

WHY BUILDING NEW COSTS LESS THAN RENOVATING



RENOVATING THE EXISTING CITY HALL



ESTIMATED COST
\$18+ MILLION*



Retains existing 12,000 SF building



Temporary relocation of city offices required



Major unresolved limitations

**Does not include furnishings, contingencies, relocation*

BUILDING A NEW CITY HALL



ESTIMATED COST
\$13–14 MILLION*



Doubles usable space –
24,000–26,000 SF



Built for 50+ years



Designed to modern standards

**Does not include furnishings, contingencies*

CONCERNS WITH EXISTING BUILDING



SAFETY CONCERNS

- Seismic deficiencies
- Subsidence issues
- Emergency operations vulnerability



OPERATIONAL ISSUES

- Inadequate police space
- Evidence storage maxed
- Insufficient public spaces



AGING INFRASTRUCTURE – 60+ YEAR OLD BUILDING

- HVAC failures
- Plumbing failures
- Accessibility limitations –
building entrance location

BENEFITS OF A NEW BUILDING



Will meet building and fire codes
and seismic standards



Supports emergency operations



Provides space for larger community
events and gatherings



Improves Police Department
operational space



Creates spaces for community
art displays and events



Improves accessibility for residents
visiting city hall



Accommodates current and
future staffing



The new building is designed to serve the community for at least the next **50 years** while accommodating community events, emergency operations, police services, and future growth.



PAYING MORE FOR LESS

Renovation costs MORE while still resulting in a smaller, compromised building that would not meet the needs of the city, resulting in future expenses to expand the building.



INCREASED VALUE FOR TAXPAYERS

City leaders carefully evaluated renovation and expansion options before determining that a new building would provide greater long-term value at a lower projected cost.



LOWER COST.



GREATER VALUE.



BUILT FOR OUR FUTURE.

THE COST OF WAITING



Delaying the new City Hall may seem like a way to save money—but construction inflation means it will cost significantly more the longer we wait.

BUILDING TODAY (2026)

Estimated Construction Cost

\$13 - \$14 MILLION

(midpoint \$13.5 million)



AVERAGE CONSTRUCTION
INFLATION IN SALT LAKE
METRO AREA:

5%
PER YEAR



ZIONS BANKS
ESTIMATED INTEREST RATE
FOR BUILDING BONDS IS

4.06%

COST IF WE WAIT 5 YEARS (2031)

Estimated Construction Cost
with 5% Annual Inflation

\$17.3 - \$18.7 MILLION

(midpoint \$18.0 million)

That's **\$3.8 - \$4.7 MILLION
MORE** for the same building.

IF WE WAIT 5 YEARS, HERE'S HOW THE COST GROWS EACH YEAR:

PROJECTED CONSTRUCTION COST WITH 5% ANNUAL INFLATION

YEAR	ESTIMATED PROJECT COST (5% ANNUAL INFLATION)	INCREASE OVER PREVIOUS YEAR	CUMULATIVE INCREASE VS. BUILDING TODAY
Today (2026)	\$13,500,000 (midpoint)	—	—
Year 1 (2027)	\$14,175,000	+\$675,000	+\$675,000
Year 2 (2028)	\$14,883,000	+\$708,000	+\$1,383,000
Year 3 (2029)	\$15,627,000	+\$744,000	+\$2,127,000
Year 4 (2030)	\$16,409,000	+\$782,000	+\$2,909,000
Year 5 (2031)	\$17,230,000	+\$821,000	+\$3,730,000



Waiting 5 years could cost **\$3.7 million more** (midpoint) for the same City Hall.



Let's invest wisely.

Building now saves money,
avoids higher tax increases and debt,
and delivers a much needed
building sooner.



Every year
we wait the
costs increase.