

# Heber City Public Works Facility Expansion

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PUBLIC HEARING PRESENTATION – 1/19/2017



# Roles of Municipal Government

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Law Enforcement/Police Services

**Road Construction & Maintenance**

**Water Supply & Protection**

**Sanitary Sewer Collection & Disposal**

**Storm Drainage & Flood Protection**

**Pedestrian Facilities (Sidewalks, Trails, Etc)**

Animal Control Services

Land Use Regulations

Parks & Open Space

Cemetery Services

Airports

Solid Waste Collection & Disposal

Electric Systems

**Street Lighting, Traffic Control & Signage**

Building Services

Fire Protection/Emergency Services

**Snow Removal & Salting Services**

**Irrigation/Secondary Water**



# Public Works Department



Current Number of Employees: 20

Departments/Teams:

- Water / Streets
- Sewer / Utilities
- Tech / SCADA
- Shop / Mechanics
- Administrative



# Existing Public Works Facility

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Current Facility Constructed in 2005

2005 Cost of Facility - \$1,678,600

Building Size – 12,082 SF

Expected to Meet Needs for Approximately 10 Years with Moderate Growth

- Heber City has grown by approx 60% since construction
- PW Dept projected to grow from 20 to 40 employees over the next 20 years



# Existing PW Facility – Deficiencies

## Admin / Office Space

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Training/Lunch Room doesn't accommodate current staff

Currently only 13 undersized lockers for 18 field workers

Restroom facilities are not sufficient for current staff

Current facility does not provide private office space for Supervisors

Secure space needed for SCADA System & Controls

No conference room for Pre-Construction/Development Meetings

Limited ability to accommodate public / visitors



# Existing PW Facility Deficiencies

Admin / Office  
Space



Restroom / Locker Room with Gear in Entry



# Existing PW Facility Deficiencies

## Admin / Office Space



Shared Supervisor Office Space

# Existing PW Facility – Deficiencies

## Equipment Storage & Maintenance

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### 45 Pieces of Equipment/Vehicles vs. Conditioned Indoor Storage Space for 10 Vehicles

- Covering equipment will reduce costs associated with dry rot and replacement of hydraulic hoses and tires
- 10 Snow Plows loaded with salt require indoor storage
- Hydro-Excavator & Sewer Combo trucks require indoor storage
- Service life of maintainers, high tech equipment, and specialty equipment is being decreased due to exposure to the elements
- Response times increase significantly for equipment stored outdoors in winter months
- Trade-in values increase for covered equipment

Existing vehicle maintenance bay does not accommodate heavy duty equipment

Due to insufficient storage, a portion of the existing vehicle wash bay is currently serving as material storage

A dedicated efficient wash bay is necessary to maintain fleet & extend service life





# Existing PW Facility Deficiencies

## Equipment Storage & Maintenance



Equipment in Vehicle Storage Bays

Existing PW Facility  
Deficiencies

Equipment Storage  
& Maintenance



Snow Plows in Vehicle Storage Bays – Ready to Respond

# Existing PW Facility – Deficiencies

## Site Improvements / Storage

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Salt Storage Shed needs expansion

- When the shed was constructed, it accommodated 3 to 4 salting events
- Due to growth, the shed now accommodates only 2 salting events
- Storm patterns in this area often include more than 2 successive events requiring salt
- Access to Heber City for delivery is limited and can be challenging during weather events
- Often a 24 hour delay between salt order & delivery

Updated Storm Drain/MS4 Regulations require improved facilities for drying and disposal of street sweepings and other debris

Additional storage needed for water/sewer/storm drain parts

Limited site area mandates underground storm detention to provide space for site improvements



# Existing PW Facility – Deficiencies

## Site Improvements / Storage

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Outside covered parking is not adequate for existing equipment. Additional covered parking will reduce the need for additional enclosed (climate controlled) space

Due to site constraints, some improvements need to be relocated for circulation and deliveries

Additional parking stalls are needed to provide space for public and staff parking outside of the secured area





# Existing PW Facility Deficiencies

## Site Improvements / Storage



Water Parts Stored in Vehicle Wash Bay

Existing PW Facility  
Deficiencies

Site Improvements  
/ Storage



Equipment Parked in Storage Yard



# Existing PW Facility Deficiencies

## Site Improvements / Storage



Existing Salt Storage Shed

# Public Works Facility Expansion Process to Date

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## RFP (Request for Proposals) Process

May, 2016 – July, 2016

- 7 Proposals Received
- Shortlisted to 4 Firms
- Interviews of Shortlisted Firms

## Award Architectural Services to JRCA



August, 2016

## Schematic Design & Programming Phase

September, 2016 – Current

- Project Kickoff Meeting
- Tours of Public Works Facilities
- Staff Interviews
- Planning Workshops
- Public Meetings/Reports



# Public Works Facility Expansion Process to Date

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## Key Assumptions & Objectives

- No future reduction to services provided by PW Department
- Determine if site is adequate for ultimate needs of PW Department
  - (May not want to invest further in site if found to be inadequate)

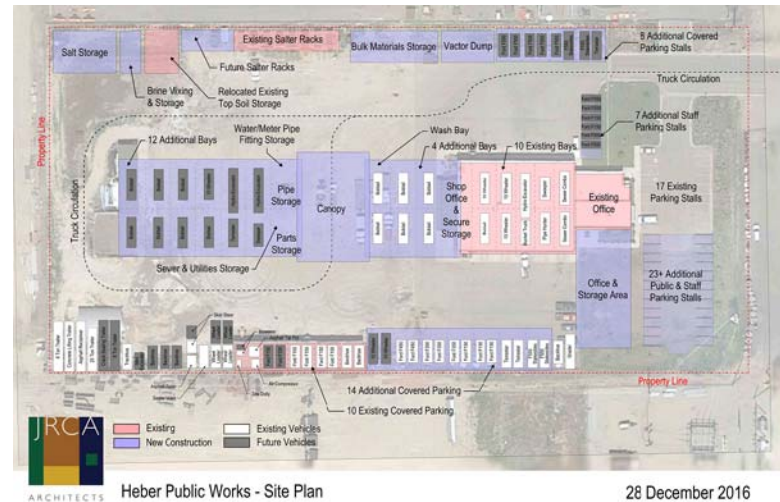
## Findings

- Based on assumptions & preliminary work, site appears to be Adequate
- Costs for ultimate needs are higher than anticipated



# Public Works Facility Expansion Phasing Options & Costs

Heber Public Works Expansion Space Needs Summary Monday, November 21, 2016				
Office and Storage Areas				
Space No.	Space Description	Existing Area	Design Request	Comments
1.00	Common Areas - Public Access		1,480 S.F.	
2.00	Common Building, Bagged Areas, Staff		3,420 S.F.	
3.00	Office and Accessory Storage Areas		3,790 S.F.	
Area Total			8,714 S.F.	
Shop, Mechanical, and Fabrication				
Space No.	Space Description	Existing Area	Design Request	Comments
4.00	Shop, Mechanical, and Fabrication		9,800 S.F.	Office and Secure Storage Included in Area 3.0
Area Total			9,800 S.F.	
Vehicle and Equipment - Enclosed and Climate-controlled				
Space No.	Space Description	Existing Area	Design Request	Comments
5.00	Vehicle & Equip. Stor.		30,880 S.F.	
Area Total			30,880 S.F.	
General Parking and Storage				
Space No.	Space Description	Existing Area	Design Request	Comments
6.00	Vehicle & Equip. Stor.		16,750 S.F.	
Area Total			16,750 S.F.	
Outside Parking				
Space No.	Space Description	Existing Area	Design Request	Comments
7.00	Outside Parking		3,000 S.F.	
Area Total			3,000 S.F.	
Bulk Storage				
Space No.	Space Description	Existing Area	Design Request	Comments
8.00	Bulk Material Storage		19,760 S.F.	
Area Total			19,760 S.F.	
Parking - Personal Vehicle				
Space No.	Space Description	Existing Area	Design Request	Comments
9.0	Visitor Parking		8 Sp.	
9.1	Staff Parking		30 Sp.	Current Plan 17 - 20 Spaces / 10 Year - 30 Spaces / 20 Year - 20 Spaces
Area Total			38 Sp.	



Heber Public Works - Site Plan

28 December 2016

Note: Phased Approach Would Cost an Additional \$1.7 Million Dollars



# Public Works Facility Expansion Phasing Options & Costs

<b>\$6,000,000 Borrowing</b>					
<b>Loan Source</b>	<b>Loan Term</b>	<b>Loan Amount</b>	<b>TRUE Interest Rate</b>	<b>Total Interest</b>	<b>Approximate Annual Payment</b>
CIB 1.5%	20 Years	\$ 6,000,000	1.50%	\$ 989,475	\$ 349,474
CIB 1.5%	30 Years	\$ 6,000,000	1.50%	\$ 1,495,050	\$ 249,835
CIB 2.5%	20 Years	\$ 6,000,000	2.50%	\$ 1,697,625	\$ 384,881
CIB 2.5%	30 Years	\$ 6,000,000	2.50%	\$ 2,599,750	\$ 286,658
Market	20 Years	\$ 6,000,000	3.34%	\$ 2,282,031	\$ 414,102
Market	30 Years	\$ 6,000,000	3.64%	\$ 3,911,477	\$ 330,383

<b>\$3,500,000 Borrowing</b>					
<b>Loan Source</b>	<b>Loan Term</b>	<b>Loan Amount</b>	<b>TRUE Interest Rate</b>	<b>Total Interest</b>	<b>Approximate Annual Payment</b>
CIB	20 Years	\$ 3,500,000	2.50%	\$ 990,400	\$ 224,520
CIB	30 Years	\$ 3,500,000	2.50%	\$ 1,516,300	\$ 167,210
Market	20 Years	\$ 3,500,000	3.34%	\$ 1,330,190	\$ 241,510
Market	30 Years	\$ 3,500,000	3.64%	\$ 2,284,712	\$ 192,824

## Estimated Interest Savings w/CIB Funding

<b>Loan Term</b>	<b>Amount</b>	<b>Est. Savings</b>
20 Years 1.5%	\$ 6,000,000	\$ 1,292,556
30 Years 1.5%	\$ 6,000,000	\$ 2,416,427
20 Years 2.5%	\$ 6,000,000	\$ 584,406
30 Years 2.5%	\$ 6,000,000	\$ 1,311,727
20 Years 2.5%	\$ 3,500,000	\$ 339,790
30 Years 2.5%	\$ 3,500,000	\$ 768,412



# Public Works Facility Expansion Phasing Options & Costs

## Cost Allocation of Complete Project

	Water	Water Impact	Roads	Road Impact	Sewer	Sewer Impact	Utility	Utility Impact	Total
Cash Available	\$ 1,008,403	\$ 1,060,615	\$ 1,498,458	\$ 1,576,044	\$ 898,225	\$ 944,732	\$ 525,962	\$ 553,195	\$ 8,065,634
		\$ (500,000)	\$ (1,065,634)	\$ (500,000)					\$ (2,065,634)
	\$ 1,008,403	\$ 560,615	\$ 432,824	\$ 1,076,044	\$ 898,225	\$ 944,732	\$ 525,962	\$ 553,195	\$ 6,000,000
% Allocation	16.8%	9.3%	7.2%	17.9%	15.0%	15.7%	8.8%	9.2%	100.0%
CIB 20 Year (2.5%)	\$ 64,686	\$ 35,962	\$ 27,764	\$ 69,025	\$ 57,618	\$ 60,602	\$ 33,739	\$ 35,486	\$ 384,881
CIB 30 Year (2.5%)	\$ 48,178	\$ 26,784	\$ 20,679	\$ 51,409	\$ 42,914	\$ 45,136	\$ 25,129	\$ 26,430	\$ 286,658
Market 20 Year	\$ 69,597	\$ 38,692	\$ 29,872	\$ 74,265	\$ 61,993	\$ 65,202	\$ 36,300	\$ 38,180	\$ 414,102
Market 30 Year	\$ 55,526	\$ 30,870	\$ 23,833	\$ 59,251	\$ 49,460	\$ 52,020	\$ 28,961	\$ 30,461	\$ 330,383

## Cost Allocation of Phase I

	Water	Water Impact	Roads	Road Impact	Sewer	Sewer Impact	Utility	Utility Impact	Total
Cash Available	\$ 1,039,202	\$ 430,584	\$ 1,429,421	\$ 592,268	\$ 898,527	\$ 372,297	\$ 516,765	\$ 214,117	\$ 5,493,181
		\$ (430,584)	\$ (1,062,597)	\$ (500,000)					\$ (1,993,181)
	\$ 1,039,202	\$ -	\$ 366,824	\$ 92,268	\$ 898,527	\$ 372,297	\$ 516,765	\$ 214,117	\$ 3,500,000
% Allocation	29.7%	0.0%	10.5%	2.6%	25.7%	10.6%	14.8%	6.1%	100.0%
CIB 20 Year (2.5%)	\$ 66,663	\$ -	\$ 23,531	\$ 5,919	\$ 57,639	\$ 23,882	\$ 33,150	\$ 13,735	\$ 224,520
CIB 30 Year (2.5%)	\$ 49,647	\$ -	\$ 17,525	\$ 4,408	\$ 42,926	\$ 17,786	\$ 24,688	\$ 10,229	\$ 167,210
Market 20 Year	\$ 71,708	\$ -	\$ 25,312	\$ 6,367	\$ 62,001	\$ 25,690	\$ 35,658	\$ 14,775	\$ 241,510
Market 30 Year	\$ 57,252	\$ -	\$ 20,209	\$ 5,083	\$ 49,502	\$ 20,511	\$ 28,470	\$ 11,796	\$ 192,824





# Public Works Facility Expansion Phasing Options & Costs

Debt Service Worst Case Impact to Residents \$6,000,000 Loan

Loan Type	Water Operating		Roads		Sewer Operating		Utility Operating		Utility Impact		Monthly Total	Annual Cost
	% Increase	Monthly Cost	% Increase	Monthly Cost	% Increase	Monthly Cost	% Increase	Monthly Cost	% Increase	Monthly Cost		
CIB 20 Year (2.5%)	3.4%	\$ 1.62	2.2%	\$ 0.41	4.3%	\$ 1.07	11.9%	\$ 0.66	12.5%	\$ 0.70	\$ 4.46	\$ 53.48
CIB 30 Year (2.5%)	2.5%	\$ 1.20	1.7%	\$ 0.30	3.2%	\$ 0.80	8.9%	\$ 0.49	9.3%	\$ 0.52	\$ 3.32	\$ 39.83
Market 20 Year	3.6%	\$ 1.74	2.4%	\$ 0.44	4.6%	\$ 1.16	12.8%	\$ 0.71	13.5%	\$ 0.75	\$ 4.80	\$ 57.54
Market 30 Year	2.9%	\$ 1.39	1.9%	\$ 0.35	3.7%	\$ 0.92	10.2%	\$ 0.57	10.8%	\$ 0.60	\$ 3.83	\$ 45.91

Assumptions: \$48 Monthly Water Bill, \$220 Annual Property Tax on \$300,000 home, \$25 Monthly Sewer Bill, \$5.55 Monthly Utility Fee - Impact Fees will cover new growth debt service costs.



# Public Works Facility Expansion Council Direction

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Staff is Seeking Direction on the Following:

1. Should the City submit an application to ClB for project funding?
2. If so, what amount should be applied for?  
and
3. What funding allocation and terms should be applied for?

