

Public Safety Building Cost Detail

		Total Gross Sq. Ft.	49,286
Hard Construction Costs		Durable Quality	
1	SUBSTRUCTURE	\$ 323,116	3.32%
2	SUPERSTRUCTURE	\$ 1,439,067	14.80%
3	EXTERIOR CLOSURE	\$ 894,021	9.19%
4	ROOFING	\$ 291,397	3.00%
5	INTERIOR CONSTRUCTION	\$ 822,090	8.45%
6	INTERIOR FINISHES	\$ 467,551	4.81%
7	CONVEYING SYSTEMS	\$ 75,811	0.78%
8	PLUMBING	\$ 309,615	3.18%
9	H.V.A.C	\$ 1,671,335	17.19%
10	FIRE PROTECTION SYSTEMS	\$ 181,531	1.87%
11	ELECTRIC POWER & LIGHTING	\$ 1,019,801	10.49%
12	ELECTRICAL SYSTEMS	\$ 1,047,005	10.77%
13	EQUIPMENT	\$ 7,512	0.08%
14	FURNISHINGS	\$ 284,689	2.93%
15	SPECIAL CONSTRUCTION	\$ 53,280	0.55%
16	SELECTIVE BUILDING DEMOLITION	\$ 68,728	0.71%
17	SITE PREPARATION	\$ 343,014	3.53%
18	SITE IMPROVEMENTS	\$ 369,729	3.80%
19	SITE CIVIL/MECHANICAL UTILITIES	\$ 28,980	0.30%
20	SITE ELECTRICAL UTILITIES	\$ 25,760	0.26%
Total Cost of Hard Construction		\$ 9,724,032	100.00%
	General Conditions	\$ 777,923	8.00%
	General Contractor Profit	\$ 525,098	5.00%
	Change Orders		
	General Contractor Contingency	\$ 291,721	3.00%
Total Construction with Mark up		\$ 11,318,773	16.00%
Escalation to 2015		\$ 169,782	1.50%
		\$ 11,488,554	\$ 233.10
	Architects Costs	\$ 679,126	6.00%
Total with Architect		\$ 12,167,681	\$ 246.88
Pleasant Grove City			
Owner Costs			24%
	Design Contingency	\$ -	0.00%
	Owner Contingency	\$ 905,502	8.00%
Owner Soft Costs			
	Project Management	\$ 226,375	2.00%
	Technology	\$ 679,126	6.00%
	FF&E	\$ 565,939	5.00%
	Permits and Fees	\$ -	0.00%
	Testing & Inspections	\$ 84,891	0.75%
	Communications	\$ 169,782	1.50%
	Utilities - Connection Fees	\$ 84,891	0.75%
	Bond Costs	\$ 85,000	0.74%
		\$ 2,801,505	
Total Project Cost		\$ 14,969,186	\$ 303.72

Public Safety Building Tax Impact

Monthly cost will decrease annually as the city grows

Primary Residential Properties		Commercial Properties	
Assessed Value	Monthly Impact	Assessed Value	Monthly Impact
\$100,000	\$3.32	\$200,000	\$12.08
\$150,000	\$4.98	\$400,000	\$24.16
\$200,000	\$6.65	\$600,000	\$36.24
\$250,000	\$8.31	\$800,000	\$48.32
\$300,000	\$9.97	\$1,000,000	\$60.40
\$350,000	\$11.63	\$1,200,000	\$72.48

Based on a 20-year premium bond of \$12.6M

Bond Estimate Reductions 2013 to 2014

YEAR	SOURCE	AMOUNT	SAVINGS	REASON
2013	City	\$19.0M	-	MBA bond (no public vote)
2013	Citizens	\$16.9M	-\$2.1M	Save Interest costs using GO bond (public vote)
2014	MOCA	\$14.9M	-\$2.0M	Reduced square footage, detailed cost analysis performed
2014	City	\$13.6M	-\$1.3M	Sell land, contribute from General Fund, waive fees trim need, reuse equipment
			-\$6.4M	Savings from original proposal BEFORE additional savings from:
				• Architectural design • Value Engineering
				• Competitive bidding • Project management on time & on budget
2014	or	\$12.6M		Premium bonding mechanism
		Par Amount of Bond		

Frequently Asked Questions:

1. How much will the bond amount be?

A. The par amount of the bond will be \$12.67M

2. How many years to pay off the bond?

A. 20 Years

3. Are we paying for the whole project with the bond?

A. No. We will be paying \$1.3M from the sale of city owned property and with some cash on hand to go towards soft costs on the project.

4. What will happen if the citizens choose to wait?

A. The cost will increase by a projected \$2.6M for 5 years or \$3.8M for 10 years.

5. What type of bond will we be securing for this project?

A. A General Obligation (GO) Bond, which is approved by popular vote and will save the taxpayers approximately \$1M versus going with a Municipal Building Authority (MBA) Bond.

6. Why do we finance this kind of project instead of saving up for it?

A. Saving this amount of money would take 19 years when considering inflation. Regardless, taxes would have to be raised by the same amount beginning now.

7. Why is the cost per square foot so high compared to other kinds of construction?

A. Police, Fire and Court buildings are constructed to a higher standard than commercial or residential buildings. They must be equipped for emergency response, allow for threat protection (as a target) and be able to withstand severe natural disaster.

8. How much will this increase my property taxes?

A. See the chart to the left

9. What will happen to the old Recreation Center?

A. It will be taken down.

10. Where can I obtain more detailed information regarding need, cost and other questions I might have before voting?

A. The city website: pgcity.org

11. When and where do I vote?

A. Refer to: vote.utah.gov

PUBLIC SAFETY BUILDING FINDINGS WHAT'S CHANGED SINCE 2013?

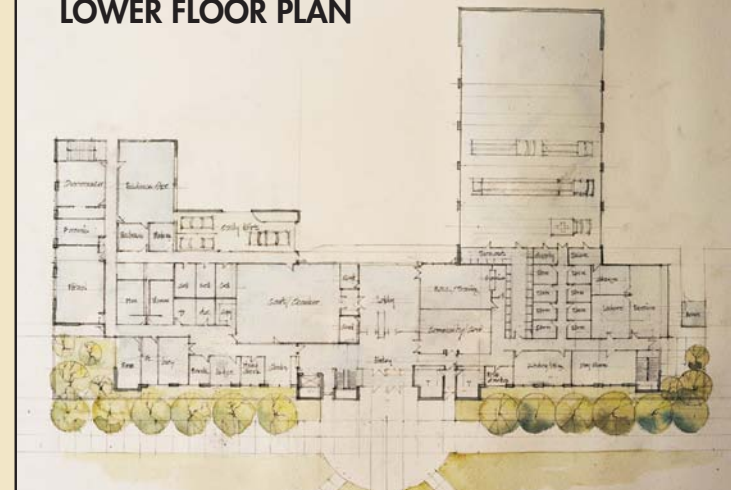
MOCA

Pleasant Grove
Utah's City of Trees

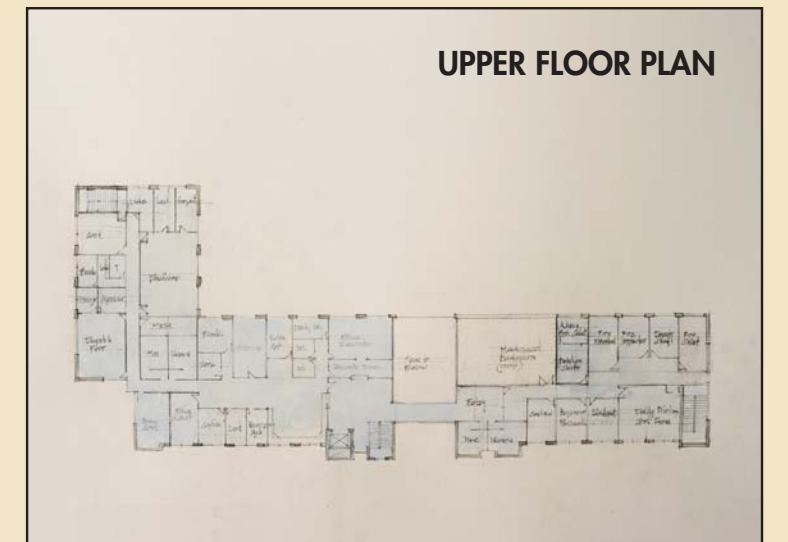


Illustrations by Paul Brown

LOWER FLOOR PLAN



UPPER FLOOR PLAN



Community Involvement and Input

Pleasant Grove City hired a consultant (MOCA Systems) to gather feedback from the public regarding a proposed public safety facility for fire, police, and courts. Committees were created and neighborhood meetings held to gather your feedback. Over the past 4 months, **850 hours** were dedicated to taking input, listening to concerns, ideas, suggestions and answering questions at the following meetings:

- 12 Neighborhood Meetings
- 10 Steering Committee Meetings
- 6 Blue Ribbon Committee Meetings
- 5 Citizen Committee Meetings
- 1 Pleasant Grove Employees Meeting

