

DANIEL A. MULE'  
CITY TREASURER

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF MANAGEMENT SERVICES  
TREASURER

ROSS C. "ROCKY" ANDERSON  
MAYOR

**COUNCIL TRANSMITTAL**



**TO:** Lyn Creswell, Chief Administrative Officer

**DATE:** May 18, 2007

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



**SUBJECT:** 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 of election issues and debt issuance on May 29, 2007 in conjunction with the Police Department briefing for the above-referenced bond issue.

**DOCUMENT TYPE:** Briefing/Discussion

**BUDGET IMPACT:** Assuming voter authorization in November 2007, a property tax levy generating approximately \$14.1 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, a preliminary "numbers run" contemplating a deposit of \$191,029,000 to the construction fund plus costs of issuance was prepared by Kelly Murdock, the City's Financial Advisor, and is attached for your review. The annual debt service amount of approximately \$14.1 million is reflective of the current interest rate environment. Kelly has also provided you with a property tax analysis that gives approximate impacts to residential taxpayers given current taxable values of the City.

The Administration is planning another briefing in July to present a draft election resolution for Council review. Adoption of the election resolution would need to occur in August and no later than the August 14, 2007 Regular meeting. Richard Scott, Bond Counsel, has provided procedures necessary to hold a special bond election, requirements for adopting a reimbursement resolution, a timetable showing the steps

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required for holding a special bond election on November 6, 2007, and a very preliminary draft ballot proposition.

On September 12, 2006, a Reimbursement Resolution was adopted that indicated a maximum principal amount of Bonds to be issued of \$178 million. It may be necessary to adopt an amended Reimbursement Resolution based on current projections.

#### Attachments

cc: Gina Chamness, Steve Fawcett, Lt. Melody Gray, Randy Hillier, Gordon Hoskins, Marina Scott

**\$183,005,000**

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	\$183,005,000.00
Reoffering Premium	9,015,894.95

**Total Sources** **\$192,020,894.95**

### Uses Of Funds

Total Underwriter's Discount (0.400%)	732,020.00
Costs of Issuance	257,255.00
Deposit to Project Construction Fund	191,029,000.00
Rounding Amount	2,619.95

**Total Uses** **\$192,020,894.95**

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# \$183,005,000

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	-	-	4,018,525.00	4,018,525.00	-
06/01/2008	6,085,000.00	4.000%	4,018,525.00	10,103,525.00	14,122,050.00
12/01/2008	-	-	3,896,825.00	3,896,825.00	-
06/01/2009	6,330,000.00	4.000%	3,896,825.00	10,226,825.00	14,123,650.00
12/01/2009	-	-	3,770,225.00	3,770,225.00	-
06/01/2010	6,580,000.00	4.000%	3,770,225.00	10,350,225.00	14,120,450.00
12/01/2010	-	-	3,638,625.00	3,638,625.00	-
06/01/2011	6,845,000.00	4.000%	3,638,625.00	10,483,625.00	14,122,250.00
12/01/2011	-	-	3,501,725.00	3,501,725.00	-
06/01/2012	7,120,000.00	4.000%	3,501,725.00	10,621,725.00	14,123,450.00
12/01/2012	-	-	3,359,325.00	3,359,325.00	-
06/01/2013	7,405,000.00	4.000%	3,359,325.00	10,764,325.00	14,123,650.00
12/01/2013	-	-	3,211,225.00	3,211,225.00	-
06/01/2014	7,700,000.00	4.000%	3,211,225.00	10,911,225.00	14,122,450.00
12/01/2014	-	-	3,057,225.00	3,057,225.00	-
06/01/2015	8,010,000.00	4.000%	3,057,225.00	11,067,225.00	14,124,450.00
12/01/2015	-	-	2,897,025.00	2,897,025.00	-
06/01/2016	8,330,000.00	4.000%	2,897,025.00	11,227,025.00	14,124,050.00
12/01/2016	-	-	2,730,425.00	2,730,425.00	-
06/01/2017	8,660,000.00	4.000%	2,730,425.00	11,390,425.00	14,120,850.00
12/01/2017	-	-	2,557,225.00	2,557,225.00	-
06/01/2018	9,010,000.00	4.000%	2,557,225.00	11,567,225.00	14,124,450.00
12/01/2018	-	-	2,377,025.00	2,377,025.00	-
06/01/2019	9,370,000.00	4.000%	2,377,025.00	11,747,025.00	14,124,050.00
12/01/2019	-	-	2,189,625.00	2,189,625.00	-
06/01/2020	9,745,000.00	4.000%	2,189,625.00	11,934,625.00	14,124,250.00
12/01/2020	-	-	1,994,725.00	1,994,725.00	-
06/01/2021	10,130,000.00	4.000%	1,994,725.00	12,124,725.00	14,119,450.00
12/01/2021	-	-	1,792,125.00	1,792,125.00	-
06/01/2022	10,540,000.00	5.000%	1,792,125.00	12,332,125.00	14,124,250.00
12/01/2022	-	-	1,528,625.00	1,528,625.00	-
06/01/2023	11,065,000.00	5.000%	1,528,625.00	12,593,625.00	14,122,250.00
12/01/2023	-	-	1,252,000.00	1,252,000.00	-
06/01/2024	11,620,000.00	5.000%	1,252,000.00	12,872,000.00	14,124,000.00
12/01/2024	-	-	961,500.00	961,500.00	-
06/01/2025	12,200,000.00	5.000%	961,500.00	13,161,500.00	14,123,000.00
12/01/2025	-	-	656,500.00	656,500.00	-
06/01/2026	12,810,000.00	5.000%	656,500.00	13,466,500.00	14,123,000.00
12/01/2026	-	-	336,250.00	336,250.00	-
06/01/2027	13,450,000.00	5.000%	336,250.00	13,786,250.00	14,122,500.00
<b>Total</b>	<b>\$183,005,000.00</b>	<b>-</b>	<b>\$99,453,500.00</b>	<b>\$282,458,500.00</b>	<b>-</b>

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Wells Fargo Brokerage Services, LLC

Public Finance

**\$183,005,000**

Salt Lake City, Utah

General Obligation Bonds, Series 2007

(Public Safety Project) - Current Rates

## Debt Service Schedule

Part 2 of 2

### Yield Statistics

Bond Year Dollars	\$2,170,170.00
Average Life	11.859 Years
Average Coupon	4.5827516%
Net Interest Cost (NIC)	4.2010361%
True Interest Cost (TIC)	4.0413803%
Bond Yield for Arbitrage Purposes	3.9984895%
All Inclusive Cost (AIC)	4.0565101%

### IRS Form 8038

Net Interest Cost	3.9048649%
Weighted Average Maturity	12.061 Years

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Wells Fargo Brokerage Services, LLC  
Public Finance

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**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 (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	14,122,050	0.0010408	110,000	114.49	165,000	171.73	220,000	228.98	275,000	286.22
2009	14,123,650	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2010	14,120,450	0.0010407	110,000	114.48	165,000	171.72	220,000	228.95	275,000	286.19
2011	14,122,250	0.0010408	110,000	114.49	165,000	171.73	220,000	228.98	275,000	286.22
2012	14,123,450	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2013	14,123,650	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2014	14,122,450	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2015	14,124,450	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2016	14,124,050	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2017	14,120,850	0.0010407	110,000	114.48	165,000	171.72	220,000	228.95	275,000	286.19
2018	14,124,450	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2019	14,124,050	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2020	14,124,250	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2021	14,119,450	0.0010406	110,000	114.47	165,000	171.70	220,000	228.93	275,000	286.17
2022	14,124,250	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2023	14,122,250	0.0010408	110,000	114.49	165,000	171.73	220,000	228.98	275,000	286.22
2024	14,124,000	0.0010410	110,000	114.51	165,000	171.77	220,000	229.02	275,000	286.28
2025	14,123,000	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2026	14,123,000	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25
2027	14,122,500	0.0010409	110,000	114.50	165,000	171.75	220,000	229.00	275,000	286.25

(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

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 Bonds<sup>1</sup>

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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.

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<sup>1</sup> 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 days<sup>2</sup> 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 below<sup>3</sup> (§ 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.)

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<sup>2</sup> But in any event, no later than 75 days.

<sup>3</sup> 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.<sup>4</sup> However, applicable provisions of law should be complied with if the Council intends to distribute a voter information pamphlet.<sup>5</sup> 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 voting<sup>6</sup> and (b) publish the sample ballot immediately before the commencement of voting in at least one newspaper of general circulation. (§ 20A-5-405.)<sup>7</sup>

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.)

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<sup>4</sup> 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.)

<sup>5</sup> 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.

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

<sup>7</sup> 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 voters<sup>8</sup> 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.<sup>9</sup> 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.

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<sup>8</sup> 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.

<sup>9</sup> 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, 2007<sup>10</sup>  
(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 proposition<sup>11</sup> ((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 Officer<sup>12</sup> 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.

<sup>10</sup> 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.

<sup>11</sup> 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.

<sup>12</sup> 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.<sup>13</sup>

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.<sup>14</sup> (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.)<sup>15</sup>

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.)

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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.)

<sup>13</sup> 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.

<sup>14</sup> 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*.

<sup>15</sup> 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.

**CITY PROPOSITION NUMBER \_\_**

**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 \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) 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[, and, to the extent necessary, for providing moneys for the refunding, at or prior to the maturity thereof, of general obligation bonds of the City authorized hereunder or heretofore issued and now outstanding]?

[“Truth in Bonding” required by HB 393 to come]



# **SALT LAKE CITY PUBLIC SAFETY**

**BOND PROPOSAL  
MAY 29, 2007**



The Salt Lake City Fire and Police Departments are proposing to design and construct new public safety facilities. The facilities will include a Public Safety Complex comprised of a main Public Safety Building, an Emergency Operations Center, and a parking structure; an east side joint Police Precinct and Fire Station and a west side Fire Training Center combined with Station 14.

The Administration, in conjunction with Police and Fire, request your consideration of this proposal in its entirety. This proposal represents a comprehensive, solution-driven plan that responds to the long term public safety needs of Salt Lake City.

The citizens will be asked to support the City in issuing a bond to construct the public safety facilities.

The Salt Lake City Police and Fire Departments request:

- Consensus for the need of all facilities
- Approval of the project concept and scope
- Approval of a draft General Obligation Bond Resolution
  - Final resolution in late July, 2007
- Approval of a November 6, 2007 Bond Election

## **NEED FOR NEW FACILITIES**

The reasons behind the need for new public safety facilities go far beyond the degrading and inadequate structures currently utilized. The foremost reasons are ***emergency preparedness*** and the ***delivery of quality service*** to the citizens of Salt Lake City.

The proposed structures will replace buildings that no longer meet the minimum requirements of the City. Recent worldwide catastrophic events have underscored the necessity for efficient and effective deployment of public safety resources. A few of the pitfalls are that Salt Lake City does not currently have an adequate Emergency Operations Center (EOC), evidence is spread throughout the city, our fire fighters currently train in portable trailers, there are no police facilities on the eastside of the City. Recent worldwide catastrophic events have underscored the need for efficient and effective deployment of public safety resources. This plan provides Salt Lake City with the facilities to support quality public safety services while ensuring its ability to respond without impediment to a natural or human caused disaster.

This plan provides Salt Lake City with the facilities to support quality public safety services while ensuring its ability to respond without impediment to a natural or human-caused disaster.

### **Emergency Preparedness**

- Emergency Operations Center (EOC)
  - Fire and Police Dispatch
  - Citywide Redundant Communications / Computers
    - Ability to sustain communications during a disaster or emergency
- Enhance training for fire fighters, paramedics and police officers
- Ability of Fire Fighters to respond while training versus response from facilities outside of the City
- Provide for Police presence east of the Wasatch fault line in the event of an earthquake
- Promote safety within a growing capitol city
- Ability to work with other agencies during a unified event

### **Quality of Service**

- Enhance Crime Lab capabilities
  - Increase space leading to increased abilities
  - Increase productivity due to contained crime lab
- Increase Police presence on the east side of the valley
- Replacement of Fire Station 14 enhances the ability to provide for future needs of emergency response to the growing southwest corridor
- Improve moral of employees, resulting in increased productivity
- Improve quality of investigations



- Bring investigators together, establishing a more cohesive unit and the ability to interact more closely
- Place investigators in close proximity to supervisors
- Enhance information exchange between diverse detective units
- Provides for interview rooms in different locations
  - Prevent contact and interaction of suspects with victims
  - Enhance safety of public and police personnel when rival groups are simultaneously in the building
- Upgrade management of evidence
  - By only having one location, improve ability to categorize, group and manage all evidence items
    - Currently, evidence is distributed throughout three separate locations. This delays prosecution and creates a cumbersome process for proper destruction of evidentiary items

**TOTAL PROJECT**

**Total Cost: \$ 191,029,000**

<u>Cost per household:</u>	<u>Annually</u>	<u>Monthly</u>
\$200,000 home	\$ 115	\$ 9.58
\$300,000 home	\$ 172	\$ 14.33
\$400,000 home	\$ 229	\$ 19.08

*\*\* See attached summary spread sheet and cost estimate for details.*

*\*\* Documents provided by Dane Mule contain more detailed information*

**PUBLIC SAFETY COMPLEX**  
**EMERGENCY OPERATIONS CENTER**

**Project Description**

The Public Safety Complex will consist of three separate buildings, located on 5 acres of City purchased property. The three facilities include the Public Safety Building, the Emergency Operations Center (EOC) and a parking structure housing the evidence room.

**Public Safety Building (PSB)**

- 126,176 square foot building
- Facilitate the comprehensive delivery of Fire and Police Services
  - Police Administration
  - Fire Administration
  - Fire Prevention Bureau
  - Fire Inspection
  - Arson Investigators
  - Mapping
  - Medical Division
  - Police Detectives
  - Vice and Narcotics Units
  - Fusion Center
  - Crime Lab
  - SWAT
  - Gang Investigators
  - Crime Analysis
  - Police Records
  - Victim Advocates
  - Accident Investigators
  - Motor Squad
  - Public Information Officers
  - Internal Affairs
  - Watch Command
  - Media Room
  - Police and Fire Museums

**Emergency Operations Center (EOC)**

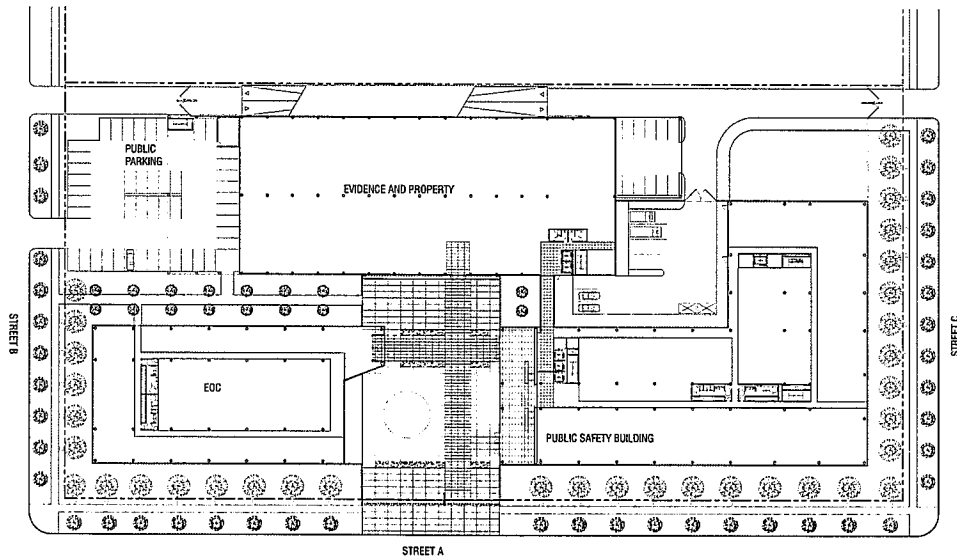
- Designed as an adjacent structure to the proposed Public Safety Building
- 25,387 square foot structure
- Provide public safety services in a catastrophic event
- Allow critical City functions during emergency situations
- Utilized on a daily basis providing integrated City-wide functions
- Comprised of:
  - Public safety dispatch communications and emergency 9-1-1 service
  - Police Department's Homeland Security Unit
  - City's Emergency Management and Information Management Services
- Maintain back-up service of City-wide computer and communication
- Joint Information Center
- Public policy rooms
  - The facility will be built separately from the PSB allowing it to meet specific Federal construction guidelines

## Parking Structure

- 149,932 square foot structure
- Property and evidence storage
- Improved public and employee parking
- Office space for technology support personnel to assist first responders

**Total Cost:** **\$ 138,835,000**  
 Land acquisition: \$ 9,148,000  
 Demolition/Remediation: \$ 9,425,000

<u>Cost per household</u>	<u>Annually</u>	<u>Monthly</u>
\$200,000 home	\$ 83.37	\$ 6.95
\$300,000 home	\$ 124.70	\$ 10.39
\$400,000 home	\$ 166.02	\$ 13.84



SITE PLAN  
 PUBLIC SAFETY BUILDING  
 SALT LAKE CITY PUBLIC SAFETY FACILITIES  
 SALT LAKE CITY, UT 02102106

20TH CENTURY FOX AECOM DMJM DESIGN AECOM



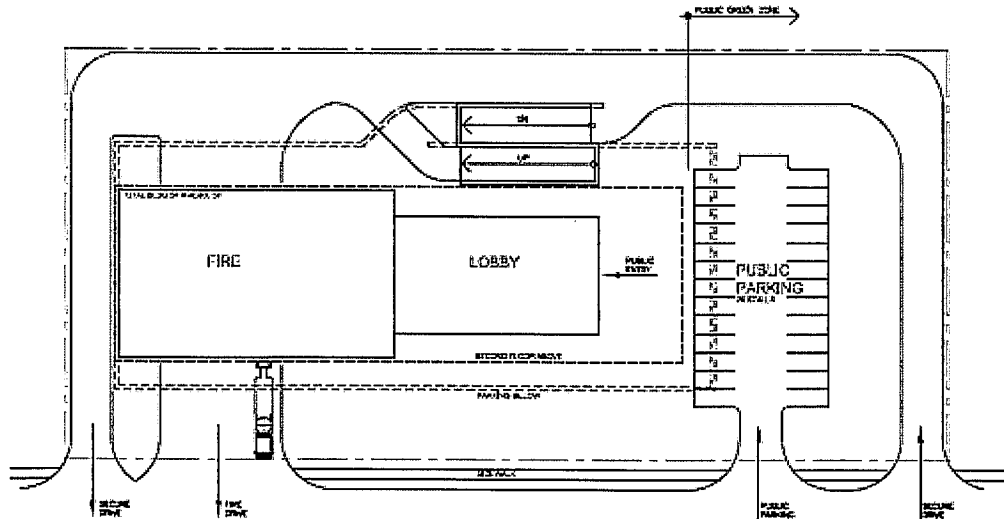
## EAST SIDE PUBLIC SAFETY CENTER

### Project Description

- 41,865 square foot facility
- Combined Fire station and Police precinct
- Provide a Police presence east of the Wasatch fault line
- Replacement of aging fire station
- Increase police presence in eastside neighborhoods
- Current Fire and medical functions
- Training facility for Police K-9 Unit
- Co-location provides community with maximum benefit in service and dollars
- Meeting space

<b>Total Cost:</b>	<b>\$ 31,339,000</b>
Land acquisition:	\$ 1,742,000
Demolition/Remediation:	\$ 2,132,000

Cost per household	Annually	Monthly
\$200,000 home	\$ 18.87	\$ 1.57
\$300,000 home	\$ 28.21	\$ 2.35
\$400,000 home	\$ 37.56	\$ 3.13



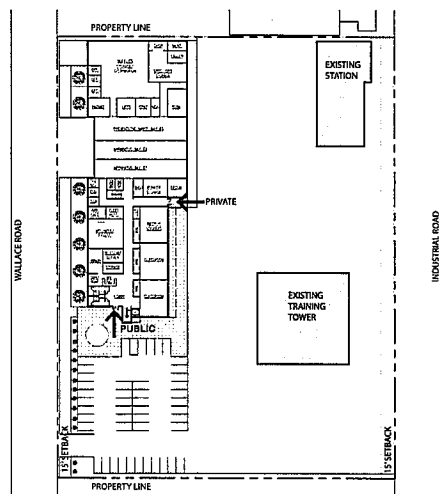
## FIRE STATION #14 / TRAINING CENTER

### Project Description

- 45,000 square foot facility
- Located on City owned property, 1560 South Industrial Road
- Current location of Fire Station #14 and the Fire Training Tower
- Support of hands-on rehearsal of response, mobilization and operations
- Replace the existing Fire Station #14
- New facility will provide adequately sized Fire training classrooms
- Provide sufficient space for all required types of Fire and Emergency Medical Services training
- Serve the community as an additional response station in the event of an earthquake or other ruinous event
- Designed as a dual use facility serving as practice grounds and training facility for Fire, Police SWAT and Hazardous Devices Units
- Provide meeting rooms
- Public education classes will be taught in this facility as well

<b>Total Cost:</b>	<b>\$ 21,260000</b>
Land acquisition:	\$ 0
Demolition/Remediation:	\$ 1,443,000

Cost per household	Annually	Monthly
\$200,000 home	\$ 12.76	\$ 1.06
\$300,000 home	\$ 19.10	\$ 1.59
\$400,000 home	\$ 25.41	\$ 2.12



SITE & GROUND FLOOR PLAN  
TRAINING FACILITY

SALT LAKE CITY PUBLIC SAFETY FACILITIES  
SALT LAKE CITY, UT 84103



## Cost Estimate Summary

**Public Safety Facilities Cost Projections**  
May, 2007

	<u>Public Safety Building</u>	<u>Liberty Police and Fire</u>	<u>Fire Training Facility/Station #14 Rebuild</u>	<u>Total Project</u>	<u>% of Total Project</u>
Construction	72,529,000	17,177,000	13,510,000	<b>103,216,000</b>	54.0%
Permits, Fees, Plan Check	1,088,000	258,000	203,000	<b>1,549,000</b>	0.8%
Special Testing and Inspection	1,813,000	429,000	338,000	<b>2,580,000</b>	1.4%
Construction Contingency	7,253,000	1,718,000	1,351,000	<b>10,322,000</b>	5.4%
Furniture, Fixtures and Equipment	1,928,000	419,000	338,000	<b>2,685,000</b>	1.4%
Radio and 911 Comm System	3,471,000	-	-	<b>3,471,000</b>	1.8%
Telecommunications System	1,928,000	314,000	225,000	<b>2,467,000</b>	1.3%
Public Art	725,000	172,000	135,000	<b>1,032,000</b>	0.5%
Moving and Relocation	675,000	147,000	113,000	<b>935,000</b>	0.5%
Architectural and Engineering Fees	5,440,000	1,546,000	1,216,000	<b>8,202,000</b>	4.3%
Architectural Reimbursables	363,000	120,000	95,000	<b>578,000</b>	0.3%
Specialty Consultants	1,451,000	344,000	270,000	<b>2,065,000</b>	1.1%
Owner Representative	400,000	-	-	<b>400,000</b>	0.2%
Owner Management Costs	2,901,000	687,000	540,000	<b>4,128,000</b>	2.2%
Owner Contingency	7,253,000	1,718,000	1,351,000	<b>10,322,000</b>	5.4%
Land Acquisition	9,148,000	1,742,000	-	<b>10,890,000</b>	5.7%
Demolition/Remediation	9,425,000	2,132,000	1,443,000	<b>13,000,000</b>	6.8%
Bond Costs	not included	not included	not included	<b>not included</b>	
Upgrade to Gold LEED	9,469,000	2,143,000	1,575,000	<b>13,187,000</b>	6.9%
<b>Total</b>	<b>\$ 137,260,000</b>	<b>\$ 31,066,000</b>	<b>\$ 22,703,000</b>	<b>\$ 191,029,000</b>	<b>100.0%</b>
% of Total	71.9%	16.3%	11.9%		