

CAPITAL FACILITIES MASTER PLAN

 **Sandy City**

COMMITTEE MEMBERS

- **SCOTT BOND** - *CHIEF ADMINISTRATIVE OFFICER*
- **SHANE PAGE**- *ASSISTANT CHIEF ADMINISTRATIVE OFFICER*
- **KORBAN LEE**- *ASSISTANT CHIEF ADMINISTRATIVE OFFICER*
- **BRIAN KELLEY** – *ADMINISTRATIVE SERVICES DIRECTOR*
- **JAMES SORENSON** -*COMMUNITY DEVELOPMENT DIRECTOR*
- **BRUCE CLINE** - *FIRE CHIEF*
- **SCOTT EARL** - *PARKS AND RECREATION DIRECTOR*
- **MIKE GLADBACH** - *PUBLIC WORKS DIRECTOR*
- **TOM WARD** - *PUBLIC UTILITIES DIRECTOR*

FACILITIES CONSIDERED IN STUDY

- **PUBLIC WORKS FACILITIES (INCLUDING POSSIBLE TRANSFER STATION)**
- **PARKS AND RECREATION BUILDING**
- **FIRE STATION 31**
- **ALTA CANYON RECREATION CENTER**

WHAT INFORMATION DID WE HAVE?

- **STUDY BY URS ON TRANSFER STATION BUSINESS PLAN (2011)**
- **STUDY BY CRSA ON COST ESTIMATES TO REMODEL PARKS AND RECREATION OFFICES. (2008) UPDATED COSTS BY SAME FIRM (2017)**
- **CONCEPTUAL DESIGN BY EDA ARCHITECTS (2008) AND COST ESTIMATES BY LAYTON CONSTRUCTION (2015) FOR THE ALTA CANYON RECREATION CENTER**
- **STATION 32 BUILDING ANALYSIS BY ENTELEN/FFKR**
- **APPRAISAL REPORT OF STERIS ISOMEDIX SERVICES BUILDING BY THE COOK GROUP**

PUBLIC WORKS FACILITY



- **22,474 square feet**
- **Metal Frame Building**
- **Built 1977**
- **Housed Administration, Engineering, Fleet and Streets.**

DESTROYED BY FIRE

JANUARY 26, 2017
(EXCEPT FLEET OPERATIONS)



STEPS TAKEN ON PUBLIC WORKS BUILDING

- **CONSIDERED WHETHER TO REMODEL DAMAGED BUILDING OR REBUILD.**
- **CONSIDERED MULTIPLE LOCATIONS TO SITE NEW BUILDING (15 DIFFERENT SITES).**
- **TOURED OTHER CITY FACILITIES TO LEARN FROM THEIR EXPERIENCES.**
- **HIRED AN ARCHITECT TO DESIGN A REMODEL (AT THE REQUEST OF THE INSURANCE COMPANY) AND NEW FACILITIES.**
- **CONSIDERED POSSIBLE FUNDING SOURCES FOR THE CONSTRUCTION.**

CURRENT CONDITION

- **STREETS SHOP COMPLETELY DESTROYED**
- **EXTENSIVE SMOKE DAMAGE TO OFFICES**
- **FLEET SHOP BACK IN OPERATION WITH SMOKE DAMAGE**
- **SUBSTANTIAL RUST DAMAGE TO WHOLE BUILDING**
- **END OF USEFUL LIFE**



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CAPACITY

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CAPACITY

Sandy City Public Works
SANDY CITY
Making Life Better

SANDY PUBLIC WORKS

PARAMEDIC

SANDY CITY FIRE
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LEWISVILLE
504842



SANDY CITY FIRE

SANDY CITY FIRE

T-31



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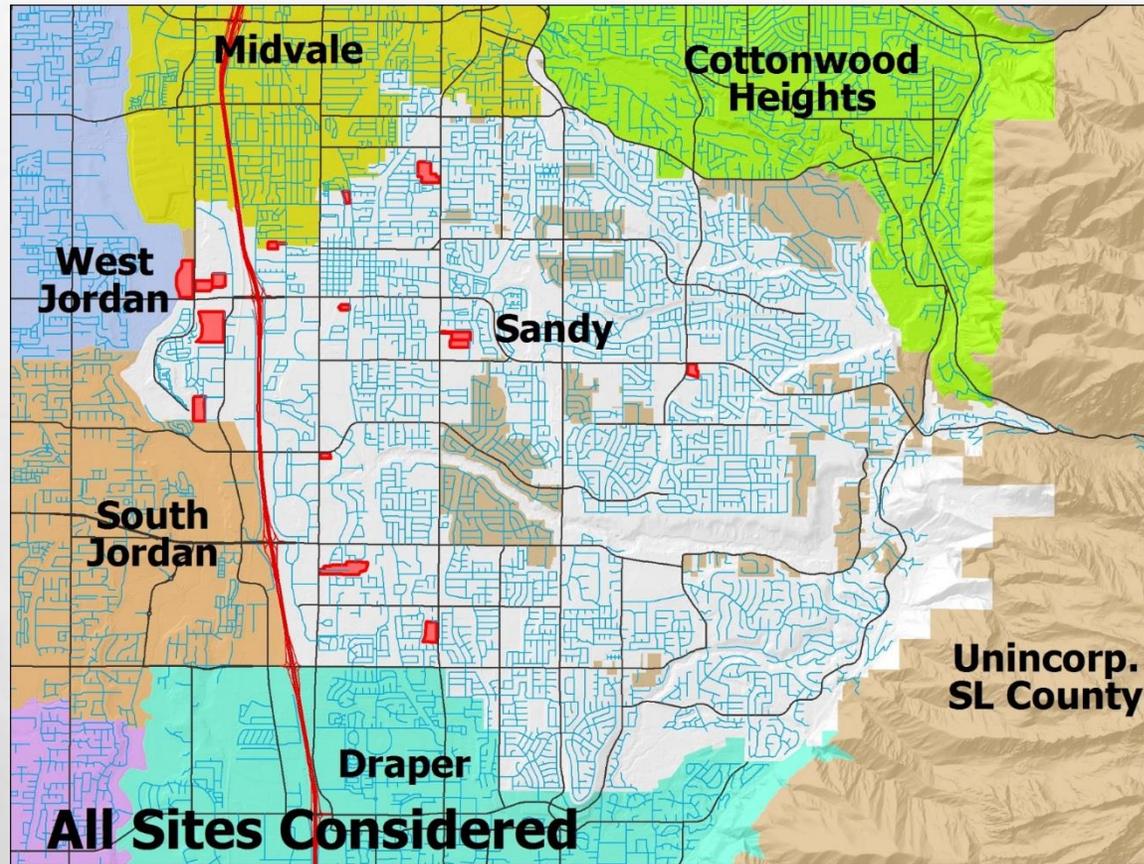




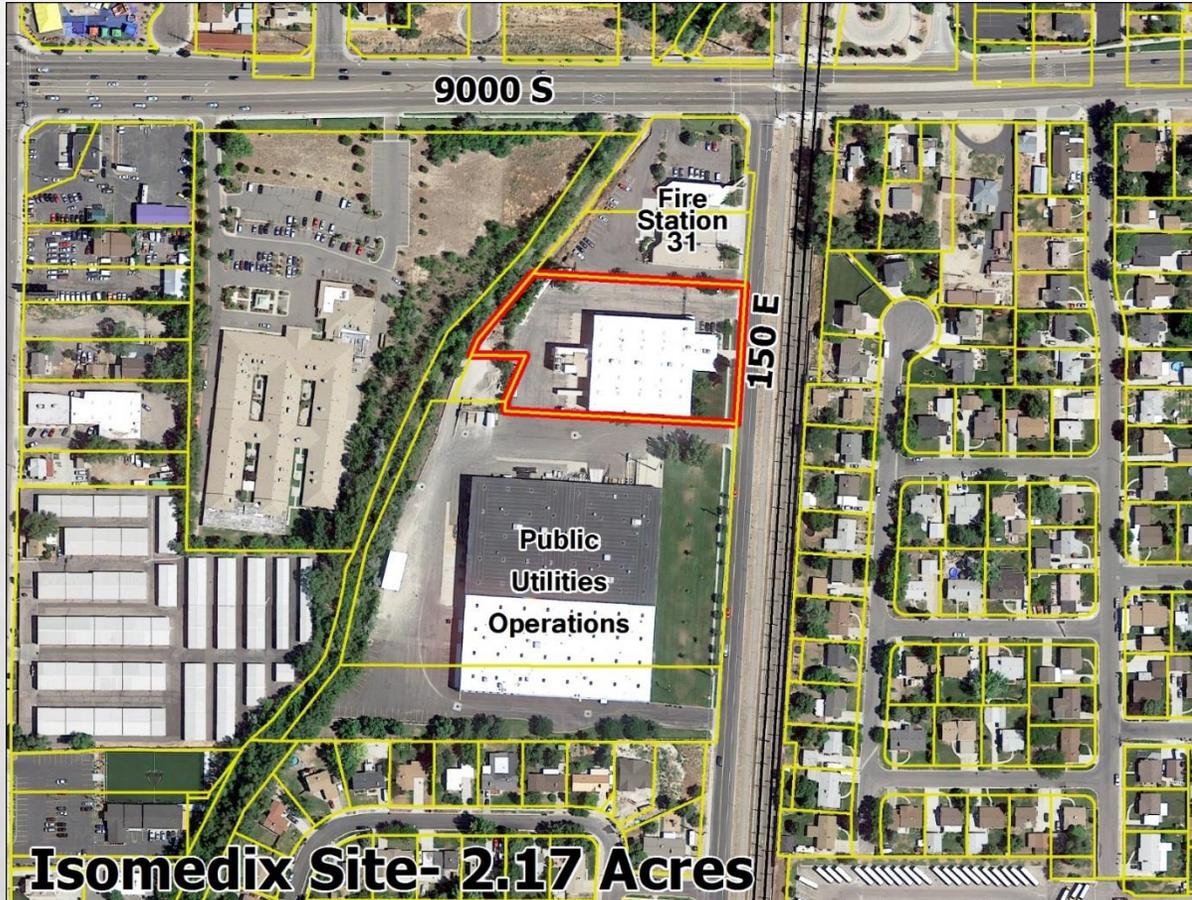




MAP OF POSSIBLE LOCATIONS



NARROWED SITES – STERIS SITE



Steris Building site and costs

Land and building costs	\$2,070,000
Building modifications	\$3,000,000
Staging area costs (at existing site)	\$1,000,000
TOTAL	\$6,070,000

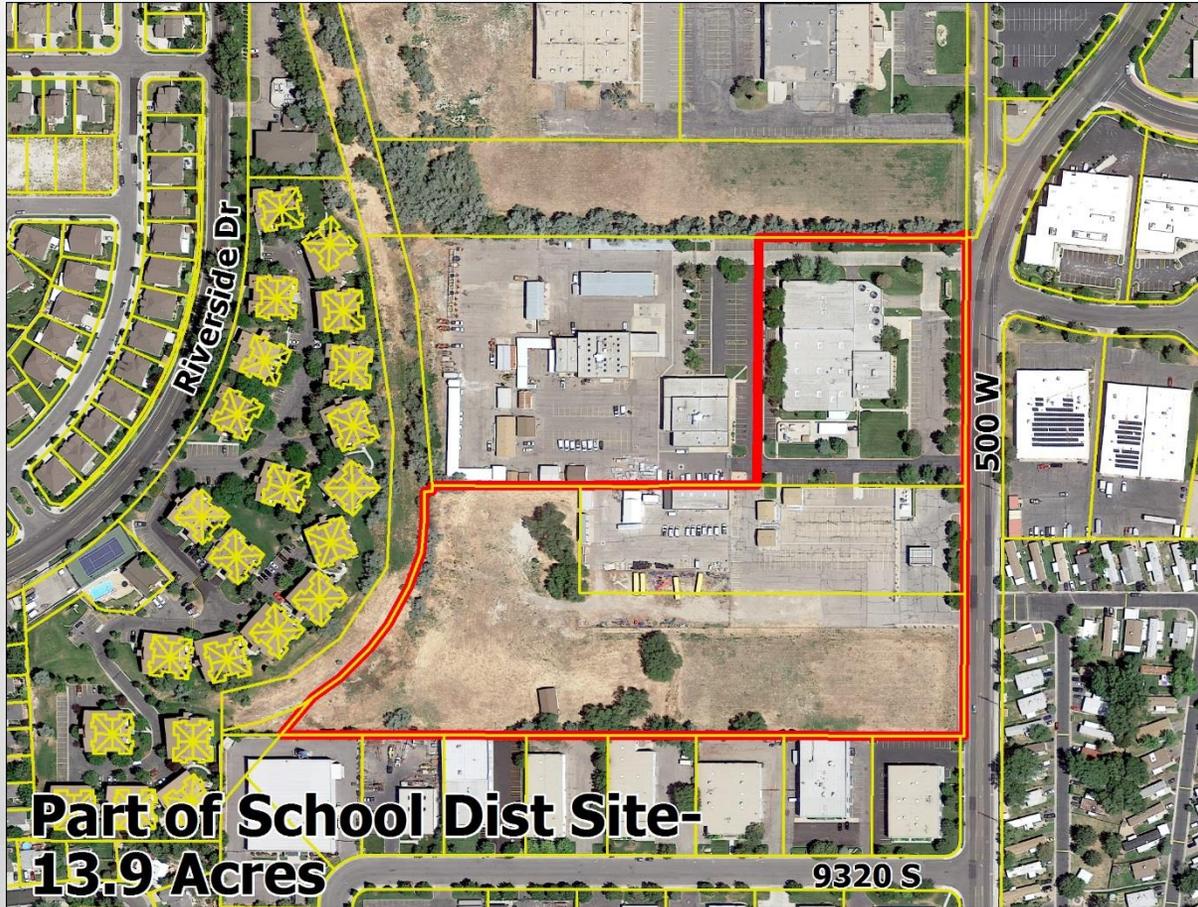
Advantages

- Internal storage of vehicles
- Next to Public Utilities

Disadvantages

- Lacks staging area
- Two operations sites

NARROWED SITES – CANYONS DISTRICT SITE



Canyons District Site

Land and building cost

\$6,525,000

Fleet and streets bays

\$12,000,000

Office Remodel

\$1,000,000

TOTAL

\$19,525,000

Advantages

- Large parcel of ground
- Existing office building

Disadvantages

- Next to residential neighborhood
- No existing shops for Fleet and Streets

NARROWED SITES – EXISTING SITE



Existing Site

Land Cost	None
New Facilities	\$21,000,000
TOTAL	\$21,000,000

Advantages

- 16 acre parcel
- All operations one location
- Already current facilities

Disadvantage

- On the west side of the freeway

RECOMMENDATION

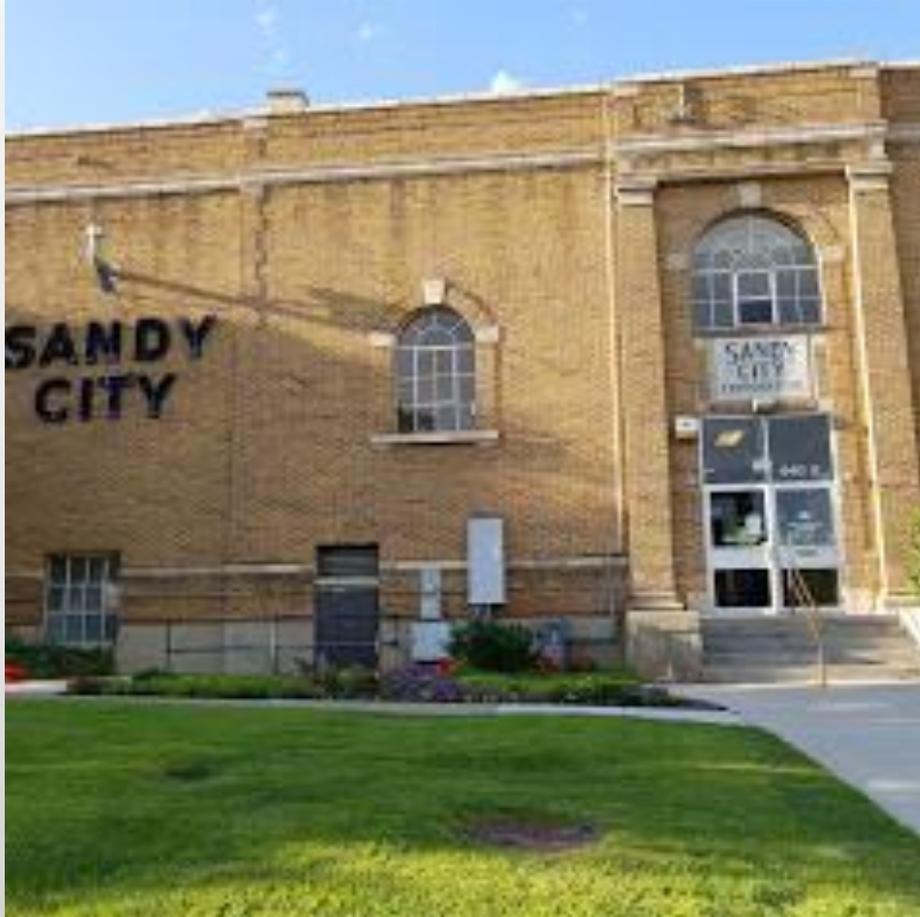
REBUILD NEW FACILITY AT THE EXISTING SITE FOR THE FOLLOWING REASONS:

- **THE ACREAGE IS SUPERIOR TO THE OTHER SITES AND HAS ENOUGH FOR ALL POTENTIAL PHASES.**
- **THE STAGING AREA IN THE EXISTING SITE WAS THE ONLY OPTION WITH SUITABLE SPACE**
- **COMBINING WITH A TRANSFER STATION WAS ATTRACTIVE FOR OPERATIONAL EFFECTIVENESS.**
- **DIVERSIFYING OUR NUMBER OF OPERATIONAL LOCATIONS FOR THE CITY IS IMPORTANT DURING NATURAL DISASTERS.**
- **THE PROPERTY IS ALREADY PROPERLY ZONED.**
- **THE FACILITY WOULD NOT BE CLOSE TO RESIDENTIAL DEVELOPMENT.**
- **NO ADDITIONAL COSTS FOR PROPERTY PURCHASE**
- **WE COULD MOVE FORWARD QUICKLY TO REBUILD ON SITE AND MINIMIZE RENTAL COSTS.**

CONCEPT OF NEW FACILITY



PARKS AND RECREATION BUILDING



- **23,500 square feet**
- **Masonry Building**
- **Built in 1928**
- **Administration, Recreation, Parks Supervisors and Crew Leaders, sports equipment and gym**

PARKS AND RECREATION BUILDING



CURRENT CONDITION

- **NEEDS A SEISMIC RETROFIT**
- **HEATING, PLUMBING AND ELECTRICAL SYSTEMS ARE OLD AND INADEQUATE**
- **TOP FLOOR OF BUILDING IS NOT ADA COMPLIANT**
- **NEED TO REPLACE THE ROOF**





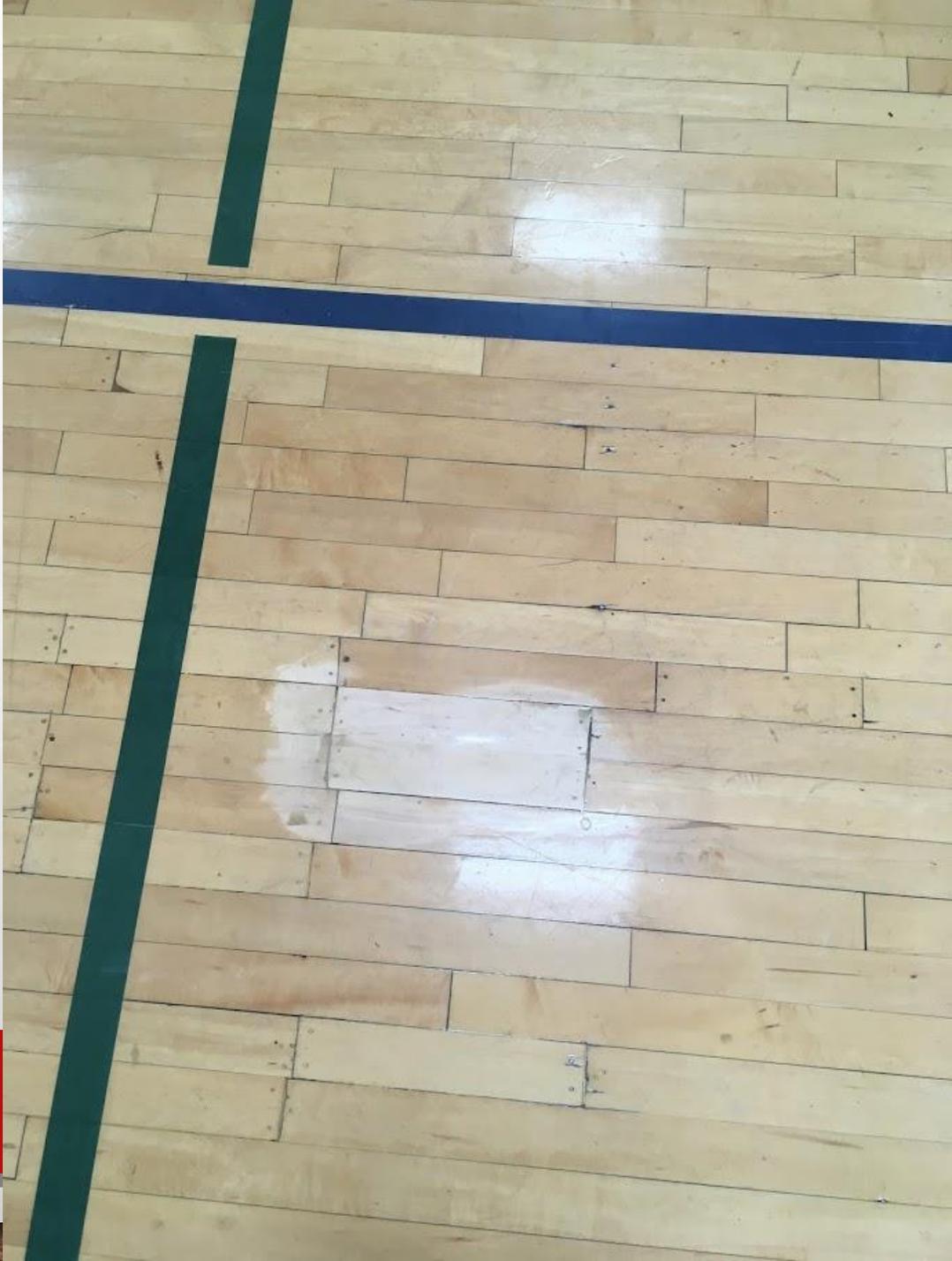


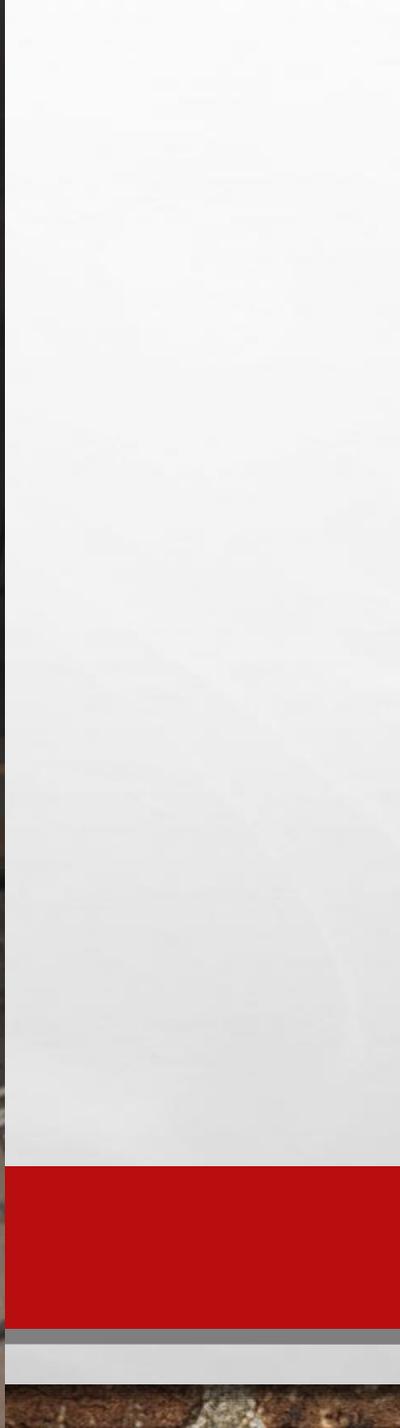














STEPS TAKEN ON PARKS AND RECREATION BUILDING

- **TOURED THE FACILITY TO ASCERTAIN ITS CURRENT CONDITION.**
- **CONSIDERED WHETHER TO REMODEL EXISTING BUILDING OR BUILD A NEW BUILDING.**
- **CONSIDERED POSSIBLE LOCATIONS FOR A NEW BUILDING.**
- **CONSIDERED POSSIBLE FUNDING SOURCES FOR EITHER OPTION.**

OPTIONS CONSIDERED FOR BUILDING

- **REMODEL THE EXISTING PARKS AND RECREATION BUILDING**
- **MOVE PARKS AND RECREATION UP TO ALTA CANYON RECREATION AND COMBINE**
- **BUILD A NEW BUILDING AT LONE PEAK PARK**
- **BUILD A NEW BUILDING NEXT TO THE PARKS DIVISION SHOPS**

REMODEL THE EXISTING BUILDING

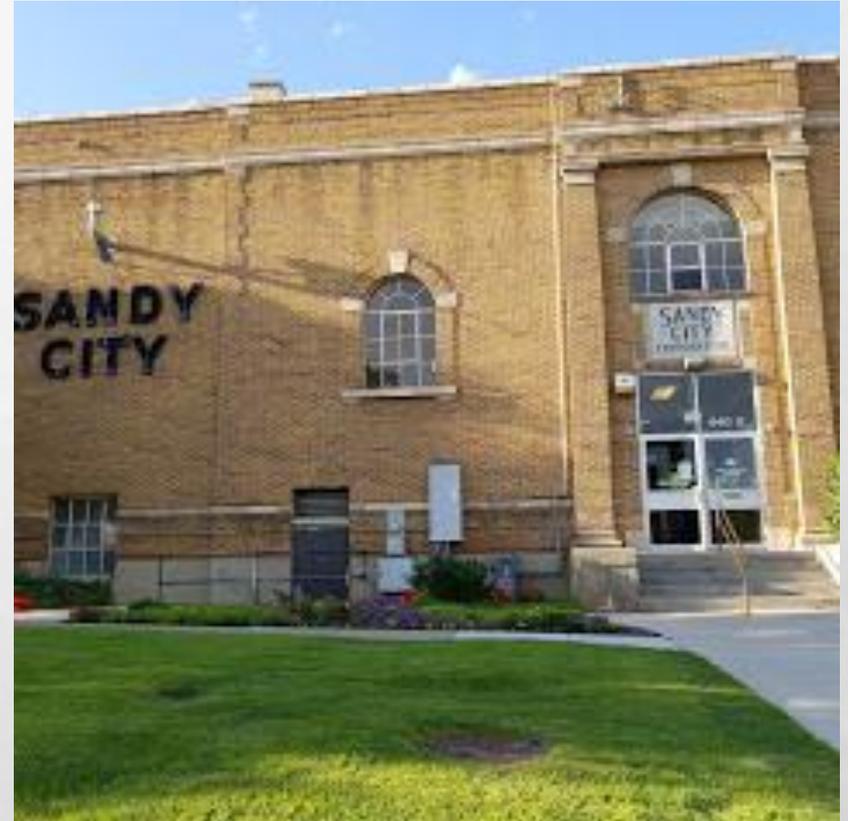
POTENTIAL COSTS \$3,700,000 - \$4,500,000

ADVANTAGES

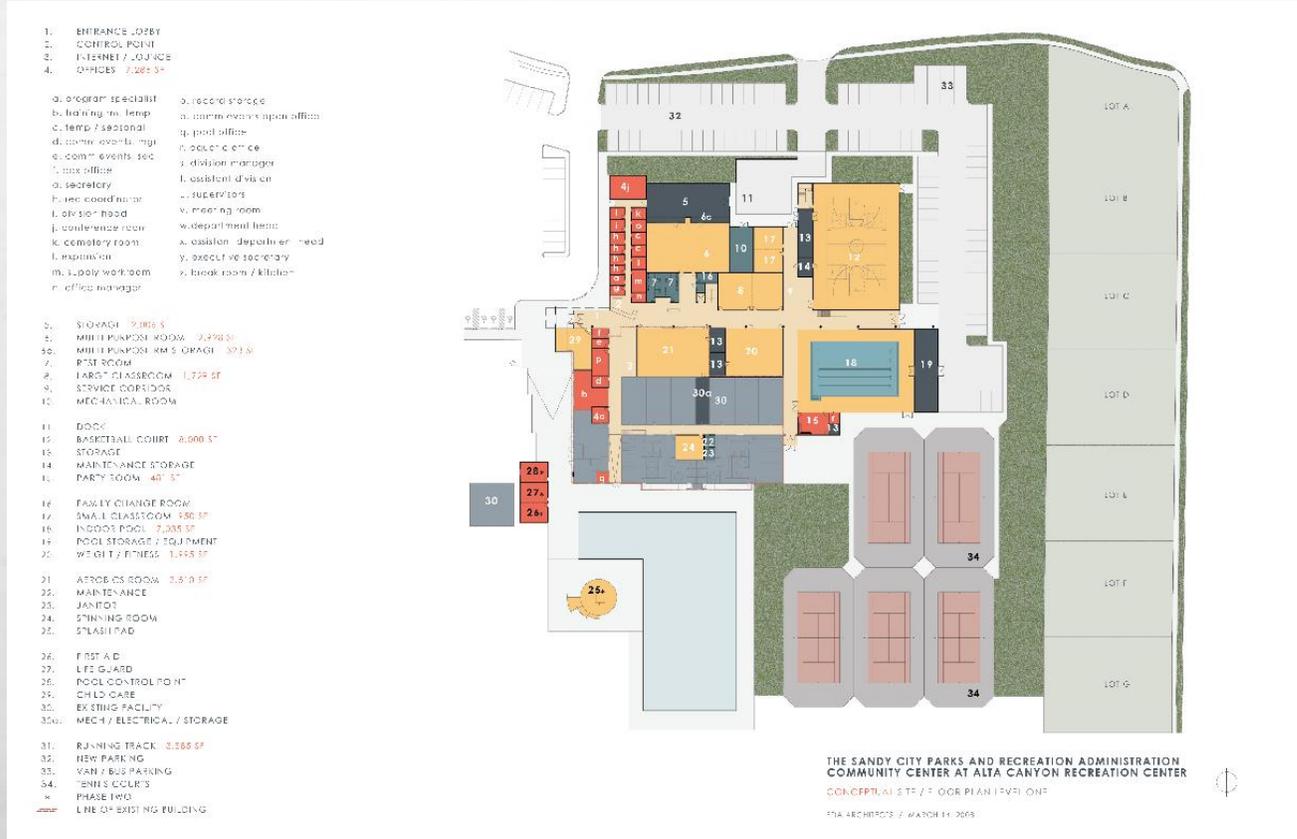
- **PRESENCE IN HISTORIC SANDY**
- **GREAT HISTORICAL VALUE, LAST REAL INSTITUTIONAL BUILDING**
- **PROXIMITY TO BOYS AND GIRLS CLUB AND CENTENNIAL PARK**
- **SUPPORT FROM THE COMMUNITY**

DISADVANTAGES

- **COST CLOSE TO THE COST OF A NEW BUILDING**
- **NEED TO MOVE CURRENT OPERATIONS TO TEMPORARY LOCATION**



COMBINE WITH ALTA CANYON DISTRICT



Cost of Offices at Alta Canyon \$1,850,644

Advantages

- Facility is located close the majority of the recreation participants
- Bring a lot of residents to the facility which could increase memberships
- Offices could be built along with expansion of facility

Disadvantages

- If Old building is torn down it could decrease the number of gyms and community rooms available to the public

BUILD AT LONE PEAK PARK



Cost of new building **\$5,000,000**

Advantages

- **Building next to flagship sports park**
- **Near the geographical center of City**
- **Next to Dimple Dell Park for trails**
- **Closer to Parks Shops**

Disadvantages

- **Need space for additional parking for Park**

BUILD NEXT TO PARKS SHOPS

Cost of new building **\$5,000,000**

Advantages

- **Centralize Parks and Recreation at one location**
- **Visible location on 700 East**

Disadvantages

- **Need to purchase additional property**



RECOMMENDED OPTION

REMODEL EXISTING FACILITY FOR FOLLOWING REASONS:

- **KEEP A CITY PRESENCE IN HISTORIC SANDY**
- **ENHANCE AND PRESERVE THE HISTORIC VALUE OF THE BUILDING**
- **PREVENT CONTROVERSY OVER THE DEMOLITION OF SALE OF BUILDING**
- **CONTINUE SYNERGY WITH BOYS AND GIRLS CLUB**
- **PREVIOUS CITY COUNCIL DIRECTION**

NEED TO CONSIDER OPTION OF BUILDING NEXT TO THE PARKS SHOPS BECAUSE OF THE POTENTIAL EFFICIENCIES OF ALL OPERATIONS IN ONE LOCATION.

FIRE STATION 31 (HEADQUARTERS)



- **18,953 square feet**
- **Steel frame/studs**
- **Built 1987**
- **Administration, three bays with apparatus, sleeping quarters, training room, fire prevention**

CURRENT CONDITION

- **CRACKING AND DIFFERENTIAL SETTLEMENT OF THE FLOOR SYSTEM**
- **JOINT SEALANT SEPARATION IN THE WALLS AND FOUNDATIONS**
- **WATER INFILTRATION IN VARIOUS LOCATIONS**
- **WINDOW LEAKS IN VARIOUS LOCATIONS**
- **CONCRETE SLAB SETTLING OF THE FLOOR**



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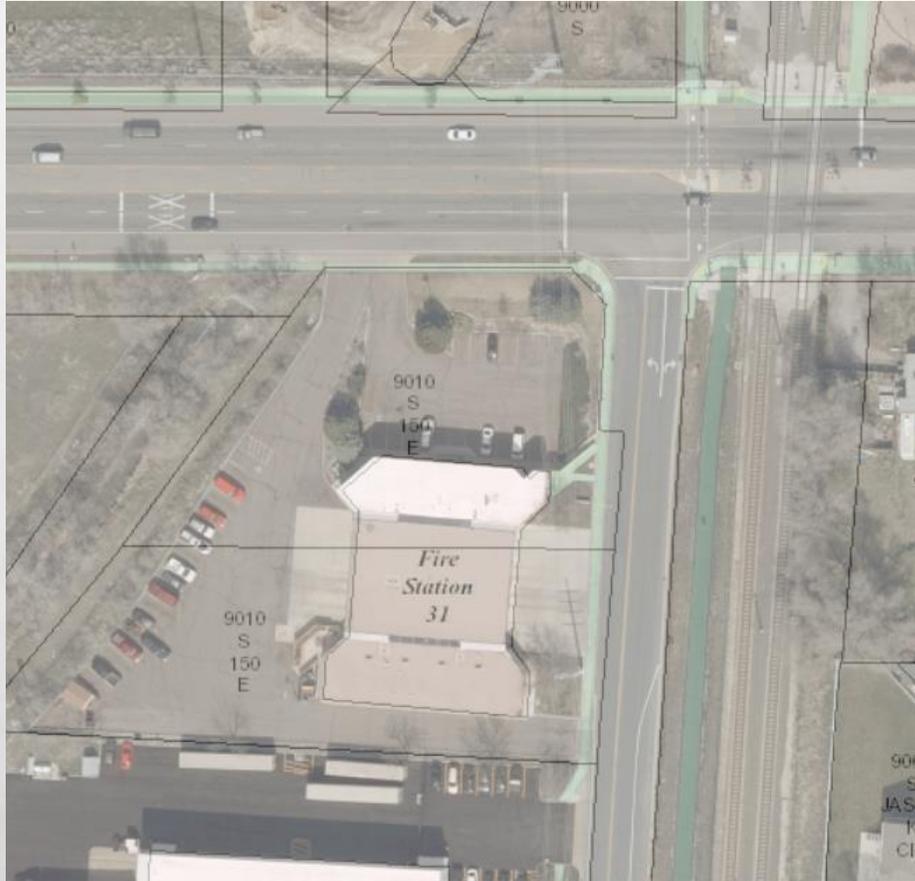
STEPS TAKEN ON FIRE STATION 31

- **TOURED THE FACILITY TO ASCERTAIN ITS CURRENT CONDITION.**
- **CONSIDERED WHETHER TO REMODEL OR REBUILD THE FACILITY.**
- **CONSIDERED LOCATIONS FOR A NEW BUILDING.**
- **CONSIDERED POSSIBLE OPTIONS FOR FUNDING A REMODEL OR REBUILD.**

OPTIONS CONSIDERED FOR STATION

- **REBUILD STATION 31 ON ORIGINAL SITE**
- **PURCHASE THE STERIS BUILDING AND REMODEL IT AS A STATION**
- **MOVE STATION 31 TO A LOCATION ON 9400 SOUTH BETWEEN STATE STREET AND MONROE**

REBUILD ON ORIGINAL SITE



Costs associated with Staging and Building

- **\$5,500,000-6,000,000**

Advantages

- **Already own the property**

Disadvantages

- **Transportation difficulties with 90000 south and TRAX**
- **Stage operations and Administration in temporary location (38% of calls)**

PURCHASE STERIS BUILDING



**Cost to purchase and remodel building
(minus sale of existing building) \$3,570,000**

Advantages

- **Already office space, conference room and kitchen facilities**
- **Multiple apparatus can fit inside building**
- **No staging costs for existing operations**

Disadvantages

- **Building is already 30 years old**
- **Better suited for shops and storage**
- **Still have issues with 9000 South and TRAX**
- **Need to consider environmental issues**

NEW STATION CLOSER TO DOWNTOWN

Costs to purchase property, demo existing facilities and construction building

\$5,000,000 - \$6,000,000

(Minus sale of current site)

Advantages

- **Better long term location for ladder truck**
- **Spread out calls for service**
- **Better access to major corridors for response times**
- **Can sale existing location to Steris**

Disadvantages

- **Need to purchase property.**



RECOMMEND OPTION

RELOCATE FACILITY CLOSER TO DOWNTOWN ON 9400 SOUTH FOR THE FOLLOWING REASONS:

- **BETTER RESPONSE TIMES TO THE NORTH-WEST PORTION OF THE CITY**
- **FASTER RESPONSE TO THE DOWNTOWN AREA AS POPULATION GROWS**
- **GREATER ACCESS TO THE MAJOR TRANSPORTATION CORRIDORS**
- **NO TEMPORARY STAGING OF STATION 31**

ALTA CANYON RECREATION CENTER



- **20,832 square feet**
- **Masonry Building**
- **Built 1984**
- **Swimming and diving**
- **Youth programing**
- **Tennis and racquetball**
- **Cardio room and weight room**
- **Sauna and Jacuzzi**

CURRENT CONDITION

- **GOOD ORIGINAL CONSTRUCTION AND KEPT IN GOOD SHAPE**
- **FACILITY NEEDS UPDATES TO THE WEIGHT/FITNESS AREA, AEROBICS AND STORAGE AREAS**
- **BOILER, SAND FILTERS, AND CHEMICAL SYSTEMS NEED TO BE REPLACED**
- **NEEDS EXPANDED AREAS FOR GENERAL FITNESS INCLUDING AN ADDITIONAL GYM AND ELEVATED RUNNING/WALKING TRACK.**





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STEPS TAKEN ON ALTA CANYON RECREATION FACILITY

- **TOURED THE FACILITY TO ASCERTAIN ITS CURRENT CONDITION.**
- **CONSIDERED WHAT NEEDS TO BE UPGRADED AND REPLACED AT CURRENT FACILITY.**
- **CONSIDERED POSSIBLE OPTIONS FOR ADDING TO THE FACILITY.**
- **CONSIDERED OPTIONS FOR FUNDING ALL UPGRADES, REPLACEMENTS AND ADDITIONS**

ALTA CANYON RECREATION DISTRICT

- **THE SITUATION OF THE ALTA CANYON RECREATION FACILITY IS DIFFERENT FROM THE OTHER FACILITIES IN THIS REPORT BECAUSE OF ITS OWNERSHIP BY THE DISTRICT.**
- **THIS FACILITY DOES NOT NEED TO BE REPLACED BUT UPDATED AND EXPANDED IN ORDER TO COMPETE IN THE MARKET PLACE. PLANS FOR THIS WERE DEVELOPED AND BID OUT IN 2008 BUT THE ECONOMIC DOWNTURN DISCOURAGED THE CITY FROM MOVING FORWARD WITH THE PROJECT.**

CONCEPT OF UPGRADED FACILITY

- 1. ENTRANCE LOBBY
- 2. CONTROL POINT
- 3. INTERNET / LOUNGE
- 4. OFFICES 7,284 SF

- a. program specialist
- b. training room
- c. temp / seasonal
- d. comm events mgr
- e. comm events sec
- f. aux office
- g. secretary
- h. rec coordinator
- i. division head
- j. conference room
- k. rest room
- l. expansion
- m. supply workroom
- n. office manager
- o. record storage
- p. admin events support office
- q. prod office
- r. public office
- s. division manager
- t. assistant division
- u. supervisors
- v. meeting room
- w. department team
- x. assistant department head
- y. executive secretary
- z. break room / kitchen

- 5. STORAGE 2,188 SF
- 6. MULTI PURPOSE ROOM 2,498 SF
- 6a. MULTI PURPOSE RM STORAGE 373 SF
- 7. REST ROOM
- 8. LARGEST CLASSROOM 1,728 SF
- 9. SERVICE CORRIDOR
- 10. MECHANICAL ROOM

- 11. DOCK
- 12. BASKETBALL COURT 8,000 SF
- 13. STORAGE
- 14. MAINTENANCE STORAGE
- 15. PARTY ROOM 481 SF

- 16. FAMILY CHANGE ROOM
- 17. SMALL CLASSROOM 180 SF
- 18. INDOOR POOL 7,335 SF
- 19. POOL STORAGE / EQUIPMENT
- 20. WEIGHT / FITNESS 1,445 SF

- 21. AEROBICS ROOM 2,510 SF
- 22. MAINTENANCE
- 23. JANITOR
- 24. SPINNING ROOM
- 25. STRENGTH

- 26. FIRST AID
- 27. LIFE GUARD
- 28. POOL CONTROL POINT
- 29. CHILD CARE
- 30. EXISTING FACILITY
- 30a. MECH / ELECTRICAL / STORAGE

- 31. RUNNING TRACK 3,885 SF
- 32. NEW PARKING
- 33. VAN / BUS PARKING
- 34. TENNIS COURTS
- 35. PHASE TWO
- 36. LINE OF EXISTING BUILDING



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER

CONCEPTUAL SITE / FLOOR PLAN LEVEL ONE

THE ARCHITECTS / WATSON LLC 2009



CONCEPT OF UPGRADED FACILITY

1. ENTRANCE LOBBY
2. CONTROL POINT
3. INTERNET / LOUNGE
4. OFFICES - 7,284 SF

- | | |
|-----------------------|--------------------------------|
| a. program specialist | b. record storage |
| b. training m. temp | a. admin events support office |
| c. temp / seasonal | q. pool office |
| d. comm events mgr | r. public office |
| e. comm events sec | s. division manager |
| f. box office | t. assistant division |
| g. secretary | u. supervisors |
| h. rec coordinator | v. meeting room |
| i. election head | w. department head |
| j. conference room | x. assistant department head |
| k. cemetery room | y. executive secretary |
| l. expansion | z. break room / kitchen |
| m. supply workroom | |
| n. office manager | |

5. STORAGE - 2,008 SF
6. MULTI PURPOSE ROOM - 2,498 SF
- 6a. MULTI PURPOSE RM'S STORAGE - 373 SF
7. REST ROOM
8. LARGE CLASSROOM - 1,779 SF
9. SERVICE CORRIDOR
10. MECHANICAL ROOM

11. DOCK
12. BASKETBALL COURT - 8,600 SF
13. STORAGE
14. MAINTENANCE STORAGE
15. PARTY ROOM - 40' x 5'

16. FAMILY CHANGE ROOM
17. SMALL CLASSROOM - 530 SF
18. INDOOR POOL - 7,035 SF
19. POOL STORAGE / EQUIPMENT
20. WEIGHT FITNESS - 1,445 SF

21. AEROBICS ROOM - 2,510 SF
22. MAINTENANCE
23. JANITOR
24. STIRNING ROOM
25. SPLASH PAD

26. FIRST AID
27. LIFE GUARD
28. POOL CONTROL POINT
29. CHILD CARE
30. EXISTING FACILITY
- 30a. MECH / ELECTRICAL / STORAGE

31. RUNNING TRACK - 2,565 SF
32. NEW PARKING
33. VAN / BUS PARKING
34. TENNIS COURTS
- * PHASE TWO
- LINE OF EXISTING BUILDING



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER

CONCEPTUAL SITE / FLOOR PLAN LEVEL TWO



PTA ARCHITECTS / #ARCH 14 2005

OPTIONS CONSIDERED

- **INCREASE PROPERTY TAXES WITHIN THE EXISTING DISTRICT TO PAY FOR THE IMPROVEMENTS.**
- **EXPAND THE DISTRICT TO THE REST OF THE CITY AND CHARGE A PROPERTY TAX ON ALL RESIDENTS IN THE CITY.**
- **CUT BACK ON IMPROVEMENTS AND FUND A \$6,000,000 PROJECT PAID FOR FROM FUTURE SAVINGS, THE SALE OF LAND NEXT TO THE CENTER, AND A GENERAL FUND CONTRIBUTION.**
- **PETITION SALT LAKE COUNTY TO TAKE OWNERSHIP OF THE FACILITY AND DISSOLVE THE DISTRICT.**

OTHER OPTIONS CONSIDERED

- **ELIMINATE THE DISTRICT AND TEAR DOWN THE BUILDING AND USE THE POOL AND DRESSING ROOMS ONLY.**
- **ELIMINATE THE DISTRICT AND REMOVE ALL OF THE FACILITIES.**

INCREASE PROPERTY TAXES TO DISTRICT AND UPGRADE FACILITY

- 1. ENTRANCE LOBBY
- 2. CONTROL POINT
- 3. INTERNET / LOUNGE
- 4. OFFICES 2,284 SF
 - a. program specialist
 - b. training rm. temp.
 - c. temp / seasonal
 - d. comm events mgr
 - e. comm events soc
 - f. tax office
 - g. secretary
 - h. rec coordinator
 - i. div 307 food
 - j. conference room
 - k. computer room
 - l. inspection
 - m. lobby workroom
 - n. office manager
- 5. STORAGE 2,000 SF
- 6. MHI II PUMP ROOM 2,490 SF
- 7. MHI II PUMP ROOM 3,040 SF
- 8. REST ROOM
- 9. LARGE CLASSROOM 1,729 SF
- 10. SERVICE CORRIDOR
- 11. MECHANICAL ROOM
- 12. DOCK
- 13. BASKETBALL COURT 8,000 SF
- 14. STORAGE
- 15. MAINTENANCE STORAGE
- 16. PARTY ROOM 40' x 57'
- 17. FAMILY CHANGE ROOM
- 18. SMALL CLASSROOM 730 SF
- 19. INDOOR POOL 7,335 SF
- 20. POOL STORAGE / EQUIPMENT
- 21. WEIGHT / FITNESS 1,455 SF
- 22. AEROBICS ROOM 2,810 SF
- 23. MAINTENANCE
- 24. JANITORY
- 25. STINING ROOM
- 26. STABIL PAD
- 27. FIRST AID
- 28. LIFE GUARD
- 29. POOL CONTROL POINT
- 30. CHILD CARE
- 31. EXISTING FACILITY
- 32. MECH / ELECTRICAL / STORAGE
- 33. RUNNING TRACK 3,365 SF
- 34. NEW PARKING
- 35. VAN / BUS PARKING
- 36. TENNIS COURTS
- 37. PHASE TWO
- 38. LINE 0+ EXISTING BUILDING



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER
CONCEPTUAL SITE / FLOOR PLAN LEVEL ONE
17A ARCHITECTS / WAXON LLC 2005

Cost to upgrade facility \$11,000,000

Advantages

- **District can operate independently**
- **No additional costs to rest of City**
- **Upgraded facility will compete better and bring in more fees**

Disadvantages

- **Heavy property tax burden on District residents.**
- **Opposition to tax increase**

ENLARGE DISTRICT TO ENTIRE CITY

1. ENTRANCE LOBBY
2. CONTROL POINT
3. INTERNET / OFFICE
4. OFFICES 2,285 SF

- a. program specialist
- b. training rm. temp
- c. temp / seasonal
- d. admin events mgr
- e. comm events sec
- f. case office
- g. secretary
- h. sec coordinator
- i. lab/studio head
- j. conference room
- k. cemetery room
- l. reception
- m. lobby wait room
- n. office manager

5. STORAGE 3,085 SF
6. MULTI-PURPOSE ROOM 2,478 SF
7. B'TH ROOM
8. FARTH CLASSROOM 1,724 SF
9. SERVICE CORRIDOR
10. MECHANICAL ROOM

11. DOCK
12. BASKETBALL COURT 8,000 SF
13. STORAGE
14. MAINTENANCE STORAGE
15. PARTY ROOM 40' x 50'

16. FAMILY CHANGE ROOM
17. SMALL CLASSROOM 450 SF
18. INDOOR POOL 7,248 SF
19. POOL STORAGE / EQUIPMENT
20. WEIGHT / FITNESS 1,545 SF

21. ATROBICS ROOM 2,510 SF
22. MAINTENANCE
23. JANITOR
24. STUNNING ROOM
25. SPLASH PAD

26. RESTAURANT
27. LIFE GUARD
28. POOL CONTROL POINT
29. CHILD CARE
30. EXERCISE FACILITY
- 30a. MECH / ELECTRICAL / STORAGE

31. RUNNING TRACK 3,285 SF
32. NEW PARKING
33. VAN / BUS PARKING
34. MEN'S TOILETS
35. PHASE TWO
36. LINE OF EXISTING BUILDING



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER
CONCEPTUAL SITE / FLOOR PLAN | PHASE ONE
TIA ARCHITECTS / MARCH 14, 2018

Cost to upgrade facility \$11,000,000

Advantages

- **Costs of District spread across whole City**
- **District could be expanded to include City wide Recreation services**
- **Upgraded facility will compete better and bring in more fees**

Disadvantages

- **Opposition to creation of district and accompanying tax increase**

DISTRICT AND CITY PAY FOR A REDUCED UPGRADE

Reduced Upgrade

Basketball Building (1 Court)	\$2,860,000
Weight/Fitness	\$557,403
Aerobics	\$701,294
Storage	\$338,800
Remodel	\$1,650,000
TOTAL	\$6,107,497

Advantages

- **Lower cost, smaller tax increase for District**
- **Improved ability to compete and increase fee revenue**

Disadvantages

- **Tax increase opposition**
- **Less amenities to attract patrons over full upgrade**
- **Equity issues for the City**

TURN FACILITY OVER TO THE COUNTY



Cost of transfer

Potential loss of revenue from competing programs \$100,000 – 200,000

Advantages

- **District could be dissolved and property tax eliminated**
- **County could upgrade the facility**
- **City could focus on recreation programs versus facility**

Disadvantages

- **No guarantee when facility would be upgraded**
- **Loose control of programming**
- **City could compete with City recreation programs through the facility**

TWO NEW OPTIONS

- 1. Run the facility strictly as an aquatics center and tear down everything but the dressing room and the pool.**
 - **Current tax level and fees could possibly maintain and enhance pool facilities without a tax increase.**
 - **Prior services could be provided by private sector and county out of other facilities.**
- 2. Tear down the facility and dissolve the District**
 - **This would decrease tax burden for residents in the District**
 - **Resident would need to go to other facilities (Public or Private) to receive these services**

ROUGH ESTIMATES OF COSTS

- **PUBLIC WORKS FACILITY** **\$18 - \$21 MILLION**
- **PARKS AND RECREATION BUILDING** **\$4.5 - \$5 MILLION**
- **FIRE STATION 31** **\$5.5 - \$6 MILLION**
- **ALTA CANYON RECREATION CENTER** **\$6 - \$11 MILLION**

TOTAL UP \$34 – \$43 MILLION

CURRENT FUNDS AVAILABLE

- **PUBLIC WORKS** **\$5.6 MILLION**
- **ALTA CANYON RECREATION CENTER (PROPERTY)** **\$2 MILLION**

TOTAL **\$7.6 MILLION**

FUNDING OPTIONS

- **PAY AS YOU GO**
- **SEEK FUNDING FROM OTHER ENTITIES (ZAP, COUNTY PARKS & RECREATION, LEGISLATURE)**
- **BONDING TO SPREAD OUT THE COSTS**
- **PROPERTY TAX INCREASE**
- **CITY WIDE RECREATION, ARTS AND PARKS DISTRICT**
- **INCREASE IN FEES, GARBAGE, RECREATION, FIRE**
- **ANY COMBINATION OF THE ABOVE OPTIONS**

SENARIOS CONSIDERED

- **PAY AS YOU GO (15% PROPERTY TAX INCREASE, NO BOND ISSUE)**
 - **OVER A 14 YEAR PERIOD**
 - **INFLATIONARY FIGURES SUBSTANTIALLY INCREASE OVERALL COSTS OF PROJECTS**
 - **INCREASED MAINTENANCE AND UPKEEP**
- **PROPERTY TAX INCREASE (20%) WITH A BOND**
 - **GENERATES \$1,700,000 TO MAKE BOND PAYMENTS**
 - **CREATES MOST FLEXIBILITY**
 - **FREES UP ONGOING FUNDS TO GO TO ONGOING OPERATIONAL NEEDS**
 - **AVOIDS INFLATIONARY INCREASES**
 - **THIS COULD BECOME A GENERAL OBLIGATION BOND THAT CITIZENS COULD VOTE ON.**

SENARIOS CONSIDERED

- **CITY WIDE PARKS AND RECREATION DISTRICT (CITYWIDE TAX THAT IS 90% OF THE CURRENT ALTA CANYON RECREATION TAX, BOND ISSUE)**
 - **THIS WOULD GENERATE \$1,250,000 IN REVENUES FOR BOND PAYMENTS AND OPERATIONAL COSTS.**
 - **NEW FUNDS COULD NOT PAY FOR PUBLIC WORKS OR FIRE STATION BUT COULD GO TOWARD RECREATION FUND AND ALTA CANYON RECREATION CENTER OPERATIONS**
 - **THIS WOULD FREE UP GENERAL FUND MONEY TO GO TOWARD PORTION OF BOND FOR PUBLIC WORKS BUILDING AND FIRE STATION 31**
 - **THIS COULD ALSO GO BEFORE THE RESIDENTS FOR A VOTE**
- **PARTIAL FUNDING THROUGH INCREASED USER FEES**
- **COMBINATIONS OF PAY AS YOU GO, PROPERTY TAX INCREASES, BONDING AND INCREASED USER FEES.**

NEXT STEPS

- **CONTRACT WITH OUR FINANCIAL ADVISOR TO DO A THOROUGH ANALYSIS OF FUNDING OPTIONS FOR THE REPLACEMENT OF THESE FACILITIES.**
- **THE ANALYSIS SHOULD INCLUDE POTENTIAL PROPERTY TAX INCREASES, RECOMMEND BONDING OPTIONS, AND INCLUDE AN ANALYSIS OF OPERATIONAL NEEDS DURING THE SAME TIME PERIOD.**
- **FINALIZE RECOMMENDATIONS FOR REMODEL/REBUILD AND LOCATIONS.**
- **FINALIZE POSSIBLE FUNDING SCENARIOS.**
- **PREPARE RECOMMENDED OPTIONS FOR PRESENTATION TO THE PUBLIC THROUGH TOWN HALL MEETINGS, PUBLIC HEARINGS AND POSSIBLE VOTE.**