

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 11, 2010**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, March 11, 2010.

Closed Session

5:00 p.m. Personnel

Planning Commission interview

5:30 p.m. Nancy Johnson

P. 5

5:45 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Legislative update

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

IV CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items"*)

1. Resolution honoring Park City and Utah Athletes for their outstanding performances at the 2010 Vancouver Winter Olympic Games P. 6 - 11

2. Consideration of Contract Modification No. 3 to UDOT Consultant Service Agreement with H.W. Lochner, Inc. for design services for the Bonanza Drive Reconstruction Project in an amount not to exceed \$32,988 in a form approved by the City Attorney P. 12 - 24

V NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of UDOT Consultant Services Agreement with Stanley Consultants for Construction Engineering Services for Phase 2 of the Bonanza Drive Reconstruction Project in an amount not to exceed \$450,558 in a form approved by the City Attorney

P. 25 - 55

2. Consideration of an Ordinance approving the Snow Creek Crossing Lot No. 9B Subdivision two-lot subdivision located within Sections 8 and 9, Township 2 South, Range 4 East Salt Lake Base and Meridian, Park City, Summit County, Utah

(a) Public hearing

P. 56 - 62

(b) Action

3. Consideration of an Ordinance approving the condominium plat for the Snow Creek Cottages Condominiums, located within Sections 8 and 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah

(a) Public hearing

P. 63 - 74

(b) Action

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Wireless internet service available in Marsac Building on Wednesdays and Thursdays – 4 p.m. to 9 p.m.

Posted: 03/08/10

See www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

March 2010

- 11 **Liza gone**
- 18 Renewable Energy Feasibility Study for Park City (work - 1 hour)
Resolution supporting Google's RFI for a community 1000 gigabit fiber network in Park City, Utah
Consolidated Engineering Contract – DG
Grant of access, water service and sewer lateral easement across City property to benefit 2300 Meadows Drive in a form approved by the City Attorney.
Grant of open space – IMA - TD
- 25 **No meeting**

April 2010

- 1 PC Heights update (45 min)
Transportation master plan contract - MC
Anti-discrimination ordinance (action)
Appointment to Planning Commission
- 8 **No meeting**
- 15 Quarterly goal update
MFL and special event Code amendments
- 22 Sundance debrief
- 29 **Alex gone**
No meeting

May 2010

- 6 Presentation of budget – work
- 13 Budget - work
- 20 Budget - work
- 27 Budget – work

June 2010

- 3
- 10
- 17
- 24

July 2010

- 1
- 8 **No meeting**
- 15
- 22
- 29

Pending Items:

Open space maintenance
U S Postal Service gang boxes in Old Town - MC
Quinn's WTP Building Construction Contract – TT
Special event prioritization – work

Performance measures (work)

Resolution amending (or replacing) Resolution No. 20-07, adopting Affordable Housing Guidelines and Standards for Park City, Utah

Carrying capacity/market analysis survey

Wild land interface issues

City Council Staff Report



Subject: Planning Commission Interview
Date: March 11, 2010

Nancy Johnson's application is under separate cover for your review. Please remember to bring your interview packet with you to the meeting.

**RESOLUTION HONORING PARK CITY AND UTAH ATHLETES
FOR THEIR OUTSTANDING PERFORMANCES AT THE
2010 VANCOUNER WINTER OLYMPIC GAMES**

WHEREAS, it is appropriate to congratulate the beautiful city of Vancouver, British Columbia, Canada for hosting an exceptional event, and

WHEREAS, it has been awesome to witness our American presence at the Winter Games grow over the years to the degree of excellence to win medals in sports typically dominated by other countries and demonstrated in 2010 by winning nine gold, fifteen silver and thirteen bronze medals for a total of 37 medals, and

WHEREAS, Park City is extremely proud and fortunate to be the home of the U S Ski and Ski Board Association, the Utah Winter Sports Park and three world-class mountain resorts; and

WHEREAS, it is an honor and appropriate to recognize Park City's medal winners as follows:

Shannon Bahrke – Moguls - Bronze
Brett Camerota – Nordic Combined - Silver
Billy Demong – Nordic Combined – Gold and Silver
Steve Holcomb – 4 Man Bobsled – Gold
Jeret “Speedy” Peterson – Aerials – Silver
Lindsey Vonn – Downhill – Gold – Super G – Bronze
Bryon Wilson – Moguls – Bronze

WHEREAS, it is an honor and appropriate to recognize all Utah athletes participating in the 2010 Winter Olympic Games as follows:



• [Shannon Bahrke](#)
Freestyle Skiing
Started a roasting company called "Silver Bean Coffee"



• [Allison Bayer](#)
Short Track
Former inline skater who lives in Salt Lake City



• [Ryan Bedford](#)
Speed Skating
Lived in Michigan before moving to Salt Lake City



• [Brett Camerota](#)
Nordic Combined
Plays guitar and enjoys golf and paintball in the summer



- [Simon Cho](#)
Short Track
Spends considerable time at the Utah Olympic Oval in Kearns



- [Lauren Cholewinski](#)
Speed Skating
South Carolina native who now lives in Murray, Utah



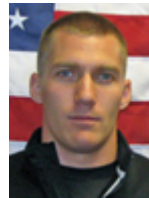
- [Emily Cook](#)
Freestyle Skiing
Rappelled 200 ft. from top of Grand America Hotel with "Speedy" Peterson for Special Olympics



- [Kimberly Derrick](#)
Short Track
Worked on parents' roller rinks growing up



- [Alyson Dudek](#)
Short Track
Trains at Utah Olympic Oval in Kearns



- [Chris Foote](#)
Bobsled
Has a degree in Business Management from Utah Valley University



- [Tucker Fredricks](#)
Speed Skating
Salt Lake resident says future plans including "getting rich quick"



- [Lana Gehring](#)
Short Track
Trains at Utah Olympic Oval in Kearns



- [Faye Gulini](#)
Snowboarding
Originally from Salt Lake City



- [Chad Hedrick](#)
Speed Skating
Golfing in Utah is one of his favorite non-training activities



- [Steve Holcomb](#)
Bobsled
Played football and ski raced
before choosing bobsled



- [Travis Jayner](#)
Short Track
Canadian-born skater lives and trains in Salt
Lake City



- [Anders Johnson](#)
Ski Jumping
Park City resident qualified for 2006
Olympics at age 16



- [Torin Koos](#)
Cross-Country
University of Utah grad who attends
Westminster College Graduate School



- [Ted Ligety](#)
Alpine Skiing
Grew up skiing at Park City Mountain
Resort and began racing at age 11



- [Zach Lund](#)
Skeleton
Judge Memorial HS grad who trains with MMA
athletes



- [Jordan Malone](#)
Short Track
Was an inline skater before turning to short
track



- [Megan McJames](#)
Alpine Skiing
Started skiing at age 2 when parents were
instructors at Alta



- [Steven Nyman](#)
Alpine Skiing
Grew up around Robert Redford's
Sundance Resort



- [Elli Ochowicz](#)
Speed Skating
Graduated high school from the Winter Sports
School in Park City



- [Apolo Ohno](#)
Short Track
Won Season 4 "Dancing with the Stars"
with Utah native Julianne Hough



- [Nick Pearson](#)
Speed Skating
Lives and trains in Park City



- [Jeret Peterson](#)
Freestyle Skiing
Nicknamed "Speedy" for his "Speed Racer"
type helmet



- [Noelle Pikus-Pace](#)
Skeleton
Orem native now lives in Eagle Mountain



- [Catherine Raney Norman](#)
Speed Skating
Worked at Home Depot with Olympic Jobs
Program



- [Katherine Reutter](#)
Short Track
Hopes to become a personal trainer and have
her own fitness TV show



- [Heather Richardson](#)
Speed Skating
Lives and trains in Salt Lake City



- [Nate Roberts](#)
Freestyle Skiing
Born in Ogden and raised in Park City



- [Jennifer Rodriguez](#)
Speed Skating
Began career as artistic roller skater



- [Shauna Rohbock](#)
Bobsled
Mountain View HS grad who starred on BYU's
track & field and soccer teams



- [Lacy Schnoor](#)
Freestyle Skiing
Father is a consultant for Kennecott



- [Bill Schuffenhauer](#)
Bobsled
Attended Weber State University



- [Ryan St. Onge](#)
Freestyle Skiing
A 'Free spirit' who attends Westminster College in Salt Lake City



- [Liz Stephen](#)
Cross-Country
Attends Westminster College while living and training in Park City



- [Jeremy Teela](#)
Biathlon
Lives in Heber City and trains at Soldier Hollow



- [Louie Vito](#)
Snowboarding
Lives in Sandy and frequents the myriad of Utah ski resorts



- [Lindsey Vonn](#)
Alpine Skiing
Was 16 years-old for her Park City debut



- [Graham Watanabe](#)
Snowboarding
Lives in Salt Lake City and attends Westminster College



- [Bryon Wilson](#)
Freestyle Skiing
Lives in Park City and attends Westminster College

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council acknowledge the love, time, and devotion of family, friends, coaches, and others who made the dreams of these committed Athletes a reality. The community sincerely thanks these Ambassadors to the World for representing us so well and bringing the beauty of Park City and its people into the living rooms of millions and bringing back the wonderful memories of the 2002 Winter Games.

PASSED AND ADOPTED this 11th day of March, 2010.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney





City Council Staff Report

Subject: Contract Modification No. 3 to
UDOT Consultant Services Agreement for
Bonanza Drive Design
Author: Matthew Cassel, P.E., City Engineer
Department: Engineering
Date: March 11, 2010
Type of Item: Administrative

Summary Recommendations:

The Council should authorize the City Manager to execute Contract Modification No. 3 to UDOT Consultant Services Agreement with H. W. Lochner Inc. for engineering/environmental services related to the design of Bonanza Drive in the amount of \$32,988.

Topic/Description:

A design contract with H.W. Lochner was approved by City Council on October 30, 2008 for the design of Bonanza Drive. This contract was not a Park City standard contract rather a Local Government Contract through UDOT. Because federal monies are involved, UDOT is required to oversee the design and construction of Bonanza Drive. Additionally, the design must meet the requirements and guidelines set by UDOT so H.W. Lochner was selected from UDOT's approved consultant service pool. This contract modification No. 3 with H. W. Lochner is to complete the design for Bonanza Drive.

Background:

In August 2007 H. W. Lochner was hired by Park City to develop a corridor and pedestrianization plan for Bonanza Drive. The purpose of the plan was to outline and prioritize short-term and long-term improvements for roadway, bicycle and pedestrian facilities along Bonanza Drive. The plan aimed to improve traffic flow, improve intersection operations throughout the corridor and provide bicycle/pedestrian access and safety. The plan provided short-term recommended improvements (2009 – 2016) and long-term recommended improvements (2016 – 2030). This project addresses the short-term recommendations.

In January 2008, H. W. Lochner completed the Bonanza Drive Corridor and Pedestrianization Plan. City Council reviewed and approved this concept plan during their January 24, 2008 meeting. The purpose was to outline improvements for roadway, bicycle and pedestrian facilities along Bonanza Drive. The original contract with H.W. Lochner provided for the design of the recommended roadway, bicycle and pedestrian facilities and included providing environmental, survey and geotechnical services and most importantly preparing and implementing a Public Involvement process.

Because this project is administered by UDOT, H.W. Lochner was selected directly from UDOT's Consultant Pool. This pool is operated similar to the State Contract where Park City is allowed to purchase items directly. The pool comprises of 27 different categories including environmental services, road design and structural design. The consultants in UDOT's pool are required to submit a Statement of Qualification (SOQ) every two years. These SOQs are then stringently evaluated by UDOT to determine which consultants are qualified to perform in each category. Because they qualified in all of the categories deemed necessary and important for the Bonanza Drive design, their successful work history in Park City and their earlier involvement with the Bonanza Drive Corridor and Pedestrianization Plan, H. W. Lochner, Inc. was determined to be the best choice for providing professional design services to the City on this project. The scope of services and fee were negotiated and City Council approved the contract on October 30, 2008.

The design now includes raised medians on Bonanza Drive only between Kearns Boulevard and Prospector Avenue, "no left turn" restrictions, Bicycle lanes, northbound bus pull-out, trail connection including a pedestrian tunnel at the Iron Horse intersection, mid-block pedestrian crossing, consistent 6 foot wide sidewalks, speed limit feedback signs, lengthened southbound left turn lane at Deer Valley Drive. As part of this work, the existing sewer line will be relocated due to the pedestrian tunnel and replaced to SR-248, the existing water line will be relocated due to the pedestrian tunnel and a new distribution water line will be installed. This Modification #3 does address and complete the final design elements required to obtain the ROW easements on Mark Fischer's and Mary and Charlie Wintzer's properties. The easements have been negotiated and agreed to and are currently in legal for final review.

The Council has approved funding for this project as follows:

Capital Project cp0097 (Bonanza Drive Reconstruction) contains \$1,757,671 for the project and \$1,050,000 has been allocated in the walkability bond. Additional monies in the amount of \$1,072,616 have been encumbered through UDOT's STP Small Urban Funds Program. SBWRD will provide funding for the replacement of their sewer line and our Water Department will provide funding for the new distribution waterline and relocation of the existing water line.

The UDOT Consultant Service Agreement with H.W. Lochner is complete and is currently being reviewed by the appropriate divisions in UDOT. Once UDOT is complete on their review, the contract will be forwarded to Park City where it will be reviewed as to form by our legal department.

Analysis:

This contract modification is the third and last modification to H.W. Lochner's design contract for Bonanza Drive. The original contract amount was for \$359,601.93. Contract Modification No. 1 was processed through UDOT and Park City's system and was fully executed on July 29, 2009.

Contract Modification No 1 included the additional services listed below:

- Additional public involvement to address stakeholder issues through advertisement of the first phase of the project.
- Realign the north leg of the Monitor Dr./Kearns Blvd. intersection to accommodate a sidewalk on the west side of Monitor Drive which will act as a pedestrian refuge for cyclists traveling within the southbound turn lane of Monitor Dr
- Update survey data provided by the Park City Water Department to meet current SBWRD survey control requirements.
- Provide lighting along the sidewalk on Iron Horse Drive and the Munchkin Intersection.
- ATMS conduit design to accommodate future connection of the future Iron Horse traffic signal to the UDOT ATMS system.
- Design a plaza for the junction of Rail Trail, Poison Creek Trail, and Bonanza Drive.

The fee increase due to Contract Modification No. 1 was \$32,683.50 (9.1% of original contract amount) for a total design fee of \$392,285.43.

Contract Modification No. 2 was processed through UDOT and Park City's system and was fully executed on November 17, 2009. Contract Modification No 2 included the additional services listed below:

- Additional survey data was needed in the southwest quadrant of the Iron Horse intersection for design of additional trail improvements and landscaping not included in the original scope.
- Right-of-way documentation was needed for one parcel in addition to the original scope of work. The additional cost for this right-of-way documentation is \$1,381.
- Additional public involvement to address stakeholder issues through advertisement for construction of phase 2 of the project.
- During negotiations with the property owner in the southwest quadrant of the Iron Horse intersection, Park City committed to realign the Poison Creek Trail and provide additional landscaping improvements. Current design of the trail, pedestrian underpass, retaining walls, stairs and storm drain will need to be updated per the new trail alignment.
- The original scope of work was based on the assumption that MSE (type of block) retaining walls would be used for the project. Due to the close proximity and depth of the trail in relation to Poison Creek, a soldier pile or similar wall will be needed.
- To avoid relocation of a power steel tower pole, the design team will need to design shoring to mitigate any potential loss of support due to installation of the trail underpass.
- The original project schedule was lengthened to address concerns of property owners and local businesses that surfaced during public involvement in the design phase. To ensure all of the proposed improvements would be complete

by the end of summer 2010, Park City wanted to construct the water line portion of the project along with as much of the roadway as possible in 2009. To accomplish this goal, the design team decided to phase the project by advertising part of the project in 2009 and the remainder in 2010. Additional work is necessary to create an additional advertisement package for the 2010 phase of the project.

- Park City directed Lochner to modify the roadway, signing, striping, and storm drain design to remove the raised medians on the project.
- The Army Corps of Engineers required a nationwide 404 permit due to wetlands that will be impacted by the project.

The fee increase due to Contract Modification No. 2 was \$146,576.93 (40.8% of original contract amount) for a total design fee of \$538,862.36.

This **Contract Modification No 3** includes the additional services listed below:

- Changes to the designed retaining walls for the pedestrian tunnel from a modular block wall to a soldier pile and lagging wall. The additional cost for this design change is \$4,454,
- Design changes to the southwest corner of the Bonanza Drive/Iron Horse Drive intersection including the removal of stairs, extension of the tunnel by 25 feet, and inclusion of a small plaza at the corner. The additional cost for this design change is \$8,204,
- Changes to the design including an adjusted layout of the trail path to eliminate a small proposed easement located approximately 75 feet south of the southwest corner of Bonanza Drive/Iron Horse Drive. The additional cost for this design change is \$3,344,
- The State of Utah requires a stream alteration permit be prepared and submitted. The additional cost for this change is \$850
- Design of an additional soldier pile wall to provide adequate cover for the stream pipeline as it runs adjacent to the entrance ramp to the pedestrian tunnel. The additional cost for this design change is \$5,229,
- Additional hours were required to respond to UDOT's comments on the final construction package. The additional cost for this change is \$10,907,

The fee increase due to Contract Modification No. 3 is \$32,988 (9.2% of original contract amount) for a total design fee of \$571,850.36.

The anticipated budget on this project is \$500,000 for design of Bonanza Drive and thus the design budget has been exceeded by \$71,850.36. To help offset this budget overrun, it should be noted that phase 1 of the construction had an anticipated budgeted of \$1,407,760 but is complete and approximately \$130,000 under budget.

Department Review:

This report has been reviewed by City Manager, Budget, Sustainability, and Legal. All issues have been resolved.

Alternatives:**A. Approve the Request:**

This is the staff's recommendation.

B. Deny the Request:

This would make it impossible to complete the design and prepare a construction package for phase 2 of the construction on Bonanza Drive.

C. Continue the Item:

If the Council needs more information the item can be continued, but this could cause the final design to be delayed and thus cause the City to miss the anticipated schedule of construction.

D. Do Nothing:

This option would make it impossible to complete the design of phase 2 in a timely manner.

Significant Impacts:

The engineering design will have no significant impacts other than staff time and contract oversight, however the actual construction of Bonanza Drive will heavily impact the adjacent businesses. These impacts will be minimized through appropriate detour routing of traffic and implementation of an aggressive public involvement program to warn businesses and address their issues and concerns similar to the program implemented in phase 1 of construction. The funds for both the engineering contract and the 2009 construction have already been appropriated. There are no budget impacts which the Council hasn't already considered in the FY2009 and FY 2010 budgets.

Consequences of not taking the recommended action:

Bonanza Drive is an important commuter link for the City but is seeing a significant increase in traffic congestion. Not commencing on completing the engineering design for phase 2 of the construction would delay completing the necessary improvements to the corridor.

Recommendation:

The Council should authorize the City Manager to execute Contract Modification No. 3 to UDOT Consultant Services Agreement with H. W. Lochner Inc. for engineering/environmental services related to the design of Bonanza Drive in the amount of \$32,988.

Exhibit A – H.W. Lochner's Scope and Fee

LOCHNER

H. W. LOCHNER, INC. 310 East 4500 South, Suite 600, Murray, UT 84107

(801) 262-8700
FAX (801) 262-8885

February 18, 2010

Mr. Matt Cassel, P.E.
Park City Engineer
1255 Iron Horse Drive
Park City, Utah 84060

RE: Bonanza Drive (Between SR-224 & SR-248)
Project Number: F-LC43(28)
Contract Modification 3

Dear Mr. Cassel:

As we have discussed previously, the scope of work will need to be modified to provide additional roadway improvements and complete design of the project. I have attached the necessary contract documentation, which includes the following:

- Executive Summary
- Work Plan
- Staffing Plan
- Work Schedule
- Cost Proposal
- Subconsultant Information

The additional design services will require \$32,988 to complete. If you have any questions, please feel free to give me a call.

Sincerely,



Laynee Jones, P.E.
Project Manager
H.W. Lochner, Inc.

EXECUTIVE SUMMARY

The Park City/UDOT/consultant design team for the Bonanza Drive Project has decided to modify the scope of work to include additional tasks that are necessary to provide additional improvements and complete design. The scope-of-work will include the following changes:

1. Design of a new wall and relocation of the stairs to accommodate the Mark Fischer development and move the trail and stream closer to Bonanza drive.
2. Remove south stairs from design and extend the trail box 25 feet to create a small plaza area at the sidewalk level to accommodate Wintzer (property owner) request. Revise the trail, wall, storm drain, and structure layouts.
3. Shorten trail connector to eliminate easement on one of Wintzer's parcels. Revise wall design to make the grades and revise trail connector layout.
4. A stream alteration permit is required in addition to the wetland permit.
5. An extra soldier pile wall is required north of the intersection of Bonanza Drive and Iron Horse Drive (Wall R-E). The wall is required to provide adequate cover for the pipeline.
6. Additional hours are needed to respond to UDOT comments on the PS&E package.

PHASING

Design of this phase of the project will be completed in December/January 2009 and constructed from spring through summer 2010.

UNKNOWNNS

- Property acquisition schedule and negotiations.

FEE TYPE

The contract for the design services to be provided by the H.W. Lochner Team will be based on cost plus fixed fee terms.

WORK PLAN

TASK 61D: PREPARE NATIONWIDE 404 PERMIT DOCUMENTATION

Lochner will coordinate with UDOT to prepare a stream alteration permit in addition to the Nationwide 404 Permit.

DELIVERABLES:

- ♦ Stream Alteration Permit documentation

TASK 07P: DEVELOP FINAL STRUCTURE PLANS (STRUCTURAL WALLS)

The Lochner team will develop final plans for:

- New soldier pile wall north of the intersection of Bonanza Drive and Iron Horse Drive (Wall R-E). The wall is required to provide adequate cover for the pipeline. The soldier pile wall is being designed by PDA. Their previously approved budget was \$5800 in Mod 2 and their new budget is \$7900, for an increase of \$2100. See attached letter from PDA.
- New wall to accommodate the Mark Fischer development and move the trail and stream closer to Bonanza drive. Structure situation and layout to be updated.
- Remove south stairs from design and extend the trail box 25 feet to create a small plaza area at the sidewalk level to accommodate Wintzer (property owner) request. Revise the trail, wall, storm drain, and structure layouts.

DELIVERABLES:

- ♦ Soldier Pile Wall Plans
- ♦ Revised wall plans

TASK 20P: FINALIZE ROADWAY PLANS

Additional roadway and trail design is necessary for:

- Move the trail and stream closer to Bonanza drive to accommodate the Mark Fischer development.

- Remove south stairs from design and extend the trail box 25 feet to create a small plaza area at the sidewalk level to accommodate Wintzer (property owner) request. Revise the trail, wall, storm drain, and structure layouts.
- Shorten trail connector to eliminate easement on one of Wintzer's parcels. Revise wall design to make the grades and revise trail connector layout.

DELIVERABLES:

- ◆ Revised Roadway Plans
- ◆ Revised Final Trail Plans
- ◆ Revised Final Roadway, Signing and Striping Quantities
- ◆ Revised Final Engineers Estimate

TASK 80P: MAKE REVISIONS TO PS&E PLANS

Additional hours are needed to respond to comments on the PS&E set based on changes to the design requested by Park City, including the addition of groundwater discharge well, relocation of crosswalk signal, and changing stairs from wood to metal. Additionally, there were 5 design exceptions that need to be documented and only one was budgeted in the scope of work.

SCHEDULE

Per our meeting on February 17, 2010, the schedule is as follows:

Deliver final PS&E package: Thursday February 25, 2010

CLIENT: Park City/UDOT
 Project Number: F-LC43(28)
 Project Name: Bonanza Drive

Consultant PM: Laynee Jones
 Client PM: Matt Cassel
 Ritchie Taylor
 Consultant: H. W. Lochner, Inc.

COST PROPOSAL SUMMARY - CONTRACT MODIFICATION 3

Name	Position	Hours	Actual Rate	Adjusted Rate *	Total
Vaughn Nelson	Project Engineer	128	\$ 28.85	\$ 28.85	\$ 3,692.80
Brian Shewell	Sr. Drainage Engineer	95	\$ 40.14	\$ 40.14	\$ 3,813.30
Brian Byrne	Senior Structural Engineer	52	\$ 48.56	\$ 48.56	\$ 2,525.12
				\$ -	\$ -

***Rate adjustment**

Subtotal	275		\$ 10,031.22
Overhead		170.48%	17,101.22
Direct Labor plus Overhead			\$ 27,132.44
Fee		12.00%	3,255.89
Total Labor Cost			\$ 30,388.33

REIMBURSABLE EXPENSES

Miscellaneous	Stream Alteration Permit	\$ 500.00
Travel	Mileage, Auto, Airfare, Meals, Lodging	-
Mapping/Photos/Survey	Maps, Film, Photography, Processing	-
Printing/Xerox	Copies, Printing, Plots	-
Telephone	Telephone, Fax	-
Computer	Technology Charge, Software	-
Total Reimbursable Expenses		\$ 500.00

SUBCONTRACTORS

Fehr and Peers	-
ESI	-
Landmark	-
Geostrata	-
Chappell Vac Service	-
Bowen Collins	-
PDA Engineering (Mod2 amount was \$5800 and new amount is \$7900)	2,100.00
Total Subcontractors	\$ 2,100.00

TOTAL

\$ 32,988.33

Original Contract	\$ 359,601.93
Contract Modification #1	\$ 32,683.50
Contract Modification #2	\$ 146,576.93
Contract Modification #3	\$ 32,988.33
TOTAL CONTRACT AMOUNT	\$ 571,850.69

CLIENT: Park City/UDOT
Project #: F-LC43(28)
Project Name: Bonanza Drive

Consultant PM: Laynee Jones
Client PM: Matt Cassel
Consultant: H. W. Lochner, Inc.

COST PROPOSAL SUMMARY - CONTRACT MODIFICATION 3
DETAILED TASK AND HOUR ESTIMATE

TASK NO	TASK DESCRIPTION	Vaughn Nelson Project Engineer	Brian Shewell Sr. Drainage Engineer	Brian Byrne Structural Engineer	HOURS PER TASK	% PER TASK
5	61D - Prepare Nationwide 404 Permit	0	4	0	4	1.5%
			4		4	
					0	
7	07P - Develop Final Structure Plans (Structural Walls)	0	0	32	32	11.6%
	New wall design			16	16	
	Remove south stairs and extend trail box			16	16	
					0	
10	20P - Finalize Roadway Plans	80	60	0	140	50.9%
	Relocate trail and stream to accommodate Fischer	32	20		52	
	Revise trail, storm drain, layouts to create plaza	24	16		40	
	Shorten trail connector to eliminate easement on Wintzer property	16	16		32	
	Update quantities	4	4		8	
	Update Engineer's Estimate	4	4		8	
30	80P- Make PS&E Revisions	48	31	20	99	36.0%
	Revise PS&E according to UDOT Comments	48	31	20	99	
					0	
					0	
					0	
Direct Labor Total Hours		128	95	52	275	100.0%
Per Cent Per Person		46.5%	34.5%	18.9%		

CLIENT: Park City/UDOT
 Project Number: F-LC43(28)
 Project Name: Bonanza Drive

Consultant PM: Laynee Jones
 Client PM: Matt Cassel
 Consultant: H. W. Lochner, Inc.

Reimbursable Expenses - Mod 3

	Unit Cost	Unit	Quantity	Total	
MISCELLANEOUS 509100					
Stream Alteration Permit				\$ 500.00	
Courier	12.50	each		-	
Airborne overnight express	16.65	each		-	
Postage	0.42	each		-	
Public Involvement				-	
Postage	0.42	each		-	
Boards	25.00	each		-	
Misc. (refreshments)	50.00	each		-	
Advertisements in Newspaper- Display	500.00	each		-	
Meeting Rooms	100.00	each		-	
Stenographer (Court Reporter)	500.00	each		-	
Business Packets	10.00	each		-	
Hotline	40.00	month		-	
Website	40.00	month		-	
Postcards (including postage)	0.81	each		-	
Newsletters (including postage)	1.25	each		-	
Contact Cards	0.10	each		-	
Subtotal					\$500.00
TRAVEL 509200				-	
Mileage (rate effective Jan 1, 2010)	0.500	Miles	0	-	
Car Rental		Day		-	
Airfare		Trip		-	
Hotel		day		-	
Meals		day		-	
Subtotal					\$0.00
MAPPING, PHOTOS AND SUPPLIES					
Maps		each		-	
Photos and Photography supplies		each		-	
Subtotal					\$0.00
REPRODUCTION 509500					
8.5x11 B\W Copies	0.05	each		-	
8.5x11 Color Copies	0.50	each		-	
11x17 B\W Copies	0.10	each		-	
11x17Color Copies	1.00	each		-	
EA COPIES		each		-	
Plots					
Plots	1.25	linear/ft.		-	
Subtotal					\$0.00
COMMUNICATION 509600					
Phone	50.00	mo.	0	-	
Subtotal					\$0.00
COMPUTERS 509700					
Technology Charge		Hour		-	
Software		each		-	
Subtotal					\$0.00
Total Reimbursable Expenses					\$500.00

CLIENT: Park City/UDOT
 Project Number: F-LC43(28)
 Project Name: Bonanza Drive

Consultant PM: Laynee Jones
 Client PM: Matt Cassel
 Ritchie Taylor
 Consultant: H. W. Lochner, Inc.

STAFFING PLAN - Mod3										Revised 9/20/06 C DM# 19829
Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/ Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)	
Tyler Robirds	H. W. Lochner, Inc.	Principal-in- Charge	Professional Engineer (PE)	177080	WA PE: 34220 WY PE: 9587	B.S.				
Scott Lucas	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	179901	N/A	B.S.				
H.G. Kunzler	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	186433	ID PE: 9903	B.S.				
Brad Lucas	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	318782	N/A	B.S.				
Jason Phillips	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	265655	ID PE: 12573	B.S.				
Gene Cline	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	368475	WY PE: 10715	B.S.				
Barbara Bunting	H. W. Lochner, Inc.	Sr. Accountant	CAPM	N/A	N/A	B.A.				
Andrea Clayton	H. W. Lochner, Inc.	Environmental Engineer	Professional Engineer (PE)	191039	N/A	B.S.				
John Gaster	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	343725	N/A	B.S.				
Amber Cypers	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	4775384	N/A	B.S.				
Catherine Curtis	H. W. Lochner, Inc.	Public Involvement Writer / Graphics	Mass Communications	N/A	N/A	B.S.				
Brian Nabors	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	B.S.				
Crystal Garstang	H. W. Lochner, Inc.	Design Engineer	Professional Engineer (PE)	6571842	N/A	B.S.				
Carlye Sommers	H. W. Lochner, Inc.	Project Acct. / Engineering Asst.	Notary	558514	N/A	Student				
Gale Padgett	H. W. Lochner, Inc.	Right-of-Way Coordinator	Right-of-Way / Notary	453989379	N/A	N/A				
Maxine Peltier	H. W. Lochner, Inc.	Admin Assistant	N/A	N/A	N/A	N/A				
Esther May	H. W. Lochner, Inc.	Accountant	N/A	N/A	N/A	B.S.				
Elizabeth Droge	H. W. Lochner, Inc.	Design Engineer	Professional Engineer (PE)	5249201	N/A	B.S.				
Todd Perkins	H. W. Lochner, Inc.	Project Manager / Project Engineer	Professional Engineer (PE)	264962	N/A	B.S.				
Layne Schaugaard	H. W. Lochner, Inc.	Right-of-Way Lead	General Appraiser	5478502-CG00	N/A	N/A				
Brian Bonell	H. W. Lochner, Inc.	Design Engineer	Engineer-in- Training	N/A	N/A	B.S.				
Randi Shover	H. W. Lochner, Inc.	Public Involvement	N/A	N/A	N/A	B.S.				
Rhett Blake	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	368436	ID PE: 11132 NV PE: 16765	B.S.				
Nicole Williams	H. W. Lochner, Inc.	Entry Level Engineer	N/A	N/A	N/A	B.S.				
Chris Price	H. W. Lochner, Inc.	Drainage Engineer	Engineer-in- Training	N/A	N/A	B.S.				
Ben Shewell	H. W. Lochner, Inc.	Engineering Intern	N/A	N/A	N/A	Student				
Dan Noziska	H. W. Lochner, Inc.	QA/Const. Review	Professional Engineer (PE)	153642	N/A	B.S. / M.S. / MBA				
Deloy Dye	H. W. Lochner, Inc.	Resident Engineer	Professional Engineer (PE)	187812	N/A	Associates (Civil Eng.)				
Rachel Geerdes	H. W. Lochner, Inc.	Bookkeeper	N/A	N/A	N/A	N/A				
Vickie Rhea	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	Associates				
Jeff Sims	H. W. Lochner, Inc.	Sr. Drainage Engineer	Professional Engineer (PE)	183362	MT PE: 16098 ID PE: 11016 AZ PE: 36587 OR PE: 78758	B.S. / M.S.				
Mason Bouck	H. W. Lochner, Inc.	Design Engineer	N/A	N/A	N/A	B.S.				
Natalie Mock	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	353804	N/A	B.S				
Jessica Green	H. W. Lochner, Inc.	Public Involvement Coordinator	N/A	N/A	N/A	B.A.				
Robert Holfelz	H. W. Lochner, Inc.	Engineering Intern	Engineer-in- Training	N/A	N/A	Student				
Saffron Capson	H. W. Lochner, Inc.	Planner	N/A	N/A	N/A	B.S.				

Revised
 9/20/06
 C DMW 19829

STAFFING PLAN - Mod3									Revised 9/20/06 DM# 19829
Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/ Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
Chris Smith	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Trisina Dickerson	H. W. Lochner, Inc.	Technical Writer	N/A	N/A	N/A	B.A.			
Laynee Jones	H. W. Lochner, Inc.	Project Manager / Environmental Engineer	Professional Engineer (PE)	359077-2202	N/A	B.S.			
John Matern	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Vaughn Nelson	H. W. Lochner, Inc.	Project Engineer	Engineer-in- Training	N/A	N/A	B.S.	128	\$ 28.85	\$ 28.85
Melissa Powell	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Michael Lee	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Brian Shewell	H. W. Lochner, Inc.	Sr. Drainage Engineer	Professional Engineer (PE)	354263	N/A	B.S.	95	\$ 40.14	\$ 40.14
Brian Kolbe	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Amy Calara	H. W. Lochner, Inc.	Public Involvement Assistant	N/A	N/A	N/A	N/A			
Rachelle Blake	H. W. Lochner, Inc.	Drafting Intern	N/A	N/A	N/A	Student			
Joseph Lund	H. W. Lochner, Inc.	GIS Analyst	N/A	N/A	N/A	B.A.			
Michael Franz	H. W. Lochner, Inc.	Planning Intern	N/A	N/A	N/A	B.A.			
Martin Buchert	H. W. Lochner, Inc.	GIS Specialist	N/A	N/A	N/A	B.S.			
Matthew Seng	H. W. Lochner, Inc.	Project Engineer	N/A	N/A	N/A	B.S.			
James Mulandi	H. W. Lochner, Inc.	Traffic Engineer	N/A	N/A	N/A	B.S.			
Rhonda Jensen	H. W. Lochner, Inc.	Receptionist	N/A	N/A	N/A	B.S.			
Trevor Graff	H. W. Lochner, Inc.	Design Engineer	N/A	N/A	N/A	B.S.			
Mallory Bateman	H. W. Lochner, Inc.	Planning Intern	N/A	N/A	N/A	B.A.			
Jason Green	H. W. Lochner, Inc.	Planner	N/A	N/A	N/A	B.S.			
Julie Clark	H. W. Lochner, Inc.	Project Administrator	N/A	N/A	N/A	N/A			
Farrell Bouck	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	N/A			
Eric Fenton	H. W. Lochner, Inc.	Graphic Designer	N/A	N/A	N/A	N/A			
Loretta Markham	H. W. Lochner, Inc.	Environmental Project Manager	N/A	N/A	N/A	N/A			
Tyler Phillips	H. W. Lochner, Inc.	Intern	N/A	N/A	N/A	N/A			
Michael Thompson	H. W. Lochner, Inc.	Developer	N/A	N/A	N/A	N/A			
Brian Byrne	H. W. Lochner, Inc.	Senior Structural Engineer	Professional Engineer	6087631-2202	CT - 18043 NY-082301	B.S.	52	\$ 48.56	\$ 48.56
Karen Harley	H. W. Lochner, Inc.	Structural Engineer	Engineer in Training	N/A	N/A	B.S.			
Blair Tomten	H. W. Lochner, Inc.	Entry Level Engineer	N/A	N/A	N/A	B.S.			
Tunde Lillian	H. W. Lochner, Inc.	Contract Administrator	N/A	N/A	N/A	B.S.			
Jennifer McArdle	H. W. Lochner, Inc.	Project Admin.	N/A	N/A	N/A	N/A			

Total Hours 275

This form is available on the UDOT Website udot.utah.gov under "Inside UDOT > Internal Groups and Divisions > Project Development > Consultant Services > Forms" or udot.utah.gov/index.php?m=c&tid=287.

If a Consultant has a change in key personnel during a project, they are required to submit the proposed change in writing within 10 working days to the UDOT Project Manager (and Local Government, if applicable) for approval. If the Project Manager (PM) approves, the PM will forward the change and their approval to UDOT Consultant Services and the Comptroller's Office within 10 working days. If the PM does not approve, they may request a revision of the proposal, score the Consultant lower on the Consultant Project Evaluation, or terminate the contract.

Please explain in a footnote on this form any variances between "Current Actual Rate of Pay" and "Rate on Cost Proposal". Example: "ABC Corporation implements raises in March, the 'Rate on Cost Proposal' is a prorated rate over the life of the contract." NOTE: In a Cost Plus Fixed Fee contract, consultants must bill at actual rates.



City Council Staff Report

Subject: UDOT Consultant Services Agreement for
Bonanza Drive Construction Management
Author: Matthew Cassel, P.E., City Engineer
Department: Engineering
Date: March 11, 2010
Type of Item: Administrative

Summary Recommendations:

The Council should authorize the City Manager to execute the attached UDOT Consultant Services Agreement with Stanley Consultants, Inc. for construction management services related to the construction of Phase 2 for Bonanza Drive in the amount not to exceed \$450,558.

Topic/Description:

In January 2008, H. W. Lochner completed the Bonanza Drive Corridor and Pedestrianization Plan. City Council reviewed and approved this concept plan during their January 24, 2008 meeting. The design will include raised medians along a short section of Bonanza Drive (near the intersection of Kearns Boulevard), acceleration lanes at Prospector Avenue, "no left turn" restrictions, Bicycle lanes, northbound bus pull-out, trail connection including a pedestrian tunnel at the Iron Horse intersection, pedestrian crossing, consistent 6 foot wide sidewalks, speed limit feedback signs, right turn lane at Iron Horse and lengthened southbound left turn lane at Deer Valley Drive. As part of this work, the existing sewer line will be relocated due to the pedestrian tunnel and replaced to SR-248, the existing water line will be relocated due to the pedestrian tunnel and a new transmission water line will be installed.

The waterline has been designed by Bowen, Collins & Associates through their contract with the City's Water Department and incorporated into the construction plans. The sewer has also been designed by Bowen, Collins and Associates in a separate contract with Snyderville Basin Water Reclamation District (SBWRD) and incorporated in the construction plans.

Because of the size of this project, it was decided early in the design process to break the project into two construction seasons. The first construction season includes the installation of the transmission waterline from Deer Valley Drive to Kearns Boulevard and the reconstruction of Bonanza Drive from Deer Valley Drive to a point just north of Upper Iron Horse Drive. The second construction season would complete the utilities, construct the pedestrian tunnel and reconstruct the rest of Bonanza Drive and its associated facilities. The project was originally anticipated to be bid as one complete project in June of 2009.

In the Spring of 2009, numerous issues still remained unresolved on the project and UDOT indicated they would not proceed with bidding until those issues are resolved. All

of the unresolved issues pertain to the second season of construction. To keep the project moving forward, staff decided to split the project into two biddable phases. The first phase was all work associated with the first season of construction and the second phase is all work associated with the second season of construction.

This contract is with Stanley Consultants to provide construction management services for the second phase of the Bonanza Drive reconstruction. Because federal money is included in this second phase, the UDOT process was required to be followed. A significant element of the UDOT process is that the construction management services contract must be executed prior to allowing the bidding for construction to commence.

The Council has approved funding for this project as follows:

Capital Project cp0097 (Bonanza Drive Reconstruction) initially contained \$1,757,671 for the project and our Water Department will provide funding for the new transmission waterline. Additional monies in the amount of \$1,072,616 have been encumbered through UDOT's STP Small Urban Funds Program and up to \$1,150,000 have been allocated in the walkability bond. These additional monies will be used on the second phase of the project. SBWRD will also provide funding for the replacement of their sewer line. Design services, construction management services and the actual construction are all included with the funding package for this project.

The UDOT Consultant Service Agreement with Stanley Consultants is complete and is currently being reviewed by the appropriate divisions in UDOT. Once UDOT is complete on their review, the contract will be forwarded to Park City where it will be reviewed and then signed by our legal department.

Analysis:

Because Phase 2 of the project is to be administered by UDOT, the process to select the construction management consultant is through the use of UDOT's Consultant Pool. This pool is operated similar to the State Contract where Park City is allowed to purchase items directly. The pool is comprised of 27 different categories including construction management, material testing and survey services. The consultants in UDOT's pool are required to submit a Statement of Qualification (SOQ) every two years. These SOQs are then stringently evaluated by UDOT to determine which consultants are qualified to perform in each category. This process was used to select H. W. Lochner for the design phase of the project.

Because they qualified highly in the construction management category and are familiar with the extensive paperwork and additional work effort required for UDOT funded projects, Stanley Consultant was determined to be the best choice for providing construction management services to the City on this project. Stanley Consultant did provide construction management services for phase one of the Bonanza Drive Reconstruction Project. The final scope of services and fee were negotiated with Stanley Consultants. The anticipated construction costs for Phase 2 is \$4,633,000.

Stanley Consultant's fee of \$450,558 is 9.7% and is in line with UDOT's recommended fee range for construction management.

Department Review:

This report has been reviewed by City Manager, Planning, Sustainability, Public Works and Legal. All issues have been resolved.

Alternatives:

A. Approve the Request:

This is the staff's recommendation.

B. Deny the Request:

UDOT requires this contract to be in place prior to starting the bidding process for the construction. If this request is denied, the bidding process for the construction of Bonanza Drive would not commence and the project would be significantly delayed.

C. Continue the Item:

If the Council needs more information the item can be continued, but this would cause the same consequence as denying the request.

D. Do Nothing:

This option would not allow for the bidding process nor the construction on this project to commence until this contract is in place for construction engineering management..

Significant Impacts:

The construction of Bonanza Drive will heavily impact the adjacent businesses. These impacts will be minimized through appropriate detour routing of traffic and implementation of an aggressive public involvement program to warn businesses and address their issues and concerns. The public involvement will include, but not limited to, a public meeting prior to construction with the adjacent businesses, providing a hotline for quicker access to our team and weekly walkthrough by our team's public involvement people so they are pro-active in identifying and resolving issues early on. Our message to the local businesses and the outside world is that the roads may be under construction but the shops along Bonanza Drive are still open for business. The funds for the construction management contract have been appropriated, and there are no budget impacts which the Council hasn't already been considered in the FY2009 and FY 2010 budgets.

Consequences of not taking the recommended action:

Bonanza Drive is an important commuter link for the City, but is seeing a significant increase in traffic congestion. The project team is preparing to start the construction bidding process and by not commencing with the construction management contract now would stop the project from proceeding forward.

Recommendation:

The Council should authorize the City Manager to execute the attached UDOT Consultant Services Agreement with Stanley Consultants, Inc. for construction

management services related to the construction of Phase 2 for Bonanza Drive in the amount not to exceed \$450,558.

Exhibit - Stanley Consultants, Inc. Scope and Fee



Stanley Consultants INC



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Executive Summary

LOCHNER

BRIEF DESCRIPTION OF WORK PERFORMED

Stanley Consultants will provide construction services for the Bonanza Drive Phase II (Between SR-224 & SR-248) project, an FHWA and Park City co-sponsored project with stewardship by Region 2 of UDOT.

Stanley Consultants will mobilize staff and resources to manage all aspects of the construction project including the pre-construction conference, construction survey verification, construction inspection, material testing, maintenance of traffic, weekly construction project meetings, monthly pay estimates, contract change orders, contractor compliance with federal wage and equal opportunity requirements, substantial completion, final acceptance and contract finalization. Stanley Consultants will sub-consult **Alliance Engineering, a local firm**, to utilize various services that they can provide including their knowledge of the City and City's specifications and inspection of Snyderville Basin Water Reclamation District's specific utilities. Alliance will provide survey verification as well. Stanley Consultants will also sub-consult **Fehr and Peers**, who is currently implementing the preconstruction public involvement with the local businesses and residents. Fehr and Peers will manage the Public Involvement under our contract during the construction. Lastly, Stanley Consultants will sub-consult with **H.W. Lochner, Inc** to provide the during construction design oversight and provide post construction CADD drawings as-builts based on redline drawings provided by Stanley Consultants.

Stanley Consultants will manage the construction contract consistent with UDOT procedures for local government processes as well as **Park City's Design Standards Construction Specifications and Standard Drawings**. Stanley Consultants will utilize UDOT's PDBS system for entering construction contract documentation and will provide construction oversight in the form of inspection and testing for the construction project. Stanley Consultants and our team will partner with all stakeholders including working with the City and your staff, local residents and businesses, utilities as well as with the contractor.

PROJECT UNKNOWNNS

Unknowns or issues beyond the control of Stanley Consultants for the Bonanza Drive project include the construction project schedule and duration. The completion of the design followed by successful bidding will control the timing of the Contractor's Notice to Proceed (NTP) and start of construction. It is anticipated that construction will commence early Spring of 2010 beginning with the anticipated 21 calendar day closure between April 19 and May 21, 2010. Substantial completion is required November 1 with all paving activities complete by October 15th of 2010. The contractor will control the actual construction schedule and duration. Based on these assumptions Stanley Consultants estimates that the project duration could be as much as **145 working days**. Stanley Consultants will complete all identified activities in a timely manner after the contractor has completed the necessary construction.



Stanley Consultants INC



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Executive Summary

LOCHNER

PROJECT PHASING

Mobilize and prepare for construction NTP

- Review plans for constructability
- Setup construction management project office
- Provide Full Public Involvement services
- Participate in Public Involvement, Public Meetings

Manage the construction services activities

- Conduct pre-construction meeting
- Manage the construction project
- Project Inspection
 - Specialized Inspection
- Design Oversight
- Survey Verification
- Materials Testing
- Inspect landscape/streetscape
- Issue Notice of Substantial Completion
- Issue notice of Physical Completion
- Provide Closeout Documentation

FEE TYPE

Fee type will be a cost plus fixed fee basis. This is the standard billable contract required for this type of funded project.

PROJECT TEAM

Stanley Consultants will sub-consult with Alliance Engineering to provide a complete team of professionals who have UDOT, local government project experience and Park City specific knowledge. Below is our project team that will work on the project at various stages to provide the highest level of service for the Bonanza Drive project.

Stanley Consultants

Brett Hadley – Client Liaison
 Kurt Miller – Resident Engineer
 Ray Carter – Field Engineer
 Chelsea Richards – Documents Control
 Ron Keller – Lead Inspector
 Gerard Kies – Lead Signal / ATMS Inspector
 Adam Nester – Signal / ATMS Inspector
 Dan Brock – Lab Technician
 Rick Rhodes – Lab Technician

Alliance Engineering

John Demkowicz – Project Liaison
 Michael Demkowicz – Field Engineer / Constructability & Plan Review
 Kyle Avery – Substitute Inspector
 1 Man GPS Crew

Fehr & Peers

Mardi Pearson – Public Involvement
 Maria Vyaf – Public Involvement

H.W. Lochner, Inc.

Vaughn Nelson – Project Engineer
 Brian Shewell – Sr. Drainage Engineer
 Brian Nabors – CADD Tech

OVERVIEW

Stanley Consultants will manage the construction of the Bonanza Drive (Between SR-224 & SR-248), A road asphalt pavement reconstruction and improvement project for Park City which encompasses aspects of the City's trails system including a pedestrian underpass. This is a local government project using Federal Funds being stewarded through UDOT Region 2. Close coordination will be required with the Snyderville Basin Water Reclamation District and Park City Water Dept. Utility betterments will be needed as both entities intend to install and implement new facilities in the project.

Stanley Consultants and Alliance Engineering will mobilize staff and resources to perform all aspects of the construction services project including the plan, specification and pre-construction conference, construction surveying, construction inspection, material testing, maintenance of traffic, weekly construction project meetings, monthly pay estimates, contract change orders, Contractor compliance with federal wage and equal opportunity requirements, substantial completion, final acceptance and contract finalization. Stanley Consultants will manage the construction contract consistent with UDOT procedures for local government processes as well as **Park City's Design Standards Construction Specifications and Standard Drawings** and the approved plans and specifications. Additional oversight from Stanley Consultants will utilize UDOT's PDBS system for entering construction contract documentation and communicate regularly with the City.

Unknowns or issues beyond the control of Stanley Consultants for this work are a function of the construction project schedule and duration. The completion of design and a successful bidding will control the timing of the events leading to the construction Notice to

Proceed (NTP) currently scheduled for midsummer of 2009. The duration of construction is for two construction seasons with substantial completion anticipated during the summer or fall of 2010. The Contractor will control the actual construction schedule and duration. Stanley Consultants has estimated the project duration could be as much as 145 working days if the Contractor utilizes the total amount of time allocated to the project between April and November 2010 with no weekend work. Stanley Consultants will complete closeout activities in a timely manner after the Contractor has completed the all necessary construction.

ACTIVITIES

Review plans for constructability:

We understand that plans and specifications are currently being assembled by H.W. Lochner Engineering. Stanley Consultants will collect plans at the 90% completion level and with Alliance Engineering, will conduct an internal red-line review for quality control and constructability. Stanley Consultants will then participate with the Plan, Specification and Estimate (PS&E) review meeting (basically the 90% design review). Stanley Consultants' comments will focus on constructability, identify errors and review the engineer's estimate. The constructability review will focus on how the plans will facilitate the construction in phases and address local business and residential concerns and how the phasing will affect mobility of traffic, business access and livelihood.

Setup construction services project office:

Construction services will occur on the construction site and in the project office. Stanley Consultants will setup and maintain a project office. The office will be set up offsite in our Salt Lake City based office. The project office will be equipped with standard office and communication equipment and will house all documentation for the project until project closeout.

Provide Full Public Involvement services:

Continuing with their ongoing involvement with the effort, Fehr & Peers will continue their roll in Public Involvement under the Phase Two construction season. Please see their scope at the end of this document for their particular scope.

Participate in Public Involvement, Public Meetings:

Stanley Consultants, Alliance Engineering and Fehr & Peers will be available to assist in the City's with public information processes, before and after the contractor selection. Our team recognizes that a requirement to achieving a successful project is to partner with the public and local business by participating in open houses, and continually keeping everyone informed. We will assist, Fehr & Peers by facilitating project updates and other relevant information in a timely manner so that information and the upcoming construction schedule and impacts is distributed to the public accurately and often.

Our Team will be part of a public open-house meeting coordinated with the City, public and all relevant stakeholders. It is anticipated that the public meetings will take place in April of 2010.

A major goal our team wishes is to bolster is the relationships with the local businesses and the Contractor and to encourage and enforce cooperative efforts through direct Business

Access signage and ease of access to the business's along Bonanza. Customizable signs that meet UDOT's requirements can be implemented to promote continued commerce during construction.

Conduct Preconstruction Meeting:

Because the Bonanza Drive project is an FHWA sponsored local government project, it will be advertised and bid through UDOT's online system and awarded to the apparent lowest qualified bidder. Stanley Consultants is completely accustomed to partnering with Contractors, UDOT's bid processes, and requirements for the Preconstruction Meeting. Following the selection of the Contractor, Stanley Consultants will plan, conduct and document the Preconstruction Meeting for all interested parties. This meeting will be held at a predetermined local public facility prior to the NTP. At the Preconstruction Meeting, a predetermined agenda will be issued. During the meeting, the contract requirements will be reviewed including the Contractor's tasks, the schedule, working limitations such as hours of operation, holidays and local events, public involvement issues, traffic limitations, materials certification requirements and safety items. The initial construction schedule will be collected from the Contractor at that time. Contact information will also be shared and lines of communication will be established.

Specific project items will be discussed and addressed such as local residential and business aspects that need to be adhered to, and city specifications that may differ from UDOT's standard specifications.

Manage the construction project:

Stanley Consultants will review the Contractor submitted baseline schedule and compare it to the envisioned schedule for phasing and constructability. Stanley Consultants will work with city officials and identify any discrepancies or "unrealistic" milestones proposed by the Contractor. If discrepancies are identified, we can then work with the Contractor to adjust their schedule to meet the specific needs of the project. Throughout the project, the Contractor will be required to provide updated schedules based on their performance and adjusted outlook. Stanley Consultants will review each update with the same review criteria as the initial baseline schedule.

Stanley Consultants will oversee the construction contract documents and will be maintained and stored during the project including the construction contract, the plans, specifications, utility agreements and all correspondence.

Stanley Consultants will receive and submit Contractor schedules to the City and relevant affected parties for review and comment.

Stanley Consultants will receive and record Contractor material delivery weight tickets and document construction activities in daily journal entries using PDBS. All suspension in work will be documented and notification will be sent to the City's PM and UDOT's RE.

Project accounting will be entered into UDOT's PDBS system. Pay quantities will be tracked on a monthly basis. Monthly pay estimates will be cut-off on a Saturday, reviewed with the Contractor, approved by the City and distributed for approval and payment within the following week.

Stanley Consultants will track pay quantities and will promptly notify the City and UDOT of any anticipated overruns and approve change orders only if they are within the original scope of work and accepted by the City and UDOT authorized persons.

Stanley Consultants will hold weekly construction coordination meetings with the Contractor and other parties involved. Partnering surveys will be issued and meeting minutes will be taken and distributed to all attendees.

Project Inspection

All work will be inspected and accepted on the basis of the contract requirements. Any deviations will be noted on the as-built plans.

The maintenance of traffic plan will be reviewed and will adhere to MUTCD, contract terms and Park City's Design Standards, Construction Specifications and Standard Drawings. The Contractor will be required to follow all safety and health requirements and will be required to obtain all necessary permits for construction.

Stanley Consultants will use a full time construction inspector during the project construction and document the Contractors' work and record quantities in PDBS for scheduled payments.

Stanley Consultants' Lead Inspector will be on site full-time and will document all construction activities on a daily basis. The inspector will monitor and document the Contractor's compliance with Federal DBE/WBE/EEO and Labor Wage requirements and maintain all project documentation in accordance with UDOT standards as defined in the Construction Manual of Instruction and the Inspectors Manual.

Stanley Consultants' subconsultant, Alliance Engineering will be equipped with a survey grade GPS device and will take shots on all relevant project aspects as they are being constructed and underground utilities as they are being discovered and reinstalled. This data will be used to generate as-built drawings for Park City's GPS records.

Stanley Consultants will manage the construction utilizing our Resident Engineer on a part-time basis, Field Engineer on a part-time basis, a Lead Construction Inspectors from Stanley or Alliance Engineering on a full-time basis and other specialized inspectors as needed, a document administrator on an as needed basis and materials testing on an as needed basis. Materials testing personnel equipped with all necessary testing equipment will be scheduled for all necessary construction activities..

Our Team will partner with the original designer, HW Lochner to ensure that the original vision is met and to resolve design issues early as they arise to avoid conflicts and change orders.

The Soil Management Plan will be enforced to ensure proper handling and / or disposal of contaminated soils as they are encountered.

Specialized Inspection

There are specialized inspection requirements necessary for this project that Stanley Consultants is prepared to manage. They include 1. Signalized Inspection and 2. SBWRD inspection requirements.

1. Signalized Inspection – Stanley Consultants employees a specialized inspection team recognized by UDOT as a uniquely qualified team who has the necessary experience to inspect traffic signals and ATMS as well as general street lighting. Stanley Consultant's objective with this contract is to provide inspection to promote the construction of high-quality Traffic Signal systems with components that include fiber optic cable, ATMS/Signal devices, control cabinets, power supply and all pertinent infrastructure of the Bonanza Drive project for the two intersections of Kearns Boulevard and Iron Horse Drive.
2. Because of the Federal Aid guidelines and Snyderville Basins Water Reclamation District's (SBWRD) specific standards, Stanley Consultants' subconsultant, Alliance Engineering will perform inspection for the sewer line due to their unique qualifications and experience with SBWRD. Through Alliance Engineering, SBWRD's specific reporting and documentation can be met.

Design Oversight:

Stanley Consultants will coordinate with sub-consultant, H.W. Lochner Inc. to provide direct design oversight. Their tasks are as follows;

1. Task 1: Answer design questions during construction
2. Task 2: Prepare as-built drawings per redlines provided by Stanley Consultants Inc.

Please refer to the attached breakdown and information from H.W. Lochner Inc, for details.

Survey Verification:

Work consists of verification of the layout if the need is identified for quality control measures to identify significant deviations, if any, from the project plans.

Sub-consultant, Alliance Engineering, will coordinate all surveying with the project Contractor's work schedule. Survey verification will begin following the placement of construction notification signing by the Contractor.

Materials Testing

Materials incorporated into the project will either be certified or tested to meet the UDOT project specifications, project special provisions or Park City's standards.

Services will include the field and laboratory testing and inspection for:

- Fill; curb, gutter, and sidewalk subgrade and base course.
- Concrete sampling and testing on curb, gutter, sidewalks, trail, shotcrete, and pedestrian underpass aspects, and other improvements throughout the project.
- Specifics for the pedestrian underpass as shown in the specifications.
- MSE wall construction and compaction backfill
- Pedestrian access tunnel aspects (backfill & other aspects)
- Asphaltic concrete testing for Bonanza Boulevard and adjacent streets.
- Sub-base materials.
- Irrigation and utility trench backfill, etc specifics for the pedestrian underpass as included in the specifications.
- Waterline construction including pressure and disinfection testing

Inspect landscape/streetscape:

All work will be inspected for compliance to the project plans and specifications as well as the City's local requirements.

Issue Notice of Substantial Completion:

Stanley Consultants will notify all affected parties of Contractor's substantial completion in writing and request their attendance for Final Inspection. Punch-list items will be identified and recorded for Contractor repair.

Issue Notice of Physical Completion:

Stanley Consultants will monitor the Contractor's completion of all punch-list items. Stanley will recommend that UDOT issue a Notice of Physical Completion after all items have been completed.

Provide Closeout Documentation construction contract and deliver construction management documentation to Park City, UDOT:

Stanley Consultants will prepare the final Contractor pay estimate. Once completed the project can be finalized and closed out. Stanley Consultants will provide the final project documentation. Required closeout documentation will also be submitted to UDOT per their requirements for final acceptance to close out the project within UDOT's system.

CADD asbuilt plans generated from the sites redline drawings will be prepared by H.W. Lochner and provided to the City and Snyderville Basin Water Reclamation District. Specific requirements for as-builts by Snyderville Basin Water Reclamation District will be managed by Alliance Engineering.



FEHR & PEERS
TRANSPORTATION CONSULTANTS

LOCHNER

Staffing Plan

Stanley Consultants will use the following Staffing Plan which includes staff from both Stanley Consultants and Alliance Engineering. Staff from Fehr and Peers as well as H.W. Lochner are shown in their attached work plans. Proposed personnel assigned to the project are those shown with associated hours. Backup personnel are also shown that can be used as substitutes or mobilized to assist in times of high work volume.

There are two rate columns shown, with the first showing the individual's actual rate of pay for each category of technical staff proposed. The second column shows the categorical rate for each individual implemented by Stanley Consultants or Alliance Engineering. Categorical rates of pay for this project were calculated by averaging the actual rates of pay for particular tasks required.



Work Plan for Bonanza Drive (Between SR-224 & SR-248) Roadway
Reconstruction Trail Construction, Storm Drain, Utilities, Lighting, and Signalization

F-LC43(28)

STAFFING PLAN

Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
Kurt Miller P.E.	Stanley Consultants, Inc	PM/Resident Engineer PE	- Professional Engineer. - Utah DOT Construction Engineering Management Training (CEMT) Certified (courses). - Utah DOT Partnering (Levels 1 and 2).	276398-2203	N/A	B.S.C.E.	512	\$ 50.00	\$ 137.00 ^a
Ray Carter	Stanley Consultants, Inc	Field Engineer	- EIT - FE Passed	N/A	N/A	B.S.C.E.	144	\$ 27.38	\$ 75.02 ^a
Gaylord Davis	Stanley Consultants, Inc	Section Manager	- Previously WAQTC certified. - NICET Level IV – Survey & Highway Const. - Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	High School	60	\$ 42.38	\$ 116.12 ^a
Gerard Kies	Stanley Consultants, Inc	Senior Signal / ATMS Inspector	- IMSA Fiber Optic Inspection I - IMSA Signal Inspection - IMSA Work Zone Safety - Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	High School	145	\$ 30.00	\$ 82.20 ^a
Adam Nester	Stanley Consultants, Inc	Signal / ATMS Inspector	- IMSA Fiber Optic Inspection I - Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	High School	435	\$ 25.00	\$ 68.50 ^a

Work Plan

Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
Ron Keller	Stanley Consultants, Inc	Lead Inspector	• TTQP/UDOT Certified #161616: Sampling & Reduction SRTT, Density DTT. • Nuclear Density Gauge Transportation Certified • Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	High School	1,305	\$ 29.57	\$ 81.02 ^a
Dan Brock	Stanley Consultants, Inc	Materials & Lab Manager	• TTQP/UDOT Certified #160107: Laboratory, LbTT, Aggregate, AgTT, Asphalt, AsTT, Embankment, EbTT, Density, DTT, Concrete Strength Testing, CSTT. • Nuclear Density Gauge transportation Certified. • Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	A.S.	0	\$ 35.00	95.90 ^{a,b}
Rick Rhodes	Stanley Consultants, Inc	Lab Manager	• TTQP / UDOT Certified #160069: Laboratory, LbTT, Embankment EbTT, Concrete CTT, Concrete Strength, CSTT,	N/A	N/A	High School	64	\$ 34.13	93.52 ^a

Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
			Aggregate AgTT, Asphalt AsTT. • NICET certified, Highway Materials, Construction, and Survey. • Nuclear Density Gauge Transportation certified • Utah DOT Partnering (Levels 1 and 2).						
Chelsea Richards	Stanley Consultants, Inc	Office Manager /Testing Tech.	• TTQP/UDOT Certified # 161605: Sampling, Reduction, Density SRDT, Concrete, CTT • Construction Program Management USDOT/FHWA 01/28/2009 • Nuclear Density Gauge Transportation cert. 12/02/2008 • CEMT Certified • Utah DOT Partnering (Levels 1 and 2).	N/A	N/A	High School	236	\$ 19.40	\$ 53.16 ^a
John Demkowicz	Alliance Engineering	Project Liasion	• Professional Engineer. • Professional Land Surveyor.	154491-2202,2201	N/A	B.S.C.E.	16	\$ 51.68	\$ 142.12 ^c
Michael Demkowicz	Alliance Engineering	Field Engineer	• Professional Engineer. • Utah DOT Construction Engineering Management Training (CEMT) Certified	4857264-2202	N/A	B.S.C.E.	123	\$ 37.50	\$ 103.13 ^c

Work Plan

Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
			(courses).						
Kyle Avery	Alliance Engineering	Specialized Sewer Inspector	- EIT - FE Passed	N/A	N/A	B.S.C.E.	290	\$ 24.00	\$ 66.00 ^c
1 Man GPS Crew	Alliance Engineering	Checking and Asbuits	Under Professional Land Surveyors License (John Demkowicz)	N/A	N/A	N/A	145	\$ 120.00	\$ 132.00 ^c

If a Consultant has a change in key personnel during a project, they are required to submit the proposed change in writing within 10 working days to the UDOT Project Manager (and Local Government, if applicable) for approval. If the Project Manager (PM) approves, the PM will forward the change and their approval to UDOT Consultant Services and the Comptroller's Office within 10 working days. If the PM does not approve, they may request a revision of the proposal, score the Consultant lower on the Consultant Project Evaluation, or terminate the contract.

* Calculated Categories are as follows:

- Stanley Employee: Only one individual to meet category specifics. Actual rate of pay = Categorical rate of pay. Multiply OH and Markup (2.74 mult) to get Categorical Rate of Pay.
- Materials Testing Personnel covered under "price per test" in Direct Costs unless specific other task then refer to a.
- Alliance Engineering Employee: Only one individual to meet category specifics. Actual rate of pay = Categorical rate of pay. Multiply OH and Markup (2.5 mult and 1.1 for sub consultant markup) to get Categorical Rate of Pay

Work Schedule

We will match the contractors schedule and be available to UDOT when needed for laboratory and/or field testing and sampling needs per the Scope of Work.

Midpoint Consultant Evaluation

We will meet with the UDOT Project Oversight Engineer and or Federal Highway Oversight Engineer near the midpoint of the project for the required mid project audit.

Completion Date

The estimated completion date is November 1, 2010.

Insurance

Stanley Consultants, Inc. Certificate of Insurance is on file with the Utah Department of Transportation.

Cost Proposal

Including anticipated sub-consultant fees, the anticipated cost for our services is approximately **\$ 450,558**.

Direct costs for Stanley Consultants include vehicle costs, cell phones, and the testing costs estimated at the Minimum Sampling and Testing Costs.

The following documentation includes our breakdown of services for the project.

Consultant Cost Proposal

DIRECT LABOR EXPENSES

Labor		Hours	Pay Rate (w markup)	Amount
Title / Category	Roles / Responsibilities		\$/hr.	\$
Resident Engineer	Overall Project Management	512	\$ 137.00	\$ 70,144
Field Engineer	Backup for Resident Engineer	144	\$ 75.02	\$ 10,803
Project Oversight	Ensure compliance with UDOT requirements	60	\$ 116.12	\$ 6,967
Senior Signal / ATMS Inspector	Specialized inspection of Signalized Systems and ATMS	145	\$ 82.20	\$ 11,919
Signal / ATMS Inspector	Specialized inspection of Signalized Systems and ATMS	435	\$ 68.50	\$ 29,798
Lead Inspector	Overall Project Inspection and specification (UDOT & PC) standards are met	1,160	\$ 81.02	\$ 93,985
Anticipated Overtime for Lead Inspector	Overall Project Inspection and specification (UDOT & PC) standards are met	145	\$ 121.53	\$ 17,622
Documents Control	Document project in accordance with FHWA funding requirements	236	\$ 53.16	\$ 12,545
Laboratory Manager	Perform all required testing. (Note time allocated is for submittal review and attend meetings)	64	\$ 93.52	\$ 5,985
Alliance Oversight	Project Oversight	16	\$ 142.12	\$ 2,274
Alliance Field Engineer	Local Representative to Manage day to day project issues	123	\$ 103.13	\$ 12,684
Specialized Sewer Inspector	Inspect SBWRD Sewer Utilities for special requirements	296	\$ 66.00	\$ 19,536
1 Man GPS Crew	Survey Verification and data collection to implement into Park City's GIS database	145	\$ 132.00	\$ 19,140
			Total Labor	\$ 313,403

DIRECT EXPENSES

Description	Rate	Number	Unit	\$ Amount	Note
Mileage for Vehicles	\$ 0.55	29,330	miles	\$ 16,132	
Dedicated Project Phones	\$ 70.00	10.5	Equivalent Month	\$ 735	Anticipated number of full months for all dedicated phones (7 months for 1.5 phones)
File Setup	\$ 2,000.00	1	ls	\$ 2,000	
Minimum Sampling Requirements	TOTAL	1	ls	\$ 24,289	Costs include laboratory manager's time and runner. See breakdown
Direct Expenses Total:				\$ 43,156	

PUBLIC INVOLVEMENT

Description	Rate	Number	Unit	\$ Amount	Note
Subconsultant Public Involvement	\$84,737.	1	ls	\$ 84,737	See breakdown for Fehr & Peers
Public Involvement Total:				\$ 84,737	

DESIGN OVERSIGHT

Description	Rate	Number	Unit	\$ Amount	Note
Subconsultant Design Oversight	\$5,063.	1	ls	\$ 5,063	See breakdown for H.W. Lochner
Subconsultant Prepare as-built drawings	\$4,929.	1	ls	\$ 4,199	See breakdown for H.W. Lochner
Design Oversight Total:				\$ 9,262	



FEHR & PEERS
TRANSPORTATION CONSULTANTS

LOCHNER

Work Plan

Total Project Estimate: \$ 450,558

The following attachments include:

- Stanley Consultants Estimated Lab Tests at Minimum Testing Frequencies
- Fehr & Peers Work Plan
- H.W. Lochner Work Plan



Signalization
F-LC43(28)

Work Plan for Bonanza Drive (Between SR-224 & SR-248) Roadway Reconstruction Trail Construction, Storm Drain, Utilities, Lighting, and

Item	QTY	UNIT	Minimum Frequency	Price	Extended Cost
Borrow	3266	cu yd	20000		
		Proctor	1	\$ 221.00	\$221.00
		Gradation P.I. & Soil Class	1	\$ 233.00	\$233.00
Borrow Subtotal:					\$454.00
Granular Borrow	4750	Ton	30000		
		Proctor	1	\$ 221.00	\$221.00
		Gradation P.I. & Soil Class	1	\$ 233.00	\$233.00
Granular Borrow Subtotal:					\$454.00
UTBC	4322	ton	18000		
			900		
		Proctor	1	\$ 221.00	\$221.00
		Gradation	5	\$ 174.00	\$870.00
UTBC Subtotal:					\$1,091.00
HMA	5154	ton	500	4 Lots	
		Burn-off & Gradation	16	\$ 218.00	\$3,488.00
		Rice	12	\$ 143.00	\$1,716.00
		Gyratory	12	\$ 186.00	\$2,232.00
		Cores	40	\$ 65.00	\$2,600.00
HMA Subtotal:					\$10,036.00
Concrete Items	1000	cu yd	50		

Item	QTY	UNIT	Minimum Frequency	Price	Extended Cost
		Cylinder breaks (Each cylinder)	150	\$ 25.00	\$3,750.00
		Stockpile Gradation	30	\$ 174.00	\$5,220.00
Concrete Items Subtotal:					\$ 8,970.00
PCCP	2736	sq yd	700	4 Lots	
		Cylinder breaks (Each cylinder)	20	\$ 25.00	\$500.00
		Stockpile Gradation (assume 3 agg sizes)	12	\$ 174.00	\$2,088.00
PCCP Subtotal:					\$2,588.00
Asphalt Slurry Seal	9663	sq yd	500 ton		
		Stockpile Gradation	4	\$ 174.00	\$696.00
Asphalt Slurry Seal Subtotal:					\$696.00
Minimum Sampling Total:					<u>\$24,289.00</u>
NOTE: Number of tests were derived based on the estimated quantities (Provided by H.W. Lochner on 1/15/10) given and the UDOT Minimum Sampling and Testing Guide. Additional testing will be billed at the prices shown. Test prices include sample and travel time.					

Work Plan

Contract: Bonanza Drive
UDOT Project Number: F-LC43(28)
UDOT Project Manager: Ritchie Taylor, PE
PIN #: 6285

EXECUTIVE SUMMARY

This work plan outlines public involvement tasks associated with Phase Two of construction for Bonanza Drive in Park City. This work plan builds on work efforts completed for the Categorical Exclusion and Phase One construction of the project, and will provide additional project information to the public.

Contract Type

This project will be a Cost plus Fixed Fee contract with Fehr & Peers acting as a subconsultant to Stanley Consultants.

Scope of Work

Task #38D: Design Public Involvement

Task 1: Business Owners Marketing Workshop

Fehr & Peers will hold a brainstorming workshop with members of the business community to discuss advertising and marketing strategies. This task will include:

- Preparation and coordination of workshop including notification of business community
- Coordinate the participation of Park City advertising community, i.e. Park Record, PC TV, and KPCW marketing representatives
- Coordinate participation of Park City Chamber of Commerce
- Contract with marketing sub-consultant to present strategies to business owners

Task 2: Public Open House

Fehr & Peers will conduct a public open house prior to construction season, to communicate construction schedules and project phasing to the public and adjacent property owners. This task assumes that the construction management team or the Park City engineering department will be able to provide Fehr & Peers with scheduling and phasing information. Fehr & Peers will conduct notification for the open house through the Park Record, via flier distribution at public locations and through email distribution to stakeholders and businesses along the corridor.

Task 3: Information Dissemination and Complaint Resolution

Fehr & Peers will provide ongoing communications to inform the public of construction on Bonanza, assist the City in resolving construction-related issues with property owners, and remind the public that Bonanza businesses are still open. These tasks will include:

- Establish and maintain a project website, providing weekly construction updates, real-time news feed for Park City articles, and links to local business websites

- Weekly visits to Bonanza corridor businesses to provide information and gather and resolve concerns
- Coordination with Iron Horse property owners to address driveway closures and construction impacts, including bilingual communications to Iron Horse residents
- Communication with area businesses regarding driveway closures and traffic control prior to implementation
- Communication of utility disruptions

Fehr & Peers will continue communications with the business owners along Bonanza Drive. This will consist of monthly email updates, website updates, and monthly check-ins with business owners along the corridor. The purpose of this task is to maintain contact between the outreach coordinators and the business owners along the corridor.

Fehr & Peers will assist Park City and the contractor/construction management teams by handling complaints from members of the community. Fehr & Peers will provide phone numbers and email addresses to stakeholders and business owners along the corridor, and will respond in a timely manner to complaints. As appropriate, Fehr & Peers will forward complaints to the contractor/construction management team for resolution; it will be the responsibility of the contractor and Park City to resolve the issue in question, and Fehr & Peers' responsibility to follow up with complainants to determine whether the issue was successfully resolved.

Task 4: Project Meetings

Fehr & Peers will attend project meetings to stay up-to-date on project developments and provide updates on public outreach efforts. For the purpose of this scope, it is assumed that weekly meetings will be held in Park City throughout the construction season, from mid-April to mid-October.

Task	Description	PM	PI	Graphics	Admin	Hours per Task	Cost per Task
		\$34.37	\$34.14	\$24.04	\$17.18		
1	Marketing Workshop	4	16			20	\$ 683.72
2	Public Open House	4	4	8	8	24	\$ 603.80
3	Information Dissemination/Complaint Resolution	120	360		30	510	\$ 16,930.20
4	Project Meetings	120	120			240	\$ 8,221.20
Total Hours / Cost		248	500	8	38	794	\$ 26,438.92
Total Costs		8,523.76	17,070.00	192.32	652.84	794	\$ 26,438.92



Total Direct Salaries	\$ 26,438.92
Payroll Additive 49.54%	\$ 13,097.84
Overhead Additive 119.06%	\$ 31,478.18
Total Labor + Overhead	\$ 71,014.94
Fixed Fee 12.00%	\$ 8,521.79

Total Labor Costs \$ 79,536.73

Task Summary

Total Overhead 168.60%	Labor+OH	Fixed Costs 12.00%	Cost/ Task
1,152.75	1,836.47	220.38	\$ 2,056.85
1,018.01	1,621.81	194.62	\$ 1,816.42
28,544.32	45,474.52	5,456.94	\$ 50,931.46
13,860.94	22,082.14	2,649.86	\$ 24,732.00
\$ 39,182.48	\$ 71,014.94	\$ 8,521.79	\$ 79,536.73

Direct Costs

Travel	\$ -
Travel (local)	\$ 1,000.00
Copy	\$ 1,000.00
Phone	\$ 1,200.00
Plotter	\$ 1,000.00
Computer	\$ 1,000.00

Total Direct Costs: \$ 5,200.00
Lump Sum Total: \$ 84,736.73

LOCHNER

H. W. LOCHNER, INC. 310 East 4500 South, Suite 600, Murray, UT 84107

(801) 262-8700
FAX (801) 262-8885

February 23, 2010

Aaron Larsen, P.E.
Resident Project
Stanley Consultants, Inc,
383 West Vine Street Suite 400
Murray, Ut 84123

RE: Bonanza Drive (Between SR-224 & SR-248)
Proposal for Engineering Services During Construction

Dear Mr. Larsen:

Attached please find our cost proposal to complete the following services on the Bonanza Drive Reconstruction project in Park City, Utah:

Task 1: Answer design questions during construction. Our fee is estimated based on 40 hours and totals \$5,063.

Task 2 As-Builts (optional): Prepare as-built drawings per redlines provided by Stanley. The estimate is based on Stanley's request for 40 hours. The fee totals \$4,199.

The fee structure proposed is cost plus fixed fee, as shown on the attached estimates. We will bill our time according to actual hours worked. If hours in addition to those estimated above are required to complete the requested tasks, additional fee will be necessary.

If you have any questions, please feel free to give me a call.

Sincerely,



Laynee Jones, P.E.
Project Manager
H.W. Lochner, Inc.

H.W. Lochner Work Plan

CLIENT: Park City/UDOT
Project Number: F-LC43(28)
Project Name: Bonanza Drive

Consultant PM: Laynee Jones
Client PM: Matt Cassel
Ritchie Taylor
Consultant: H. W. Lochner, Inc.

COST PROPOSAL SUMMARY - RESPOND TO QUESTIONS DURING CONSTRUCTION

Name	Position	Hours	Actual Rate	Adjusted Rate *	Total
Vaughn Nelson	Project Engineer	0	\$ 28.85	\$ 28.85	\$ -
Brian Shewell	Sr. Drainage Engineer	40	\$ 40.14	\$ 40.14	\$ 1,605.60
Brian Nabors	CADD Tech	0	\$ 32.21	\$ 32.21	\$ -
				\$ -	\$ -

*Rate adjustment					
Subtotal	40			\$	1,605.60
Overhead				170.48%	2,737.23
Direct Labor plus Overhead					\$ 4,342.83
Fee				12.00%	521.14
Total Labor Cost					\$ 4,863.97

REIMBURSABLE EXPENSES

Miscellaneous		\$	-
Travel	Mileage, Auto, Airfare, Meals, Lodging		-
Mapping/Photos/Survey	Maps, Film, Photography, Processing		-
Printing/Xerox	Copies, Printing, Plots		200.00
Telephone	Telephone, Fax		-
Computer	Technology Charge, Software		-
Total Reimbursable Expenses		\$	200.00

SUBCONTRACTORS

Total Subcontractors		\$	-
TOTAL		\$	5,063.97

H.W. Lochner Work Plan

CLIENT: Park City/UDOT
Project Number: F-LC43(28)
Project Name: Bonanza Drive

Consultant PM: Laynee Jones
Client PM: Matt Cassel
Ritchie Taylor
Consultant: H. W. Lochner, Inc.

COST PROPOSAL SUMMARY - PREPARE AS-BUILTS (OPTIONAL TASK)

Name	Position	Hours	Actual Rate	Adjusted Rate *	Total
Vaughn Nelson	Project Engineer	0	\$ 28.85	\$ 28.85	\$ -
Brian Shewell	Sr. Drainage Engineer	4	\$ 40.14	\$ 40.14	\$ 160.56
Brian Nabors	CADD Tech	36	\$ 32.21	\$ 32.21	\$ 1,159.56
				\$ -	\$ -

*Rate adjustment					
Subtotal	40			\$	1,320.12
Overhead				170.48%	2,250.54
Direct Labor plus Overhead				\$	3,570.66
Fee				12.00%	428.48
Total Labor Cost				\$	3,999.14

REIMBURSABLE EXPENSES

Miscellaneous		\$	-
Travel	Mileage, Auto, Airfare, Meals, Lodging		-
Mapping/Photos/Survey	Maps, Film, Photography, Processing		-
Printing/Xerox	Copies, Printing, Plots		200.00
Telephone	Telephone, Fax		-
Computer	Technology Charge, Software		-
Total Reimbursable Expenses		\$	200.00

SUBCONTRACTORS

Total Subcontractors	\$	-
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TOTAL	\$	4,199.14
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H.W. Lochner Work Plan

CLIENT: Park City/UDOT
Project Number: F-LC43(28)
Project Name: Bonanza Drive

Consultant PM: Laynee Jones
Client PM: Matt Cassel
Ritchie Taylor
Consultant: H. W. Lochner, Inc.

STAFFING PLAN - Mod3									Revised 9/20/06 L DM# 19629
Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/ Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
Tyler Robirds	H. W. Lochner, Inc.	Principal-in- Charge	Professional Engineer (PE)	177080	WA PE: 34220 WY PE: 9587	B.S.			
Scott Lucas	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	179901	N/A	B.S.			
H.G. Kunzler	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	186433	ID PE: 9903	B.S.			
Brad Lucas	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	318782	N/A	B.S.			
Jason Phillips	H. W. Lochner, Inc.	Project Manager	Professional Engineer (PE)	265655	ID PE: 12573	B.S.			
Gene Cline	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	368475	WY PE: 10715	B.S.			
Barbara Bunting	H. W. Lochner, Inc.	Sr. Accountant	CAPM	N/A	N/A	B.A.			
Andrea Clayton	H. W. Lochner, Inc.	Environmental Engineer	Professional Engineer (PE)	191039	N/A	B.S.			
John Gaster	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	343725	N/A	B.S.			
Amber Cypers	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	4775384	N/A	B.S.			
Catherine Curtis	H. W. Lochner, Inc.	Public Involvement Writer / Graphics	Mass Communications	N/A	N/A	B.S.			
Brian Nabors	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	B.S.	250	\$ 32.21	\$ 32.21
Crystal Garstang	H. W. Lochner, Inc.	Design Engineer	Professional Engineer (PE)	6571842	N/A	B.S.			
Carlye Sommers	H. W. Lochner, Inc.	Project Acct. / Engineering Asst.	Notary	558514	N/A	Student			
Gale Padgett	H. W. Lochner, Inc.	Right-of-Way Coordinator	Right-of-Way / Notary	453989379	N/A	N/A			
Maxine Peltier	H. W. Lochner, Inc.	Admin Assistant	N/A	N/A	N/A	N/A			
Esther May	H. W. Lochner, Inc.	Accountant	N/A	N/A	N/A	B.S.			
Elizabeth Droge	H. W. Lochner, Inc.	Design Engineer	Professional Engineer (PE)	5249201	N/A	B.S.			
Todd Perkins	H. W. Lochner, Inc.	Project Manager / Project Engineer	Professional Engineer (PE)	264962	N/A	B.S.			
Layne Schaugaard	H. W. Lochner, Inc.	Right-of-Way Lead	General Appraiser	5478502-CG00	N/A	N/A			
Brian Bonell	H. W. Lochner, Inc.	Design Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Randi Shover	H. W. Lochner, Inc.	Public Involvement	N/A	N/A	N/A	B.S.			
Rhett Blake	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	368436	ID PE: 11132 NV PE: 16765	B.S.			
Nicole Williams	H. W. Lochner, Inc.	Entry Level Engineer	N/A	N/A	N/A	B.S.			
Chris Price	H. W. Lochner, Inc.	Drainage Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Ben Shewell	H. W. Lochner, Inc.	Engineering Intern	N/A	N/A	N/A	Student			
Dan Noziska	H. W. Lochner, Inc.	QA/Const. Review	Professional Engineer (PE)	153642	N/A	B.S. / M.S. / MBA			
Deloy Dye	H. W. Lochner, Inc.	Resident Engineer	Professional Engineer (PE)	187812	N/A	Associates (Civil Eng.)			
Rachel Geerdes	H. W. Lochner, Inc.	Bookkeeper	N/A	N/A	N/A	N/A			
Vickie Rhea	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	Associates			
Jeff Sims	H. W. Lochner, Inc.	Sr. Drainage Engineer	Professional Engineer (PE)	183362	MT PE: 16098 ID PE: 11016 AZ PE: 36587 OR PE: 78758	B.S. / M.S.			
Mason Bouck	H. W. Lochner, Inc.	Design Engineer	N/A	N/A	N/A	B.S.			
Natalie Mock	H. W. Lochner, Inc.	Project Engineer	Professional Engineer (PE)	353804	N/A	B.S.			
Jessica Green	H. W. Lochner, Inc.	Public Involvement Coordinator	N/A	N/A	N/A	B.A.			
Robert Holfelz	H. W. Lochner, Inc.	Engineering Intern	Engineer-in- Training	N/A	N/A	Student			
Saffron Capson	H. W. Lochner, Inc.	Planner	N/A	N/A	N/A	B.S.			

H.W. Lochner Work Plan

STAFFING PLAN - Mod3									Revised 9/20/06 t DMW 10829
Name	Firm Name (Prime and Subs need to complete a detailed Staffing Plan)	Title (Within firm and/or proposed on project)	Certification Category/ Level	Utah License/ Certification No.	Other State License/ Certification No.	Education Level	Hours (Estimated number of project hours)	Rate of Pay (Current actual rate of pay)	Rate on Cost Proposal (Note any pay variances in a footnote)
Chris Smith	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Trisina Dickerson	H. W. Lochner, Inc.	Technical Writer	N/A	N/A	N/A	B.A.			
Laynee Jones	H. W. Lochner, Inc.	Project Manager / Environmental Engineer	Professional Engineer (PE)	359077-2202	N/A	B.S.			
John Matern	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Vaughn Nelson	H. W. Lochner, Inc.	Project Engineer	Engineer-in- Training	N/A	N/A	B.S.	20	\$ 28.95	\$ 28.95
Melissa Powell	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Michael Lee	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Brian Shewell	H. W. Lochner, Inc.	Sr. Drainage Engineer (PE)	Professional Engineer (PE)	354263	N/A	B.S.	84	\$ 40.14	\$ 40.14
Brian Kolbe	H. W. Lochner, Inc.	Entry Level Engineer	Engineer-in- Training	N/A	N/A	B.S.			
Amy Calara	H. W. Lochner, Inc.	Public Involvement Assistant	N/A	N/A	N/A	N/A			
Rachelle Blake	H. W. Lochner, Inc.	Drafting Intern	N/A	N/A	N/A	Student			
Joseph Lund	H. W. Lochner, Inc.	GIS Analyst	N/A	N/A	N/A	B.A.			
Michael Franz	H. W. Lochner, Inc.	Planning Intern	N/A	N/A	N/A	B.A.			
Martin Buchart	H. W. Lochner, Inc.	GIS Specialist	N/A	N/A	N/A	B.S.			
Matthew Seng	H. W. Lochner, Inc.	Project Engineer	N/A	N/A	N/A	B.S.			
James Mulandi	H. W. Lochner, Inc.	Traffic Engineer	N/A	N/A	N/A	B.S.			
Rhonda Jensen	H. W. Lochner, Inc.	Receptionist	N/A	N/A	N/A	B.S.			
Trevor Graff	H. W. Lochner, Inc.	Design Engineer	N/A	N/A	N/A	B.S.			
Mallory Bateman	H. W. Lochner, Inc.	Planning Intern	N/A	N/A	N/A	B.A.			
Jason Green	H. W. Lochner, Inc.	Planner	N/A	N/A	N/A	B.S.			
Julie Clark	H. W. Lochner, Inc.	Project Administrator	N/A	N/A	N/A	N/A			
Farrell Bouck	H. W. Lochner, Inc.	CADD Tech	N/A	N/A	N/A	N/A			
Eric Fenton	H. W. Lochner, Inc.	Graphic Designer	N/A	N/A	N/A	N/A			
Loretta Markham	H. W. Lochner, Inc.	Environmental Project Manager	N/A	N/A	N/A	N/A			
Tyler Phillips	H. W. Lochner, Inc.	Intern	N/A	N/A	N/A	N/A			
Michael Thompson	H. W. Lochner, Inc.	Developer	N/A	N/A	N/A	N/A			
Brian Byrne	H. W. Lochner, Inc.	Senior Structural Engineer	Professional Engineer	6067631-2202	CT 19043 NY-082301	B.S.	80	\$ 32.21	\$ 32.21
Karen Harley	H. W. Lochner, Inc.	Structural Engineer	Engineer in Training	N/A	N/A	B.S.			
Blair Tomten	H. W. Lochner, Inc.	Entry Level Engineer	N/A	N/A	N/A	B.S.			
Tunde Lillian	H. W. Lochner, Inc.	Contract Administrator	N/A	N/A	N/A	B.S.			
Jennifer McArdle	H. W. Lochner, Inc.	Project Admin.	N/A	N/A	N/A	N/A			

Total Hours 434

City Council Staff Report



Subject: 2060 Snowcreek Drive
Author: Katie Cattan
Date: March 11, 2010
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends that the City Council review the plat amendment application, conduct a public hearing, and consider approving the Snow Creek Crossing Lot No. 9B Subdivision according to the findings of fact, conclusions of law, and conditions of approval outlined in the attached ordinance.

Topic

Applicant: Phyllis Robinson, PCMC Project Manager
Location: 2060 Snowcreek Drive
Zoning: Residential Development Medium Density (RDM)
Adjacent Land Uses: Residential and Commercial
Reason for Review: Plat amendment require Planning Commission review and City Council approval

Background

On January 22, 2010, the City received a completed application for a plat amendment for the existing property at 2060 Snowcreek Drive. The plat amendment subdivides existing lot 9b of the Snow Creek Crossing Subdivision into two (2) lots of record. Currently, the Police Station and the bike path exist on the the proposed lot 9b-1 and the Snow Creek Cottages are being build on the proposed lot 9b-2. The applicant is proposing to create two lots of record. The applicant has also submitted an application for a condominium conversion of lot 9b-2. The Snow Creek Cottages will be sold off individually and therefore, both a plat amendment and a condominium record of survey are required. The Snow Creek Cottages MPD was approved on July 9, 2008. The MPD is for thirteen (13) single family detached units.

The original Snow Creek Subdivision was approved on September 7, 1995 by the City Council. Lot 9 was created within the original subdivision plat. Lot 9 was further subdivided into Lots 9A and 9B on April 29, 1999 to create the approximately two (2) acre lot for the post office and the approximately eight (8) acre lot in which the Police Station and the snow creek cottages were built.

The Planning Commission is scheduled to review this application on March 10, 2010. Staff will provide an update to City Council during the March 11, 2010 meeting.

Analysis

The application is to create two lots of record from one lot of record within an existing subdivision. The plat amendment will allow the properties to be owned separately and will allow for the Snow Creek Cottage single family homes to be sold individually within a condominium plat.

The existing Lot 9b of the Snow Creek Crossing Lot No. 9 Subdivision will be divided into two separate lots of record. Lot 9b is 7.84 acres in area. The plat amendment creates Lot 9b-1 (Police Station) which will be 5.43 acres and Lot 9b-2 (Snow Creek Cottages) which will be 2.38 acres. The minimum lot size for a non-residential use is 14,000 square feet in the RDM zone. There is no minimum lot size for residential in the RDM zone. Lot 9b-1 exceeds the 14,000 square feet minimum requirement.

The following chart explains the site requirements for lots within the RDM zoning district and how the proposals comply with the zoning regulations:

	Lot 9b-1	Lot 9b-2
Density. The maximum density allowed is five units per acre. Developments reviewed and approved as a MPD may approach a maximum density of eight units per acre.	5 units per acre $5 \times 5.4324 = 27$ units Police station 24,000 sf Units utilized 24	5 units per acre $5 \times 2.3803 = 11.9$ MPD requirement for affordable housing $11.9 \times 0.15 = 1.78$ Total 13 units. Within the MPD 2 units of affordable housing are required which do not count toward density
Lot Size. For non-residential uses, the minimum lot size is 14,000 square feet with 1,000 square feet of land required or each 1,000 square feet of floor area. The maximum floor area ratio is one (1).	Police station 24,000 sf. Lot size 237,943 sf. Complies with floor area ratio.	Complies with 25' setback within the MPD
Front yard. The minimum front yard is twenty feet (20'). New front facing garages for single family dwellings must be 25' from front lot line.	Complies	Complies with 25' setback within the MPD
Rear yard. The minimum rear yard is ten feet (10')	Complies	Complies with the 25' setback within the MPD
Side yard. The minimum side yard is ten feet (10').	Complies	Complies with the 25' setback within the MPD.
Building Height. No structure may be erected greater than twenty-eight feet (28') from existing grade. Exception (1): gable, hip, and similar pitched roofs may extend up to five feet (5') above the zone height, if the roof pitch is 4:12 or greater.	Complies	Complies with Exception 1.

Planning Staff finds there is good cause for the plat amendment as it will create clean ownership boundaries between the properties. It will also allow for the sale of individual units within the Snow Creek Cottages. Staff finds that the plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

Department Review

The Planning Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with the LMC and State Law prior to recording. The request was discussed at internal Staff meetings where representatives from local utilities and City Staff were in attendance. Issues which were brought up during the staff meeting have been resolved.

Notice

Notice of this hearing was sent to property owners within 300 feet. Legal notice was also placed in the Park Record.

Public Input

No comments have been received by staff at the date of this writing.

Alternatives

1. The City Council may approve the Snow Creek Crossing Lot No. 9B Subdivision as conditioned or amended; or
2. The City Council may deny the Snow Creek Crossing Lot No. 9B Subdivision and direct staff to make Findings for this decision; or
3. The City Council may continue the Snow Creek Crossing Lot No. 9B Subdivision.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The lot would remain as is and the Snow Creek Cottages could not be sold individually.

Recommendation

Staff recommends that the City Council review the Snow Creek Crossing Lot No. 9B Subdivision and consider approving the subdivision based on the findings of fact, conclusions of law and conditions of approval outlined in the attached ordinance.

Exhibits

Exhibit A – Proposed Ordinance

Exhibit B – Survey

Ordinance No. 09-

**AN ORDINANCE APPROVING THE SNOW CREEK CROSSING LOT NO. 9B
SUBDIVISION TWO LOT SUBDIVISION LOCATED WITHIN SECTIONS 8 & 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN, PARK
CITY, SUMMIT COUNTY UTAH**

WHEREAS, the owner of the properties known as Snow Creek Crossing Lot No. 9B Subdivision, has petitioned the City Council for approval of a plat amendment for the existing Lot 9B, Snow Creek Crossing Lot No. 9 Subdivision; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on March 10, 2010, to receive input on the Snow Creek Crossing Lot No. 9B Subdivision; and

WHEREAS, the Planning Commission, on March 10, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on March 11, 2010, the City Council approved the Snow Creek Crossing Lot No. 9B Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Snow Creek Crossing Lot No. 9B Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL The above recitals are hereby incorporated as findings of fact. The Snow Creek Crossing Lot No. 9B Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2060 Park Avenue.
2. The lot area of lot 9b of the Snow Creek Crossing Lot No. 9 is 7.84 acres in area.

3. The plat amendment creates two lots of record from lot 9B of the Snow Creek Crossing Lot No. 9.
4. The plat amendment creates Lot 9b-1 (Police Station) which will be 5.43 acres and Lot 9b-2 (Snow Creek Cottages) which will be 2.38 acres.
5. The Park City Police station exists on Lot 9b-1.
6. The Snow Creek Cottages are being built on Lot 9B-2.
7. The zone is Residential Development Medium Density (RDM).
8. The two proposed lots and the existing buildings on the lots comply with the lot and site requirements for development in the RMD zone as explained within the analysis section of this report.
9. The neighborhood is characterized multi-family condominium, public facilities, a bike trail, and commercial.
10. All findings within the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 11th day of March 2009.

[illegible][illegible]

**Evergreen
Engineering, Inc.**

Old Technology • Land Surveying • Land Planning
1670 Stevens Drive • Suite 150
P.O. Box 2866 • Fort COV • Utah • 84005
Phone (435) 644-4447 • Fax (435) 644-9213
E-mail: evergreen@evergreen.com



ELLIOTT+WORKGROUP
architecture

304 MAIN STREET, P.O. BOX 435-648-0092
2419 435-648-7127
PARK CITY, UTAH 84090 WWW.ELIOTTWORKGROUP.COM

DATE:	March 14, 2008
HOST:	French Kiss (Paw #
PLANTS:	SCOT 34
DISCOUNTED BY:	none
TRAIN BY:	none
REVENUE BY:	none

Snow Creek Cottages
2061 Park Avenue
Park City, Utah 84098

EXISTING CONDITIONS PLAN

C-103
CONFIDENTIAL RELIANT WORKS GROUP, LLC

City Council Staff Report



Subject: Snow Creek Cottages
Author: Katie Cattan
Date: March 11, 2010
Type of Item: Administrative – Condominium Plat

Summary Recommendations

Staff recommends that the City Council review the Condominium Plat for the Snow Creek Cottages Condominiums, conduct a public hearing and consider approving the Condominium Plat for the Snow Creek Cottages Condominiums according to the findings of fact, conclusions of law, and conditions of approval outlined in the attached ordinance.

Topic

Applicant: Phyllis Robinson, PCMC Project Manager
Location: 2060 Snowcreek Drive
Zoning: Residential Development Medium Density (RDM)
Adjacent Land Uses: Residential and Commercial
Reason for Review: Condominium Plats require Planning Commission review and City Council approval

Background

On January 22, 2010, the City received a completed application for the Condominium Plat for the Snow Creek Cottages Condominiums for the new detached homes at 2060 Snowcreek Drive. The Snow Creek Cottages are currently owned by the City. By creating a condominium plat, the detached single family homes will be able to be sold separately and a Home Owners Association (HOA) will be created to manage those tasks outlined within the codes, covenants, and restrictions (CC&Rs) documents.

The original Snow Creek Subdivision was approved on September 7, 1995 by the City Council. Lot 9 was created within the original subdivision plat. Lot 9 was further subdivided into Lots 9A and 9B on April 29, 1999 to create the approximately two (2) acre lot for the post office and the approximately eight (8) acre lot on which the Police Station and the snow creek cottages were built. The applicant has also applied for a plat amendment to create two (2) separate lots of record within lot 9B. Without prior approval of the plat amendment, this application cannot be reviewed. Staff is processing the two (2) applications simultaneously.

The Planning Commission will review the application on March 10, 2010. Staff will provide City Council with an update during the March 11, 2010 meeting.

Analysis

The application is to create a condominium plat for the Snow Creek Cottages Master Planned Development (MPD). The Snow Creek Cottages MPD was approved on July 9, 2008. The condominium plat will identify ownership of all existing conditions and allow the detached homes to be sold separately and the common areas to be managed by the HOA.

The proposed record of survey reflects the MPD approval. All Land Management Code (LMC) requirements for an MPD within the RMD zoning district are in compliance as found within the MPD approval.

Planning Staff finds there is good cause for the condominium plat as it will allow for the sale of individual units within the Snow Creek Cottages. Staff finds that the condominium plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code.

Department Review

The Planning Department has reviewed this request. The City Attorney and City Engineer will review the condominium plat for form and compliance with the LMC and State Law prior to recording. The request was discussed at internal Staff meetings where representatives from local utilities and City Staff were in attendance. Issues which were brought up during the staff meeting have been resolved.

Notice

Notice of this hearing was sent to property owners within 300'. Legal notice was also put in the Park Record.

Public Input

No comments have been received by staff at the date of this writing.

Alternatives

1. The City Council may approve the Condominium Plat for the Snow Creek Cottages Condominiums as conditioned or amended; or
2. The City Council may deny the Condominium Plat for the Snow Creek Cottages Condominiums and direct staff to make Findings for this decision; or
3. The City Council may continue the discussion on the City Council for the Condominium Plat for the Snow Creek Cottages Condominiums.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The Snow Creek Cottages could not be sold individually.

Recommendation

Staff recommends that the City Council hold a public hearing for the Condominium Plat for the Snow Creek Cottages Condominiums and consider approving the condominium

plat based on the findings of fact, conclusions of law and conditions of approval outlined in the attached ordinance.

Exhibits

Exhibit A – Proposed Ordinance

Ordinance No. 10-

AN ORDINANCE APPROVING THE CONDOMINIUM PLAT FOR THE SNOW CREEK COTTAGES CONDOMINIUMS, LOCATED WITHIN SECTIONS 8 & 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY UTAH

WHEREAS, the owner of the properties known as Snow Creek Crossing Lot No. 9B Subdivision, has petitioned the City Council for approval of a Condominium Plat for the Snow Creek Cottages Condominiums; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on March 10, 2010, to receive input on the Condominium Plat for the Snow Creek Cottages Condominiums; and

WHEREAS, the Planning Commission, on March 10, 2010, forwarded a positive recommendation to the City Council; and

WHEREAS, on March 11, 2010, the City Council approved the Condominium Plat for the Snow Creek Cottages Condominiums; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Condominium Plat for the Snow Creek Cottages Condominiums.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL The above recitals are hereby incorporated as findings of fact. The Condominium Plat for the Snow Creek Cottages Condominiums as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2060 Park Avenue.

2. The Condominium Plat for the Snow Creek Cottages Condominiums is located on the proposed lot 9b-2 of the Snow Creek Crossing Lot No. 9B Subdivision.
3. Lot No. 9b-2 is 2.3803 acres.
4. The Condominium Plat for the Snow Creek Cottages Condominiums contains thirteen (13) detached single family homes.
5. The Condominium Plat reflects the MPD approval of the Snow Creek Cottages as approved by the Planning Commission on July 9, 2008.
6. The zone is Residential Development Medium Density (RDM).
7. The neighborhood is characterized multi-family condominium, public facilities, a bike trail, and commercial.
8. All findings within the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this condominium plat.
2. The condominium plat is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed condominium plat.
4. As conditioned the condominium plat is consistent with the Park City General Plan.

Conditions of Approval:

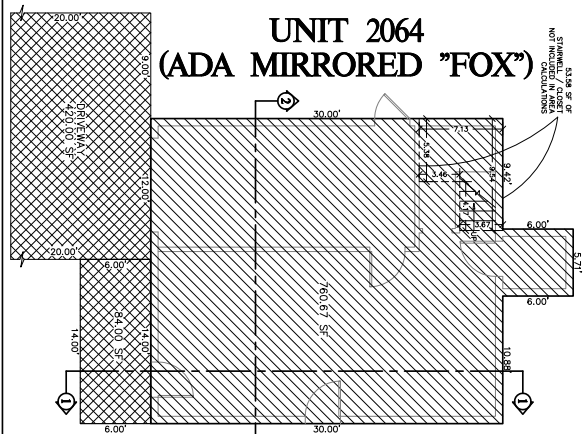
1. The City Attorney and City Engineer review and approval of the final form and content of the condominium plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. The applicant will record the Snow Creek Crossing Lot No.9B Subdivision prior to or at the same time as the Condominium Plat.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

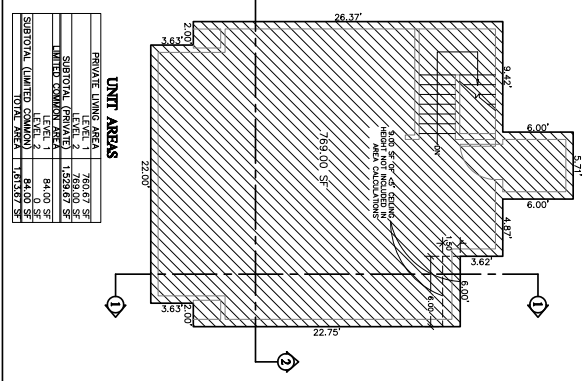
PASSED AND ADOPTED this 11th day of March 2009.

UNIT 2064 (ADA MIRRORED "FOX")

LEVEL 1



LEVEL 2

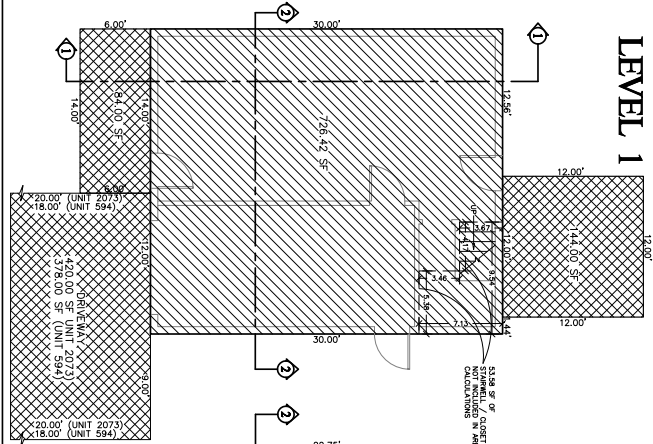


UNIT AREAS

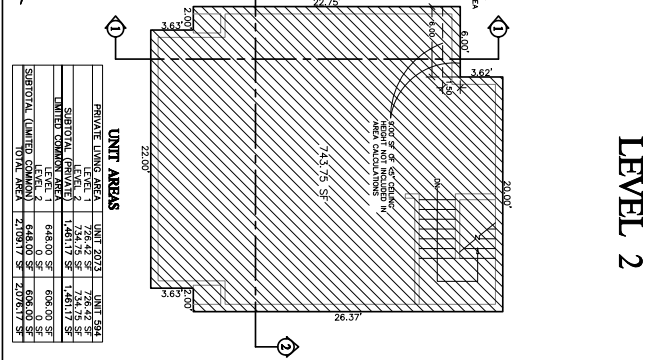
PRIVATE LIVING AREA	LEVEL 1	160.67 SF
PRIVATE LIVING AREA	LEVEL 2	160.67 SF
UNITED COMMON AREA	LEVEL 1	14.00 SF
UNITED COMMON AREA	LEVEL 2	14.00 SF
SUBTOTAL (UNITED COMMON)	TOTAL AREA	348.00 SF

UNITS 2073, 594 ("FOX")

LEVEL 1



LEVEL 2

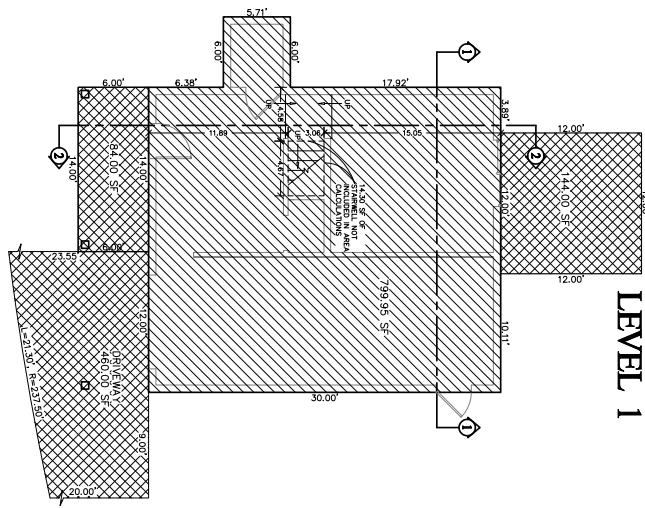


UNIT AREAS

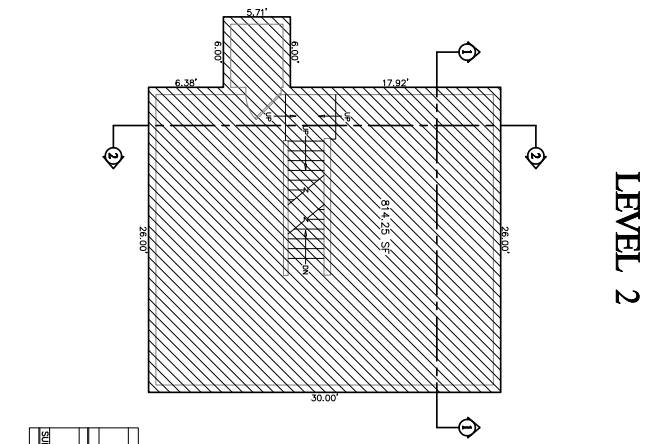
PRIVATE LIVING AREA	UNIT 2073	126.42 SF
PRIVATE LIVING AREA	UNIT 594	126.42 SF
UNITED COMMON AREA	UNIT 2073	14.00 SF
UNITED COMMON AREA	UNIT 594	14.00 SF
SUBTOTAL (UNITED COMMON)	TOTAL AREA	510.26 SF

UNIT 2061 (ADA "DEER")

LEVEL 1



LEVEL 2



UNIT AREAS

PRIVATE LIVING AREA	LEVEL 1	799.95 SF
PRIVATE LIVING AREA	LEVEL 2	814.25 SF
UNITED COMMON AREA	LEVEL 1	14.00 SF
UNITED COMMON AREA	LEVEL 2	14.00 SF
SUBTOTAL (UNITED COMMON)	TOTAL AREA	1638.20 SF

HATCHING LEGEND

[Hatched Box]	PRIVATE AREA
[Cross-hatched Box]	UNITED COMMON AREA
[White Box]	COMMON AREA



REVISIONS

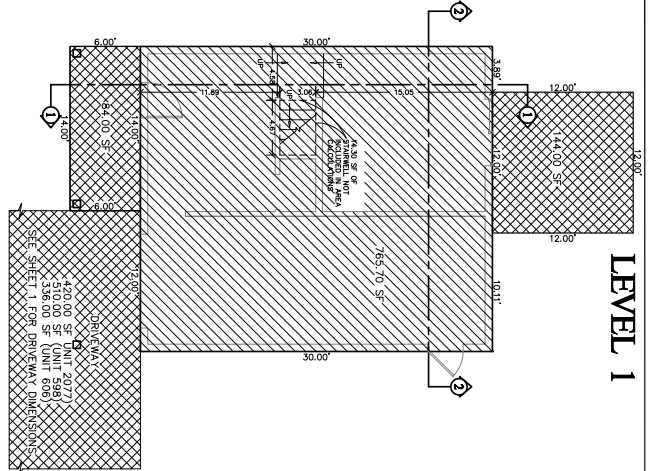
DATE	BY	COMMENTS

Evergreen Engineering, Inc.

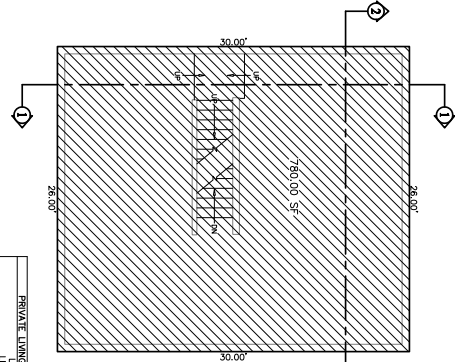
434 Engineering • Land Surveying • Land Planning
1870 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

UNITS 2077, 598, 606 ("DEER")

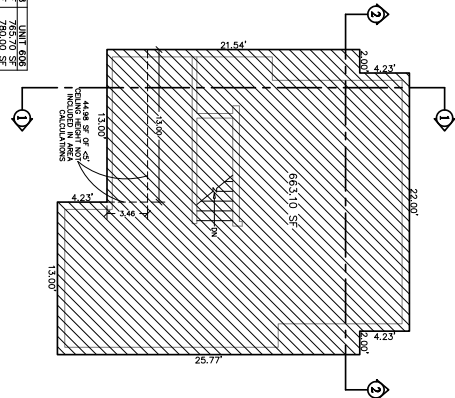
LEVEL 1



LEVEL 2



LEVEL 3

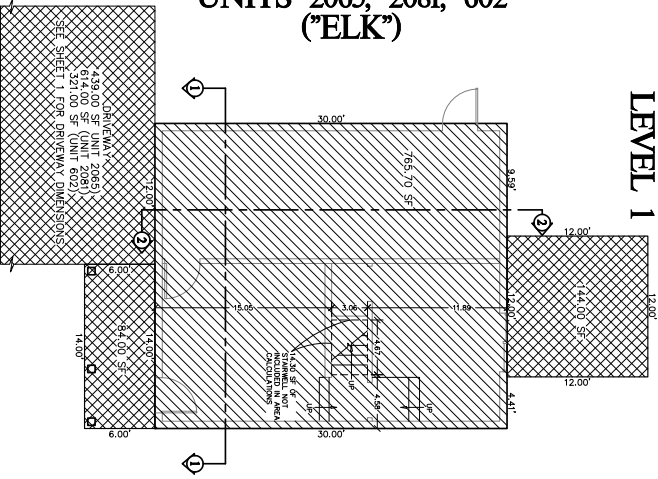


UNIT AREAS

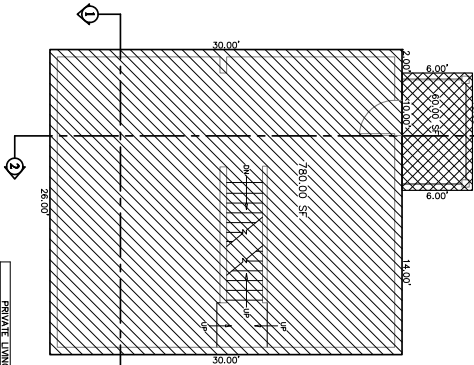
PRIVATE LIVING AREA	UNIT 2077	UNIT 598	UNIT 606
LEVEL 1	780.00 SF	780.00 SF	780.00 SF
LEVEL 2	780.00 SF	780.00 SF	780.00 SF
LEVEL 3	780.00 SF	780.00 SF	780.00 SF
SUBTOTAL (PRIVATE)	2,340.00 SF	2,340.00 SF	2,340.00 SF
UNIT COMMON AREA	448.00 SF	448.00 SF	448.00 SF
LEVEL 1	0 SF	0 SF	0 SF
LEVEL 2	0 SF	0 SF	0 SF
LEVEL 3	0 SF	0 SF	0 SF
SUBTOTAL (UNIT COMMON)	0 SF	0 SF	0 SF
TOTAL AREA	2,340.00 SF	2,340.00 SF	2,340.00 SF

UNITS 2065, 2081, 602 ("ELK")

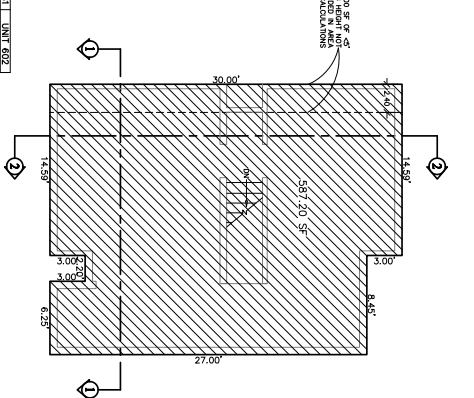
LEVEL 1



LEVEL 2



LEVEL 3



UNIT AREAS

PRIVATE LIVING AREA	UNIT 2065	UNIT 2081	UNIT 602
LEVEL 1	780.00 SF	780.00 SF	780.00 SF
LEVEL 2	780.00 SF	780.00 SF	780.00 SF
LEVEL 3	780.00 SF	780.00 SF	780.00 SF
SUBTOTAL (PRIVATE)	2,340.00 SF	2,340.00 SF	2,340.00 SF
UNIT COMMON AREA	448.00 SF	448.00 SF	448.00 SF
LEVEL 1	0 SF	0 SF	0 SF
LEVEL 2	0 SF	0 SF	0 SF
LEVEL 3	0 SF	0 SF	0 SF
SUBTOTAL (UNIT COMMON)	0 SF	0 SF	0 SF
TOTAL AREA	2,340.00 SF	2,340.00 SF	2,340.00 SF

HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

SNOW CREEK COTTAGES CONDOMINIUMS

FLOORPLANS - "DEER" & "ELK"

UNITS 598, 602, 606, 2065, 2077, 2081

FOR: PARK CITY MUNICIPAL CORPORATION

DATE: 07/14/2010

0744

DESIGNED BY:
DRAWN BY:
CHECKED BY:
REV/ADM



DATE	BY	REVISIONS	COMMENTS

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LEVEL 1



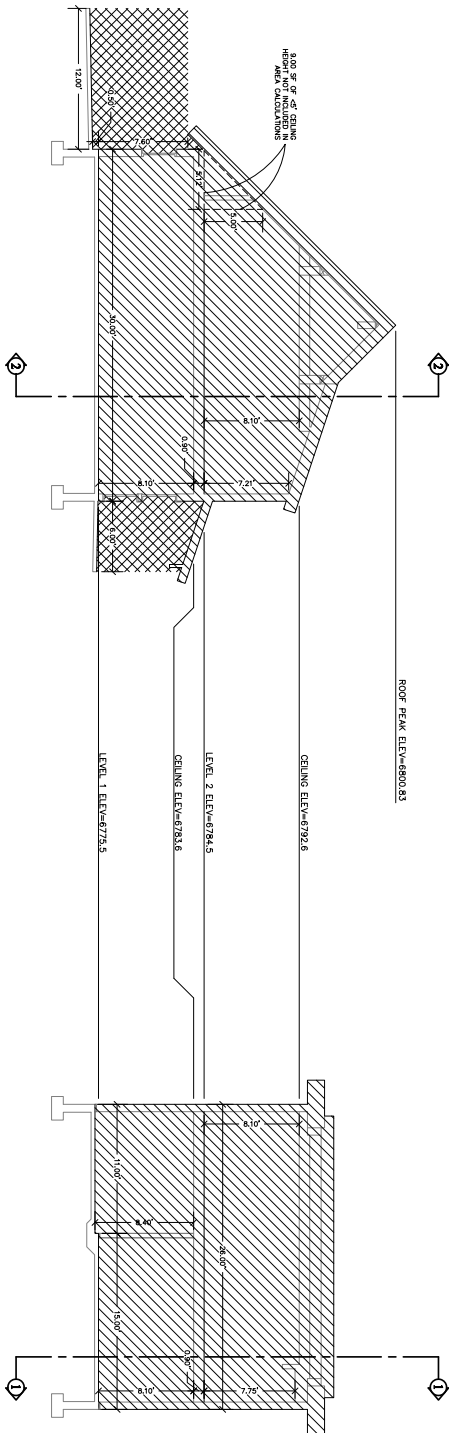
LEVEL 1

LEVEL 2



PLOTTED: FEBRUARY 11, 2010

UNIT 2064
(FOX - MIRRORED)



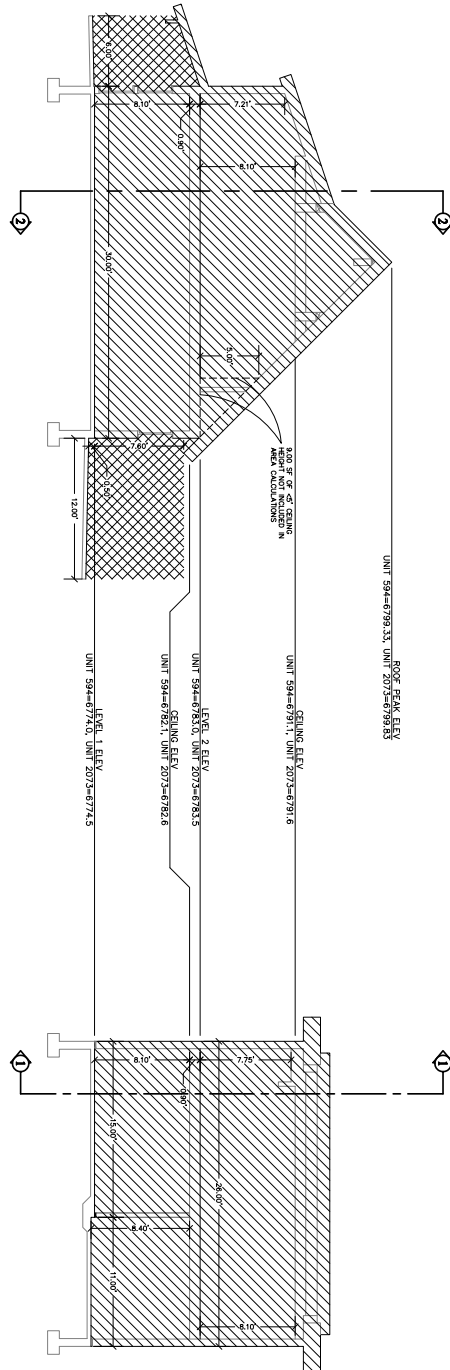
SECTION 1

SECTION 2

HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

UNITS 594, 2073
(FOX)



SECTION 1

SECTION 2

SNOW CREEK COTTAGES CONDOMINIUMS
BUILDING SECTIONS - "FOX"
UNITS 594, 2064, 2073

FOR PARK CITY MUNICIPAL CORPORATION

FILE NO. SC70-SECTIONS

DIB NO. 0744

DESIGNED BY: ELLIOT WORKGROUP
DRAWN BY: ADAM
CHECKED BY: GRW/ADM

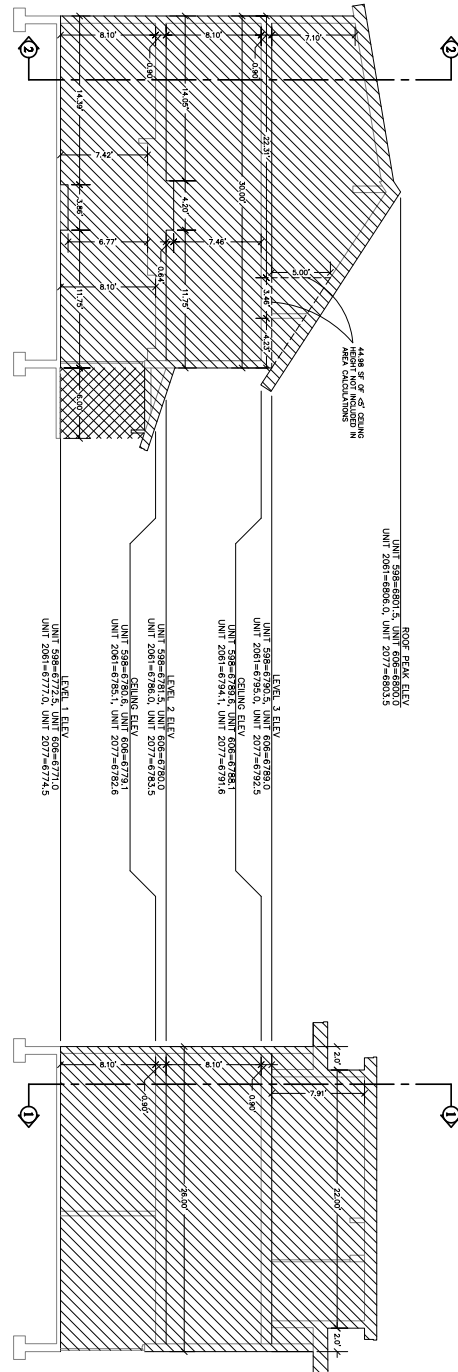


DATE	BY	REVISIONS	COMMENTS

Evergreen Engineering, Inc.

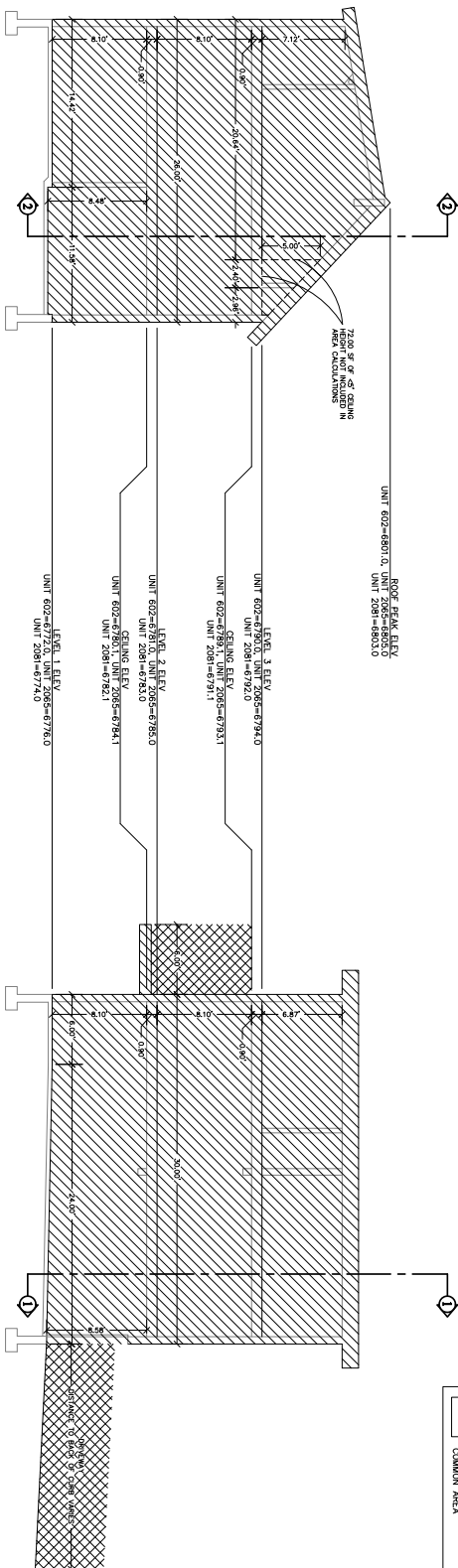
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Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

SECTION 1

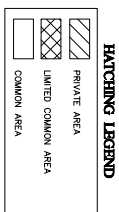


SECTION 2

SECTION 1



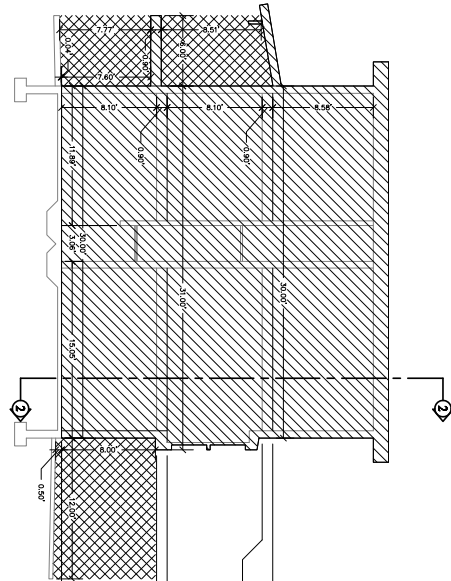
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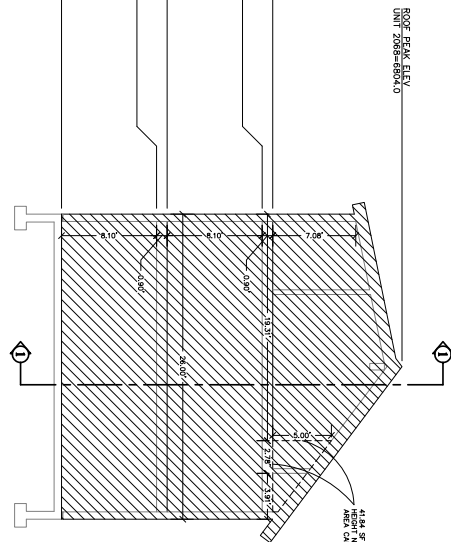
PLOTTED: FEBRUARY 11, 2010

UNIT 2068 (MOOSE - MIRRORED)

SECTION 1

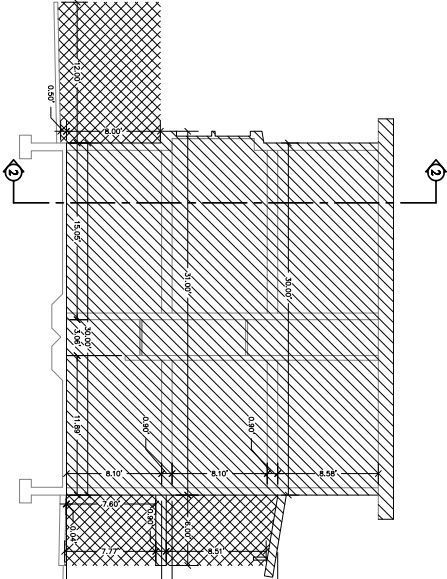


SECTION 2

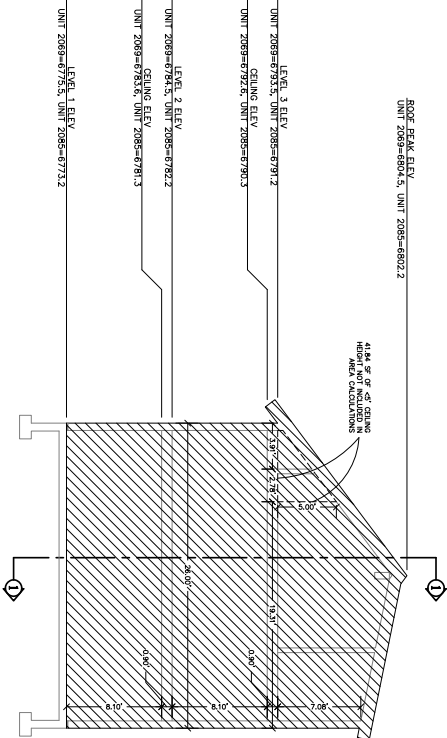


UNITS 2069, 2085 (MOOSE)

SECTION 1



SECTION 2



HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA

PLOTTED: FEBRUARY 11, 2010

SNOW CREEK COTTAGES CONDOMINIUMS
BUILDING SECTIONS - "MOOSE"
UNITS 2068, 2069, 2085

FOR: **PARK CITY MUNICIPAL CORPORATION**

FILE: **SC70-SECTIONS**

DIB NO: **0744**

DESIGNED BY:
 ELLIOT WORKGROUP
 DRAWN BY:
 GRY/ADM



REVISIONS	
DATE	BY

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