

# Salem City

# Impact Fee Study

For

## Parks and Recreation and Public Safety



April 2007

Prepared by

**HORROCKS**  
ENGINEERS

One West Main  
American Fork, UT  
(801) 763-5100

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	1
Chapter 1 - INTRODUCTION .....	2
Chapter 2 - Parks and Recreation Planning .....	3
2.1 Level of Service.....	3
2.2 Future Facilities.....	3
Chapter 3 - Public Safety Planning.....	5
3.1 Level of Service.....	5
3.2 Future Facilities.....	5
Chapter 4 - Impact Fee Analysis .....	6
4.1 Parks and Recreation Impact Fees .....	6
4.2 Public Safety Impact Fees.....	6
Appendix.....	7

Salem City is an active and growing community. The forecasted growth will impact the cities recreation and public safety facilities. This study establishes recommended impact fees that the City can charge to help fund the needed future facilities. Analysis was based on the June 2006 Impact Fee Analysis and Recommendations Demographics.

### Parks and Recreation

Salem's current facilities include 57.5 acres of parks and recreation facilities that provide a level of service (LOS) of 10.8 acres per 1,000 residents. In order to maintain an LOS of 7.0 in the future, the City must add 78 acres of new recreation facilities by the year 2026. Projected costs for the required acreage are estimated at \$16,010,000.

### Public Safety

Salem's current facilities include 1,300 sf of police facilities and 7,600 sf of fire and ambulance facilities that provide an LOS of 1,638 sf per 1,000 residents. In order to maintain this LOS in the future, the City must add 22,662 sf of new police and emergency facilities by the year 2026. Projected costs for the required square footage are estimated at \$7,510,000.

### Impact Fee Analysis

Impact fees provide Salem the means to finance infrastructure improvements required with new development. The impact fees recommended in this study are \$4,610 for Parks and Recreation and \$2,510 for Public Safety

Salem City, located in South Utah County, is a thriving community containing a healthy mix of residential, retail, office, educational and recreational facilities. It lies south of Spanish Fork and north of Woodland Hills and Elkridge, between the Wasatch Mountains on the east and Payson City on the west. It has not yet reached build-out. As such, the city is projected to grow from its current population of approximately 5,400 residents to 76,000 residents at build-out. This forecasted growth will place increased pressure on the City's infrastructure.

In the past, Salem has prepared a general plan and several impact fee studies. Current growth patterns and changing land use in Salem have resulted in the need to establish current impact fees to provide funding for the growing infrastructure needs. This study, entitled the Salem City Impact Fee Study for Parks and Recreation and Public Safety, analyzes the City's future parks and recreation and public safety needs and recommends impact fees that will help to fund future infrastructure.

Analysis performed for this study is based on the demographic information and calculated ERC values provided in the June 2006 "Impact Fee Analysis and Recommendations Demographics". Information regarding population projects, ERC calculations, land use, etc. can be found in that document.

This document is assembled such that only the most useful and important information is contained in the body of the document. All supporting analysis and detailed technical information has been placed in the appendices. The information which will be used the most has been summarized in figures, tables and maps within each chapter.

Salem City provides high quality of life and health to the community through their parks and recreation facilities. To maintain this quality of life the city must improve the parks and recreation facilities as the population grows.

## 2.1 Level of Service (LOS)

Currently, Salem has an estimated population of 5,347 residents and is serviced by parks and recreation facilities covering approximately 57.5 acres. The LOS represented by the current facilities is 10.8 acres of parks and recreation facilities per 1000 residents. Figure 2 -1 illustrates park and recreation facility locations. The National Parks and Recreation Association has suggested that a recommended minimum LOS should be between 5 and 10. Salem is currently on the upper end of the scale.

In order for Salem City to maintain its current LOS would be very costly. Therefore, for the purposes of this study, we have projected future facilities to maintain a LOS of 7.0 acres per 1000 residents, dropping it slightly, but maintaining a significant level of comfort. Parks and recreation facilities provide residents improved health and stress reduction while at the same time providing resource conservation, improved air quality, flood water storage, beautification, and increased property value.

## 2.2 Future Facilities

This study analyzes the 20 year planning period from 2006 to 2026. As Salem City's population increases from approximately 5,347 to an estimated 18,955 in 2026, an additional 75 acres of new parks and recreational facilities will need to be constructed incrementally to maintain a 7.0 LOS. Table 2.1 illustrates a conceptual plan that could be implemented by Salem City to maintain a 7.0 LOS over this 20 year planning period.

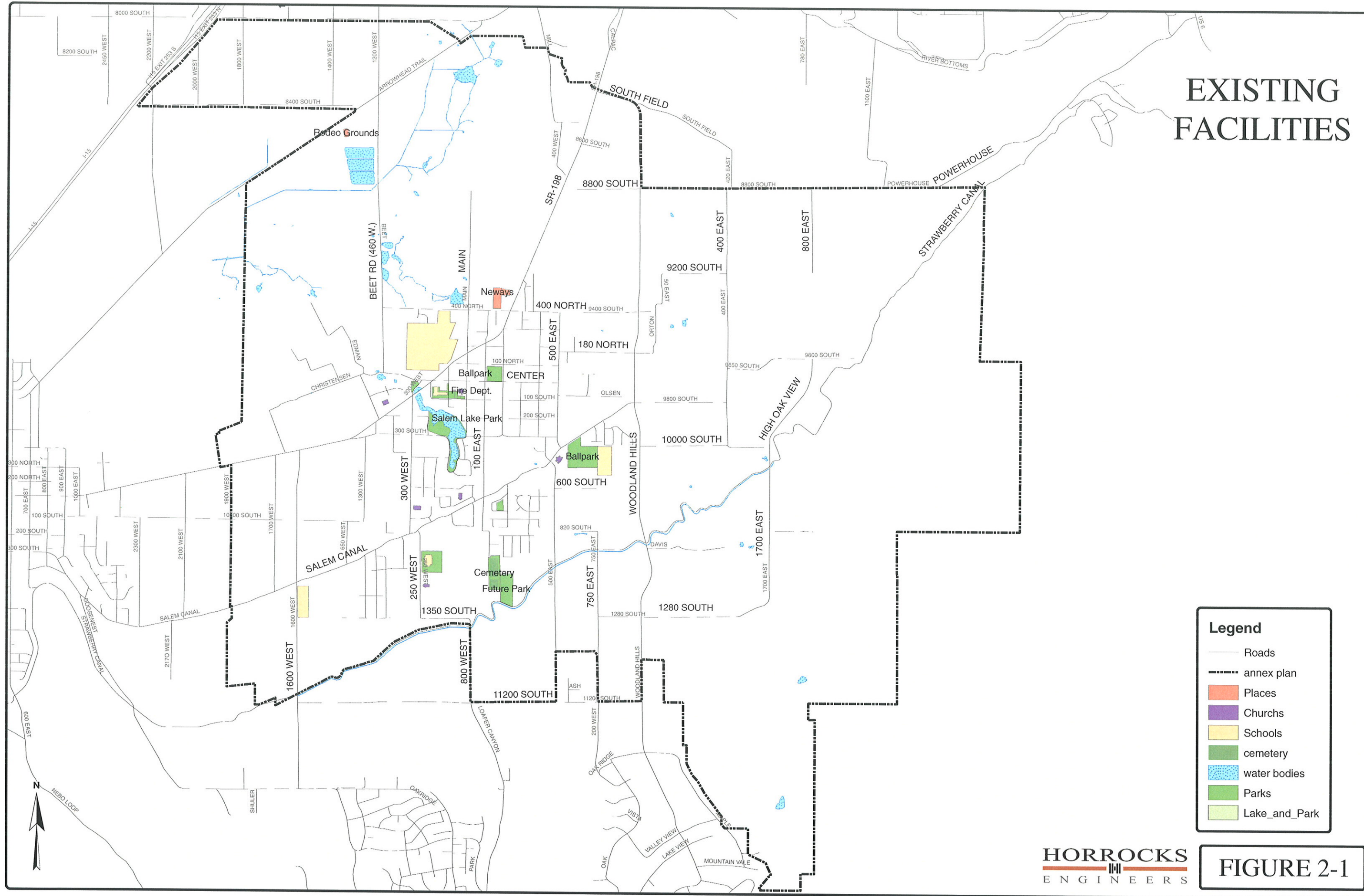
As shown below, it is estimated that approximately 20 acres of parks will be provided by new developments as an amenity to gain desired density bonuses. In order to meet the growing needs of the population, it is estimated that Salem City will construct betterments to some of the parks in the form of skate parks, equestrian facilities, trails, etc.

Table 2.1 – Conceptual Parks and Recreation Facilities Plan

<b>Project</b>	<b>Acreage</b>	<b>Budgetary Cost</b>
Cemetery Park	13	\$510,000
Fairgrounds Expansion	20	\$6,230,000
New 25 Acre Park	25	\$8,710,000
Various Parks (Developer Constructed/City Improved)	20	\$560,000
<b>Total</b>	<b>78</b>	<b>\$16,010,000</b>

*Data supporting budgetary cost estimates are included in the Appendix.  
Budgetary estimates have been adjusted to reflect planning year dollars.*

## EXISTING FACILITIES



The Salem City provides 24-hour protection services for its citizens. Continual accessibility to these amenities is vital to the quality of life, health, and safety of the citizens. Following is a discussion of existing facilities and future requirements.

### 3.1 Level of Service (LOS)

Required police forces are generally proportional to the population of a city, although many other factors such as crime rate determine the number of forces needed. Law enforcement needs must be assessed on a case by case basis by the city and its local police departments.

Salem City police department currently employs 8 officers and 1 support staff or approximately 1.7 employees per 1000 residents. As a comparison, the Uniform Crime Report published by the Federal Bureau of Investigation reports that on average, cities with less than 10,000 inhabitants in the Mountain West employ 4.6 persons per 1,000 residents. For cities with populations in excess of 10,000, this number decreases to 2.2 employees per 1,000 residents. At the current level, Salem is below not only the national average, but also the lower regional Mountain West average.

Currently, Salem City public safety facilities total approximately 8,900 square feet (police department - 1,300 sf, fire and ambulance – 7,600 sf). Based on current population estimates (5,347 residents), Salem's current LOS is 1,638 square feet per 1000 residents. See Figure B.1 in the Appendix.

### 3.2 Future Facilities

This study analyzes the 20 year planning period from 2006 to 2026. As Salem City's population increases from approximately 5,347 to an estimated 18,955 in 2026, an additional 22,662 square feet of new public safety facilities will be required to maintain the current level of service. Table 3.1 illustrates a conceptual planning approach to expanding these services as well as providing budgetary costs for the future expansions.

Table 3.1 – Conceptual Public Safety Facilities Plan

Project	Square Footage	Budgetary Cost
Expansion of Shared Building	6,450	\$1,000,000
New Fire Station and EMS	5,400	\$2,230,000
New Police Station	5,400	\$2,710,000
Expansion of Any Existing Facility	5,400	\$3,290,000
<b>Total</b>	<b>22,650</b>	<b>\$9,230,000</b>

*Data supporting budgetary cost estimates are included in the Appendix.  
Budgetary estimates have been adjusted to reflect planning year dollars.*



Impact fees provide communities with a legal means to obtain funds from new developments to finance the construction of infrastructure improvements that are needed to serve new growth. Impact fees are assessed for many types of infrastructure and facilities that are provided by a community, such as new roads, parks and recreational facilities and public safety facilities. State law requires that impact fees be used only for projects made necessary by new growth and not for existing deficiencies. Throughout this study, existing conditions have been analyzed as well as future needs due to development and growth. This section defines the financial impact that new development will have on Salem City and recommends impact fees for parks and recreation and public safety that will be required to maintain existing standards of living throughout the City. It does not consider existing deficiencies in the system.

Impact fees charged for new development are based on the equivalent residential connection (ERC) of proposed developments. Calculations are included in Appendix "B". Budgetary costs were evaluated in future dollars (proposed project planning year dollars), assume an inflation rate of 4% and consider and assume current and future projects can be financed by 10 year loans at 4% interest.

### 4.1 Parks and Recreation Impact Fees

Chapter 2 - Parks and Recreation Planning outlines a concept plan for Salem City to maintain a high quality level of service for parks and recreational facilities throughout the City. Using the proposed future projects from that plan, and their respective budgetary costs, a balance sheet has been prepared to identify the needed impact fees required to finance future projects required by new development (see Figure A.1 in the Appendix).

In order to maintain the desired LOS will require an impact fee of **\$4,610 per residence.**

### 4.2 Public Safety Impact Fees

As with each previous section, a study of Salem's public safety facilities indicates that improvements will be needed during the next 20 year planning period in order to maintain the Cities current level of service to its residents. The conceptual plan provided in Chapter 3 – Public Safety Planning was used as the basis for analyzing impact fees required to finance future public safety projects (see Figure A.2 in the Appendix).

Maintaining the current LOS will require an impact fee of **\$2,510 per residence or 2,000 s.f. of nonresidential building space.**



## **Appendix “A”**

Figure A.1

Parks and Recreation Impact Fee Analysis									
Proposed Impact Fee		\$4,610.00							
Year	New ERC's	Impact Fee Revenue	Projects					Year End Net Income	Cumulative Balance
			Existing Debt (financed @ 5.25% for 13 years)	Cemetery Park (financed @ 4% for 10 years)	Fairgrounds Expansion (financed @ 4% for 10 years)	New 25 Acre Park (financed @ 4% for 10 years)	Various Expansions (financed @ 4% for 10 years)		
			\$900,216.25	\$1,050,000.00	\$6,230,000.00	\$8,710,000.00	\$830,000.00		
2007	163	\$751,430.00	\$49,773.75					\$701,656.25	\$701,656.25
2008	174	\$802,140.00	\$66,815.00					\$735,325.00	\$1,436,981.25
2009	188	\$866,680.00	\$66,977.50	\$109,371.02				\$690,331.48	\$2,127,312.73
2010	201	\$926,610.00	\$66,087.50	\$109,371.02				\$751,151.48	\$2,878,464.21
2011	215	\$991,150.00	\$65,092.50	\$109,371.02				\$816,686.48	\$3,695,150.68
2012	197	\$908,170.00	\$65,045.00	\$109,371.02				\$733,753.98	\$4,428,904.66
2013	209	\$963,490.00	\$63,892.50	\$109,371.02				\$790,226.48	\$5,219,131.14
2014	223	\$1,028,030.00	\$67,687.50	\$109,371.02				\$850,971.48	\$6,070,102.62
2015	237	\$1,092,570.00	\$67,167.50	\$109,371.02				\$916,031.48	\$6,986,134.09
2016	252	\$1,161,720.00	\$65,542.50	\$109,371.02	\$756,908.65			\$229,897.82	\$7,216,031.92
2017	268	\$1,235,480.00	\$65,865.00	\$109,371.02	\$756,908.65			\$303,335.32	\$7,519,367.24
2018	285	\$1,313,850.00	\$64,030.00	\$109,371.02	\$756,908.65		\$100,840.16	\$282,700.17	\$7,802,067.41
2019	303	\$1,396,830.00	\$64,142.50	\$109,371.02	\$756,908.65		\$100,840.16	\$365,567.67	\$8,167,635.08
2020	322	\$1,484,420.00	\$62,097.50		\$756,908.65		\$100,840.16	\$564,573.69	\$8,732,208.77
2021	343	\$1,581,230.00			\$756,908.65		\$100,840.16	\$723,481.19	\$9,455,689.96
2022	266	\$1,226,260.00			\$756,908.65		\$100,840.16	\$368,511.19	\$9,824,201.15
2023	278	\$1,281,580.00			\$756,908.65	\$1,058,214.18	\$100,840.16	-\$634,382.99	\$9,189,818.15
2024	291	\$1,341,510.00			\$756,908.65	\$1,058,214.18	\$100,840.16	-\$574,452.99	\$8,615,365.16
2025	303	\$1,396,830.00			\$756,908.65	\$1,058,214.18	\$100,840.16	-\$519,132.99	\$8,096,232.16
2026	318	\$1,465,980.00			\$756,908.65	\$1,058,214.18	\$100,840.16	-\$449,982.99	\$7,646,249.17
2027						\$1,058,214.18	\$100,840.16	-\$1,159,054.34	\$6,487,194.83
2028						\$1,058,214.18	\$100,840.16	-\$1,159,054.34	\$5,328,140.48
2029						\$1,058,214.18		-\$1,058,214.18	\$4,269,926.30
2030						\$1,058,214.18		-\$1,058,214.18	\$3,211,712.12
2031						\$1,058,214.18		-\$1,058,214.18	\$2,153,497.93
2032						\$1,058,214.18		-\$1,058,214.18	\$1,095,283.75
2033						\$1,058,214.18		-\$1,058,214.18	\$37,069.56

Note: Project costs are in future dollars (assuming 4% inflation).

Figure A.2

Public Safety Impact Fee Analysis								
Proposed Impact Fee		\$2,510.00						
Year	New ERC's	Impact Fee Revenue	Projects				Year End Net Income	Cumulative Balance
			6,450 s.f. Shared Building Expansion (financed @ 4% for 10 years)	New 5,400 s.f. Fire Station (financed @ 4% for 10 years)	New 5,400 s.f. Police Station (financed @ 4% for 10 years)	5,400 s.f. Facility Expansion (financed @ 4% for 10 years)		
			\$1,000,000.00	\$2,230,000.00	\$2,710,000.00	\$3,290,000.00		
2007	163	\$409,130.00					\$409,130.00	\$409,130.00
2008	174	\$436,740.00	\$121,494.17				\$315,245.83	\$724,375.83
2009	188	\$471,880.00	\$121,494.17				\$350,385.83	\$1,074,761.67
2010	201	\$504,510.00	\$121,494.17				\$383,015.83	\$1,457,777.50
2011	215	\$539,650.00	\$121,494.17				\$418,155.83	\$1,875,933.34
2012	197	\$494,470.00	\$121,494.17	\$270,931.99			\$102,043.84	\$1,977,977.18
2013	209	\$524,590.00	\$121,494.17	\$270,931.99			\$132,163.84	\$2,110,141.03
2014	223	\$559,730.00	\$121,494.17	\$270,931.99			\$167,303.84	\$2,277,444.87
2015	237	\$594,870.00	\$121,494.17	\$270,931.99			\$202,443.84	\$2,479,888.71
2016	252	\$632,520.00	\$121,494.17	\$270,931.99			\$240,093.84	\$2,719,982.56
2017	268	\$672,680.00	\$121,494.17	\$270,931.99	\$329,249.19		-\$48,995.34	\$2,670,987.21
2018	285	\$715,350.00	\$121,494.17	\$270,931.99	\$329,249.19		-\$6,325.34	\$2,664,661.87
2019	303	\$760,530.00		\$270,931.99	\$329,249.19		\$160,348.82	\$2,825,010.69
2020	322	\$808,220.00		\$270,931.99	\$329,249.19		\$208,038.82	\$3,033,049.51
2021	343	\$860,930.00		\$270,931.99	\$329,249.19		\$260,748.82	\$3,293,798.33
2022	266	\$667,660.00		\$270,931.99	\$329,249.19	\$399,715.81	-\$332,236.98	\$2,961,561.35
2023	278	\$697,780.00		\$270,931.99	\$329,249.19	\$399,715.81	-\$302,116.98	\$2,659,444.36
2024	291	\$730,410.00			\$329,249.19	\$399,715.81	\$1,445.01	\$2,660,889.37
2025	303	\$760,530.00			\$329,249.19	\$399,715.81	\$31,565.01	\$2,692,454.37
2026	318	\$798,180.00			\$329,249.19	\$399,715.81	\$69,215.01	\$2,761,669.38
2027					\$329,249.19	\$399,715.81	-\$728,964.99	\$2,032,704.38
2028						\$399,715.81	-\$399,715.81	\$1,632,988.58
2029						\$399,715.81	-\$399,715.81	\$1,233,272.77
2030						\$399,715.81	-\$399,715.81	\$833,556.97
2031						\$399,715.81	-\$399,715.81	\$433,841.16
2032						\$399,715.81	-\$399,715.81	\$34,125.36
2033						\$399,715.81	-\$399,715.81	

Note: Project costs are in future dollars (assuming 4% inflation).

## **Appendix “B”**

Figure B.1

<b>Salem City Impact Fee Analysis</b> <b>Existing Facilities</b> September 20, 2006			
<b>Existing Police Facilities</b>			
<b>Facility</b>	<b>Dimensions</b>		<b>Size (sq. ft.)</b>
	<b>Length (ft.)</b>	<b>Width (ft.)</b>	
Chief's Office	19.33	12.00	231.96
Storage Unit	10.00	20.00	200.00
Animal Control/ Records Room	10.50	10.33	108.47
General Office Space	13.00	22.67	294.71
Interview Room	7.33	10.16	74.47
Booking Room	6.33	10.00	63.30
Evidence Room	5.83	10.00	58.30
Sargent's Office	10.33	11.67	120.55
Closet	4.42	10.33	45.66
Detective's Office	10.33	10.00	103.30
<b>Total Facilities</b>			<b>1,300.72</b>
<b>Total Parking Stalls</b>			<b>15.00</b>
<b>Existing Facilities (sf/1000 Residents)</b>			<b>243.26</b>
<b>2026 Facilities (LOS 243)</b>			<b>4,611</b>
<b>Buildout Facilities (LOS 243)</b>			<b>18,413</b>
<b>Existing Fire/Ambulance Facilities</b>			
<b>Facility</b>	<b>Dimensions</b>		<b>Size (sq. ft.)</b>
	<b>Length (ft.)</b>	<b>Width (ft.)</b>	
Fire House Bays	37.00	70.00	2590.00
Fire House Meeting Rooms	37.00	70.00	2590.00
Fire/Ambulance Bays	80.00	30.30	2424.00
<b>Total Facilities</b>			<b>7,604.00</b>
<b>Building Space Per 1000 Residents</b>			<b>1,422.11</b>
<b>2026 Facilities (LOS 1422)</b>			<b>26,956</b>
<b>Buildout Facilities (LOS 1422)</b>			<b>107,643</b>
<b>Existing Parks</b>			
<b>Park/Facility</b>			<b>Size (acres)</b>
Ballpark (100 E. Center)			4.90
Fair Grounds			8.00
Ballpark (700 E. Salem Canal Rd.)			15.52
Salem Lake Park (excluding Salem Lake)			9.31
Salem Lake			17.32
300 West Center Street			1.13
240 East Melanie Street			1.36
<b>Total Park Space</b>			<b>57.54</b>
<b>Park Space Per 1000 Residents</b>			<b>10.76</b>
<b>2026 Park Acreage (LOS 7)</b>			<b>133</b>
<b>Buildout Park Acreage (LOS 7)</b>			<b>530</b>

## Notes:

1. Data reflects current population estimates of 5,347 (1,984 ERC's)
2. Design year 2026 population projections = 18,955 (7,020 ERC's)
3. Buildout population projections = 75,693 (28,034 ERC's)

Figure B.2

<b>Salem City Impact Fee Analysis</b> <b>Projected Future Facilities Needs</b> September 20, 2006				
Required Future Public Safety Facilities				
Total Existing Facilities:	police	1,301 sf		
	Fire/ambulance	7,604 sf		
		<u>8,905 sf</u>		
Total Required 2026 Facilities:	police	4,611 sf		
	Fire/Ambulance	26,956 sf		
		<u>31,567 sf</u>		
New Facilities Required:			22,662 sf	
Conceptual Plan for Meeting Growth Demands				
Project	Planning Year	Area (s.f.)	2006 Cost	Future Cost
Shared Building Expansion	2007	6,450	\$1,000,000.00	\$1,000,000.00
New Fire Station and EMS	2011	5,400	\$1,900,000.00	\$2,222,731.26
New Police Station	2016	5,400	\$1,900,000.00	\$2,704,292.44
Future Facility Expansions	2021	5,400	\$1,900,000.00	\$3,290,185.25
	<b>Total</b>	<u>22,650</u>		<u>\$9,217,208.96</u>
Notes:				
1. Impact fees for Public Safety are calculated as a combined impact fee. However, determination of future facilities was based on maintaining the current combined LOS.				
2. Current facilities (1,300 sf) house 9 employees, therefore it is interpolated that a future 5,400 sf would house 37 new employees, increasing the police force to 46 employees in 2026 (2.4 employees per 1,000 residents).				

Figure B.3

Required Future Parks and Recreational Facility				
Total Existing Facilities:		58 acres		
Total Required 2026 Facilities:		<u>133 acres</u>		
New Facilities Required:		<u>75 acres</u>		
Conceptual Plan for Meeting Growth Demands				
Project	Planning Year	Area (acres)	2006 Cost	Future Cost
Cemetery Park	2008	13	\$1,000,000.00	\$1,040,000.00
Fairgrounds Expansion	2015	20	\$4,550,000.00	\$6,226,989.18
New 25 Acre Park	2023	25	\$4,650,000.00	\$8,709,362.79
Various Parks (by Developers)	2017	20	\$560,000.00	\$828,936.80
	<b>Total</b>	<u>78</u>		<u>\$16,805,288.77</u>
Notes:				
1. Costs to develop new park facilities are based on \$150,000/raw acre and \$150,000/ 10,000 sf improved acre.				
2. Park development costs are based on \$30,000/acre for excavation, sod and sprinkler systems.				
3. Park development includes parking, restrooms and playground.				
General Notes:				
1. Future costs are calculated assuming a 4% inflation rate.				

New 25 Acre Park 2007 Cost Estimate				
Item	Units	Quantity	Unit Price	Cost
Land purchase	Acres	25	\$150,000.00	\$3,750,000
Excavation	CY	40,333	\$6.00	\$242,000
Sod	SF	1,089,000	\$0.25	\$272,250
Sprinkling system	LS	1	\$250,000.00	\$250,000
Parking lot	SF	8,500	\$3.50	\$29,750
Playground	LS	1	\$10,000.00	\$10,000
Restrooms	LS	1	\$80,000.00	\$80,000
Total 2007 Cost				<b>\$4,634,000</b>

Fairgrounds Expansion 2007 Cost Estimate				
Item	Units	Quantity	Unit Price	Cost
Land purchase	Acres	20	\$50,000.00	\$1,000,000
Excavation	CY	32,267	\$6.00	\$193,600
Sod	SF	435,600	\$0.25	\$108,900
Sprinkling system	LS	1	\$125,000.00	\$125,000
Parking lot	SF	8,500	\$3.50	\$29,750
RV parking	LS	1	\$10,000.00	\$10,000
Events Center	LS	1	\$3,000,000.00	\$3,000,000
Restrooms	LS	1	\$80,000.00	\$80,000
Total 2007 Cost				<b>\$4,547,250</b>

Cemetery Park 2007 Cost Estimate				
Item	Units	Quantity	Unit Price	Cost
Land purchase	Acres	13	\$0.00	\$0
Excavation	CY	104,867	\$6.00	\$629,200
Sod	SF	566,280	\$0.25	\$141,570
Sprinkling system	LS	1	\$125,000.00	\$125,000
Parking lot	SF	8,500	\$3.50	\$29,750
Restrooms	LS	1	\$80,000.00	\$80,000
Total 2007 Cost				<b>\$1,005,520</b>

Various Parks (Developer Constructed/City Improved) 2007 Cost Estimate				
Item	Units	Quantity	Unit Price	Cost
Land purchase	Acres	25	\$0.00	\$0
Excavation	CY	10,000	\$6.00	\$60,000
Misc. Asphalt	Tons	1,500	\$50.00	\$75,000
Misc. Concrete	CY	1,000	\$200.00	\$200,000
Misc. Structures	Each	3	\$30,000.00	\$90,000
Parking lot	SF	10,000	\$3.50	\$35,000
Playground	LS	2	\$10,000.00	\$20,000
Restrooms	LS	2	\$40,000.00	\$80,000
Total 2007 Cost				<b>\$560,000</b>



### Comparable Buildings Constructed

Facility	Area (s.f.)	Cost	Year Completed	Cost/s.f.
American Fork Fire Station	14,000	\$2,000,000	2002	\$142.86
Brigham City Fire and Ambulance Station	31,035	\$3,437,000	2001	\$110.75
South Jordan City Fire Station	14,766	\$1,300,000	2001	\$88.04
Sandy City Fire Station #35	7,500	\$1,120,000	2001	\$149.33
Taylorsville City Fire Station 318	11,477	\$1,271,102	2000	\$110.75
Salt Lake County Fire Station #16	12,495	\$1,532,820	2001	\$122.67
North View Fire Station #1	15,500	\$1,419,000	2002	\$91.55
<b>Average Construction Cost</b>				<b>\$116.56</b>

### Police and Emergency Services

#### Future Facilities Cost Estimate

	Units	Quantity	Unit Price	Cost
Building	SF	5,400.00	\$220.00	\$1,188,000.00
Land (based on 2 acres/10,000 s.f.)	Acres	1.08	\$653,400.00	\$705,672.00
<b>Total Cost</b>				<b>\$1,893,672.00</b>

Note: Construction cost per sf has been adjusted to reflect cost increases from 2002 to 2007. Inflation across the construction industry has risen at an approximate rate of 15% over the past 5 years, yielding a rate of \$233/sf when applied to the \$116 calculated above. Current costs per square foot, as estimated by industry professionals in the public facilities construction and architecture industry have been estimated at \$185 - \$200/sf for emergency services and \$230 - \$250 for police and courts facilities. In order to be conservative, we have estimated the cost per square foot to be \$220/sf for purposes of this analysis.