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## M E M O R A N D U M

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**DATE:** April 17, 2007  
**TO:** City Council Members  
**FROM:** Jennifer Bruno, Policy Analyst  
**RE:** Salt Lake Regional Athletic Complex bonding

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- A. In 2003, Salt Lake City voters approved a general obligation bond to support \$15.3 million for a "Regional Sports, Recreation and Education Complex." The bond issuance was contingent upon receipt of \$7.5 million in matching funds. These funds could be raised from private organizations or other government entities. The Council indicated however, that the match must be in hand or "pledges satisfactory to the City" before bonds can be issued.
- B. Since then, Real Salt Lake has pledged \$7.5 million to contribute to this project, as the matching funds. The Board of the Salt Lake Regional Athletic Complex has indicated however, that Real Salt Lake is interested in the Council passing a resolution to commit to issuing the bonds before they are willing to commit their cash. According to the board, RSL is willing to issue an irrevocable letter of credit for the \$7.5 million if the Council is willing to authorize the issuance of the bonds.
- C. Council Staff has requested the Administration provide a resolution for Council consideration that would authorize the issuance of the bonds, contingent upon receipt of Real Salt Lake's irrevocable letter of credit. The City Treasurer is confirming with bond counsel and the City Attorney what exact form of guarantee from Real Salt Lake (letter of credit, escrow agreement, etc.) would constitute a "pledge satisfactory to the City," in accordance with the terms expressed in the special bond election resolution passed by the City Council in September 2003.
- D. The project is separated into two phases (see attached budget and master plan). The \$22.8 million Phase 1 budget includes:
  - 1. 2,065 Parking Spaces
  - 2. 3 "Comfort Stations" (restrooms and concessions)
  - 3. 16 Soccer Fields (natural turf)
  - 4. 2 Baseball Fields
  - 5. 2 Softball Fields
  - 6. Irrigation and landscaping
  - 7. Maintenance Facility
- E. Full build out of the facility according to the attached master plan (an additional \$19 million) would add:
  - 1. 8 Synthetic Turf Soccer Fields

2. 2 Baseball Fields
  3. 2 Softball Fields
  4. Possible championship stadiums for Baseball, Softball and Soccer
- F. Included in the project (in Phase 1) is a nature corridor and walkway along the Jordan River Parkway.
- G. Currently the entrance to the facility would be off of I-215 (east of the complex). The Master Plan calls for an eventual entrance off of Redwood Road at "Sports Park Boulevard," which would be funded through other sources at some point in the future.

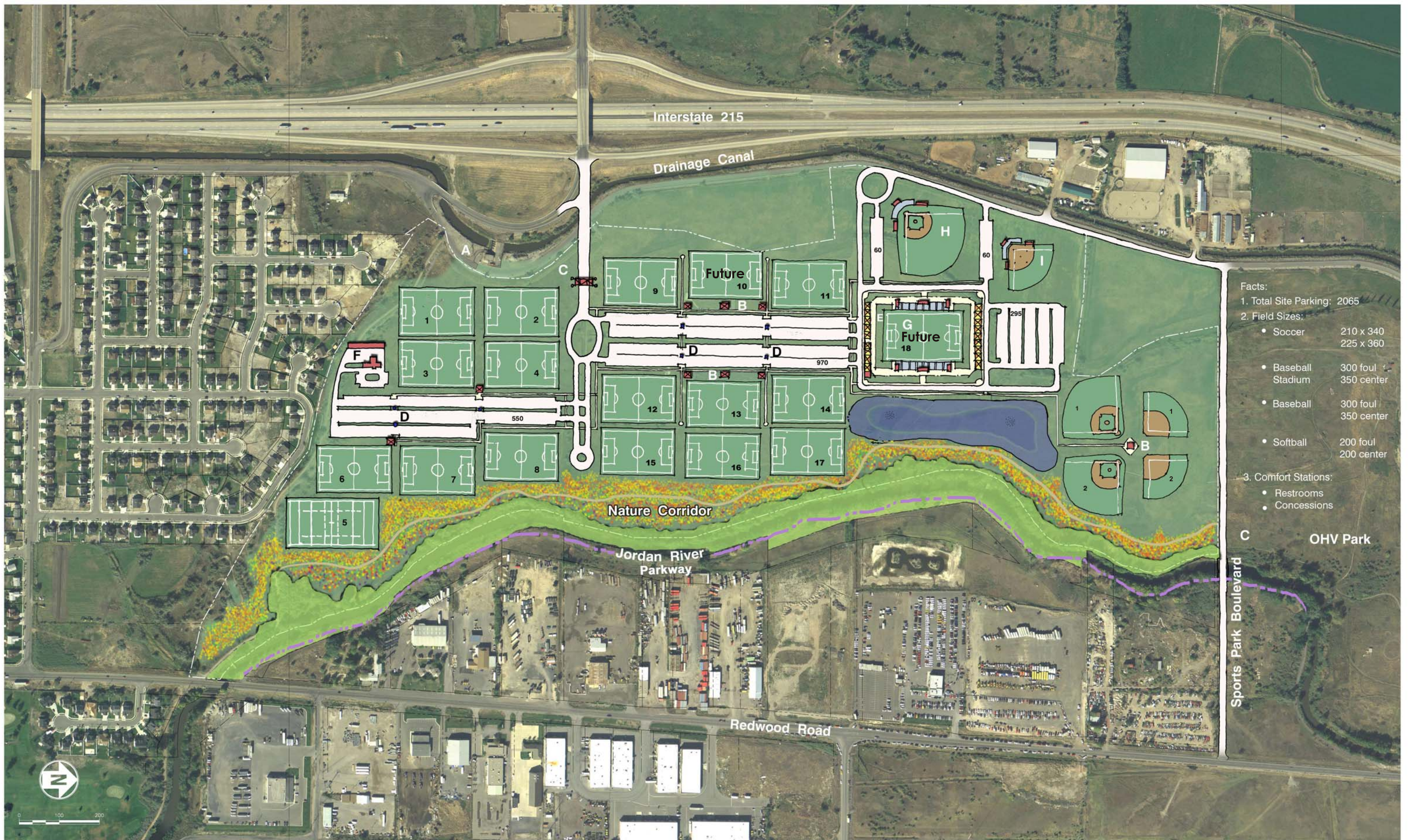
# Salt Lake Regional Athletic Complex

Draft Cost Estimate April 11, 2007

CHA Sports - MGB+A

Description	Quantity	Unit	Unit Price	Total Cost	Phase 1 Percentage complete	Phase 1 Cost
<b>1.0 - Clearing and Grubbing</b>						
			Subtotal	\$ 772,908	100%	\$ 772,908
<b>2.0 - Earthwork and Grading - (Assuming free fill material)</b>						
Rough Site Grading (cuts and fills) (6,243,000 sf) (2 ft fill over entire site)	460,000	CY	\$ 3.00	\$ 1,380,000		
Fine Grading (general site work)	6,243,000	SF	\$ 0.10	\$ 624,300		
			Subtotal	\$ 2,004,300	100%	\$ 2,004,300
<b>3.0 - Site Utilities (Need Design Team input this category)</b>						
			Subtotal	\$ 2,000,000	100%	\$ 2,000,000
<b>4.0 - Interior Site Roads</b>						
Does not include external road connections (Redwood, I-215)			Subtotal	\$ 1,982,200	100%	\$ 1,982,200
<b>5.0 - Parking</b>						
			Subtotal	\$ 2,772,500	100%	\$ 2,772,500
<b>6.0 - Walkways</b>						
			Subtotal	\$ 858,000	100%	\$ 858,000
<b>7.0 - Landscaping</b>						
			Subtotal	\$ 689,400	100%	\$ 689,400
<b>8.0 - Comfort Stations (3 of 6)</b>						
			Subtotal	\$ 900,000	50%	\$ 450,000
<b>9.0 - Sports Facilities</b>						
Natural Turf Soccer Field - (20 of 20 fields)	16	FIELDS	\$ 259,000.00	\$ 4,144,000	100%	\$ 4,144,000
Synthetic Turf Soccer Field - (0 of 4 fields)	8	FIELDS	\$ 676,500.00	\$ 5,412,000	0%	\$ -
Natural Turf Baseball Field - (1) 4-plex	4	FIELDS	\$ 350,000.00	\$ 1,400,000	50%	\$ 700,000
Natural Turf Softball Field - (1) 4-plex	4	FIELDS	\$ 250,000.00	\$ 1,000,000	50%	\$ 500,000
Sports Lighting				\$ -	0%	\$ -
Scoreboards				\$ 746,000	0%	\$ -
Irrigation Mains				\$ 349,000	100%	\$ 349,000
Fencing				\$ 180,000	100%	\$ 180,000
Perimeter	6,000	LF	\$ 20.00	\$ 120,000		
End Line	4,000	LF	\$ 15.00	\$ 60,000		
			Subtotal	\$ 13,231,000		
<b>10.0 - Championship Soccer Stadium</b>						
<b>11.0 - Championship Baseball Stadium</b>						
<b>12.0 - Championship Softball Stadium</b>						
			Subtotal	\$ 7,141,500	0%	\$ -
<b>13.0 - Maintenance Facility</b>						
			Subtotal	\$ 545,900	100%	\$ 545,900
<b>14.0 - Mobilization/Demobilization/Layout (5.0%)</b>		LS	\$ 1,644,885.40	\$ 1,644,885		\$ 897,410
<b>15.0 - Contingency (8.0%)</b>		LS	\$ 2,763,407.47	\$ 2,763,407		\$ 1,507,649
<b>16.0 - Soft Costs (12%-Typically 6% design and 12% city oversight)</b>		LS	\$ 4,476,720.10	\$ 4,476,720		\$ 2,442,392
<b>TOTAL</b>			Project Total	\$ 41,782,721		\$ 22,795,660





- Facts:
1. Total Site Parking: 2065
  2. Field Sizes:
    - Soccer 210 x 340  
225 x 360
    - Baseball Stadium 300 foul  
350 center
    - Baseball 300 foul  
350 center
    - Softball 200 foul  
200 center
  3. Comfort Stations:
    - Restrooms
    - Concessions

C OHV Park  
Sports Park Boulevard

A. Existing Pumphouse B. Comfort Stations C. Inspirational Gate D. Parking Lot Icons E. Festival Spaces F. Maintenance Complex G. Soccer Stadium - 5000 Seats (Future) H. Baseball Stadium - 500 Seats (Future) I. Softball Stadium (Future)