



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Brooke Christensen, District 1
Alison Stroud, District 2
Kristin Coleman-Nicholl, District 3
Monica Zoltanski, District 4
Marci Houseman, At-large
Zach Robinson, At-large
Cyndi Sharkey, At-large

Tuesday, January 28, 2020

5:15 PM

Council Chambers

Web address to view complete packet: <http://sandyutah.legistar.com>

The Sandy City Council has adopted Rules of Procedure which are available at the rear of the Council Chambers and online at: <https://sandy.utah.gov/government/city-council/procedure-guidelines>. Public comment will be taken on all voting items. Each speaker is allowed three minutes per voting item. The Citizen Comment sections of the meeting are for issues not listed on the agenda. Each speaker is allowed three minutes to address the Council during Citizen Comments. If a citizen is unable to attend a meeting in person, he or she may provide written comments to the City Council Executive Director by 3:00 PM the day of the Council Meeting to have those comments distributed to the City Council and have them read into the record at the appropriate time.

In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (801) 568-7141.

4:30 Dinner

5:15 Council Meeting: Work Session

Non-voting Items

1. [20-034](#) Capital projects review and discussion.

Attachments:

[CAPITAL FACILITIES MASTER PLAN FINAL.pptx](#)
[LYRB General Fund CFSP Worksession Presentation \(March 2019\).pptx](#)
[Public Works Building Estimate - Phase 2.pdf](#)
[Facilities Updated Estimates.xlsx](#)
[Alta Canyon Cost Estimates Final Zap App 11 23-2015.pdf](#)
[Alta Canyon Neighborhood Meeting Combined Results.xlsx](#)
[Alta Canyon Qualtrics Survey.pdf](#)
[CRSA 2017 Update Report and 2008 Parks and Rec Building Study.pdf](#)
[Budget Option for Council Discussion 5.14.19.pdf](#)
[Letter from Kay Burton and Steve Van Maren](#)

2. [20-035](#) Public Utilities Overview.

Attachments: [Sandy Public Utilities - Summary of Operations.pdf](#)
 [Sandy PU - Council Intro 2020.pdf](#)

3. [20-036](#) February 4, 2020 agenda preview and discussion.

6:00 Citizen Comments

Adjournment



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Staff Report

File #: 20-034, **Version:** 1

Date: 1/28/2020

Agenda Item Title:

Capital projects review and discussion.

CAPITAL FACILITIES MASTER PLAN

★ **Sandy City**

COMMITTEE MEMBERS

- SCOTT BOND - *CHIEF ADMINISTRATIVE OFFICER*
- SHANE PACE- *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

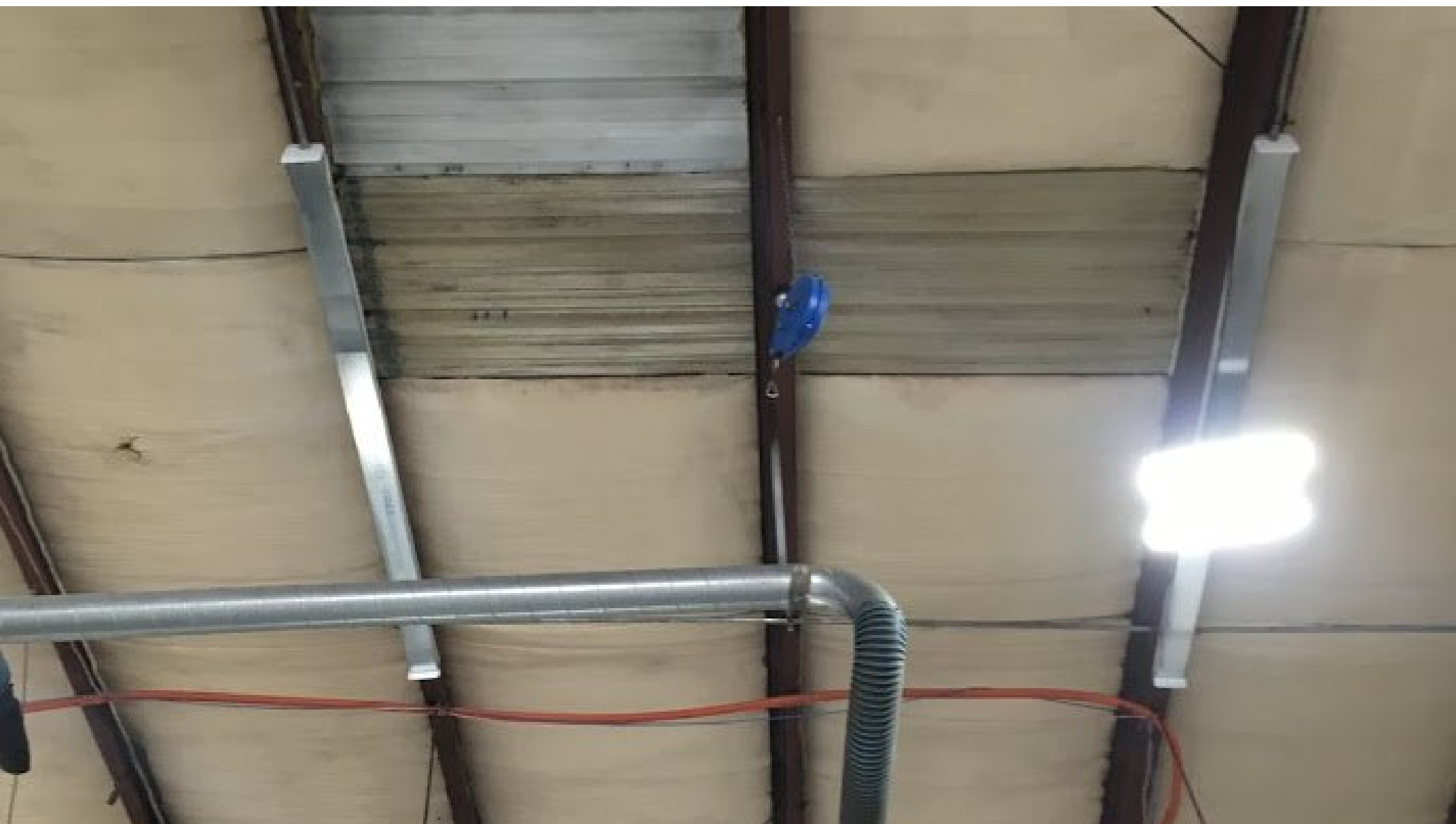




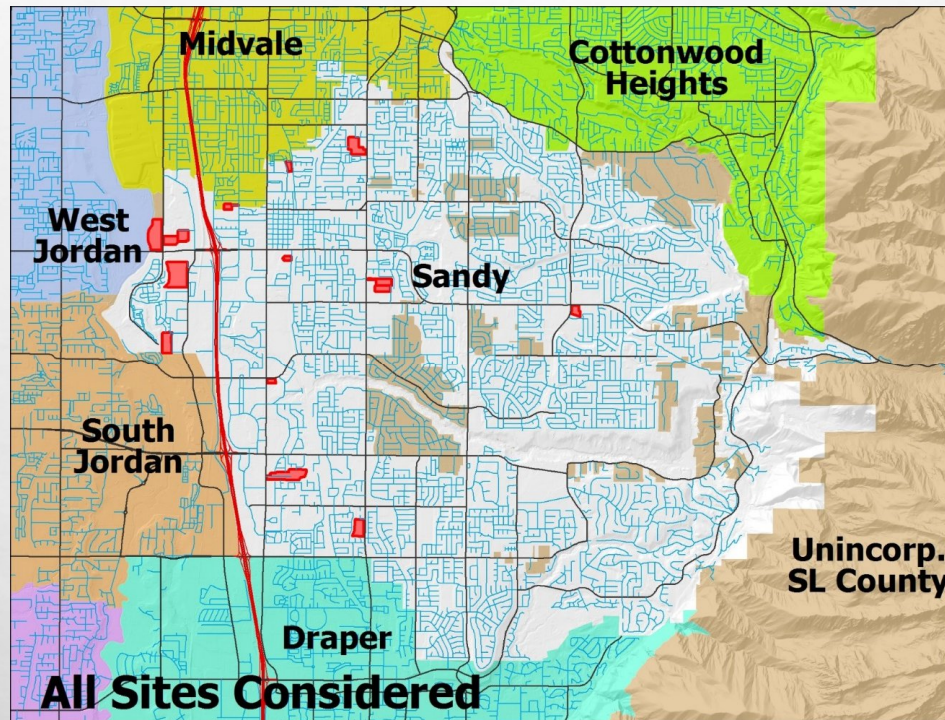








MAP OF POSSIBLE LOCATIONS



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

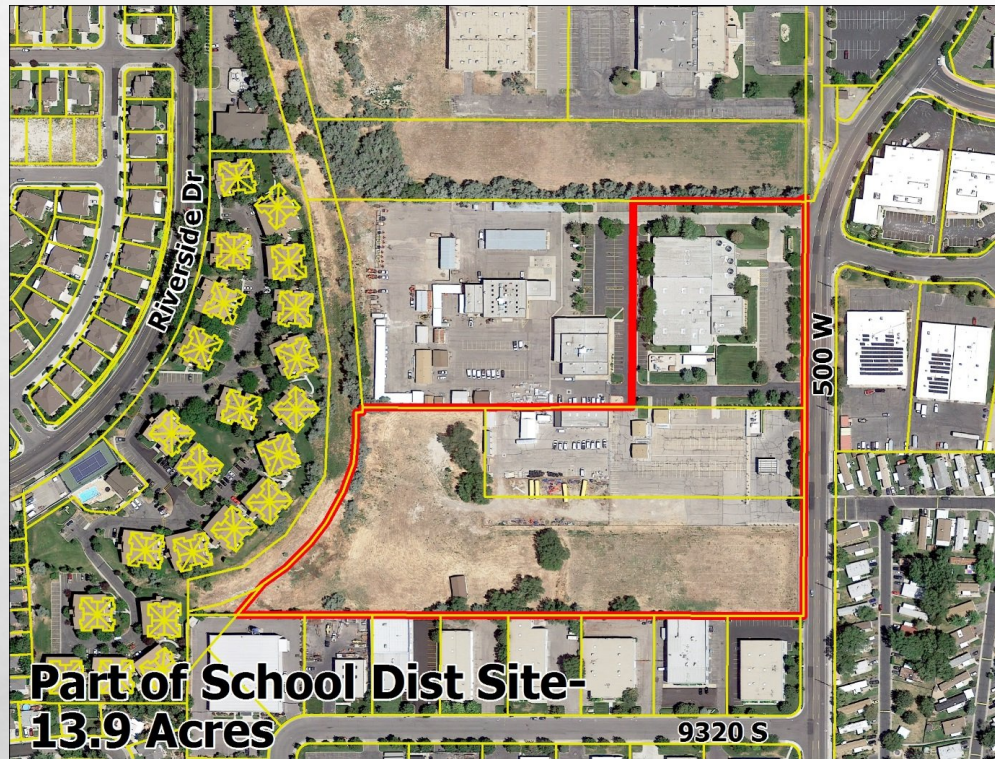
Advantages

- 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

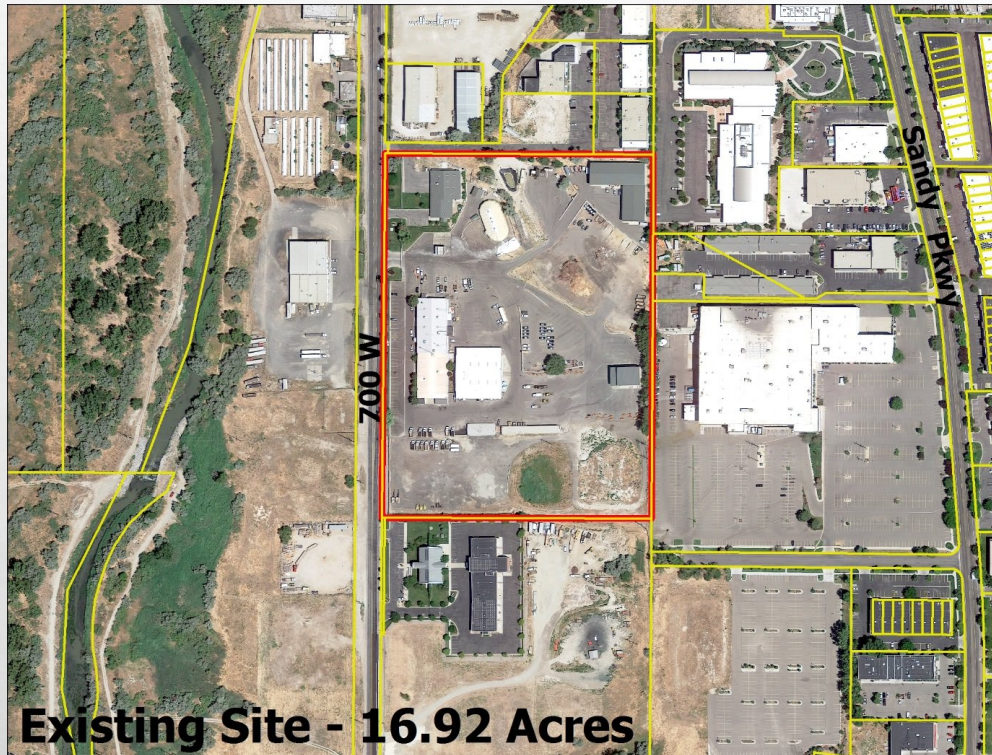
Advantages

- 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

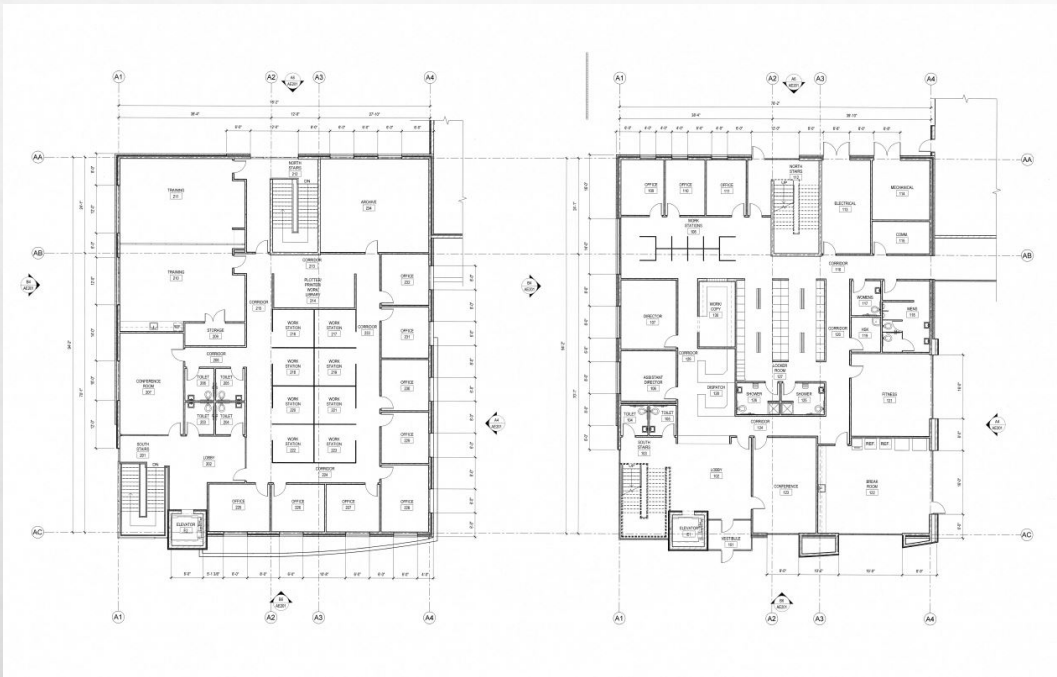
- On the west side of the freeway

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

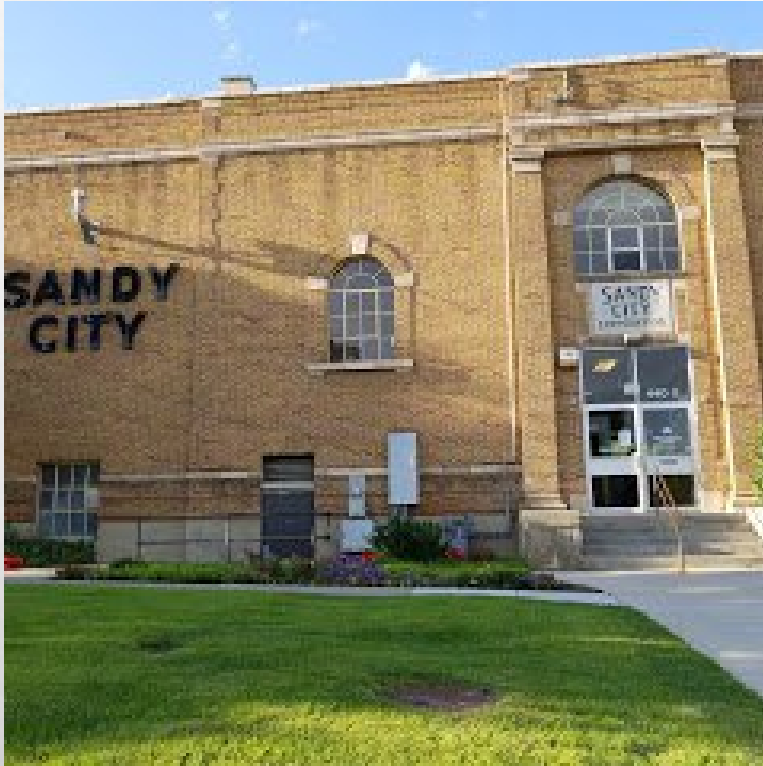


- Initial phase is under construction (Offices)
- The facility is full designed

CONCEPT OF NEW FACILITY

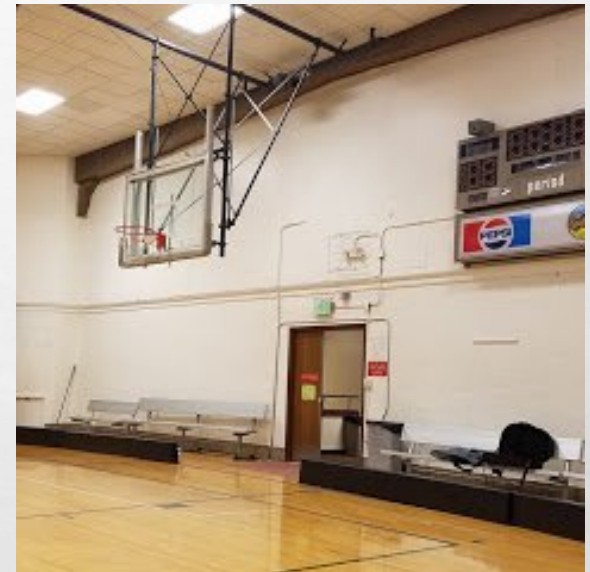


PARKS AND RECREATION BUILDING



- 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







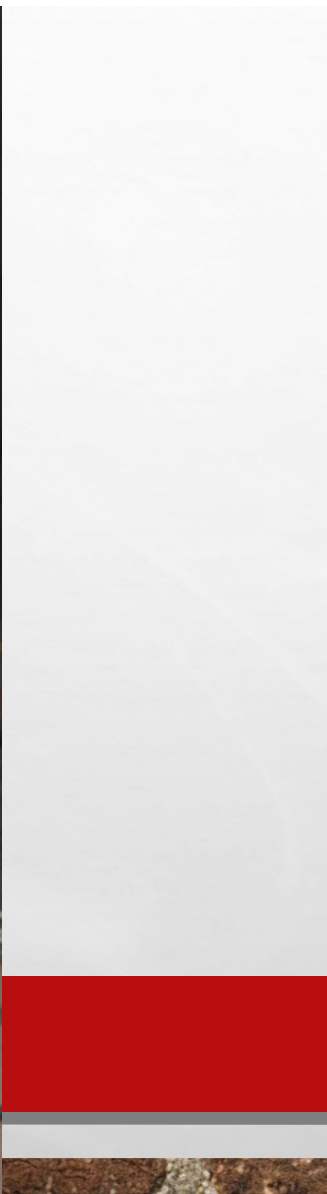














STEPS TAKEN ON PARKS AND RECREATION BUILDING

- 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

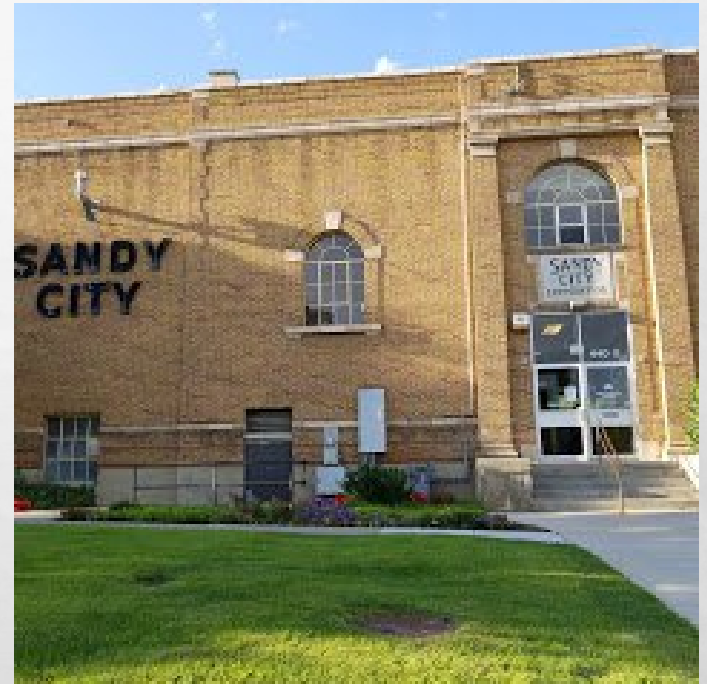
POTENTIAL COSTS \$3,700,000 - \$4,500,000

ADVANTAGES

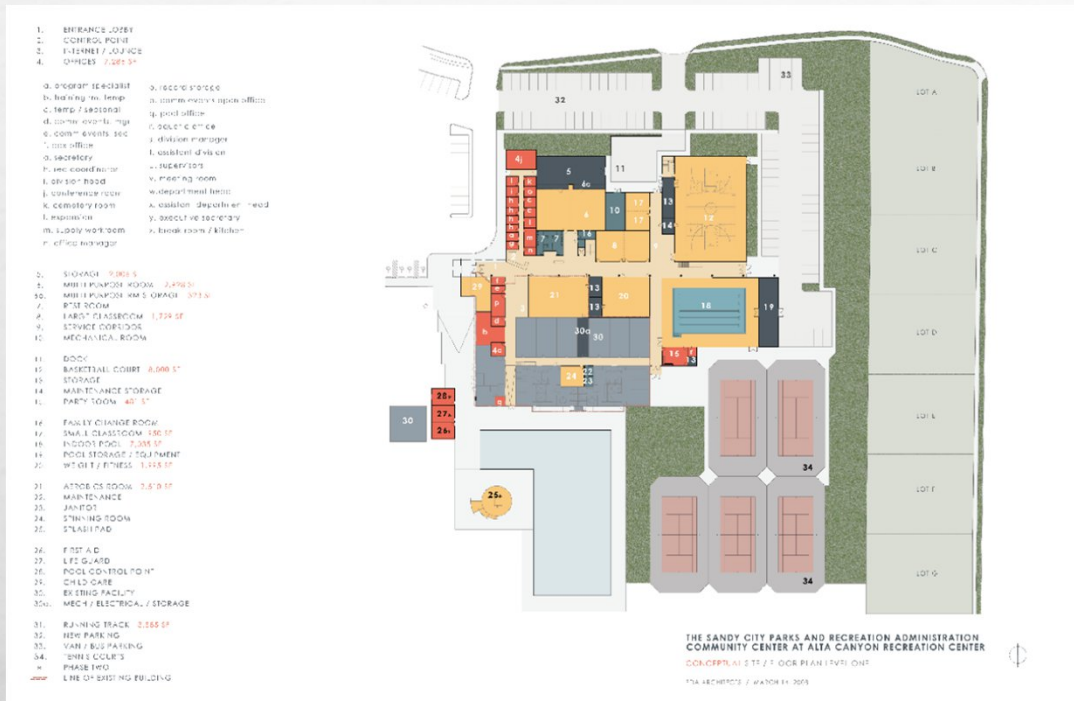
- PRESENCE IN HISTORIC SANDY
- GREAT HISTORICAL VALUE, LAST REAL INSTITUTIONAL BUILDING
- PROXIMITY TO BOYS AND GIRLS CLUB AND CENTENNIAL PARK
- SUPPORT FROM THE COMMUNITY

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.

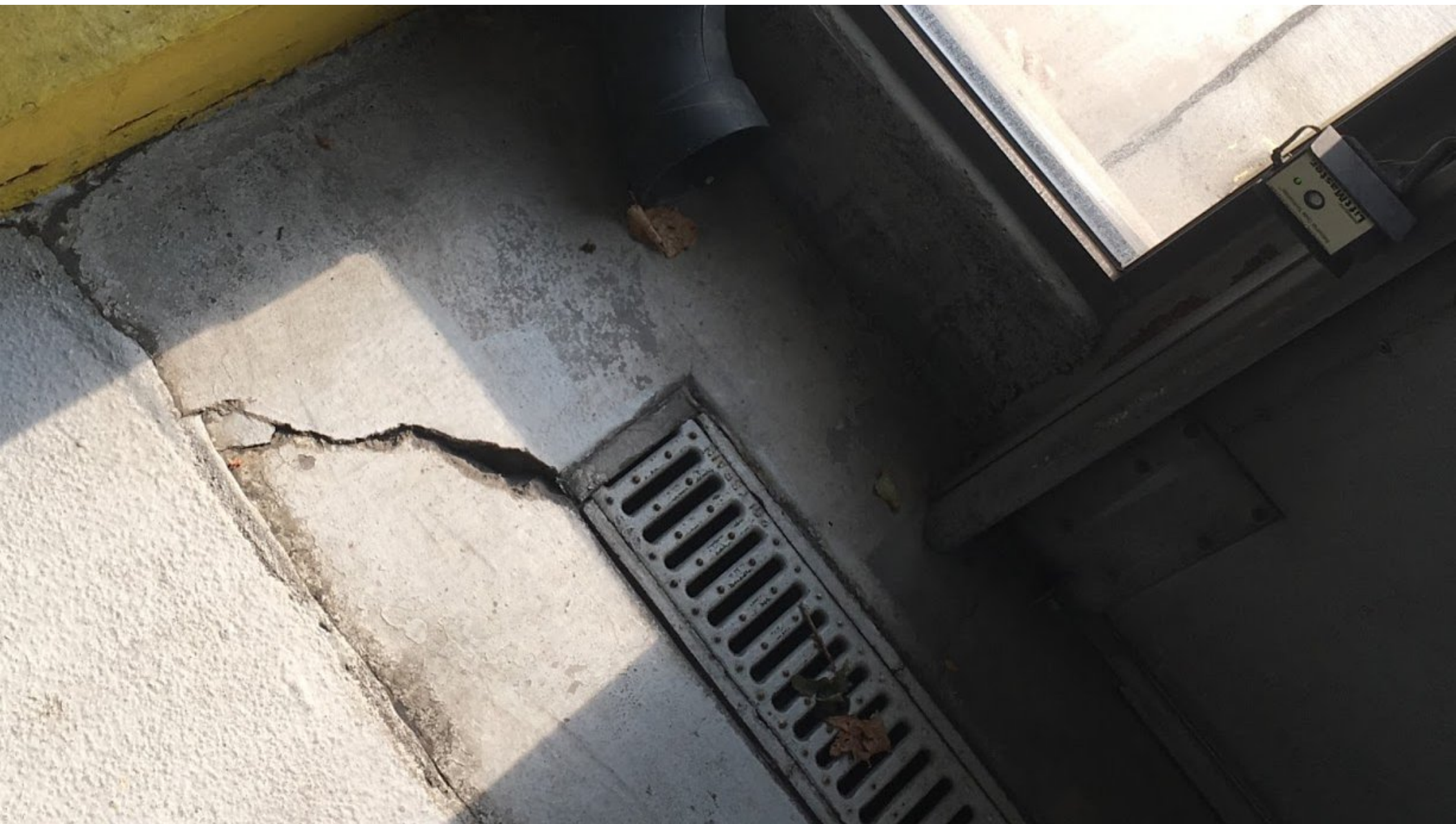
FIRE STATION 31 (HEADQUARTERS)



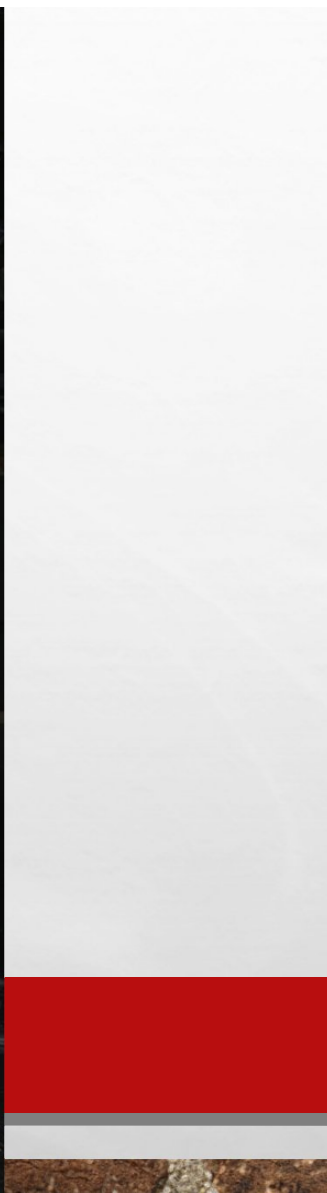
- 18,953 square feet
- Steel frame/studs
- Built 1987
- Administration, three bays with apparatus, sleeping quarters, training room, fire prevention

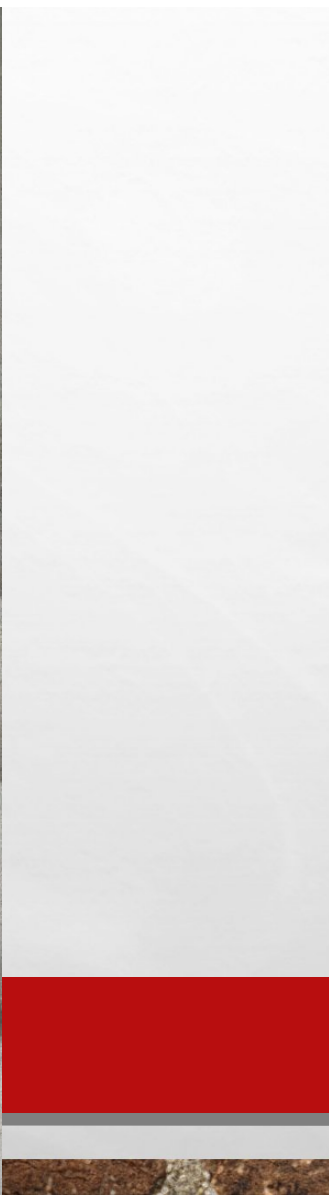
CURRENT CONDITION

- 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









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 \$3,570,000
(minus sale of existing building)

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



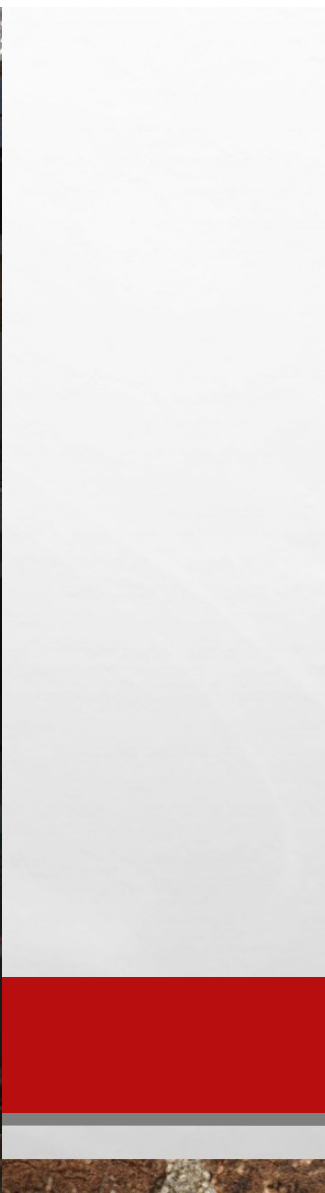
- 20,832 square feet
- Masonry Building
- Built 1984
- Swimming and diving
- Youth programming
- Tennis and racquetball
- Cardio room and weight room
- Sauna and Jacuzzi

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.







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 / JUICE
4. OFFICES 7,205 SF

- a. program specialist
- b. training m. temp.
- c. temp / seasonal
- d. comm. events mgt.
- e. comm. events sec.
- f. aux office
- g. secretary
- h. sec. coordinator
- i. st. spn. head
- j. conference room
- k. restrooms
- l. reception
- m. lobby workroom
- n. office manager
- o. record storage
- p. mem. evnts. open office
- q. pool office
- r. police office
- s. division manager
- t. assistant director
- u. supervisors
- v. meeting room
- w. department head
- x. assistant department head
- y. executive secretary
- z. break room / kitchen

5. STORAGE 9,000 SF
6. MULTI PURPOSE ROOM 2,476 SF
7. MULTI PURPOSE RM 5 ORAGE 373 SF
8. REST ROOM
9. FIRST CLASSROOM 1,729 SF
10. SERVICE COORIDOR
11. MECHANICAL ROOM
12. DOCK
13. BASKETBALL COURT 8,000 SF
14. STORAGE
15. MAINTENANCE STORAGE
16. PARTY ROOM 40' x 5'
17. FAMILY CHANGE ROOM
18. SMALL CLASSROOM 450 SF
19. INDOOR POOL 7,335 SF
20. POOL STORAGE / EQUIPMENT
21. WEIGHT / FITNESS 1,945 SF
22. AEROBICS ROOM 3,510 SF
23. MAINTENANCE
24. JANITOR
25. STIRRING ROOM
26. STABIL PAD
27. FIRST AID
28. LIFE GUARD
29. POOL CONTROL POINT
30. CHILD CARE
31. EXERCISE FACILITY
32. MECH / ELECTRICAL / STORAGE
33. RUNNING TRACK 3,565 SF
34. NEW PARKING
35. VAN / BUS PARKING
36. TENNIS COURTS
37. PHASE TWO
38. LINE OF EXISTING BUILDING



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

CONCEPTUAL SITE / FLOOR PLAN (REV) ONE

7/14 ARCHITECTS / WATCH 11. 2009

CONCEPT OF UPGRADED FACILITY

1. ENTRANCE LOBBY
2. CONTROL POINT
3. INTERNET / LOUNGE
4. OFFICES 7.28% S=

- a. **organizer** specialist
- b. **holding** no temp
- c. **temp / seasonal**
- d. **main** events, high
- e. **comm** events sec
- f. **max** office
- g. **secretary**
- h. **rec** coord name
- i. **division** head
- j. **conference** room
- k. **chemistry** room
- l. **expansion**
- m. **fully** work room
- n. **office** manager
- o. **recorder** source
- p. **main** events upon office
- q. **pool** office
- r. **police** force
- s. **division** manager
- t. **assistant** div ch
- u. **superior** 10's
- v. **meeting** room
- w. **department** head
- x. **assistant** department
- y. **executive** secretary
- z. **break** room / kitchen

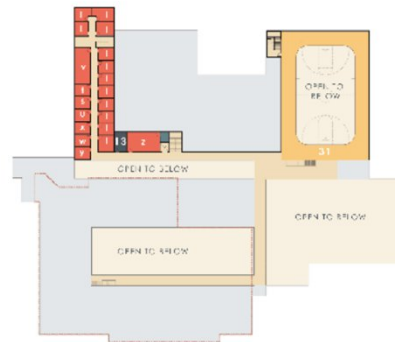
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|-----|----------------------------|----------|
| 5. | STORAGE | 2,008 SF |
| 6. | MULTI-PURPOSE ROOM | 2,498 SF |
| 50. | MULTI-PURPOSE RM 5 STORAGE | 373 SF |
| 7. | REST ROOM | |
| 8. | LARGE CLASSROOM | 1,729 SF |
| 9. | SERVICE CORRIDOR | |
| 10. | MECHANICAL ROOM | |

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|----|--------------------------|----------|
| 11 | DOCK | |
| 12 | BASKETBALL COURT | 8,000 SF |
| 13 | STORAGE | |
| 14 | MAINTENANCE STORAGE | |
| 15 | PARTY ROOM | 40' x 5' |
| 16 | FAMILY CHANGE ROOM | |
| 17 | SMALL CLASSROOM | 750 SF |
| 18 | INDOOR POOL | 7,385 SF |
| 19 | POOL STORAGE / EQUIPMENT | |
| 20 | WIDGET / FITNESS | 1,495 SF |

- | | | |
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| 21. | AEROBICS ROOM | 2.5'0" 5F |
| 22. | MAINTENANCE | |
| 23. | JANITOR | |
| 24. | SPINNING ROOM | |
| 25. | STYLISH PAD | |

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

31. RUNNING TRACK 2.265 SF
32. NEW PARKING
33. VAN / BUS PARKING
34. TENNIS COURTS
X PHASE TWO
LINE OF EXISTING BUILDING



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER
CCKCFPTLAL SITE 2 FLOOR PLAN LEVEL TWO

PLA ARCHITECTS / MARCH 14, 2003

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. ELEVATOR LOBBY
4. OFFICES / OFFICE
5. OFFICE / RECEPTION
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100. OFFICE / RECEPTION



THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER
CONCEPTUAL SITE / FLOOR PLAN / VISUAL
PHASE INFO
TMA ARCHITECTS / JANUARY 2019

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. CORRIDOR / POOL
3. ELEVATOR / LOBBY
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THE SANDY CITY PARKS AND RECREATION ADMINISTRATION
COMMUNITY CENTER AT ALTA CANYON RECREATION CENTER
CONCEPTUAL SITE / 1.000 PLAN / 1.000 CHIT
7/14 ARCHITECTS / WATSON 11. 2015

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.



GENERAL FUND FINANCIAL PLAN

MARCH 2019



AGENDA

- Sandy City Goals and Financial Objectives
- Summary of Historic Prioritization and Efficiency Measures
- Review Modeling Assumptions
- Scenario Analysis
- Property Tax Impact Summary

CITY GOALS

- ❑ Maintain and improve basic core municipal services
- ❑ Maintain integrity of residential neighborhoods and preserve property values
- ❑ Preserve and improve public infrastructure and transportation systems
- ❑ Preserve and expand existing businesses / seek new clean commercial businesses
- ❑ Develop and improve the city's recreational trails and increase recreational opportunities
- ❑ Develop and maintain community facilities
- ❑ Strengthen communications with citizens, businesses, and other institutions
- ❑ Maintain a highly qualified employee workforce

FINANCIAL PLAN OBJECTIVES

Prioritization

- ▣ Evaluate existing services

Efficiency

- ▣ Control of prioritized services (remove low priorities, control growth, scope creep, allocation strategies etc.)

Revenue Generation

- ▣ What new revenue is needed for unfunded priorities, inflation and level of service impacts

PRIORITIZATION & EFFICIENCY

Technology Initiatives

- ❑ The City has undertaken a number of technology initiatives in recent years to streamline and improve operational efficiencies.
- ❑ As an expense saving measure during the height of the recession, City staff extended the expected useful life for much of the City's IT Capital.

Staffing Levels

- ❑ As a result of the 2008 Great Recession, the City made a number of reductions to the allocated FTE's in the City's staffing plan. In FY2008, just prior to the economic downturn, the City listed a total of 646.48 FTE's in its staffing plan. By FY2012 this figure had decreased to 574.6. As of FY2019, the number of FTE's in the City has risen to 610.78; remaining below the pre-recession totals.

Budget Reductions

- ❑ At the outset of FY2019, the City Staff made approximately \$1.5M in reductions to the General Fund's base budget.

PRIORITIZATION & EFFICIENCY

Passports

- ❑ The City Recorder's office began assessing application and execution fees for passport services. collecting a significant amount of revenue for the General Fund.

Justice Court

- ❑ In January 2013, the court began operating with one full time judge instead of its historical 1.6 judicial FTEs.
- ❑ Since 2014, the Justice Court has made incremental adjustment to becoming a paperless court.

Fleet

- ❑ Based on an oil analysis, the City extend oil change intervals and identified corrective actions to extend useful life.
- ❑ GPS (GeoTab) installation on all City vehicles to monitor idling (fuel costs) and safety (seatbelts and hard driving/speeding).
- ❑ As another expense saving measure by the City in recent years, there has been a cap on the City's Fleet O&M Charges. Since FY2015, staff have limited O&M Charges to \$2.2M for fleet repairs. This has saved all city departments and funds from increased charges but inhibited some of the City's fleet operational needs.

PRIORITIZATION & EFFICIENCY

Parks and Recreation

- ❑ The Parks and Recreation Department has completed several initiatives that have reduces costs through the development of alternative energy sources (solar power), reduced water utilization, online registrations, green waste recycling, and technology upgrades (motion sensors, electric golf carts, computerized irrigation systems, etc.).

Public Safety

- ❑ In order to provide better coverage and maximize the number of on duty officers at any given point, City Police recently switched to a new staffing schedule. Officers now have the option of working four 10-hour shifts or three 13-hour shifts.
- ❑ In FY2017 Sandy City began to contract with Gold Cross to collect ambulance fees. Previously the City had handled ambulance billing services in house via an ambulance billing clerk. The new contract with Gold Cross has improved collection rates by 15%.
- ❑ Switched dispatch services from VECC to Salt Lake City producing cost savings.

FINANCIAL PLAN OBJECTIVES

□ REVENUE GENERATION

- **Property Tax** – Most stable source, rate controlled by City Council
- **Sales Tax** – Fluctuates with economy, State Legislature controls the distribution formula
- **Franchise Fees** – More stable than sales tax but not as stable as property tax. Limited to maximum of 6% on gas and electric, 3.5% on telecommunications (the City's franchise tax revenue is declining)
- **Building and Development Fees** – Unpredictable and decrease near buildout, usually cover reimbursement of actual staff time and processing expense

FINANCIAL PLAN OBJECTIVES

- Challenges Affecting the General Fund:
 - Loss of Buying Power
 - Level of Service/Growth Issues
- Is the General Fund able to keep up with both inflation and growth?
 - Understanding the Certified Tax Rate Formula and Truth in Taxation

FINANCIAL PLAN OBJECTIVES

Certified Tax Rate

- Based on Assessed Value of Real, Personal and Centrally Assessed Property in the City
- Less Redevelopment Areas, Board of Equalization Adjustments and adjusted for Five-year average Collection Rate
- Certified Tax Rate = Revenue Neutrality plus **New Growth**

PROPERTY TAXES 101

Property Tax Demonstration
Year 1

House 1

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 2

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 3

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 4

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 5

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 6

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 7

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 8

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 9


Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

House 10

Mkt Value	181,818
Tax Value	100,000
Tax Bill	1,000

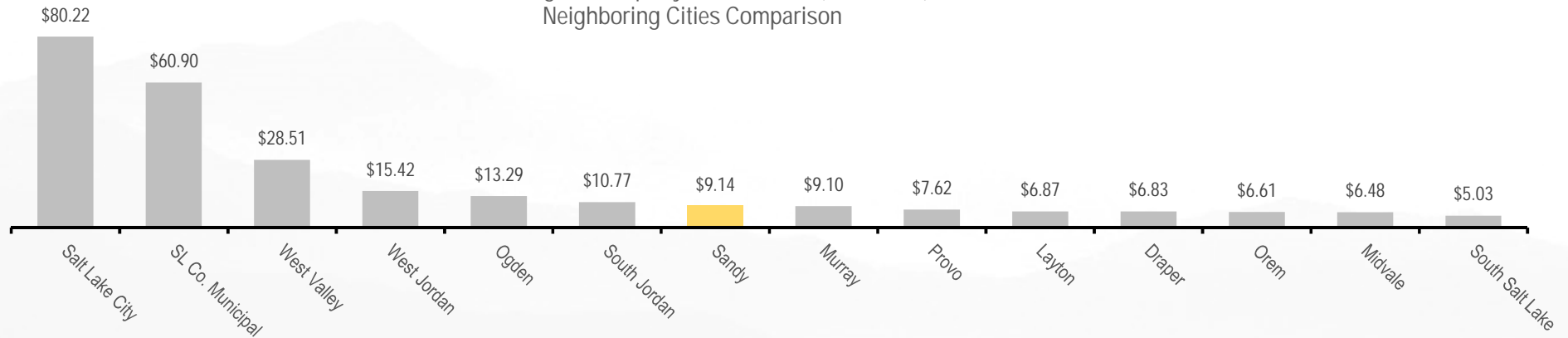
Entity

Total Base Mkt Value	1,818,182
Total Base Tax Value	1,000,000
Tax Revenue Base	10,000
Tax Revenue New Grow	-
Total Tax Revenue	10,000
Tax Rate	1.00%



BENCHMARKING

2018 Budgeted Property Tax Revenue (in millions)
Neighboring Cities Comparison



2018 Residential Property Tax
Neighboring Cities Comparison



Includes: *UFA & UPD Rates, **UFA Rate, ***Rate for Library Services
Assumes a \$350,000 Residential Property Value
Source: taxrates.utah.gov

MODEL ASSUMPTIONS

- ❑ MODEL ASSUMES 2019 BUDGETED REVENUES AND EXPENSES
- ❑ FUTURE ASSUMPTIONS (2020-2023) REGARDING PRIMARY REVENUES:

	FY 2020	FY 2021	FY 2022	FY 2023
Property Tax	2.00%	2.00%	1.00%	1.00%
Sales Tax	2.50%	2.50%	2.50%	2.50%
Franchise Tax	-1.0%	-1.0%	-1.0%	-1.0%
Motor Vehicle Fee	-0.65%	-0.65%	-0.65%	-0.65%
Licenses & Permits	-5.00%	1.25%	1.25%	1.25%
State Road Funds	3.50%	3.50%	3.50%	3.50%
Charges for Service	2.00%	2.00%	2.00%	2.00%

Historic (2000 – 2018)	Historic 10-Year	Historic 3-Year
3.52%	2.75%	6.12%
2.49%	1.05%	4.46%
4.33%	0.79%	-3.86%
-1.05%	-1.80%	1.73%
2.44%	1.20%	4.38%
-0.30%	-0.17%	3.12%
7.40%	5.47%	2.14%

MODEL ASSUMPTIONS

❑ ASSUMPTIONS REGARDING PRIMARY EXPENDITURES:

■ Annual Base Increase Assumptions (Due to Inflation & Natural Growth)

Base % Increase/Decrease	2020	2021	2022	2023
Personnel	3.75%	3.00%	3.00%	3.00%
Materials & Supplies	1.00%	1.00%	1.00%	1.00%
External Services	2.50%	2.50%	2.50%	2.50%
Internal Services	15.00%	8.00%	8.00%	8.00%
Equipment & Improvements	8.00%	8.00%	8.00%	8.00%
Capitalized Internal Services	7.69%	7.14%	6.67%	6.25%

Historic (2000 – 2018)	Historic 10-Year	Historic 3-Year
3.65%	2.15%	2.97%
2.76%	-0.03%	1.42%
5.54%	2.48%	8.48%
-1.68%	1.90%	0.08%
6.21%	7.88%	31.16%
0.00%	-0.62%	-4.99%

- Personnel: Based on 3-Year Historic Growth
- Materials & Supplies: Modeled Based on Slight Increase, Adds Approximately \$50K to Base
- External Services: Modeled Based on 10-Year Historic Growth, Adds Approximately \$40K to Base
- Internal Services: Increase Needed to Catch Up with Operational Costs Related to Fleet (parts and fuel) and IT
- Equipment & Improvements: Modeled Based on 10-Year Historic Growth, Adds Approximately \$10K to Base
- Capitalized Internal Services: Based on Adding \$100K to Base Expense to Catch up to Rising Fleet Replacement Costs.

MODEL ASSUMPTIONS

❑ ASSUMPTIONS REGARDING ADDITIONAL O&M EXPENDITURES:

- New O&M Expenditures are Based on Preliminary Estimates from Fall
- Inflationary Increase: 3%
- Ongoing O&M Increases for 2020:
 - Personnel: \$492K
 - External Services: \$82K
 - Internal Services: \$6K
- Model Includes Other One-Time O&M Expense Increases in 2021-2023

MODEL ASSUMPTIONS

❑ ASSUMPTIONS REGARDING CAPITAL IMPROVEMENT PLAN (CIP):

Revenues	2020	2021	2022	2023
CIP Expense	50,226,399	29,052,931	11,512,069	31,794,357
Other Funding Sources (Grants, Impact Fees, Road Funds, Etc.)	25,828,974	12,398,923	5,034,383	5,708,777
General Fund Need	\$24,397,425	\$16,654,008	\$6,477,686	\$26,085,580

■ Major CIP Impacts on General Fund Include:

- Parks and Recreation Building, Alta Recreation Center
- Phase II Public Works Facility
- Monroe Street Extension and Improvements
- Fire Station #31 Relocation/Expansion
- Various Bridge Projects
- Wasatch Blvd Overlay
- Other City-Wide Road Projects
- Gateway Beautification Projects
- Other Parks and Recreation Improvements

SCENARIO ANALYSIS

■ Scenario 1: Baseline Analysis

- No Property Tax Increase
- Inclusion of New O&M and CIP
- No New Debt

Comparison of Revenues and Expenses

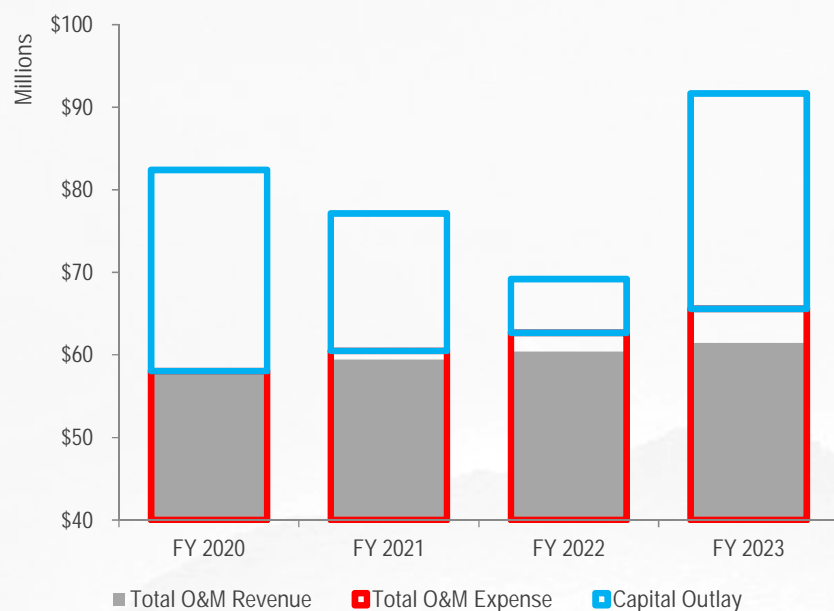
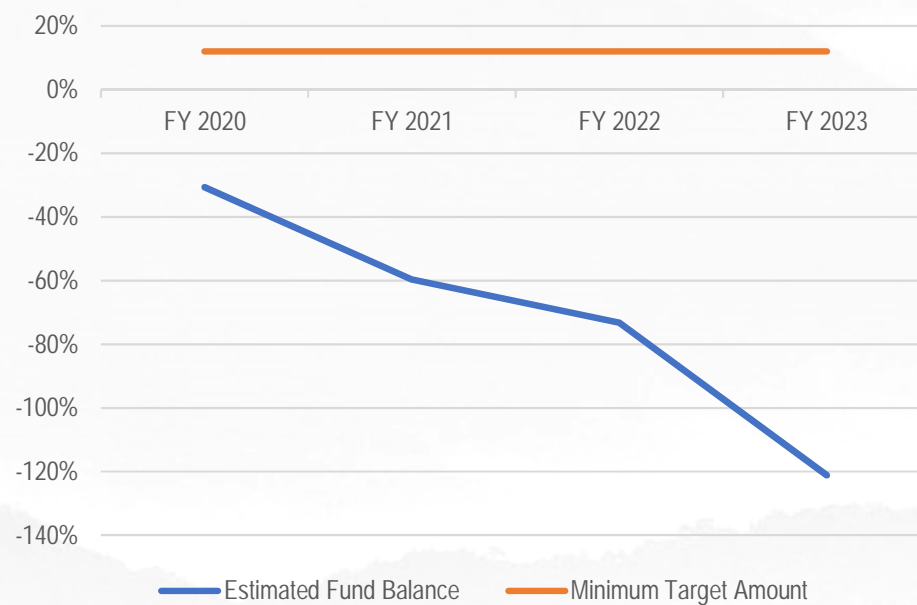


Illustration of Fund Balance as % of O&M Revenue



SCENARIO ANALYSIS

Scenario 2: Pay-as-You-Go

- 314% Property Tax Increase Needed to Mitigate Funding Gap in 2020
- Inclusion of New O&M and CIP
- No New Debt

Comparison of Revenues and Expenses

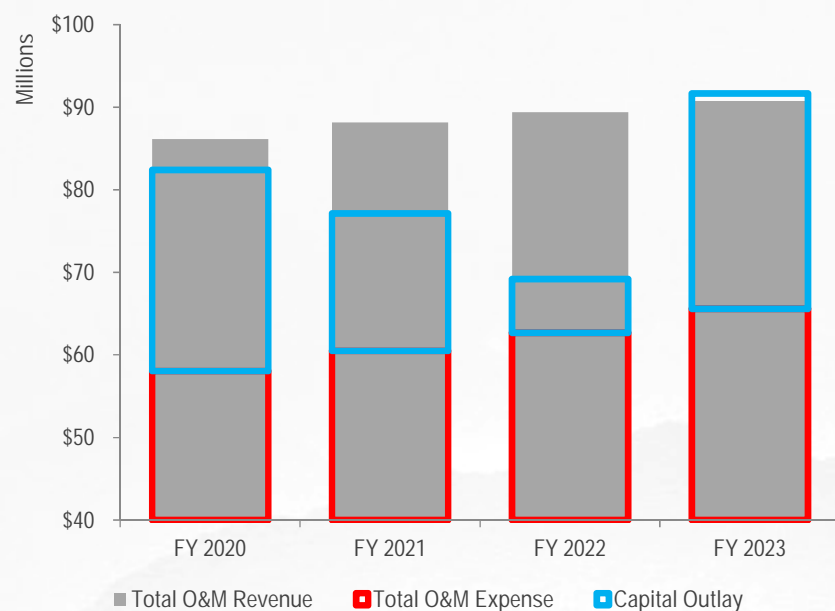
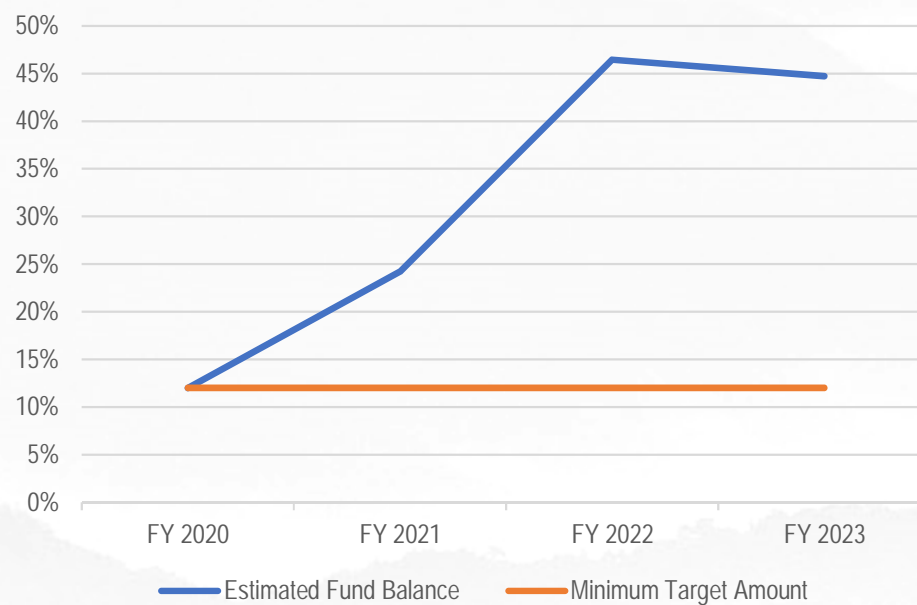


Illustration of Fund Balance as % of O&M Revenue



SCENARIO ANALYSIS

Scenario 3: Pay-as-You-Go & Debt Financing

- Property Tax Increases Needed to Mitigate Funding Gap, Assuming New Debt

	2020	2021	2022	2023
Property Tax Increase Needed	38%	12%	15%	12%

- Inclusion of New O&M and CIP
- Including New Debt in 2020 and 2023

Comparison of Revenues and Expenses

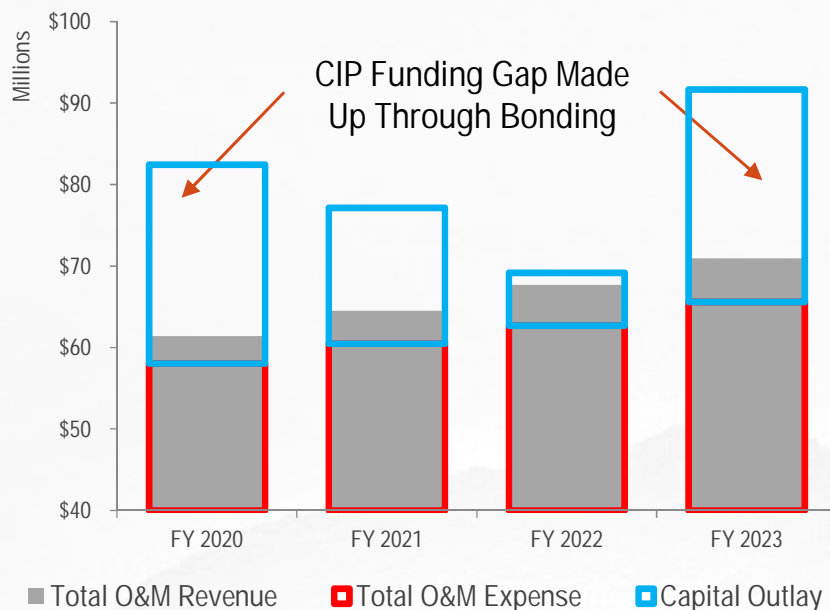
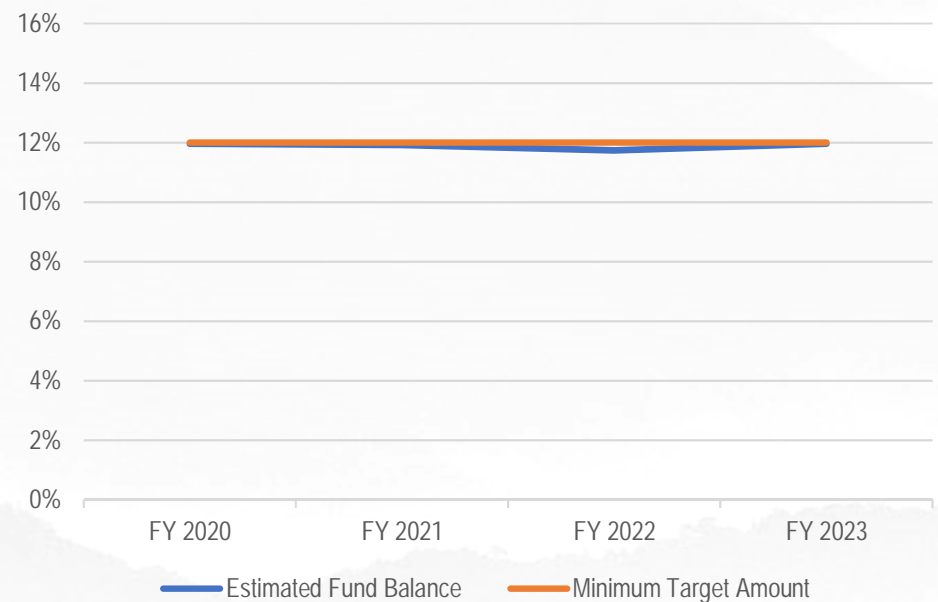


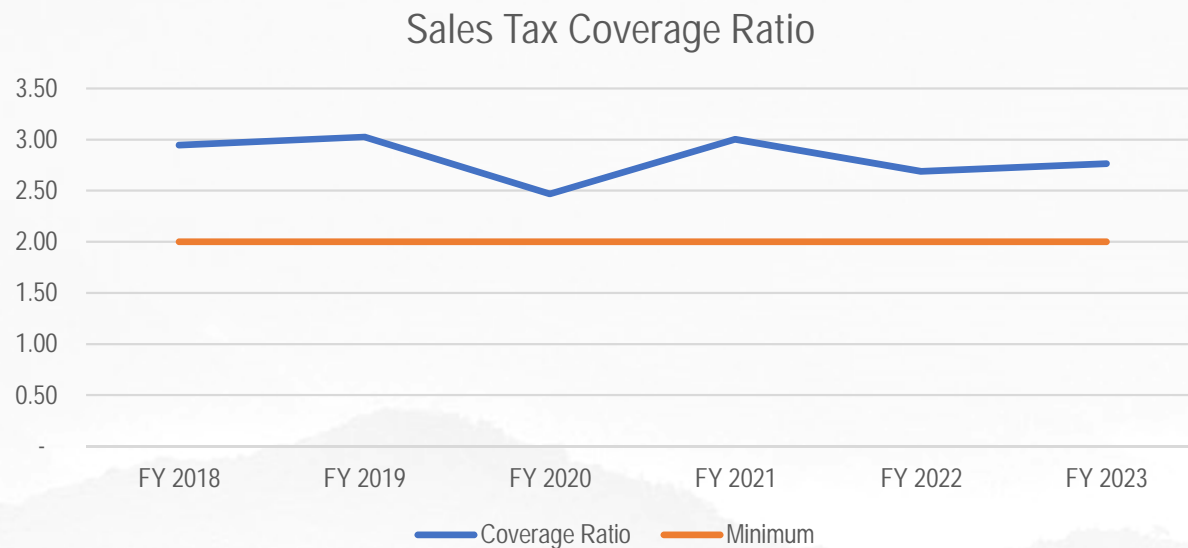
Illustration of Fund Balance as % of O&M Revenue



SCENARIO ANALYSIS

- Scenario 3: Pay-as-You-Go & Debt Financing
 - Bonding Assumptions

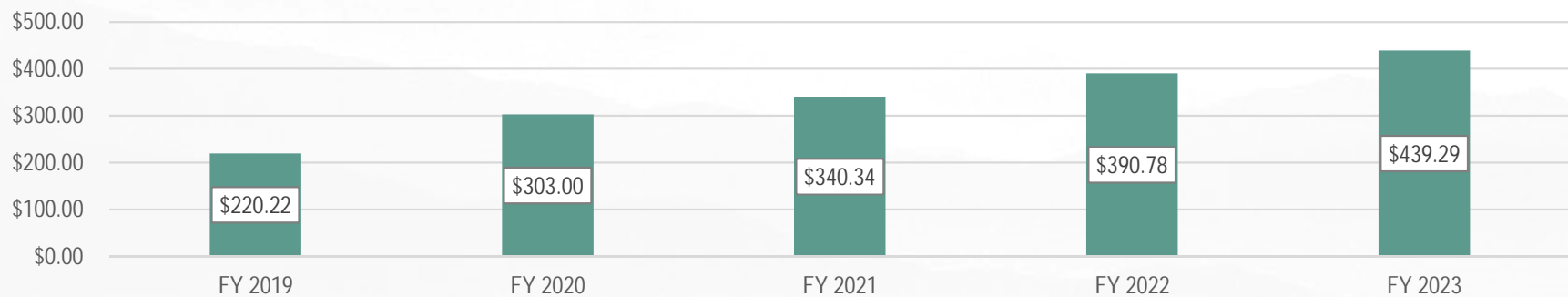
Potential Bonds	2020	2021	2022	2023
Rate	4.0%	4.0%	4.0%	4.0%
Years	25	25	25	25
PAR Amount of Bonds	\$40,800,000	-	\$33,150,000	-
Cost of Issuance	2%	2%	2%	2%



SCENARIO ANALYSIS

■ Scenario 3: Pay-as-You-Go & Debt Financing

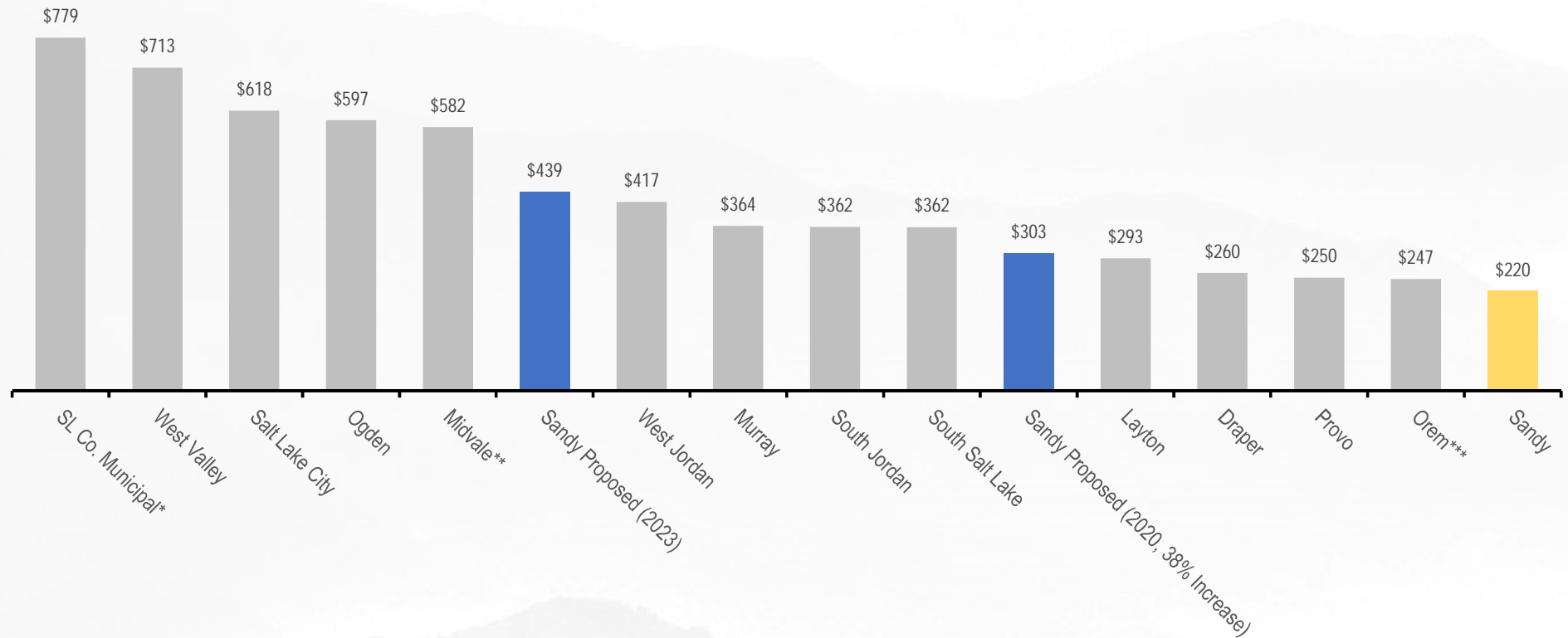
Estimate of Annual Impact (Avg. Home of \$350K)



	2019	2020	2021	2022	2023
Needed General Fund Property Tax Revenues	-	\$3,371,393	\$1,602,108	\$2,184,053	\$2,122,435
Average Home Value	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Taxable Value	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500
Certified Tax Rate (General Operations)	0.001144	0.001144	0.001574	0.001768	0.002030
General Tax Levy Increase	-	0.000430	0.000194	0.000262	0.000252
Combined Levy	0.001144	0.001574	0.001768	0.002030	0.002282
Combined Tax Bill	\$220.22	\$303.00	\$340.34	\$390.78	\$439.29
Annual Increase		\$82.78	\$37.34	\$50.44	\$48.51
Monthly Increase		\$6.90	\$3.11	\$4.20	\$4.04
Percent Increase		38%	12%	15%	12%

BENCHMARKING

2018 Residential Property Tax
Neighboring Cities Comparison (with Scenario 3 Increases)*



Includes: *UFA & UPD Rates, **UFA Rate, ***Rate for Library Services
Assumes a \$350,000 Residential Property Value
Source: taxrates.utah.gov

*Assumes other Taxing Entities Remain Constant

CONCLUSION

▣ Next Steps

- ▣ Prioritization of Operational and Capital Needs
- ▣ Identify Additional Funding Needs
- ▣ Evaluate Funding Options
- ▣ Refine Scenarios
- ▣ Establish Action Plan

CONTACT INFORMATION

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Fred Philpot IV

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CITY, UT 84101

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Sandy Public Works

Phase 2 Budget Update

Revision Date:

1/24/20

		November 2017 DD Estimate		Phase 1 GMP	Phase 2 Budget January 2020 (CD Estimate)
Building Elements	Unit Cost	Phase 1	Phase 2		
Gross Building Area:		16,139	67,930		
Admin Building & Site Work		\$ 3,443,200			
Fleet & Vehicle Storage Buildings			\$ 8,735,000		\$ 9,826,875
Phase 1 PV (Admin Building 24KW)			\$ 60,000		\$ 67,500
Phase 2 PV (Fleet & Vehicle Storage 120KW)			\$ 300,000		\$ 337,500
Phase 2 PV (Covered Parking 74KW)			\$ 185,000		\$ 208,125
Subtotal:		\$ 3,443,200			\$ 10,440,000
Site Elements	Unit Cost				
Utility Relocation - Centurylink		\$ 15,000			
Fuel Island			\$ 435,000		\$ 489,375
Brine Storage			\$ 122,517		\$ 137,832
Covered Vehicle Storage			\$ 516,720		\$ 581,310
Bulk Storage			\$ 288,160		\$ 324,180
Phase 2 Site			\$ 3,334,863		\$ 3,751,721
Carwash System Allowance			\$ 150,000		\$ 168,750
Carwash Equipment Building Expansion (100 SF)	\$ 190.00		\$ 28,500		\$ 32,063
Carwash East Bay Expansion (200 SF)	\$ 210.00		\$ 63,000		\$ 70,875
Subtotal:		\$ 3,458,200	\$ 13,432,260		\$ 5,556,105
Construction Subtotal:					\$ 15,996,105
Inflation Factor (Phase 2, 18-20 month delay)	10.0%				\$ 1,599,611
Construction Contingency	2.0%				\$ 316,367
Contractor Fee (Assume Ascent Construction):	12.5%				
Construction Total:		\$ 3,890,475	\$ 15,111,293	\$ 4,378,961	\$ 17,912,083
Project Soft Cost					
FFE Budget		\$ 132,983	\$ 205,275	\$ 132,983	\$ 257,730
Construction Testing (Cost plus 10%)	0.5%	\$ 19,299	\$ 67,161	\$ 19,299	\$ 159,961
Builders Risk Insurance	0.3%		\$ 82,953	In GMP	\$ 95,977
Owner Change Order Contingency	1.0%	\$ 34,432	\$ 829,531	In GMP	\$ 159,961
Inflation Factor (Phase 1 DD Estimate)	1.5%	\$ 51,873		In GMP	In Phase 1
Inflation Factor (Phase 2 DD Estimate)	5.0%		\$ 661,943		
Part One Arch Design Fees		\$ 4,610		\$ 4,610	In Phase 1
Part Two Fees Arch Design Fee		\$ 28,800		\$ 28,800	In Phase 1
Part Three Architectural Design Fees (Phase 1 Permit)	6.0%	\$ 874,395		\$ 874,395	In Phase 1
Phase Two Arch Added Scope Design Fee (PV, Carwash)	6.0%				\$ 53,089
Phase Two Arch Inflation Increase Fee (5% @ DD Estimate)	5.0%				\$ 8,271
Bidding & CA Fee	25%	\$ 58,924	\$ 292,675	\$ 58,924	\$ 292,675
FFE Design Fee	6.0%	\$ 7,979	\$ 12,317	\$ 7,979	\$ 15,464
Impact / Utility Fees	0.50%				\$ 89,560
Total Project Cost:		\$ 5,103,769	\$ 17,263,147	\$ 5,505,950	\$ 19,044,771
		DD Estimate	DD Estimate	Phase 1 Cost	Phase 2 Cost

*New estimate items, or modifications, are highlighted in yellow

City Facilities Master Plan Update

Public Works Facility

Original Existing Site Estimate			Updated Existing Site Estimate			Budgeted/ Completed*	Total Needed	Total Increase
Land	Building	Total	Land	Building	Total			
\$ -	\$ 21,000,000	\$ 21,000,000	\$ -	\$ 25,336,713	\$ 25,336,713	\$ 5,890,550	\$ 19,446,163	\$ 4,336,713

Estimate was updated by JRCA in the spring of 2019 and Mike Gladbach believes it's still a good estimate as of November 2019

*Includes \$159,133 in budgeted grant funding for LID site work on phase 2

Parks & Recreation Building

Original Existing Site Minimum Estimate			Updated Existing Site Minimum Estimate			Budgeted/ Completed	Total Min Needed	Total Min Increase
Land	Building	Total	Land	Building	Total			
\$ -	\$ 3,700,000	\$ 3,700,000	\$ -	\$ 5,300,000	\$ 5,300,000	\$ -	\$ 5,300,000	\$ 1,600,000

Original Existing Site Maximum Estimate			Updated Existing Site Maximum Estimate			Budgeted/ Completed	Total Max Needed	Total Max Increase
Land	Building	Total	Land	Building	Total			
\$ -	\$ 4,500,000	\$ 4,500,000	\$ -	\$ 6,100,000	\$ 6,100,000	\$ -	\$ 6,100,000	\$ 1,600,000

Estimate was updated from a study by the Parks & Rec department a couple years ago

Fire Station 31

Original New Location Minimum Estimate			Updated New Location Minimum Estimate			Budgeted/ Completed*	Total Min Needed	Total Min Increase
Land	Building	Total	Land	Building	Total			
\$ 1,500,000	\$ 5,000,000	\$ 6,500,000	\$ 1,500,000	\$ 5,000,000	\$ 6,500,000	\$ 1,500,000	\$ 5,000,000	\$ -

Original New Location Maximum Estimate			Updated New Location Maximum Estimate			Budgeted/ Completed*	Total Max Needed	Total Max Increase
Land	Building	Total	Land	Building	Total			
\$ 2,000,000	\$ 5,000,000	\$ 7,000,000	\$ 1,500,000	\$ 5,500,000	\$ 7,000,000	\$ 1,500,000	\$ 5,500,000	\$ -

Estimate was updated based on Murray's headquarter fire station that was built last year, needs to be refined

Estimate does not include sale of current Station 31 site (\$1,000,000 originally estimated)

*Reflects estimated amount spent on portion of Wasatch Shadows property anticipated to be used for Station 31 site, needs to be refined

Alta Canyon Recreation Center

Original Reduced Upgrade Estimate			Updated Reduced Upgrade Estimate			Budgeted/ Completed	Total Min Needed	Total Min Increase
Land	Building	Total	Land	Building	Total			
\$ -	\$ 6,100,000	\$ 6,100,000	\$ -	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 3,900,000

Original Full Upgrade Estimate			Updated Full Upgrade Estimate			Budgeted/ Completed	Total Max Needed	Total Max Increase
Land	Building	Total	Land	Building	Total			
\$ -	\$ 11,000,000	\$ 11,000,000	\$ -	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 20,000,000	\$ 9,000,000

Estimate was updated based original bid in 2009 plus cost escalation

Estimate does not include sale of property adjacent to Alta Canyon Recreation Center Property (updated estimate is \$1,400,000)

Original estimates did not include upgrade option with no Parks & Rec offices but with indoor pool (updated estimate is \$15,000,000)



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Salt Lake County
Salt Lake County Council
ZAP Recreational Application
12/1/2015 deadline

Sandy City Parks and Recreation

Alta Canyon Recreation and Community Center Expansion and Remodel

\$ 7,685,727 Requested
\$ 10,000,000 Total Project Cost

Project Contact

Jetta Valentine
jvalentine@sandy.utah.gov
Tel: 801-568-4601

Additional Contacts

dmedina@sandy.utah.gov,
tasay@sandy.utah.gov,
searl@sandy.utah.gov

Sandy City Parks and Recreation

9565 S Highland Dr
Sandy, UT 84092

Telephone 801-568-4601

Fax

Web www.sandy.utah.gov/parks

Sandy Parks and Recreation Director

Scott Earl
searl@sandy.utah.gov

Other Contacts

Secondary Contact

1. First Name

Dan

2. Last Name

Medina

3. Telephone

801-568-2911

4. Email

dmedina@sandy.utah.gov

Budget Contact

5. First Name

Todd

6. Last Name

Asay

7. Telephone

801-568-2912

8. Email

tasay@sandy.utah.gov

Pre-Qualification

Application Questions

1. Please provide the address of your project.

Address, City, State, Zip (please use this format in the space below). If this is a trail list the approximate location of a trailhead.

Alta Canyon Sports Center
9565 S Highland Dr
Sandy, UT 84092

2. Will Salt Lake County be responsible for the ongoing operations and maintenance for the project?

If Yes, include annual cost estimate for operations and maintenance along with information on any new employees that may be required.

- ☒ No
☐ Yes

3. Place a mark by the item that best describes your project:

- ☐ Land acquisition (for a park, open space or recreational facility)
☐ New Recreation Center
☐ Park Development
☒ Renovation or remodel of an existing recreation center
☐ Trail
☐ Cultural facility
☐ Other:

4. Describe the project.

i.e. recreation center, trail, splash pad, etc.

This project is for the expansion and renovation of the Alta Canyon Sports Center, an existing recreation center in Sandy, UT. Alta Canyon was built in 1984 after the formation of the Alta Canyon Special Service Tax District. From 1984 until 2003 the center was operated under the direction of the Alta Canyon Board of Trustees. Out of necessity, in 2003 the district entered into an interlocal agreement with Sandy City and the City took over operations of the center.

While the 31-year-old recreation center is functioning well, it is in need of improvement to meet the fitness and recreational needs of the community it serves. The new amenities included in the expansion and renovation will improve current offerings as well as create new opportunities.

Sandy City is committed to continuing the development of this area. Six Pickleball courts are scheduled for construction at the adjacent park in spring 2016.

5. Describe the size of this project, i.e. number of acres, square footage, trail miles, etc.

26,905 square feet (new) + 21,408 square feet (existing) = 48,313 square feet (total)

6. What amenities are included in this project?

New Amenities:

Indoor gymnasium
Indoor track
Aerobics/multi-purpose room
Weight/fitness area
Parking
Storage

Reconstructed/Renovated Amenities:

Pool equipment
HVAC air handler
Front lobby
Locker rooms
Childcare center

Existing Amenities:

Outdoor Olympic swimming pool
 - Three diving boards (two one-meter boards and one three-meter board)
 - Water slide
 - Outdoor splash pad
 Racquetball courts
 Outdoor jogging path (.5 miles)
 Outdoor work out station
 Outdoor playground

7. Efficiencies: Define the self-sufficiency of the project's operations

Currently Alta Canyon budget is self-sustaining. This budget is available upon request. The additional amenities added during the project will provide additional programming opportunities, which will ultimately create additional revenue to continue the sustainability of the center. This sustainability is displayed in a revenue/expense feasibility study conducted by EDA Sports for this project. According to the study the annual carry-over potential could be up to \$250,000 per year. This amount would be in addition to the current Alta Canyon annual carry-over averaging \$29,800 per year. The total annual carry-over will support on-going capital projects, improvements, and equipment replacement.

With the land secured, there will be no debt service, which will contribute to the sustainability of the center.

8. Efficiencies: Define the environmental efficiencies incorporated in the project for example: energy conservation options, water conservation measures, etc.

Energy efficiencies in the new building will include items such as led lighting, high efficiency HVAC, and use of natural light. As part of the remodel we plan to replace the 30 year old HVAC air handler, pool boiler and evaluate solar heating options for the pool.

Close attention will be paid to landscaping surrounding the building to focus on water conversation.

9. Define the population served by the project in terms of both number and demographics.

Alta Canyon Recreation Center is located in the south east quadrant of the county and the county Master plan shows there is a need for additional recreation opportunities. While Alta Canyon is an existing Center the expansion will allow for additional year around opportunities for recreation. The Center is close to the mouth of Little cottonwood Canyon and across the street from a large UTA Park and Ride location. This gives us a unique opportunities to provide service to the entire county, as demonstrated by our participation map provided in additional documentation.

Participation in Alta Canyon fitness classes and recreation programs totaled 36,729 for fiscal year 2015 and has a current membership count of 2,050. Membership includes access to the fitness facilities year-round as well as the outdoor swimming pool during the summer months. 75% of those members are Sandy City residents.

The Center is also utilized by local schools. Students use the facilities to learn and practice racquetball, tennis and swimming.

10. Document how this project fits the parks and recreation master plan or demonstrates a critical community need. The advisory board will be taking into account geography of both past and proposed projects when evaluating applications.

Detail any unique aspects or special considerations the advisory board should be aware of pertinent to evaluating the project proposal. The masterplan can be found in the "Additional Resources" section of this application.

The services provided at Alta Canyon were included in the needs assessment for the Salt Lake County Parks and Recreation Master Plan. The original building was built based on the population in 1984. Sandy City's population has increased by nearly 40,000 in last 35 years. With the increased population, the current building has need for expansion to meet the current demographic.

In the Master Plan, the most important amenities according to those surveyed include: trails, open space, unprogrammed lawn area, children's playgrounds, pavilions and swimming pools. With this expansion, Alta Canyon would become a destination for all of those amenities.

This project would leave space to include additional phases in the future, including an indoor swimming pool.

11. Identify other organizations that support and endorse the project and describe how the project benefits them.

Indicate whether a letter of support has been included with this application. See "Documents" tab to upload these letters.

Sandy City Council (Letter of support attached)
 Alta Canyon Board (Letter of support attached)
 Sandy Parks, Recreation and Trails Committee (Letter of support attached)
 Sandy Chamber of Commerce (Letter of support attached)

URPA (Letter of support attached)

Revenue and Expenses

Revenues	Funds Available	Committed/Pledged	Unsecured	Total
Applicant Contributions (describe in narrative below)	\$ 2,314,273.00			\$ 2,314,273.00
Government Contributions (describe in narrative below)	\$ 0.00			\$ 0.00
Corporate Contributions (describe in narrative below)				\$ 0.00
Foundation Contributions (describe in narrative below)				\$ 0.00
In-kind Contributions (describe in narrative below)				\$ 0.00
Contribution of Land (describe in narrative below)	\$ 0.00			\$ 0.00
Other Contributions (describe in narrative below)	\$ 0.00			\$ 0.00
Other Contributions (describe in narrative below)	\$ 0.00			\$ 0.00
Total	\$ 2,314,273.00	\$ 0.00	\$ 0.00	\$ 2,314,273.00

Project Expenses Summary	Budget Summary
Planning Phase - Sandy City owns the land and project has been planned	\$ 0.00
Design Phase	\$ 1,187,850.00
Construction Administration	\$ 302,400.00
Related Services	\$ 778,000.00
Build Costs - Estimates obtained from Layton Construction	\$ 7,731,750.00
Other Expenses (if you use this line describe in narrative below)	\$ 0.00
Total	\$ 10,000,000.00

Revenue and Expenses Narrative

Revenue:

Sandy City cash match = \$2,314,273

Documents**Documents Requested ***

Detailed Budget - sample budget is included in the "Additional Resources" section of this application.

Schematic drawings, site plans, space programs for the project

Letters of Support addressed to the ZAP Recreation Advisory Board

Video or photographs that articulate your case for support

Annual cost estimate for operations and maintenance, along with information on any new employees that may be required.

Required? Attached Documents *Detailed BudgetFloor PlanAlta Canyon Board Letter of SupportSandy Trails Committee Letter of SupportURPA Letter of SupportSandy City Council Letter of SupportSandy Area Chamber of Commerce Letter of SupportMap of Sandy City Centers and Alta Canyon ParticipationAlta Canyon Operations Budget Estimate

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 45092

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Probable Project Cost Estimate

Project Title:

Alta Canyon Sports Center expansion and remodel

Scope of work to include but not limited to the following:

Design and remodel the existing recreation center with gym, running track, weight, fitness, cardio, & multipurpose rooms.

Item No.	Project Phase	Project Budget	Remarks
1.00 Planning Phase			
1.01	Project Planning	\$ -	1% of Project budget - Facilities Management
1.02	Programming	\$ -	\$20,000 - \$30,000 typical fee for consultant
1.03	Program Verification	\$ -	\$15,000-\$25,000 typical fee for consultant
1.04	LEED planning	\$ -	Variable for consultation
1.05	Land	\$ -	Purchase of land and associated fees (currently owned)
2.00 Design Phase			
2.01	Project Management	\$ 300,000.00	1%-5% of Project Budget. See sliding scale
2.02	Design Consultant	\$642,600.00	8%-10% of Construction, Contingency, FF&E, Artwork
2.03	Specialty Consultant	\$ -	Varies
2.04	Geotechnical Survey	\$ -	soils and geotechnical report (already completed)
2.05	Surveyor	\$ -	\$5,000-\$15,000 for Survey (already completed)
2.06	Printing	\$ 2,000.00	Bid documents. Most bidding is now electronic
2.07	Permits & Fees	\$ 135,000.00	2% of Project Budget for Impact Fees, Building Permits, Utilities
2.08	Design Contingency	\$ 101,250.00	1.5% Project Budget - Owner Contingency
2.09	LEED Registration	\$ 2,000.00	Register Project for Certification
2.10	LEED Design Certification	\$ 5,000.00	Design Review Phase of LEED
3.00 Construction Administration			
3.01	Project Management	\$ 200,000.00	1%-3% of Project budget. See sliding scale
3.02	Special Inspections	\$ 100,000.00	1% of Project Budget
3.03	Hazardous Materials	\$ -	Asbestos Abatement, studies and etc. (no foreseen concern)
3.04	Demolition/site prep	\$ 2,400.00	Varies. Demo existing buildings, site prep and etc.
3.05	Utilities		Varies. Utility hookups, issues and etc.
4.00 Related Services			
4.01	Closeout/Warranty Inspections	\$ 3,000.00	Facilities Management (\$3,000)
4.02	Furnishings, Fixtures, Equipment	\$ 337,500.00	10%-12% of Construction Budget (5%)
4.03	Phone and Data Equipment	\$ -	1%-2% of Construction Budget (We have existing)
4.04	Facility Artwork	\$ 67,500.00	1% Construction Budget - Public Art Ordinance
4.05	Commissioning	\$ 100,000.00	1% Project Budget - Owner Provided
4.06	Indirect Costs	\$ 202,500.00	3% Required by County for bond projects
4.08	Energy Efficiency PM	\$ 67,500.00	1% of Construction budget
5.00 Build Costs			
5.01	Current Construction Costs	\$6,750,000.00	Construction Estimate (Layton Const. est. inc. remodel cost)
5.02	Construction Contingency	\$ 675,000.00	10%-12% Construction Contingency
5.03	Site Contingency	\$ 202,500.00	3% Potential for unforeseen site conditions and requirements
5.04	Escalation until Construction	\$ 101,250.00	1%-3% for each year beyond estimate
5.06	LEED Construction Certification	\$ 3,000.00	Construction Review Phase of LEED
TOTAL PROJECT BUDGET		\$ 10,000,000.00	Total Project Cost Estimate

1. ENTRANCE LOBBY
2. CONTROL POINT
3. INTERNET / LOUNGE
4. OFFICES 7,266 SF

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

5. STORAGE 2,603 SF
6. MULTI-PURPOSE ROOM 2,528 SF
- 6a. MULTI-PURPOSE RM STORAGE 523 SF
7. REST ROOM
8. LARGE CLASSROOM 1,729 SF
9. SERVICE CORRIDOR
10. MECHANICAL ROOM

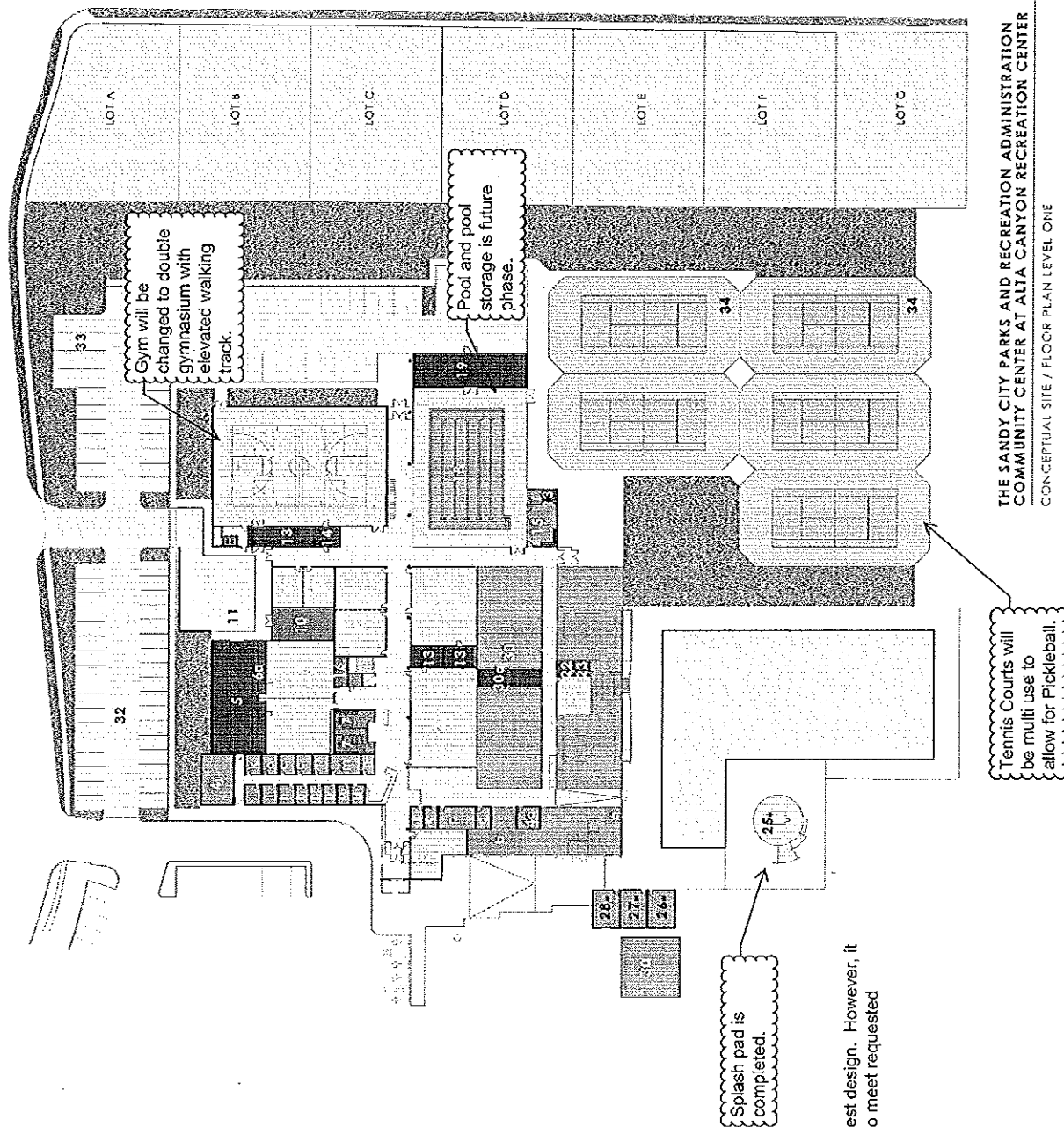
11. DOCK
12. BASKETBALL COURT 8,000 SF
13. STORAGE
14. MAINTENANCE STORAGE
15. PARTY ROOM 481 SF

16. FAMILY CHANGE ROOM
17. SMALL CLASSROOM 720 SF
18. INDOOR POOL 7,525 SF
19. POOL STORAGE / EQUIPMENT
20. WEIGHT / FITNESS 1,495 SF

21. AEROBICS ROOM 5,510 SF
22. MAINTENANCE
23. JANITOR
24. SPINNING 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 3,867 SF
32. NEW PARKING
33. VAN / BUS PARKING
34. TENNIS COURTS
- * PHASE TWO
- LINE OF EXISTING BUILDING



This plan is the latest design. However, it is being adjusted to meet requested funding.

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

CONCEPTUAL SITE / FLOOR PLAN LEVEL ONE

EDA ARCHITECTS / MARCH 14, 2008



Board of Trustees: Stephanie Iuhl (Chair) Larry Miles (Vice-Chair) David Holdsworth Glen Hoover Liz Kemmington Monica Koronkowski Shauna

October 28, 2015

ZAP Recreational Facilities Advisory Board
2001 South State Street N3-200
Salt Lake City, UT 84114-4575

Subject: Support for Sandy City's ZAP funding application

Dear ZAP Advisory Board:

The Alta Canyon Recreation Special Service District enthusiastically supports Sandy City's application for \$12 million in Zoo, Arts & Parks (ZAP) program funding to renovate and expand the Alta Canyon Sports Center.

We are proud that despite its age, the Alta Canyon Sports Center remains a vibrant and increasingly dynamic recreational hub. Program offerings and classes vary widely from Pilates, yoga, Zumba, and Walleyball, to classics like racquetball, tennis, and swimming. The Center has something for everyone despite age, ability or recreational interests.

While the Center is functioning well, offerings are unfortunately limited due to building capacity and amenities. As indicated in the 2015 Salt Lake County Recreation Master Plan, we recognize first hand that there are still unmet recreational needs in this area of the County.

The expansion and remodel of the Alta Canyon Sports Center will meet those needs. In partnership with Sandy City, the investment of ZAP funds will significantly increase building capacity, improve amenities, and deliver first-class recreational opportunities to a broader demographic.

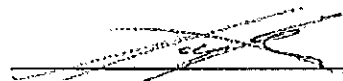
We trust you will view Sandy City's application favorably. Should you have any questions about our support for this application or the Alta Canyon Sports Center, please contact Center Manager Jetta Valentine at (801) 568-4601 or jvalentine@sandy.utah.gov.

Thank you for your service to Salt Lake County residents and for your consideration of Sandy City's application.

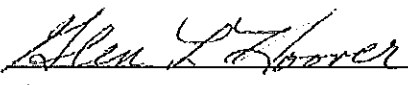
Sincerely,

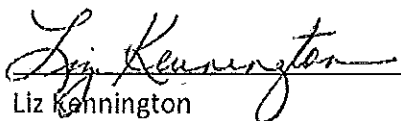
The Alta Canyon Recreation Special Service District Board of Trustees

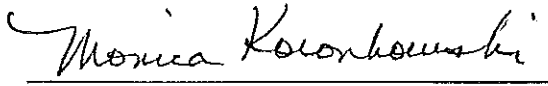

Stephanie Juhl (Chair)


Larry Miles (Vice-Chair)


David Holdsworth


Glen Hoover


Liz Kennington


Monica Koronkowski


Shauna Rohbock



October 28, 2015

ZAP Recreational Facilities Advisory Board
2001 South State Street N3-200
Salt Lake City, UT 84114-4575

Subject: Support for Sandy City's ZAP funding application

Dear ZAP Advisory Board:

The Sandy City Parks, Recreation and Trails committee strongly supports Sandy City's application for the Zoo, Arts & Parks (ZAP) program funding to renovate and expand the Alta Canyon Sports Center.

As a committee that promotes trails, recreation activities and open space we see a big benefit to citizens of Sandy and other neighboring cities to have an up to date facility that can improve and enhance their lives. There are trails that will get patrons to and from the facility along with neighboring parks that can also be utilized.

Thank you for your consideration of Sandy City's application.

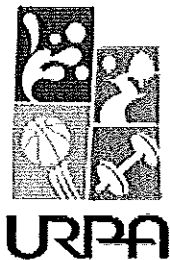
Sincerely,

The Sandy City Parks, Recreation and Trails Committee

Doris Richards

A handwritten signature in cursive script, appearing to read "Doris Richards", written over a horizontal line.

11/5/2015



November 2, 2015

ZAP Recreational Facilities Advisory Board
2001 South State Street N3-200
Salt Lake City, UT 84114-4575

Subject: Support for Sandy City's ZAP funding application

Dear ZAP Advisory Board:

The Utah Recreation & Parks Association (URPA) supports Sandy City's application for the Zoo, Arts & Parks (ZAP) program funding to renovate and expand the Alta Canyon Sports Center.

As the Utah Recreation & Parks Association we are delighted to have Alta Canyon Sports Center as part of the association. Despite the center's age, it remains an energetic and buoyant recreational center. Even though the Center is functioning well, their limited space, building capacity and amenities reduces the offerings they can provide to the community.

Sandy Parks & Recreation is known and respected throughout the state as a prominent department. With the expansion and remodel of the Alta Canyon Sports Center, it is the belief of URPA that the Center will become one of the finest in Salt Lake County. Their partnership with Sandy City and the investment of ZAP funds, the Center will significantly increase center participation as well as deliver superb recreational opportunities to a broader demographic.

We hope you will review Sandy City's application and consider their project as a crucial recreational service to the surrounding community. Should you have any questions about our support for this application please contact URPA President Dan Harrison at (801) 768-7100 or dharrison@lehi-ut.gov.

Sincerely,

Dan Harrison, URPA President

Kim Olson, URPA Executive Director



**Sandy City
Council Office**

10000 Centennial Parkway
Room 231
Sandy, UT 84070
Phone: 801-568-7141

November 10, 2015

ZAP Recreational Facilities Advisory Board:
2001 South State Street N3-200
Salt Lake City, UT 84114-4575

Subject: Support for Sandy City's ZAP funding application

Dear ZAP Advisory Board:

On behalf of the Sandy City Council, thank you for taking the time to consider Sandy City's application for Zoo, Arts & Parks (ZAP) program funds. The City is applying for ZAP funds to help renovate and significantly expand the Alta Canyon Sports Center.

From its beginnings in 1984 until the present, the City Council has steadfastly supported Alta Canyon Sports Center. The Center remains a critical piece of Sandy's recreational offerings and helps meet the demand for recreational facilities in this area of Salt Lake County.

We know however that demographics and tastes in recreation programs have shifted over the years. The Alta Canyon Special Service District Board in partnership with Sandy City's Parks and Recreation Department have done well to align programs and resources to this shifting demand. Unfortunately, recreational opportunities are now limited due to the physical constraints of the facility. An infusion of ZAP program funds will help turn the Alta Canyon Sports Center into a state-of-the-art, modern facility capable of meeting recreational demands for generations.

We respectfully request your support in helping us meet unmet demand for facility-based programs and services in this area of the County by pushing Alta Canyon Sports Center to a new level of excellence.

Sincerely,

Stephen P. Smith, Chairman
Sandy City Council

Sandy Area

CHAMBER OF COMMERCE

Sandy Area Chamber of Commerce
9350 S 160 E #520
Sandy, Utah 84070

Office 801.566.0344
Fax 801.566.0346

www.sandychamber.com

Executive Board:

Chairman: Jay Francis
Executive Vice President of Operations
Larry H. Miller Group of Companies
Chairman-Elect: Doyle Smith
Business Loan Officer
Mountain America Credit Union
Treasurer: Jeff Barnes
Managing Partner, J&J Technical Solutions
Nathan Anderson
Director EVP/Chief Operating Officer
Mountain America Development
President/CEO: Stan Parrish
Sandy Area Chamber of Commerce

Board Directors:

John G. Kimball
Vice President
Real Media
Jed Call
Vice President Business Development
Media One
Brad Snow
CEO/President
ALL-SEARCH & Inspections, Inc.
Paula McFarland
Director Government Financial Compliance
Energy Solutions
Paul Merrill
Director, Comcast Business Mountain Region
Comcast
Michael Allegra
General Manager
UTA
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Peggy Larsen
Senior Vice President of Sales and Marketing
Karen Jones
Store Leader Vice President
Scheels
Dr. Dale Hull
Executive Director
Neurocenter
Rob Brough
Executive Vice President of
Marketing & Communications
Zions Bank
Alan Rindlsbacher
Director of Corporate Marketing
Layton Construction
Amy Rees Anderson
Founder/Managing Partner
Rees Capital
Brent Anderson
Founder/CEO
Living Planet Aquarium
Chad Reynolds
Store Manager
Walmart
Corey Thayne
Plant Manager
BD Medical
Denece Huftalin
President
Salt Lake Community College

November 5, 2015

ZAP Recreational Facilities Advisory Board
2001 South State Street N3-200
Salt Lake City, UT 84114-4575

Subject: Support for Sandy City's ZAP funding application

Dear ZAP Advisory Board:

The Sandy Chamber of Commerce enthusiastically supports Sandy City's application for the Zoo, Arts & Parks (ZAP) program funding to renovate and expand the Alta Canyon Sports Center.

We are proud that despite its age, the Alta Canyon Sports Center remains a vibrant and increasingly dynamic recreational hub. Program offerings and classes vary widely from pilates, yoga, zumba, and walleyball, to classics like racquetball, tennis, and swimming. Special events involving the entire community, including Run Elevated ½ Marathon, Midnight Moon 5K, I-Can Tri Sprint Triathlon (adults & kids) and the very popular Dippin-Dogz. The center has something for everyone despite age, ability, or recreational interests and serves to fulfill family recreational needs.

While the center is functioning well, offerings are unfortunately limited due to building capacity and amenities. As indicated in the 2015 Salt Lake County Recreation Master Plan, we recognize first hand that there are still unmet recreational needs in this area of the county.

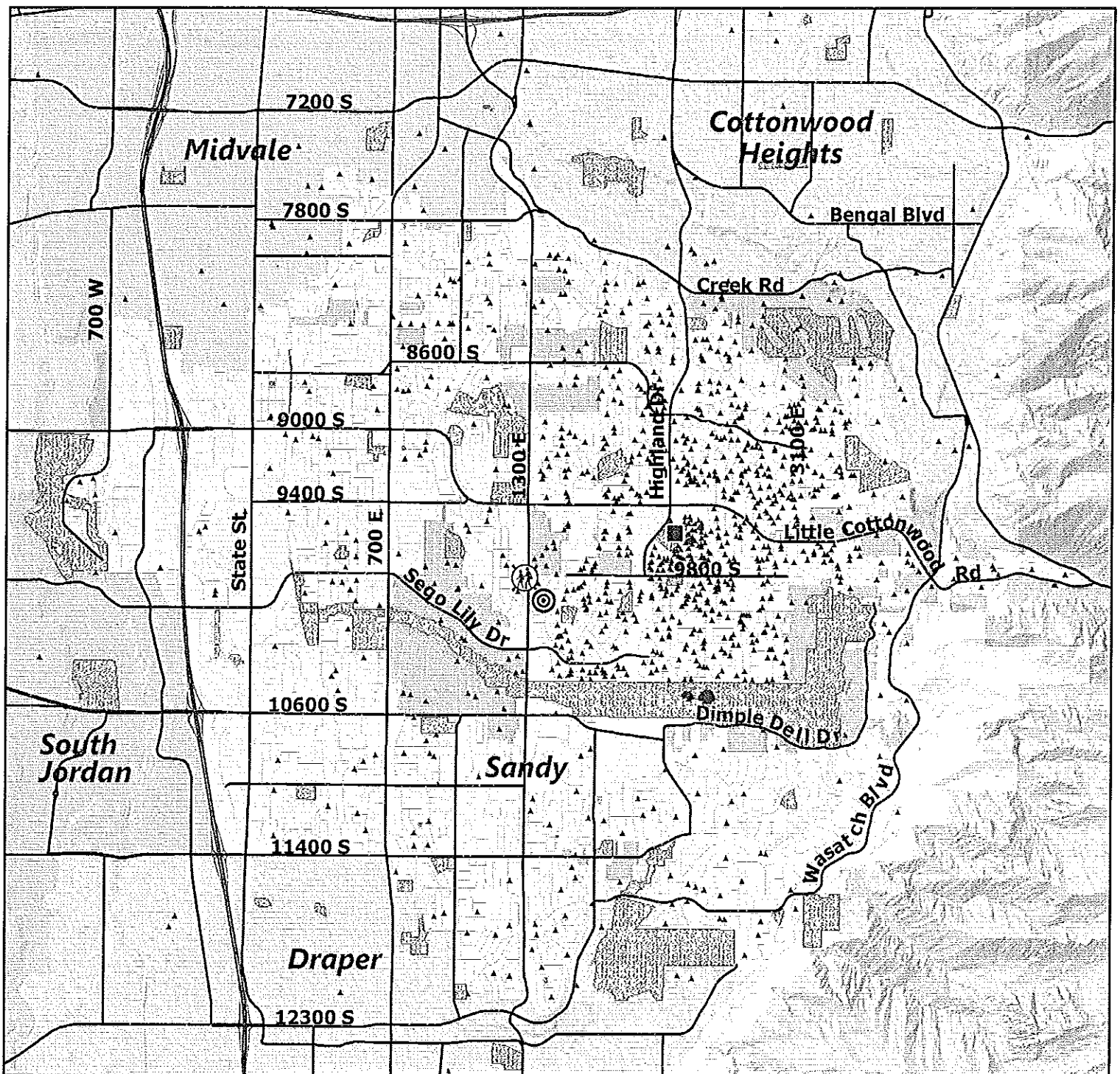
The expansion and remodel of the Alta Canyon Sports Center will meet those needs. In partnership with Sandy City, the investment of ZAP funds will significantly increase building capacity, improve amenities, and deliver first-class recreational opportunities to a broader demographic.

We trust you will view Sandy City's application favorably and feel it would be a great benefit to our businesses and residents.

Sincerely,



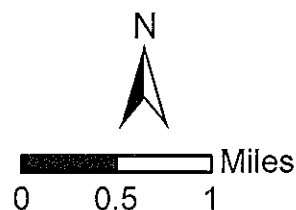
Stan Parrish, President and CEO Sandy Chamber



Sandy City 2015

Alta Canyon Sports Center Customers, w/ Centers of Sandy City Population and Geography

- ⊙ Nov, 2015 Geographic Center
- ⊙ Nov, 2015 Population Center (Using 2010 Census data)
- Alta Canyon Sports Center
- ▲ Alta Canyon Customers
- Parks, Golf Courses



November 13, 2015
Sandy City GIS

Alta Canyon Sports Center Budget Estimates

	FY 2016 BUDGET	POST- EXPANSION /REMODEL BUDGET ESTIMATE
REVENUES		
Property Taxes - Current	\$ 362,443	\$ 362,443
Property Taxes - Delinquent	\$ 6,557	\$ 6,557
Motor Vehicle Fee	\$ 31,500	\$ 31,500
Interest Income	\$ 500	\$ 1,000
Cell Tower Lease	\$ 21,611	\$ 21,250
Sundry Revenue	\$ 85	\$ 85
Rental Income	\$ 17,000	\$ 47,000
Food & Beverage Sales	\$ 25,500	\$ 30,000
Admission Fees	\$ 98,500	\$ 150,000
Merchandise Sales	\$ 1,270	\$ 3,000
Instruction Fees	\$ 536,375	\$ 800,000
Membership Fees	\$ 163,000	\$ 225,000
Tournament & League Fees	\$ 800	\$ 3,600
Operating Revenue	\$1,265,141	\$ 1,681,435

EXPENSES		
Regular Pay	\$ 263,250	\$ 282,000
Temporary/Seasonal Pay	\$ 457,320	\$ 510,000
Overtime/Gap	\$ 8,450	\$ 9,000
Variable Benefits	\$ 105,625	\$ 116,000
Fixed Benefits	\$ 66,032	\$ 71,000
Retiree Health Benefit	\$ 2,055	\$ 2,200
Mileage Reimbursement	\$ 200	\$ 200
Phone Allowance	\$ 840	\$ 840
Books, Sub., Memberships	\$ 13,120	\$ 14,040
Public Notices	\$ 5,000	\$ 5,000
Meetings	\$ 500	\$ 500
Training	\$ 875	\$ 1,000
Office Supplies	\$ 3,600	\$ 3,900
Postage	\$ 600	\$ 650
Computer Supplies	\$ 600	\$ 650
Uniforms	\$ 3,100	\$ 3,300
Miscellaneous Supplies	\$ 1,500	\$ 1,600
Equipment O&M	\$ 6,500	\$ 7,000
Building O&M	\$ 17,300	\$ 20,000
Restroom Supplies	\$ 8,040	\$ 10,000
Power & Lights	\$ 47,900	\$ 54,600
Heat	\$ 22,000	\$ 25,000
Sewer	\$ 4,000	\$ 4,600
Water	\$ 9,400	\$ 11,000
Storm Water	\$ 3,700	\$ 3,960
Street Lights	\$ 552	\$ 590
Grounds O&M	\$ 650	\$ 695
Pool Chemicals	\$ 20,500	\$ 22,000
Other Pool O&M	\$ 5,500	\$ 5,900
Telephone	\$ 9,080	\$ 9,715
Legal Counsel	\$ 1,000	\$ 1,000
Audit Services	\$ 2,000	\$ 2,000
Credit Card Processing	\$ 13,500	\$ 16,000
Property Insurance	\$ 11,000	\$ 23,000
Contract Services	\$ 6,780	\$ 7,300
Marketing	\$ 5,300	\$ 7,000
Administrative Charges	\$ 86,249	\$ 92,300
IS Charges	\$ 27,319	\$ 29,300
Risk Management Charges	\$ 4,016	\$ 4,300
Fleet O&M	\$ 9,308	\$ 10,000
Equipment & Supplies	\$ 47,672	\$ 57,000
Food & Beverages	\$ 11,650	\$ 13,000
Cost of Goods Sold-Pro Shop	\$ 600	\$ 1,000
Building improvements & Equipment	\$ 30,500	\$ 40,000
Total Financing Uses	\$1,344,683	\$ 1,500,140
Op. Excess (Deficit)	\$ (79,542)	\$ 181,295

Alta Canyon Neighborhood Meeting Data - Combined Results

1 Do you currently live in the Alta Canyon Special District?	Total Responses	181	
	Response options	Count	Percent
	Yes	145	80%
	No	36	20%
2 Have you or a family member used the facility in the past year?	Total Responses	192	
	Response options	Count	Percent
	Yes	181	94%
	No	11	6%
3 Should we keep the Alta Canyon Sports Center Facility?	Total Responses	139	
	Response options	Count	Percent
	Yes	127	91%
	No	12	9%
4 Which of the following would you prefer?	Total Responses	185	
	Response options	Count	Percent
	Alta Canyon District to remain as a taxing district	43	23%
	Explore creating a City-Wide Parks and Recreation Tax to take over the responsibility	142	77%
5 Assuming we implemented a City-Wide Parks and Recreation Tax, would you be in favor of a full or partial upgrade?	Total Responses	198	
	Response options	Count	Percent
	Full Upgrade	169	85%
	Partial Upgrade	29	15%
6 Which of the following would you pay money to use year round? (Select top 3 choices)	Total Responses	581	
	Response options	Count	Percent
	Swimming Pool	158	27%

Larger Cardio Space	95	16%
Indoor Track	74	13%
Pickleball Courts	50	9%
Tennis Courts	12	2%
Multi-Use Indoor Gym	88	15%
Larger Weight Facility	70	12%
Satellite City Hall	8	1%
Hot Tub/Sauna	26	4%

7 Which would you prefer?

Total Responses	56	
Response options	Count	Percent
Sandy City to retain ownership of the center	45	80%
Petition the County to take over the center	5	9%
Explore creating a partnership with a third-party organization to take over the center, keeping it as a sports center	6	11%

1 Do you currently live in the Alta Canyon Special District?	Total Responses	180		
	Unique Participants	174		
	Response options	Count	Percent	
	Yes	144	80%	
	No	36	20%	
2 Have you or a family member used the facility in the past year?	Total Responses	191		
	Unique Participants	174		
	Response options	Count	Percent	
	Yes	180	94.24	
	No	11	5.76	
3 Should we keep the Alta Canyon Sports Center Facility?	Total Responses	139		
	Unique Participants	139		
	Response options	Count	Percent	
	Yes	127	91.37	
	No	12	8.63	
4 Which of the following would you prefer?	Total Responses	184		
	Unique Participants	165		
	Response options	Count	Percent	
	Alta Canyon District to remain as a taxing district	43	23.37	
	Explore creating a City-Wide Parks and Recreation Tax to take over the responsibility	141	76.63	
5 Assuming we implemented a City-Wide Parks and Recreation Tax, would you be in favor of a full or partial upgrade?	Total Responses	197		
	Unique Participants	178		
	Response options	Count	Percent	
	Full Upgrade	168	85.28	
	Partial Upgrade	29	14.72	
6 Which of the following would you pay money to use year round? (Select top 3 choices)	Total Responses	578		
	Unique Participants	180		

Response options	Count	Percent
Swimming Pool	157	27.16
Larger Cardio Space	94	16.26
Indoor Track	73	12.63
Pickleball Courts	50	8.65
Tennis Courts	12	2.08
Multi-Use Indoor Gym	88	15.22
Larger Weight Facility	70	12.11
Satellite City Hall	8	1.38
Hot Tub/Sauna	26	4.5

7 Which would you prefer?

Total Responses	55	
Unique Participants	45	
Response options	Count	Percent
Sandy City to retain ownership of the center	45	81.82
Petition the County to take over the center	4	7.27
Explore creating a partnership with a third-party organization to take over the center, keeping it as a sports center	6	10.91

CITY SURVEY



Alta Canyon Sports Center FULL REPORT

Survey Topic | Alta Canyon Sports Center

Survey Period | Apr 11 - May 7, 2019

Report Date | June 6, 2019

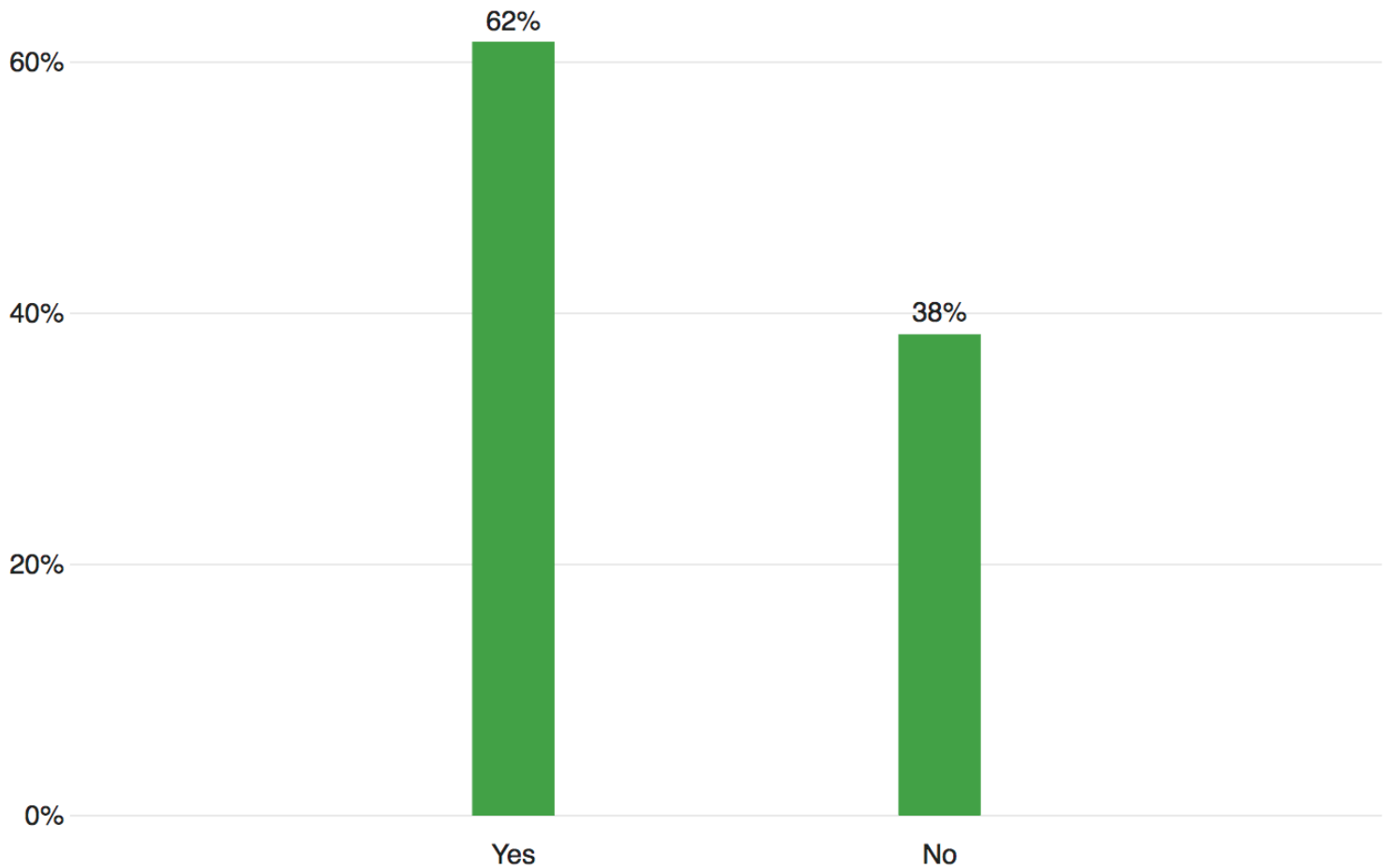
Methodology

- Utilized the Qualtrics Research Core Platform to collect and analyze responses.
- Survey participants were solicited via email from the Citizen Connect Demographic Pool and through posting on social media.
- **40%** of responses came from the Citizen Connect Panel, **60%** from social media.
- Responses were collected from **April 11, 2019 – May 7, 2019**.
- **1,519** total responses.
- We did not perform any cross analyses based on demographic data, as all respondents were not from our Citizen Connect Demographic pool.
- Respondents were not able to take the survey multiple times or “stuff the ballot box”.
- Some comments in the “Additional comments/feedback” section came from emails/social media feedback.
- Text responses are copied and pasted verbatim as entered by respondents, so there may be spelling and grammatical errors in free text responses.

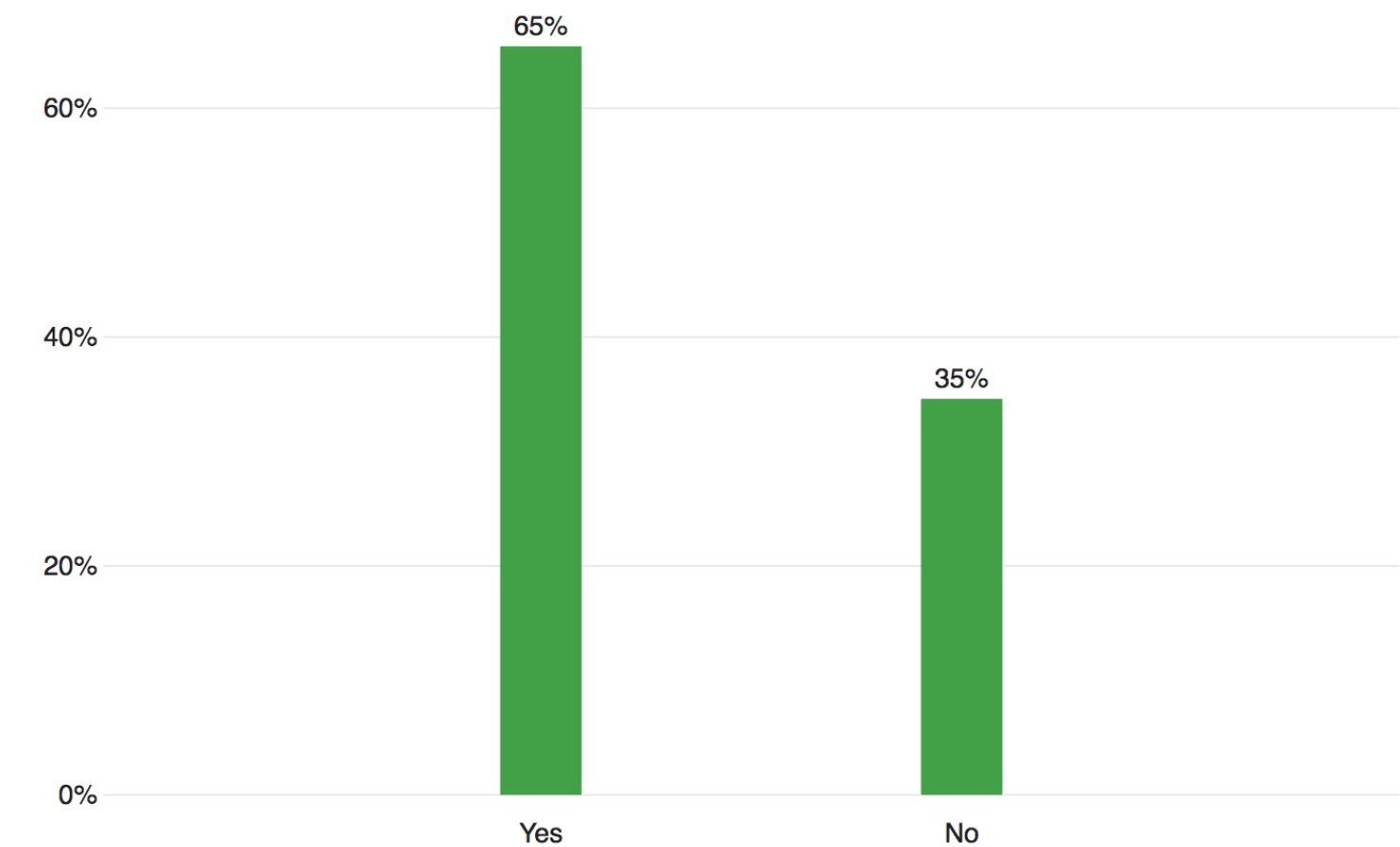
Response Breakdown



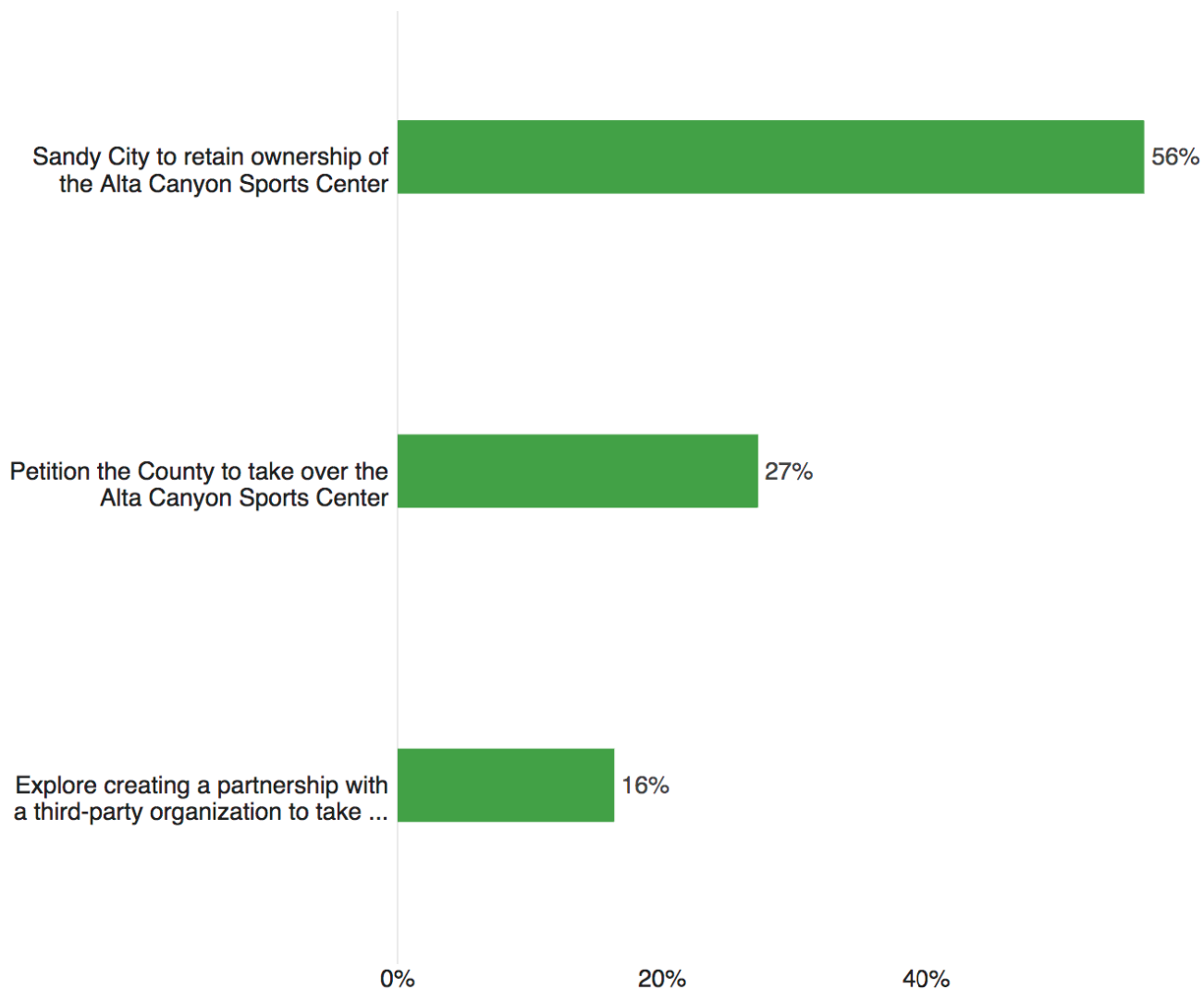
Do you currently live in the Alta Canyon Service District?



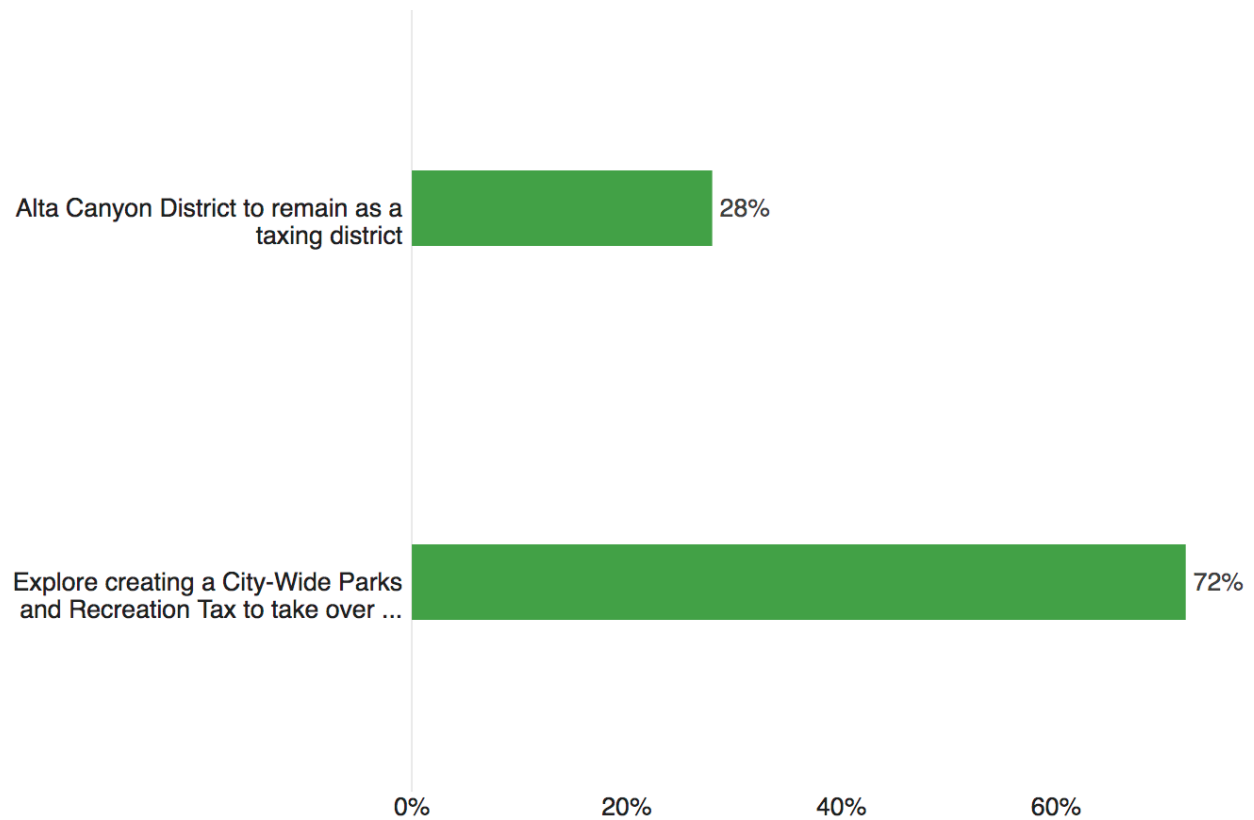
Have you or a family member used the facility in the past year?



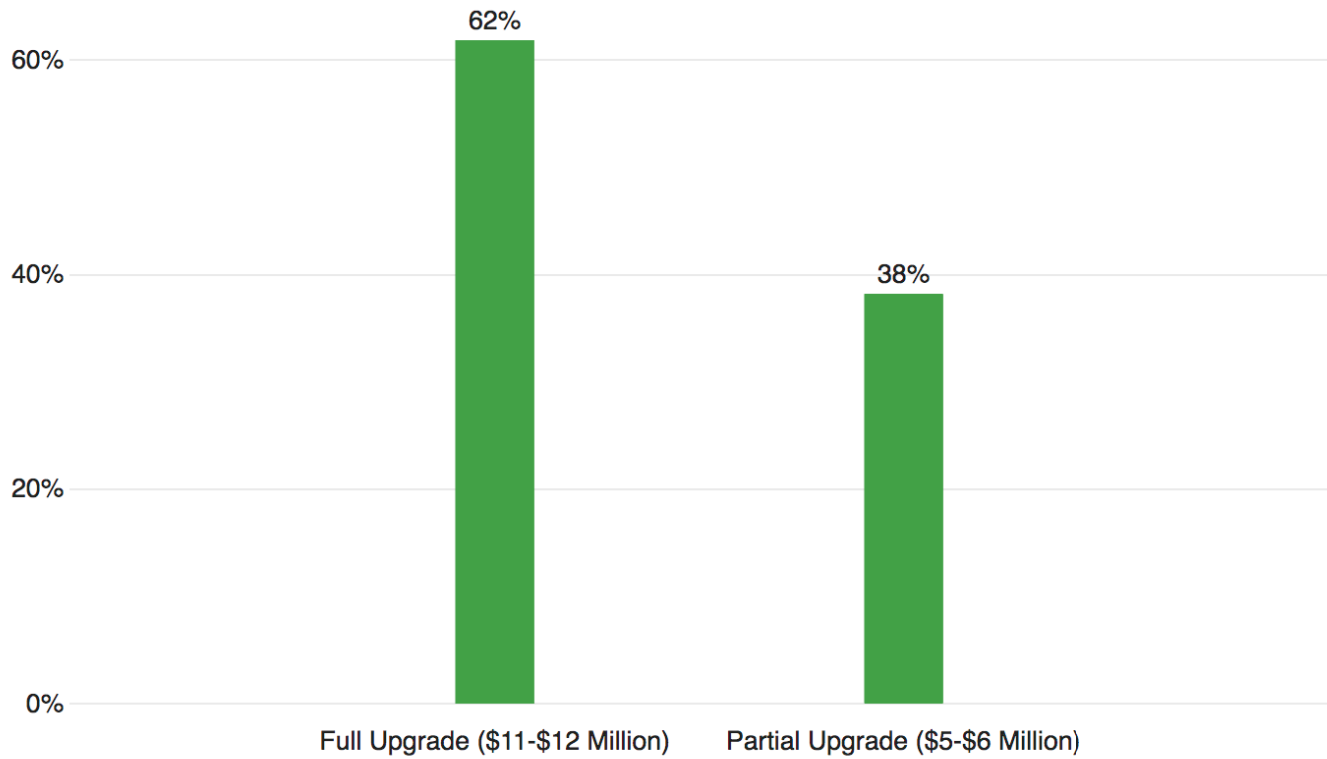
From the following choices, which would you prefer?



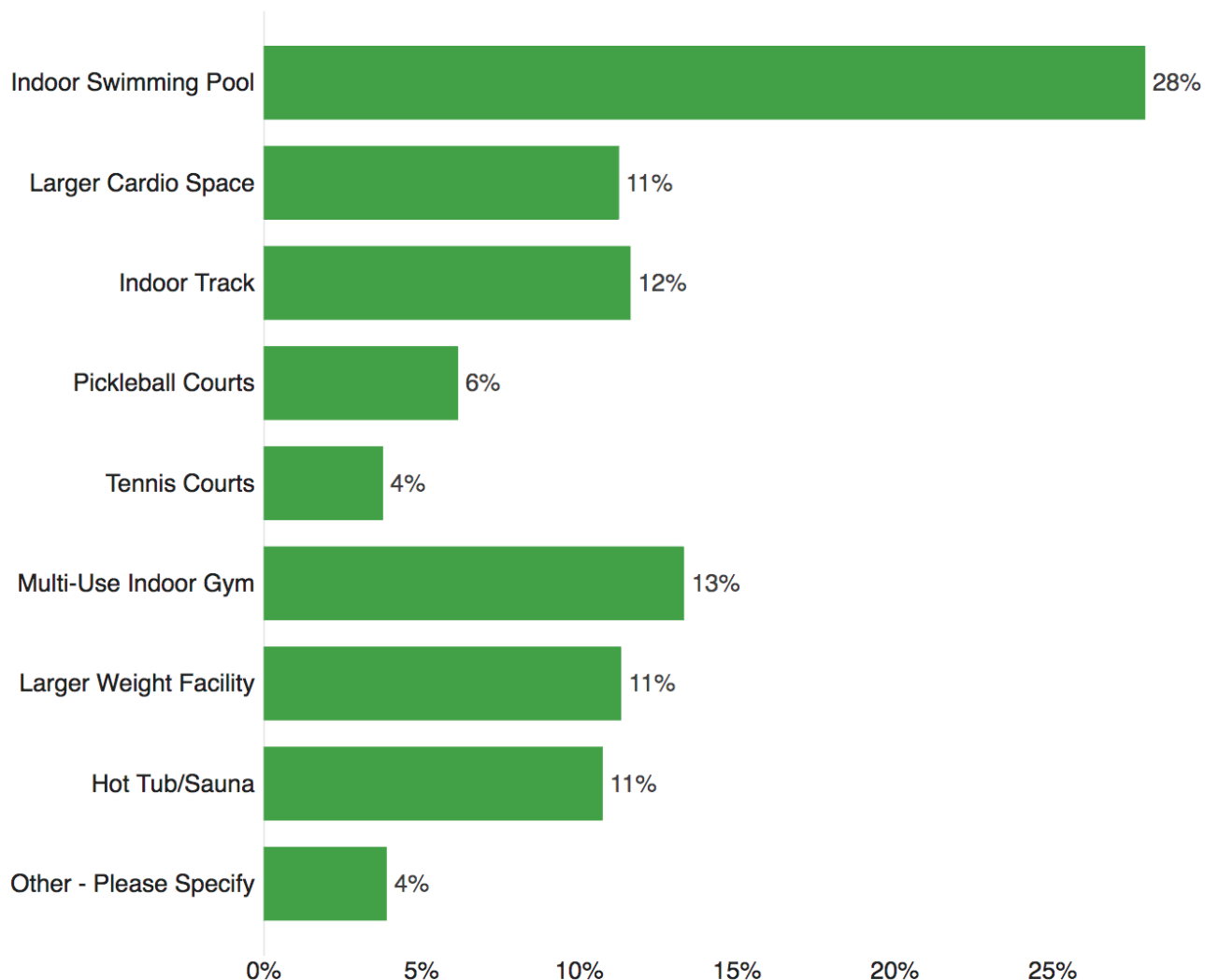
Which would you prefer?



Assuming we implemented a City-Wide Parks and Recreation Tax, would you be in favor of full or partial upgrade?



Which of the following would you pay money to use year-round? (Select top 3 choices)



Answers indicating “Other”:

- Indoor dog walking area
- kiddie pool or activity center like at Dimple Dell rec Center
- None
- none
- see below
- Indoor basketball
- Indoor volleyball
- Basketball court
- If I didn't have a gym membership and the hours were longer(open earlier and close later), probably all

amenities.

- adult only indoor lap pool
- none
- gun range
- Larger exercise classroom with sound system
- Basketball Courts
- pre- school program
- Kids programs
- Updated areas for childcare programs
- INDOOR TENNIS COURTS
- Indoor kids playground
- Racquetball courts
- Racquetball Courts
- Outdoor pool
- Climbing wall
- More Specialty/Aerobics classes
- Expand group class instruction
- More/better racquetball courts
- Outdoor swimming/activity area
- Yoga studios
- Racquetball Courts
- Children's jungle gym
- Improved racquetball courts. With Marv Jenson closing there will be a greater need and demand. Tournaments, leagues, daily use.
- Basketball court
- Kids facilities, climbing, rock wall, etc.
- Outdoor 50M Pool
- More Fitness Class offerings in the evening.
- something indoor and out door for soccer
- Nicer raquetball courts
- Fitness & Yoga classes
- Basketball courts, soccer space
- Basketball court
- More class space at peak hours
- Better outdoor pool
- None
- Racquetball courts
- The outdoor pool
- Daycare
- Outdoor pool
- Increased capacity for summer camp programs
- Climbing walls

- Walking path with trees
- Indoor tennis courts
- Kids swim area with child slides etc
- Racquetball court
- Fitness classes with childcare
- Better pool area around pool... more chairs, and other pool areas including grills that could be used?
- Outdoor pool
- Field House
- None-Dimple Dell is Close Enough
- Child's indoor splash area
- Yoga studio
- I wouldn't pay to use any of it.
- Basketball courts
- Racquetball
- Improved group fitness space
- Outdoor pool! We quit going to dimple dell because it's inside. Who wants to be inside in the summer.
- Yoga room
- Rball court
- Squash courts
- Children's programs
- yoga class
- see below
- more raquetball courts
- Racquetball
- None of the above
- none
- Racquetball Courts
- Raquetball courts
- Indoor dog park off leash
- yoga classes
- none
- None of the above
- None
- ice rink
- All - privately
- Exercise classes
- None of the above.
- none
- none
- None
- None
- High school swim team pool use
- None

- Shut the place down and sell the land
- Ice skating rink, fitness classes
- pickleball
- Glass racquetball doors so that family and friends can see the game. Get rid of the nets
- Racquetball courts
- I would not use any of these facilities
- None
- none
- Cant afford it
- none
- I use Tresshouse Athletic club its only 3 min from my house
- None. Those things already exist at county and private facilities.
- None
- None
- Indoor basketball courts
- Outdoor Swimming Pool
- Racquetball Courts
- NONE
- Racquetball courts
- Men & Women separate steam rooms.
- Indoor Soccer Arena
- Yoga classes
- Birthday party areas/activities
- kiddie pool area outdoors
- None
- none
- Basketball Only courts
- Japanese baths, massages, spa
- none
- Don't want to answer
- None
- None
- None
- Dry sauna
- none
- climbing wall
- Cinema Cardio Room
- None

Additional comments/feedback.

- 3 isn't enough. We also need larger cardio space and pickle ball courts. We have been in the taxing district since the beginning, in fact we helped create it. We used the space for a while because it was there, but it is just not big enough and it has been disappointing that plans were never carried out. Cottonwood Heights Rec will accept our "Silver Sneakers" but Alta Canyon doesn't even though we pay taxes for the center. We don't want to see the county get involved.
- Alta Canyon Rec is not competitive with the county rec facilities and the nearby Dimple Dell Rec center. Best to incorporate it with the county system and they could add a full time 6 court pickleball gym which is needed at Dimple Dell. That is the only thing I would frequent Alta Canyon to use.
- Alta Canyon was developed and without the whole of Sandy feeling welcome. My family lived at 804 E 9590 So and we wanted to be a part of the facility when it was being developed but we were not a part of the area, I can't remember if there was a vote or if just AC just made a special tax, we wanted to be included it should have been for all of Sandy then and basically I have avoided AC because on not feeling a part of it then so they can keep it, increase their taxes, but it should not be all of Sandy because we were not included to begin and a lot of people have bad feelings about it still. I go to Cottonwood instead and a private gym.
- Badminton. 5 a side football.
- Children's section and upgraded child care facility would be nice
- Could it be like Cottonwood and have an outdoor AND indoor pool?
- Currently we only use the racquetball courts with our membership. I hear in the summer the outdoor pool is really busy (especially with the new apartments across the road) I assume it will just get busier
- Dispensary of feminine products in all women's 'potty' areas, all sporting activities can bring on unexpected menstruation issues. I've seen heard from teen girls and women that this is a problem. A couple shower heads that are lower down that can accommodate children. Larger or more soap dispensers. Options to buy mini shampoo, conditioner and something that could make big money-chlorine washout shampoos, packs(catsup pack size) I've brought my big bottles from home and everyone is very excited when they hear about that option and take some when I offer it up. Mini shelves for razors and hair products. Many women and children are not comfortable with people watching them change their clothes or seeing older people change, so they go in the stalls to change-which in turn doesn't leave enough toilets available, which gets tricky in women's pool entry(more children are there, then in the men's facilities. So I guess having a few mini curtained off areas would be nice. Less slippery flooring throughout and especially the shower area. A swim suit spin machine like the ones at dimple dale aquatic area.
- Don't use it and am not sure I would, but it is often compared to Cottonwood Heights Rec Center. It seems to me that the indoor pool there is a really big draw.
- Don't use it
- For years I have wished Alta Canyon would be updated and upgraded to a nice facility for our

community. It is dark and dreary. It is close to my home and I would love to have this as a place to use to better my health. Please please please update this completely!

- Get rid of the Day Care function. During the summer months the yelling screaming children are very annoying.
- Have not used the above but those would be the ones I would use if I did use them.
- Have occasionally used the racquetball courts over the years. Have not used other facilities at the rec center.
- I ONLY use Alta Canyon for Dippin Dogs. I belong to the county wide gyms-they are REALLY nice, especially the Millcreek Senior Center/library/cafe combo. I also go to Steiner for their track, yoga, cardio, and pool. Sandy is too bureaucracy heavy-give it to the county. We need sidewalks on Little Cottonwood Road!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
- I already pay for these at the gym I use currently. I really believe in a “pay as you play” deal where the ones using it, pay for it.
- I already pay to belong to Dimple Dell and it is crowded, so having the county take over Alta Canyon would help mitigate the crowd at Dimple Dell and give access to an outdoor pool closer than the county pool in Draper. I know the county is building an indoor pool in Draper, but I think there are enough people to support three county facilities. I strongly object to charging everyone in the city to upgrade a facility that I will never use, especially since many of us already pay a hefty sum to use other facilities. Alta Canyon should be like the Amphitheater and golf course; the people that use it should pay to maintain it.
- I am currently an Alta Canyon Member. The main features that I use are the fitness classes and gym facilities. If there was an indoor track, I would use that also.
- I am currently an employee thus I do not pay for a membership. I am not sure if I would pay to be a member if that benefit was removed.
- I attend classes at Alta Canyon 2-3 times per week and would like to continue to do so.
- I belong to a private fitness facility
- I currently have a gym membership at 24-Hour but would consider switching if the facilities were comparable and temperature controlled better.
- I currently use 24hr for daily workout and ACSC for the pool and occasional drop-in childcare. The weight room is tiny and cardio machines are dated. It would be great to see a massive change to make it my year round gym.
- I do not use the facilities, I’m not included in the area for ac. Do not feel I should be forced to pay for anything I’m not using and or included in.
- I do not use these types of facilities. Though I live in Sandy I have never been to the Alta Canyon Sports Center, it is not located near to me and I prefer outdoor recreation. I am NOT in favor of expanding the taxing district to include all of Sandy when many residents are not geographically close enough to benefit from this facility. User fees should instead be increased for those who do use the facilities. I am not opposed to an increase in a parks and recreation tax provided that the funds are used city wide to benefit all areas of Sandy.
- I don’t see myself utilizing this facility. I’d rather opt to join a private facility at my discretion and not use too many tax dollars to support this
- I enjoy using treadmills in the Cardio room, but I don’t believe it needs to be expanded. I have rarely seen it more than half full. The Weight room is too small for the number of machines it has. In general,

the Center doesn't need to be fancy, just functional and in good working order.

- I go to Holladay Lion Pool three times a week for indoor water aerobics- the entire place is packed each more with senior citizens- build it - keep it warm - it will be used
- I had no idea I was not in the boundaries. I have a sandy city address
- I hate the alta canyon pool. It's always freezing cold water and the pool hours don't work with our schedule. Why would you close right in the middle of the day?! Also it's expensive. We go to the crestwood pool. Much better, and the life guards aren't screeching their whistles every 5 seconds.
- I have been a member of Dimple Dell for several years -- because it is a better facility and I can use all county facilities. If Alta Canyon upgraded and became part of the county system, I might return to my neighborhood gym. :)
- I have been a paying member since at least 2016, maybe 2015, and probably will not renew this year. There are two main reasons. (1) Alta Canyon seems to have changed its identity from a fitness center with daycare to a daycare with fitness as an afterthought. (a) I am a racquetball player. That's all I do, and that's why I pay for a membership. But I cannot reserve a court at Alta until after a certain time each weekday, because of childcare. Sometimes I can't even use the court at the time I reserved, because childcare still is present. Or, parents waiting for their children are letting siblings run around on a court. I pay to play racquetball. If I can't play, why am I paying? (b) When I finally do get a court after childcare, the floor usually is filthy and dangerous, slick with dirt and bits of food, candy, and spilled liquids. I have removed children's toys and jackets from courts. I doubt that racquetball courts meet state requirements for childcare. Even if that has been overlooked, is it not self-evident that racquetball courts are for racquetball, and are not stalls or pens for herding children? (c) On some evenings and especially on Saturdays, racquetball is interrupted by screaming children running around in the balcony overhead. The solution for all of this is straightforward: keep adult fitness and daycare separate, especially for the sake of children. The racquetball area is inappropriate for childcare. At the very least, please consider that racquetball players are paying full price to use facilities Alta does not make available from open to close each day. (2) Overall management of the racquetball courts has deteriorated. (a) Sometimes I can't use a court because it has a volleyball net left up, or other sports equipment. Instead of employees being proactive in removing these things, or at least being helpful when there is a request, often they say, "Just move to another court." I don't want to move to another court. I reserve certain courts on purpose, because the floor surface is better, and thus safer. Advice: Schedule walleyball (or anything other than racquetball) on courts 5 and 6, because the floors aren't as good as 1, 2, and 4. That is because there is more daycare use of 5 and 6. Even if playing one-on-one, a walleyball player covers a maximum of half the court. Singles racquetball players cover the entire court. For the sake of safety, maintain 1, 2, and 4 as racquetball-only. (b) In terms of cleanliness, court floors tend to be filthy and slick even on the weekend. This is hazardous to serious racquetball players. When I reserve a court, as a paying member, I'm expecting the court to be clean, free of nets and other hazards, and ready to go. I don't want to spend 15-20 minutes chasing down a worker and waiting for him/her to remove things and clean the floor. All of that should already be done. (c) There is a practice of blocking out racquetball courts on some weeknights, for weeks at a time, for pay-to-play leagues. But...I already pay to play at Alta; I purchased a membership. I don't want to pay more to play where I already pay to play. Leagues should be free because Alta wants to promote both the sport of racquetball and facility use. In any case, there should always be courts open, clean and ready, for paying members to play, whether or not they want to be in a league. Otherwise, what's the point of a

paid membership? Because of these issues, I recently purchased a county membership and mostly play elsewhere. Instead of driving 7 minutes to Alta, I drive 25 minutes to JL Sorenson, three times a week. It's a hassle, but far less hassle than dealing with issues at Alta. JL Sorenson is clean, safe, and the racquetball area is for racquetball. (What a concept!) I personally know more than half a dozen people who have left Alta, or are in the process of leaving, to play at other venues. Among racquetball players, Alta is becoming known as "the daycare center," and games are being moved elsewhere. I play at JL three times per week, 2-3 hours per session, and sometimes add a Monday evening session at Marv Jenson. Quite a few Sandy players are gravitating to these locations. Sure, I'd rather play at Alta. But I feel like racquetball players are second-class citizens there. And I need to play when my schedule allows, not when daycare or other Alta activities allow.

- I have been a resident since 1979. I dropped my membership this year. I paid for the warm pool and sauna through my taxes. It should not have ever been turned off.
- I have lived in Sandy city for many years, and although I do not live currently in the tax boundaries for Alta Canyon, me and my family by a summer pass every year. We love the outdoor pool space. The trees surrounding the pool are wonderful and we spend a couple days each week there all summer long. I think some of the upgrade should be to the surrounding area outside the pool, new deck chairs or permanently installed seating or barbecue areas. Of course the center itself is older and clearly is deteriorating. Please be very careful not to spend money on things on the inside that really are not used all that much. I rarely see the gym areas being used on the inside. I am in favor of increased taxes for the whole city to make this a better facility for all. But be careful you spend where it creates the most impact. My vote is pool area selfishly.
- I have not really found that the facility is beneficial compared to the amount it costs, may be these upgrades would help but not if fees increased
- I live in Sandy, but not within the district. I use Alta Canyon Rec Center 3-6 days a week. I buy annual passes and I pay to bring grandkids to the pool in the summer. I LOVE the outdoor water aerobic pool classes, and take them 5 days a week in the summer. I also take indoor classes year round. I would be happy to be in the taxable district and pay more taxes to keep Alta Canyon going strong!
- I live the gym classes! I go 3 times a week
- I live within a block of Sandy City Hall. I am 79 years old and do not find this facility useful. I empathize and sympathize with those who do, but would like to see the facility run like a golf course - those who play pay. Green fees. I have a 56 year history in Texas where high school football fields almost look like NFL stadiums. That can tax the elderly from their homes. Thank you.
- I lived in the district for over 15 years until 2018. I love the outdoor options because people spend to much time indoors. I love multi-use space and storage for those spaces because of their potential. If it is better to turn it over to county for long term protection than I am for that other wise I would like to see it benefit all of Sandy!
- I most likely will not use the facility.
- I prefer to spend my fitness dollars at a private gym.
- I regularly go to the spin classes, and my wife regularly goes to the Zumba classes. I would like to keep having a dedicated cycling room, so that we don't have to wheel the stationary bikes & fans out every class.
- I stopped going to Alta Sports because the weight machines and free weights were so old. I cancel my membership at 24hr Fitness and sign up at Alta Sports if the weight room was upgraded.

- I think this facility is in direct competition with Dimple Dell. Let the County take the burden of financing and operating the facility! Fitness centers are drains on cities. Let private industry do their job!!
- I think this should be a private enterprise, and not a tax payer burden.. People who use it should pay for the membership, improvements and dues.
- I used to live close to Alta Canyon Sports Center, but now I'm closer to Dimple Dell, which has an indoor pool and a much better cardio/workout room. (Only problem is that they won't let you use the workout room wearing jeans.)
- I will not personally use or pay to use the facility. I already pay a membership to a gym that is much closer to my house. If I wanted to use a county or city rec center I would use Dimple Dell because of location. However, I feel strongly that Jordan High School needs a year round pool for their swim team to use. I would support any improvements or tax increases to help this happen. Alta uses the Dimple Dell pool, Corner Canyon will be using the new pool in Draper, Brighton uses the Cottonwood Heights rec center pool. Hillcrest is left out in the cold along with Jordan. I would like Sandy City to partner with Canyon School District and remedy this frustrating situation.
- I won't use it, but I don't mind paying for upgrades.
- I would like to see more indoor swimming pools that have a reasonable cost to use. I would also like them not to have the very noisy play areas that the county facilities have unless they are in a separate area from the lap pool.
- I would like to use the outdoor pool, but when I have gone to lap swim in the morning all the lanes but one open section were taken by swim team. The other area was 2-3 lanes wide but without lane ropes, which makes is very difficult to do a workout. There needs to be more available lap swimming lanes. This, and the lack of decent weight training facilities are why I do not go to Alta View.
- I would not pay to use the sports center because of location
- I would not use any of those. I might pay for a specific class.
- I would not use the facility even if upgraded. It is heavily used and is definitely a valuable asset for the area. Even though I would not use it, I would help fund it for the good of the community.
- I would use Dimple Dell if any
- I'm against running a tax exempt facility which charges the same membership fees that a taxed facility charges. (VASA gym). Hopefully any proposed tax changes will be voted on by the citizens not the council only. If the facility is upgraded go all the way.
- I'm frustrated with this survey. It doesn't provide any options dealing with shutting the place down or selling it to an outside party. Why do we need a city-owned, or area-owned recreation facility when Salt Lake County has the Dimple Dell facility on 10600 South close by?
- I'm not sure.
- Ice skating rink, fitness classes
- If I pay to use the swimming pool, I would not like to share it with dogs!
- If there was an adult only indoor lap pool I would go to Alta Canyon 3x/week.
- If you build an indoor pool that is less than 8 lanes wide (assuming a 25 yd long) it will be outdated before you begin building it! PLEASE enlist the input of professionals in the aquatic community when designing the indoor swimming complex. Sandy City has been absolutely remiss in bringing youth into the activity of swimming in a meaningful life changing way. A year round complex must provide a strong full spectrum, age group through high school competitive program!!!
- In some ways ACRC is surprisingly adequate. It's nice to have the big, local pool at least, but an

additional indoor year-round pool would be nice. The facility is certainly showing its age. Equipment is also old (aerobics steps, boxing bags.) Some updating and expansion would be nice. It seems behind the times. Something like the Cottonwood Heights Rec Center or Dimple Dell Rec Center would be great. I would not like to see the current facility shut down during construction of something new. The softball fields are a low priority to me, maybe a new facility could be built on that land while the current facility remains open.

- Indoor and Outdoor pickle ball courts
- Indoor pool PLEASE!!
- Indoor soccer at Alta would be an excellent location, the nearest one is Sport City in draper (757 W 11400 S, Draper, UT 84020). Soccer revenue from leagues in winter would offset the lack of pool revenue.
- Indoor soccer fields
- Indoor tennis courts, lessons, leagues, tournaments would be highly successful there and could help raise significant money. That Brighton High area has always been highly interested in tennis with the best tennis program in the state and other indoor courts for winter are all very far away and very expensive. A real tennis pro, leagues, tournaments etc. could help summer participation also!
- Infrastructure needs to be updated
- It would be fine to just restripe the tennis courts for pickle ball courts and use them in good weather. No need for year round pickle ball.
- It would be great to have something like Dimple Dell Rec
- It would be nice if the center accepted the Silver Sneakers program for Medicare recipients. I left the classes at Alta Canyon when I became eligible for Silver Sneakers and became active at 24 Hour Fitness for free. The Silver Sneakers classes there are packed! I believe that Medicare will reimburse the center for those that attend the SS classes there.
- It would depend on the price.
- Just do it how long can it take to make this happen The city has been talking about this for 10 years.
- Just needs a much needed face lift. love alta canyon grew up here now my wife works out there every other day. Just give it some love.
- KEEP Adult-only locker rooms
- Keep racquetball courts. Outside pool is great.
- Keep space for group classes, spin, yoga, power pump, step, pilates
- Keep the outdoor pool. I'm fine with an additional indoor pool but keep a pool outdoors.
- Leave the out door pool
- Lots of classes and childcare that is open all day are what would make me want a membership. Swimming facilities are also great.
- Love location. Needs a rev center similar to Dimple Dell
- Love the rec center. I see the need to upgrade, but I also like the size that it is. I prefer an OUTDOOR pool to an indoor pool; much better in the summer! But the pool area can see some improvements.
- More Parking needs to be added. Improve drainage on the west baseball field.
- More classes
- Most of these things I would choose. The center needs to get the classes out of the racquetball courts and anywhere else that isn't big enough for them. The center needs everything on this list!

Please bring it into the 21st century!

- My biggest frustration is the tax district. If I am currently in the tax district why is my membership dues the same as someone who does not live in the district? I pay more through my taxes, yet there is no benefit. I should either get a discount or others outside the district should pay more. Look at the way Cottonwood Heights has their resident vs. non resident membership. The current struct is unfair. I am in favor of SLCo taking over, however, I am not opposed to Sandy keeping Alta Canyon. I am in favor of the City-Wide Parks and Recreation Tax, but I would like more information here.
- My family and I love that the pool is outdoors. It's so rare here. Even if it means it's not open the full year. Its why we choose to do swimming lessons there every year.
- My family and I only seldom used the pool
- My family are the original group of Sandy residents who began the Alta Canyon Sports Center way back in 1981. Please do a major upgrade and make it exceptionally nice.
- My favorite things about it are the special events, i.e. the I Can Tri triathlon and the Run Elevated Half Marathon. Both are awesome fun events! I also love the Olympic size pool. It's the only 50 meter pool in the area. Unfortunately, it's outdoor and only open in the summer. If it were a year-round pool, I'd join just for the pool. As is, I swim in the little 25-yard pool at 24 Hour Fitness.
- My primary interests are swimming and cycling, particularly in group fitness classes.
- My wife and I have been customers for years, last year we decided to drop the membership and get one at VASA. We are back this year. Alta Canyon offers a lot at a low price. The cardio room needs to be twice its size however as does the weight room. Getting rid of the hot tub and sauna was a huge error the reasons behind it (while understood) could have been resolved differently. The Rec center certainly needs a face lift and it needs to be looked at as a profit center not a cost center. Marketing the rec center is non-existent. I've yet to see a decent membership drive. There are thousands of Sandy Citizens who don't even know what the rec center is. Income continues to be flat or decrease simply because the center is managed poorly.
- NO MORE TAXES!!
- NOC
- Ned to upgrade comparable to Cottonwood and Dimple Dell Facilities!
- None. I use a county facility.
- Our family LOVES the outdoor pool during the summer. We tried using Dimple Dell facilities, but the pool is really only designed for young children or lap swimming without access to diving, free swim, etc. Please make sure the plans include maintaining and improving the outdoor pool space.
- Our family likes have the center so nearby but it definitely needs to be able to compete with larger centers like Cottonwood Heights. We would love there to be an indoor swimming pool.
- Outdoor pool
- Pickle ball is trendy right now, but basketball has been around forever and isn't going anywhere. There has to be space for at least some outdoor hoops, if not a full indoor court
- Please continue to provide the excellent work out classes - even expand the offering
- Please have a hot tub that children can go in and one separate for adults near by
- Please make it a latex free facility
- Please update and add to the facility
- Please, upgrade the free weights.

- Pleeeeeeez add a hot tub!!!!!!
- Racquetball courts
- Racquetball courts
- Rates for visitors from outside the taxing district should be substantially higher. I am aware of people who use Alta Canyon who remark that they find the facility a great value, because it doesn't cost much more to use even though they do not contribute taxes. The place is busy, and many of the people who make it busy are getting what amounts to a subsidized rate. Charge them tons more and the facility won't have the same crowding problem.
- Rock Climbing wall
- Rock wall
- Sandy City is huge on soccer especially competitive soccer. If you had fields I'm sure team would be happy to pay to use the fields. A bubble over the fields, like the Utah Sports lodge in Riverton in the winter would keep Alta Canyon open all year.
- Sandy City should sell this facility and get out.
- Sandy city wastes too much money on the facility. The money people pay to use it should go back into it. NOT MY PROPERTY TAX!
- Sell the excess property and give the facility to the county. Or sell the whole property.
- Senior fitness (with ellipticals) and yoga facility (Sandy Senior Center exercise offerings are inadequate, drab and dingy) Sauna
- Senior swimming arobics
- Since everyone is streaming music now, WiFi would be welcome.
- Soon I will be retiring and would like a place to exercise when it is cold outside. With no pool at Mt. Jordan could this be a replacement possibility?
- Stop taxing people. The facility is not affordable for all yet we are taxed. This needs to be a facility for all and those who use it should pay for it. Not taxpayers who either can't physically use it or afford it. Let those can afford it pay for it. The city can still provide youth sports and community fund raisers can fill in the gap. Equity
- Swimming pool should be saline not chlorine.
- Taxing all of Sandy for a rec center to be used by a few is not an option I appreciate. We are already paying for such things with the county. Our experience at Alta Canyon wasn't great - bloody toes from the rough pool floor, just better options available elsewhere. I'm not really interested in investing more tax payer money there.
- Tennis courts are my #1 priority. I would pay to use them often.
- The 50 yard pool is awesome for laps, but being outdoor means I can't use it during the winter months.
- The Sauna, please the Sauna, bring it back!
- The before and after school care is incredible. We love the staff. Summer camp is also great.
- The cost of the membership for residents is far too much for such a small weight and cardio room. At rush peak times, it makes it very difficult to achieve a full circuit in the weight room. There also needs to be more space for stretching, etc.
- The facility is too far from my house to be practical to use...
- The indoor pool would be the greatest thing. We pay for a Summer Membership and having a pool could tip the balance to all year.
- The only thing our family uses a rec center type facility for is an indoor pool. And rates at the Murray

Park Centre indoor pool are cheaper than the county. Everything else sports related we do outside at a city park for free or at home.

- The price to use this facility currently is too much and I cant imagine it being cheaper with upgrades
- The south valley currently has no indoor tennis courts. They would be used if built.
- The whole facility should be revamped into a first class Boys and Girls Club. The staff is adamant about suana/hot tub amenities being gone , that fact kills the ancillary amenities. Kids club would be a viable alternative and a valuables asset to the area families offering physical and instructional opportunities.
- There are plenty of county and private facilities to meet community needs in Sandy.
- This center provides a service to the community that is unmatched with other facilities. The only thing a different facility offers, is a more updated face with a few other amenities. If we were to update this center and give it a few competitive features, I believe with the type of great costumer service and programs we could be the best in the valley.
- This city and county continue to spend \$\$\$ that are not available. My annual tax bill has gotten to the point I must move elsewhwer because of the rediculiously high taxes that are not being wellmanaged or spent wisely.
- This facility has been neglected financially for years with only small band aid improvements. Ive always had a membership here since 1993 and I've always been amazed at the promotion of growth and development going on all around with out consideration of the welfare of this facility. Unless things are different with Sandy City, they have not proven to be good stewards of this facility which offers an affordable center and a neutral community center for the residents of Sandy, we've had to settle for its current state for 25 plus years.
- This facility has needed an overhall for so long that I don't trust that Sandy can ever catch up to what is needed here. The small changes such as moving the weight room has not changed the fact that the machines are over two decades old. The spin room has a dead Zone in the middle where the fans cannot cool enough and as noted above the inability to cool enough starting late spring. Tami Carlson had the best Cardio and weight class that was taken from her and there hasn't been a good morning cardio and weight class since. Basically for me it's the awesome spin teachers that keep me coming back and the swim team for the kids.
- This facility is in a great location and would be used by more citizens if it was upgraded and expanded. We used it when our family was younger, but it has not kept up with our needs nor has it recognized the need to compete with other facilities that are now available.
- This facility needs some TLC. I think the outdoor pool is fine. I wouldn't use an indoor pool. But others may. How much is the indoor dimple dell pool used? That May help determine whether it is justified.
- This facility seems unneeded with Dimple Dell rec center being so close. My vote would really be to eliminate it all together (perhaps leaving just the park space)
- This facility would make a lot more money and draw a lot more members if it had something no other gym within miles and miles has which are INDOOR TENNIS COURTS. My friends around here spend over \$1000 per month on membership fees, tennis lessons and tennis workouts at the sports mall or the Cottonwood Club but they all live around here. If we had a new club with indoor courts, sooo many people would come!
- This is a flawed survey. I am only completing it in the hopes that someone will actually read these additional comments (unlikely), and realize that there are other options available that are being overlooked. With the exception of the question asking if I live within the current boundary, or if I've

used the facility, not all available options are presented. I have a feeling the City Council will use these answers to justify what they already plan to do. That's the corruption that has been so prevalent in the "King Dolan" rubber-stamp City Council. I'm hoping it will change under the new Mayor's leadership. I guess this will let us know. Flawed Question 1: "From the following choices, which would you prefer?" All of the available choices have a built-in presumption that the facility will remain. Where is the option for selling the facility outright? Flawed Question 2: "Which would you prefer?" The options have to do with leaving the taxing district as-is or expanding it. Where is the option to do neither of those things? Where is the option to sell the property outright, thereby eliminating ANY need for taxation? Flawed Question 3: "Assuming we implemented a City-Wide Parks and Recreation Tax, would you be in favor of a full or partial upgrade?" There was no option for "No Upgrade." I believe the use of "we" further supports my argument that the City Council is planning to use these answers to justify an upgrade by saying "the majority of people at least wanted a partial upgrade." More evidence of the rubber-stamp City Council. The facility should receive ZERO tax monies, and should be sold. Taxes should NEVER be used for recreational purposes. Providing places to swim, work-out, etc. IS NOT the proper role of government. The leaders of Sandy have forgotten that government is supposed to be limited and only use its power when absolutely necessary. A swimming pool IS NOT absolutely necessary. If you want to know what the citizens truly want, you'll resend this survey with the option of selling the facility outright. However, that likely won't happen because there is realistic fear that the majority of Sandy residents (including those in the taxing district) will vote to sell the facility, and that outcome would break the running and presumptive narrative. Jeff T. Orme 801.867.6763 jeff.t.orme@gmail.com

- This is a great facility and it needs to stay as a Sandy City building. We are in favor of a full upgrade and feel it is long overdue. I think your numbers of attendance and school programs would increase if it wasn't so run down.
- To be honest, I don't think we need Alta Sports Center. Dimple Dell has it all and it's close and in the city of Sandy so why do we need to pay more taxes for an additional sports center when it isn't needed?
- Treehouse gym implemented a dome cover for the swimming pool to use it year round. I think a similar idea could work for Alta canyon.
- Volleyball, indoor
- WHEN PLANNING, PLEASE KEEP IN MIND THAT NOT ALL OF US HAVE CHILDREN. IT WOULD BE NICE TO HAVE ADULT ONLY AREAS.
- We don't use it since we are not in the district but we might if it went city wide.
- We don't use this facility
- We have lived here 22 years and we are not consider a residence. I would love the residence zone to expand to wastatch blvd.
- We live closest to AC but drive to Dimple Dell and Cottonwood Heights because they have much better facilities. I would gladly pay higher taxes to have a nicer facility closer to home.
- We mainly use this facility for outdoor swimming.
- We need some newer equipment in the cardio room, or at least a better maintenance program. The treadmills always make an awful noise when in use. Also, please fix the TV's. It is nice to watch TV while in the cardio room, but the jacks on the equipment are full of static. Maybe get two large TV's and get rid of the multi size set up now. It doesn't make much sense. Lastly, enforce kids working out, and those who cannot follow the rules. We don't go to the gym to trip over kids, and watch the guy in the cardio room run without his shirt on.

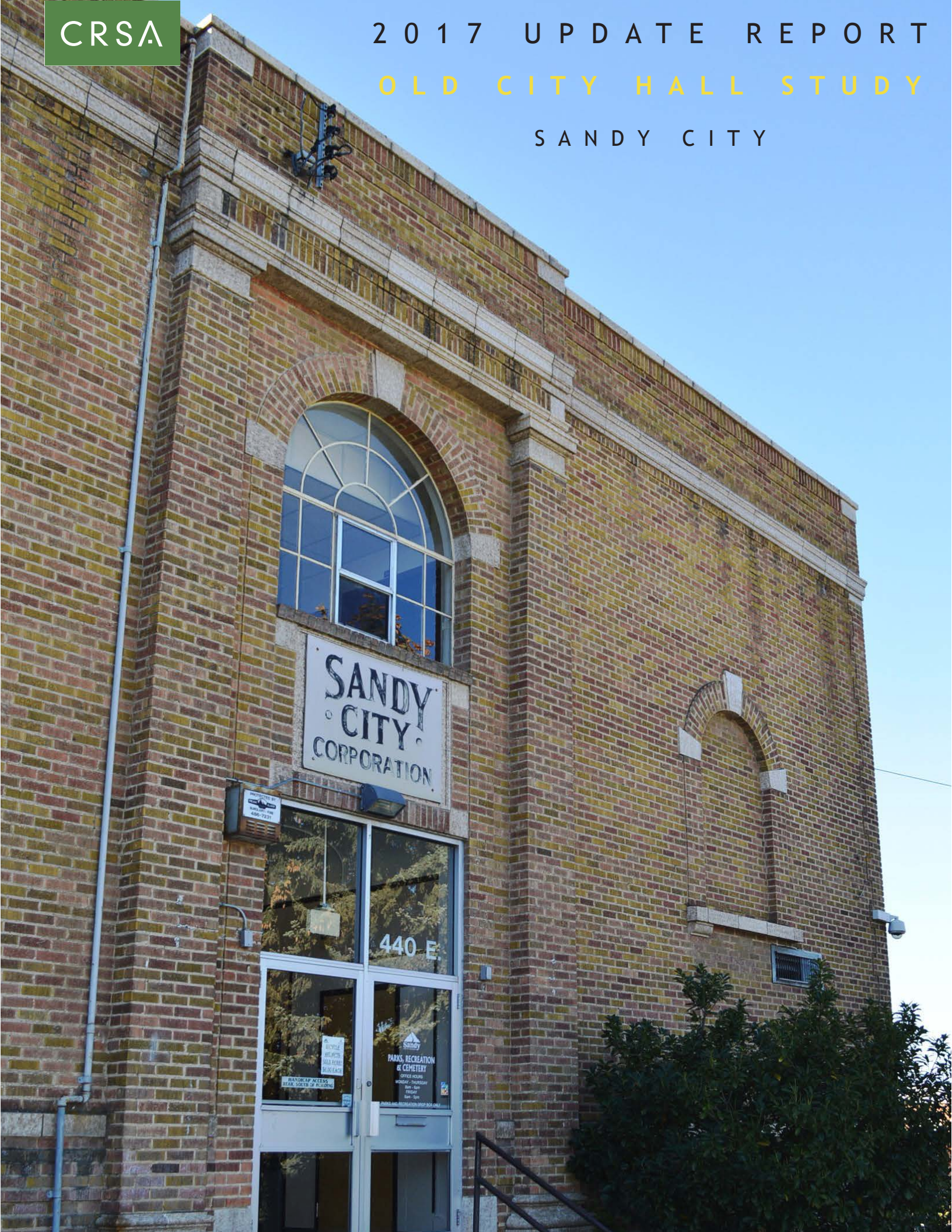
- We would love a nice indoor swimming pool with water slides, an indoor lazy river would be nice.
- We would only want to pay to use the outdoor pool in the summer. We aren't interested in any of the other amenities.
- While this is not one of the options you give, I would prefer to shut the district down and give the property to Sandy City for possible use of the Parks and Recreation Department.
- Why were the sauna and hot tub closed in the men's area?
- Workout classes!
- Would love a saline pool!
- Would love to see more rec centers in Sandy with pools. Especially indoors. Right now I Closet To Draper or South Jordan than Alta, but I would rather stay in my city.
- Would really like to see it get upgraded but still keep it in the tax zone to keep it less crowded than a dimple Dell rec center.
- You know what. We were not in the district and was told we needed to pay higher fees just to attend. Now your looking for funding and want our input. I say you sink with your ship, because it's your ship. Don't ask for my money now. Exclusive pompous you were above 1300 E. Now you're asking us for help. Sorry, for me that ship has sailed. I'll just go to Dimple Dell or somewhere else.
- You need "I don't know" as an answer for the last 3 questions. I have no idea who should own it or how tax should pay for it
- Your survey doesnt allow anyone to petition an incease at all. I am NOT for raising taxes to pay for expanding and renovating something that is slowly becoming obsolete.
- get rid of the outdoor volleyball. vey specific use, run down - terrible.
- lighted tennis courts would be a great addition!
- never been there
- none
- none
- sandy city indoor rec soccer for high school kids would be great. Year round pool
- this survey is very one sided
- we have lived in the district for 25 years and used it extensively for many years. After years of promised improvements we joined another gym due to continually deteriorating facilities at Alta Canyon.
- As I look at the growth and needs of Sandy City I realize we need to continue to expand and improve our offerings to all residents. Of course financing these projects is a major concern. It always seems to come back to the taxpayer, of course. With all of the construction and tax breaks given to corporations to locate their operations to Sandy and other municipalities I believe we need to seriously consider creating a tax associated with any large business or corporation who moves into Sandy regarding their support for recreational activities. This may well be a selling point or a recruiting point as they seek to staff their offices. Mountain America Credit Union has their name on a couple of prominent buildings. Let's give the same opportunity to all business. I for one am getting tired of seeing my taxes underwrite the recruitment of business. Another concern I have is the cost of use. I was a member of Alta Canyon in the beginning but soon found that using it didn't seem worth the cost. The hassle of the courts always being booked caused some serious review of whether I was getting my money out of my membership. I dropped it and haven't been back in years. In fact I've spent more time at Cottonwood

Heights with my grandkids ice skating than I ever put in at Alta Canyon. Maybe we need to look at a membership which offers discounted access to other facilities like Cottonwood Heights etc.

- I am not in favor of those options all together and would petition any tax increase to the residents all together. I would prefer an amended survey allowing people the ability to select that as a choice among the other listed items.
- You leave us with no place for OUR answers, many of which are more applicable than the 'canned' answers in it. We ARE residents, currently outside the existing boundary (Wasatch Pines Lane IS in Sandy City, thanks - not very much - to an annexation (which we protested against) in 2016. You've used a map older than that. Other than that - just do what you were going to do anyway, the Sandy Way.
- My favorite things about it are the special events, i.e. the I Can Tri triathlon and the Run Elevated Half Marathon. Both are awesome fun events! I also love the Olympic size pool. It's the only 50 meter pool in the area. Unfortunately, it's outdoor and only open in the summer. If it were a year-round pool, I'd join just for the pool. As is, I swim in the little 25-yard pool at 24 Hour Fitness.
- We looked at it when looking for a gym. No hot tub or spa available (because they had people do things and couldn't monitor it??) it just looked a bit old and run down. We almost joined Cottonwood Heights, but in the end We decided to get a membership at a gym in Draper for the classes and cleanliness/ open area and windows . You really need to update things. The weight area reminded me of the little ones you see in apartment complexes. We've got an amazing view but The building is a closed box.
- Sandy is in desperate need of INDOOR TENNIS COURTS. When Canyon Racket Club was tragically bulldozed it left our area devoid of an adequate indoor or outdoor facility to play tennis. Pepperwood has 80-90 kids participating in tennis camp this summer alone. I know dozens of kids who have to trek all the way to the sports mall or farther just to get lessons in the winter. Our high schools would greatly benefit from having a decent facility that helped kids grow and develop in this area. The courts they have now are also dangerous. My kids have fallen on the wide cracks and hurt their wrists many times and the instructors are amateurs which is why I also drive to the sports mall to play now. I also agree the weight room is ridiculously inadequate. Please don't turn it into something else. With improvements people will come! You can even do a bubble in winter. It's not that expensive! I'm also appalled that sandy has a lot of high tax paying residents and we don't even have basic tennis facilities. I would pay almost anything to not have to drive to the sports mall 8 times per week!
- Need an indoor pool :develop the empty lot on east side of bldg.
- They offer a lot of beneficial services to the community outside of gym facilities. The after school program and summer camps were helpful for me and my family. Maybe upgrading the facility is a viable alternative instead of getting rid of it.
- Number one problem with this facility is that it's operated as a government operation. Which means very little outreach/marketing, facilities aren't updated as needed, and staff is as basic as possible.
- I doubt people realize that they can join in January for ridiculously cheap. Or that sandy citizens get a reduced membership. Or that the building even exists.
- There are a tons of improvements that could be done but the city won't do them. This place should be used as a profit center not seen as a loss.
- It definitely needs to be revamped. We moved here from Pleasant Grove, and their weight and cardio rooms are open with high ceilings. I took one look at the weight room at Alta Canyon and decided not to join the rec center. It's awkward, tiny, barely any equipment, and you're in a tiny room with a bunch

of dudes. It's completely uncomfortable for women to work out. I doubt many men like the cramped weight room as well. The pool is nice, but the rest of the facility is not worth the fees. Pleasant Grove's facility is award winning, and I miss living near there. It's worth copying. We actually joined Cottonwood Heights, even though we're sandy citizens. Sandy needs better facilities!

- Bulldoze the facilities and turn it into a dog park. In my 37 years living 3 blocks from Alta canyon I have been there twice and each of my children have been there with friends once. It's never been the local hotspot for much of anything.





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Sandy City – Old City Hall Study Update

Date: December 6, 2017
To: Todd Asay
From: CRSA – Susie Petheram, Kelly Gillman
Re: Summary of site visit, code analysis, cost considerations

A. BUILDING CODE UPDATES

UPDATED EDITIONS OF BUILDING CODE(S) SINCE 2008

Since 2008 (date of the CRSA team's building study report), all the codes and standards referenced in the study have been through one or more updates. Most codes referenced in this study were 2006. Codes are generally updated every three years. Thus, there have been updated editions in 2009, 2012, and 2015 for most codes.

Sandy City currently follows these editions of the codes referenced in the report:

- 2015 International Building Code (IBC)*
- 2015 International Existing Building Code (IEBC)**

**State Amendments are reflected in Title 15A of the Utah State Code.*

*** The 2015 edition of the International Existing Building Code marks the first time this has been published as its own standalone volume, rather than as a chapter of the IBC. Previously, the IEBC was contained as chapter 34 of the IBC. State Amendments are reflected in Title 15A of the Utah State Code.*

INTERNATIONAL EXISTING BUILDING CODE (2015) OVERVIEW

The IEBC is intended to provide alternative approaches to repair, alteration, and additions to existing buildings, which may not comply with the current building code requirements for new construction. The main objective in doing so is to provide parameters for meeting the life-safety goals of building code regulations, while avoiding cost-prohibitive rehabilitation to comply with new construction provisions that go well beyond the value of the building or the original scope of the alteration.

The IEBC works to ensure that new construction in existing buildings maintains or improves basic safety levels. The IEBC allows for options for controlled departure from full compliance with the family of International Codes that deal with new constructions, while maintaining basic levels for fire prevention, structural, and life safety features of the rehabilitated building. Provisions in other codes related to repairs, alterations, additions, relocation, and

changes in occupancy must also be addressed unless they conflict with the IEBC. In this case, the IEBC takes precedence.

As a standalone volume for 2015, the IEBC contains provisions for three main compliance methods. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of these method options, which are outlined in Sections 301.1.1 through 301.1.3. Historic Buildings are generally provided with the option to comply with alternate provisions when compliance with other chapters of the IEBC would damage contributing historic features. As a contributing building in the National Register Sandy Historic District, listed in 2007, this structure meets the IEBC definition of an historic building (see Chapter 2: Definitions).

An overview of the options and their relevant chapters of the IEBC are summarized as follows:

Option 1: Prescriptive Compliance Method (301.1.1)

This method originates from the former Chapter 34 of the IBC. Repairs, alterations, additions and changes of occupancy complying with Chapter 4 of the IEBC in buildings complying with the International Fire Code (IFC) are considered in compliance. Section 408 offers provisions for historic buildings. The provisions of the code that require improvements relative to a building's existing condition or, in the case of repairs, that require improvements relative to a building's pre-damage condition, SHALL NOT be mandatory for historic buildings **unless specifically required**, as in the case of **life safety hazards**. Section 408.2 states the provisions of the code SHALL apply to historic buildings judged by the building official to constitute a distinct life safety hazard.

Option 2: Work Area Compliance Method (301.1.2)

Repairs, alterations, additions, changes of occupancy, and relocated buildings complying with the applicable requirements of chapter 5 through 13 of the IEBC are considered in compliance.

Section 502 defines/classifies the level of work:

- Repairs
- Alterations – Level 1: The removal and replacement of the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.
- Alterations – Level 2 : Reconfiguration of space, addition or elimination of any door or window, reconfiguration or extension of any system, installation of any additional equipment
- Alterations – Level 3: Work area exceeds 50 percent of the building area

Historic buildings shall comply with Chapter 12's provisions for repair, alteration, and change of occupancy where compliance with other chapters of the 2015 IEBC would damage contributing historic features. Of note:

- A report must be filed which identifies the required safety feature in compliance with Chapter 12 where compliance with other chapters of the 2015 IEBC would damage contributing historic features.
- The building, as is, conforms to the construction requirements specified in the 2015 IEBC for occupancy and use.

- Existing handrails and guards are permitted to remain if not structurally dangerous.
- Change in occupancy: Historic buildings shall comply with Chapter 10 of the 2015 IEBC except as specifically permitted in Chapter 12, section 1205.

Option 3: Performance Compliance Method (301.1.3)

Repairs, alterations, additions, changes of occupancy, and relocated buildings complying with Chapter 14 of the IEBC are considered in compliance. This option was also provided in the former Chapter 34 of the IBC. Chapter 14 allows for existing buildings to be evaluated so an improvement on the current existing situation is reflected, based on various safety parameters and degree of code compliance for each issue. *No separate provisions for historic buildings are included for this compliance method.*

OVERVIEW OF UPDATES/NOTES FOR CHAPTER VII: HEALTH AND LIFE SAFETY

Based on these new codes, any updates to the analysis done for Chapter VII. Health and Life Safety in the 2008 study are summarized in this section.

A. USE AND OCCUPANCY CLASSIFICATION

The use and occupancy classifications, from Chapter 3 of the IBC, remain the same:

- Assembly Group A-3 (for the gymnasium and any other assembly areas with occupant loads great than 50 persons)
- Business Group B (for the office areas)

B. TYPE OF CONSTRUCTION

The construction type is classified in Chapter 6 of the IBC. The masonry bearing walls (brick exterior and hollow clay tile interior) would allow the building to be classified as a Type II-A. Type II-A allows for higher maximum building height and area than Type II-B for both Group A-3 and Group B.

C. BUILDING HEIGHT AND AREA

Mixed use/occupancies have minimum requirements for separation of occupancies (hours, fire rated):

- Between A-3 and B: 2 hours (non-sprinkled); 1 hour (sprinkled). If these requirements are not met, the most restrictive allowances for the occupancy groups shall be used. This would generally be Group A-3.

Maximum Allowable Heights/Area for Type II-A construction, non-sprinkled:

- Height: Assembly Group A-3 and Business Group B: 65 feet (85 feet if sprinkled)

- Stories Above Grade Plane: A-3 (non-sprinkled): 3 (4 if sprinkled); B (non-sprinkled): 5 (6 if sprinkled)
- Area: A-3 (non-sprinkled): 15,500 sq. ft. (if sprinkled and 1-story – 62,000 sq. ft.); B (non-sprinkled): 37,500 sq. ft. (if sprinkled and more than one story: 112,500 sq. ft.)

D. FIRE PROTECTION SYSTEMS

2015 IFC – Chapter 11: Requirements for Existing Buildings

Class A & B buildings are required to meet following sections:

- 1103.1.1 Historic Buildings shall develop a fire protection plan in accordance with NFPA 914. Fire protection plans shall comply with the maintenance and availability provisions in Sections 404.3 and 404.4.
- Existing buildings shall be equipped with standpipes installed in accordance with Section 905 where required in sections 1103.6.1. and 1103.6.2.

Utah State Code Amendments

The noted amendments to the IBC applicable to Sandy City in 2008 have been updated for the 2015 code. Utah State Code has adopted the following amendments to the IBC for Sandy City:

15A-4-107. Amendments to IBC applicable to Sandy City:

(1) A new IBC, Section (F) 903.2.13, is added as follows: "(F) 903.2.13 An automatic sprinkler system shall be installed in accordance with NFPA 13 throughout buildings containing all occupancies where fire flow exceeds 2,000 gallons per minute, based on Table B105.1 of the 2015 International Fire Code. Exempt locations as indicated in Section 903.3.1.1.1 are allowed.

Based on the Type II-A classification and the parameters in Table B105.1, the building size exceeds a fire flow of 2,000 gallons per minute.

E. MEANS OF EGRESS

The means of egress requirements remain the same if the occupancy class does not change. Specifically:

- The corridor and stair configuration meet the IBC criteria for emergency egress, Chapter 10.
- Open stairs are allowed to remain for A-3 and B occupancies.

F. ACCESSIBILITY

Accessibility analysis in the report was based on IBC and ICC/ANSI (standard A117.1). New ANSI standards were adopted in 2009 and new ADA Standards were adopted in 2010. Slight changes have been made and the 2010 ADA

requires compliance for any alteration that occurs on or after March 15, 2012. The 2015 IBC and IEBC match, by reference, the 2010 ADA standards.

Compliance/requirements are related to the compliance method for the work and to the level of work (as defined by the 2015 IEBC Section 502). As with other codes applicable to historic buildings, compliance with these alternative standards is deemed required unless *technically infeasible*.

IEBC Section 410 – Accessibility for Existing Building:

- Change in occupancy triggers compliance.
- Partial change indicates alterations comply with Sections 410.6/7/8.
- Historic buildings – section 410.9 of the IEBC contains provisions for designated historic structure that undergo alterations or a change of occupancy where compliance as outlined in section 410 for accessible routes, entrances, or toilet rooms would threaten or destroy the historic significance of the structure.

Remodeling and rehabilitation efforts may trigger a 20% of total cost investment in path of travel improvements. If the 20% does not make the path of travel fully accessible, priority should be given to elements that provide the greatest access, which begin with an accessible site and entrance.

CODE UPDATES/RECOMMENDATIONS SUMMARY

Based on the review of the code updates and new information, the overall recommendations in the 2008 report will remain essentially the same. The recommendations, by and large, exceeded minimum requirements for being in compliance with codes in regard to health-life safety in 2008 and continue to meet compliance based on the updated 2015 code provisions. Updates to the recommendations as noted in the following sections are based on new information, technology, changes in costs (technology/approach/materials have become more affordable), and assessment of the current conditions of the building.

B. CURRENT CONDITIONS

CRSA visited the building on two occasions. The first visit was a walk-through and documentation of the interior and exterior elements of the building. The second visit was to access and document the roof and mechanical systems of the building. The following summarizes conditions noted on these visits and input from city staff:

BUILDING INTERIOR

- The building is anticipated to remain as current used – for the city’s parks and recreation department as office and equipment storage. For cost estimate updates, we will thus focus on the office use scenario alone, rather than the adaptive re-use scenarios for residential or a community center.
- The parks and recreation department received a total of \$35,000 for upgrades during the last budget cycle. This funding has been used for updating the lower level after the Boys and Girls Club relocated to their new building [new carpet; new conference room with projector; new ceiling tiles], some updates to the stairs, and cosmetic changes such as detail painting on the wall trim tiles. (*see Image # 1*)

- Spaces are still used by various community groups and the conference room is also available for rental by the community. Much of the lower level space vacated by the Boys and Girls Club is being used for recreation equipment storage. *(see Image # 2)*
- The soft clay structural aspects of the building were noted as problematic by city staff. *(see Image # 3)*

EXTERIOR ENVELOPE/ELEMENTS

- In the southwest corner of the building, the exterior is showing more cracking, loose mortar, and bricks popping outward. This may be a result of the abatement and closure of the tunnel running westward from the building (described in the hazardous materials notes).
- The fiberglass window coverings, which offer insulation benefits but block the full height and beauty of the historic windows, are breaking down from exposure to sunlight. These are probably 30 to 40 years old and date to the city's occupation of the building as the city hall. On the inside, mildew is forming from leaks. *(see Image # 4 & 5)*
- City staff inquired whether the yellow color on the stucco details of the exterior was original. As is, the color is not very dynamic. There is interest in beautifying the exterior of the building, but they also do not want to compromise the historic character. The exposure to sunlight over time has probably lightened the original color. While the original drawings we have access to do not include color specifications, a reference point for the color scheme is the paint details on the gymnasium trusses. This color scheme is a mixture of deep yellows and reds. The stucco may originally been a comparable deep yellow color. *(see Image # 6 & 7)*
- City staff noted the gymnasium may be the last remaining barrel roof/masonry building in Salt Lake County, potentially the state. Midvale, which had an essentially identical building constructed by the same architectural plans, tore theirs down. Riverton may still have one. CRSA will check to see if the State Historic Preservation Office can verify the presence of any other extent barrel roof buildings. The drawback to the design of the barrel roof sitting directly on the masonry walls is the ability for the entire roof to fall flat if movement occurs during a seismic event. The report noted there is potential of steel girders connecting the roof to the walls, which can be confirmed by x-ray testing/analysis.
- When the new lower level conference room was remodeled, there was significant evidence of water damage/staining on the carpet underneath the south windows and cracking on the walls. The landscaping was removed directly outside these south windows and replaced with rocks. A concrete curb was added directly adjacent to the windows to divert water away from the foundation. However, this has now created the situation where small amounts of moisture lead and are trapped next to the window below the curb level (the windows on the lower level extend below the grade of the parking lot). The glazing material of the window is being impacted by this trapped moisture, leading to cracks and deterioration. *(see Image # 8)*
- The chain link fence on the north side has been removed and the landscaping updated to improve the appearance of the site. The ground on the north side of the building was noted to be very wet/moist with moss in the landscape. This may lead to moisture infiltration problems with proximity to the foundation if the ground is not sloped away from the foundation. *(see Image #9 & 10)*

- The roof condition remains about the same and the same materials are present as in the 2008 report. The membrane on the gymnasium roof remains in good condition. *(see Image # 11)* The vents are still used. The skylight was painted over on the interior for aesthetic purposes, to block the deteriorated condition of the skylight. *(see Image # 12)*

MECHANICAL SYSTEMS

- The steam boiler was de-commissioned in 2011/2012. The steam boiler itself was still functional, but leaks were occurring in the steam tunnel, which runs around the perimeter of the building. Repair was felt to be too tricky due to the tight space and presence of hazardous materials. The pipe and pipe fittings in the tunnel were identified as asbestos-containing materials during the 2008 report. *(see Image # 13)*
- A new furnace was put in to replace the steam boiler.
- The system is still a two pipe system with no variable flow. A variable system is considered a high priority for updating the function of the building.

HAZARDOUS MATERIALS

- Asbestos abatement was conducted during the remodel of the lower level after the Boys and Girls Club moved to their new space. The asbestos-containing tile was abated and removed before new carpet went in.
- The 1 x 1 ceiling tiles tested negative for asbestos.
- The mechanical tunnel running westward from the building was abated and closed during the parking lot construction process. The new parking lot went in to accommodate the loss of parking on the Boys and Girls Club building site. The parking lot and abatement costs were paid for by the Boys and Girls Club as part of the construction project for their new building. *(see Image # 14)*

C. COST CONSIDERATIONS/MODIFICATIONS

- The 2008 Study included cost estimates for a hydraulic elevator (4 stops) and shaft. This cost was included under the Core and Shell Upgrades – Mechanical Systems for both Option 1 and Option 2. An alternative recommendation is for a traction-based elevator system. The costs are more comparable now, but the traction system may provide a better user and service experience for this type of building. Traction elevators have higher speeds and move more efficiently. If a machine room is used, it is located above the elevator shaft. For hydraulic elevators, the machine room is located at the lowest level adjacent to the elevator shaft, which can take up potentially useable interior space.
- The cost of performing x-ray analysis for determining the presence of reinforcing steel in the existing concrete diaphragms and reinforcing stirrups was not specified in the previous cost estimate. These costs would be added to the lower cost approach only [Option 1], which assumed no retrofit of the diaphragms and no remedial work for gravity loads.

- Relocation costs for the Parks and Recreation staff and storage of recreation equipment during construction were not specified in the previous cost estimate. These costs will be determined by the number of people, amount of space (office and storage), and amount of time (project duration). Additionally, the city may want to factor in any loss of rental income from those community spaces available for rent in the building.
- Site work costs will likely decrease, based on some of the recommended work being done as part of the construction of the Boys and Girls Club on the site.
- Abatement costs will decrease based on the completion of some abatement work.

ROUGH UPDATED COSTS: CURRENT YEAR

Since the 2008 Study and cost estimates, the numbers are roughly estimated to have risen approximately 10 percent. The gross building area was estimated at 25,000 square feet for the 2008 Study cost estimates. For the cost estimate provided for the Office Use option, this translates into per square foot and total costs of:

- Option 1 [lower cost approach – methods/materials]: \$145.20/sq. ft.
 - **TOTAL COST: \$3,630,000**
- Option 2 [higher cost approach – methods/materials]: \$177.10/sq. ft.
 - **TOTAL COST: \$4,427,500**

FUTURE COSTS: 5-YEAR ESCALATION

The region is currently experiencing high growth, which means it is hard to get laborers for construction costs. As such, this impacts the escalation costs for projects. Escalation costs for the future are roughly estimated at 5 to 8 percent annual increase. This translates into the following ranges:

- Option 1: \$145.20 current year
 - 5-year cost estimate with **5%** annual increase: \$185.30/sq. ft.
 - **TOTAL COST: \$4,632,902**
 - 5-year cost estimate with **8%** annual increase: \$213.35/sq. ft.
 - **TOTAL COST: \$5,333,661**
- Option 2: \$177.10/sq. ft. current year
 - 5-year cost estimate with **5%** annual increase: \$226.00/sq. ft.
 - **TOTAL COST: \$5,650,737**
 - 5-year cost estimate with **8%** annual increase: \$260.20/sq. ft.
 - **TOTAL COST: \$6,505,450**

D. REPRESENTATIVE PHOTOS FROM 2017 SITE VISITS



Image 1: Updates to the building include aesthetic improvements, such as detail painting of the decorative accent tiles in the hallways.



Image 2: The main level conference room is rented out for community use.



Image 3: The of the soft clay tiles of the interior wall structure is visible where holes have been made to run mechanical/electrical systems.



Images 4 & 5: The fiberglass covering on the windows is beginning to degrade, traps moisture leading to mildew, and also blocks the full beauty of the original windows.



Images 6 & 7: The exterior color scheme, including the yellow of the stucco accents is likely original, yet faded. The exterior color scheme was likely consistent with the original colors used on the interior, which are still visible in the beams of the gymnasium



Images 8: A new concrete curb was installed on the south side of the gymnasium wing to divert water; however, water is still being trapped against the window leading to degradation of the glazing.



Images 9 & 10: The front landscape has been updated. The planted area adjacent to the building was noted to be very moist, which may be of concern in relation to the foundation of the building.



Images 11: The roof membrane on the gymnasium wing is still in good condition.



Images 12: The interior glass of the skylight has been painted over, for aesthetic purposes (the skylight is in need of repair/replacement).



Images 13: The steam boiler was decommissioned and a new furnace installed.



Images 14: A new parking lot to the west of the building was installed as part of the site improvements when the Boys and Girls Club building was constructed. A mechanical tunnel running westward from the building contained hazardous materials; this was abated and closed during the parking lot construction process.



PREPARED FOR
SANDY CITY PARKS &
RECREATION





Sandy City Old City Hall Study

June 2008



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Consulting Structural Engineers



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I. Introduction and Purpose

The Sandy Junior High School at 440 East 8680 South in Sandy, Salt Lake County, Utah was designed by prominent Utah architects Carl W. Scott and George W. Welch and completed in 1927. In 1976 the City of Sandy acquired the building from the Jordan School District and converted its use for the City's offices. In 1993, with the completion of Sandy's new City Hall near Interstate 15, the building was occupied by Sandy City Parks and Recreation and the Sandy Boys and Girls Club.

In the Fall of 2007, Sandy City issued a Request for Proposals (RFP) from interested firms to conduct a "comprehensive building study" of the old Sandy City Hall/Sandy Junior High School. The firm of Cooper Roberts Simonsen Associates (CRSA) and its team of consulting architects and engineers were subsequently engaged to perform the study, with the intent to "examine the condition of the building and required upgrades to restore the building to be fully functional and code compliant," as stated in the RFP. The RFP also indicated that the assessment should "[consider] the costs and value of restoring the Old City Hall Building compared to constructing a new building to meet the needs of the city." Three separate possibilities for continued use of the existing building were described in the RFP, as (1) a community center, (2) commercial office space, or (3) for residential use. The RFP further concluded that the completed study would be relied upon by city officials to determine "whether to put money into restoring the old building or constructing a new building."

The purpose of the following building evaluation is to meet the goals as described in the Request for Proposals and as reiterated above. The analysis offered herein is intended to provide detailed information, including conceptual-level construction cost estimates, to allow the City to develop a rationale for weighing the value of updating the building for continued use or replacing the building. Finally, conceptual-level building programs for the three potential uses are included as a guide to City officials and others should it be determined that the preservation of this landmark structure is in the City's best interests.

II. Methodology

The CRSA evaluation team consisted of architects and consulting engineers experienced in the evaluation and renovation of existing structures, particularly historic buildings. Every major building component and key system was examined by the respective team member and carefully documented with photographs and field notes using non-destructive visual observations. Original construction

drawings were consulted to compare the configuration of existing spaces and building systems with the original design. The team also relied on the extensive knowledge of the building's history and condition from Mr. Ken Stauffer, Sandy City Facilities Manager. Found conditions were recorded in a systematic manner and are described in the written narrative that follows.

The narrative of this report is presented in a three-part format with a short description of Historic Data/Description relative to each building system or component presented first, followed by an explanation of the Existing Condition(s) and Recommendations for any proposed treatment (preservation, remediation, repairs, etc.). Annotated photographs are included for illustration. Reduced copies of original construction drawings as well as existing "as-is" plans are included in the Appendix.



The north facade of the 1927 building, facing 8680 South (historic ? Street)

III. Executive Summary

Building Description

A. General Description

The Sandy Junior High School/old Sandy City Hall is a two-story structure in an L-shaped plan and split-level configuration. In the original layout of the building as a school, the main classroom area was in the western portion of the building, perpendicular to 8680 South with the main entrance facing the street. Classrooms and office spaces were placed on either side of central corridors with entrances/exits at the ends of the corridor on the lower level. The gymnasium and locker/shower rooms were in the eastern portion of the building portion, with the gymnasium above the locker/shower rooms, domestic and mechanics arts rooms, and cafeteria area. An enclosed stair/egress system is located at the east end of the gymnasium wing.

B. Original Drawings

Copies of original Scott & Welch construction drawings dating from 1927 were obtained from Sandy City and consist of structural plans, floor plans, roof plan, exterior elevations, building sections, and miscellaneous interior elevations and details. The original drawings are not "as-built" plans as they do not appear to show actual built conditions, contractor's notes or other indications of possible changes that might have occurred during construction. Reduced copies of the original drawings are included in the Appendix.

C. Alterations

Only minimal documentation, in the form of the Parks and Recreation Department's evacuation plans, is available for the alterations that have occurred during the years since 1927. (These evacuation plans are also included in the Appendix.) It appears that all classrooms have been subdivided into smaller spaces, as have the "domestic arts," "mechanics arts," and cafeteria areas. The locker rooms have also been reduced in size. Lavatories, water closets, urinals and showers in the locker/shower rooms appear to be located where they were originally. These are the only toilet rooms in the building and are also accessible directly from the gymnasium by means of individual stairs, as they were designed.

The alterations and subdivisions of the larger spaces all appear to have been made by the City, presumably during its occupancy of the building from 1976 to 1993. Today, the Parks and Recreation department occupies the original classroom/office wing on the west, and the Boys and Girls

club occupies the lower level of the gymnasium wing. Another rather significant change that also appears to date from the City's occupancy is the conversion of the stage, originally accessed from the gymnasium and main stairs, to an area with access from the stairway landing only. In addition to rooms on the gymnasium level an elevated meeting room has been added above with access from the upper classroom floor.

As well as changes in spatial configuration, substantial alterations to ceiling heights and finishes such as floors, wall surfaces and trim have occurred. However, the original circulation plan (corridors, stairs and exits) has not been significantly altered, except for the addition of aluminum entrance/storefront system vestibules that have been added at the three main entrances/exits.



The building is a two-story structure in an L-shaped plan, with a gymnasium wing on the east portion.

IV. Exterior Envelope and Exterior Components

Note: Exterior components that relate to the structural system are further addressed in Section VI.

A. Footings and Foundations

1. Historical Data/Description

Footings and foundations are of continuous reinforced concrete, as designed by Scott & Welch. Foundations are exposed to about 30 inches above grade and are articulated with a chamfer of about $\frac{3}{4}$ -inch by $\frac{3}{4}$ -inch at the top of the wall. Exposed foundations are finished with a coat of cement plaster.

2. Existing Conditions

Due to their location below grade, footings could not be inspected. Original drawings show concrete footings of sufficient size to support gravity loads. Concrete foundations appear to be in good physical condition, except for the presence of fungal and/or microbial growth (mold, mildew, lichens, etc.). No substantial deterioration or failure of the plaster finish was observed.

3. Recommendations

Additional footings and appropriate connections between existing and new footings may be necessary for a complete seismic upgrade. (See structural evaluation below.) Foundation cleaning should be completed concurrent with the masonry cleaning and restoration described below. At that time, deteriorated plaster may also be repaired, if it occurs.

Although site landscaping and irrigation are beyond the scope



The concrete foundation is in good condition, with no substantial deterioration of the plaster finish.

of this report, it is recommended that future foundation planting and irrigation be limited. This will keep irrigation water away from the foundation and exterior walls and will help prevent excessive moisture infiltration. A no-irrigation zone of at least three feet from the foundation is recommended.

B. Exterior Walls

1. Historical Data/Description

Exterior walls consist of load-bearing unreinforced multi-wythe masonry. The walls terminate in roof parapets that vary in height, finished with terra cotta coping. The entrances are flanked by brick pilasters that extend vertically to the terra cotta cornice.

2. Existing Conditions

Exterior walls are in excellent condition, with few signs of stair-stepped cracking that commonly occurs in settled or structurally deficient brick masonry. Some minor cracking was observed at the mortar joints between bricks and terra cotta. The masonry, however, is in need of some restoration and cleaning.

3. Recommendations

Masonry restoration and cleaning are addressed in the following section. Parapets are fairly short relative to the roof line; however, structural bracing or vertical wall coring to stabilize parapets for lateral (seismic) loads may be required as part of a general seismic building upgrade. (See structural evaluation.)

C. Brick and Terra Cotta Masonry, Openings and Trim

1. Historical Data/Description

The exterior face bricks range in color from brown to dark yellow with a vertical scratch finish. The brickwork is set off by a lightly-colored contrasting terra cotta trim. The masonry is articulated with recessed bricks and a terra cotta belt course above the foundation, terra cotta pilaster bases and capitals, terra cotta cornices and parapet copings, terra cotta trim at masonry openings, and brick quoins. Additional features include articulated roman-arched openings, brick window sills, and miscellaneous details such as a brick soldier course immediately below the terra cotta coping.

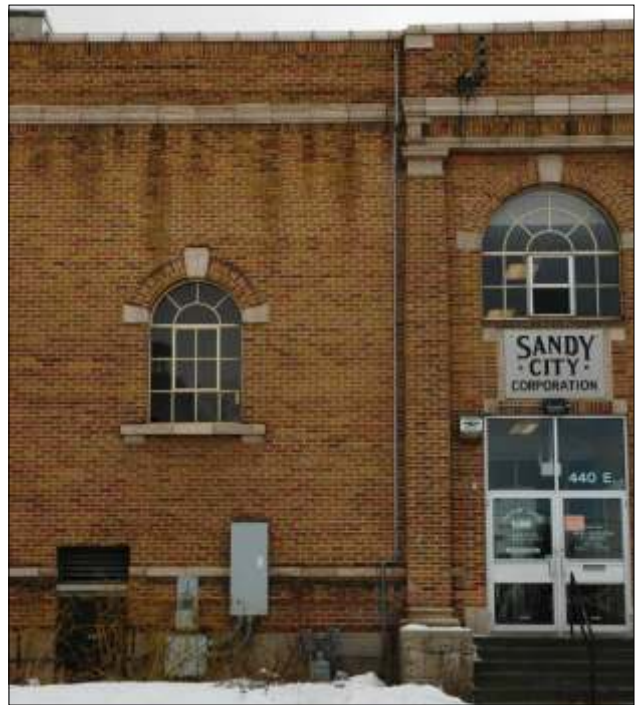
2. Existing Conditions

The same fungal and microbial growth observed at the exposed concrete foundation is apparent on the bricks and mortar, with very little occurring at the terra cotta itself. However, the mortar at the terra cotta is also susceptible to these conditions. There is considerable staining below the entire upper terra cotta cornice or belt course, that appears to be due to the failure of the mortar at the vertical joints between units. Otherwise, the masonry is in very good condition. Minor cracks are visible as noted above.

3. Recommendations

Thorough masonry restoration and cleaning are recommended. Only a qualified contractor sufficiently experienced in the restoration and cleaning of historic masonry should be engaged to do the work. The restoration would consist of removing any substantially deteriorated masonry units and replacing them with like units, if any such deteriorated masonry is encountered in the restoration and cleaning process. Minimally damaged terra cotta can be repaired with an epoxy patching compound that matches the color and finish. Restoration would also include re-pointing the existing mortar by removing any loose, cracked or deteriorated mortar to a depth one and one-half times the joint thickness and replacing the mortar with mortar that matches the existing in materials, consistency, color and strength. Fully re-laying loose parapet coping units using the same mortar mix as that used for re-pointing may be necessary. (This process would be necessary if a seismic retrofit including vertical wall coring is chosen. Parapet coping would be removed where necessary and replaced upon completion of the coring and grouting.) Cleaning should follow the restoration. A mild acid wash may be used, followed by

thorough rinsing using a low-pressure water spray unit. The masonry restoration and cleaning contractor may have other recommendations for further removing and cleaning fungi and/or microbial growth. Finally, a breathable sealer should be applied to protect the masonry from moisture and from the accumulation of soil, fungi and microbes.



There is some evidence of fungal and microbial growth on the bricks and mortar that should be cleaned by a contractor that specializes in historic masonry buildings.

Top, Above: Visible staining below the upper terra cotta belt course appears to be due to failure of the mortar between the vertical joints.

D. Exterior Doors and Windows

1. Historical Data/Description

Original exterior doors appear to have been paneled wood doors, possibly in wood frames. Windows were subdivided steel casement units, some with operable steel sashes. Obscure glass was used in the locker/shower/restroom areas.

2. Existing Conditions

Main entrance doors have all been replaced with aluminum storefront/entrance systems in various configurations. Original exterior windows are largely intact, with the exception of those on the west elevation, about two-thirds of which have been replaced with modern bronze anodized aluminum units subdivided in configurations that do not match the original steel windows. In those original steel windows that remain, various types of glass have been used through the years as replacement glazing, new operable areas have been added, and in the case of the upper half-round windows in the gymnasium, the glass has been obscured with paint.

3. Recommendations

Various options exist for both windows and doors, depending on how historically accurate any rehabilitation scenario would be:

Option 1: Refurbish existing doors and windows as necessary; replace broken glass and missing or deteriorated glazing putty and repair or fix in place any operable sashes.

Option 2: Replace all windows and doors with modern units. Configurations may or may not match historic

appearance. Modern steel windows are available with thermally-glazed inserts that would perform to modern energy conservation standards. Exterior muntins can be applied to the windows to match the configuration of the historic divided-light windows. Aluminum storefront entrance systems could be configured such that the doors themselves mimic the appearance of the original doors, as seen in the original construction drawings.

Option 3: Replace entrance doors with wood doors in steel frames that resemble original doors as closely as possible. Restore existing steel windows and replace later aluminum windows with steel windows to match the original. (Steel windows are still available that are nearly identical to the existing windows.) Existing glass can all be removed and replaced with double-glazed inserts for better thermal performance. Once the glass is removed, the steel can be cleaned or sandblasted and repainted with high-performance exterior grade paint preparatory to re-glazing with the new glass inserts.

Of the possibilities described above, Option 1 is, of course, the least expensive, but it is also the least desirable, for both aesthetic and energy conservation purposes. Option 2 is the



Original steel sash windows remain in much of the building (top), with the exception of the west elevation that has some modern replacement windows that only partially fill the original window opening (above).



Aluminum storefront doors have replaced the historic wood panel doors at all three of the main entrances.

most invasive from an historic preservation perspective. Complete window replacement is also likely to be more expensive than restoring the existing windows as described in Option 3. Option 3, then, is the preferred approach to window and door treatment.

In either Option 2 or 3, low-emissivity ("low-e") glass or neutrally tinted glass is recommended. Additional evaluation of the respective energy performance of each system should also be performed. While restoring existing windows as described in Option 3 may not be as energy efficient as complete replacement with new windows, it may still be possible to achieve satisfactory results and conform to modern energy conservation and energy code criteria while retaining the important historic character of the windows. Additionally, although restoring the existing windows may not provide units that are as energy efficient as replacement windows, the cost of the new replacement windows may be greater than the associated energy savings.

E. Roofing, Parapets, Flashing and Trim, Miscellaneous Roof Components

1. Historical Data/Description

The west wing has a flat roof with internal roof drains. The roofing is reported to be a three-ply built-up roof, installed about 12 years ago. The bow-trussed gymnasium roof is covered with a single-ply PVC membrane that appears to be just a few years old.

Parapet walls are an extension of the exterior walls and vary in height, according to the roof slope, from about 12 to 24 inches. Parapets are topped with terra cotta coping blocks



Areas of pooled water indicating insufficient slope toward the roof drains on the west classroom wing. Original gravity globe vents are no longer necessary and can be removed.

(as opposed to thin terra cotta tiles). The one exception is the north exterior wall/parapet of the gymnasium wing, which is capped with terra cotta tiles.

Additional elements on the roof include flashings at various penetrations and three large metal gravity roof vents ("globe vents" per Scott & Welch) that appear to be no longer functional. Originally there were two hipped roof-mounted skylights, one each over the two main interior stairs. Currently only the one at the center stair still exists. A concrete ventilation chase with metal louvers extends above the roof approximately above the existing mechanical room.

2. Existing Conditions

The roof of the west wing shows significant ponding from insufficient grade or slope toward the drains, and at 12 years of age, the built-up roof is at the end of its expected service life. The single-ply membrane at the gymnasium roof can be expected to provide between 10 and 20 years of adequate service.

Flashings at penetrations such as plumbing vents consist of some old sheet metal, with roofing membranes extending up the parapets and terminating just below the coping at the perimeter parapets. Terra cotta tiles are in fair condition, but mortar has significantly deteriorated. The perimeter terra cotta coping is addressed above.)

The remaining skylight is in poor condition, with loose flashings, deteriorated glazing putty and broken glass. The metal gravity vents are no longer necessary, even with the existing mechanical system, and would also be unnecessary for any replacement mechanical system.



Roofing membranes currently extend up the parapets to terminate just below the coping.

3. Recommendations

Roofing replacement is somewhat dependent upon the level of sophistication of the proposed seismic retrofit. If roof diaphragm strengthening is performed by applying a fiber-wrap system to the concrete roof decks (see structural evaluation) then complete re-roofing, including the gymnasium roof, will be necessary. In any case, re-roofing should not be performed without completely removing all old roofing, adhesives and substrates from the concrete deck.

Even without seismic upgrades that may impact roofing, roof replacement at the west wing is warranted. Single-ply systems generally last longer than built-up systems and warranties vary according to manufacturer. A single-ply PVC membrane similar to that on the gymnasium roof is recommended. Other single-ply systems such as EPDM membranes may be considered. A new rigid insulation system should be installed to increase the roof slope and ensure positive roof drainage. New secondary drains or secondary scuppers at the parapets should also be installed.

Parapet conditions and recommendations as they pertain to the masonry have been addressed above. Flashings at the parapets would be replaced at the time of re-roofing, with the roof membrane system extending up the face of the parapets as high as practicable. Flashings at all roof penetrations should also be replaced with flashing systems compatible with the new roofing.

The original gravity vents and any other unused rooftop equipment should be removed. Skylights provide good natural

daylight and a pleasant environment at the stairs. It is not recommended that the existing skylight be restored, but instead it should be replaced with a modern aluminum skylight such as those manufactured by Aladdin Industries of Salt Lake City, in a configuration that mimics the historic hipped skylight. Installation of a similar new skylight at the east stair where the original has been removed is also recommended. At the time of re-roofing and skylight replacement, the existing curb should be inspected and repaired or replaced, if needed.

Other elements that impact roofing conditions include rooftop mechanical equipment, gas lines, condensate lines, etc. All should be installed according to the roofing manufacturer's instructions and warranty criteria.



Although the mortar is deteriorating, terra cotta parapet tiles on the north wall of the gymnasium wing are themselves in fair condition.



One original hipped-roof skylight remains over the north stairwell but is in poor condition. Replacement skylights over both stairwells are recommended for natural daylight.

V. Building Interior and Interior Components

A. Original Floor Plans and Existing Configuration

1. Historical Data/Description

The original Scott & Welch drawings describe only two floors, the ground floor and first floor, although the building is configured in a split-level plan and has four separate levels. For the purposes of this evaluation and for ease in referencing specific locations within the building, we have designated the gymnasium portion of the building as the gymnasium wing and the main classroom portion as the classroom wing. We have also designated the floors/levels as follows:

Level 1 Lowest level, partially below grade, in the gymnasium wing. This level includes original locker/shower rooms, domestic arts, domestic science and mechanics arts classrooms, cafeteria and mechanical space under the original stage area.

Level 2 Second level, approximately 30 inches above grade, is the lower level in the classroom wing. This level includes original classrooms, offices and storage area.

Level 3 Gymnasium level. This level includes gymnasium and a small projection room accessed from the east exit stair enclosure.

Level 4 Uppermost level, in the classroom wing. This level includes original classrooms and a new room with an elevated floor over the original stage area.

The original stage area was elevated 42 inches above the gymnasium floor and was within the volume of the classroom wing. As noted above, the stage has been converted to storage space and a small office area accessed directly from the stair landing at the level of the gymnasium with an additional meeting space above, accessed from Level 4.

2. Existing Conditions

Virtually all areas of the building have been appreciably changed from their original configurations, as briefly described above. In historic preservation terms, much of the building's interior has lost its historic character. The more significant alterations include the addition of partition walls to subdivide original classroom areas into smaller office and storage spaces and lowered or dropped ceilings in the original classroom areas and corridors. Changes also include the following (refer to original floor plans and the Parks and Recreation evacuation plans):

Level 1 Used largely by Sandy Club, Inc. (boys' and girls' club). Locker areas in the original locker and shower rooms have been reconfigured for other uses such as a small break room and storage. The restrooms still serve the entire building and include showers. The mechanics arts space is used for a large game room and now includes the original cafeteria space, as well. A portion of the domestic science room has been reconfigured for an electrical and communications room. The space under the original stage is the main mechanical room.

Level 2 Serves as the main office area for the Parks and Recreation Department. The original teachers lounge area appears largely unaltered but all other classroom areas have been subdivided for use as offices. The original stage area has been converted to small offices and storage area, accessible from the stair landings.

Level 3 The gymnasium proper and the projection room appear to be unaltered. The stage no longer exists and what would have been the proscenium wall now contains storage closets. Stairs leading down to the shower/restrooms on Level 1 are intact.

Level 4 On the west side the two northernmost of the four classrooms are mostly unchanged, except for lowered ceilings. The south end has been subdivided into smaller offices. The space over the original stage has been converted to a conference room (was the City Council chambers when occupied by the City) with an elevated floor.



The gymnasium wing contains the first (currently occupied by the Sandy Boys & Girls Club) and third (gymnasium) levels of the building. The classroom wing, at left, contains the second and fourth levels (occupied by the Sandy Parks and Recreation Department offices).

3. Recommendations

While some original partition walls remain, their construction (unreinforced hollow clay tiles) performs poorly in an earthquake and their demolition is recommended for life safety. The demolition of the original clay tile walls will also necessitate the demolition of the coved plaster ceilings, inasmuch as they are connected to the walls. Consequently, only the walls separating the classroom wing from the gymnasium wing would remain. The extensive demolition contemplated allows a virtual clean slate for reconfiguring the interior for any use. However, it is recommended that the gymnasium remain in its existing and original configuration and that the historic corridor and circulation plan be essentially reconstructed.



The gymnasium remains, although the stage area (far end of photo) has been filled in with storage and meeting rooms. The maple floor is thought to be the original.



The central corridor on Level 2 retains its original high coved ceiling. With the exception of the gymnasium the remainder of the corridors and rooms have dropped ceilings in place.

B. Horizontal and Vertical Circulation

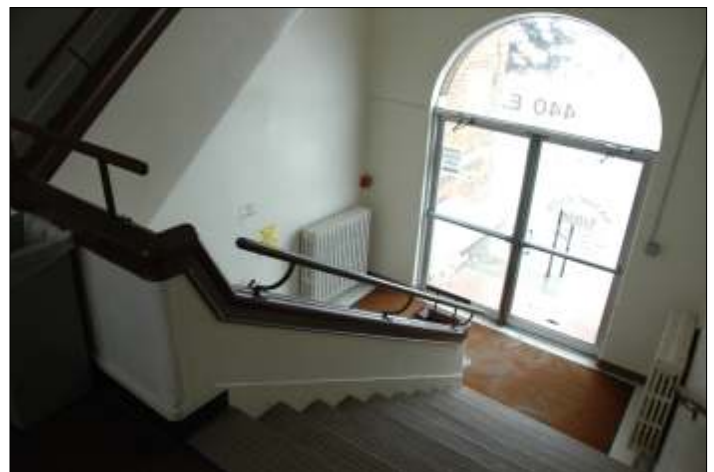
1. Historical Data/Description

Horizontal circulation within the building consisted of 10-foot-wide central corridors on both levels of the classroom wing (Level 2 and Level 4). At the classroom lower level (Level 2), the corridor terminates at the main entrance on the north and a second entrance on the south. The upper level (Level 4) corridor terminates in large arched windows directly above the entrances. Student lockers originally lined approximately one-half of each side of both corridors in shallow recesses.

Vertical circulation consisted of two main stairs, one located near the center and on the east side of the classroom wing, the other at the northeast corner of the classroom wing. Intermediate landings allow for access directly to the gymnasium from the stairs. A third main stair was located at the east end of the gymnasium wing for access to the lower level of the gymnasium wing (Level 1), the gymnasium (Level 3) and the projection room above the stairs. Smaller secondary stairs on either side at the west end of the gymnasium allow for direct access between the locker rooms, showers and restrooms on Level 1 and the gymnasium.

2. Existing Conditions

Corridors are largely intact from their original design, even including the recesses that were constructed to allow locker installation. (The lockers, themselves have been removed.) The coved ceiling in the corridor on Level 2 is still exposed, but the corridor ceiling on Level 4 has been concealed by a



Two main stairs located on the east side of the classroom wing provided circulation between all four levels. This staircase at the east end of the gymnasium wing provided circulation between the lowest level and the gymnasium.

lower lay-in acoustic panel ceiling. The stairs remain in their original configuration.

3. Recommendations

As noted above, demolition necessary to improve the overall building's performance for seismic safety will leave the interior of the building in a gutted state. New corridors could be configured differently than as designed, but the locations of entrances and windows suggest that new corridors should be rebuilt in the original locations and widths. New coved ceilings could also be constructed to give a sense of historicity to the interior.

C. Floor Finishes

1. Historical Data/Description

According to the Scott & Welch drawings, Level 1 was to have cement floors only, while the classrooms and offices are all shown to be maple (wood strip) flooring. Drawings do not indicate the architects' intentions for the corridors, gymnasium and stage, although it is likely that they, too were originally finished in maple strip flooring. Neither is it clear how the main stairs were to be finished, but a cement finish (finished concrete) or some resilient material such as linoleum would have been an appropriate and logical choice. The stairs from the locker rooms to the gymnasium are now painted concrete, consistent with the architects' selection of finished concrete for Level 1 areas.

2. Existing Conditions

All of the original classroom areas and corridors have been covered with carpet. It is unknown if any of the original maple

flooring in these areas is intact. The maple flooring in the gymnasium may be the original flooring as numerous repairs are visible. However, it also appears that the flooring may not sustain another refinishing, which usually involves completely re-sanding the surface.

The restrooms floors are finished with porcelain mosaic tile in green tones, and much of this may be original. Numerous repairs and patches are visible, some in unmatched shades of green.

3. Recommendations

With the level of future remodeling anticipated there is no compelling reason to preserve existing floor finishes, except perhaps in the gymnasium. New floor finishes might include some maple strip flooring to mimic the original floors, particularly in the corridors. Other finishes such as linoleum that are consistent with the period and type of original construction may also be considered.



Narrow stairs lead from the west end of the gymnasium directly down to the restrooms located on the level below.

Carpet has been laid over the original floor finish in most classrooms and the corridors (top, above). A suspended acoustical tile system obscures the original tall ceilings.

D. Interior Partitions and Wall Finishes

1. Historical Data/Description

The original drawings dimension some interior partitions to be four inches thick and the construction material is not indicated precisely. These partitions appear to be unreinforced masonry, likely of hollow clay tile, a common material for that purpose in the 1920's.

It appears that almost all wall finishes were simply painted plaster, except perhaps for some ceramic tile in the locker rooms, showers and restrooms, and Celotex (a proprietary fiber board, sound-absorptive material) at the stage wall of the gymnasium. There is a horizontal decorative tile strip in the corridors, stairs and classrooms, about four feet above the floor. There is also a large horizontal wood molding about nine feet above the floor in the gymnasium.

2. Existing Conditions

As already described, existing partitions are a mix of some original hollow clay tile walls and later framed construction. The type of framing (wood or light gauge steel studs) is unknown. At exterior walls the original plaster appears to be largely undamaged. The presence of some mold has been noted by the city in a corner near the southeast entrance door at the bottom of the ramp. The original tile and wood moldings appear to be intact where they occurred. Tile moldings, however, have been painted, such as those in the corridors.

3. Recommendations

As already noted, it is expected that both new and original partitions will all be removed, largely to improve life safety through a structural seismic upgrade. As a result, only plaster finishes at the exterior walls may remain. Where appropriate, the plaster can be repaired and repainted or replaced if necessary after seismic upgrades are completed. Furring out the exterior walls (adding a stud wall layer) to allow installation of some kind of insulation can also be considered, although the thermal mass properties of the multi-wythe brick walls do not make this necessary. Features such as wood and tile moldings could be installed that resemble or match the originals.

E. Ceiling Finishes

1. Historical Data/Description

Most original ceilings appear to have been painted plaster, with coved ceilings in the corridors. The ceiling height in the corridors and classrooms was about 12 feet, with what appears in the drawings to be a decorative molding or picture rail at about ten feet above the floor. In the gymnasium the ceiling is over 21 feet above the floor, also originally finished with Celotex, with decoratively painted plaster soffits that occur below each bow truss.

2. Existing Conditions

Most original plaster ceilings are now hidden by modern acoustic lay-in panel ceiling systems. Later mechanical ducts have also been installed in the interstitial space between the original and newer ceilings. The gymnasium ceiling has not been lowered, but the ceiling has been re-covered with acoustic tiles in various styles and sizes.



Decoratively painted soffits are below each bow truss of the gymnasium ceiling.

3. Recommendations

Recommendations for ceiling materials will likely be determined by use. In a residential occupancy, drywall ceilings are generally preferred, while lay-in acoustic panel ceilings are more likely for an office use. In either scenario, coved ceilings to match the original corridor ceilings are possible and recommended.

F. Doors and Windows

1. Historical Data/Description

Classroom doors were originally paneled wood doors, with subdivided glazed upper vision panels. The original finish (paint or a clear finish) is not specified. Additional interior doors such as those to utility or mechanical areas were paneled wood without vision lights.

There were some interior windows between the mechanics arts classroom and the cafeteria, designated in the original drawings to be wood sashes with "syenite glass." (Syenite, or nepheline syenite, is a mineral used in the fabrication of glass that increases the resistance to scratches, chemicals and breakage.)



Modern wood slab doors have replaced the original wood panel doors throughout the building. Additional aluminum frame storefront doors have been added to cordon off the south end of the Level 4 corridor.

2. Existing Conditions

With the exception of doors leading to the restrooms from the gymnasium, all original doors are missing, and all original interior windows have been removed.

3. Recommendations

Glazed paneled wood doors may be found similar to the original doors for an office use, but would be inappropriate for residential use due to the required fire resistance rating. For any reuse scenario, paneled doors are preferred. Slab doors of any kind are discouraged. Similarly, if any interior windows are installed, wood-stopped systems are preferred to either steel or aluminum to imitate the original wood interior windows.



The original wood panel doors with a divided glass upper panel still remain at the entrances to the stairwells that lead from the gymnasium to the restrooms below.

VI. Major Building Systems

A. *Structural System* (The full report from Dunn Associates is included in the Appendix.)

1. Historical Data/Description

The structural system is fairly well documented in the Scott & Welch drawings and includes reinforced concrete footings and foundations and unreinforced multi-wythe load-bearing walls (both exterior and interior). The floors and roof deck consist of reinforced concrete supported by a combination of structural steel "I" beams, joists, steel trusses and concrete beams. The gymnasium roof is also a concrete deck supported by structural steel joists that bear on large steel bow trusses. Vertical load paths appear to be carefully designed for gravity loads, but there appears to be no consideration for lateral (seismic) forces. (Seismic design was not required by building codes in Utah until the 1970's.)

2. Existing Conditions

The only deficiency noted for the existing gravity system appears to be the lack of reinforcing stirrups in concrete girders. The original drawings do not show stirrups that would be required by modern codes for gravity loads.

As expected, significant seismic deficiencies exist, due to the era of construction when design for seismic criteria was not required. These deficiencies include:

- A. Floor and roof diaphragms, which consist of unreinforced concrete decks, are inadequate for seismic loads.
- B. The exterior unreinforced masonry walls lack the strength or deformability to resist lateral forces.
- C. The floor plan irregularity (L-shaped) tends to draw increased shear forces to the inside corner, where no additional reinforcing or shear walls are occur.
- D. There are no substantial connections between walls and diaphragms.
- E. Interior masonry partition walls, as noted above, are unreinforced.

3. Recommendations

Shear strengthening concrete girders to compensate for the lack of reinforcing stirrups is required unless non-destructive investigations such as x-rays show that sufficient reinforcing exists. No other remedial work for gravity loads is expected.

Seismic strengthening/rehabilitation is necessary and may

include the following:

- A. A fiber reinforced plastic (FRP) overlay at all floors and roof is recommended to improve seismic performance for diaphragms. A reinforced concrete topping slab may be considered, but the additional weight is undesirable for structural purposes. It is possible that the concrete slabs are reinforced. If this is the case, a diaphragm retrofit will likely be unnecessary. X-ray or non-destructive testing will be required to determine the presence of reinforcing steel in the concrete diaphragms.
- B. Vertical wall coring is recommended to reinforce exterior walls. This technique is cost-effective and minimizes the impact of the seismic work to existing historic components such as face brick and plaster.
- C. A combination of vertical wall coring and new shear walls will mitigate the problem associated with the plan shape of the building. (See structural engineer's drawings in the Appendix.)
- D. Several solutions, or a combination of options, exist to mitigate the inadequate connections between walls and diaphragms. These may include adding steel plates or steel sections to joints with welded and/or adhesive connections and may also include the installation of FRP composites at strategic locations.
- E. It is expected that all masonry partitions will be demolished as part of the overall rehabilitation plan.

B. *Plumbing, Sewer and Roof Drainage*

1. Historical Data/Description

There is no historical documentation available for plumbing and sewer systems, and very little information in the original drawings regarding roof drainage systems. Field investigations indicate that it is likely that much of the original steel water supply pipes and cast iron sewer pipes are still in use.

2. Existing Conditions

Steel pipes for culinary water supply are no longer used in new construction, and cast iron sewer pipe in similar applications as this building can be expected to last perhaps 50 years. In short, both systems are in need of replacement. Other plumbing, sewer and roof drain deficiencies include the following:

- A. Restroom floors do not slope adequately to drain.
- B. Overflow drains do not exist at the classroom wing roof, as already noted.
- C. Flooding has been reported at the bottom landing of

the interior stairs, likely due to inadequate or failed sumps.

D. There is a cross-connection between the fourth level drinking fountain drain and roof drains. This has resulted in significant backflow problems; it is reported that at times the roof water being forced through the drinking fountain drain resembles a geyser.

E. Lavatories, urinals, water closets and drinking fountains are all old enough not to have been designed to conserve water or energy and have all exceeded their useful life.

3. Recommendations

All water supply systems, sewer systems, plumbing fixtures and roof drain systems should be replaced. Building rehabilitation should also include new secondary roof drains or overflow scuppers, as indicated above.

C. *Heating, Ventilation and Air Conditioning (HVAC)*

1. Historical Data/Description

As with plumbing and sewer systems, little documentation is available to show what was designed and/or installed originally. The Scott & Welch drawings do show that a connection was to have been constructed to provide new boilers and hot water for heating from an old boiler house about two blocks to the west, adjacent to the old grade school. The connection would have crossed historic Seventh East and Eighth East streets through means of underground concrete tunnels. The drawings also show a fan room under the stage area and vertical chases for heating and ventilation. Some furred ceilings and ducts are shown for ventilation, and as noted above, gravity vents and at least one vertical chase are located on the roof. No equipment such as fans, air handlers, etc. is shown.

2. Existing Conditions

The existing mechanical design is an assortment of varying systems, some of which are very old themselves. None, however, appears to be originally designed for the building. In addition, some equipment does not function. Specific deficiencies include:

A. The steam boiler appears to be undersized and has exceeded its useful life.

B. Fan room equipment is not easily accessed for maintenance, particularly in the fan room and on the gymnasium roof where the rooftop unit cannot be reached when the roof is wet or snow-covered due to the danger of falls.

C. Moisture and mildew are evident, indicating improper ventilation in wet areas such as restrooms.

D. Supply air is delivered through old steam tunnels with pipes that appear to be insulated with asbestos containing materials (ACM's).

E. Wiring in tunnels is not plenum-rated.

F. Return air is directly through corridors.

G. Multiple and dissimilar systems make maintenance and operation difficult.

H. There is no automatic outside air control.

I. At 80 years old, the steam piping has exceeded its useful life.

J. The rooftop unit at the classroom wing is essentially worn-out.

K. Rooftop ducts are uninsulated.

L. The main flue stack for the boiler is within three feet of the cold air inlet louvers, a code violation and potential life safety hazard.

M. There is no energy efficient control system.

3. Recommendations

The mechanical systems have essentially outlived their expected useful life and complete replacement with modern energy efficient equipment and control systems is recommended. Specific system design and selection of equipment, will be dependent upon the proposed occupancy and re-use.

D. *Electrical Service, Distribution and Lighting*

1. Historical Data/Description

Original design drawings show no information for the electrical service, none for wiring and electrical devices (outlets) and only minimal information for lighting and switching. Field observations have revealed that the existing electrical service is a 120/240 volt "high leg delta service." Inasmuch as this is an outdated means of providing a hybrid single-phase/ three-phase system, it is likely that this was the only service available in 1927 and may have been only minimally upgraded when the City acquired the building.

2. Existing Conditions

Rocky Mountain Power no longer provides or upgrades electrical services such as the existing service at the building. Interior electrical panels and breaker enclosures vary in size and capacity. Most are poorly marked and improperly installed, with numerous code violations evident such as minimal clearances and exposed components.

Lighting systems do not meet existing standards for comfort and energy efficiency. Emergency egress lighting is deficient. The existing electrical system will not allow the addition of an elevator.

3. Recommendations

A new three-phase electrical service rated at 120/208 volts is recommended. The actual size of the new service will be design-specific, i.e. dependent on usage, existing and future loads, and additional loads such as a new elevator. New equipment such as mechanical units and kitchen equipment should be selected to be compatible with the new electrical service. In addition to the electrical service itself, a new grounding system will be necessary. As with mechanical systems, it is expected that all electrical systems, including the service, distribution and wiring systems will be replaced. New systems and equipment will meet modern codes and standards for health and life safety and energy conservation.

Electronic Data, Security and Communications

Systems for computers, security and communications are very specialized, as are the needs of most users. Requirements are user-specific, and for this digital era are also subject to frequent change. Therefore, no specific recommendations are included for these systems. For cost estimate purposes, a mid-level security system has been included as an item in the cost estimate section.

VII. Health and Life Safety

1. Historical Data/Description

Model building codes were developed in the US in the early 1900's, not long before construction of the Sandy Junior High School. Modern codes are much more prescriptive as well as more proscriptive than their early counterparts. Consequently, a comparison between the code under which the school was constructed and today's codes would not be very useful. The following analysis is based on the model code in effect in Utah as of the date of this report, the 2006 International Building Code (IBC), with state and local amendments. As an existing historic building, a companion to the IBC, the 2006 International Existing Building Code (IEBC) is also very useful, and is adopted statewide by reference. The IEBC has also been amended by the State. The City of Sandy makes use of and enforces both model codes.

A. Use and Occupancy Classification

IBC Analysis

The use and occupancy classification based on the original use would be Educational Group E. As altered in 1976 for office use, the occupancy classification for the most part would be Business Group B, with the gymnasium and any other assembly areas with occupant loads greater than 50 classified as Assembly Group A-3. Since it is not expected to return the building to its original use as a school, the following analysis is based on the current classifications, Groups B and A-3.

B. Type of Construction

Per Chapter 6 of the IBC, types of construction are based in part on the fire-resistance rating of the structural frame, bearing walls, non-bearing walls and partitions, and floor and roof construction (IBC Table 601). While the existing construction is technically non-flammable, no documentation exists to justify a fire-resistance rating for the existing building or building elements. Therefore the type of construction best fits Type II-B (non flammable, non-rated). This building does not have an automatic fire sprinkler.

C. Building Height and Area

The existing height is two stories and the gross building area is about 23,925 square feet. According to Table 503, the maximum allowable heights and areas for A-3 and B occupancies in Type II-B construction are two stories and 9,500 square feet for A-3 occupancies and four stories and

14,500 square feet for B occupancies. A 50 percent area increase is allowed due to the street and open areas around the building (Section 506.2.), yielding total allowable areas of 14,250 and 36,750 square feet, respectively. The existing occupancies in this building fall within these limits.

Table 508.3.3 shows the requirements for separating occupancies with fire-resistant construction of varying ratings. The required occupancy separation between A and B occupancies is two hours.

D. Fire Protection Systems

The building size and occupancy are below the IBC limits that would normally require a fire suppression system (fire sprinklers) but a Sandy City amendment to the IBC (Utah Administrative Rule R156-56(4) for Sandy City) adds the following to the IBC: "903.2.14 An automatic sprinkler system shall be installed in accordance with NFPA 13 throughout buildings containing all occupancies where fire flow exceeds 2,000 gallons per minute, based on Table B105.1 of the 2006 International Fire Code. Exempt locations as indicated in Section 903.3.1.1.1 are allowed." Calculations show that the fire flow exceeds the 2,000 gallon-per-minute limit; therefore, an automatic fire sprinkler system will be required in any rehabilitation or re-use scheme. If the gym is going to remain as an A-3 occupancy and has the capability of an occupant load greater than 300 a manual fire alarm system will also be required (International Fire Code, Section 907.2.1).

E. Means of Egress

The existing corridor and stair configuration meet the IBC criteria in Chapter 10 for emergency egress. Under Section 1020.1, Exception 9 the existing open stairs are allowed to remain for A-3 and B occupancies, but according to the Sandy City building official, these will not be allowed for residential occupancies. Enclosures with the requisite fire rating would be required.

F. Accessibility

Since the original enactment of the ADA in 1990, efforts have been made by government and model code agencies to standardize accessibility criteria. As civil rights legislation, the Americans With Disabilities Act (ADA) has no design and enforcement provisions as do building codes. Instead, the following accessibility criteria are based on the IBC and ICC (International Code Council)/American National Standards Institute (ANSI) standard A117.1, which are now virtually identical to the requirements described in the ADA.

A ramp has been added at the south side of the building to allow access to the first level, however it does not meet current ADA requirements. Otherwise, there are no existing provisions for building accessibility by persons with disabilities. Level 3 alterations (the level of work proposed) as defined in IEBC Section 405 and IEBC Chapter 8 require that normal accessibility requirements as described in IBC Chapter 11 be addressed. In addition, requirements of Section 3409, Accessibility for Existing Buildings, must be met. These include the following:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

These requirements apply unless alterations to meet them are technically infeasible. However, with the addition of an elevator, there appear to be no obstacles to making the building fully accessible as would be required for new construction. Existing restrooms are generous in size and can



An existing ramp provides access to the first level.

easily be altered to be accessible. It is also possible to add restrooms to upper levels, where now only those on Level 1 exist. In short, it is recommended that all efforts be made to meet accessibility criteria to the maximum extent possible. The existing non-compliant ramp on the south side of the building will no longer be needed for access, but can remain as a service ramp.

G. Hazardous Materials

Nova Consulting Group, Inc. conducted independent analyses for the presence of lead paint and asbestos within the building. Nova also conducted soil sampling to evaluate the presence of heavy metals in the soils beneath the building. In addition, Master Pest Control, Inc. surveyed the building for the presence of termites and no termite activity was found. Full reports from Nova are included in the Appendix. A summary of their findings is as follows:

1. Asbestos

A total of 54 bulk samples were collected and analyzed for the presence of asbestos-containing material (ACM). The Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) define any building material as an ACM if it contains greater than one percent asbestos. Prior to renovation or demolition of a building, all friable ACM must be removed from the area. In addition, non-friable materials that are in a damaged condition or likely to become friable during the renovation or demolition process must also be removed. Non-friable materials in good condition may remain in certain circumstances.

Out of the 54 samples, asbestos was detected in three materials.

1. Pipe and pipe fittings located in the tunnel system below the building totaling approximately 1,500 linear feet. Condition is good but the material is considered friable.
2. Gray floor tile and black mastic located throughout the basement level underneath the carpet totaling approximately 13,000 square feet. The condition of the material is good and it is non-friable.
3. Black sink undercoating located on two sinks in the basement break room. The materials is in good condition and non-friable.

Materials not sampled due to contamination risk or accessibility were the 4" outside diameter piping and the roofing material. Both should be considered as presumed asbestos-containing material (PACM).

2. Lead Paint

Interior and exterior painted and varnished surfaces were tested using x-ray fluorescence (XRF) technology. Tests were taken at random locations from each testing surface. Chip samples were not collected as part of this study. As defined by the Housing and Urban Development (HUD), any coating with a lead concentration of 1.0 milligram of lead per square centimeter or greater is considered to be a lead-based paint. The sale of lead-based paint to consumers was banned in 1978 by the Consumer Product Safety Commission (CPSC) and its application was banned in areas where consumers have direct access to painted surfaces.

Paint over the 1.0 mg/cm² level was detected on several surfaces in the building. These included painted wood door frames and painted plaster walls throughout the building. The condition of all the surfaces was reported to be good with the exception of the white plaster walls in Room 206 on the upper floor.

3. Soil Sampling

Three soil samples were collected from the building site. Two were taken from the tunnels beneath the building and the third was collected from the northwest corner of the building. Laboratory analysis identified concentration of arsenic and lead that exceeded the EPA Region 9 Preliminary Remediation Goals (PRGs) at the three sampling locations. Arsenic concentrations ranged from 84 mg/kg to 210 mg/kg, exceeding the PRG of 0.39 mg/kg. Lead concentrations ranged from 2,200 mg/kg to 8,700 mg/kg, exceeding the PRG of 400 mg/kg.

If the building is to be demolished and the site reused, or if soil is to be disposed of, a Site Characterization as outlined by the State of Utah Division of Solid and Hazardous Waste is recommended prior to any disturbance or removal of soil at the site. If the building remains in place, no additional soil sampling and analysis is needed. If the parking lot is resurfaced, the soil should be overfilled and capped before repaving.

VIII. Evaluation for Continued use and/or Change of Occupancy

With inadequate and outdated plumbing, mechanical and electrical systems, and given that finishes such as carpet, paint, etc. are also worn, it is not recommended that the building remain in use without the proposed repairs and alterations. Indeed, the very purpose of this investigation is to determine to what extent such rehabilitation is needed, as well as the cost of any proposed work. No life- or health-threatening conditions have been observed, but the overall state suggests that future occupancy be conditional on extensive rehabilitation.

The IBC, and more specifically Chapter 9 of the IEBC, specifically regulate changes of occupancy and make allowances for existing buildings as long as unsafe conditions are corrected. Additionally, much of the work described above, such as a seismic upgrade and the addition of a fire sprinkler system, are intended to significantly improve health and life safety. The extent of the work required and the required performance level of building systems are, in part, dependent upon the type of occupancy. Following is a brief analysis of the requirements for a change of occupancy based on the IEBC.

It has already been noted that the original educational use is a group E occupancy, as defined by the IBC. Current uses are A-3 (assembly) and B (business), as noted. Utah Administrative Rule R156-820, State Amendments to the IEBC requires that buildings undergoing a change of occupancy meet the seismic requirements for the new occupancy, based on the relative occupancy hazard. IBC Table 1604.5 groups the existing uses, proposed business uses and residential uses within the same occupancy category, Category II. For purposes of this rule, according to IEBC Table 912.4, the occupancy hazard is unchanged. Consequently, no seismic improvements beyond those already indicated are necessary.

Similar arguments apply to the proposed change of occupancy as they relate to building elements and materials (Section 903), fire protection (Section 904), emergency egress (Section 905) and accessibility (Section 906). Since the proposed improvements and alterations all exceed any minimum requirements of IEBC Chapter 9, the proposed work complies with the intent of both building codes. Similar analyses should be performed for any other proposed changes in occupancy.

IX. Estimate of Costs to Upgrade and Renovate the Building

As part of the study, the consultant team has fully examined the condition of the building in order to assess the required upgrades necessary for restoring the building to be fully functional and code compliant. In this section of the report, the costs and value of restoring the building are discussed and compared to the costs for constructing a new building to meet the needs of the city. The results of this study, the preliminary cost estimate options, and the recommendations of the consultant team are designed to assist city officials in their decision of considering the costs and benefits of restoration of the building in relation to the costs of demolition and new construction.

Historical Value of the Building

Located in Historic Sandy, the building is one of the few remaining non-residential structures that represent the history of the city. As a former school for residents, the building is well-known to the population of this historic area of Sandy City. Restoration of the building provides the opportunity for it to serve as a historic landmark for Sandy City and as an anchor for the surrounding neighborhood. The value of this opportunity should be evaluated seriously by the city in the decision-making process. The building, like others designed by architects Scott and Welch during this time period, is an excellent example of the clean lines and simple detailing representative of the NeoClassical Moderne style of architecture.

In its current condition the architectural and functional integrity of the building have been compromised and the potential and beauty of the building is not being realized. Tall windows that provide natural daylight have been blocked out due to lowered ceilings, obscured glazing, or, as on the west side, have been replaced with units that are shorter than the original windows. Original exterior and interior doors have been replaced with aluminum storefront and hollow core doors, respectively. Ceilings have been lowered in the majority of the building's areas to accommodate more modern mechanical systems. Cumulatively, these alterations have led to a dysfunction between the building as it was designed and how it is being utilized currently. As such, the historic and architectural value of the building's style and form (large windows, natural daylight, tall ceilings, and open stairways) has not been able to be appreciated by the city and the various occupants of the building.

Mechanically the building currently has a patchwork of different systems, none designed for the original building. The

long-term fate and use of the building has been in question since its acquisition by Sandy City. Due to this uncertainty, an ad hoc short-term approach has been taken in regard to the maintenance and mechanics of the building. As a result the building, originally designed to work with minimal indoor engineering of nature, has not been allowed to work effectively or efficiently from a long-term building-wide approach. Restoration of the building would include all new mechanical and electrical systems. Essentially, the city would be getting a new building in a classic, distinctive exterior.

Economic Value of the Building

The building is in very good condition for its age, and apart from seismic deficiencies, is overall structurally sound and stable. The quality of the materials and construction are very high, which is common for many pre-World War II buildings.

The full potential of the building has not realized during its use by Sandy City. The building was converted to a new use without the benefit of being designed to best function for that new use. A full restoration would allow the building to be designed and programmed to function well for the intended occupants. The layout of the building is such that it is well-suited for adaptation to any of the proposed uses of the building (community center, office, residential).

The exterior appearance of the building can be greatly improved by simple measures, including the cleaning and repair of the exterior brick and terra cotta and the removal of insensitive signage and mechanical elements. In addition, the overall appearance of the building and site would benefit from landscaping and site improvements.

Sandy City is a growing community and is likely to continue to grow in the future. Working with an existing building that may currently have extra space is a logical and forward-thinking approach for a community that expects to grow. From a fiscal standpoint, allocating funds to restore this building will be a better investment than using funds to demolish the existing building and construct a smaller structure that would house only the Boys & Girls Club. Although the building is not highly ornate, costs associated with the materials and details found in this type of building are often cost prohibitive for new construction.

Sustainable Value of the Building

In addition to the costs associated with the demolition of the building, there are other costs from a sustainable standpoint that make the restoration of the building appealing. The building itself is embodied with all of the energy that was

expended to create the materials for its construction. These costs would be lost with demolition. When comparing historical integrity with energy efficiency, embodied energy is often not fully considered, even though it has a significant impact on the energy contributed to a building. Restoration of the building is an opportunity for Sandy City to make a statement regarding its interest in sustainable building practices by reusing buildings rather than throwing them away to build anew. Additionally, the design of pre-World War II buildings allows for incorporation of less energy-intensive systems as they were constructed to work with these types of systems originally. The building and its site also offer enough space to consider implementing a geothermal system to power the mechanical operations. Although the upfront cost can be 25 to 50% more than a conventional mechanical system, this cost is often recouped in just a few years (3 to 8) in energy expenditure savings from being off-the-grid.

Proposed Uses for the Building

The building, if restored, is most likely to continue to house the Sandy Boys & Girls Club with additional space for community center uses. However, two other use options for the building, office or residential, have also been considered. Conceptual floor plans for each of these three uses have been prepared. On the following pages, the cost estimate numbers for restoring and renovating the building for each proposed use have been divided into the following categories:

1. Core & Shell Upgrades – Abatement, ADA, Seismic, Mechanical, & Electrical
2. Architectural Renovation (three proposed uses)
3. Contractor Fees/Contingency
4. Site & Landscaping - Remediation and Upgrades (cost estimates provided by Sandy City)

The conceptual floor plans are located directly behind the cost estimates for the three proposed uses.

It should be noted that historic tax credits are available if the building is restored by a private entity or a public/private partnership for either the office or residential use. As a public entity, the tax credits would not be available to Sandy City if the building is used for city purposes.

Cost Estimate Ranges

As discussed in the recommendation sections of the report, a range of options exist for the restoration approach for many of the building's elements. In some cases it is the approach (repair and reuse of windows versus replacement windows) while in others it is whether the materials and finishes are low, mid, or high range in quality. It should be noted that approaches that prioritize historical integrity over current energy efficiency methods often are more cost-effective.

The following breakout of cost estimates shows the different available options and their estimated costs. Where options have been provided, Option 1 is the lower cost and Option 2 is the higher cost. The cost for finishes and fixtures has been estimated using mid-range options. A total low/high range is provided based on these categorical cost ranges, using all Option 1 approaches for the low range and all Option 2 for the high range. A restoration of the building can use a combination of these options. As such, if the decision is made to restore and reuse the building, this section is designed to serve as a menu of different options. An approach can be selected that will work with the needs, wishes and budget of the city.

Costs for the building have been estimated using both on-site evaluations by subcontractors and RS Means CostWorks estimating software. Cost estimates for the site work and landscaping have been provided by Sandy City and are included to provide a complete building and site cost estimate total.

Cost Estimates for Community Center/Boys & Girls Club Use

Core & Shell Upgrades - Abatement, Seismic, Mechanical, & Electrical

1 Abatement	\$40,000	
2 Seismic		
	<i>Option 1: Shear walls, center core drilling</i>	\$527,825
	<i>Option 2: Shear walls, center core drilling, diaphragms</i>	\$702,175
Mechanical		
	<i>Option 1: Conventional system; fire system</i>	\$704,500
	<i>Option 2: Geothermal system; fire system</i>	\$915,700
Electrical	\$275,000	
ADA	\$119,900	

Architectural Renovation

Exterior Cleaning & Repair		
	<i>Option 1: Repair & Clean</i>	\$30,000
	<i>Option 2: Repair & Clean; Restoration Wash</i>	\$58,000
Interior Demolition, New Interior Partition Walls/Woodwork		
	<i>Option 1: Demolition, replace existing walls with new stud walls & drywall; acoustical ceilings</i>	\$295,000
	<i>Option 2: Demolition, replace existing walls with new stud walls & drywall; fur out exterior walls; drywall ceilings</i>	\$345,000
Doors/Windows		
	<i>Option 1: Repair Existing Windows; Additional glazing on interior; Reuse gym doors, new doors elsewhere</i>	\$196,840
	<i>Option 2: Replace all windows & doors</i>	\$308,040
Finishes/Fixtures		
	<i>Option 1: Refinish gym floor; paint interior walls</i>	\$244,080
	<i>Option 2: New gym floor (if diaphragm reinforcement) and finishes for new furred-out walls</i>	\$300,960
Roof/Insulation		
	<i>Option 1: Classroom wing roof only (if no diaphragm reinforcement)</i>	\$50,500
	<i>Option 2: Entire roof replacement</i>	\$95,500
Miscellaneous	\$11,419	

Contractor Fee/Contingency

Contractor	\$189,805
General Conditions/Safety Coordinator	\$182,742
Contingency	\$200,000

	<u>Option 1</u>	<u>Option 2</u>
Building Total Cost:	\$3,067,611	\$3,744,241
Building Square Foot Cost:	\$123	\$150

Site & Landscaping

Parking Lot, Sidewalks; Drainage		
	<i>Option 1: 4" Base</i>	\$139,279
	<i>Option 2: Additional 12" excavation and base</i>	\$203,279
Irrigation	\$65,000	
Landscaping	\$60,000	
Total Cost:	<u>Option 1</u> \$3,331,890	<u>Option 2</u> \$4,072,520
Square Foot Cost:	\$133	\$163

Cost Estimates for Office Use

Core & Shell Upgrades - Abatement, Seismic, Mechanical, & Electrical

1 Abatement	\$40,000	
2 Seismic		
	<i>Option 1: Shear walls, center core drilling</i>	\$527,825
	<i>Option 2: Shear walls, center core drilling, diaphragms</i>	\$702,175
Mechanical		
	<i>Option 1: Conventional system; fire system</i>	\$704,500
	<i>Option 2: Geothermal system; fire system</i>	\$915,700
Electrical	\$275,000	
ADA	\$119,900	

Architectural Renovation

Exterior Cleaning & Repair		
	<i>Option 1: Repair & Clean</i>	\$30,000
	<i>Option 2: Repair & Clean; Restoration Wash</i>	\$58,000
Interior Demolition, New Interior Partition Walls/Woodwork		
	<i>Option 1: Demolition, replace existing walls with new stud walls & drywall; acoustical ceilings</i>	\$272,500
	<i>Option 2: Demolition, replace existing walls with new stud walls & drywall; fur out exterior walls; drywall ceilings</i>	\$322,500
Doors/Windows		
	<i>Option 1: Repair Existing Windows; Additional glazing on interior; Reuse gym doors, new doors elsewhere</i>	\$183,400
	<i>Option 2: Replace all windows & doors</i>	\$294,600
Finishes/Fixtures		
	<i>Option 1: Refinish gym floor; paint interior walls</i>	\$239,080
	<i>Option 2: New gym floor (if diaphragm reinforcement) and finishes for new furred-out walls</i>	\$295,960
Roof/Insulation		
	<i>Option 1: Classroom wing roof only (if no diaphragm reinforcement)</i>	\$50,500
	<i>Option 2: Entire roof replacement</i>	\$95,500
Miscellaneous	\$11,419	

Contractor Fee/Contingency

Contractor	\$189,805
General Conditions/Safety Coordinator	\$182,742
Contingency	\$200,000

	<u>Option 1</u>	<u>Option 2</u>
Building Total Cost:	\$3,026,671	\$3,703,301
Building Square Foot Cost:	\$121	\$148

Site & Landscaping

Parking Lot, Sidewalks; Drainage		
	<i>Option 1: 4" Base</i>	\$139,279
	<i>Option 2: Additional 12" excavation and base</i>	\$203,279
Irrigation	\$65,000	
Landscaping	\$60,000	

	<u>Option 1</u>	<u>Option 2</u>
Total Cost:	\$3,290,950	\$4,031,580
Square Foot Cost:	\$132	\$161

Cost Estimates for Residential Use

Core & Shell Upgrades - Abatement, Seismic, Mechanical, & Electrical

1 Abatement	\$40,000
2 Seismic	
	<i>Option 1: Shear walls, center core drilling</i> \$527,825
	<i>Option 2: Shear walls, center core drilling, diaphragms</i> \$702,175
Mechanical	
	<i>Option 1: Conventional system; fire system</i> \$704,500
	<i>Option 2: Geothermal system; fire system</i> \$915,700
Electrical	\$275,000
ADA	\$119,900

Architectural Renovation

Exterior Cleaning & Repair	
	<i>Option 1: Repair & Clean</i> \$30,000
	<i>Option 2: Repair & Clean; Restoration Wash</i> \$58,000
Interior Demolition, New Interior Partition Walls/Woodwork	
	<i>Option 1: Demolition, replace existing walls with new stud walls & drywall; acoustical ceilings</i> \$330,000
	<i>Option 2: Demolition, replace existing walls with new stud walls & drywall; fur out exterior walls; drywall ceilings</i> \$380,000
Doors/Windows	
	<i>Option 1: Repair Existing Windows; Additional glazing on interior; Reuse gym doors, new doors elsewhere</i> \$211,120
	<i>Option 2: Replace all windows & doors</i> \$322,320
Finishes/Fixtures	
	<i>Option 1: Refinish gym floor; paint interior walls</i> \$173,080
	<i>Option 2: New gym floor (if diaphragm reinforcement) and finishes for new furred-out walls</i> \$229,960
Unit Kitchens/Bathrooms	\$584,800
Roof/Insulation	
	<i>Option 1: Classroom wing roof only (if no diaphragm reinforcement)</i> \$50,500
	<i>Option 2: Entire roof replacement</i> \$95,500
Miscellaneous	\$11,419

Contractor Fee/Contingency

Contractor	\$189,805
General Conditions/Safety Coordinator	\$182,742
Contingency	\$200,000

	<u>Option 1</u>	<u>Option 2</u>
Building Total Cost:	\$3,630,691	\$4,307,321
Building Square Foot Cost:	\$145	\$172

Site & Landscaping

Parking Lot, Sidewalks; Drainage	
	<i>Option 1: 4" Base</i> \$139,279
	<i>Option 2: Additional 12" excavation and base</i> \$203,279
Irrigation	\$65,000
Landscaping	\$60,000

	<u>Option 1</u>	<u>Option 2</u>
Total Cost:	\$3,894,970	\$4,635,600
Square Foot Cost:	\$156	\$185

Appendices

Appendix A: Dunn Associates Structural Report

Appendix B: Dunn Associates Drawings - S210, S202, S203

Appendix C: Nova Asbestos Report

Appendix D: Nova Lead Paint Report

Appendix E: Nova Soil Sampling Report

Appendix F: Master Pest Termite Report

Appendix G: Original Floor Plans

Appendix H: As-Is Evacuation Plans

Prepared for:
Sandy City Corporation
10000 South Centennial Parkway
Sandy, UT 84070



Budget Option for Council Discussion 5.14.19

Tax Increase

- \$8.01 per month
- \$96.17 per year (on a \$350,000 home – average home price in Sandy)
- \$4,277,998 per year total revenue increase

Bond \$33M @ 4% over 25 years

- \$2,115,000 Annual Debt Service Payment
- Includes funding for:
 - o \$19M Phase II Public Works Building
 - For spending breakout see 'Sandy Public Works Phase 2 Budget Update 1.28.19'
 - o \$7M Fire Station #31
 - o \$6M Parks & Recs Building
 - o \$1M IT Security & Upgrades
 - Fiber Optic Projects – Station 34, 35, and 33?
 - Data Switches
 - Network Engineering Capital Infrastructure Study
 - Storage Area Network (SAN)
 - Wireless Radios for better redundancy
 - CAT 6 Wiring upgrade
 - Upgraded cooling systems for equipment rooms
 - Audio Video equipment upgrades

Operation \$2,162,998 Revenue

Ongoing Expenses (\$1,713,617)

- \$639,377 to Fund Balance to keep reserve @ 12%
- City Attorney
 - o \$93,800 Entry Level Attorney
- Administrative Services
 - o \$7,000 Utility Billing Team Lead (Reclassification)
 - o \$70,000 Facilities Technician I/II (New)
 - o \$20,000 Custodial Tier I Increases \$1.50 per hour increase (ADDED TO SHEET)
- Police & Animal Services
 - o \$156,858 2 Police Officers
 - o \$18,065 PT Victim Advocate to Full Time
 - o \$18,065 PT Evidence Tech to Full Time
 - o \$10,927 CSO to Police Officer Promotions (2)
 - o \$10,000 Animal Service CHIP (ADDED TO SHEET)
- Fire
 - o \$498,985 7 Firefighter/Paramedics
 - o \$42,500 Paramedic Training (5 per year @ \$8000)
 - o \$25,000 Uniforms

- Public Works
 - o \$62,081 1 Street Maintenance Worker I/II
- Parks & Rec
 - o \$62,708 Trails Crew Leader
 - o \$5,160 Uniforms & Safety Supplies
 - o \$44,036 Seasonal Pay Increases (\$1.00 Increase)
 - o \$8,200 Irrigation O&M
- Community Dev
 - o \$18,598 Zoning Technician PT to FT and Ongoing (REMOVED FROM ONETIME)

One Time Expenses (\$449,381)

- City Council
 - o -\$11,009 Remove this line item, it is no longer valid
- Fire
 - o \$38,500 Uniforms/PPE for New Firefighters
 - o \$10,500 Training for New Firefighters
- Public Works
 - o \$105,000 John Deere 310 Backhoe (Shared with Parks)
 - o \$237,500 10 Wheel Dump w/plow – based on new FTE
- Parks & Rec
 - o \$48,500 Ford F-250 Ex Cab Utility – based on new FTE
- Community Dev
 - o -\$28,274 Zoning Technician (MOVED TO ONGOING)
- Unappropriated
 - o \$164



Sandy Public Works

Phase 2 Budget Update

Revision Date: 1/28/2019

Building Elements	November 2017 DD Estimate		Phase 1 GMP	Phase 2 Budget January 2019 (DD Estimate)
	Phase 1	Phase 2		
Gross Building Area:				
Admin Building & Site Work	16,139	67,930		
Fleet & Vehicle Storage Buildings				
Phase 1 PV (Admin Building 24KW)	\$ 3,443,200	\$ 8,735,000		\$ 9,826,875
Phase 2 PV (Fleet & Vehicle Storage 120KW)		\$ 60,000		\$ 67,500
Phase 2 PV (Covered Parking 74KW)		\$ 300,000		\$ 337,500
Subtotal:	\$ 3,443,200	\$ 185,000		\$ 208,125
				\$ 10,440,000
Site Elements	Unit Cost		Phase 1 GMP	Phase 2 Budget January 2019 (DD Estimate)
Utility Relocation - Centurylink				
Fuel Island	\$ 15,000	\$ 435,000		\$ 489,375
Brine Storage		\$ 122,517		\$ 137,832
Covered Vehicle Storage		\$ 516,720		\$ 581,310
Bulk Storage		\$ 288,160		\$ 324,180
Phase 2 Site		\$ 3,334,863		\$ 3,751,721
Carwash System Allowance		\$ 150,000		\$ 168,750
Carwash Equipment Building Expansion (100 SF)	\$ 185.00	\$ 27,750		\$ 31,219
Carwash East Bay Expansion (200 SF)	\$ 185.00	\$ 55,500		\$ 62,438
Subtotal:	\$ 3,458,200	\$ 13,432,260		\$ 5,546,824
				\$ 15,986,824
Construction Subtotal:				
Inflation Factor (Phase 2, 18-20 month delay)				
Construction Contingency				
Contractor Fee (Assume Ascent Construction):				
Construction Total:	\$ 3,890,475	\$ 15,111,293	\$ 4,378,961	\$ 17,901,690
Project Soft Cost	Unit Cost		Phase 1 GMP	Phase 2 Budget January 2019 (DD Estimate)
FFE Budget				
Construction Testing (Cost plus 10%)		\$ 205,275	\$ 132,983	\$ 257,730
Builders Risk Insurance		\$ 67,161	\$ 19,299	\$ 159,868
Owner Change Order Contingency		\$ 82,928	In GMP	\$ 95,921
Inflation Factor (Phase 1 DD Estimate)		\$ 829,283	In GMP	\$ 159,868
Inflation Factor (Phase 2 DD Estimate)		\$ 661,943	In Phase 1	
Part One Arch Design Fees		\$ 4,610	\$ 4,610	In Phase 1
Part Two Fees Arch Design Fee		\$ 28,800	\$ 28,800	In Phase 1
Part Three Architectural Design Fees (Phase 1 Permit)		\$ 874,395	\$ 874,395	In Phase 1
Phase Two Arch Added Scope Design Fee (PV, Carwash)				\$ 52,532
Phase Two Arch Inflation Increase Fee (5% @ DD Estimate)				\$ 8,243
Bidding & CA Fee		\$ 292,506	\$ 58,924	\$ 292,506
FFE Design Fee		\$ 12,317	\$ 7,979	\$ 15,464
Impact / Utility Fees				\$ 89,508
Total Project Cost:	\$ 5,103,769	\$ 17,262,705	\$ 5,505,950	\$ 19,033,331
	DD Estimate	DD Estimate	Phase 1 Cost	Phase 2 Cost

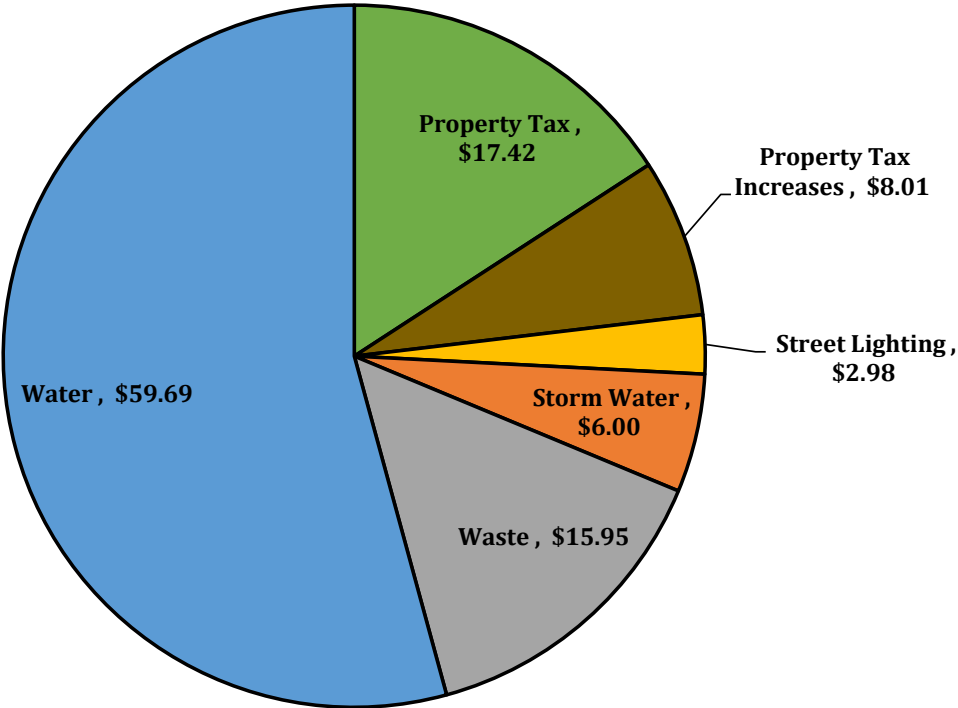
*New estimate items, or modifications, are highlighted in yellow

Assumptions	
Property Value	\$350,000
Certified Tax Rate	0.001086
Current Prop. Tax Rev.	\$8,675,289
Expected Growth	2%

Property Tax Increase	
FY 2020	46%
FY 2021	0%
FY 2022	0%
FY 2023	0%
FY 2024	0%

Water Utility Assumptions	
Meter Size (in)	0.75
City/County Rate	City
Gallons	20,000

FY 2024: Resident Monthly Cost Projection



Monthly Charges Breakdown	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Monthly Property Tax						
Current Rate	\$ 17.42	\$ 17.42	\$ 25.44	\$ 25.44	\$ 25.44	\$ 25.44
% Increase Value	-	8.01	-	-	-	-
Total Property Tax	\$ 17.42	\$ 25.44	\$ 25.44	\$ 25.44	\$ 25.44	\$ 25.44
Monthly Utility Billing						
Street Lighting	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98	\$ 2.98
Projected Increase	-	-	-	-	-	-
Storm Water	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00
Projected Increase	-	-	-	-	-	-
Waste	\$ 14.45	\$ 15.95	\$ 15.95	\$ 15.95	\$ 15.95	\$ 15.95
Projected Increase	-	1.50	-	-	-	-
Water	\$ 59.69	\$ 59.69	\$ 59.69	\$ 59.69	\$ 59.69	\$ 59.69
Projected Increase	-	-	-	-	-	-
Percentage Increase	-	0%	0%	0%	0%	0%

Resident Monthly Cost Projection	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Property Tax						
Current Rate	\$ 17.42	\$ 17.42	\$ 25.44	\$ 25.44	\$ 25.44	\$ 25.44
% Increase Value	-	8.01	-	-	-	-
Utility Bills	83.12	84.62	84.62	84.62	84.62	84.62
Estimated Monthly Total	\$ 100.54	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06	\$ 110.06

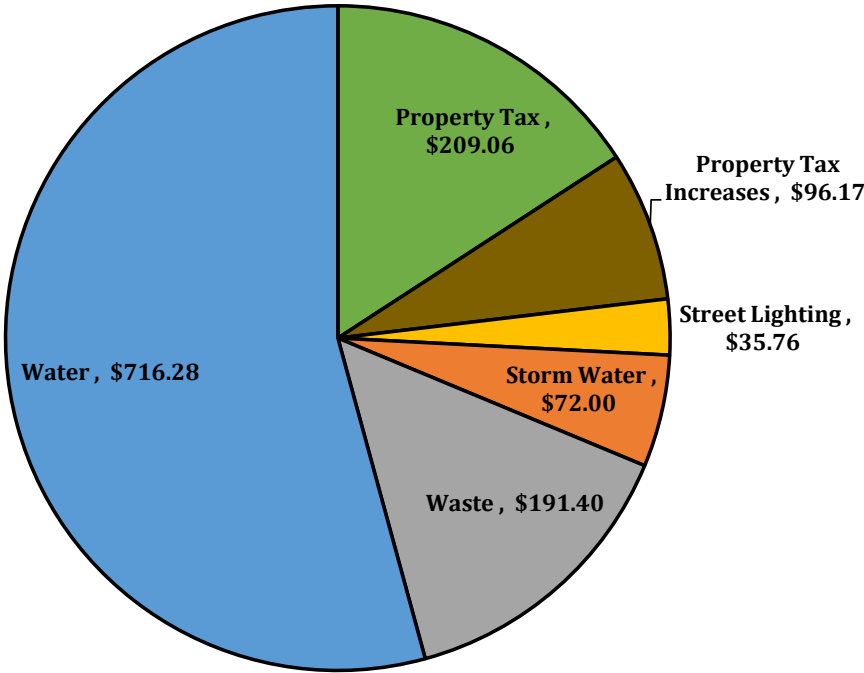
General Fund Revenue Projections	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Property Tax Base	\$ 8,675,289	\$ 8,675,289	\$ 13,581,792	\$ 13,853,428	\$ 14,130,497	\$ 14,413,107
Projected New Growth	-	169,706	267,836	273,269	278,810	284,462
Expiring RDAs	-	455,000	-	-	-	-
Tax Increase	-	4,277,998	-	-	-	-
Annexations	-	3,800	3,800	3,800	3,800	3,800
Projected Total Revenues	\$ 8,675,289	\$ 13,581,792	\$ 13,853,428	\$ 14,130,497	\$ 14,413,107	\$ 14,701,369

Assumptions	
Property Value	\$350,000
Certified Tax Rate	0.001086
Current Tax Revenue	\$8,675,289
Expected Growht	2%

Revenue Generated	
FY 2020	46%
FY 2021	0%
FY 2022	0%
FY 2023	0%
FY 2024	0%

Utility Assumptions	
Meter Size (in)	0.75
City/County Rate	City
Gallons	20,000

FY 2024: Resident Annual Cost Projection



Charges Breakdown	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Monthly Property Tax						
Current Rate	\$ 209.06	\$ 209.06	\$ 305.22	\$ 305.22	\$ 305.22	\$ 305.22
% Increase Value	-	96.17	-	-	-	-
Total Property Tax	\$ 209.06	\$ 305.22	\$ 305.22	\$ 305.22	\$ 305.22	\$ 305.22
Monthly Utility Billing						
Street Lighting	\$ 35.76	\$ 35.76	\$ 35.76	\$ 35.76	\$ 35.76	\$ 35.76
Projected Increase	-	-	-	-	-	-
Storm Water	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00	\$ 72.00
Projected Increase	-	-	-	-	-	-
Waste	\$ 173.40	\$ 191.40	\$ 191.40	\$ 191.40	\$ 191.40	\$ 191.40
Projected Increase	-	18.00	-	-	-	-
Water	\$ 716.28	\$ 716.28	\$ 716.28	\$ 716.28	\$ 716.28	\$ 716.28
Projected Increase	-	-	-	-	-	-
Percentage Increase	-	0%	0%	0%	0%	0%

Total Charges	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Property Tax						
Current Rate	\$ 209.06	\$ 209.06	\$ 305.22	\$ 305.22	\$ 305.22	\$ 305.22
% Increase Value	-	96.17	-	-	-	-
Utility Bills	\$ 997.44	\$ 1,015.44	\$ 1,015.44	\$ 1,015.44	\$ 1,015.44	\$ 1,015.44
Estimated Annual Total	\$ 1,206.50	\$ 1,320.66	\$ 1,320.66	\$ 1,320.66	\$ 1,320.66	\$ 1,320.66

General Fund Revenue Projections	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Tax Base	\$ 8,675,289	\$ 8,675,289	\$ 13,581,792	\$ 13,853,428	\$ 14,130,497	\$ 14,413,107
Projected New Growth	-	169,706	267,836	273,269	278,810	284,462
Expiring RDAs	-	455,000	-	-	-	-
Tax Increase	-	4,277,998	-	-	-	-
Annexations	-	3,800	3,800	3,800	3,800	3,800
Projected Total Revenues	\$ 8,675,289	\$ 13,581,792	\$ 13,853,428	\$ 14,130,497	\$ 14,413,107	\$ 14,701,369

Sandy City FY 2020 Budget

Unappropriated Revenue:

\$ 164

GENERAL FUND - DETAIL OF ONGOING COSTS	Requested	Approved
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General Items

General Compensation Plan	\$ 1,471,368	\$ 1,471,368	
IT Charges - General Fund, Sandy Arts Guild, and Recreation	535,429	461,429	
Telephone Charges - Gen. Fund, Sandy Arts Guild, and Recreation	(36,513)	(41,367)	
Risk Charges - General Fund and Rec Fund	76,991	76,991	
Fleet O&M Charges - General Fund and Rec Fund	246,061	188,453	
Funding for Fleet Replacements in General Fund Departments	800,000	-	
Potential Debt Service for Facilities Improvements (See Note)	2,625,000	2,115,000	Modified from Tentative
Total Amount to Fund Balance (12% of Revenues)	126,017	639,377	12% to Fund Balance Automatically Updated
	-	-	
	-	-	
Total General Items	\$ 5,844,353	\$ 4,911,251	

Administration

Office Manager Reclassification (Mayor/CAO)	\$ 5,542	\$ 5,542	
Cost Savings from FTE Reduction	(119,965)	(119,965)	
Satellite Phone Access (Emergency Management)	1,000	1,000	
Books, Sub. & Memberships (Communications)	1,000	1,000	
Videographer/Photographer (New Communications Position)	62,517	-	
Mileage Reimbursement (Emergency Management)	250	-	
Employee Training (Communications)	250	-	
Vision Website Software	(15,000)	-	
Part-time Communications Specialist	35,000	-	
Citywide Leadership Training	30,000	-	
Value Engineer/Continuous Quality Improvement Position	112,250	-	
	-	-	
	-	-	
Total Administration	\$ 112,844	\$ (112,423)	

City Attorney

Paralegal I to Paralegal II (Reclassification)	\$ 7,172	\$ 7,172	
PT Passport Agent	16,152	16,152	
Senior Attorney (Reclassification)	N/A	-	
Entry Level Attorney	93,800	93,800	Modified from Tentative
	-	-	
	-	-	
Total City Attorney	\$ 117,124	\$ 117,124	

Justice Court

JC Clerk Supervisors Reorg.	\$ (21,123)	\$ (21,123)	
JC Clerk (Reclassification)	N/A	Approved	
Credit Card Processing	5,000	5,000	
Professional Services	2,000	2,000	

Miscellaneous Services		500		500
		-		-
		-		-
Total Justice Court		\$ (13,623)	\$	(13,623)

Administrative Services

15 hrs/wk increase to AP Specialist to help HR	\$	38,222	\$	38,222	
10 hrs/wk increase to Purchasing Asst.		17,057		17,057	
Facilities Project Coordinator (Reclassification)		7,121		7,121	
Utility Billing Team Lead (Reclassification)		7,000		7,000	Modified from Tentative
Professional Services (Drug Testing)		20,000		5,000	
Facilities Technician I/II (New)		70,000		70,000	Modified from Tentative
HR Specialist (New Position)		64,300		-	
Custodian Seasonal		10,000		-	
Custodian (New)		50,000		-	
Employers Council Membership		5,800		-	
Cell Phone Allowance		240		-	
Wellness Program		20,000		-	
Lock Box Check Processing Services		30,000		-	
Custodial Tier I Increases		-		20,000	Modified from Tentative
		-		-	
Total Administrative Services		\$ 339,740	\$	164,400	

Non-Departmental

Homeless Shelter Funding (Reduction in Sales Tax Revenue)	\$	(200,000)	\$	(200,000)	
Codification		6,800		6,800	
Employee Survey		10,000		-	
Tuition Reimbursement		10,000		-	
		-		-	
		-		-	
Total Non-Departmental		\$ (173,200)	\$	(193,200)	

Police & Animal Services

Tier II Ret. (add. 7.58% 401k contribution - Total 10.58%)	\$	205,834	\$	-	
Park Police Officers (2)		156,858		156,858	
Police Officers (5)		392,145		156,858	Modified from Tentative
CSO/Forensic Specialist to PO/Forensic Specialist		5,464		5,463	
Dispatch Services		40,000		40,000	
Animal Services Training		3,000		3,000	
Animal Services Officer		64,292		-	
Ammunition		26,000		13,000	
PT Victim Advocate to Full Time		18,065		18,065	Modified from Tentative
PT Evidence Technician to Full Time		18,065		18,065	Modified from Tentative
CSO to Police Officer Promotions (2)		10,927		10,927	Modified from Tentative
Animal Services CHIP		-		10,000	Modified from Tentative
		-		-	
Total Police & Animal Services		\$ 940,650	\$	432,236	

Fire

Step and Grade Adjustments	\$	190,000	\$	190,000	
Fire Prevention/Education Specialist (Reclassification)		4,893		4,893	
Fire Prevention/Education Asst. (Reclassification)		4,090		4,090	
Executive Secretary (Reclassification)		N/A		-	
Tier II Retirement (additional 7% 401k contribution)		102,928		-	
FTE Firefighter/Paramedics (7 New)		498,985		498,985.00	Modified from Tentative
Paramedic Training		42,500		42,500	Modified from Tentative
Uniforms		25,000		25,000	Modified from Tentative
Target Solutions (Training Platform)		7,300		-	
		-		-	
		-		-	
Total Fire	\$	875,696	\$	765,468	

Public Works

Street Maint. Worker I/II (Reclassification)		N/A	\$	-	
Street Maint. Worker I/II (2 New)		124,162		62,081	Modified from Tentative
Maint. Crew Leader (Reclassification)		N/A		-	
Concrete Coordinator (Reclassification)		4,881		4,881	
Information Specialist (Reclassification)		N/A		-	
Transportation Technician I/II (Reclassification)		N/A		-	
Transportation Supervisor (Reclassification)		5,057		5,057	
Street Operations Supervisors (Reclassification)		11,341		11,341	
City Engineer (Reclassification)		6,405		6,405	
City Surveyor (Reclassification)		N/A		-	
Information Specialist (Reclassification)		N/A		-	
Transportation Engineer (Reclassification)		N/A		-	
GIS/CityWorks Coordinator (Reclassification)		N/A		-	
Overtime/Gap Increase (Including Benefits)		23,287		-	
On-Call Pay		N/A		-	
Snow Removal		13,000		13,000	
Overtime/Gap Increase (Including Benefits)		2,311		-	
		-		-	
		-		-	
Total Public Works	\$	190,444	\$	102,765	

Parks & Recreation

Trails Crew Leader (New)	\$	62,708	\$	62,708	Modified from Tentative
Uniform & Safety Supplies - Trails Position		5,160		5,160	Modified from Tentative
Crew Leader to Park Irrigation Supervisor		5,946		5,946	
Parks Supervisors & Forester (Reclassification)		30,080		30,080	
Seasonal Pay Increase (\$1.00 Increase)		44,036		44,036	Modified from Tentative
Irrigation O&M		8,200		8,200	Modified from Tentative
Fourth of July		6,000		-	
Balloon Festival		5,000		-	
Trunk or Treat		1,300		-	
Professional Services		4,000		-	
Cell Phone Allowance		4,000		-	

Ninja Warrior Event	1,000	-
Bike Day	1,000	-
Fishing Day	1,000	-
New Events	4,000	-
On-Call Pay	N/A	-
Uniform & Safety Supplies - Parks Seasonal Crew	3,340	-
Parks Seasonal Crew	13,766	-
Overtime/Gap	7,500	-
	-	-
	-	-
Total Parks & Recreation \$		\$ 208,036
		\$ 156,130

Community Development

Professional Building Inspector Reclassifications (4)	\$	21,406	\$	21,406
Building Inspector I Reclassification		4,664		4,664
Executive Secretary Reclassification		N/A		-
Senior Planner (Reclassification)		6,206		6,206
Professional Training/Certification		474		474
Professional Training/Certification		667		667
Mobile Smart Phones		2,000		2,000
Planning Commission Meetings		3,000		1,500

Adobe Licenses	1,500	1,500	
Professional Peer Review	20,000	-	
Computer Equipment	21,000	-	
Zoning Technician (MOVED FROM ONETIME TO ONGOING)	46,872	46,872	Modified from Tentative
	-	-	
Total Community Development	\$ 127,789	\$ 85,289	

Transfers Out

Transfer to Sandy Arts Guild - Plays/Musicals	\$ 16,300	\$ -	
Transfer to Sandy Arts Guild - Printing	4,000	-	
Transfer to Sandy Arts Guild - Books & Subscriptions (Arts Guild)	800	-	
Transfer to Sandy Art Guild for Community Arts Producer 40hrs/wk	13,336	13,336	
Transfer to Sandy Art Guild - Balancing Adjustment	-	(33,360)	
Transfer to Sandy Amphitheater- Books & Subscriptions (IAVM)	2,300	-	
Transfer to Sandy Amphitheater- Travel (IAVM)	3,000	-	
	-	-	
	-	-	
Total Transfers Out	\$ 39,736	\$ (20,024)	

Grand Total - General Fund	\$ 8,609,589	\$ 6,395,393	
-----------------------------------	---------------------	---------------------	--

Preliminary Revenue for Ongoing Appropriations	\$ 2,566,776
Additional Revenue for Ongoing Appropriations	4,277,998
Total Available	\$ 6,844,774

Available for One-Time/Capital Projects	\$ 449,381
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Sandy City FY 2020 Budget

Unappropriated Revenue:

GENERAL FUND - DETAIL OF ONE-TIME COSTS

Requested

Approved

\$

164

Administration

Emergency Management Improvements	\$	25,000	\$	25,000	
Sustainability Grants for Citizens		25,000		25,000	
Website Platform Implementation		40,000		-	
Employee 48hr Emergency Packs		30,000		-	
Employee Emergency Preparedness Notebooks		15,000		-	
TV/Monitors for EOC (2)		2,000		-	
Copier/Scanner for EOC		500		-	
		-		-	
		-		-	
Total Mayor	\$	137,500	\$	50,000	

City Council

Public Admin. Intern	\$	11,009	\$	-	Modified from Tentative
		-		-	
		-		-	
Total Council Executive Staff	\$	11,009	\$	-	

City Attorney

Election services	\$	213,255	\$	213,255	
Software Licenses		8,500		-	
Computer (City Prosecutor)		1,000		-	
Scanners (3)		900		-	
		-		-	
		-		-	
Total City Attorney	\$	223,655	\$	213,255	

Fire

Uniforms/PPE for New Firefighters	\$	38,500	\$	38,500	Modified from Tentative
Training for New Firefighters		10,500		10,500	Modified from Tentative
		-		-	
		-		-	
Total Fire	\$	49,000	\$	49,000	

Public Works

John Deere 310 Backhoe PW	\$	105,000	\$	105,000	Modified from Tentative
10 Wheel Dump w/plow - based on FTE approval		237,500		237,500	Modified from Tentative
10 Wheel Dump w/plow - based on FTE approval		237,500		-	
		-		-	
		-		-	
Total Fleet	\$	580,000	\$	342,500	

Parks & Recreation

Ford F-250 Ex Cab Utility	\$	48,500	\$	48,500	Modified from Tentative
Ford F-250 Ex Cab Utility		48,500		48,500	Modified from Tentative
John Deere 310 Backhoe Parks		105,000		-	

F150 for Recreation	37,000	-
Department Display Screens (4)	6,000	-
	-	-
	-	-
Total Parks & Rec Administration	\$ 245,000	\$ 97,000

Community Development

Zoning Technician	\$ 46,872	\$ -	Modified from Tentative
Computer Equipment	21,000	-	
Short-Term Rental Software (Bear Cloud)	26,000	26,000	
	-	-	
	-	-	
Total Community Development Administration	\$ 93,872	\$ 26,000	

Information Technology

Fiber Optic - Station 32/Alta Canyon	\$ 95,000	\$ 95,000
Fiber Optic - Station 34	71,500	71,500
Fiber Optic - Station 35	76,000	-
Fiber Optic - Parks Maintenance	45,000	-
Fiber Optic - Station 33	213,000	-
	-	-
	-	-
Total Information Technology	\$ 500,500	\$ 166,500

Grand Total - General Fund	\$ 1,840,536	\$ 944,255
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Preliminary Revenue for One-Time Appropriations	\$ 757,346
Additional Revenue for One-Time Appropriations	449,381
Total Revenue Available for Appropriation	\$ 1,206,727

Available for Capital Projects	\$ 262,472
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Sandy City FY 2020 Budget

Unappropriated Revenue:

DETAIL OF CAPITAL PROJECT - GENERAL REVENUE	Requested	Approved
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\$	164
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Facilities

Municipal Building	\$ 450,000	\$ 250,000
	-	-
	-	-
Total Buildings	\$ 450,000	\$ 250,000

Public Works

Public Works Facility Rebuild	\$ 19,035,000	N/A	Possibly Funded via Debt Service Payment
Hazardous Concrete Repair	695,820	691,599	
9270 South Improvements - Matching Funds	201,679	201,679	
Transportation Master Plan	155,000	155,000	
Bridge Projects	250,000	-	
Electronic Traffic Control Devices	100,000	-	
7800 South Improvements	360,000	-	
10000 South Pedestrian Improvements	60,000	-	
	-	-	
	-	-	
Total Public Works	\$ 20,857,499	\$ 1,048,278	

Parks

Alta Canyon Sports Center Building	\$ 12,000,000	N/A	Possibly Funded via Debt Service Payment
Streetscape/Wall Replacements - Community Projects IE. Sandy Pride	150,000	150,000	
Flat Iron Playground Replacement	35,000	35,000	
Tennis Court Reconstruction	140,000	140,000	
Tot Lot Replacement Falcon Park	175,000	175,000	
Irrigation Water Connections / Backflow Replacements	30,000	30,000	
Asphalt Repairs	50,000	50,000	
Computerized Irrigation Technology	25,000	25,000	
Parks & Trail Renovation Project	50,000	-	
Main Street Park	300,000	-	
Memorials	125,000	-	
Parks and Recreation Building	6,000,000	N/A	Possibly Funded via Debt Service Payment
	-	-	
	-	-	
Total Parks	\$ 19,080,000	\$ 605,000	

Grand Total - Capital Projects - General Revenue	\$ 40,387,499	\$ 1,903,278
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Available for Capital Projects	\$ 1,640,970
Additional Revenue for Capital Projects	262,472
Total Available	\$ 1,903,442

Total Funds Remaining	\$ 164
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December 28, 2019

Sandy City Council

Dear Council Members,

On October 24, 2019 the 2019 City Council offered Steve Newton, Steve Van Maren, Steve Smith, and Kay Burton the opportunity to serve as a budget review committee. This committee is to provide an outside budget review to the council. This was to be separate from Mayor Bradburn's budget focus group. A copy of Steve Fairbank's letter to potential committee members is attached.

Steve Van Maren and Kay Burton have accepted this invitation; the others have withdrawn for now. However, we strongly suggest the 2020 City Council give this committee a more formal declaration and a more specific charge. With your further endorsement, we suggest growing this committee's membership with the appropriate expertise to accomplish the council's directives.

As constituted, our focus could be analyzing the current budget to find savings or waste. However there are known issues understanding the Capital needs of the city. So far, only broad strokes have painted the needs. The costs are estimates, and there may be needs not yet apparent.

After meeting with Mike Applegarth, the City Council's Executive Director, we believe you will best be served by a two prong approach:

In consideration of the budget cycle and our interest in getting started, we endorse Mr. Applegarth's plan to train the council in a budget development process he shared with us. We would expect to monitor this training to understand how we can contribute in the future.

At the same time, we would recruit additional volunteers with professional skills, and focus our efforts on identifying the condition of the city's current major facilities. Our intention is to provide a report on our progress monthly. We envision our final report for this stage will consolidate the existing information in a format designed to inform you of the current condition of all major facilities.

The next step is a more detail study, refining the parameters, quantifying conditions, and recommending priorities. This process is expected to require some outside resources, and a funding authorization will be needed. With that support, the council can hire the required expertise to assist this committee and collect the detail to prepare written recommendations that:

1. Identify the current condition of facilities of the city;
2. Identify the benefits and risks associated with those conditions;
3. Develop a reasonable and prudent timetable for mitigating any risks, and;
4. Include practical and reasonable financing options impacting city resources.

Thank you for your attention to this matter. We look forward to hearing from you.

Sincerely,

Kay Burton
Steve Van Maren
Budget Review Committee Members



Sandy City Council Office

STEVE FAIRBANKS | AT-LARGE

SFAIRBANKS@SANDY.UTAH.GOV

O | 801.568.7141

October 24, 2019

Steve Newton
Steve Van Maren
Steve Smith
Kay Burton

Gentlemen:

At the August 13, 2019 Truth in Taxation hearing there was a suggestion that the Council convene a budget review committee to consider alternatives to the proposed task increase. I believe former Mayor Newton even offered to lead that effort. This would be in addition to the Mayor Bradburn's budget focus group.

The City Council discussed this idea on two subsequent occasions. Although the Council did not opt to formally convene a citizen budget review committee at this time, it was very receptive to the thought of additional, detailed, citizen-led budget analysis. Your names have surfaced as among those who have interest and qualification to offer such a product.

I must stress again that the committee would not have any formal advisory authority. However, I do think that focused, reasonable, well-researched recommendations from a group of citizens such as yourselves would carry weight with future councils and perhaps lead to the creation of a more formal effort. Although the work would now happen in an unofficial capacity, Council Office staff would be available to you if needed, and we hope the Finance staff would participate as well.

Please contact City Council Executive Director Mike Applegarth at (801) 568-7107 or mapplegarth@sandy.utah.gov with your interest in this project.

Sincerely,

Steve Fairbanks, Member
Sandy City Council



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 20-035, **Version:** 1

Date: 1/28/2020

Agenda Item Title:
Public Utilities Overview.

Summary of Operations 2018



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Note: All data is reported by a calendar year time period, with the exception of the budget summaries, which are reported in a fiscal year time period.

Public Utilities Vision



**PROUDLY WORKING TOGETHER TO PROVIDE QUALITY UTILITY SERVICES
FOR OUR CUSTOMERS**

VALUES

SAFETY — We are committed to safety by protecting the lives and resources of our employees and customers. We will provide training, tools and equipment to promote safety as a way of life.

EFFECTIVENESS — We are committed to providing dependable, cost effective services that meet the needs of our customers through the use of modern technology and infrastructure, now and in the future.

EFFICIENCY - We are committed to providing maximum use of resources through evaluation of the best balance of cost and benefit while measuring progress to maintain long term sustainability.

INTEGRITY — We promote integrity by being honest, being accurate in the work we perform and becoming more knowledgeable in our area of responsibility.

RESPONSIVENESS — We will be prepared to respond in a timely, courteous and professional manner.

TEAM WORK — We are a team with individual strengths. We are committed to listen, respect, trust, value, and support each other in achieving common goals. We strive to enhance employee self worth and job skills.

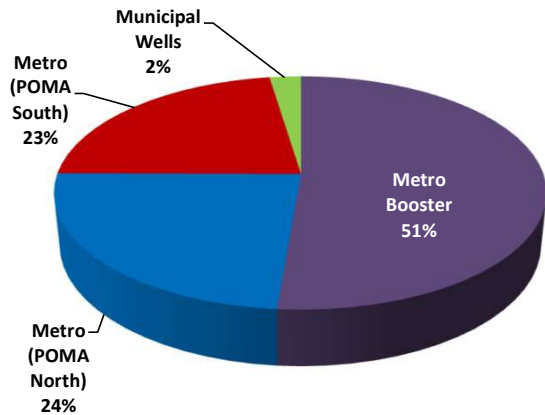
Water Source Supplies



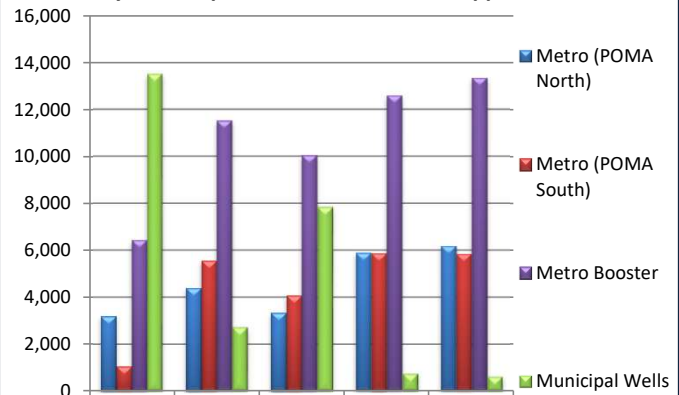
	CY 2014 (AF)	CY 2015 (AF)	CY 2016 (AF)	CY 2017 (AF)	CY 2018 (AF)	5 Year Avg.	
Metro Booster	6,430	11,518	10,047	12,592	13,340	10,785	43%
Metro (POMA North)	3,193	4,393	3,343	5,884	6,178	4,598	18%
Metro (POMA South)	1,060	5,564	4,079	5,869	5,849	4,484	18%
Municipal Wells	13,497	2,724	7,842	749	625	5,087	20%
Total Acre Footage Supplied*	24,180	24,199	25,310	25,094	25,992	24,955	100%

* These numbers include approximately 2,000 AF/year sold to Midvale. 2018 is the final year of this agreement.

Water Sources 2018

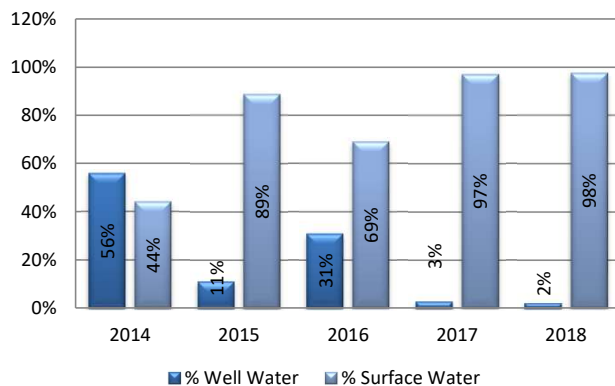


5 year Comparison Water Sources Supplies

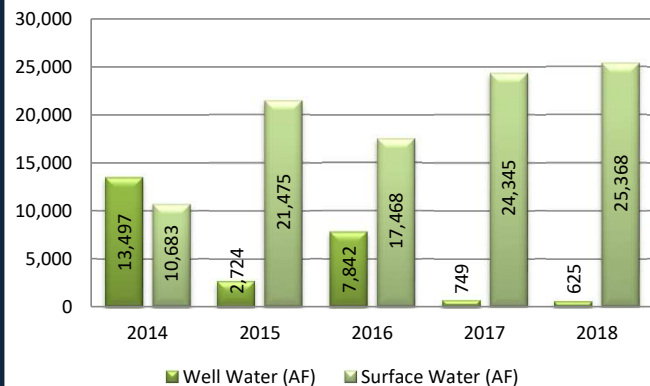


	Well Water (AF)	% Well Water	Surface Water (AF)	% Surface Water	Annual Total (AF)
2014	13,497	56%	10,683	44%	24,180
2015	2,724	11%	21,475	89%	24,199
2016	7,842	31%	17,468	69%	25,310
2017	749	3%	24,345	97%	25,094
2018	625	2%	25,368	98%	25,992

Well Water - Surface Water Annual Percentage



Well Water - Surface Water Annual Volume



Consumption and Bill Data



Water Rate Structure (Overage costs = Per 1,000 gallons)

		2014	2015	2016	2017	2018	Block Tier Rates (3/4")
Monthly Minimum Base Rate	3/4"	\$20.40	\$20.40	\$20.40	\$11.74	\$13.74	Block 1 \$1.64
	1"	\$27.63	\$27.63	\$27.63	\$15.89	\$18.78	Block 2 \$2.53
	1 1/2"	\$34.85	\$34.85	\$34.85	\$20.04	\$22.04	Block 3 \$2.98
	2"	\$54.71	\$54.71	\$54.71	\$31.45	\$33.45	Block 4 \$3.42
	3"	\$200.96	\$200.96	\$200.96	\$115.47	\$117.47	
	4"	\$255.13	\$255.13	\$255.13	\$146.58	\$148.58	
	6"	\$381.51	\$381.51	\$381.51	\$219.19	\$221.19	
	8"	\$525.96	\$525.96	\$525.96	\$302.18	\$304.18	
	10"	\$724.57	\$724.57	\$724.57	\$416.28	\$418.28	

Day and Per Capita Consumption

	Annual Consumption	Annual Gallons Per Capita	Annual Consumption (acre-feet)*	GPD	GPD per Capita
2014	7,211,673,544	83,092	22,132	19,758,010	228
2015	7,393,299,410	81,566	22,689	20,255,615	223
2016	7,745,441,870	84,221	23,770	21,220,389	231
2017	7,829,867,950	84,463	24,029	21,451,693	231
2018	7,547,476,527	80,507	23,162	20,678,018	221

*Does not include appx. 2,000 AF/year supplied to Midvale

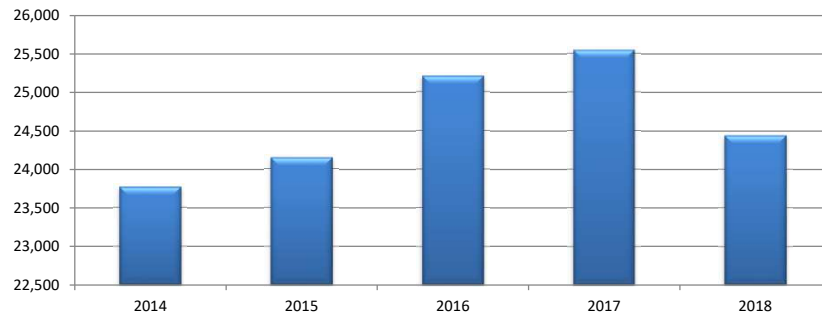
Average Water Bill

	Connections	Annual Water Revenue	Avg. Annual Bill	Avg. Monthly bill	Avg. Monthly Use (gallons)
2014	25,288	\$19,770,510	\$781.81	\$65.15	23,765
2015	25,517	\$18,432,555	\$722.36	\$60.20	24,145
2016	25,607	\$19,991,007	\$780.69	\$65.06	25,206
2017	25,544	\$22,262,800	\$871.55	\$72.63	25,544
2018	25,736	\$21,974,403	\$853.84	\$71.15	24,439

Service Population

2014	86,791
2015	90,642
2016	91,966
2017	92,702
2018	93,749

5 - Yr Average Monthly Use



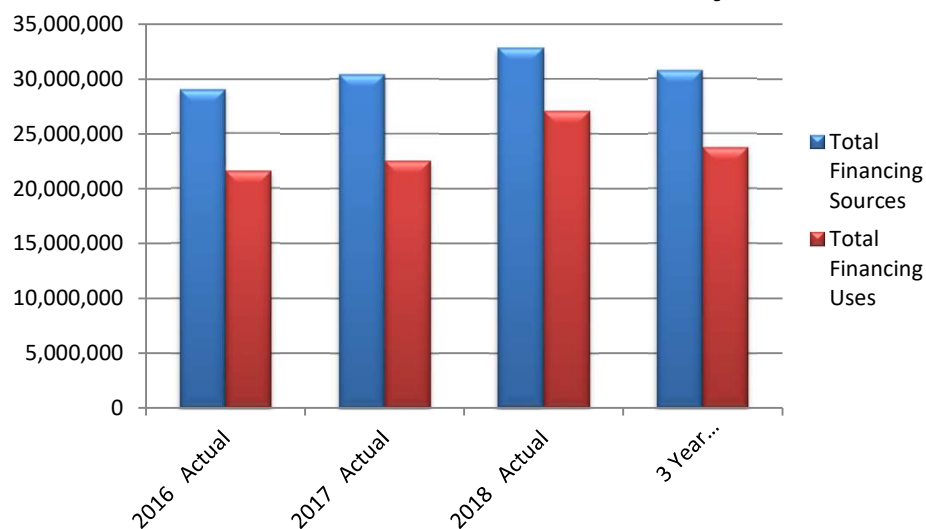
Budget Summary - Water



Water Fund	2016 Actual	2017 Actual	2018 Actual	3 Year Average
Financing Sources:				
Charges for Sales & Services	20,351,775	23,073,994	22,281,593	21,902,454
Miscellaneous Revenue	329,190	383,254	590,892	434,445
Fees from Developers	689,095	427,944	612,785	576,608
Other Income	39,395	220,437	47,208	102,347
Transfer from Reserves	7,566,791	6,298,850	9,315,458	7,727,033
Total Financing Sources	28,976,247	30,404,479	32,847,936	30,742,887

Financing Uses:				
Personnel Services	1,946,030	2,046,151	2,111,746	2,034,642
Materials & Supplies	415,070	601,312	369,018	461,800
External Services	381,042	391,195	390,134	387,457
Internal Services	1,553,524	1,497,063	1,425,918	1,492,168
Cost of Sales & Services	7,393,948	7,469,730	6,256,238	7,039,972
Equipment and Improvements	23,940	5,215	25,364	18,173
Capitalized Labor	1,094,053	1,152,611	5,365,850	2,537,505
Capitalized Material & Supplies	2,348	2,389	1,171,021	391,919
Capitalized Internal Services	163,740	238,589	3,207	135,179
Capital Outlays	7,135,001	7,426,672	134,083	4,898,585
	1,479,690	1,700,197	9,842,843	4,340,910
Total Financing Uses	21,588,386	22,531,124	27,095,421	23,738,310

3 - Year Water Fund Summary



Budget Summary - Storm Water

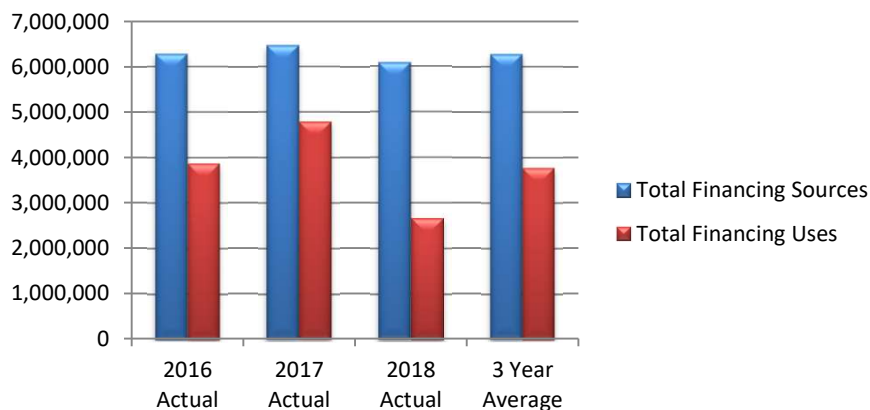
Fiscal Year



Storm Water Fund	2016 Actual	2017 Actual	2018 Actual	3 Year Average
Financing Sources:				
Charges for Sales & Services	3,837,980	3,993,267	4,000,962	3,944,070
Miscellaneous Revenue	13,651	14,915	38,004	22,190
Fees from Developers	377,309	236,652	363,200	325,720
Other Income	2,425	2,460	9,154	4,680
Transfer from Reserves	2,050,661	2,216,761	1,666,764	1,978,062
Total Financing Sources	6,282,027	6,464,055	6,078,085	6,274,722

Financing Uses:				
Personnel Services	849,020	842,855	917,328	869,734
Materials & Supplies	183,361	178,246	147,899	169,835
External Services	11,742	10,737	5,824	9,435
Internal Services	207,957	226,770	229,543	221,423
Cost of Sales & Services	11,125	11,336	11,414	11,292
Equipment and Improvements	0	1,862	1,188	1,016
Capitalized Labor	330,698	344,208	359,263	344,723
Capitalized Material & Supplies	30,222	29,747	30,344	30,104
Capitalized Internal Services	148,784	242,391	204,873	198,683
Capital Outlays	649,088	1,359,174	248,053	752,105
Debt Service	1,446,332	1,541,972	506,962	1,165,089
Total Financing Uses	3,868,330	4,789,298	2,662,691	3,773,439

3 - Year Storm Water Fund Summary



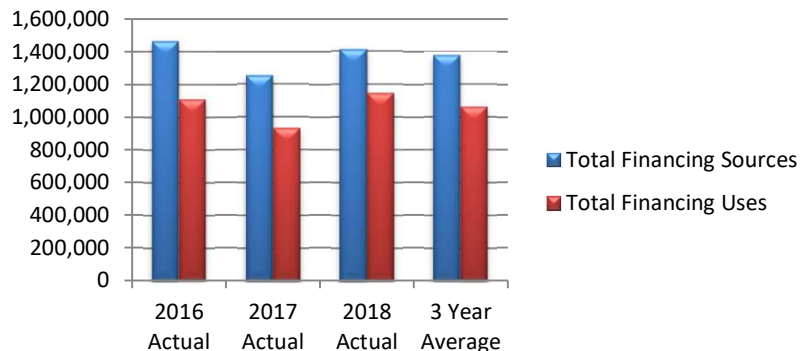
Budget Summary - Street Lights

Fiscal Year



Street Light Fund	2016 Actual	2017 Actual	2018 Actual	3 Year Average
Financing Sources:				
Interest Income	3,566	3,110	3,777	3,484
Miscellaneous Fees	0	0	0	0
Utility Retail Sales	882,749	892,260	1,057,675	944,228
Collection Charges	0	0	0	0
Other Income	5,587	8,501	31,419	15,169
Transfer In - General Fund	0	0	0	0
Prior Year Carryover	571,939	346,908	317,251	412,033
Total Financing Sources	1,463,840	1,250,778	1,410,123	1,374,914
Financing Uses:				
Regular Pay	125,287	126,957	133,300	128,515
Overtime/Gap	93	189	8	96
On Call Pay	15	20	0	12
Variable Benefits	27,910	29,390	30,045	29,115
Fixed Benefits	28,385	28,902	29,936	29,074
Retiree Health Benefit	757	20	0	259
Uniform Allowance	441	441	441	441
Training	47	0	588	212
Office Supplies	0	0	0	0
Uniforms	545	568	769	627
Safety Supplies	1,242	1,082	893	1,072
Miscellaneous Supplies	13,316	7,348	8,443	9,702
Telephone	3,846	0	2,956	2,267
Street Lighting	393,406	399,793	354,699	382,633
Street Light Maintenance	65,700	71,718	68,600	68,672
UCAN Charges	777	848	0	542
Administrative Charges	22,303	42,046	114,406	59,585
IT Charges	9,567	0	11,131	6,899
Risk Management Charges	717	857	806	793
Fleet Repair Fund	0	0	0	0
Fleet O&M	13,535	14,343	0	9,293
Equipment	0	0	12,015	4,005
Fleet Purchases	0	0	0	0
Street Light Projects	400,693	206,201	375,866	327,587
Total Financing Uses	1,108,582	930,722	1,144,900	1,061,402

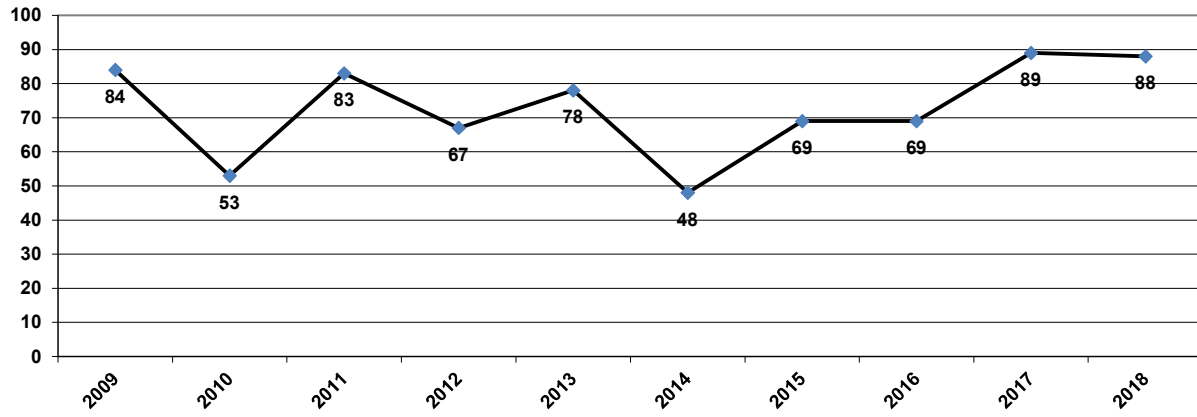
3 - Year Street Light Fund Summary



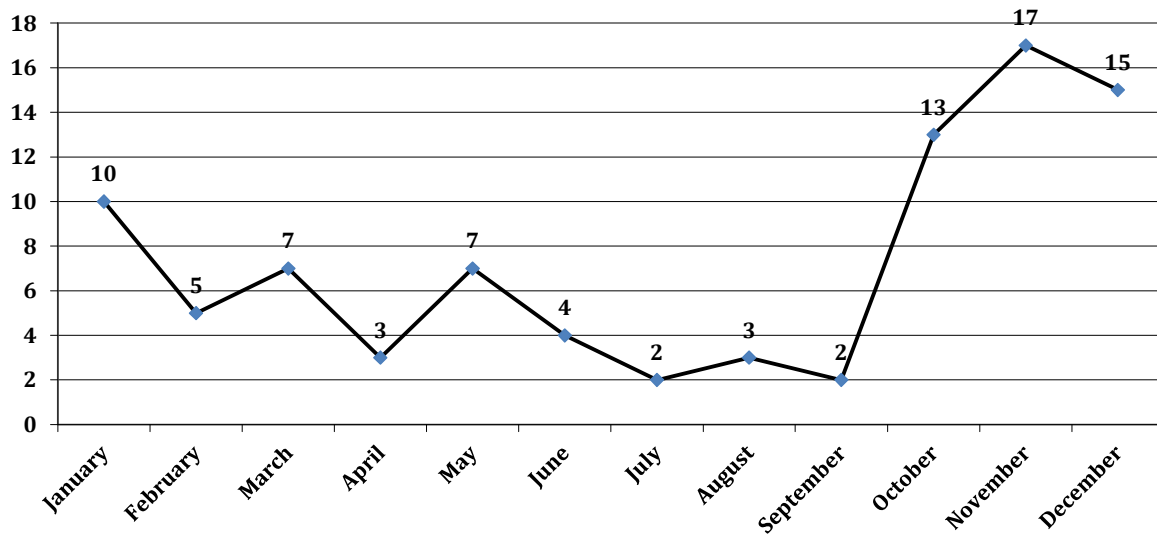
Main Line Breaks



10 - Year Main Line Pipe Break History



2018 Main Line Pipe Breaks - 88 Total

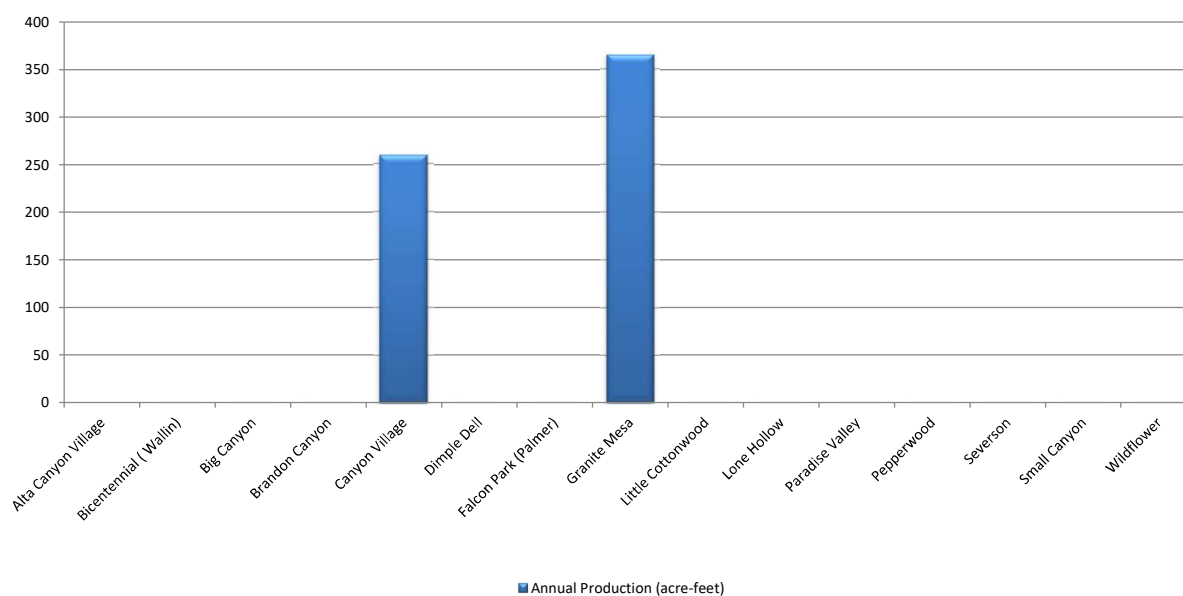


Distribution



Active Wells 2018						
Name	Location	Well Capacity (mgd)	Well Condition	Zone Pressure	Horse Power	Annual Production (acre-feet)
Alta Canyon Village	2010 E. Village Point Wy. (9215 S.)	2.88	Good	111	450	
Bicentennial (Wallin)	590 East 8680 South	4.32	Fair	N/A	450	0
Big Canyon	3775 Little Cottonwood Rd. (9800 S.)	1.44	Fair	150	75	0
Brandon Canyon	1900 E. 11450 S.	1.5	Good	110	250	0
Canyon Village	1822 E. Southbridge Way (9150 S.)	2.59	Good	140	450	260
Dimple Dell	2000 E. 10600 S.	5.76	Excellent	110	1,250	0
Falcon Park (Palmer)	9140 S. Sterling Dr. 1700 E.)	3.02	Under Repair	160	400	0
Granite Mesa	8800 S. 1200 E.	1.87	Good	80	250	365
Little Cottonwood	7900 S. Highland Dr. (2000 E.)	2.52	Good	140	400	0
Lone Hollow	2700 E. Lone Hollow Dr. (10900 S.)	2.23	Excellent	150	600	0
Paradise Valley	1900 E. 11100 S.	2.88	Excellent	120	600	0
Pepperwood	10800 S. 2200 E.	4.32	Good	150	1,000	0
Severson	8396 S. Grambling Way	2.30	Excellent	60	500	0
Small Canyon	9750 S. 3775 E.	0.86	Good	150	40	0
Wildflower	9895 S. Wildflower Rd. (1835 E.)	2.88	Good	112	500	0
Total Annual Production						625

2018 Municipal Wells Production



Storage Tanks



Pressure Zone	Tank	Location	Construction		Year & Condition
			Capacity (mg)	Type	
1	A-1	9600 S. 3800 E.	0.65	Concrete	1982 - Good
1	High Bench	11100 S. 3400 E.	4.5	Concrete	1998 - Good
2	Granite	3500 E. 9800 S.	5.0	Concrete	2009 - Excellent
2	Pepperwood	11400 S. 3100 E.	3.0	Concrete	2014 - Excellent
3	Hand	9800 S. 2600 E.	4.0	Concrete	1979 - Good
3	Southeast	11700 S. 2520 E.	4.0	Concrete	1984 - Good
4	Flat Iron West	8426 S. 1755 E.	2.0	Steel	1970 - Poor
4	New Flat Iron	8427 S. 1755 E.	5.0	Concrete	2018 -Excellent
5	Zone 5	10500 S. 1500 E.	8.0	Concrete	1990 - Good
6	Granite Mesa	3560 E. Little Cottonwood Road	3.0	Concrete	1979 - Fair
			39.15		



Booster Stations



BOOSTER NAME	LOCATION	DESIGN (GPM)	CAPACITY (MGD)	ZONE	PUMP SIZE IN (HP)	PUMP TYPE
A-1 BOOSTER	3560 East Little Cottonwood Rd.	1,000	4.3	1 AND 1-B	100	LINE SHAFT
BOOSTER #1	9800 S. 2335 E.	4,500	6.4	2	200	LINE SHAFT
BOOSTER #2	9335 S. 2750 E.	1,500	2.2	3	75	LINE SHAFT
GRANITE MESA	8870 S. 1160 E.	2,500	3.6	4	100	LINE SHAFT
HIGH BENCH	10845 S. Wasatch Blvd.	6,000	8.6	1	350	LINE SHAFT
METRO BOOSTER	3100 E. 9300 S.	12,520	18.0	2 / 3	200 / 300	LINE SHAFT
FALCON PARK	9140 S. Sterling Dr. 1700 E	2,100	3.0	3	100 / 200	LINE SHAFT
PEPPERWOOD	11739 S. Hidden Brook Blvd.	9,000	12.96	2	300	LINE SHAFT

Safety



Calendar Year	Avg # of Employees	Number of Employee Hours Worked ^a	Workers Compensation Claims				Days of Restricted Work	Total Incurred Costs of Workers Comp. Claims
			Lost Work Day Cases ^b	Cases w/o Lost Work Days ^c	Total Cases	Total Lost Work Days ^d		
2009	65	119,600	2	0	2	79	180	\$ 24,971
2010	53	97,520	0	5	5	0	45	\$ 14,769
2011	57	104,880	0	3	3	0	0	\$ 7,411
2012	58	106,720	0	4	4	0	6	\$ 1,643
2013	63	115,920	0	2	2	0	0	\$ 231
2014	58	106,720	0	9	9	68	68	\$ 4,305
2015	64	117,760	0	3	3	0	0	\$ 468
2016	64	117,760	0	3	3	0	0	\$ 2,197
2017	64	117,760	1	5	6	2	12	\$ 1,189
2018	64	117,760	0	1	1	0	0	\$ 74

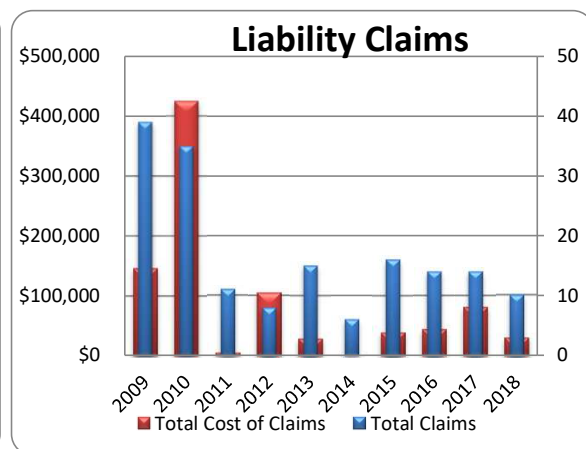
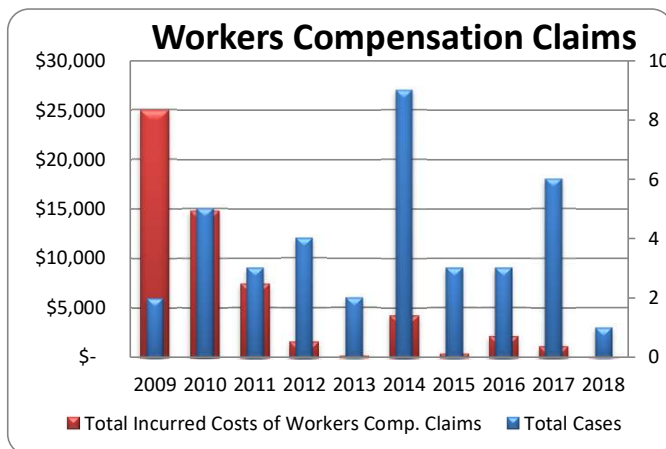
a- Number of employees x1840 (1840 hours is the average # of hours an employee works per year).

b- Cases where employees missed work due to a work-related injury.

c- Cases where injury did not stop an employee from coming to work.

d- Days away from work + days of restricted activity.

Liability Claims		
2009	39	\$146,389
2010	35	\$425,399
2011	11	\$5,875
2012	8	\$104,819
2013	15	\$29,176
2014	6	\$287
2015	16	\$39,295
2016	14	\$44,332
2017	14	\$81,183
2018	10	\$30,184
Totals	192	\$1,308,392



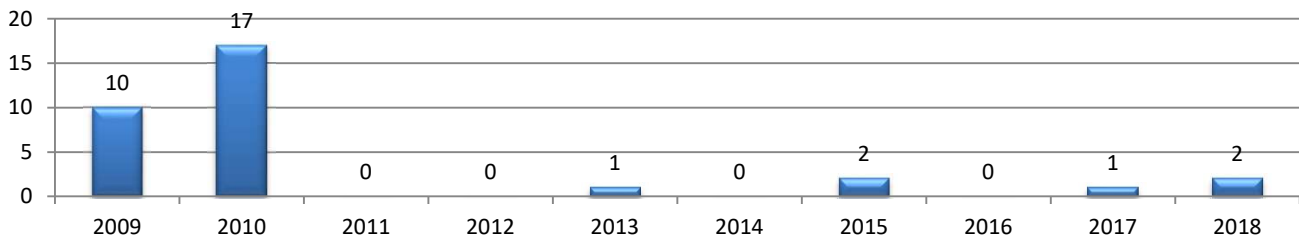
Flood Claims



Year	# of Storm Flood Claims	Cost of Flood Claims	Average Cost of Claim
2009	10	\$51,154	\$5,115
2010	17	\$247,777	\$14,575
2011	0	\$0	-
2012	0	\$0	-
2013	1	\$11,367	\$11,367
2014	0	\$0	-
2015	2	\$26,884	\$13,442
2016	0	\$0	-
2017	1	\$953	\$953
2018	2	\$3,691	\$1,846
Totals	36	\$507,729	\$14,104



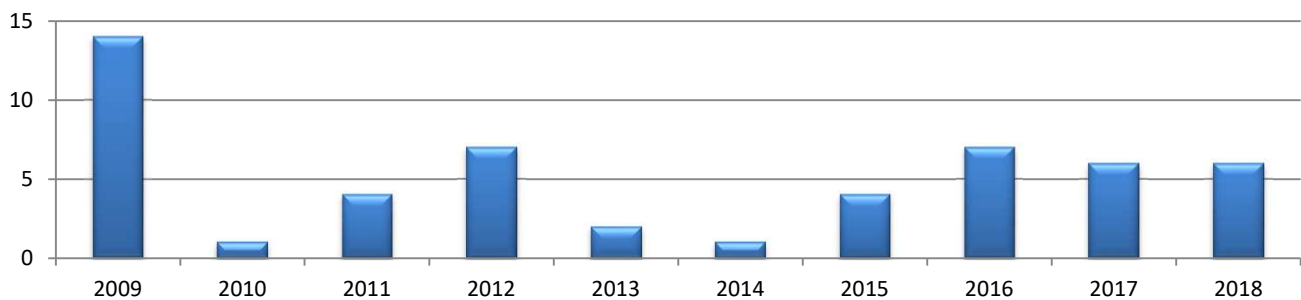
Number of Storm Flood Claims



Year	# of Line Break Flood Claims	Cost of Flood Claims	Average Cost of Claim
2009	14	\$86,616	\$6,186.86
2010	1	\$165,395	\$165,395.00
2011	4	\$2,363	\$590.75
2012	7	\$104,720	\$14,960
2013	2	\$4,990	\$2,495
2014	1	\$0	\$0
2015	4	\$9,877	\$2,469
2016	7	\$40,810	\$5,830
2017	6	\$75,332	\$12,555
2018	6	\$26,360	\$4,393.33
Totals	53	\$681,858	\$12,865



Number of Water Line Break Flood Claims



Blue Stakes Requests

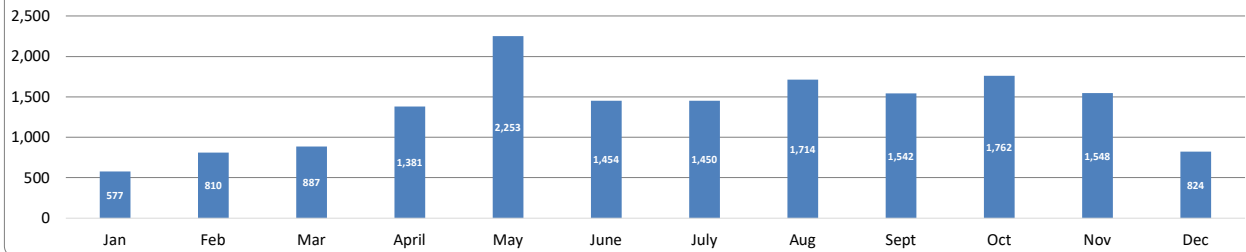


Monthly Blue Stakes Requests 2018

Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
577	810	887	1,381	2,253	1,454	1,450	1,714	1,542	1,762	1,548	824

16202 Annual Requests

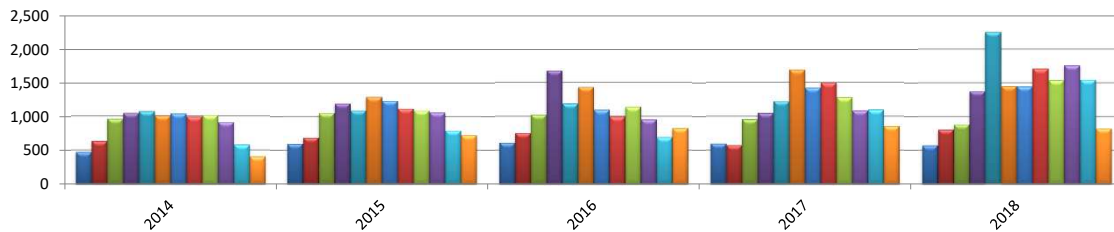
Blue Stakes Requests 2018



Blue Stakes Requests Processed Monthly

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
2014	474	636	961	1,045	1,071	1,008	1,040	994	1,015	912	582	409	10,147
2015	600	693	1,055	1,198	1,094	1,292	1,238	1,121	1,094	1,065	795	727	11,972
2016	612	755	1,027	1,678	1,190	1,433	1,098	999	1,142	956	695	827	12,412
2017	601	576	958	1,051	1,224	1,689	1,423	1,498	1,283	1,086	1,101	856	13,346
2018	577	810	887	1,381	2,253	1,454	1,450	1,714	1,542	1,762	1,548	824	16,202
Avg.	573	694	978	1,271	1,366	1,375	1,250	1,265	1,215	1,156	944	729	12,816

5- Year Blue Stakes Requests Summary



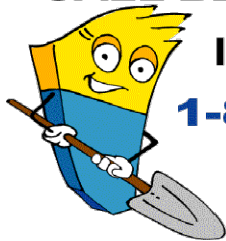
**CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.**

(TOLL-FREE)

**1-800-662-4111
208-2100**

(SALT LAKE METRO)

205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

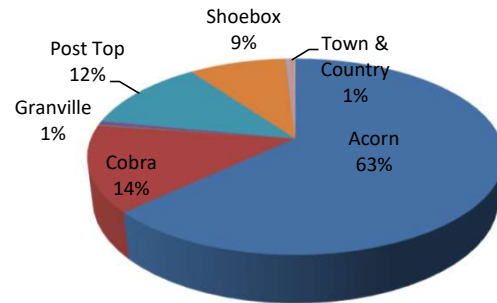


Street Lights

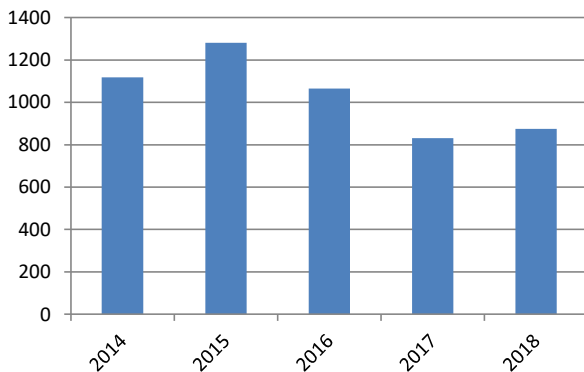


Variety	Count	% of Type
Acorn	5,098	63.06%
Cobra	1,149	14.21%
GE	8	0.10%
Granville	55	0.68%
Post Top	969	11.99%
Shoebox	734	9.08%
Tear Drop	19	0.24%
Town & Country	46	0.57%
Arlington	7	0.09%
Total Count	8,085	

Types of Street Lights

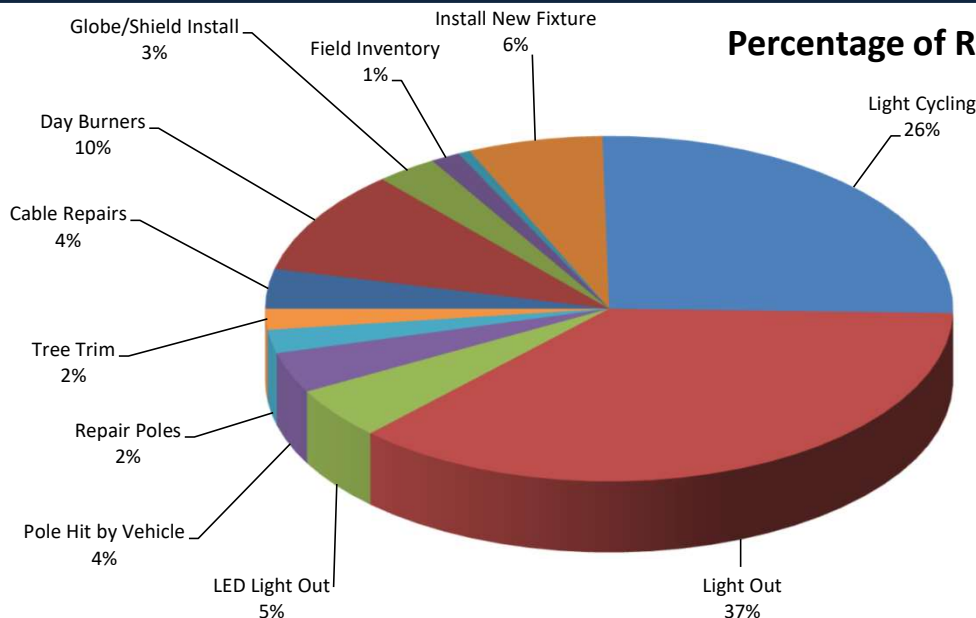


5-Year Total Repair Comparison



2018 Major Repairs	Count	Cost of Repairs	Average Cost per Repair
Cable Repairs	32	\$ 5,167.29	\$ 161.48
Day Burners	85	\$ 3,765.95	\$ 44.31
Globe/Shield Install	25	\$ 3,208.40	\$ 128.34
Field Inventory	12	\$ 2,265.56	\$ 188.80
Install New Pole	5	\$ 3,662.98	\$ 732.60
Install New Fixture	55	\$ 23,076.17	\$ 419.57
Light Cycling	223	\$ 6,345.51	\$ 28.46
Light Out	319	\$ 15,034.68	\$ 47.13
LED Light Out	42	\$ 1,292.77	\$ 30.78
Pole Hit by Vehicle	33	\$ 51,538.81	\$ 1,561.78
Repair Poles	19	\$ 5,862.89	\$ 308.57
Tree Trim	17	\$ 1,449.06	\$ 85.24
Wattage Change	8	\$ 2,237.23	\$ 279.65
Total	875	\$ 124,907.30	\$ 142.75

Percentage of Repairs 2018

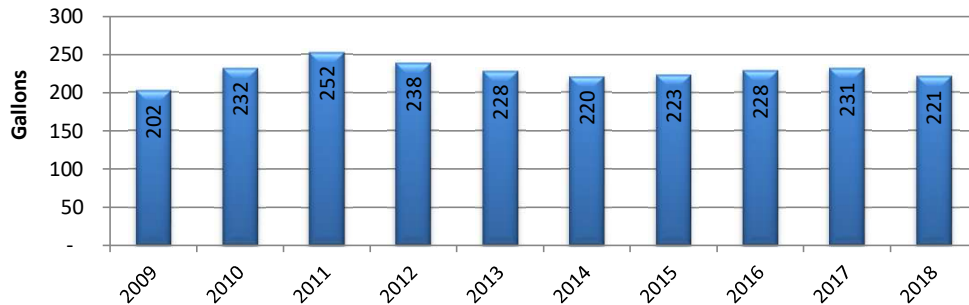


Conservation



Gallons per Capita per Day (GCD)			
YEAR	Service Population*	System Consumption	GPCD
2004	98,686	7,478,932,152	208
2005	99,587	8,131,937,556	224
2006	100,675	8,462,350,470	230
2007	101,414	8,953,733,778	242
2008	102,340	7,721,691,147	207
2009	93,388	6,899,569,074	202
2010	84,871	7,192,495,600	232
2011	85,217	7,852,960,000	252
2012	86,030	7,477,646,610	238
2013	86,791	7,211,673,544	228
2014	89,629	7,211,673,544	220
2015	90,642	7,393,299,410	223
2016	91,966	7,745,441,870	228
2017	92,702	7,829,867,950	231
2018	93,749	7,547,476,527	221

10-Year Summary Gallons per Capita per Day



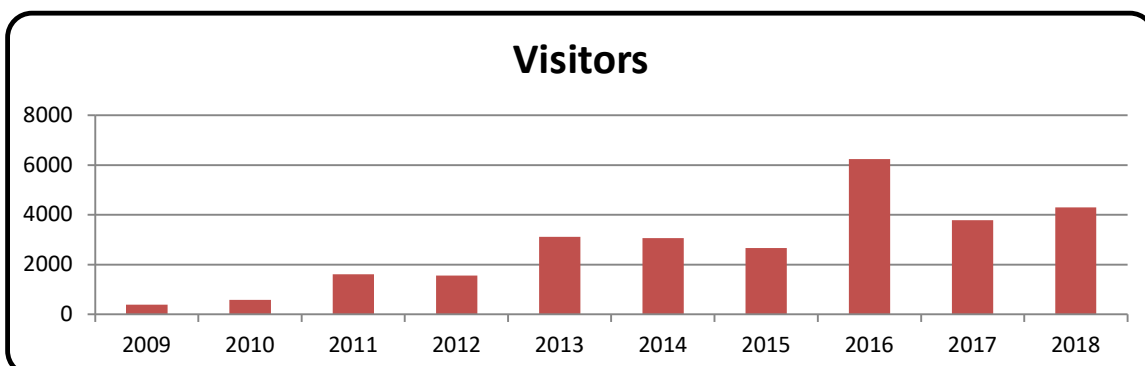
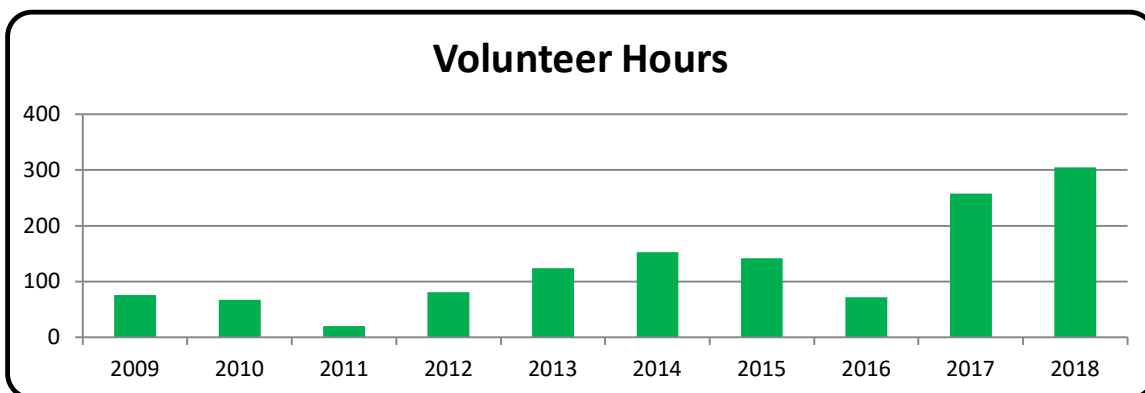
Sego Lily Gardens Volunteers and Visitor



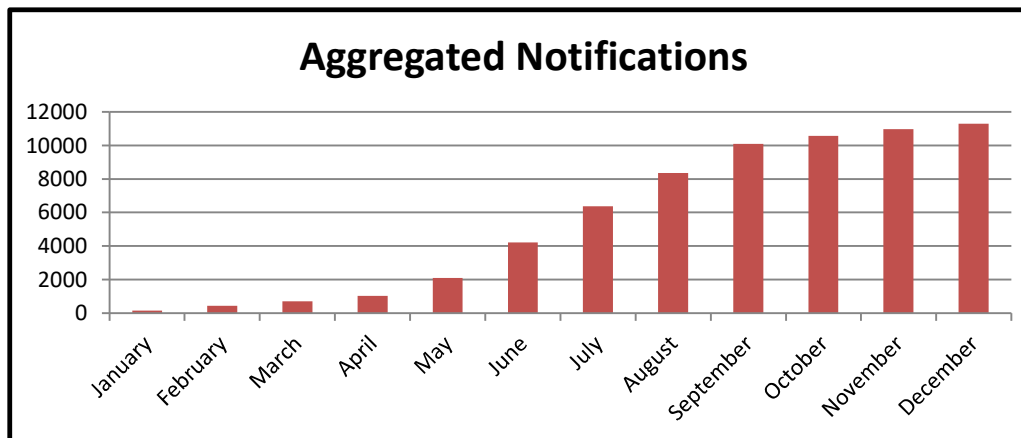
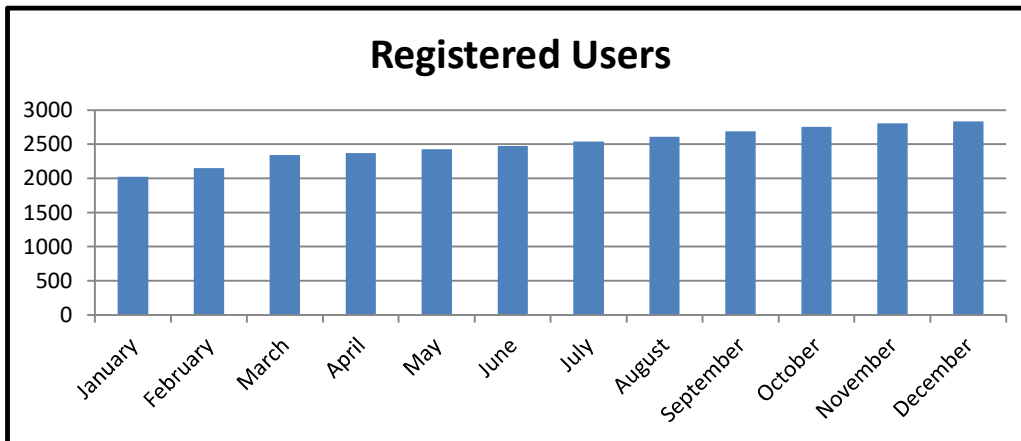
Volunteers at Sego Lily Gardens	
Year	Hours
2009	76
2010	67
2011	20
2012	81
2013	124
2014	153
2015	142
2016	72
2017	258
2018	305
Total	1,298

Visitors to Garden		
Organization/Company	Visitors	Date
Montessori School	40	4/18/2018
Diane Van Utiert's Senior	12	4/26/2018
Scout troop	10	4/26/2018
Scout troop	7	5/1/2018
Spring Garden Fair	312	5/12/2018
Scout troop	9	5/15/2018
AWWA tour	12	5/17/2018
Senior Citizen group	20	5/30/2018
Plein Air Artist Rendering Contest	65	6/9/2018
Butterfly Release	400	8/4/2018
Fall Garden Fair	240	9/15/2018
Sandy Garden Club	10	9/11/2018
Altaview Hospital	11	9/12/2018

Monthly Visitors	Visitors
April	212
May	618
June	565
July	367
August	663
September	637
Total	3062



Customer Notifications 2018				
	Email	Phone	Text	Total
January	109	0	40	149
February	185	2	91	278
March	193	1	94	288
April	211	2	97	310
May	828	27	220	1,075
June	1,615	31	464	2,110
July	1,640	22	495	2,157
August	1,482	18	474	1,974
September	1,285	12	443	1,740
October	321	8	163	492
November	256	2	140	398
December	192	7	134	333
Total	8,317	132	2,855	11,304





SANDY PUBLIC UTILITIES:

Water, Storm Water & Street Lighting

Drinking Water Utility Overview

Water Supply
Water Enterprise Fund
Water System Infrastructure

Future Topics:
Facilities Tour, Fluoride Update,
Street Light Program, Storm Water Comprehensive Master Plan,
Water Conservation, Aquifer Storage & Recovery, Irrigation Companies,
Metro Water District and Provo River System

PUBLIC UTILITIES



Sandy Water Supplies:

Direct Streamflow

- Little Cottonwood
- Bell Canyon
- Ontario Drain (Jordanelle)

Metro Storage

- Deer Creek Reservoir

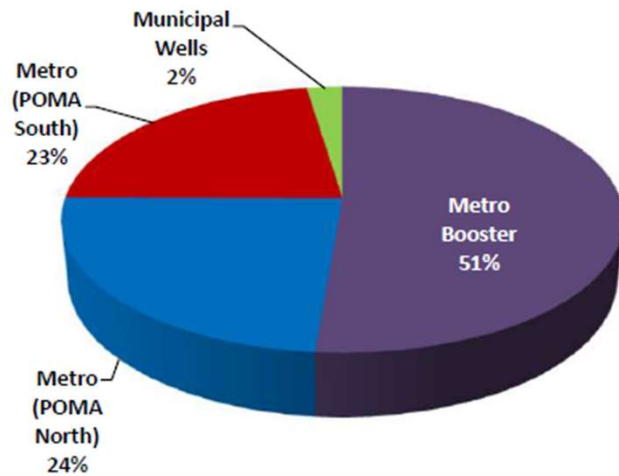
Groundwater

- Wells
- Aquifer Storage (future)

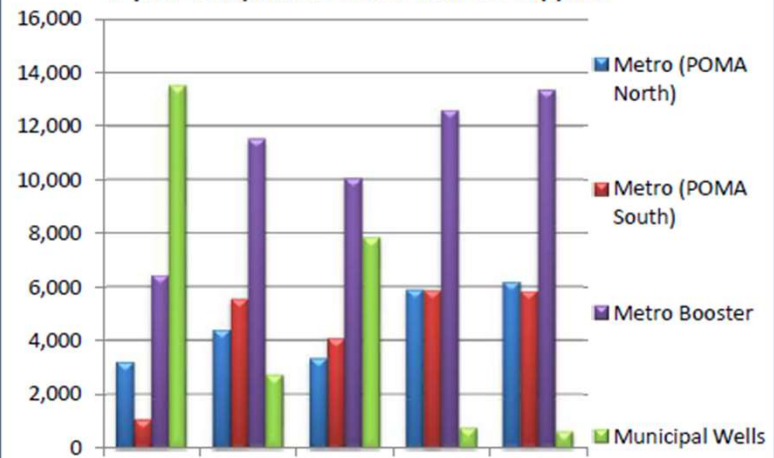


PUBLIC UTILITIES

Water Sources 2018



5 year Comparison Water Sources Supplies



	Well Water (AF)	% Well Water	Surface Water (AF)	% Surface Water	Annual Total (AF)
2014	13,497	56%	10,683	44%	24,180
2015	2,724	11%	21,475	89%	24,199
2016	7,842	31%	17,468	69%	25,310
2017	749	3%	24,345	97%	25,094
2018	625	2%	25,368	98%	25,992



DRINKING WATER FUND: FINANCE SUMMARY



DRINKING WATER FUND: Enterprise Fund

WATER OPERATIONS:

- Day-to-Day Expenses
- Water Sales Revenue
- MOST OF THE REVENUE
- ~HALF OF THE EXPENSES

WATER EXPANSION:

- New Projects
- Capital Assessments & Bonds
- Fixing Broken Mainlines
- ~HALF OF THE EXPENSES



WATER FUND: FINANCIAL SUMMARY	FY 18-19 APPROVED	FY 18-19 ACTUAL
<i>Water Operations: Total Financing Sources</i>	\$22,795,374	\$22,782,372
<i>Water Operations: Total Financing Uses</i>	(\$13,009,355)	(\$12,557,186)
<i>Water Expansion: Total Financing Sources</i>	\$290,000	\$689,019
<i>Water Expansion: Total Financing Uses</i>	(\$10,076,019)	(\$11,899,138)
TOTAL WATER FINANCING SOURCES <i>[Water Ops + Water Expansion]:</i>	\$23,085,374	\$23,471,391
TOTAL WATER FINANCING USES:	(\$23,085,374)	(\$24,456,324)
TOTAL WATER:	\$0	(\$984,933)

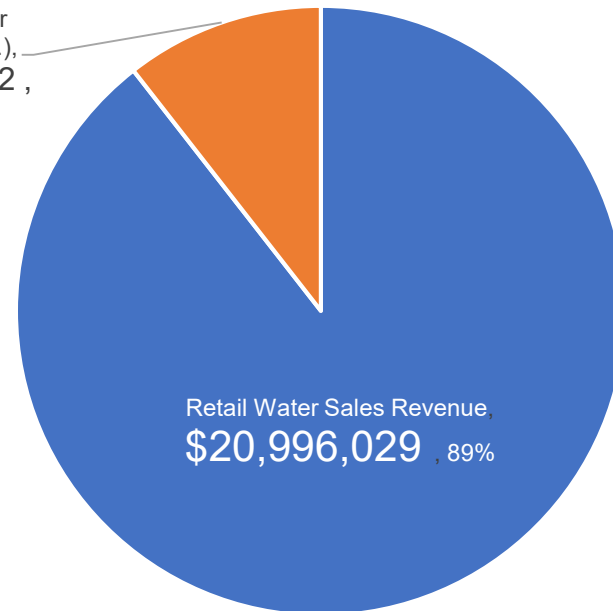
Variable #
(Weather)
+/- 10%

Balanced
Budget

Drinking Water Enterprise Fund: SOURCES

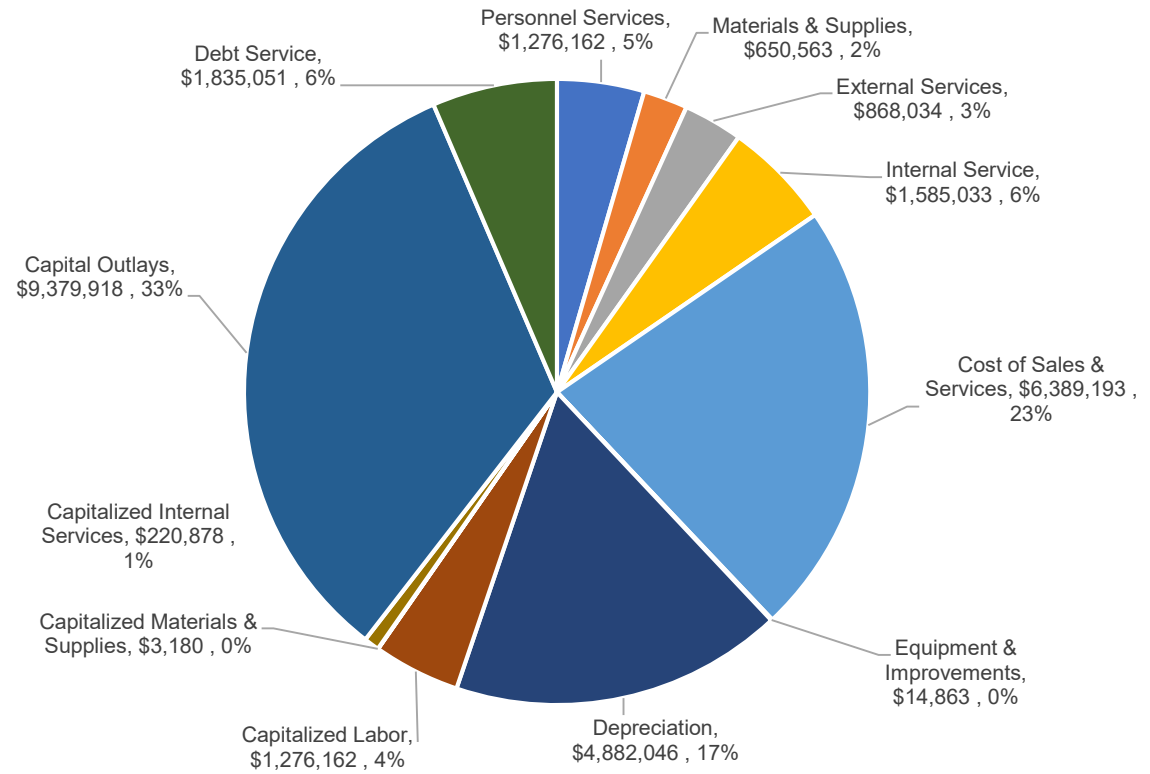
FINANCING SOURCES	FY 18-19 ACTUAL
TOTAL DRINKING WATER FINANCING SOURCES	\$23,471,391

Other
(Connection
Fees, Meter
Rentals, etc.),
\$2,475,362 ,
11%



Drinking Water Enterprise Fund: USES

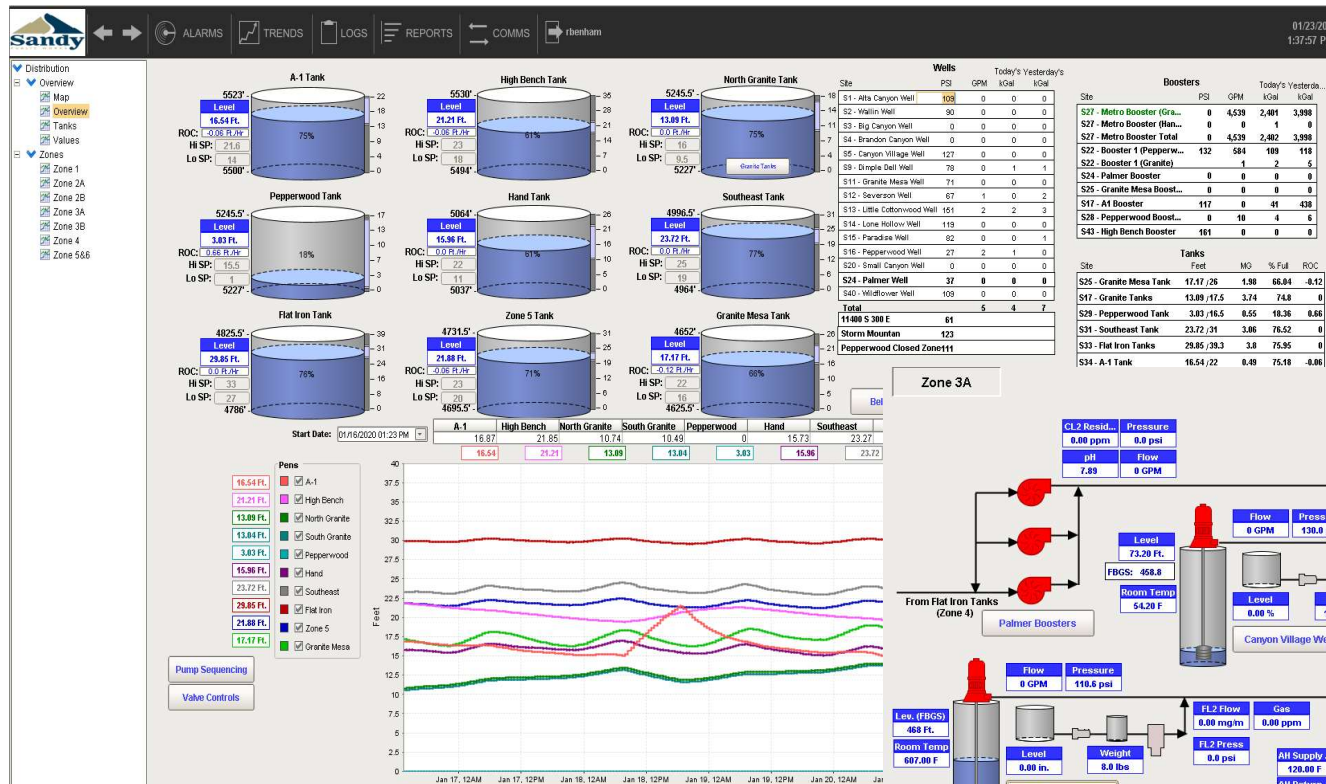
FINANCING USES	2019 ACTUAL
TOTAL DRINKING WATER FINANCING USES:	\$23,471,391





WATER SYSTEM INFRASTRUCTURE OVERVIEW

WATER SYSTEM OVERVIEW

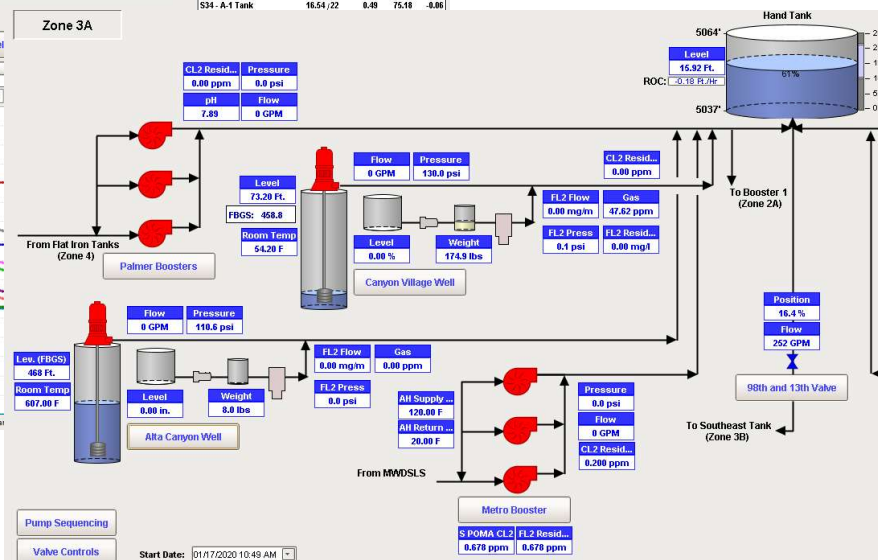


Water System Components:

- Water Storage Tanks (9)
- Wells (15)
- Pump Stations (10)
- Water Main Pipe (427 mi.)

Average Water Use:

- Annual: 23,000 ac-ft.
- Winter Day: 7 MGD
- Summer Day: 55 MGD



CAPITAL PROJECTS

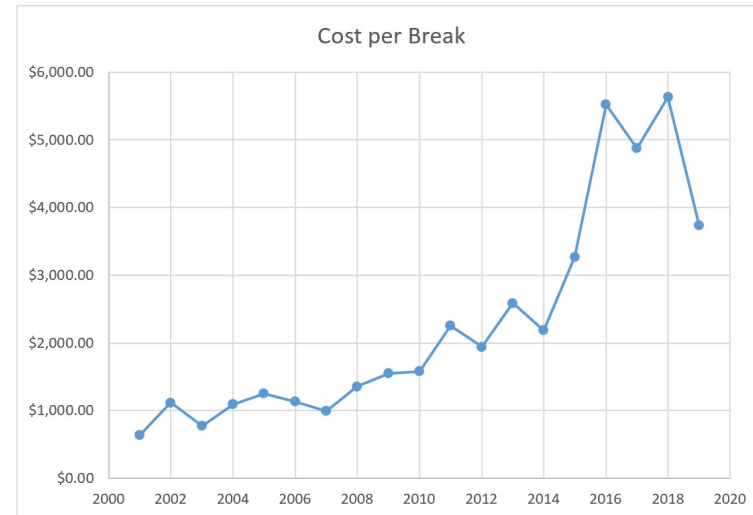
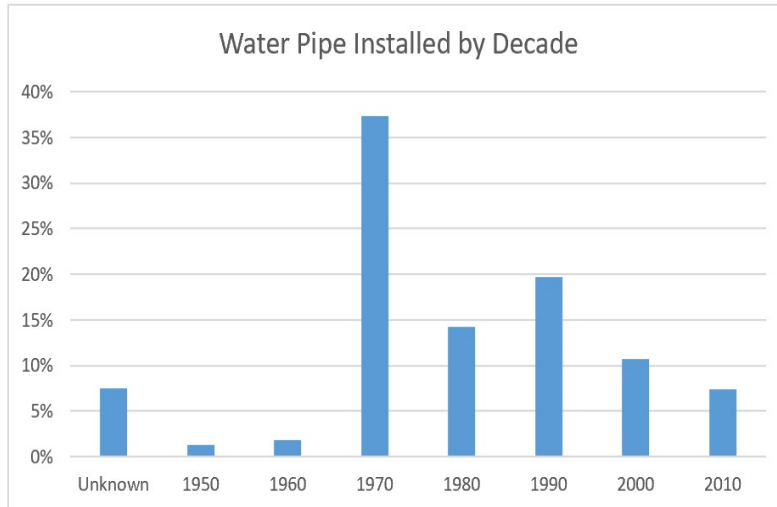


Major Water System Structures Last 10 Years

Structure	Year	Cost (Million \$)
Severson Well Rehab & Rebuild	2013	\$1.1M
High Bench Pump Station Rebuild	2014	\$1.5M
Pepperwood Tank Rebuild	2015	\$4.3M
Flat Iron Tank Rebuild	2018	\$4.6M
Flat Iron Well Redrill & Rebuild	2020	\$2.5M

Total Cost: \$14 Million

WATER MAIN FACTS



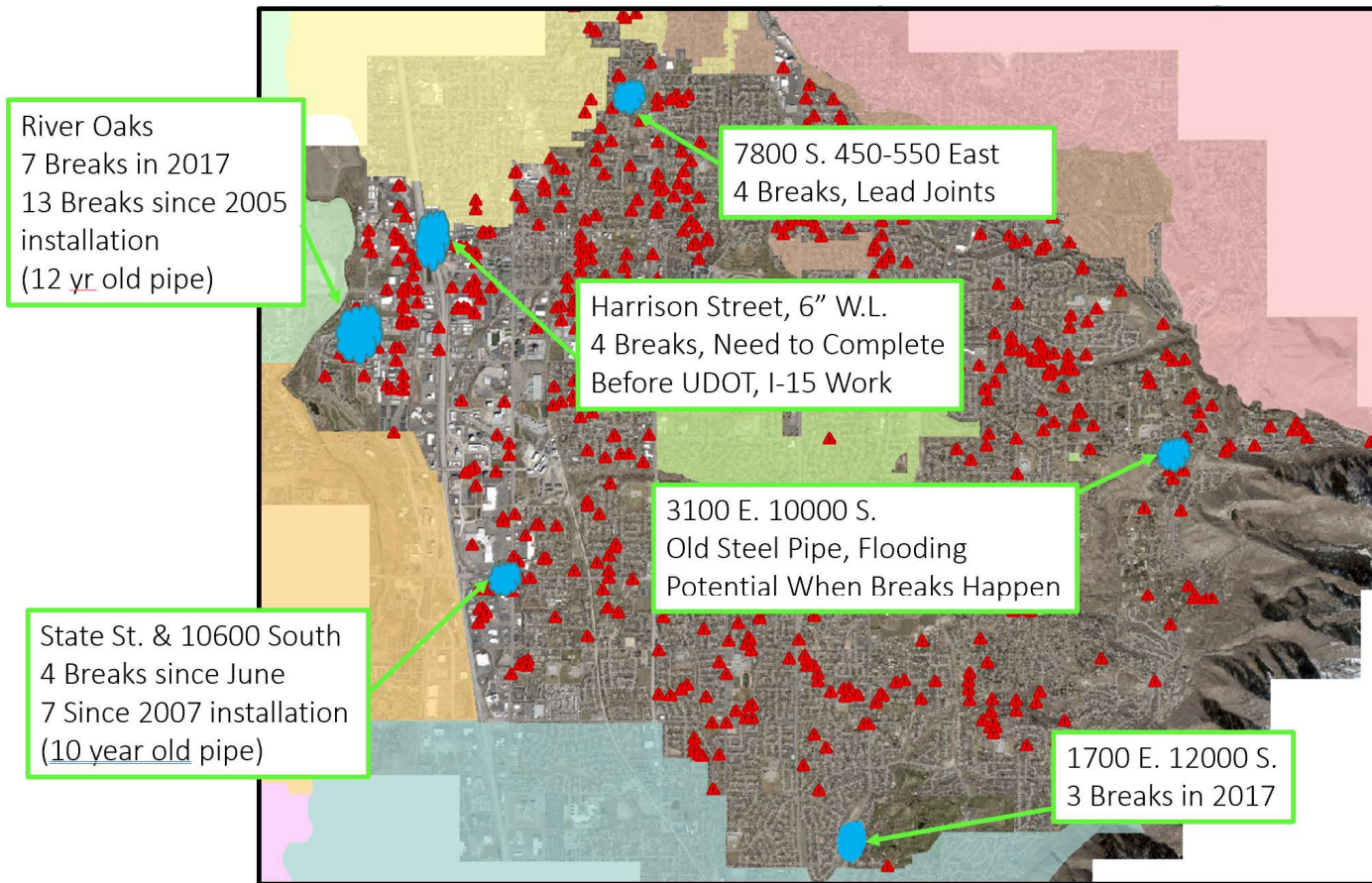
- Total pipe length: 2,246,272 feet or 427 miles
- 98% of water pipe in system is ductile iron (DI) material
- New, properly installed DI pipe: estimated life of 110 years
- DI pipe installed in 1970s in poor soils: estimated life of less than 50 years
- Poorly installed DI pipe: life is 10 to 20 years
- 5 Year annual average: \$350,000/year cost of break repair
- Increased cost of each break is because of increased breaks in major roadways



Cima Dr. (near Flat Iron Park)
 6/18: \$19,228
 1/19: \$6,236
 400' of Pipe replaced
 summer 2019



WATER MAIN PROJECTS (COMPLETED LAST 2 YEARS)



Break Analysis

- Frequency
- Cost of break
- Pipe condition
- Corrosive Soils
- Age of pipe
- Groundwater
- Stray currents
- Bad installation
- Defective pipe?

Solutions

- Pipe Replacement
- Slip-lining existing pipe
- Abandoning unneeded pipe

Timing of

Replacement:

- Other work in roadway
- Property damage

WATER MAIN INSTALLATION PLAN



Cost Saving Strategies:

- Bundle small projects
- Flexible completion schedule
- Trenchless rehab (slip-line)

Pipe Replacement Goal:

- Master Plan Recommendations
- \$1.5 to 2 million per year (increased funding needed)

Water Main Replacement Priority List

Master Plan Project	DESCRIPTION	Quantity	Unit (Size)
N/A	WILDCREEK DRIVE WATER LINE LOOP	2,440	8
N/A	OVERLAND ROAD CONNECTION LOOP & EXTENSION	250	8
N/A	RIVER OAKS CLUB DRIVE LAZY OAKS TO JORDAN OAKS	850	8
LR-62	LOUIE CIRCLE @ 1185 E TO 1205 E (8640 S)	700	8
LR-65	HICKORY HOLLOW LANE @ OAK HOLLOW TO 10747 S	150	8
LR-5	9400 S @ HIGHLAND DRIVE TO 2200 EAST (WOODCHUCK WY)	1,700	10
LR-5	9400 S @ 1200 EAST TO 1000 EAST	1,100	10
LR-5	9400 S @ 1300 E TO HIGHLAND DRIVE	6,350	20
LR-60	GREENWOOD @ 8400 TO 90TH S	2,900	8
LR-31	9400 S @ STAFF TO HIGHLAND	2,375	10
PF-4	SANDY CIRCLE	259	8
PF-32	STON BASH DRIVE AND VALDE NEESE CIRCLE	804	8
PF-18	SUBLETTE PLACE & RIDGEPOINT ROAD	1,290	8
PF-3	TEAL CIRCLE	221	8
LR-52	JANELLIA WY @ 1720 TO 1800 E	1,150	8
LR-19	KSEL @ 8450 S 3100 E @ LCR TO 2482 E (AND KSEL CIRCLE)	1,850	8
LR-69	PORTAL WAY @ DISCOUNTY TO 368 S	310	8
LR-60	WYANDOTTE AVE @ DAVID STREET TO 700 E	1,900	8
LR-38	HIGHLAND DRIVE @ 8800 S TO 10050 S	1,700	16
LR-27	RD WAY @ 1800 E TO 2005 EAST	1,700	8
LR-44	GLACIER LANE @ 9550 S TO 9520 S	1,200	8
LR-74	WATERS LANE @ 1300 E TO 824 S	2,500	8
LR-57	MESA DRIVE @ 838 S TO JULIO STREET	1,100	8
LR-78	400 E @ LOCUST TO 8800 S (OLD 4" LINE)	430	8
LR-77	890 S @ 220 TO 280 E (OLD 4" LINE)	525	8
LR-81	LAUREL DRIVE @ LOCUST TO 400 E (OLD 4" LINE)	840	8
LR-82	WINGO PARK CIRCLE @ LOCUST TO 80TH S (OLD 4" LINE)	1,500	8
LR-65	540 E @ LOCUST TO 8800 S (OLD 4" LINE)	980	8
LR-87	PARDONIA WAY @ PIONEER TO PIONEER (OLD 4" LINE)	1,140	8
LR-89	CLIMBOUT CIRCLE (OLD 4" LINE)	525	8
LR-76	8920 S @ 220 TO 280 E (OLD 4" LINE)	525	8
LR-79	8920 S @ 280 E TO HYDRAULIC (OLD 4" LINE)	950	8
LR-80	400 E @ LOCUST TO 90TH S (OLD 4" LINE)	950	8
LR-83	WINGO VIEW AVE @ 500 E TO WINGO PARK DR (OLD 4" LINE)	500	8
LR-84	500 E @ WINGO PARK DRIVE TO 90TH S (OLD 4" LINE)	560	8
LR-85	LYNWOOD STREET @ PIONEER TO 870 S (OLD 4" LINE)	320	8
LR-88	PARDONIA CIRCLE (OLD 4" LINE)	220	8
LR-75	90 E @ 8960 TO 90TH S (OLD 4" LINE)	300	8
LR-81	360 E @ 8750 S TO 8800 S	240	8
LR-41	8800 S @ 1510 TO 280 E (BORING UNDER TRAX)	560	8
LR-58	TERRACE DRIVE @ VISCOUNTY TO RIO WAY	3,400	8
LR-43	PEACH GLOSSUM @ 8600 TO 9387 S	2,000	8
LR-39	8280 S @ 1185 E TO 1280 E	950	8
LR-61	FOXHUNT DRIVE @ 2553 TO 2630 E	650	8
LR-45	GRANACH @ 1305 TO 1700 E	2,800	8
LR-49	BORDEAUX WAY @ 1411 AVE @ BONNET DR	950	8
LR-40	8120 S @ 1185 E TO 1280 E	950	8
LR-60	110 E @ 8600 TO SPARTAN	1,500	8
LR-63	GAYLENE CIRCLE @ 1185 E TO 1230 E (8640 S)	320	8
LR-18	BELL CANYON CIRCLE (3350 E 10000 S)	175	8
LR-24	GRANDVIEW WAY	710	8
LR-47	8080 S @ 700 E TO 835 E	1,850	8
LR-46	VISTA WAY @ 110TH TO 11125 S	850	8
LR-53	16140 S @ 2050 E TO 2110 E	510	8
LR-55	CANDLEWOOD DRIVE @ BARTREE TO 9750 S	1,100	8
LR-64	1205 E @ 8810 TO 8858 S	880	8
LR-80	10500 S @ 85 E TO CLEARVIEW (OLD 8" LINE)	250	8
LR-93	FLOYD @ DAVID STREET TO 700 E	1,980	8
LR-84	HOWARD @ DAVID STREET TO 700 E	1,980	8
LR-10	FIELD POINT CIRCLE (CASSOWARY)	380	8
LR-14	CASSOWARY @ 1185 S TO 2889 E	880	8
LR-17	HILL CLIMB CIRCLE (CASSOWARY)	210	8
LR-71	BENDON WAY @ 5070 S TO SEMINARY ROAD	1,400	8
LR-15	HIGHLAND OAKS CIRCLE (CASSOWARY)	190	8
LR-51	HILL HAVEN @ 1300 E & 8350 S	1,100	8
LR-54	8865 S @ 1520 E TO 1700 E	500	8
LR-73	AGAR ROAD @ 14TH TO 1725 S	1,100	8
LR-8	AUTO MALL DRIVE @ 10000 S TO 110TH S	2,900	10
LR-10	10850 S AUTO MALL DRIVE (PARKING LOT)	680	8
LR-21	1074 E @ 110TH TO 1215 S	8,250	10
LR-55	BEALMONT DRIVE @ 8150 S TO 8081 S	950	8
LR-9	10775 S AUTO MALL DRIVE (PARKING LOT)	8,250	10
LR-35	114TH S EAST OF 1300 E (LAY 300- FEET OF PIPE)	300	10
LR-29	#84 & #85 LONE HOLLOW (MOVE LINE INTO STREET)	280	16





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