



TOWN HALL — MEETING —

ABOUT

New Essential Services Facilities

Wednesday,
May 11th at 5 p.m.
CITY HALL

480 EAST AVENUE N., KETCHUM, IDAHO

— TOUR — THE BUILDING

AFTER TOWN HALL MEETING OR:

- Thursday, April 21 at 4 p.m.
- Wednesday, April 27 at noon
- Wednesday, May 4 at 5 p.m.
- Thursday, May 12 at noon

— VOTE —

Tuesday,
May 17, 2016
HEMINGWAY SCHOOL

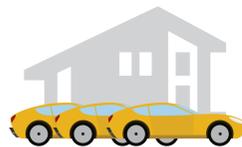


WHO IS ELIGIBLE TO VOTE?

Ketchum residents who are registered to vote. Register at the polls on Election Day! Visit www.co.blaine.id.us for more information.

ABOUT THE SPECIAL ELECTION FOR A GENERAL OBLIGATION BOND FOR New Essential Services Facilities

1974
Auto Dealership



1979
City Hall



2001
New Facilities Needed



2015
Space Study

HOW MUCH SPACE IS NEEDED? WHAT COULD IT COST?

2015 SPACE STUDY RESULTS

Current Building:	15,304 sf
Space Needed: *	
• Police & City Operations	39,096 sf
• Fire Station	18,284 sf

Operating Space Deficit: - 42,076 sf

*80% of proposed space is for current city operations and 20% for future growth over the next 50 to 70 years.

2016
Voter Question

WHAT DOES A 'YES' VOTE MEAN?

A 'YES' vote will authorize the city to bond for new essential city services facilities.

If Authorized

The 2015 Space Study confirmed the overdue need for new facilities for now and the next 50-70 years.

2016
Community Input & Design

PUBLIC & CITY WORK TOGETHER

A Citizen Committee collaborates with the city to gain input from the public:

- Arrange Community Meetings
- Select an Architect
- Community Surveys
- Location Alternatives
- Design and Drawings

With each phase of the project, beginning with the selection of the architect, there will be community review of decisions, budgets and costs. All contracts will be reviewed and approved by City Council in public meetings.

2017-2019
Project & Cost Assessment

BID / BUILD / ASSESS

Bid / Build
Bids from contractors are solicited. Contractors bidding on the project have an incentive to submit the lowest possible bid, coming in under budget if possible.

Bond Anticipation Note (BAN)
The city plans to pay project costs incrementally by using BANs, short-term loans issued to a municipality to borrow against a voter-approved bond. Comparable to construction loans, BANs would be issued as project costs were incurred and only for amounts as needed.

Property Assessed at Project Completion
This approach allows costs to be managed throughout the project and ensures only the actual costs are levied on properties, which could be several years after the May 17 vote.

Why are new essential services facilities needed?

WHAT WE HAVE HEARD FROM YOU

In 2001, the city and community began discussions about the need for new facilities. Since then, two space studies, a site analysis, estimated costs, citizen committee site selection report and building analysis were performed. In 2015, with City Council approval, the Ketchum Urban Renewal Agency provided funding for the 2015 space study.

FACILITIES ARE SUB-STANDARD

The existing building, built over 40 years ago, was not designed to be an essential services facility.

- Building is not accessible to everyone
- Police working areas are awful
- Fire facilities are sub-standard
- Safety and structural problems exist
- Fails to meet current code requirements
- Insufficient public meeting spaces
- Energy inefficient
- Expensive to maintain & repair

THIS IS NOT A NEW PROBLEM

Starting in 2001, citizens, staff and elected officials acknowledged the city's facilities were a problem that needed addressing.

- A long-term solution is needed to ensure quality service
- Facilities are too small – essential services are operating in a space 27% of the size recommended by the 2015 space study
- Now it is time to ask for funding from you, the people our city government serves

WHAT IS THE NOT-TO-EXCEED COST?

The not-to-exceed estimate is a MAX of \$23.1 million, including any property acquisition. Creative proposals, design and the bidding process could reduce project costs.

Construction Cost of Police and City Operations/Emergency Network Communications Building <i>Potential location at current City Hall site, approx. \$261/sf</i>	\$10,185,000
Construction Cost of Fire Station <i>Potential location on city-owned property on Lewis St., approx. \$358/sf</i>	\$6,540,000
Demolition <i>Could be higher if hazardous materials are found</i>	\$250,000
Relocation and Temporary Facilities <i>The required level of temporary facilities would be evaluated in the bid process</i>	\$963,000
Soft Costs <i>Typically one-third of total construction cost</i>	
• Surveying and utilities connections	\$172,000
• Architectural, engineering and legal fees	\$1,307,000
• Signage, furniture, fixtures, equipment and technology systems	\$840,000
• Builder's risk insurance	\$322,000
• Bidding & construction cost contingency	\$2,592,000

WHICH CAME FIRST?

The chicken or the egg?

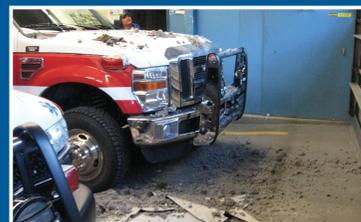
The proverbial question is similar to the question facing Ketchum.



Where is the design? What is the location? Is there a way to reduce the costs?

Finding the answer takes money and staff time. Why take these resources to design buildings unless we know citizens are willing to pay for them?

Why explore various locations and alternative budgets unless we have a commitment from citizens to move ahead once the answers are found?



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