

Facilities Concept Plan Fact Sheet

Visit <http://www.springville.org/springvillefacilities/index.php> to learn more.



Key:

- Brown - Fire Station (Top left)
- Tan - Police, Courts and City Hall (Middle building)
- Blue - Library (Top Left)
- Dotted Line- Existing City Hall (Between Brown and Tan)

Fire Station

- Four pull through equipment bays
- Offices and training areas
- Unfinished area for future expansion to accommodate “full-time” firefighters
- Planned fire substations allow the main station to be smaller than the current main station
- Total square footage - Approximately 17,000
 - Equipment Bays- Approx. 7,500 square feet
 - Offices/Training- Approx. 4,800 square feet
 - Unfinished - Approx. 4,800 square feet
- Current Estimated Construction Costs - \$2,600,000 - \$3,400,000

Civic Center

- Civic Center to include Police, Courts and City Hall
 - Specific Services include Council Chambers, Multi-Purpose Room, Emergency Operations Center, Police Investigation, Emergency Dispatch Center, Police Patrol, Victim Services, Animal Control, Justice Court, Small Claims Court, Prosecution, Finance, Treasury, Community Development, Economic Development, Business Licensing, Engineering, Public Works Administration, Legal, Information Technology, Recording and Administration.

- Unfinished area for future expansion
- Total square footage - Approximately 68,000 square feet
 - Police - Approx. 25,500 square feet
 - Courts - Approx. 4,000 square feet
 - City Hall - Approx. 28,000 square feet
 - Unfinished - Approx. 10,500 square feet
- Current Estimated Construction Costs - \$15,000,000 - \$18,500,000

Library

- Detailed Concept Planning is about to commence
- Significant Public input will be sought on the facility
- Current location can accommodate a library of up to 60,000 square feet
- The proposed location is expected to have open areas and a play ground
- Current Estimated Construction Costs - \$8,000,000 - \$18,000,000
- Construction costs are heavily dependent on the final size of the library

Innovative Ideas

- Exploring Geothermal heating and cooling systems
- Exploring alternative power options including solar
- Tower element to include hidden cell tower opportunities to generate revenue for the City and better cell coverage for citizens
- Multiple access points to allow for several functions to occur in the evenings while maintaining security
- Significant planning to allow for continued service through and after build out of the community
- Flexible work areas to allow for changing demands for services
- Unique configuration and design to allow natural light into all work areas.
- Parking and building design to maximize open space and play areas and to save mature trees in the downtown area
- Phased development plan to allow all government functions to continue uninterrupted during construction
- “Flow” of the buildings designed to be efficient for government workers while inviting interaction with citizens
- Construction costs lowered by sharing training rooms, conference rooms and mechanical systems in a combined building
- Significant thought given to supporting a vibrant downtown through location and design of buildings
- Exterior design to be context sensitive and appropriate to the historical nature of Springville

Frequently Asked Questions about the Concept Plan

- **How will the city pay for the buildings?**

For many years the City Council has saved money for facilities. The City plans to use savings and cash flow to pay for Fire, Police, Courts and City Hall. There has not been nor will there be a raise in taxes or user fees to pay for the construction of Fire, Police, Courts and City Hall. The City Council is exploring financing options for library and recreation center. A decision has not been made on financing these facilities. It is likely that some bonding would be required to fund a library and/or recreation center.

- **What about all of the trees?**

As with any big project, some of the trees will be affected. Currently, more than 75% of the trees will remain, which includes all of the mature trees on the east side of the block. Design guidelines will ensure that we will have far more trees on the block after we are finished than we do currently. A map of affected trees is available on the Springville City website.

- **Why is the park being destroyed?**

It's Not! Careful planning under the direction of the City Council has resulted in an INCREASE in total open space at the end of the project and a dramatic increase in the total amount of active area. The new park will have an active area 200' x 320' – considerably larger than a football field! Total open space will be increased about 6.5% and active areas will increase by 60%. With recent changes, open space will increase even more than the diagrams below. There will also be about an acre of open space and a play ground associated with the library.

Current Civic Center Block



← 3.1 Acres Open

40,000 sq. ft.
of play area

—————
3.3 Acres Open →

64,000 sq. ft.
of play area

Approved Concept Plan



- **What Factors did the City Council Use to Reach a Decision?**

The City Council used a host of factors to create the concept plan and to reach a decision. Architects, staff and the City Council reviewed dozens of plans and concepts to reach a consensus. The approved concept went through months of revisions. As concepts were considered, they were compared against a full set of criteria established by the City Council. The full list is available on the internet, but key criteria included:

- Construction of the project may be executed in phases; the Public Safety building and Library building need not be attached to the Civic Center building and may be completed before the Civic Center is begun. If the building(s) are to be built in phases, provide a priority and timetable for construction and move-in date that allows for the minimum amount of relocation of staff, equipment, etc.

- Configuration and layout of the building(s). The existing city hall site will be used, but placement of the building(s) on the site may be changed provided the layout allows for as much open space as possible, and protects the existing heritage trees. The goal is to maximize park space and maintain a park atmosphere that it is conducive to drawing people to the area. A playground should be planned in conjunction with the Library.

- Functionality and efficiency for the facility as a whole and within various departments.