.85	1,000,000	1,071.70	2,000,000	2,143.40
2014	14,540,243	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2015	14,538,610	0.0010715	500,000	535.75	1,000,000	1,071.50	2,000,000	2,143.00
2016	14,538,815	0.0010715	500,000	535.75	1,000,000	1,071.50	2,000,000	2,143.00
2017	14,540,885	0.0010717	500,000	535.85	1,000,000	1,071.70	2,000,000	2,143.40
2018	14,538,650	0.0010715	500,000	535.75	1,000,000	1,071.50	2,000,000	2,143.00
2019	14,540,120	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2020	14,541,858	0.0010718	500,000	535.90	1,000,000	1,071.80	2,000,000	2,143.60
2021	14,539,603	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2022	14,538,065	0.0010715	500,000	535.75	1,000,000	1,071.50	2,000,000	2,143.00
2023	14,541,300	0.0010717	500,000	535.85	1,000,000	1,071.70	2,000,000	2,143.40
2024	14,542,380	0.0010718	500,000	535.90	1,000,000	1,071.80	2,000,000	2,143.60
2025	14,539,703	0.0010716	500,000	535.80	1,000,000	1,071.60	2,000,000	2,143.20
2026	14,541,628	0.0010718	500,000	535.90	1,000,000	1,071.80	2,000,000	2,143.60
2027	14,537,678	0.0010715	500,000	535.75	1,000,000	1,071.50	2,000,000	2,143.00

(a) Taxable Value provided by Salt Lake City. This amount is net of Redevelopment Agency Value.

Estimated Base Tax amount for 2007 equals \$13,568,105,280 (Includes 2% growth over the 2006 figure of \$13,302,064,000)

FOR DISCUSSION PURPOSES ONLY

MEMORANDUM

March 29, 2007

TO: Salt Lake City Corporation
Attention: Dan Mulé, City Treasurer

FROM: Chapman and Cutler LLP

RE: Election and Other Procedures for General Obligation Bonds¹

We understand that Salt Lake City Corporation (the “City”) is considering holding a special bond election on Tuesday, November 6, 2007, to authorize the issuance of its general obligation bonds to finance new public safety facilities.

Set forth below are (A) the procedures necessary to call and hold an election for the approval of general obligation bonds, (B) the requirements for a “reimbursement resolution” under federal tax law and (C) a basic schedule for a November 6, 2007 special bond election.

A. ELECTION PROCEDURES

The provisions governing special bond elections are contained in the Local Government Bonding Act, Chapter 14, Title 11 of the Utah Code Annotated 1953, as amended (the “Utah Code”), and the Utah Election Code, Title 20A of the Utah Code.

Election Dates. Section 20A-1-204 of the Utah Code limits a “local special election” to authorize the issuance of bonded indebtedness on the two specified dates listed below:

- (i) the fourth Tuesday in June; or
- (ii) the first Tuesday after the first Monday in November.

Accordingly, an election could be scheduled on November 6, 2007, at the same time as the municipal general election. Set forth below are basic steps to hold a special bond election.

¹ The information contained in this memorandum is based upon statutory provisions that include legislation enacted during the 2007 general session of the Utah Legislature, which will become effective on April 30, 2007.

Basic Steps for Holding a Special Bond Election

1. Approximately 90 days² prior to the special bond election, the City Council of the City (the "*Council*") adopts a resolution providing for the holding of a special bond election within the City on the question of the issuance of the bonds. The election resolution must include the ballot proposition, in substantially final form, which contains (a) the maximum principal amount of the bonds to be issued, (b) the maximum number of years over which the bonds may mature, (c) a description of the general purpose for which the bonds are to be issued and (d) if the issuance of bonds "will require the increase of the property tax imposed upon the average value of a residence by an amount greater than or equal to \$15 per year," the dollar amount of the tax increase per year on the average value of (i) a residence and (ii) a business having the same value as the average value of a residence. The election resolution should also identify the voting precincts, polling places and, if possible, election judges. (§§ 11-14-201, 11-14-206.)

2. At least 75 days prior to the special bond election, the Council furnishes a copy of the (a) election resolution to the Lieutenant Governor and to the Election Officer, as defined below³ (§ 11-14-201), and (b) ballot title and ballot proposition to the Election Officer (§ 11-14-206).

3. The Council should also cause a copy of the election resolution to be furnished to a suitable printing or digital printing company and make arrangements for the ballots to be prepared.

4. The County Clerk provides for the registration of any qualified, unregistered elector and prepares the registration lists to be used at the special bond election. (§ 11-14-205.)

5. The Council must cause a notice of special bond election to be published once a week for *at least* three consecutive weeks in a newspaper of general circulation in the City. The first publication must occur not less than 21 days nor more than 35 days before the special bond election. The notice of special bond election must contain the date and place of the election, the hours the polls will be open and the ballot title and ballot proposition. The notice of special bond election should also contain, among other things, information concerning the regular or consolidated voting precincts and the location of the polling places. (§ 11-14-202.)

² But in any event, no later than 75 days.

³ For a November 6, 2007 special bond election, the City Recorder of the City (the "*City Recorder*") is the election officer (the "*Election Officer*"), pursuant to Sections 11-14-203(3), 20A-1-102 and 20A-5-400.5, Utah Code.

6. It is not necessary for the Council to mail notice of the special bond election to voters since the special bond election will be held on the date of a municipal general election.⁴ However, applicable provisions of law should be complied with if the Council intends to distribute a voter information pamphlet.⁵ We suggest that the Council consult with the City Attorney in this regard.

7. The Election Officer must (a) post a sample ballot in his or her office for public inspection at least 7 days before the commencement of voting⁶ and (b) publish the sample ballot immediately before the commencement of voting in at least one newspaper of general circulation. (§ 20A-5-405.)⁷

8. The Election Officer must demonstrate the logic and accuracy testing of the voting devices prior to the commencement of voting and must publish notice of the demonstration at least two days prior to the date of the demonstration in one or more newspapers of general circulation. (§ 20A-3-201.)

9. If automatic tabulating equipment will be used to count the ballots, the Election Officer must test the tabulating equipment prior to the counting of the ballots and must publish notice of the test at least 48 hours before the test in one or more newspapers of general circulation. (§ 20A-4-104.)

10. The Election Officer arranges for the necessary voting devices, voting booths, ballots, ballot boxes, ballot labels, ballot sheets and any other records and supplies to be used in the special bond election to be provided to the various polling places. (§ 20A-5-403.)

⁴ The Council must mail (a) written notice of the special bond election on a postcard "to every household containing a registered voter" or (b) a voter information pamphlet, if (i) the Council anticipates that debt service on the bonds "will increase the property tax imposed upon the average value of a residence by an amount greater than or equal to \$15 per year," and (ii) a special bond election is held on a date *other* than the date of a regular primary election, a regular general election or a municipal general election. Generally, this provision will apply only to special bond elections held on the fourth Tuesday in June in odd-numbered years. The Local Government Bonding Act requires mailing such notice at least 7 days but not more than 30 days prior to the election. (§ 11-14-202.)

⁵ Please note that the Political Activities of Public Entities Act (the "*Act*"), Sections 20A-11-1201 *et seq.*, Utah Code, provides generally that "a public entity may not make expenditures from public funds . . . to influence a ballot proposition." However, factual information and information analyzing pros and cons requested by the governing body can be prepared as provided in the Act. See the Act for details.

⁶ Voting at specified polling locations may begin prior to the actual day of the special bond election. See Paragraph No. 12 below.

⁷ Technically, the publishing requirement of the sample ballot does not apply if notice of the special bond election has been published (§ 11-14-203(3)(b)(ii)). As a practical matter, we suggest that the published notice contain the proposed form of ballot, unless the proposed form of ballot will be published at the same time as other ballot forms for elections held at the same time.

11. The Election Officer provides absentee ballots to eligible voters who may require them. (§§ 20A-3-304, 20A-3-306.5, 20A-3-406.)

12. Early voting is available to most voters⁸ and begins on a date that is 14 days prior to the day of the special bond election and continues through and includes the Friday before the day of the special bond election, at the times and places designated by the Election Officer. (§ 20A-3-601.)

13. The City holds the special bond election on the specified date.

14. The Council convenes as a Board of Canvassers no sooner than 7 days and no later than 14 days after the date of the special bond election to canvass the election and declare the results. (§ 11-14-207.)

15. The validity of a special bond election may only be contested within 40 days of the canvass meeting. Thereafter, any contests are barred. (§§ 11-14-208, 20A-4-403.)

B. REIMBURSEMENT RESOLUTION

To the extent that the City intends to reimburse itself for expenditures made prior to the issuance of the bonds, in order for the bonds to be tax-exempt, the requirements for a “reimbursement resolution” must be satisfied.⁹ In general, this means that any expenditures made more than 60 days before the adoption of the reimbursement resolution cannot be financed with the proceeds of tax-exempt bonds.

There are some exceptions, the principal one being for “preliminary expenditures” such as architectural, engineering, surveying and soil testing expenditures (but not land acquisition or site preparation or similar costs) subject to a cap of 20% of the “aggregate issue price” of the bonds. In other words, these expenditures can be financed with tax-exempt bonds even if they are incurred more than 60 days prior to the adoption of the reimbursement resolution provided they do not exceed 20% of “aggregate issue price” of the bonds.

The reimbursement resolution must state the maximum principal amount of the bonds, describe the project (either by describing the facilities or by identifying by name and functional purpose, the particular fund or account from which the expenditures are to be paid) and contain an expression of intent to issue bonds for the expenditures.

Generally, this resolution should be adopted at the earliest practicable date. The requirements for the reimbursement resolution may be incorporated into the resolution providing for the holding of a special bond election and adopted as one resolution.

⁸ To be eligible for early voting, a person must register to vote at least 30 days prior to the day of the special bond election.

⁹ Treas. Reg. Section 1.150-2.

C. SCHEDULING

In general, the basic schedule set forth below illustrates the *latest* dates on which the steps required for a special bond election to be held on November 6, 2007 may be taken. It would be advisable, of course, to complete most items earlier than the dates listed in order to provide sufficient time for the preparation of election materials and for any contingencies. If the City engages Salt Lake County (the "County") to assist in conducting a special bond election on November 6, 2007, the County's requirements may affect the schedule.

BASIC SCHEDULE FOR NOVEMBER 6, 2007 SPECIAL BOND ELECTION

Tuesday, August 7, 2007¹⁰
(Regular Council meeting dates:
Every Tuesday, 7:00 p.m.)

Regular Council meeting at 7:00 p.m. to adopt the resolution calling the election and specifying the form of notice of special bond election. The notice of special bond election includes, among other things, the ballot proposition¹¹ ((i) principal amount of bonds, (ii) maximum maturity, (iii) the purpose of the bond issue, (iv) the dollar amount of the tax increase per year on the average value of a residence and a business of the same value as the residence, if applicable, and (v) voting precincts and polling places. Suitable language will be included in the resolution adopted on this date to satisfy the requirements for a reimbursement resolution.

Thursday, August 23, 2007

- Last day for the Lieutenant Governor and the Election Officer¹² to receive a copy of the election resolution from Bond Counsel, on behalf of the Council.
- Last day for the Election Officer to receive a copy of the ballot title and ballot proposition from Bond Counsel, on behalf of the Council.

¹⁰ Although the election resolution could by law be adopted as late as the Council's Tuesday, August 21, 2007 regular meeting, adoption on August 21 would only allow two days to complete several tasks that must be completed by August 23. Accordingly, we recommend that the resolution be adopted at an earlier date to allow sufficient time to meet other 75-day deadlines.

¹¹ The ballot language should be carefully drafted to provide sufficient latitude to the City in spending the bond proceeds while, at the same time, accurately communicating the intended use of the proceeds to the voters. Generally, the ballot proposition should only set forth the question to be voted on. Informational statements should not be included but should be provided to the voters prior to the election. To the extent possible, it is preferable to follow closely the statutory language of the Utah Code as to the purpose of the bond issue.

¹² Pursuant to Sections 11-14-203(3), 20A-1-102 and 20A-5-400.5, Utah Code, the City Recorder is the Election Officer and will conduct the special bond election for the City. (Absentee ballots, early voting and

- Tuesday, September 25, 2007 Publication submission deadline: Bond Counsel provides a copy of the Notice of Special Bond Election to *The Salt Lake Tribune* and the *Deseret Morning News* for publication.¹³
- Tuesday, October 9, 2007 First day of three consecutive weekly publications in *The Salt Lake Tribune* and the *Deseret Morning News* of the Notice of Special Bond Election, the second publication would be on October 16, and the third publication would be on October 23.¹⁴ (The Local Government Bonding Act requires at least three consecutive weekly publications, the first publication to be not less than 21 days nor more than 35 days before the election in a newspaper of general circulation in the City. Accordingly, the first publication must occur no earlier than October 2 and no later than October 16.)¹⁵
- Tuesday, November 6, 2007 Municipal General Election and Special Bond Election Day: Polls open 7:00 a.m. to 8:00 p.m.
- Tuesday, November 20, 2007 Last day for the Council to hold a meeting after 12:00 p.m. to canvass the returns of the special bond election. (The Local Government Bonding Act requires that the Council must meet to canvass the returns no sooner than 7 days and no later than 14 days after election day. Pursuant to Section 20A-4-301(2)(b)(i) of the Utah Code, the City must canvass returns of the municipal general election no sooner than 7 days and no later than 14 days after election day.)

the testing of voting devices and counting equipment are handled by the Election Officer. The County Clerk of the County conducts voter registration for all elections.)

¹³ We understand that the City publishes all legal notices in *The Salt Lake Tribune* and the *Deseret Morning News*. State law requires the notice to be published in a newspaper of general circulation in the City.

¹⁴ If you desire to publish for four consecutive weeks, as many issuers do, the fourth publication of the Notice of Special Bond Election would occur on Tuesday, October 30, in *The Salt Lake Tribune* and the *Deseret Morning News*.

¹⁵ While the first publication of the Notice of Special Bond Election could occur on Tuesday, October 16, 2007, in *The Salt Lake Tribune* and the *Deseret Morning News*, we recommend that the first publication occur on Tuesday, October 9, as a precautionary matter allowing for unanticipated publication issues.

MEMORANDUM

To: Mayor Rocky Anderson
Rocky Fluhart
David Nimkin
Department Heads

FROM: Ed Rutan, City Attorney
Boyd Ferguson, Senior City Attorney

RE: Activities of City Officials and Employees Regarding Ballot Propositions

DATE: October 10, 2003

On November 7, 2003, the City will hold a bond election at which voters will consider six propositions for bond issues that the City supports. Questions have arisen about the degree to which City personnel may campaign and advocate for or against the passage of the propositions. The following is a brief summary of the applicable rules.

A. General Limitation on Spending City Funds to Influence Ballot Propositions

The City may not make “expenditures from public funds” to “influence” a ballot proposition (such as the bond propositions).¹ “Influence” means to campaign or advocate for or against a ballot proposition. However, “influence” does not mean providing a brief statement about the City’s position on a ballot proposition and the reason for that position.²

B. Non-Elected City Personnel

1. No Use of City Time, Equipment, or Facilities

Non-elected city officials or employees may not use City time, equipment, or facilities to campaign or advocate for or against passage of the bond issues (because a portion of that person’s salary would indirectly be spent to influence the ballot propositions).

2. Exception for Answering Factual Questions

City personnel may answer *unsolicited* factual questions put to them about ballot propositions.

¹ Utah Code § 20A-11-1203(1).

² Utah Code § 20A-11-1202(5).

For example, if a person telephones a City employee and asks how much taxes will increase if a proposition passes, the employee may answer that question. Similarly, if a City employee is invited to a community council or similar meeting to provide factual information about the bond propositions, he or she may attend and provide the factual information, but only if the sponsor of the meeting commits to granting equal access to opponents of the bond proposition.³

3. Exception for Stating City's Position

If a City employee is asked what the City's position is on the bond issue or a particular aspect of the bond issue, he or she may "briefly" state the City's position and the reason for that position.⁴ A "hard sell" response, encouraging the person to vote for the ballot proposition, would not be consistent with the spirit of this exception.

4. Use of Personal Time and Personal Equipment and Facilities

When not using City time, equipment, or facilities, non-elected City personnel may freely express their personal beliefs by campaigning or advocating for or against a ballot proposition. However, such personnel, when speaking, should state that they are expressing their own personal views, not those of the City. They should not claim or imply that they are speaking for the City or stating the City's position on the issue. City employees should recognize that if they have been invited to a meeting in their capacity as a City employee and have been introduced by their City title, it may not be feasible in that context to speak as an individual.

5. Summary

We recognize that the applicable statutory provisions are difficult to apply in the "real world" (and that may be reflected in the fact that there is no stated penalty for violation of the statute). The best "safe harbor" is a good faith recognition that while the City is permitted to briefly state and explain its position and the City is the best source for the factual information that citizens need to cast an informed vote, the spirit of the statute is that City resources not be mobilized to unfairly influence the outcome of the election.

C. Special Rule for Elected Officials

An elected City official is not subject to the foregoing limitations, and may freely campaign or advocate for or against a ballot proposition.⁵

N:\MEMOS\Bond propositions - campaigning by City personnel.doc

³ Utah Code § 20A-11-1203(3).

⁴ Utah Code § 20A-11-1203(5)(b).

⁵ Utah Code § 20A-11-1203(6).

RESOLUTION NO. _____ OF 2007

A RESOLUTION providing for the holding of a special bond election in Salt Lake City, Utah, at the same time as the municipal general election, for the purpose of submitting to the qualified electors thereof the question of the issuance and sale of General Obligation Bonds of the City in an amount not to exceed \$192,000,000; declaring official intent with respect to certain expenditures; and providing for related matters.

WHEREAS, Salt Lake City, Utah (the "City") desires to raise money for the purpose of paying the costs of acquiring, constructing, furnishing and equipping fire, police and other public safety facilities (the "Project");

WHEREAS, the City does not have on hand sufficient funds for said purposes set forth above;

WHEREAS, the City is authorized pursuant to the Local Government Bonding Act, Chapter 14 of Title 11 of the Utah Code Annotated 1953, as amended (the "Utah Code"), to call an election to submit to the qualified electors of the City the question as to whether the City should issue its general obligation bonds for the purposes set forth above;

WHEREAS, the City desires to hold a special bond election at the same time as the municipal general election to submit to the qualified electors of the City the question of the issuance of such bonds for said purposes; and

WHEREAS, because of increased Project costs, the City Council of the City (the "City Council") desires to amend Resolution No. 55 of 2006 that was adopted on September 12, 2006, in satisfaction of certain requirements of the Internal Revenue Code concerning reimbursement

of expenditures from bond proceeds (the "*Reimbursement Resolution*") to increase the maximum amount of bonds authorized to be issued for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SALT LAKE CITY, SALT LAKE COUNTY, UTAH, as follows:

Section 1. In the judgment of the City Council, it is advisable that a special bond election be called and held in the City to submit to the qualified electors of the City the question of whether general obligation bonds of the City, in an amount not to exceed \$192,000,000, shall be issued and sold for the purpose of paying the costs of the Project.

Section 2. The question shall be submitted at a special bond election of qualified electors of the City, and such special bond election (the "*Special Bond Election*") is hereby called to be held in the City at the same time as the municipal general election on Tuesday, November 6, 2007. The question shall be submitted in substantially the form set out in the form of ballot appearing in Section 6 hereof.

Section 3. The Special Bond Election shall be held in the consolidated voting precincts of Salt Lake County, Utah (the "*County*") in which qualified electors of the City reside, at the polling places within the precincts specified in the form of notice of election attached hereto as *Exhibit 1*, subject to such changes in polling places as shall be established by the County Clerk of the County (the "*County Clerk*"), as the election officer designated in Section 6 hereof, and approved by the City Council, or if there is not sufficient time to convene a meeting of the City Council prior to the Special Bond Election to approve such changes for such polling places, approved by the City Recorder of the City (the "*City Recorder*"). In accordance

with the provisions of Section 11-14-203 of the Utah Code, the election officials who have been otherwise appointed under the provisions of general law to conduct the municipal general election to be held on the same day shall conduct the Special Bond Election.

Section 4. The poll workers in the respective voting precincts, in accordance with Section 20A-5-605 of the Utah Code, are hereby directed to arrive at their respective polling places at the time determined by the County Clerk on the day of the Special Bond Election (the “*Special Bond Election Day*”) and then to examine the voting devices to see that they are in proper working order and that the security devices have not been tampered with for the conduct of the Special Bond Election and otherwise to fulfill their responsibilities in accordance with Section 20A-5-605 of the Utah Code.

Section 5. Pursuant to Sections 11-14-203 and 20A-1-302 of the Utah Code, at the Special Bond Election the polls shall be opened at 7:00 a.m. on the Special Bond Election Day and shall be closed at 8:00 p.m. on that same day.

Section 6. Voting at the Special Bond Election shall be by electronic ballots and other ballot forms, and the City Recorder is hereby authorized and directed to perform and do, and to cause to be performed and done, all things necessary to conduct the Special Bond Election in accordance with the provisions of this Resolution, Title 20A of the Utah Code and Chapter 14, Title 11 of the Utah Code. The County Clerk is hereby appointed, authorized and directed for and on behalf of the City and the City Recorder, and pursuant to Sections 11-14-203, 20A-1-102 and 20A-5-400.5, to perform and do all such things necessary to conduct the Special Bond Election. The necessary voting devices, voting booths, ballots, ballot boxes, ballot labels, ballot

sheets, and any other records and supplies to be used in voting upon the proposition submitted shall be prepared and furnished by the County Clerk to the poll workers, to be furnished by them to the voters. The ballots to be used at the Special Bond Election (a) shall be suitable for use in the voting and counting devices in which they are intended to be placed, (b) shall comply in all respects with the requirements of Sections 11-14-206, 20A-6-102 and 20A-6-402 of the Utah Code, and (c) shall be organized to record the votes relating to the Special Bond Election as well as votes relating to other propositions and offices being voted upon at the municipal general election. The ballots to be used at the Special Bond Election shall be separate from ballots to be used for other propositions and offices being voted upon at the municipal general election, and shall be in substantially the following form:

**OFFICIAL BALLOT FOR
SALT LAKE CITY, SALT LAKE COUNTY, UTAH
SPECIAL BOND ELECTION**

November 6, 2007

(Facsimile Signature)

City Recorder, Salt Lake City

CITY PROPOSITION NUMBER 1

**Acquiring, Constructing, Furnishing and Equipping
Fire, Police and Other Public Safety Facilities**

Shall Salt Lake City, Utah, be authorized to issue and sell general obligation bonds of the City in an amount not to exceed One Hundred Ninety-Two Million Dollars (\$192,000,000) and to be due and payable in not to exceed twenty-one (21) years from the date or dates of the bonds for the purpose of acquiring, constructing, furnishing and equipping fire, police and other public safety facilities?

Notice of Property Tax Increase Due to Bond Issuance

Passage of the proposition means that the tax on a \$297,000 residence in the City would increase \$175.05 per year.

The tax on a \$297,000 business in the City would increase \$318.28

The foregoing information is only an estimate of tax increases and is not a limit on the amount of taxes that the City may be required to levy in order to pay debt service on the bonds. The City will be obligated to levy taxes without limitation as to rate or amount in order to pay the bonds, as provided by law. The estimated amounts are based on various assumptions that are subject to change, including estimated interest rates on the bonds and the taxable values of property in the City.

To vote in favor of the above bond issue, select the box to the left of the words "FOR THE ISSUANCE OF BONDS." To vote against the bond issue, select the box to the left of the words "AGAINST THE ISSUANCE OF BONDS."

FOR THE ISSUANCE OF BONDS

AGAINST THE ISSUANCE OF BONDS

Section 7. The Special Bond Election shall be called by publishing once a week during four (4) consecutive weeks a notice of election, signed by the City Recorder, the first publication to be not less than twenty-one (21) days nor more than thirty-five (35) days before the date set for the Special Bond Election, in *The Salt Lake Tribune* and the *Deseret Morning News*, newspapers of general circulation in the City. The notice shall be in substantially the form attached hereto as *Exhibit 1*.

The County Clerk shall post and publish the sample ballot in compliance with Section 20A-5-405 of the Utah Code. The sample ballot shall be in substantially the form set forth in Section 6 hereto.

Section 8. Only qualified, registered electors of the City who are eighteen (18) years of age or older shall be permitted to cast a vote at the Special Bond Election.

Section 9. Any person applying for a ballot at any polling place designated for the conduct of the Special Bond Election, whose right to vote is challenged by a poll worker or other challenger at the time the ballot is applied for, shall receive a ballot and be permitted to vote in accordance with the provisions of Sections 20A-3-105.5 and 20A-3-202 of the Utah Code. In the case of any such challenge or challenges, the poll workers at each polling place shall record all challenges on the official register and on the challenge sheets in the pollbook.

Section 10. Pursuant to the provisions of Parts 3 and 4, Chapter 3, Title 20A of the Utah Code, any qualified elector of the County who resides within the confines of the City, who has complied with the law in regard to registration may vote at the Special Bond Election by making application in the manner and time provided by law for an absentee ballot, either in

person or by mail, or in the case of (i) a hospitalized voter and (ii) any military voter or overseas citizen voter who is physically disabled so as to be unable to see or hear, by proxy, at the office of the County Clerk, located at the County Government Center, 2001 South State Street, Room S-1100, in Salt Lake City, Utah 84190. Pursuant to Section 20A-3-408.5 of the Utah Code, any military voter, overseas citizen voter or other voter provided for under the federal Uniformed and Overseas Citizens Absentee Voting Act who is an eligible voter in the Special Bond Election and is serving in a hostile fire zone or other area where the mail is unreliable and not sufficient to accommodate timely mail service (an "*Overseas Electronic Voter*"), may register to vote and apply for an absentee ballot by transmitting an application electronically to the County Clerk in the manner and time provided by law. Absentee ballots of hospitalized voters must be received at the office of the County Clerk before the closing of the polls on the Special Bond Election Day in order to be counted. Absentee ballots transmitted electronically by an Overseas Electronic Voter must be transmitted no later than one day prior to the Special Bond Election and received electronically by the County Clerk before 12:00 Noon on _____, November ____, 2007, the day of the official canvass following the Special Bond Election, in order to be counted. All other absentee ballots must be received at the office of the County Clerk before the closing of the polls on the Special Bond Election Day or clearly postmarked before November 6, 2007, the Special Bond Election Day, and received in the office of the County Clerk before 12:00 Noon on _____, November ____, 2007, the day of the official canvass following the Special Bond Election, in order to be counted. The County Clerk shall deliver to the counting center on election day those valid absentee ballots that are received before the closing of the polls on the

Special Bond Election Day in order that they may be processed with the voting precinct returns on the Special Bond Election Day. The County Clerk shall retain in a safe place all other valid absentee ballots that were, for any reason, not counted at the counting center on the Special Bond Election Day or were clearly postmarked before the Special Bond Election Day and received in the office of the County Clerk before 12:00 Noon on the day of the official canvass following the Special Bond Election and shall deliver the absentee ballots to the place of the official canvass of the Special Bond Election by 12:00 Noon on the day of the official canvass following the Special Bond Election.

The County Clerk is hereby requested, authorized and directed to prepare or cause to be prepared the necessary absentee ballots, applications and envelopes as required by law for voting by absentee ballots and to take such actions with respect to the counting thereof as permitted by Parts 3 and 4, Chapter 3, Title 20A of the Utah Code.

Section 11. Pursuant to the provisions of Part 6, Chapter 3, Title 20A of the Utah Code, any qualified elector of the County who resides within the confines of the City and who has complied with the law in regard to registration may vote in the Special Bond Election prior to the Special Bond Election Day, as provided by law, at the times and places designated by the County Clerk. Public notice of the dates, times and locations of early voting shall be given at least five calendar days before the date early voting begins by publication one time in *The Salt Lake Tribune* and the *Deseret Morning News* of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

The County Clerk shall post the notice of the dates, times and locations of early voting in compliance with Section 20A-3-604 of the Utah Code.

Section 12. Immediately after the polls are closed and the last qualified voter has voted, the poll workers appointed to conduct the Special Bond Election shall deliver the election returns to the County Clerk or to the place that the County Clerk designates. In accordance with Section 11-14-207 of the Utah Code, the County Clerk is hereby requested and directed to make returns to the City Council of the votes cast at the Special Bond Election in order to enable the City Council to meet and canvass the returns of the Special Bond Election and to declare the results thereof.

Section 13. If required by the provisions of Section 20A-4-104 of the Utah Code, the County Clerk, on behalf of the City, shall direct under the observation of the public the counting of the votes cast on the foregoing proposition by automatic tabulating equipment or other apparatus used to count and tabulate the ballots at the counting center. The return printed by the automatic tabulating equipment or other apparatus used to count and tabulate the ballots when absentee ballots and valid provisional ballots cast at the Special Bond Election have been added thereto and when certified by the City Council, shall constitute the official return of each voting precinct.

Section 14. The City Council shall meet as a board of canvassers (the "*Board of Canvassers*") no sooner than 7 days and no later than 14 days after the date of the Special Bond Election on _____, November _____, 2007, during the City Council meeting that begins at _____ p.m., in the Council Chambers, located in Room 315, at 451 South State Street, in Salt

Lake City, Utah. The Board of Canvassers shall review the absentee ballots presented by the City Recorder as provided by law and determine which absentee ballots are valid. The Board of Canvassers will then adjourn. The valid absentee ballots, together with the valid provisional ballots, will be delivered to the County Clerk to be counted by automatic tabulating equipment or other apparatus used to count and tabulate the ballots at the counting center. The Board of Canvassers will reconvene on _____, November _____, 2007 at _____ p.m., in the Council Chambers, located in Room 315, at 451 South State Street, in Salt Lake City, Utah, and if the majority of the votes cast at the Special Bond Election are in favor of such proposition submitted, then the City Council shall cause an entry of that fact to be made upon its minutes, and thereupon the City shall be authorized to issue such bonds.

Section 15. After the adoption of this Resolution and at least 75 days before the Special Bond Election, a certified copy hereof, which includes the ballot title and the ballot proposition, shall be furnished on behalf of the City Council by Chapman and Cutler LLP, as bond counsel, to the Lieutenant Governor of the State of Utah and to the County Clerk, as the election officer.

Section 16. The County Clerk shall, in accordance with the provisions of Sections 11-14-205 and 20A-2-103 of the Utah Code, consider all persons in the County duly registered to vote on the Special Bond Election Day, and who reside in the confines of the City, as registered to vote in the Special Bond Election. In accordance with the provisions of Sections 11-14-205 and 20A-5-401 of the Utah Code, the County Clerk shall prepare the official register of voters for each voting precinct of the Special Bond Election.

Section 17. In accordance with the provisions of Section 20A-3-201(7) of the Utah Code, any interested person may act as a testing watcher to observe the demonstration of the logic and accuracy testing of the voting devices to be used in the Special Bond Election prior to the commencement of voting. Public notice of the time and place of the logic and accuracy demonstration shall be given at least two days prior to the commencement of voting by publication one time in *The Salt Lake Tribune* and the *Deseret Morning News* of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

Section 18. Prior to the start of the counting of the ballots, the County Clerk may determine to test the automatic tabulating equipment or other apparatus used to count and tabulate the ballots to ascertain that it will accurately count the votes cast at the Special Bond Election. If so tested, such test shall be conducted in accordance with the provisions of Section 20A-4-104 of the Utah Code and public notice of the time and place of the test shall be given at least forty-eight (48) hours before such test by publication one time in *The Salt Lake Tribune* and the *Deseret Morning News* of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

Section 19. Because of increased Project costs (and not because of any substantial change in the scope of the Project), Section 2 of the Reimbursement Resolution is hereby amended to read as follows:

Section 2. The maximum principal amount of the Bonds expected to be issued for the Project is \$192,000,000.

Section 20. The officers and employees of the City are authorized to take such action as they may deem necessary in order to assure that the Special Bond Election does not violate

any applicable state or federal law, including laws regarding the use of the electronic voting devices.

Section 21. All acts and resolutions in conflict with this Resolution or any part thereof are hereby repealed.

Section 22. Immediately after its adoption, this Resolution shall be signed by the Chair of the City Council and the [Chief] Deputy City Recorder, was approved as to form and signed by the Senior City Attorney, submitted to the Mayor for approval, shall be recorded in a book kept for that purpose and shall take immediate effect.

[Signature page follows.]

ADOPTED AND APPROVED this day, _____, 2007.

SALT LAKE CITY, UTAH

By _____
Chair, City Council

[SEAL]

ATTEST:

By _____
[Chief] Deputy City Recorder

APPROVED:

Mayor

APPROVED AS TO FORM:

Senior City Attorney

EXHIBIT 1

NOTICE OF SPECIAL BOND ELECTION

SALT LAKE CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that a special bond election will be held in Salt Lake City, Utah (the "City"), at the same time as the municipal general election, on Tuesday, November 6, 2007, at which special bond election there shall be submitted to the qualified, registered voters residing within the City the following question:

SALT LAKE CITY, UTAH

SPECIAL BOND ELECTION

CITY PROPOSITION NUMBER 1

**Acquiring, Constructing, Furnishing and Equipping
Fire, Police and Other Public Safety Facilities**

Shall Salt Lake City, Utah, be authorized to issue and sell general obligation bonds of the City in an amount not to exceed One Hundred Ninety-Two Million Dollars (\$192,000,000) and to be due and payable in not to exceed twenty-one (21) years from the date or dates of the bonds for the purpose of acquiring, constructing, furnishing and equipping fire, police and other public safety facilities?

Notice of Property Tax Increase Due to Bond Issuance

Passage of the proposition means that the tax on a \$297,000 residence in the City would increase \$175.05 per year.

The tax on a \$297,000 business in the City would increase \$318.28

The foregoing information is only an estimate of tax increases and is not a limit on the amount of taxes that the City may be required to levy in order to pay debt service on the bonds. The City will be obligated to levy taxes without limitation as to rate or amount in order to pay the bonds, as provided by law. The estimated amounts are based on various assumptions that are subject to change, including estimated interest rates on the bonds and the taxable values of property in the City.

The special bond election shall be held at the consolidated voting precincts of Salt Lake County in which qualified electors of the City reside, at the following polling places within such voting precincts, and the election officials to serve at each such polling place shall be those who have been otherwise appointed under the provisions of general law to conduct the municipal

general election. Voters are advised to vote at the special bond election at the polling place for the consolidated voting precinct in which they reside. The polling places are as follows:

CONSOLIDATED VOTING PRCT. NO.	REGULAR VOTING PRECINCT NO.	POLLING PLACE LOCATION (SALT LAKE CITY)
----------------------------------	--------------------------------	--

Voting at the special bond election shall be by electronic ballots and other ballot forms. The ballots will be furnished by the County Clerk of Salt Lake County (the "*County Clerk*"), on behalf of the City and the City Recorder, to the poll workers. The poll workers shall furnish such ballots to the qualified electors of the City.

The polls at each polling place shall open at 7:00 a.m. and shall remain open until 8:00 p.m., when they will close.

There is to be no special registration of voters for the special bond election, and the official register of voters last made or revised shall constitute the register for the special bond election, except that all persons who reside within the City and are registered to vote in Salt Lake County shall be considered registered to vote in the special bond election. The County Clerk will make registration lists or copies of such lists available at each of the above-described polling places for use by registered electors entitled to use such voting place.

Absentee ballots may be obtained by making application in the manner and within the time provided by law through the office of the County Clerk.

NOTICE IS FURTHER GIVEN, that any qualified elector of Salt Lake County who resides within the confines of the City and who has complied with the law in regard to registration may vote in the special bond election at designated polling locations up to 14 days in advance of the day of the special bond election. The dates, times and places for early voting in the special bond election are as follows:

DATE	TIME	EARLY VOTING POLLING PLACE LOCATION
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For information about alternate times and forms of voting (including absentee ballot and early voting) and information on registering to vote, voters may contact the office of the Salt Lake County Clerk at 2001 South State Street, Room S-1100, Salt Lake City, Utah, telephone: (801) 468-3427 [or visit the County Clerk's website at <http://www.clerk.slco.org>].

NOTICE IS FURTHER GIVEN that on Friday, October 19, 2007, at 9:00 a.m., at the County Government Center, Room S-1007, 2001 South State Street, in Salt Lake City, Utah, there will be conducted a demonstration of the logic and accuracy testing of the voting devices to be used in the special bond election. This test is open to public observation in accordance with the provisions of Section 20A-3-201, Utah Code Annotated 1953, as amended (the "*Utah Code*").

NOTICE IS FURTHER GIVEN that on Friday, October 19, 2007, at 9:00 a.m., at the County Government Center, Room S-1007, 2001 South State Street, in Salt Lake City, Utah, there will be conducted a test of the automatic tabulating equipment or other apparatus to be used to tabulate the results of the November 6, 2007 special bond election to be held in the City on the issuance of \$192,000,000 general obligation bonds of the City. This test is open to public observation in accordance with the provisions of Section 20A-4-104, Utah Code.

NOTICE IS FURTHER GIVEN that on _____, November _____, 2007, that being a day no sooner than 7 days and not later than 14 days after the special bond election, the City Council of Salt Lake City will meet in the Council Chambers, Room 315, 451 South State Street, Salt Lake City, Utah, at _____ p.m. and shall review the absentee ballots presented by the City Recorder as provided by law and determine which absentee ballots are valid. The Municipal Council will then adjourn its meeting. The valid absentee ballots, together with the valid provisional ballots, will be delivered to the County Clerk to be counted by automatic tabulating equipment or other apparatus to be used to tabulate the results at the counting center designated by the County Clerk. The City Council will reconvene on _____, November _____, 2007 at _____ p.m., in the Council Chambers, located in Room 315, at 451 South State Street, in Salt Lake City, Utah and will canvass the returns and declare the results of the special bond election during such meeting.

Pursuant to applicable provisions of Sections 11-14-208 and 20A-4-403 of the Utah Code, the period allowed for any contest of the special bond election shall end forty (40) days after November _____, 2007 (the date on which the returns of the election are to be canvassed and the results thereof declared). No such contest shall be maintained unless a complaint is filed with the Clerk of the Third Judicial District Court in and for Salt Lake County, within the prescribed forty (40) day period.

IN WITNESS WHEREOF, the City Council of Salt Lake City, Utah, has caused this notice to be given.

DATED: _____, 2007.

SALT LAKE CITY, UTAH

By _____

[Chief] Deputy City Recorder

JUL 05 2007



SALT LAKE CITY PUBLIC SAFETY

**Response to
Council
Questions**
July 3, 2007



This document answers questions posed by the Salt Lake City Council to the Fire and Police Departments at and following the City Council meeting of May 30, 2007.

Quantify in greater detail benefits of proposed facilities. Include what benefits voters will gain from additional taxes paid.

- Newer fire trucks will be in use in specified areas
- Improved police response time
- New facilities serving and presence in areas not currently served
- Ability for community to use portions of some facilities (i.e. Meeting Room of Precinct Building)
- Improve prevention of crime in areas served
- Better retention of public safety staff and lower training costs due to turnover
- Staff cost savings per capita based on more efficient facilities and services.
- Increasingly lower operating (maintenance & utilities) costs over time compared to current facilities and further degradation/inefficiency thereof
- Contribute to improvement of sustainability of earth's environment and resources

Give more detail on the EOC/dispatch function and emergency response capability.

- This structure gives the City the capability to function during a disaster
- The EOC serves citywide functions not just police and fire
- Centrally located for proximity to City leaders
- Protection of city wide computer and communications systems
- In the event of a major disaster this would also include other outside services; such as the Red Cross
- Housing Public Safety Dispatch in the EOC gives the City seamless transition during emergencies
- Functionality in regards to policy and operations would be increased in a one level center versus the current situation

What are the top 10 things that drive the cost of the main building up or make these facilities unique?

- Federal Guidelines for Emergency Operations Center
- Computer and Dispatch systems
- More employees, specifically office employees in the public safety building
- Elevators, stairs, etc.
- Current police operations and objectives include separation of public, private and secure circulation within the building. The goal is never to have a confrontation between a witness or victim and a suspect while an investigation is taking place. This requires separate vertical circulation systems appropriately spaced apart.
- Modern police facilities are provided the infrastructure to support Closed Circuit Television (CCTV) surveillance, video and audio recording systems and sophisticated access controls to prevent unauthorized entry into specific secure areas.

- Forensic laboratories, whether simple identification labs or complex DNA labs require environmental, mechanical and plumbing systems that are not ordinarily found in office buildings
- Police functions are notoriously rough on building finishes increasing the durability as well as the protection requirements
- Protection of police department employees is an increasing concern of government officials often leading to levels of ballistic protection in counters, glazing and wall surfaces
- Communities deserve their public safety employees to be fit. Locker, fitness and shower rooms for both male and female employees are a requirement not a perk.
- Acoustical isolation is required in confidential areas including specialized police functions, interview, conference and briefing rooms resulting in more sophisticated and expensive wall and ceiling construction
- Building code requirements for essential facilities require special structural and building enhancements to improve survivability.
- Larger than normal building setbacks required by Federal Guidelines enhance security, survivability, and allow buildings to be more compatible in areas (residential) to be more sensitive to surrounding scale.
- LEED standards

While it might be ideal to have a ranch style police headquarters, the Police Department has dealt with operating on several floors at least since the Metropolitan Hall of Justice was built in the early 1960s.

Police departments have learned over the years how to be more productive. Police work is a dynamic profession and changes continually. We have grown in size over the last 40 years and the 20 years since we have been in the current PSB. It has been found that detectives work more effectively when in close proximity to each other. High rise buildings leave us with the same problems we now have in that the detectives do not communicate with each other. These communications cannot be forced (i.e. as in email, phone calls, etc). This is because it is the casual conversations that are often overheard by other detectives that spark conversation, and aide in solving cases. Information sharing among these units also increases dramatically when located in one area.

Criminals have no boundaries. Often a common burglar becomes a robber or worse, a murderer. This is one way criminal behavior is linked. Proactive community policing and resultant crime prevention is optimized by close communication. Studies have shown that floor separation is a deterrent to the kind of communication the Department is trying to promote and facilitate. In addition, program efficiency/adjacencies and functionality also result in cost drivers.

Do you have information about the difference in cost/sq foot for a 2, 3, 4 and 5 story structure?

2, 3, 4 and 5 story buildings for a Public Safety function will slightly vary in cost. Depending on land use and configuration, they both play a key role in the design solution. Building configuration, building enclosure, departmental adjacencies, stacking

of utility infrastructure, etc. are all part of design process to provide a cost effective building. As a side note there is a significant premium to the cost of a building if the height reaches a "High Rise" category (occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access). In addition, cost increases become significant on taller buildings which incorporate essential facility services (EOC, Fire Station, Police Station) due to the redundancy of support systems; structural design, UPS and life support systems and for additional square footage required to maintain the same functional requirements/efficiencies as buildings get taller.

Did the *programming* of the floors (i.e. locate all detectives/investigators on the same floor) drive the decision to only pursue 1 or 2 floors, or was it the cost of building 3 or more stories that drove the decision?

Based on an assumed site, the proposed PSB is a 3 story building. The other proposed buildings are essential facilities and therefore would incur additional costs for multiple story buildings in order to meet the strict code requirements. Program functionality, direct adjacencies within the building floor plates, relative scale to the neighborhood, and zoning requirements are other issues which play a role in limiting the height of buildings. In addition, locating detective units on one floor also facilitates flexibility in setting up and changing the size of detective units. Investigations units located on a single floor increases flexibility and efficiencies in growth and communications. These relocations are planned to integrate operations and generate synergy between units

Also, if the programming decision was the driving force, how does this gel with the argument for an east side precinct? Would it only be patrol that would be based out of the east side precinct and not investigators?

Only patrol officers will be located in the east precinct. Fire will be on one floor and police on the other. The decision to go 2 stories on the east side was based upon availability of land, and the Sugarhouse area construction standards. This is something that we do not have control over. If you notice the costs from last year for a 4 acre lot and a 1 story building was \$ 23,646,000, we are looking at \$31,339,000 for 2 acres, 2 stories, with underground parking.

Suggest providing a more detailed comparison of the stated scenario to help prove the point that fewer stories for buildings and more land is less expensive than taller buildings on a smaller property. Refer to other responses within this document.

Are there any insurance advantages to the citizens that they will see as a result of this significant investment in public safety facilities? Could the residents of the City perhaps see some benefits?

It depends on the location. If we build near current fire department sites then the answer is no. It could be a savings for any nearby residences. Once land has been identified, I think this is something we would explore and educate the residents in that vicinity.

What dollar amount is for furnishings and equipment?

\$2,685,000 / Medium grade

Are we upgrading our dispatch equipment?

Yes - \$ 3,471,000

What is the anticipated life of the furnishings and equipment? If we are bonding for furnishings and equipment will their life match the life of the bond?

Furniture:

They will normally last for 2 – 3 decades

Equipment:

Shelving should last for the life of the building.

Technology related equipment varies by upgrades and changes.

Relate present square feet to future square feet. Please include the eastside fire station, public safety building, and other buildings that we will vacate in the present square feet total. Explain how additional services require additional square feet.

There are no future programs in the needs assessment, only current use as well as growth factors based upon the City's 20 year projections. The square footage is more than double our current size. The reasons for this are due to the following:

- We are currently too small we do not have space to perform current functions
 - Evidence, K-9, and motor officers are housed in separate locations
 - Crime lab lacks room for basic functions
 - Our current offices are cramped
- Fire Engines and ladder trucks need additional space
- The "Existing" column in the needs assessment "right sizes" the area required for police and Fire Administration and PD Investigations less the floor area required for East Side Patrol and Property / Evidence.

Total Current SF	125,690	Future Total SF	279,691
PSB	97,000	PSB	126,176
Fire Station #3	6,325	EOC	24,550
Fire Station #14	6,325	Evidence	42,100
Fire Training	5,040	Fire Training/FS 14	45,000
		East Side	41,865

Maintenance and Operational Cost differences

	Current (All facilities)	Proposed (PSB only)	Proposed (All Facilities)
Square Footage	114,690	126,176	279,691
Labor	\$ 180,063	\$ 152,332	\$ 220,955
cost/sq. ft	\$ 1.57	\$ 0.79	\$ 0.79
Regular Maintenance Costs*	\$ 254,611	\$ 364,218	\$ 528,292
cost/sq. ft	\$ 2.22	\$ 1.89	\$ 1.89
Utilities**	\$ 400,268	\$ 447,356	\$ 648,883
cost/sq. ft	3.49	2.32	2.32
Total Cost	\$ 834,942	\$ 963,782	1,398,130

Assumptions

*Assume a 15% reduction in "regular maintenance costs"/sq. ft. in proposed buildings

**Utilities for proposed building based on usage and cost/sq. ft. at Intermodal Hub (LEED Silver) - estimates could be high

Maintenance and Operational Cost differences chart indicates proposed facilities square footage of 279,691 sf, This includes 42,100 sf of Evidence and Property Storage which seems it would not require the same cost factors for maintenance and utilities as the other buildings.

What will be done with the facilities to be replaced?

- The public safety building could be sold or the land used by the City in relation to the City's Master Plan.
 - Police and Fire will not have a need or use for this building
- Fire Station #3 the land could be sold
- Fire Station #14 and the training trailers.
 - The trailers are unsafe and were not intended for permanent occupancy. It would be advised that the city get rid of them.
 - The reuse of Fire Station #14 is being explored. City Engineer will be asked to make a determination regarding the possibilities.

Have we looked into the reuse of Fire Station 14?

Property Management and Engineering would determine if the trailers and or fire station were useful to the City, or if they would be sold, leased, or otherwise utilized by an outside source. These studies would be completed when the structures are no longer occupied. In the event that surplus was possible a determination would then be made into how they would best be utilized.

Discuss the “cost savings” issue.

In the design of these facilities cost savings to the tax payers was of utmost importance. The following are some of the cost savings items that went into this project.

- Shared spaces
 - Lobbies
 - Workout facilities
 - Meeting rooms
 - Break rooms
 - Locker rooms
 - Maintenance offices and storage
 - Parking
 - Employee and public
- Shared land
 - i.e. east side requires 1 parcel of land versus 2
- Completing the projects at once saves in inflation for future projects
- Evidence in the parking structure
 - Higher ceilings – less cost in building materials
 - Savings of **\$5 million**
- Separate EOC
 - Keeps Public Safety Building costs down
 - Savings by building separately is over **\$22 million**
 - EOC \$500 SF PSB \$323 SF
- Fire Station #14 incorporated into Fire training saves **1.3 million**
- LEED standards saves utility costs

What is the payback timeframe for LEED?

Very difficult to answer since many different components and/or design options are attributed to achieve a Gold LEED rating and each design methodology has different capital costs and payback costs. For example location of the building based on solar orientation does not have significant capital or payback costs but re-using gray water systems and photovoltaic systems are expensive therefore too many variables are at play at this time to accurately respond to the question.

Provide a summary and explanation of contingencies and escalation factors included in the budget to assure project does not require additional funding in the future.

The cost estimate provides for a design contingency, construction contingency (10%) and owner contingency (10%). The cost estimate also provides for Inflation at 12.0% per year to the mid-point of construction.

What is the proposed “Plan B” option if approval of the bond is not obtained?

- It has been determined that the General Obligation Bond is the most cost effective way to achieve the goal
- The City will need to find some other funding source for fixing current problems
 - The current Public Safety Building will need renovations and expansion
- Fire Stations will remain on the CIP for replacement

What is the plan for gaining community support/advocating the project to the voters given City can not take an “official” position.

- Police and Fire will:
 - Make Presentations to
 - Community Councils
 - Public Meetings
 - Public Safety employees
 - Key stakeholders
- Provide Voter Information Brochures
- Work with outside groups who want to support the project
 - These groups
 - Hire a marketing firm
 - Provide advocacy and education to the public
- Develop informational website to explain project, track process and respond to frequently asked questions
- Provide an email address for citizens to ask questions
- Provide a telephone hotline for information purposes

Why now?

- New police facilities have not been built in Salt Lake City since the mid 1960's. We have made the best of what we have and we have outgrown our current facility.
- Fire has been asking for a training center since 1998.
- We will be unable to continue to provide effective services in the future without proper resources
- We have waited too long to replace these buildings and provide these enhanced services to the public
- Changes have occurred in the approach to firefighting and that the fire trucks which are being purchased now will not even fit into the doors of the fire stations that were built in the 1970's.
- A major earthquake along the Wasatch Front is a concern of the Federal Government due to the potential devastation it would cause. Our current facilities are inadequate to meet the needs of even a minor disaster.

Salt Lake City, Utah
Estimated Impact of Annual Debt Service
for \$191.029 Million Project - 20-year Amortization

Date	Annual D/S Payment	Estimated Tax Levy (a)	Taxable Value for Commercial Property \$500,000		Taxable Value for Commercial Property \$1,000,000		Taxable Value for Commercial Property \$2,000,000	
			Estimated Annual Tax	Estimated Annual Tax	Estimated Annual Tax	Estimated Annual Tax		
2007	0	0.0000000	500,000	0.00	1,000,000	0.00	2,000,000	0.00
2008	14,122,050	0.0010408	500,000	520.40	1,000,000	1,040.80	2,000,000	2,081.60
2009	14,123,650	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2010	14,120,450	0.0010407	500,000	520.35	1,000,000	1,040.70	2,000,000	2,081.40
2011	14,122,250	0.0010408	500,000	520.40	1,000,000	1,040.80	2,000,000	2,081.60
2012	14,123,450	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2013	14,123,650	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2014	14,122,450	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2015	14,124,450	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2016	14,124,050	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2017	14,120,850	0.0010407	500,000	520.35	1,000,000	1,040.70	2,000,000	2,081.40
2018	14,124,450	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2019	14,124,050	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2020	14,124,250	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2021	14,119,450	0.0010406	500,000	520.30	1,000,000	1,040.60	2,000,000	2,081.20
2022	14,124,250	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2023	14,122,250	0.0010408	500,000	520.40	1,000,000	1,040.80	2,000,000	2,081.60
2024	14,124,000	0.0010410	500,000	520.50	1,000,000	1,041.00	2,000,000	2,082.00
2025	14,123,000	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2026	14,123,000	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80
2027	14,122,500	0.0010409	500,000	520.45	1,000,000	1,040.90	2,000,000	2,081.80

(a) Taxable Value provided by Salt Lake City. This amount is net of Redevelopment Agency Value.

Estimated Base Tax amount for 2007 equals \$13,568,105,280 (Includes 2% growth over the 2006 figure of \$13,302,064,000)

FOR DISCUSSION PURPOSES ONLY

Wells Fargo Brokerage Services, LLC
Public Finance

File = Impact \$191.029 Million 20yrs
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