TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092

TEL (801) 363-5105
(801) 742-3522
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TTY 711

Alta Town Council Meeting Packet - July 9, 2025

Agenda

Staff Reports

Financial Materials

Draft Minutes

Additional Meeting Materials

Document Tips: The sections above are each hyperlinked to help you navigate straight to a section of interest. Page numbers refer to the header numbers on the top right of the page in blue.

Updated 7/10/2025

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AGENDA
ALTA TOWN COUNCIL MEETING AND PUBLIC HEARING
JULY 9, 2025 AT 4:00PM
ALTA COMMUNITY CENTER
ALTA, UTAH

We encourage you to join us in person. This will be a hybrid meeting with virtual meeting instructions on our website: https://townofalta.utah.gov/

Public comment - please note, each person will be able to speak for up to 3 minutes for each agenda item. Written public input can be submitted here: https://townofalta.utah.gov/public-comment-form/

To make a public comment virtually we recommend you notify Brooke Boone via email (brooke@townofalta.utah.gov) in advance of the meeting.

Public Hearing

1	Call the meeting to order	4:00	-	4:00
2	Accept public comment on the proposed amended FY26 Sewer Fund budget	4:00	-	4:05
3	Motion to Adjourn	4:05		

Meeting Agenda

1	Call the meeting to order	4:05	-	4:10
2	Citizen Input	4:10	-	4:15
3	Snowbird Ski Area Update, Dave Fields	4:15	-	4:25
4	Alta Ski Area Update, Mike Maughan	4:25	-	4:35
5	Utah Local Governments Trust, Josh McKell	4:35	-	4:55
6	Questions regarding Departmental Reports	4:55	-	5:00
7	Approval of: April 24, 2025 Special Town Council Meeting, June 4, 2025 Special Town Council Meeting, June 18, 2025 Town Council Meeting Minutes, and the June Staff and Finance Reports	5:00	-	5:05
8	Mayor's Report	5:05	-	5:15
9	Discussion and possible action to adopt Resolution 2025-R-18 Admitting the City of Holladay as a Member of the Central Wasatch Commission	5:15	-	5:20
10	Discussion and possible action to adopt Resolution 2025-R-19 Amending the FY26 Sewer Fund Budget	5:20	-	5:25

11	Discussion and possible action to adopt Resolution 2025-R-20 repealing and replacing the Capital Projects Plan	5:25	-	5:30
12	Update on Our Lady of the Snows	5:30	-	5:35
13	Presentation and Discussion of Water and Sewer and Facilities Planning and Update on Approach to Strategic Planning	5:35	-	5:55
14	New Business	5:55	-	6:00
15	Motion to Adjourn	6:00		

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Town Council may attend by electronic means, including telephonically. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the ALTA COMMUNITY CENTER, 10361 EAST HWY 210, ALTA, UTAH
- Reasonable accommodations (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance, please call the Alta Town Office at 801-363-5105
- By motion of the Alta Town Council, pursuant to Title 52, Chapter 4 of the Utah Code, the Town Council may vote to hold a closed meeting for any of the purposes identified.

Alta Town Council

Staff Report

To: Town Council
From: Chris Cawley, Town Manager, Molly Austin, Assistant Town Manager
Re: July 2025 Department Report
Date: July 2, 2025
Attachments:

Construction Projects in Alta

The Town is working with Alta Ski Area on various components of the ski area's major construction projects taking place this summer including the construction of the Albion Day Lodge Expansion and Cold Storage Building and the Supreme Lift realignment. The Town granted an exception to the Town of Alta Noise Ordinance to Alta Ski Area for limited, specific construction activities emitting noise occurring outside the regular hours permitted in the Noise Ordinance per the exception process provided in Town Code Section 5-3B-3 EXCEPTIONS. The Town appreciates the ski area’s efforts to minimize impacts to public health and safety as it pursues tight timelines to conclude or pause these projects at an appropriate point prior to winter.

Strategic Planning

Staff and council members discussed the Town’s need to make decisions about major capital projects and how to fund them in the June meeting. Staff proposed a series of special meetings in the upcoming late summer, fall, and winter to discuss these topics, and the council provided staff direction to start by scheduling two, three-hour meetings to focus on funding mechanisms and facilities projects. Staff will be prepared to discuss a refined approach to a special meeting series in the July council meeting.

Water and Sewer Master Plan and Facilities Master Plan

As of the publication of the July 9 meeting agenda and packet staff is still receiving updated and hopefully final versions of our planning documents. Chris will send them out when they can be reviewed and summarized in presentations for the council meeting, hopefully on Thursday July 3. The council has reviewed and discussed much of the substance of these documents in previous meetings and we will focus on new information and changes to existing recommendations in the July meeting.

Crosstow Waterline Project

All project supplies have been ordered, and many are on-site in Alta. Alta Ski Area has assembled much of the pipeline itself and staged the fused pipe sections in the crosstow corridor. Excavation off the trench is anticipated to begin at any time.

Alta Planning Commission: Next Meeting July 15th

The Alta Planning Commission did not meet in June. The next meeting is scheduled for July 15th.

Building Permit Fee Update

We are moving ahead with a small project to update our building department fees. The current schedule has not been updated for many years, and our review will ensure that it aligns with industry standards and appropriately reflects the time and resources required to perform plan reviews and inspections. We've asked WC3 to provide recommendations based on the most recent International Code Council (ICC) Building Valuation Data (BVD) table and IRC Appendix AL. This approach is widely used and provides a standardized, transparent framework for calculating building permit fees based on project scope and valuation.

In addition to valuation-based changes to our building permit fees, we will also be reviewing and updating hourly fees and flat-rate fees for common, lower-complexity permit types, such as mechanical equipment replacements, roofing permits, other project types eligible for "over the counter" permits that do not require plan review, etc. to ensure consistency and adequate cost recovery.

We'll update the council as we move forward. For any fee schedule update to be implemented, the council needs to approve it in an open meeting.

Emergency Management – NIMS Training for Elected Officials

We have scheduled representatives from SLCoEM to present a condensed version of "G402 – NIMS for Senior and Elected Officials" on Wednesday, September 10 @ 2:00 PM (as a work session to precede the regular meeting). This training will discuss roles, cover what the Incident Command System (ICS) looks like for a jurisdiction, and give context to how we would interact with the Emergency Operations Center (EOC), followed by a 30-minute interactive game.

Cyber Security and Awareness – KnowBe4

We have onboarded with a cyber security awareness and training vendor called KnowBe4 (KB4). Access to this program is made available to us at no cost through the State of Utah Cyber Center. It is not a legislative requirement, but we are enrolling all users with a Town of Alta email address as we believe it is in the best interest of the Town as a measure to protect against the rise in cyber threats.

Through this partnership, all users with a TOA email address will be enrolled in the training program that will consist of monthly trainings (approximately 6 - 12 minutes each month) as

well as a quarterly phishing campaign. Please keep an eye out in your email from the Utah Cyber Center and/or KnowBe4 – these are legitimate emails with links to the online training.

The first assigned training was a “Security Awareness Proficiency Assessment” to gauge our specific vulnerabilities as an organization. So far, 79% of users have completed the assessment with an average organization rating of 70% - so we have some room for improvement! The second training was assigned on July 1 “A Guide to Dealing with Password Breaches” and is more representative of the types of training we will receive moving forward.

This endeavor will strive to ensure our employees are empowered with the knowledge they need to protect our organization from cyber threats, such as scams and phishing, and to bolster our overall security hygiene. *A successful information security awareness program is essential to ensure your employees are empowered with the knowledge they need to protect your organization. While employees are your most important asset, they are at the same time your weakest link and your last line of defense. One of the best ways to make sure your employees will not make costly errors regarding information security is to institute company- wide security awareness training initiatives.*

Managed IT Services

The Town of Alta currently contracts with Executech to manage our IT services and needs. In May, Executech alerted us that they are transferring all their clients to a new service model by July 1, 2025. While the new model has some clear benefits, it does come with a cost increase of about 45% (approximately $7,500/year). Due to this unexpected jump in price, we are preparing to issue an RFP to evaluate our options. We hope to publish the RFP in July and review proposals at the beginning of August.

Staff Report For:

July 9, 2025

To: Town Council
From: Jen Clancy, Town Clerk & Brooke Boone, Deputy Town Clerk
Date Written: July 2, 2025

Town Clerk – Jen

Municipal Election 2025

The Town will hold its municipal election on November 4, 2025, for the officers of Mayor and two at-large Town Council seats. Election information, including voter registration details and candidate information is available on the Town website.

Declared Candidates:

Mayor (four-year term):

John Byrne
Roger Bourke

Council Seats At-Large (four-year terms - 2 seats):

Carolyn Anctil
Paul T. Moxley
Craig Heimark

Budget Updates

FY 2025 Budget

We are wrapping up year-end expenses and closing out the year. Ill start working on audit preparations with Steve Rowley soon. There will be expenses and revenue attributed to FY25 trickling in over the next month or so.

FY 2026 Budget

We are now officially in FY26 and are preparing for truth in taxation public hearing on August 13, 2025 at 6pm.

Water Fund

New water rates went into effect July1, 2025

Sewer Fund

New sewer rates went into effect July1, 2025.

There is a sewer fund budget amendment on the agenda

Our Lady of the Snows

Progress continues on the OLS acquisition and more details will be provided in the meeting.

- The Town took ownership of Our Lady of the Snows on 6/30.
- We are close to having a 2 year lease agreement signed with ACE and an agreement for them to manage other rentals.
- Radon mitigation was scheduled for 7/8, then we will be testing for effectiveness.

Deputy Town Clerk – Brooke

General Information

Brooke learned a lot of information regarding business licensing from the UBLA conference and will be utilizing this knowledge for our business licensing procedures.

Dog License Reporting

Temporary dog licenses issued with a start date between 6/18/2025 - 7/9/2025

- Case Watson (4 days) 6/26/2025
- Lisa Winston (14 days) 7/27/2025
- Adam Herbets (5 days) 7/3/25
- Richard Atkinson (4 days) 7/3/25
- Katie Burns (8 days) 7/7/25

Alta Justice Court

- The Alta Justice Court is in operation. Court is held monthly in a virtual setting.
    - The next court date will be July 17, 2025
- Continued training for Court Clerk Certification

Department Incident Activity Report

Date Reported: **06/01/2025 - 06/30/2025** | Show Subclasses: **True**

ALTA MARSHAL'S OFFICE
PO BOX 8016
ALTA, UT 84092
801.742.3522
AMO@TOWNOFALTA.COM

Classification	Events Rptd	Unfounded	Actual	Clr Arrest	Clr Exception	Clr Juveniles	Total Clr	Percent Clr
AGENCY ASSIST	1	0	1	0	0	0	0	0.0
Assist Other Agency	1	0	1	0	0	0	0	0.0
ALARM	1	0	1	0	0	0	0	0.0
Burglary Alarm	1	0	1	0	0	0	0	0.0
ANIMAL PROBLEM	1	0	1	0	0	0	0	0.0
Dead Animal	1	0	1	0	0	0	0	0.0
FOREST SERVICE	15	0	15	0	0	0	0	0.0
PATROL	15	0	15	0	0	0	0	0.0
MEDICAL	2	0	2	0	0	0	0	0.0
Diabetic Problem	1	0	1	0	0	0	0	0.0
EMERGENCY	1	0	1	0	0	0	0	0.0
MENTAL SUBJECT	1	0	1	0	0	0	0	0.0
Mental Subject	1	0	1	0	0	0	0	0.0
ORDINANCE VIOLATION	1	0	1	0	0	0	0	0.0
Ordinance Violation	1	0	1	0	0	0	0	0.0
PROPERTY	4	0	4	0	0	0	0	0.0
Found Property	4	0	4	0	0	0	0	0.0
SEARCH/RESCUE	2	0	2	0	0	0	0	0.0
Search/Rescue, Assist Other Agency	1	0	1	0	0	0	0	0.0
Search/Rescue, Mountain	1	0	1	0	0	0	0	0.0
TRAFFIC	13	0	13	4	0	0	4	30.8
VIOLATION	13	0	13	4	0	0	4	30.8
TRAFFIC ACCIDENT	1	0	1	0	0	0	0	0.0
Traffic Accident, Vehicle Damage	1	0	1	0	0	0	0	0.0
WATERSHED OFFENSE	1	0	1	0	0	0	0	0.0
ANIMALS	1	0	1	0	0	0	0	0.0
Event Totals	**43**	**0**	**43**	**4**	**0**	**0**	**4**	**9.3**

UNIFIED FIRE AUTHORITY

UFA Report July 2025

Budget update: The UFA Board gave final approval of the proposed UFA budget at its board meeting on June 17. The budget may be viewed on the UFA website here: https://unifiedfire.org/budget-and-financial-audits/.

Fourth Battalion Being Created: UFA is opening a fourth battalion this month. This is resulting in three new BC promotions and with the vacancy created from the Ops Chief position being filled, one additional promotion for a total of 4 new BCs. The new promotions will be effective July 16.

Training and Recruit update: All our crews completed multi-company live-fire training in the month of June. We currently have 20 firefighters in a 5-week engineer school that our Fire Training Division is holding. This week the division hosted an orientation for the 24 recruits that will begin camp 60 on August 4.

Firework Restrictions: We are expecting red flag-like conditions during this year's fireworks period and urge our citizens to take all precautions necessary to safely enjoy the holiday. As a reminder of restrictions, vendors may sell Class C common state-approved explosives as follows:

- Beginning on June 24th and ending on July 25th
- Beginning on December 29th and ending on December 31st
- And 2 days before and on Chinese New Year's Eve

Dates for Legal Discharge: 2 days before, the day of, and 1 day after July 4th and 24th. (Changed from 14-day window to 8 days for discharge.)

Times for discharge: A person may discharge Class C common state-approved explosives in the state as follows:

- Between the hours of 11 a.m. and 11 p.m. beginning on July 2nd and ending on July 5th; and beginning on July 22nd and ending on July 25th (Note: On July 4th and 24th time of discharge is extended to 12:00 midnight.)
- Beginning at 11 a.m. on December 31 and ending at 1 a.m. on the following day
- Beginning at 11 a.m. the Chinese New Year's Eve, ending at 1 a.m. on the following day

Low Acuity Unit Begins Operations: Unified Fire Authority is launching a pilot program for a Low Acuity Unit (LU101) beginning August 1. Operating Monday through Thursday from 9 a.m. to 7 p.m. out of Station 101, this specialized unit will be staffed by experienced EMTs and will respond to low-acuity medical calls in Millcreek, Holladay, and the northeast corner of Taylorsville. These are non-life-threatening incidents — that don't require a full paramedic response. The goal is to improve service efficiency and ensure advanced life support units remain available for more critical emergencies. LU101 reflects UFA's commitment to innovative, data-driven solutions that better match resources to community needs.

CPR Courses Offered: EMS Division currently offers a public CPR certification course every month. This course is intended for individuals who need to maintain a certification. The course is 4 hours, costs $60 per person which includes a 2-year American Heart Association BLS certification issued by Unified Fire Authority. Registration for the course is done through the Unified Fire Authority website.

Wildland update: It has been an active start to the fire season this year. Along the Wasatch Front, there has been an increase in fire activity, mainly due to the hot and dry conditions. With dry conditions and hotter than normal temperatures expected, it's important that the public stay diligent in their efforts to prevent wildfires.

Wildland division resources have been actively working on wildfire risk reduction efforts and have responded to several fires within UFA jurisdiction. Wildland crews will be on duty and prepared to assist Operations during the July fireworks holidays.

Safety Message: We are entering fireworks season and while they are exciting, safety should always come first! Here's some ideas to keep you safe:

- Always read and follow label instructions.
- Only use fireworks outdoors, away from buildings, trees, and dry grass.
- Keep a bucket of water or hose nearby.
- Never relight duds—wait 20 minutes and soak them.
- Keep children and pets at a safe distance.
- Dispose of used fireworks in water-soaked containers. Celebrate responsibly—injuries can be avoided with simple precautions. Enjoy the show safely and help protect yourself and those around you.

Please use extreme caution when using fireworks during the season. If high winds, precipitation, or other adverse weather conditions prevail fireworks discharge should be postponed or discontinued until weather conditions improve. Utah legal aerial fireworks are designed to travel up to 150 feet into the air and then explode. Aerial fireworks shall be placed on a hard-level surface outdoors, in a clear and open area prior to ignition. Anyone under the age of 16 shall not handle or operate aerial fireworks. Ignition of aerial fireworks shall be a minimum of 30 feet from any structure or vertical obstruction.

New Fire Restrictions in Place: Please be advised that the Salt Lake County Fire Warden will be implementing Stage 1 Fire Restrictions effective June 28th for all unincorporated private and state-owned lands within Salt Lake County. These restrictions are being put in place due to elevated wildfire risk and are intended to reduce the potential for human-caused fires during the peak fire season.

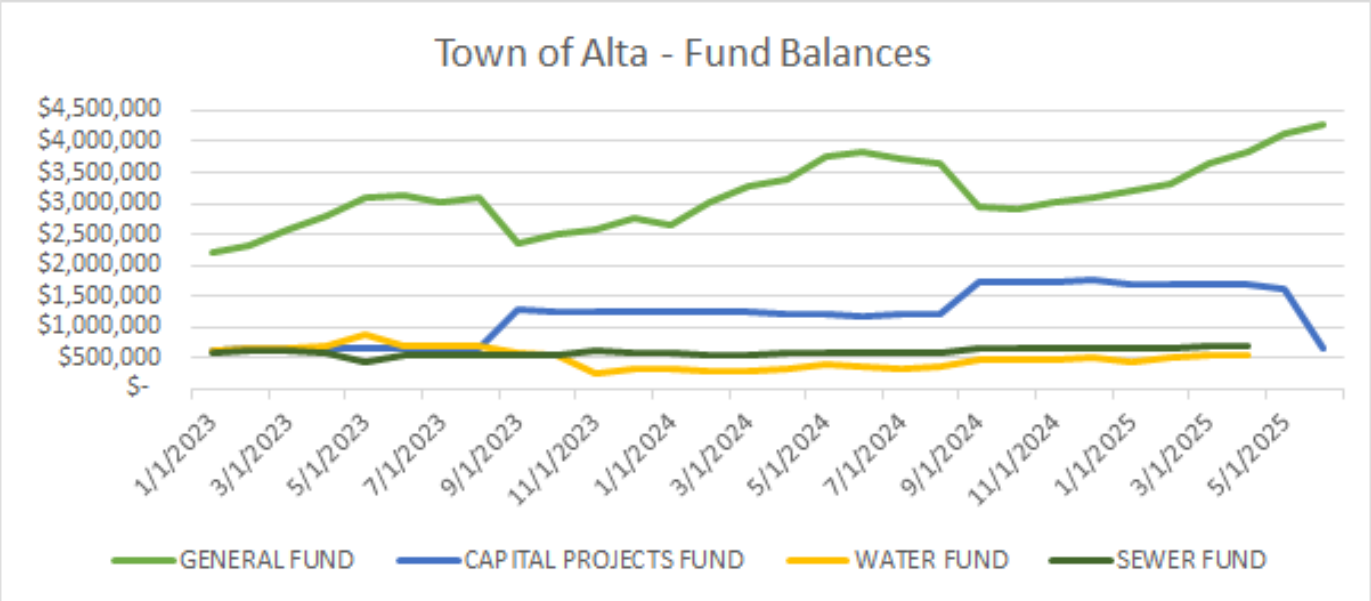
Stage 1 Restrictions Include:

1. No open fires of any kind except within established public facilities in improved campgrounds and picnic areas, *or* in permanently constructed fire pits at private residences where running water is present.
2. No smoking, except inside enclosed vehicles, trailers, buildings, developed recreation sites, or in areas free from dry vegetation.
3. No use of fireworks, tracer ammunition, or other pyrotechnic devices, including exploding targets.
4. No cutting, welding, or grinding metal in areas of dry vegetation.
5. No operating motorcycles, chainsaws, ATVs, or other small internal combustion engines without an approved and functioning spark arrestor.

Town of Alta
Bank Account Balance Summary

Account Info		4/30/2025	5/31/2025	6/30/2025
GENERAL FUND				
01-11610	PTIF - General Fund	$ 3,504,263	$ 3,719,574	$ 4,013,334
10-12640	PTIF - B&C Road Funds (restricted)	$ 78,507	$ 81,684	$ 81,684
10-12690	PTIF - Impact Fee (restricted)	$ 23,831	$ 23,921	$ 23,921
10-12700	PTIF - Beer Fund (restricted)	$ 32,336	$ 32,459	$ 28,190
10-12710	PTIF - Post-Employment (restricted)	$ 114,942	$ 115,379	$ 115,379
01-11110	KeyBank	$ 91,991	$ 148,403	$ 11,721
01-11215	Keybank PO	$ 810	$ 910	$ 605
	Total Fund Balance	**$ 3,846,678**	**$ 4,122,328**	**$ 4,274,834**
CAPITAL PROJECTS FUND				
45-12100	PTIF (restricted)	$ 1,703,285	$ 1,608,002	$ 664,769
	Total Fund Balance	**$ 1,703,285**	**$ 1,608,002**	**$ 664,769**
WATER FUND				
51-11140	PTIF (restricted)	$ 536,916	$ 566,392	$ 470,308
	Total Fund Balance	**$ 536,916**	**$ 566,392**	**$ 470,308**
SEWER FUND				
52-11130	PTIF (restricted)	$ 702,151	$ 660,049	$ 681,991
	Total Fund Balance	**$ 702,151**	**$ 660,049**	**$ 681,991**

* 6/30/2025 Balances don't include interest.



TOWN OF ALTA
COMBINED CASH INVESTMENT
JUNE 30, 2025

COMBINED CASH ACCOUNTS

01-11110	CASH IN CHKG-KEY BANK-COMBINED	(120,949.52)
01-11113	XPRESS DEPOSIT ACCOUNT	5,913.31
01-11115	CASH - PAYROLL TAX ACCOUNT	140.81
01-11215	CASH - CONTRACT POST OFFICE	605.12
01-11310	PETTY CASH	50.00
01-11400	RETURNED CHECKS - CLEARING	125.00
01-11610	CASH IN PTIF GENERAL	4,013,333.82
01-11710	CASH CLEARING -AR	(165.31)
01-11730	CASH CLEARING -UTILITIES	(9,361.56)
	TOTAL COMBINED CASH	3,889,691.67
01-10100	TOTAL ALLOCA TO OTHER FUNDS	(3,889,691.67)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,916,623.77
45	ALLOCATION TO CAPITAL PROJECT FUND	(15,923.97)
51	ALLOCATION TO WATER FUND	(33,481.91)
52	ALLOCATION TO SEWER FUND	22,473.78
	TOTAL ALLOCATIONS TO OTHER FUNDS	3,889,691.67
	ALLOCATION FROM COMBINED CASH FUND - 01-10100	(3,889,691.67)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF ALTA
BALANCE SHEET
JUNE 30, 2025

GENERAL FUND

	ASSETS			
10-10100	CASH - COMBINED FUND		3,916,623.77	
10-12640	CASH IN PTIF - C ROAD FUND		81,683.53	
10-12690	IMPACT FEE FUND PTIF		23,921.19	
10-12700	BEER TAX FUNDS PTIF		28,190.46	
10-12710	POST EMPLOYMENT BENEFIT PTIF		115,378.63	
10-13110	ACCOUNTS RECEIVABLE		4,236.85	
10-13200	DUE FROM OTHER GOVERNMENTS		91,178.45	
10-13510	TAXES RECEIVABLE - CURRENT		3,475.13	
10-13700	PROP TAX RECEIVABLE - CURRENT		405,963.00	
10-14210	DUE FROM OTHER FUNDS		296,970.00	
	TOTAL ASSETS			4,967,621.01
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-21310	ACCOUNTS PAYABLE		(33,253.02)	
10-21500	WAGES PAYABLE		16,177.77	
10-22200	RETIREMENT PAYABLE		8,839.77	
10-22210	FICA PAYABLE		1,823.92	
10-22220	FEDERAL WITHHOLDING PAYABLE		2,464.17	
10-22230	STATE WITHHOLDING PAYABLE		1,002.18	
10-22500	HEALTH & DENTAL INS PAYABLE		3.69	
10-22550	DEPENDANT CARE WITHHOLDING		(2,115.41)	
10-22555	FLEX/CAFETERIA WITHHOLDING		142.37	
10-22560	DEPENDENT DAY CARE		2,115.41	
10-22600	REVEGETATION DEPOSITS		21,760.00	
10-22700	DEFERRED REVENUE/PROPERTY TAX		405,950.77	
10-22725	EMPLOYEE 401K WITHHOLDING		(1,640.04)	
10-22755	EMPLOYEE ROTH IRA WITHHOLDING		(418.96)	
10-22770	URS EMP MANDATORY CONTRIBUTION		(168.58)	
	TOTAL LIABILITIES			422,684.04
	FUND EQUITY			
10-27515	NONSPENDABLE		14,371.00	
10-27550	C-ROAD FUND RESERVE		10,154.12	
10-27570	RESERVE-POST EMPLOYMENT		30,000.00	
10-27640	ASSIGNED FUND BALANCE		37,948.00	
	UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	3,413,205.14		
	REVENUE OVER EXPENDITURES - YTD	1,039,258.71		
	BALANCE - CURRENT DATE		4,452,463.85	
	TOTAL FUND EQUITY			4,544,936.97
	TOTAL LIABILITIES AND EQUITY			4,967,621.01

TOWN OF ALTA
BALANCE SHEET
JUNE 30, 2025

CAPITAL PROJECT FUND

	ASSETS			
45-10100	CASH - COMBINED FUND		(15,923.97)	
45-12100	RESTRICT CASH-CAPITAL IMPROVE		664,768.75	
	TOTAL ASSETS			648,844.78
	LIABILITIES AND EQUITY			
	LIABILITIES			
45-21310	ACCOUNTS PAYABLE		(880,000.00)	
	TOTAL LIABILITIES			(880,000.00)
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-29800	BEGINNING OF YEAR	1,710,589.93		
	REVENUE OVER EXPENDITURES - YTD	(181,745.15)		
	BALANCE - CURRENT DATE		1,528,844.78	
	TOTAL FUND EQUITY			1,528,844.78
	TOTAL LIABILITIES AND EQUITY			648,844.78

TOWN OF ALTA
BALANCE SHEET
JUNE 30, 2025

WATER FUND

	ASSETS			
51-10100	CASH - COMBINED FUND		(33,481.91)	
51-11140	PTIF CAPITAL ACQUISTION-WATER		470,307.62	
51-13110	ACCOUNTS RECEIVABLE		95,625.38	
51-16310	WATER DISTRIBUTION SYSTEM		2,496,283.74	
51-16320	CONSTRUCTION IN PROCESS		25,269.07	
51-16510	MACHINERY AND EQUIPMENT		24,897.82	
51-17500	ACCUMULATED DEPRECIATION		(1,324,105.87)	
	TOTAL ASSETS			1,754,795.85
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-21310	ACCOUNTS PAYABLE		(200.00)	
51-22620	DUE TO OTHER FUNDS - LONGTERM		296,970.00	
	TOTAL LIABILITIES			296,770.00
	FUND EQUITY			
51-26520	NET INVESTMENT/CAPITOL ASSETS		1,068,497.00	
	UNAPPROPRIATED FUND BALANCE:			
51-29800	UNRESTRICTED NET POSITION	292,560.79		
	REVENUE OVER EXPENDITURES - YTD	96,968.06		
	BALANCE - CURRENT DATE		389,528.85	
	TOTAL FUND EQUITY			1,458,025.85
	TOTAL LIABILITIES AND EQUITY			1,754,795.85

TOWN OF ALTA
BALANCE SHEET
JUNE 30, 2025

SEWER FUND

	ASSETS			
52-10100	CASH - COMBINED FUND		22,473.78	
52-11130	PTIF CASH RESTRICTED		681,991.08	
52-13110	ACCOUNTS RECEIVABLE		55,641.32	
52-16310	SEWER SYSTEM		848,217.93	
52-17500	ACCUMULATED DEPRECIATION		(699,350.86)	
	TOTAL ASSETS			908,973.25
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-21310	ACCOUNTS PAYABLE		(200.00)	
	TOTAL LIABILITIES			(200.00)
	FUND EQUITY			
52-26520	NET INVESTMENT/CAPITAL ASSESTS		290,453.00	
	UNAPPROPRIATED FUND BALANCE:			
52-29800	UNRESTRICTED NET POSITION	495,702.51		
	REVENUE OVER EXPENDITURES - YTD	123,017.74		
	BALANCE - CURRENT DATE		618,720.25	
	TOTAL FUND EQUITY			909,173.25
	TOTAL LIABILITIES AND EQUITY			908,973.25

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
COMBINED BUDGET SUMMARY: GF, Cap-Ex, Water, Sewer				
REVENUE				
Property Tax		432,188	439,122	429,327
Sales Tax		2,225,214	2,208,694	2,070,376
Other Taxes: Municipal Energy, Tele		112,274	98,565	94,072
Town Services:				
Permits, Licensing, Fines, Impact Fees, Shuttle		376,461	435,720	427,211
Sewer		219,894	289,478	261,859
Water		370,914	431,056	389,241
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UD		114,458	111,487	108,985
Misc Revenue		258,413	216,081	290,016
	Total Revenue	**4,109,815**	**4,230,204**	**4,071,087**
EXPENSES				
Alta Justice Court, Code Enforcement		24,332	33,192	42,647
Economic Development				400
Government Administration				
Financial Preparation		8,669	106,402	127,386
General Operations		0	239,887	278,465
Town Services & Programs		20,849	147,322	177,078
Land Use Planning, Building Inspections, Zoning		86,947	256,611	296,707
Post Office		38,654	44,372	48,056
Public Safety				
Employees: Salaries and Benefits		1,104,587	1,086,276	1,268,193
Equipment: Resources to Complete Work		130,143	132,244	240,600
Recycling		23,974	22,738	31,500
Sewer		188,398	156,460	236,320
Town Council: Salaries, Training, Admin		24,670	74,367	87,105
Transportation		259,322	265,205	297,750
Water		220,827	187,475	346,155
Misc. Expenses		-473	0	1,200
	Total Expenses (w/o CapEx Projects)	**2,130,898**	**2,752,551**	**3,479,561**
Capital Improvement Projects		206,245	408,147	883,814
	Total Expenses	**2,337,143**	**3,160,699**	**4,363,375**
COMBINED BUDGET SUMMARY				
Net Difference		**1,978,917**	**1,477,653**	**591,526**
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Ze		**1,232,679**	**1,069,505**	**0**

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
GENERAL FUND REVENUE				
TAXES				
10-31-100	CURRENT YEAR PROPERTY TAXES	431,740	405,451	403,391
10-31-101	TAX INCREMENT - CRA	0	0	0
10-31-200	PRIOR YEAR PROPERTY TAXES	447	33,671	25,936
10-31-300	SALES AND USE TAXES	2,225,214	2,208,694	2,070,376
10-31-310	4th .25 TAX	55,803	46,897	45,197
10-31-400	ENERGY SALES AND USE TAX	106,681	92,429	88,104
10-31-410	TELEPHONE USE TAX	5,593	6,137	5,968
Total TAXES:		2,825,478	2,793,280	2,638,972
LICENSES AND PERMITS				
10-32-100	BUSINESS LICENSES AND PERMITS	19,546	19,830	19,830
10-32-150	LIQUOR LICENSES	5,550	6,575	6,575
10-32-210	BUILDING PERMITS	67,581	130,815	126,844
10-32-220	PARKING PERMITS	14,375	16,768	16,744
10-32-250	ANIMAL LICENSES	13,300	13,085	12,600
Total LICENSES AND PERMITS:		120,351	187,073	182,593
INTERGOVERNMENTAL REVENUE				
10-33-100	WFRC MATCHING GRANT	0	0	0
10-33-200	SALT LAKE CITY	0	0	0
10-33-275	SLC TRAILS	0	0	0
10-33-300	COUNTY - COMMUNITY DEVELOPMEI	0	0	0
10-33-350	COUNTY - TRANSPORTATION	0	0	0
10-33-375	COUNTY - ZAP	0	0	0
10-33-400	STATE GRANTS	5,700	9,000	9,000
10-33-450	FEDERAL GRANTS	0	0	0
10-33-560	CLASS C" ROAD FUND ALLOTMENT"	14,551	15,801	15,000
10-33-580	STATE LIQUOR FUND ALLOTMENT	5,554	6,938	6,938
10-33-600	SISK	3,000	3,000	3,000
10-33-650	POST OFFICE	21,850	21,850	21,850
10-33-700	UDOT	8,000	8,000	8,000
Total INTERGOVERNMENTAL REVENUE:		58,655	64,590	63,788

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
CHARGES FOR SERVICES				
10-34-240	REVEGETATION BONDS	0	0	0
10-34-430	PLAN CHECK FEES	42,915	100,992	98,532
10-34-550	PLANNING COMM REVIEW FEES	300	426	426
10-34-600	GLASS RECYCLING	0	0	0
10-34-760	FACILITY CENTER USE FEES	450	0	0
10-34-761	OLS USE FEES			0
10-34-810	IMPACT FEES	0	0	0
Total CHARGES FOR SERVICES:		43,665	101,418	98,958
FINES AND FORFEITURES				
10-35-100	COURT FINES	14,186	17,328	15,758
10-35-101	CIVIL CODE ENFORCEMENT	0	0	0
Total FINES AND FORFEITURES:		14,186	17,328	15,758
MISCELLANEOUS REVENUE				
10-36-100	INTEREST EARNINGS	149,399	140,459	145,000
10-36-300	OTHER FINANCING SOURCES	0	0	61,400
10-36-400	SALE OF FIXED ASSETS	34,418	0	0
10-36-620	MISCELLANEOUS	4,464	4,363	4,363
10-36-700	CONTRIB FROM PRIVATE SOURCES	8,000	6	8,000
10-36-800	DONATIONS	0	150	150
10-36-810	METERING	0	0	0
10-36-820	4x4 ENFORCEMENT	0	0	0
10-36-830	TOWN SHUTTLE	198,259	129,902	129,902
10-36-900	SUNDRY REVENUES	1,920	1,314	1,314
10-36-910	SALES TAX	658	0	0
Total MISCELLANEOUS REVENUE:		397,119	276,194	350,129
TRANSFERS INTO GENERAL FUND				
10-39-200	USE OF UNRESERVED FUND BALANCE	0	0	0
10-39-250	USE OF RESERVED FUNDS	0	0	0
10-39-400	TRANSFERS FROM CAP PROJ FUND	0	0	0
10-39-410	TRANSFERS FROM IMPACT FUND	0	0	0
10-39-420	TRANSFERS FROM SEWER FUND	0	0	0
10-39-430	TRANSFERS FROM WATER FUND	0	0	0
Total TRANSFERS INTO GENERAL FUND:		0	0	0
	GENERAL FUND Revenue Total:	**3,459,454**	**3,439,881**	**3,350,198**
	GENERAL FUND Transfer IN Total:	**0**	**0**	**0**
	CASH AVAILABLE FOR GENERAL FUN	**3,459,454**	**3,439,881**	**3,350,198**

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
GENERAL FUND EXPENSES				
LEGISLATIVE				
10-41-110	SALARIES - MAYOR AND COUNCIL	18,000	17,600	18,000
10-41-120	REMUNERATION	0	0	0
10-41-130	EMPLOYEE BENEFITS	0	0	100
10-41-131	EMPLOYER TAXES	1,431	1,391	1,500
10-41-230	TRAVEL	658	732	1,000
10-41-280	TELECOM	0	0	0
10-41-330	EDUCATION AND TRAINING	1,010	660	2,000
10-41-620	MISCELLANEOUS	38	10	350
Total LEGISLATIVE:		21,136	20,392	22,950
COURT				
10-42-110	SALARIES AND WAGES	16,966	18,058	18,423
10-42-130	EMPLOYEE BENEFITS	0	180	225
10-42-131	EMPLOYER TAXES	1,325	724	1,409
10-42-133	URS CONTRIBUTIONS		6,330	10,000
10-42-230	TRAVEL	222	503	750
10-42-240	OFFICE SUPPLIES AND EXPENSE	21	120	500
10-42-280	TELEPHONE	0	240	240
10-42-310	PROFESSIONAL & TECHNICAL	0	0	350
10-42-330	EDUCATION & TRAINING	250	250	1,500
10-42-480	INDIGENT DEFENSE SVCS	0	0	2,500
10-42-481	VICTIM REPARATION SURCHARGE	4,799	6,437	6,250
10-42-620	MISCELLANEOUS SERVICES	748	349	500
Total COURT:		24,332	33,192	42,647
ADMINISTRATIVE				
10-43-110	SALARIES AND WAGES	246,886	301,504	337,433
10-43-111	PERFORMANCE BONUS	4,556	5,072	5,072
10-43-130	EMPLOYEE BENEFITS	1,772	1,647	2,120
10-43-131	EMPLOYER TAXES	20,046	24,047	26,874
10-43-132	INSUR BENEFITS	26,032	56,915	71,000
10-43-133	URS CONTRIBUTIONS	42,011	51,401	59,719
10-43-140	TERMINATION BENEFITS	6,482	0	0
10-43-210	BOOKS, SUBSCRIPT & MEMBERSHIPS	5,469	4,272	5,500
10-43-220	PUBLIC NOTICES	1,033	0	1,500
10-43-230	TRAVEL	838	1,144	2,000
10-43-240	OFFICE SUPPLIES AND EXPENSE	3,375	3,317	4,000
10-43-245	IT SUPPLIES & MAINT	16,534	18,444	25,000
10-43-250	EQUIPMENT/SUPPLIES & MNTNCE	450	485	5,000
10-43-255	VEHICLE SUPPLIES & MAINTENANCE	0	0	0
10-43-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	2,979	5,000

Account Number	Account Title	2023-24 Prior Year YTD Actual	2024-25 Previous Year YTD Actual	2024-25 Approved Budget
		6/30/2024	6/30/2025	6/30/2025
10-43-265	VEHICLE LEASE PAYMENTS	0	0	0
10-43-270	UTILITIES	0	0	0
10-43-280	TELEPHONE	4,435	5,328	5,200
10-43-310	PROFESSIONAL/TECHNICAL/SERVICE	4,404	434	5,000
10-43-315	PROF CONSULTANT SERVICES	58,775	5,070	5,500
10-43-320	PROF/TECH/SERVICES/ACCOUNTING	5,058	4,596	10,000
10-43-325	PROF SERVICES - LEGAL	42,333	59,177	60,000
10-43-330	EDUCATION & TRAINING	2,381	2,425	4,000
10-43-350	ELECTIONS	2,500	0	0
10-43-440	BANK CHARGES	3,611	5,852	6,000
10-43-500	INSURANCE DEDUCTIBLE EXPENSE	0	0	0
10-43-510	INSURANCE AND SURETY BONDS	4,299	3,412	3,412
10-43-515	WORKERS COMPENSATION INS	1,654	897	2,400
10-43-610	MISCELLANEOUS SUPPLIES	1,574	158	1,000
10-43-620	MISCELLANEOUS SERVICES	3,128	3,763	5,000
10-43-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total ADMINISTRATIVE:		509,639	562,337	657,730
MUNICIPAL BUILDINGS				
10-45-110	SALARIES AND WAGES	15,972	20,074	22,210
10-45-111	PERFORMANCE BONUS	130	444	444
10-45-130	EMPLOYEE BENEFITS	130	110	212
10-45-131	EMPLOYER TAXES	1,260	1,578	1,718
10-45-132	INSUR BENEFITS	0	0	0
10-45-133	URS CONTRIBUTIONS	0	0	0
10-45-255	VEHICLE SUPPLIES & MAINTENANCE	987	0	1,000
10-45-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	5,713	9,330	11,000
10-45-265	TOM MOORE BLDG/MNTNCE	0	0	0
10-45-270	UTILITIES	6,124	5,108	6,500
10-45-510	INSURANCE AND SURETY BONDS	1,141	1,098	1,098
10-45-610	MISCELLANEOUS SUPPLIES	442	62	500
10-45-740	CAPITAL OUTLAY-EQUIPMENT	0	0	0
Total MUNICIPAL BUILDINGS:		31,900	37,804	44,682

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
NON-DEPARTMENTAL				
10-50-330	TOWN EVENTS	1,207	1,227	4,000
10-50-340	CENTRAL WASATCH COMM / CWC	15,000	15,000	15,000
10-50-350	SLC COMM RENEWABLE ENERGY PRC	0	0	400
10-50-610	MISCELLANEOUS SUPPLIES	-473	0	1,200
10-50-620	AUDIT	10,000	10,000	10,000
10-50-640	MISC SERVICES	0	15	1,000
10-50-650	INSURANCE CLAIMS	0	0	0
10-50-910	SALES TAX RECEIVED	657	9	250
Total NON-DEPARTMENTAL:		26,391	26,251	31,850
TRANSPORTATION				
10-51-325	PROF & TECH SERVICES - LEGAL	265	316	1,000
10-51-630	WFRC MATCHING GRANT FUNDS	0	0	0
10-51-631	TRAILHEAD PROJECTS	0	0	0
10-51-635	MEDIAN	0	0	250
10-51-636	EXPANDED UTA BUS SERVICE	0	0	0
10-51-637	FLAGSTAFF LOT IMPROVEMENTS	0	0	0
10-51-638	TRAFFIC MANAGEMENT	62	995	10,000
10-51-640	MISCELLANEOUS	1,575	0	5,000
10-51-645	ALTA RESORT SHUTTLE	225,089	247,758	252,000
10-51-700	PARKING PERMITS	6,573	4,953	5,000
10-51-810	METERING	0	0	0
Total TRANSPORTATION:		233,563	254,022	273,250
CIVIL CODE ENFORCEMENT - new				
10-52-240	OFFICE SUPPLIES AND EXPENSE - new	0	0	0
10-52-310	PROFESSIONAL & TECHNICAL - new	0	0	0
10-52-640	MISCELLANEOUS - new	0	0	0
Total CIVIL CODE ENFORCEMENT:		0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
PLANNING AND ZONING				
10-53-120	COMMISSION REMUNERATION	2,325	900	2,100
10-53-131	*EMPLOYER TAXES*			
10-53-220	PUBLIC NOTICES	0	63	250
10-53-230	TRAVEL	23	0	250
10-53-240	OFFICE SUPPLIES AND EXPENSE	0	0	150
10-53-310	PROFESSIONAL & TECHNICAL	0	40,075	40,000
10-53-315	PROF & TECH SERVICES - LAWSUIT	0	0	0
10-53-325	PROF & TECH SERVICES - LEGAL	30,021	38,905	42,000
10-53-330	EDUCATION AND TRAINING	0	75	75
10-53-510	INSURANCE & SURETY BONDS	3,534	2,810	2,810
10-53-610	MISCELLANEOUS SUPPLIES	18	10	300
10-53-620	MISCELLANEOUS SERVICES	48	0	300
Total PLANNING AND ZOING:		35,968	82,838	88,235
POLICE DEPARTMENT				
10-54-110	SALARIES AND WAGES	661,188	746,169	887,750
10-54-111	PERFORMANCE BONUS	12,054	11,293	11,293
10-54-112	WAGE CORRECTION (FY24)	135,686	0	0
10-54-130	EMPLOYEE BENEFITS	2,956	2,395	5,000
10-54-131	EMPLOYER TAXES	61,562	57,969	70,150
10-54-132	INSUR BENEFITS	123,540	126,428	145,000
10-54-133	URS CONTRIBUTIONS	107,602	142,023	145,000
10-54-135	MENTAL HEALTH RESOURCES		0	4,000
10-54-140	TERMINATION BENEFITS	0	0	0
10-54-210	BOOKS/SUBSCRIP/MEMBERSHIPS	9,723	13,307	17,000
10-54-230	TRAVEL	90	586	1,000
10-54-240	OFFICE SUPPLIES AND EXPENSE	359	698	1,500
10-54-245	IT SUPPLIES AND MAINT	13,625	12,744	20,000
10-54-250	EQUIP/SUPPLIES & MNTNCE	-224	2,628	5,000
10-54-255	VEHICLE SUPPLIES & MAINTENANCE	24,611	15,882	28,000
10-54-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	25,860	23,499	30,000
10-54-265	VEHICLE LEASE PAYMENTS	0	0	0
10-54-270	UTILITIES	9,198	7,431	10,000
10-54-280	TELEPHONE	9,892	9,818	14,750
10-54-310	PROFESS/TECHNICAL SERVICES	0	0	2,000
10-54-325	PROF & TECH SERVICES - LEGAL	3,939	1,770	10,000
10-54-330	EDUCATION AND TRAINING	4,855	4,126	12,500
10-54-470	UNIFORMS	3,023	2,375	4,650
10-54-480	SPECIAL DEPARTMENT SUPPLIES	1,931	13,492	19,000
10-54-500	INSURANCE DEDUCTIBLE EXPENSE	0	0	500
10-54-510	INSURANCE AND SURETY BONDS	12,147	15,146	15,200
10-54-515	WORKERS COMPENSATION INS	3,308	1,794	4,000

Account Number	Account Title	2023-24 Prior Year YTD Actual	2024-25 Previous Year YTD Actual	2024-25 Approved Budget
		6/30/2024	6/30/2025	6/30/2025
10-54-610	MISCELLANEOUS SUPPLIES	988	2,353	41,000
10-54-620	MISCELLANEOUS SERVICES	6,818	4,595	4,500
10-54-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
10-54-810	METERING	0	0	0
10-54-820	4x4 ENFORCEMENT	0	0	0
Total POLICE DEPARTMENT:		1,234,731	1,218,520	1,508,793
ECONOMIC DEVELOPMENT				
10-55-230	TRAVEL	0	0	0
10-55-310	ACVB CONTRIBUTION	0	0	0
10-55-480	ACVB Matching Grant Funds	0	0	0
Total ECONOMIC DEVELOPMENT:		0	0	0
POST OFFICE				
10-56-110	SALARIES AND WAGES	26,941	31,535	32,600
10-56-111	PERFORMANCE BONUS	930	861	861
10-56-130	EMPLOYEE BENEFITS	230	200	300
10-56-131	EMPLOYER TAXES	2,218	2,563	2,625
10-56-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0
10-56-230	TRAVEL	0	0	100
10-56-240	OFFICE SUPPLIES & EXPENSE	397	498	550
10-56-245	IT SUPPLIES AND MAINT	18	215	400
10-56-250	EQUIP/SUPPLIES AND MNTNCE	888	1,313	1,500
10-56-260	BLDGS/GOUNDS-SUPPLIES/MNTNCE	2,167	1,873	2,500
10-56-270	UTILITIES	2,290	1,852	2,500
10-56-280	TELEPHONE	1,337	1,300	1,500
10-56-440	BANK CHARGES - Alta CPO Acct	0	20	20
10-56-480	SPECIAL DEPARTMENT SUPPLIES	0	0	100
10-56-510	INSURANCE & SURETY BONDS	712	681	700
10-56-515	WORKERS COMPENSATION INS	306	166	300
10-56-620	MISCELLANEOUS SERVICES	0	0	200
10-56-630	OVERAGE & SHORT	0	0	0
10-56-635	POST OFFICE INVENTORY	220	1,296	1,300
10-56-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total POST OFFICE:		38,654	44,372	48,056
FIRE PROTECTION				
10-57-310	PROFESS/TECHNICAL SERVICES	0	0	0
Total FIRE PROTECTION:		0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
BUILDING INSPECTION				
10-58-110	SALARIES AND WAGES	0	0	0
10-58-120	PLAN CHECKS	4,762	43,436	52,000
10-58-130	EMPLOYEE BENEFITS	0	0	0
10-58-210	BOOKS, SUBSCRIPTIONS & MEMBERS	0	0	400
10-58-230	TRAVEL	0	21	0
10-58-280	TELEPHONE	0	0	0
10-58-310	PROFESS/TECHNICAL INSPECTIONS	30,343	11,195	20,000
10-58-325	PROF SERVICES - LEGAL	0	294	600
10-58-330	EDUCATION AND TRAINING	0	0	0
10-58-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-58-481	BUILDING PERMIT - SURCHARGES	115	751	1,000
10-58-510	INSURANCE & SURETY BONDS	757	1,124	1,124
Total BUILDING INSPECTION:		35,979	56,821	75,124
STREETS - C ROADS				
10-60-110	SALARIES AND WAGES	0	0	0
10-60-130	EMPLOYEE BENEFITS	0	0	0
10-60-250	EQUIP/SUPPLIES/MNTNCE	0	0	0
10-60-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	8,000
10-60-265	FLAGSTAFF LOT PAVING	0	0	0
10-60-310	PROFESS/TECHNICAL SERVICES	25,759	11,182	16,500
10-60-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
Total STREETS - C ROADS:		25,759	11,182	24,500
RECYCLING				
10-62-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0
10-62-230	TRAVEL	0	0	0
10-62-250	EQUIP/SUPPLIES/MNTNCE	0	0	0
10-62-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	1,453	1,328	1,500
10-62-310	CONTRACT SERVICES cardboard	22,520	21,410	30,000
10-62-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-62-610	MISCELLANEOUS SUPPLIES	0	0	0
Total RECYCLING:		23,974	22,738	31,500

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
GIS				
10-66-110	SALARIES AND WAGES	0	0	0
10-66-111	PERFORMANCE BONUS	0	0	0
10-66-130	EMPLOYEE BENEFITS	0	0	0
10-66-131	EMPLOYER TAXES	0	0	0
10-66-240	OFFICE SUPPLIES AND EXPENSE	0	0	0
10-66-250	EQUIPMENT/SUPPLIES & MNTNCE	0	0	0
10-66-310	PROFESS/TECHNICAL SERVICES	0	0	0
10-66-330	EDUCATION AND TRAINING	0	0	0
10-66-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-66-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total GIS:		0	0	0
SUMMER PROGRAM				
10-70-110	SALARIES AND WAGES	1,721	314	2,500
10-70-111	PERFORMANCE BONUS	0	0	150
10-70-130	EMPLOYEE BENEFITS	20	40	70
10-70-131	EMPLOYER TAXES	175	23	200
10-70-250	EQUIP-SUPPLIES/MNTNCE	3,700	2,919	6,000
10-70-255	VEHICLE SUPPLIES & MAINTENANCE	715	0	1,000
10-70-260	BLDGS/GROUNDS-STORAGE UNIT	4,152	4,294	5,000
10-70-265	VEHICLE LEASE PAYMENTS	0	0	0
10-70-310	PROFESSIONAL & TECHNICAL	0	0	0
10-70-320	USFS RANGER	0	24,000	24,000
10-70-470	TRAILS	0	0	0
10-70-480	SPECIAL DEPARTMENT SUPPLIES	37	0	100
10-70-510	INSURANCE AND SURETY BONDS	398	1,149	1,149
10-70-515	WORKERS COMPENSATION INS	0	0	400
10-70-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total SUMMER PROGRAM:		10,919	32,739	40,569
IMPACT FEE				
10-72-110	SALARIES AND WAGES	0	0	0
10-72-130	EMPLOYEE BENEFITS	0	0	0
10-72-250	EQUIP-SUPPLIES/MNTNCE	0	0	0
10-72-280	TELEPHONE	0	0	0
10-72-310	PROFESS/TECHNICAL SERVICES	0	0	0
10-72-325	PROF & TECH SERVICES - LEGAL	0	0	0
10-72-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-72-620	MISCELLANEOUS SERVICES	0	0	0
10-72-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total IMPACT:		0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
LIBRARY - COMMUNITY CENTER				
10-75-110	SALARIES AND WAGES	0	0	0
10-75-130	EMPLOYEE BENEFITS	0	0	0
10-75-250	EQUIP-SUPPLIES/MNTNCE	0	0	500
10-75-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	4,195	769	1,500
10-75-270	UTILITIES	3,158	3,455	3,600
10-75-280	TELEPHONE	0	0	0
10-75-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-75-510	INSURANCE & SURETY BONDS	1,369	1,183	1,500
10-75-620	MISCELLANEOUS SERVICES	0	0	100
10-75-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total LIBRARY - COMMUNITY CENTER:		8,722	5,407	7,200
OUR LADY OF THE SNOWS - COMMUNITY CENTER				
10-76-110	SALARIES AND WAGES	0	0	0
10-76-130	EMPLOYEE BENEFITS	0	0	0
10-76-250	EQUIP-SUPPLIES/MNTNCE	0	0	0
10-76-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	0
10-76-270	UTILITIES	0	0	0
10-76-280	TELEPHONE	0	0	0
10-76-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
10-76-510	INSURANCE & SURETY BONDS	0	0	0
10-76-620	MISCELLANEOUS SERVICES	0	0	0
10-76-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total OUR LADY OF THE SNOWS CENTER:		0	0	0
COMMUNITY DEVELOPMENT				
10-78-110	SALARIES AND WAGES	0	0	0
10-78-130	EMPLOYEE BENEFITS	0	0	0
10-78-250	EQUIP-SUPPLIES/MNTNCE	0	0	0
10-78-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	0
10-78-310	PROGESS/TECHNICAL SERVICES	0	0	0
10-78-620	MISCELLANEOUS SERVICES	0	0	0
10-78-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0
Total COMMUNITY DEVELOPMENT:		0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
TRANSFERS OUT OF GENERAL FUND				
10-90-510	TRANSFER TO WATER FUND	0	0	0
10-90-520	TRANSFER TO SEWER FUND	0	0	0
10-90-530	TRANSFER TO DEBT SERVICE	0	0	0
10-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0
10-90-550	TRANS TO CAPITAL PROJECT FUND	522,000	0	453,112
10-90-560	TRANS TO POST EMPLOYMENT FUND	0	0	0
Total TRANSFERS OUT OF GENERAL FUND:		522,000	0	453,112
	GENERAL FUND Expenditure Total:	**2,261,666**	**2,408,617**	**2,897,086**
	GENERAL FUND TRANSFER OUT Tota	**522,000**	**0**	**453,112**
	GENERAL FUND BUDGET	**2,783,666**	**2,408,617**	**3,350,198**
GENERAL FUND SUMMARY				
GENERAL FUND Revenue & Transfer IN Total:		**3,459,454**	**3,439,881**	**3,350,198**
GENERAL FUND Expenditure & Transfer OUT Total:		**2,783,666**	**2,408,617**	**3,350,198**
Net Total GENERAL FUND:		**675,788**	**1,031,265**	**0**

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
CAPITAL PROJECT FUND REVENUE				
INTERGOVERNMENTAL REVENUE				
45-33-400	STATE GRANT	0	0	0
Total INTERGOVERNMENTAL REVENUE:		0	0	0
MISCELLANEOUS REVENUE				
45-36-100	INTEREST	59,553	69,789	69,789
Total MISCELLANEOUS REVENUE:		59,553	69,789	69,789
TRANSFERS INTO CAPITAL PROJECT FUND				
45-39-100	TRANSFER FROM GENERAL FUND	522,000	0	453,112
45-39-250	USE OF RESERVED FUNDS	0	0	0
Total TRANSFERS INTO CAPITAL PROJECT FUND:		522,000	0	453,112
CAPITAL PROJECT FUND EXPENSE				
MUNICIPAL BUILDINGS				
45-45-740	TOWN OFFICE	0	8,270	8,270
45-45-750	COMMUNITY CENTERS	0	170,953	225,000
Total EXPENDITURE:		0	179,223	233,270
POLICE DEPT				
45-54-741	BUILDINGS	29,820	0	0
45-54-742	VEHICLES	57,568	58,264	60,000
45-54-743	EQUIPMENT	110,416	59	38,000
Total EXPENDITURE:		197,805	58,323	98,000
OTHER EXPENDITURES				
45-70-740	SUMMER PROGRAM	0	0	0
45-70-741	UTILITY IMPROVEMENTS	0	13,988	15,000
Total EXPENDITURE:		0	13,988	15,000
TRANSFERS OUT OF CAPITAL PROJECTS FUND				
45-90-200	CONTRIB TO FUND BALANCE	0	0	176,631
45-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0
Total TRANSFERS OUT OF CAPITAL PROJECTS FUND:		0	0	176,631
CAPITAL PROJECT FUND Revenue & Transfer Total:		**581,553**	**69,789**	**522,901**
CAPITAL PROJECT FUND Expenditure Total:		**197,805**	**251,534**	**522,901**
Net Total CAPITAL PROJECT FUND:		**383,748**	**-181,745**	**0**

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
WATER FUND REVENUE				
CHARGES FOR SERVICES				
51-34-100	WATER SALES	289,554	374,157	330,036
51-34-101	WATER SALES - OVERAGE	57,501	33,207	32,208
51-34-102	WATER SALES - OTHER	0	1,694	5,000
51-34-200	CONNECTION FEES	0	1,560	1,560
Total CHARGES FOR SERVICES:		347,055	410,619	368,804
MISCELLANEOUS REVENUE				
51-36-100	INTEREST EARNINGS	23,859	20,437	20,437
51-36-200	BOND PROCEEDS	0	0	0
51-36-300	OTHER FINANCING SOURCES	0	0	0
51-36-800	DONATIONS	0	0	0
51-36-810	IMPACT FEES	0	0	0
51-36-820	AMERICAN RECOVERY ACT	0	0	0
51-36-900	MISCELLANEOUS	0	0	0
Total MISCELLANEOUS REVENUE:		23,859	20,437	20,437
TRANSFERS INTO WATER FUND				
51-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0
51-39-200	USE 0F WATER RESERVE/PTIF BAL	0	0	468,919
Total TRANSFERS INTO WATER FUND:		0	0	468,919
WATER FUND EXPENDITURES				
51-40-110	SALARIES AND WAGES	9,755	15,320	15,320
51-40-111	PERFORMANCE BONUS	0	0	0
51-40-130	EMPLOYEE BENEFITS	0	0	0
51-40-131	EMPLOYER TAXES	746	896	896
51-40-132	INSUR BENEFITS	1,206	1,708	1,708
51-40-133	URS CONTRIBUTIONS	1,802	2,434	2,434
51-40-210	BOOKS/SUBSCRIP/MEMBERSHIPS	442	655	700
51-40-230	TRAVEL	0	0	0
51-40-240	OFFICE SUPPLIES AND EXPENSE	0	0	0
51-40-245	IT/ACCTG SOFTWARE SUPPORT	2,700	1,553	2,000
51-40-250	EQUIP-SUPPLIES/MNTNCE	9,843	4,384	6,300
51-40-255	VEHCILES-SUPPLIES/MNTNCE	0	0	0
51-40-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	956	12,774	17,500
51-40-265	VEHICLE LEASE PAYMENTS	0	0	0
51-40-270	UTILITIES	15,899	15,636	17,850
51-40-280	TELEPHONE	2,397	1,507	2,520
51-40-305	WATER COSTS	9,652	9,538	9,000
51-40-310	PROFESS/TECHNICAL SERVICES	37,175	35,085	50,000
51-40-315	OTHER SERVICES/WATER PROJECTS	0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
51-40-320	ENGINEERING/WATER PROJECTS	4,534	22,405	22,877
51-40-325	PROF & TECH SERVICES - LEGAL	588	4,058	3,150
51-40-330	EDUCATION AND TRAINING	0	0	0
51-40-475	SUPPLIES/WATER PROJECTS	0	0	0
51-40-480	SPECIAL DEPARTMENT SUPPLIES	0	0	530
51-40-490	WATER TESTS	6,146	5,674	12,600
51-40-495	WATER TREATMENT SUPPLIES	41,585	46,863	49,200
51-40-510	INSURANCE AND SURETY BONDS	4,961	5,245	5,245
51-40-515	WORKERS COMPENSATION INS	551	299	500
51-40-610	MISCELLANEOUS SUPPLIES	0	0	525
51-40-620	MISCELLANEOUS SERVICES	1,250	1,441	3,000
51-40-630	BAD DEBT EXPENSE	0	0	0
51-40-650	DEPRECIATION	68,639	0	60,900
51-40-740	CAPITAL OUTLAY	8,440	146,613	445,000
51-40-810	DEBT SERVICE - PRINCIPAL	0	0	61,400
51-40-820	DEBT SERVICE - INTEREST	0	0	0
51-40-830	INFRASTRUCTURE REPLACEMENT	0	0	67,005
51-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0
Total EXPENDITURES:		229,267	334,088	858,160
WATER FUND Revenue & Transfer Total:		**370,914**	**431,056**	**858,160**
WATER FUND Expenditure Total:		**229,267**	**334,088**	**858,160**
Net Total WATER FUND:		**141,647**	**96,968**	**0**

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
SEWER FUND REVENUE				
CHARGES FOR SERVICES				
52-34-100	SEWER SERVICES	188,910	258,596	230,977
52-34-200	CONNECTION FEES	0	2,340	2,340
Total CHARGES FOR SERVICES:		188,910	260,936	233,317
MISCELLANEOUS REVENUE				
52-36-100	INTEREST EARNINGS	30,984	28,542	28,542
52-36-300	OTHER FINANCING SOURCES	0	0	0
52-36-900	MISCELLANEOUS	0	0	0
Total MISCELLANEOUS REVENUE:		30,984	28,542	28,542
TRANSFERS INTO SEWER FUND				
52-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0
52-39-200	USE OF SEWER RESERVE/PTIF	0	0	0
Total TRANSFERS INTO SEWER FUND:		0	0	0

Account Number	Account Title	2023-24 Prior Year YTD Actual 6/30/2024	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025
SEWER FUND EXPENDITURES				
52-40-110	SALARIES AND WAGES	8,132	13,534	13,534
52-40-111	PERFORMANCE BONUS	0	0	0
52-40-130	EMPLOYEE BENEFITS	0	10	200
52-40-131	EMPLOYER TAXES	622	1,035	1,053
52-40-132	INSUR BENEFITS	1,005	1,504	1,504
52-40-133	URS CONTRIBUTIONS	1,502	2,151	2,151
52-40-240	OFFICE SUPPLIES AND EXPENSE	0	0	120
52-40-245	IT/ACCTG SOFTWARE SUPPORT	2,700	1,553	2,400
52-40-250	EQUIP-SUPPLIES/MNTNCE	0	0	230
52-40-265	VEHICLE LEASE PAYMENTS	0	0	0
52-40-305	DISPOSAL COSTS	156,802	124,730	175,500
52-40-310	PROFESS/TECHNICAL SERVICES	2,243	8,320	9,000
52-40-320	ENGINEERING/SEWER PROJECTS			
52-40-325	PROF & TECH SERVICES - LEGAL	0	0	1,156
52-40-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0
52-40-510	INSURANCE AND SURETY BONDS	3,282	2,609	2,609
52-40-515	WORKERS COMPENSATION INS	306	166	500
52-40-610	MISCELLANEOUS SUPPLIES	0	0	300
52-40-620	MISCELLANEOUS SERVICES	599	847	2,300
52-40-630	BAD DEBT EXPENSE	0	0	0
52-40-650	DEPRECIATION	11,205	0	23,763
52-40-740	CAPITAL OUTLAY	0	10,000	10,000
52-40-810	DEBT SERVICE - PRINCIPAL	0	0	0
52-40-820	DEBT SERVICE - INTEREST	0	0	0
52-40-830	INFRASTRUCTURE REPLACEMENT	0	0	15,539
52-40-910	TRANSFERS TO OTHER FUNDS	0	0	0
52-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0
Total EXPENDITURES:		188,398	166,460	261,859
SEWER FUND Revenue & Transfers Total:		**219,894**	**289,478**	**261,859**
SEWER FUND Expenditure Total:		**188,398**	**166,460**	**261,859**
Net Total SEWER FUND:		**31,496**	**123,018**	**0**
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Zer		**1,232,679**	**1,069,505**	**0**

Combined Capital Project Budget / Account Balances - Summary by Fund

PROJECT BUDGET EXPENSE TOTALS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
Capital Projects Fund Plan	$ 346,270	$ 1,100,500	$ 80,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -
Water	$ 467,877	$ 330,000	$ 182,000	$ 40,000	$ 391,000	$ 40,000	$ 1,200,000	$ 40,000	$ 3,753,959
Sewer		$ 60,000	$ 386,000	$ 30,000	$ 234,000	$ 365,000	$ 388,000	$ -	$ 5,393,000
Total Spend	**$ 814,147**	**$ 1,490,500**	**$ 648,000**	**$ 3,070,000**	**$ 3,625,000**	**$ 3,405,000**	**$ 1,588,000**	**$ 40,000**	**$ 9,146,959**

ACCOUNT BALANCES	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030	July 1, 2031	Future / Unknown date
Capital Projects Fund	$ 1,194,072	$ 664,769							
Water	$ 316,966	$ 470,308							
Sewer	$ 583,860	$ 681,991							

FY 2025 Capital Project Plan Summary

Capital Projects Fund - Projects	YTD: 6/30/2025	Budget	Status
Town Website	$ 8,270	$ 8,270	complete
Facilities Master Plan	$ 69,557	$ 75,000	95% complete
Our Lady of the Snows	$ 101,396	$ 150,000	completed
Marshals Office Security Cameras	$ -	~~0~~	moving to FY26
New AMO Truck - 5th officer	$ 58,216	$ 60,000	received, finalizing setup
AMO Mobile Data Terminals	$ -	$ 25,000	ongoing
Speed Trailer #3	$ 59	$ 13,000	ordered
Master Water and Sewer Plan (1/3	$ 13,988	$ 15,000	95% complete
Total	**$ 251,487**	**$ 333,270**	

Water Fund - Projects	YTD: 6/30/2025	Budget	Status
Engineering	$ 22,405	$ 22,877	done
Cross Tow Water Line	$ 127,861	$ 400,000	ongoing
Water System Study Update	$ 14,922	$ 25,000	95% complete
Remote Water Meter Reading	$ 3,829	$ 20,000	ongoing
Total	**$ 169,018**	**$ 467,877**	

Sewer Fund - Projects	YTD: 6/30/2025	Budget	Status
Sewer Study	$ 10,000	$ 10,000	95% complete
Total	**$ 10,000**	**$ 10,000**	

** Any items in red are proposed, not approved.*

Capital Projects Fund Plan

Fund Balance: June 30, 2025 * 6/30/2025 Balances don't include interest

$ 664,769

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
As of July 1 (start) of the fiscal year	1,188,590	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473
Projected Year-End Balance	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	1,380,473

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget
45-45-740	Town Website	8,270	8,270							
45-45-750	Replace a Building	-				3,000,000	3,000,000	3,000,000		
45-45-750	Facilities Master Plan	69,557	75,000							
45-45-750	Facilities Planning Phase 2	-		25,000						
45-45-750	Our Lady of the Snows Center (inc earnest $ and closing costs)	101,396	150,000	900,000						
45-45-750	OLS repairs (patio, stairs, windows)	-		100,000						
45-45-750	Tom Moore Historic Structure	-		25,000						
45-54-741	Marshals Office Security Cameras	-		13,000						
45-54-742	New AMO Truck	58,216	60,000	2,500						
45-54-743	AMO Mobile Data Terminals	-	25,000							
45-54-743	Alta Central Dispatch Console	-		15,000						
45-54-743	Upgrade Centracom Phase 2	-			30,000					
45-54-743	Speed Trailer #3	59	13,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-		20,000	50,000					
45-70-741	Master Water and Sewer Plan (1/3 cost)	13,988	15,000							
	Total Projects	**251,487**	**346,270**	**1,100,500**	**80,000**	**3,000,000**	**3,000,000**	**3,000,000**	**-**	**-**
							Budgeted Total 2025 - 2032			**10,526,770**

** Any items in red are proposed, not approved.*

* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.

Water Fund Projects

Fund Balance: June 30, 2025 * 6/30/2025 Balances don't include interest

$ 470,308

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	355,616	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	
Projected Year-End Balance	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	428,440	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	40,000		40,000		40,000		40,000	
51-40-740	Water System Study Update	14,922	25,000								
51-40-740	Remote Water Meter Reading	3,829	20,000	40,000							
51-40-740	Cross Tow Water Line	127,861	400,000	250,000							
51-40-740	Lower Alta Distribution Line				182,000						
51-40-740	AC Pipeline Replacement - SR210						391,000				
51-40-740	Alta Storage Tank								1,200,000		
51-40-740	Ongoing Pipeline Replacement										3,753,959
	Total Projects	**169,018**	**467,877**	**330,000**	**182,000**	**40,000**	**391,000**	**40,000**	**1,200,000**	**40,000**	**3,753,959**

** Any items in red are proposed, not approved*

Sewer Fund Projects

Fund Balance: June 30, 2025 * 6/30/2025 Balances don't include interest

$ 681,991

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	583,860	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	
Projected Year-End Balance	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	(1,080,999)	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering			45,000		30,000	30,000	30,000			
52-40-740	Sewer Line Extention (to ASL Cold Storage)			15,000							
52-40-740	Sewer Study	10,000	10,000								
52-40-740	Sewer Line Replacment #1 GMD				386,000						
52-40-740	Sewer Line Replacment #2						204,000				
52-40-740	Sewer Line Replacment #3a							33,000			
52-40-740	Sewer Line Replacment #3b							302,000			
52-40-740	Sewer Line Replacment #3c								388,000		
52-40-740	Ongoing Sewer Replacement										4,535,000
52-40-740	West Grizzley Sewer Extension										858,000
	Total Projects	**10,000**	**10,000**	**60,000**	**386,000**	**30,000**	**234,000**	**365,000**	**388,000**	**-**	**5,393,000**

** Any items in red are proposed, not approved.*

MINUTES
ALTA TOWN COUNCIL SPECIAL MEETING
Wednesday, April 24, 2025, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke (attended virtually)
Councilmember Carolyn Anctil
Councilmember John Byrne
Councilmember Elise Morgan
Councilmember Dan Schilling

STAFF PRESENT: Chris Cawley, Town Manager
Mike Morey, Town Marshal
Jen Clancy, Town Clerk
Molly Austin, Assistant Town Manager
Brooke Boone, Deputy Town Clerk

ALSO PRESENT: Cameron Platt, Legal Counsel (attended virtually)

Not Present: Craig Heimark, Treasurer

1. **CALL THE MEETING TO ORDER**

Mayor Bourke called the Special Alta Town Council Meeting of April 24, 2025 to order. Mayor Bourke stated that the purpose of this meeting was to receive additional public input and facilitate discussion regarding the Town of Alta's potential purchase of the Our Lady of the Snows (OLS) property. The meeting was described as a continuation of a prior session held the previous week. Mayor Bourke addressed concerns expressed by some community members about potential bias or lack of commitment by the council to act in the town's best interest. Bourke emphasized that council members are residents of Alta and are responsible for representing the broader interests of the community, even when opinions differ among individuals or groups.

To respond to concerns regarding future management and use of the OLS facility, particularly regarding its use by the Alta Community Enrichment (ACE) organization, Bourke reported having sent a letter to Alta Community Enrichment and Sara Gibbs. The letter outlined the town's proposed commitments, which included:

- Offering a long-term lease to ACE,
- Granting ACE the right of first refusal if the town sells OLS,
- Providing notice to the diocese to allow continued use and reservations,
- Committing to honor existing reservations,
- Ensuring OLS remains an inclusive, multi-use facility shaped by public input,

- Preventing control by any single private entity,
- Establishing a shared use agreement for arts, culture, stewardship, education, and recreation, and
- Offering a near-term lease through the end of the calendar year to maintain uninterrupted programming.

Before public comment began, Dan Schilling requested that council members be given the opportunity to speak, as was done at the prior meeting. Mayor Bourke agreed and proceeded to invite each council member to speak.

Carolyn Anctil declined to make a statement at that time.

Schilling offered remarks, explaining that during the previous meeting, he had refrained from commenting in order to focus on listening to community input. Schilling acknowledged receiving extensive feedback, both during and after that meeting, and wanted to now share his perspective. Schilling recognized Anctil for expressing her views at the prior meeting under difficult circumstances, describing the act as courageous. Schilling then categorized the public concerns received into four main themes: (1) frustration over the Town's historical inaction on a community center, (2) concerns that recent action is too sudden or fast-moving, (3) objections to the use of taxpayer funds for the purchase, and (4) support for or concern about ACE. Schilling noted that the Town of Alta has long pursued the idea of a community center, but previous plans were prohibitively expensive. Schilling contrasted those plans with the current opportunity to acquire OLS, which he described as a cost-effective alternative that could serve as a community center for all. He pointed out that acquiring OLS could allow the Town to shift focus and resources to other priorities, such as Alta Central, which might benefit from shared funding opportunities, including potential partnerships with UDOT. Schilling emphasized that while OLS would primarily serve ACE in the near term, it should remain a space for the broader community. Schilling acknowledged recent missteps in communication and engagement, assigning the Town a grade of "C" or "C minus" for its handling of the issue, and expressed a desire to move forward positively in partnership with ACE.

Elise Morgan indicated she didn't have any comments.

John Byrne responded to Schilling's comments, expressing appreciation for the strategic thinking about future facilities and associated financial implications. Byrne shared concerns raised during a recent budget meeting, particularly around upcoming tax discussions and revenue sources. While supportive of regular truth-in-taxation processes, Byrne stated opposition to increasing the resort transient room tax, suggesting that local lodges are already facing a sufficient financial burden. Byrne emphasized concerns about the town's spending habits, noting that while funds had previously been available, the town may now be entering a period of tighter financial conditions. A key concern raised was the long-term fiscal impact of constructing a new building, particularly the potential for such a project to be funded solely through property taxes, which Byrne considered unsustainable for a $6–7 million facility. Regarding the potential purchase of OLS, Byrne referred to the staff report and pointed out that it lacked a con noting that the town would not need to spend $1 million if ACE were to purchase the building instead. Byrne stated that while this factor was not a deal breaker, it should be included in the

discussion as a downside to the town proceeding with the purchase. Byrne stressed that spending the $1 million on OLS could limit the town's future financial flexibility, especially if the town later faces significant property tax increases to fund a new facility like Alta Central.

2. **PUBLIC COMMENT RELATING TO THE TOWN'S POTENTIAL PURCHASE OF OUR LADY OF THE SNOWS CENTER**

Mayor Bourke invited public comment, encouraging civility and efficiency, and asking speakers to limit remarks to three minutes and avoid repetition.

Gerry Oyama raised a question about the implications of the OLS property being located on U.S. Forest Service land and the limitations imposed by that arrangement. Oyama asked for clarification on what uses are permitted under the current lease or use agreement. Cawley explained that the Forest Service restricts uses of the land to community- or church-related purposes, explicitly prohibiting residential housing, commercial businesses, restaurants, and coffee shops. Oyama then referenced a comment by Schilling in a prior meeting, noting the potential to petition the Forest Service for fee simple ownership of the land. Oyama questioned whether this could open the door for a future town council to sell the property for private development if it were no longer bound by Forest Service restrictions. Oyama expressed concern about the long-term risk of such a shift in policy or purpose.

Schilling acknowledged the possibility but stated he found it unlikely, noting that no past council had taken such action and that the community's values would discourage that outcome. Schilling emphasized that acquiring the property would offer the town long-term flexibility while providing a cost-effective solution for a community center. Schilling imagined the property serving the town in a variety of public capacities over the next 50 years, but reiterated that he could not envision a scenario in which the town would sell it for private gain. Oyama clarified that while Schilling had referred to the property as a good investment, Oyama wanted to stress that the community did not view it as a financial asset to be leveraged or resold.

Cawley elaborated on a previous example where the town received Forest Service land through an act of Congress. Cawley explained that such transfers include significant restrictions, including prohibitions on commercial use, which are typically embedded in legislation or deed terms. This, Cawley noted, would likely apply to any similar future conveyance of the OLS land.

Byrne added a caution that even without a sale, fee simple ownership could allow a future council to repurpose the building for uses other than ACE. Byrne described this as a more realistic concern than resale, particularly from ACE's perspective. Byrne emphasized that the greatest protection for ACE's continued use may lie in the continued Forest Service oversight of land use restrictions.

Andrew Gardner expressed concerns about potential future uses of the OLS building if the Town were to purchase it. Gardner recalled prior discussions suggesting that the building could temporarily house town offices during reconstruction of the existing town building, or that it might be used to expand public restroom facilities. Gardner questioned how ACE could continue to operate effectively in the space if such uses were implemented, especially if a significant portion of the open floor area were repurposed. Gardner referenced a previous comment from Schilling about people's aversion to using outhouses and noted that individuals unwilling to use outdoor facilities may also be reluctant to walk

to the town center. Gardner emphasized his own support for outhouse use but raised the question of whether ACE would have sufficient space to meet its needs under town ownership if other community functions were introduced into the building.

Evan Tobin reiterated his previous comments in support of ACE owning the OLS building. Tobin confirmed that he had submitted three documents for the record: (1) ACE's original proposal to the Town requesting funding and formal recognition as the Alta Arts Council; (2) the 1997 resolution passed by the Town Council establishing the Alta Arts Council, doing business as Alta Community Enrichment; and (3) ACE's 1999 IRS determination letter confirming its 501(c)(3) nonprofit status. Tobin highlighted that ACE's nonprofit designation allows it to secure a wide range of funding through grants, corporate sponsorships, and tax-deductible private donations which the Town would not be eligible to receive directly. Tobin emphasized that large contributions (such as a hypothetical $1 million donation) would only be tax-deductible if made to ACE, not the Town. Tobin concluded by underscoring ACE's history as a responsible steward of the building and urged the Council to allow ACE to purchase and maintain the facility, as the organization remains the official arts council of the Town of Alta.

Jerry Wile, speaking via Zoom, referenced his participation at the previous meeting and sought clarification on the Town's intentions if it were to purchase the OLS building. Wile stated his understanding that the Town sees value in acquiring the building for use as a community center but does not appear to have a clear or specific plan for how it would be used in that capacity. Wile noted that the potential for a long-term lease to ACE had been mentioned but that the duration, terms, and scope of ACE's operational autonomy under such a lease had not been clearly articulated. Wile asked the Council to provide more detail and transparency on what would happen next if the Town moved forward with the purchase.

3. **DISCUSSION AND POSSIBLE ACTION WITH ACE REGARDING OLS**

Sarah Snedaker, current president of the Alta Community Enrichment (ACE) Board of Directors, spoke on behalf of the ACE board and addressed both the Town Council and the broader community. Snedaker acknowledged the emotionally charged nature of the discussion surrounding the potential sale of the OLS building and emphasized that the situation stemmed from a shared passion for the space. Snedaker noted the different operational speeds of ACE and the Town, with ACE having acted quickly to secure a long-term home and avoid undesirable outcomes, while the Town moved more slowly due to the nature of government processes. Snedaker attributed some of the recent tension to this dynamic and emphasized that ACE's intent was never to create division, but to pursue clarity and ensure the organization's continued ability to serve the community.

Snedaker stated that in the past week, ACE had gained clarity on the Town's intent regarding the OLS building. Snedaker expressed confidence that ACE's goals and the Town's vision for the property could coexist. Snedaker said the organization supports a long-term master lease agreement with the Town, under which ACE would operate OLS as a community center guided by public input and policy. Snedaker affirmed that if the Town moved forward with purchasing the building, ACE would support

that decision and work in partnership with the Town to ensure the facility serves both ACE's mission and the broader Alta and Little Cottonwood Canyon communities.

The Town Council engaged in a thorough discussion regarding the proposed purchase of the Our Lady of the Snows (OLS) building from the diocese and the associated 30-year lease with ACE.

Schilling emphasized support for providing ACE with as much control as possible to operate the building effectively. Schilling stressed that while operational responsibility could be delegated to ACE, the town should maintain responsibility for building maintenance costs, reflecting standard municipal duties. Schilling expressed confidence in the town's capacity for long-term planning and financial management, believing that this project was an opportunity to strengthen community collaboration with ACE.

Byrne highlighted that although town staff could be tasked with managing the building, it was not the best use of their limited time and resources, especially with upcoming major projects like designing a new town building. Byrne favored entrusting ACE with operational control through the proposed long-term lease, arguing this would free staff to focus on higher priority tasks.

Anctil raised concerns about the 30-year lease term, noting it was a significant commitment. Anctil questioned the implications if ACE's mission or the community's needs changed over such a lengthy period. Anctil suggested including lease provisions to ensure the building remained accessible as a community center, such as requiring ACE to hold a minimum number of public events monthly. She expressed the need for more time to carefully consider the lease's long-term effects.

Jerry Wile, a former committee member on previous community center planning, pointed out that past discussions over six months never seriously addressed building maintenance responsibilities. He described maintenance as "uncharted territory," emphasizing that the current situation involved a building much smaller than previously envisioned community center plans.

Morgan and Cawley provided historical context, explaining that the town had undergone significant changes in its management of building maintenance. Previously, staffing shortages and limited budgets constrained maintenance efforts. However, recent years saw the creation of a town manager position and a shift toward proactive, multi-year budgeting and planning for capital improvements and maintenance. Cawley noted that one reason the Town has not invested in maintenance at the current community center building is that it has been discussing a replacement for that building for over 20 years, and it has also generally considered Alta Central to be not worth investing in due to its' age. Cawley thanked the Council for supporting planning and investment in the Town's facilities.

Mayor Bourke invited members of the public to speak again. Public comments strongly favored ACE's role in managing the building, recognizing ACE's significant financial contribution toward the purchase and operational responsibilities. Commenters, including Christopher Barnes and Creighton Hart, encouraged the town to accept the "gift" ACE was offering, arguing it would relieve the town of a maintenance burden and ensure the building continued serving community purposes. Paul Lippert, with decades of experience managing the property under the diocese, cautioned against making assumptions about maintenance and operational needs without full information.

Council members debated the necessity of a formal, detailed plan for building operations if the town purchased the OLS building. Byrne stated unwillingness to support the purchase without a plan clearly involving ACE in building management. Byrne expressed preference for ACE ownership but indicated he could support a long-term lease arrangement that gave ACE control over the building. Schilling countered that sufficient planning was already in place conceptually, with the details to be finalized after purchase. Schilling expressed faith in the town's ability to manage and plan through collaboration.

The council acknowledged the overwhelming public support for ACE controlling the building, whether by ownership or lease. Anctil clarified that all public comments supported ACE's involvement, even if some opposed the town purchasing the building. Byrne agreed that a small number of dissenting comments existed but emphasized that the majority supported ACE's role.

Mayor Bourke asked the council if they were ready to make a decision on the purchase. Anctil and Morgan confirmed their readiness.

4. **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE A REAL ESTATE CONTRACT FOR THE PURCHASE OF OUR LADY OF THE SNOWS CENTER**

MOTION: Dan Schilling motioned to authorize a Real Estate Contract for the purchase of Our Lady of the Snows Center. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – no, Mayor Bourke – yes, Councilmember Morgan – yes, Councilmember Schilling – yes. The motion passed with 4 votes in favor and one vote against the motion.

RESULT: APPROVED (4 yes: 1 no)

5. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Carolyn Anctil seconded.

VOTE: All in favor. The meeting was unanimously adjourned.

RESULT: APPROVED

Passed this 9th day of July, 2025

_____
Jen Clancy, Town Clerk

April 24, 2025 – Special Town Council
Public Comment and Discussion related to the Town's potential purchase of Our Lady of the Snows Center

Written Public Comments to be included in the Meeting Minutes
(presented in the order in which they were received, from April 20 – April 23. Any comments received after April 24 will be posted with the next meeting)

From: burst@emailmeform.com on behalf of EmailMeForm
To: Jen Clancy; Brooke Boone
Subject: Feedback via the Submit a Public Comment [#64]
Date: Sunday, April 20, 2025 12:06:51 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Robert Reinfurt
Phone:	[redacted]
Address:	[redacted] [redacted] United States
Email:	[redacted]
Town Affiliation:	Other
Comment Subject*:	ACE/OLS comment
Comment*:	Over the past 25 years, I have called Alta my home. Although I no longer work or reside in the town, I consider myself part of the year-round community. As a small town with limited resources and a large seasonal swing, ACE offers a much needed sense of community, support and culture to Alta. ACE is the cornerstone of this community and without their long term commitment to growing and nurturing Alta, it would be just another ski town that cycles through seasonal employees with little value placed on its' workforce. No other business or entity in the town creates this environment for its residents. In a way, ACE is the soul of Alta and without it, that 'magic' will slowly fade. Unlike other clubs or organizations, the curation at ACE is ever-evolving, incredibly inclusive and wonderfully diverse. ACE truly offers something for everyone, serving old time locals, first year employees and even tourists. ACE bridges the gap between all stakeholders and has built something real, tangible and lasting. This process that has taken decades to cultivate and has frankly kept people in the town that would have otherwise moved on after the lifts stop spinning. The effort Sara and her

	crew put into this a well-thought-out labor of love, always puts community first. I can see many ways to handle the sale of OLS to benefit ACE and the shared interest of the town in serving the community. Either way, I think ACE needs to keep its home at OLS. In the end, whoever ends up with ownership of the building whether that is ACE or the town, in event of a sale, either entity should have first right of refusal in order to keep OLS a place where the community comes first.
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From: burst@emailmeform.com on behalf of EmailMeForm
To: Jen Clancy; Brooke Boone
Subject: Feedback via the Submit a Public Comment [#65]
Date: Tuesday, April 22, 2025 9:03:26 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Jim Williams
Phone:	[redacted]
Address:	[redacted] [redacted] United States
Email:	[redacted]
Town Affiliation:	Resident
Comment Subject*:	OLS / Community Center
	To the esteemed Alta Town Council, As a concerned resident, I am writing to express my thoughts regarding the recent FKKR home inspection report on town-owned buildings and the town's possible decision to purchase the Our Lady of the Snows structure. The findings that three of our existing structures require significant attention – ranging from necessary / mandatory repairs and upgrades to complete demolition, including our current community center – are deeply troubling. It seems prudent that the town prioritize the maintenance and upkeep of the properties it already owns. Not the purchase of a 30 year old structure atop a leased piece of ground that was designed to hold church services. Furthermore, reflecting on my 32 years of caring for, living in, and around Alta, I must acknowledge that I have never attended a single social community event held at the town's community center, not one. It appears that our community naturally gravitates towards the Alta Community Enrichment (ACE) and its robust calendar of over 100 annual events for social engagement. Conversely, the town is primarily looked to for essential services such as fire, police, planning, building permits, sound control, and general administrative matters. The town is not the go to for a good time with my family nor a hub for social activities with friends.

Comment*:	Therefore, the prospect of the town purchasing the Our Lady of the Snows (OLS) structure and then potentially leasing it back to ACE at its current below market / reduced rate raises several questions. Does the town possess the financial capacity to undertake such a purchase, especially when coupled with the need to construct a new community center? Moreover, the FKKR report suggests the necessity of addressing the disrepair of our existing buildings. Considering this, and the apparent need for a dedicated space for our police department, wouldn't it be a more fiscally responsible approach to reconstruct the current building as recommended? This could / would / should provide a proper facility for police operations / police housing, emergency / fire services, the post office, and perhaps something like a modest reading room/quiet space to make phone calls, plug in an electric vehicle, hold council meetings, public restrooms that are built to accommodate (like urinals and stalls)– fulfilling essential community needs. Let ACE continue its excellent work in providing social and recreational opportunities. Allow the ego to fade away and the kindness to show towards a pillar of our community. It's ok to change one's mind for the long term lasting relationship for the betterment of the community. To relieve the fear of what if…. Perhaps we could have a deed restriction that would allow for the Town to receive the building as a gift from ACE in the case of dissolving the non-profit? Much like George Watson deeding 1800 acres to the Forest Service to allow for a ski area to be developed. Again, it appears that the town's resources would be better allocated to managing and improving the buildings we already possess. Therefore, I respectfully urge the town to reconsider the acquisition of OLS and allow ACE to proceed with its potential purchase independently. There seems to be little direct value for the town in entering the entertainment or venue management business, particularly given our lack of community-led events and dedicated programming. Let us instead focus on more pressing matters, such as the decisions surrounding Patsey Marley and other critical town business. Prioritizing the maintenance and potential reconstruction of our existing infrastructure appears to be a more judicious use of our town's financial resources. Thank you for your time and consideration of these concerns. Sincerely, A Concerned Resident of Alta Jim Williams
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From: burst@emailmeform.com on behalf of EmailMeForm
To: Jen Clancy; Brooke Boone
Subject: Feedback via the Submit a Public Comment [#66]
Date: Wednesday, April 23, 2025 1:43:12 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Evan Tobin
Phone:	[redacted]
Address:	[redacted]le [redacted] United States
Email:	[redacted]
Town Affiliation:	Other
Comment Subject*:	funding and tax implications

Dear Mayor Bourke and the Alta Town Council,

I have attached the original proposal made by ACE to the Alta Town Council back in 1997 to establish a dual status relationship with the Town of Alta to allow the organization the broadest base for funding support.

This proposal showed the foresight, planning and financial responsibility ACE has always exhibited. ACE has been an integral part of the Town of ALTA for more that half of the Town's 55 year life.

The Town recognized in the attached proclamation, on 3/13/97, that 501(c)3 status allowed the community the benefits of not only allowing donors to contribute to the community with tax deductible benefits, it also allowed ACE to apply for a wide range of grants which ACE has done over the years including NEA grants, Foundation grants and ZAP grants.

ACE followed through on the plan and on May 27, 1999 received the attached determination of 501(c)3 exemption.

Our Lady of the Snows, Alta's community center and ACE's home for the

Comment*:	last 30 years, if owned by ACE, will continue to enjoy the widest range of tax sheltered giving opportunities and grant possibilities that would not be available if the Town of Alta buys the building. If the Town buys the building they will be saddled with the maintenance and upkeep of the building and will not be able to solicit tax sheltered contributions from donors. Alta has other budget issues which should take priority, including building maintenance projects and facilities requirements. ACE was designated the Alta Arts Council in 1997 in preparation for adding this valuable resource to our community. Please help the vision of Bill Lennon become a reality which will ever memorialize his love of this community and hopefully can even be named "The Bill Lennon Memorial ACE Community Center or something like that! I implore the Town Council to withdraw it's letter of intent to purchase OLS from the diocese and instead endorse ACE's letter of intent by reminding the Diocese that ACE is the Alta Arts Council and therefore an integral part of the Town. Thank you for your time, please reflect on the attached documents and act in the best interests of the town and the community. Sincerely, Evan Tobin
Supporting Document (if applicable):	ACE funding-arts council proposal-resolution and 501c3 determination.pdf (see below)
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

ALTA COMMUNITY ENRICHMENT

The creation and administration of **Alta Community Enrichment** has been a collective effort by the local citizens of Alta. After a successful season of programming, ACE is proceeding with the best interest of its community in an effort to secure funding support for future programming. ACE is grateful for the support received this season from Local Businesses, Artists, Volunteers, The Town of Alta, Friends of Alta and Patrons.

The immediate goal of the organization is to proceed with nonprofit incorporation and 501 (c) 3 application. Additionally, a request is made here for dual-status relationship with the Town of Alta to allow the organization the broadest base for funding support solicitation. This relationship will provide ACE the ability to seek support through County Grants, Foundation Grants, State Arts Grants, Corporate Sponsorship and Community Development Block Grants.

Proposal

Alta Community Enrichment is requesting the Town Council to recognize ACE as the designated Arts Council and provide developement funds. A designated Arts Council insures a quality of life to the Community of Alta.

ACE Development Funding Request:

Legal Services	**$400.00**
Nonprofit Corporation Filing Fees	**$250.00**
Operating Expenses Phone, Office Supplies, Postage, Committee educational materials, Marketing	**$550.00**
TOTAL	**$1,200.00**

Board of Trustees

Beth O'Reilly Bill Lennon Mimi Levitt Connie Marshall
Betsy Wolf Piper Lever Jen Colby Sandra Conger Brenda Price

Board Committees

Finance Chair	Connie Marshall
Fund Raising Chair	Brenda Price
Program Chair	Sandra Conger
Volunteer Chair	Diane Stahly
Production Chair	Bill Lennon
Marketing Chair	Jen Colby
Maintenance Chair	Kathleen Grisley

ALTA COMMUNITY ENRICHMENT

Programs 1996-97

Live Music

Katie Kuhn and Andy Rising
Piano Cello Recital Benefit for The Nature Conservancy
Mad Reverend Rain
Popular Salt Lake Rock Group
Alta Lodge Jam Session
Alta Lodge Artists share their musical talents

Special Events

Margo Rabb, Davis Wilson, Katie Kuhn and Talented Local Appearances
An Evening of Stories, Poetry and Music
Disco Dance
Benefit for Utah Against Hunger
ACE Welcome Night
A Special Showing of Margie of the Wasatch
Wilderness Forum
Utah Environmental Groups Present; Issues in the Utah Environment
Stories Under A Night's Sky
Stories Presented by Storyteller Lelicia Pizzino

Art Programs Co-Sponsored with The Town of Alta

Beginning Drawing Workshop presented by local artist Allyn Hart
Watercolor Demo and Workshop presented by local artist Willamarie Huelscamp
Christmas Crafts Workshop presented by Sandra Conger
Valentine Crafts Workshop presented by Piper Lever
Photography Workshop and Slide Show presented by Artist David Stoecklein

Educational and Instructional Programs

Rocky Mountain Rescue Slide Presentation with Knee Lecture and Video
Presented by local Educators Barb Altum and Gracie Seidlitz
Yoga/Stretch Sports Workshop
Presented by visiting Professional Roz Newmark
Avalanche Instructional Workshop Co-Sponsored with The Town of Alta
Presented by local Avalanche Professional David Madera

Photo/Slide Shows and Exhibits

Betty Boehm and Ross McCracken
Local Artists Present a slide show; WildColors in the Landscape
Craig Dillon
Local Photographer Presents a slide show; Winter Sports
Julie Faure and Leraine
Local Artists Present a slide show; Western China and Vietnam
Jayne Belnap
Visiting Scientist Presents a slide show; Desert Soils
Jeremy Hoorigan
Visiting Scientist Presents a slide show; Siberia
Jeff and Paul
Local Artists Present a slide show; Extreme Skiing in the Wasatch
Preston Gaylord
Local Artist Presents a slide show; Impressions of the World
Jean and Chris
Local Artists Present a slide show; New Zealand

Community Interest Groups

Saturday Night Movies
Book Group
Stretch Classes
Spanish Conversation Group
Tai-Chi Study Group

Fund Raising Activities

Local Art Sale and Exhibit
Raffle Sales and Give Away
Gear Swap
End of Season Concert and Dance

ACE Programs 1997-98

Concert Series
Educational Programs
Lecture Series
Community Social Events
Special Events

ACE Funding Support 1997-98

Annual Fund Raiser
Utah State Arts Grant
Salt Lake County Arts Grant
Foundation Grants
Private Donor Support
The Town of Alta
Friends of Alta
Alta Business Support

ACE Program Vision 1998-2002

Art Exhibitions
Regional Cooperative Arts Programming
2002 Olympic Arts and Cultural Participation

TOWN OF ALTA

RESOLUTION NO. 1997-R-2

RESOLUTION CREATING AN ALTA ARTS COUNCIL

WHEREAS, THE TOWN COUNCIL FINDS THAT THE WELFARE OF THE TOWN WOULD BE ENHANCED; THEREFORE, BE IT RESOLVED BY THE ALTA TOWN COUNCIL AS FOLLOWS :

1. Arts Council Created. There is hereby established an Alta Arts Council (d.b.a. Alta Community Enrichment) with the membership, powers and duties as herein set forth.

2. Arts Council. The council shall be administered by a board of trustees; consisting of between three and twelve members with staggered terms. All trustees shall be voting members.

3. Trustees. Trustees will be nominated and elected by the ACE Executive Commitee and will serve three-year terms without pay.

4. Objectives and Purposes of the Arts Council. The purpose of this organization is to create opportunities for individual and group participation in community entertainment, education, arts and special events. An initial objective is to incorporate as a non-profit organization and apply for 501(c)3 status in order to qualify for a broader funding base.

5. Powers and Duties. The arts council shall report to the Alta Town Council at least twice a year regarding matters concerning the cultural welfare of the community and inform them of current and proposed new programs.

6. Meetings and Rules. Meetings of the arts council will be held on an as yet to be determined schedule. Meetings shall be held in conformance with the Utah Open and Public Meetings Act of 1977 and shall be conducted according to the latest edition of ROBERT'S RULES OF ORDER.

7. Amendments to Resolution. This resolution may be amended at any time by a resloution of the Alta Town Council.

ADOPTED this Thirteenth day of March 1997.

William H. Levitt
MAYOR

ATTEST: Kathleen Klein

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAY 27 1999

ALTA COMMUNITY ENRICHMENT
C/O PIPER LEVER
10201 EAST U 210
ALTA SL, UT 84092

Employer Identification Number:
84-1393405
DLN:
318106180
Contact Person:
D. A. DOWNING
Contact Telephone Number:
(513) 241-5199
Accounting Period Ending:
June 30
Foundation Status Classification:
509(a)(1)
Advance Ruling Period Begins:
May 23, 1997
Advance Ruling Period Ends:
June 30, 2001
Addendum Applies:
Yes

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally $25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally $25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of $20 a day is charged when a return is filed late, unless there is reasonable cause for

the delay. However, the maximum penalty charged cannot exceed $10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding $1,000,000 in any year, the penalty is $100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding $1,000,000 shall not exceed $50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of $20 per day for each day there is a failure to comply (up to a maximum of $10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

ALTA COMMUNITY ENRICHMENT

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

C. Ashley Ballard

District Director

Enclosure(s):
Addendum
Form 872-C

ALTA COMMUNITY ENRICHMENT

This determination letter supersedes our determination letter of October, 1997, in which you were held to be exempt under section 501(c)(4) of the Code.

MINUTES
ALTA TOWN COUNCIL SPECIAL MEETING
June 4, 2025, 9:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke (attended virtually)
Councilmember Carolyn Anctil
Councilmember John Byrne (attended virtually)
Councilmember Elise Morgan (attended virtually)
Councilmember Dan Schilling

STAFF PRESENT: Chris Cawley, Town Manager
Mike Morey, Town Marshal
Jen Clancy, Town Clerk
Molly Austin, Assistant Town Manager

ALSO PRESENT: Cameron Platt, Legal Counsel (attended virtually)
Craig Heimark, Treasurer
Sara Gibbs, Executive Director of ACE
Aubrey Burnett, ACE Board Member

Not Present: Brooke Boone, Deputy Town Clerk

1. **CALL THE MEETING TO ORDER**

Mayor Bourke called the special meeting of June 4, 2025 to order.

2. **PUBLIC COMMENT TO RECEIVE INPUT ON THE LEASE AGREEMENT GUIDELINES WITH ALTA COMMUNITY ENRICHMENT FOR OUR LADY OF THE SNOWS CENTER**

No public comment was received at this time. See comment from Megan Oliver later in the meeting.

3. **DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF AND LEGAL COUNSEL TO PROCEED IN DRAFTING AND EXECUTING A LEASE AGREEMENT WITH ALTA COMMUNITY ENRICHMENT FOR OUR LADY OF THE SNOWS CENTER THAT FOLLOWS THE LEASE AGREEMENT GUIDELINES AS APPROVED BY COUNCIL**

Chris Cawley opened the discussion with an overview of proposed lease terms for ACE (Alta Community Enrichment) to occupy the Our Lady of the Snows (OLS) building as its primary base for events. Cawley noted that the proposal was developed based on prior meetings with ACE representatives and incorporated public input regarding the future of OLS. Key guiding principles included maintaining OLS as a community center accessible to the public, providing ACE with a stable long-term home, and ensuring cost coverage for both the Town and ACE.

The proposal outlined a two-year lease term as an initial step, with annual check-ins and the possibility of a longer-term agreement in the future. Cawley proposed starting the rent at ACE's current rate, with a 5% annual increase cap. A contingency clause would generally tie ACE's occupancy to its continued provision of accessible arts, culture, education, and wellness programming, although without specific reference to ACE's mission or bylaws, given the difficulty of amending such documents.

Cawley also proposed that ACE manage all bookings through an online platform and operate under a non-discrimination policy to ensure equal access and transparency. ACE would maintain its current scheduling patterns, retain flexibility for additional events, and continue to host approximately 175 events per year. The Town would assume responsibility for building maintenance, utility costs, and periodic cleaning, while ACE would maintain cleanliness between events.

The revenue-sharing model was described as tiered where ACE would first cover its booking-related costs, then contribute to covering the Town's costs, with further revenue shared after both parties' costs were met. Cawley also mentioned including a right of first offer for ACE in the event of a future sale of the building.

Regarding lease termination, Clancy stated that legal counsel had recommended a standard 90-day termination notice for a two-year lease and a potential one-year notice for future long-term leases. Cameron Platt clarified that the 90-day term was simply a proposal appropriate for the lease length and noted a distinction between termination for cause (30-day notice) and termination without cause (90-day notice). Schilling raised concerns about fairness in the proposed termination terms, arguing that the Town should not be able to terminate the lease without cause during the agreed-upon term. Cawley acknowledged that the termination proposal was introduced without adequate discussion and suggested revisiting the issue within the working group.

Byrne supported the two-year lease term, noting that many provisions originally considered for a longer lease became less relevant with the shorter duration. Byrne emphasized the value of flexibility in the early phase and expressed discomfort with the word "ensure" regarding ACE's responsibilities. Byrne said he favored the trial approach as it relieved pressure to perfect the agreement upfront.

Mayor Bourke likened the lease to a "trial marriage" intended to evolve into a longer-term relationship, emphasizing the need for both sides to learn how to "live together."

Schilling objected to including a clause allowing the Town to terminate the lease within the two-year term, saying it created an imbalance and undermined the spirit of partnership. Platt, who drafted the termination language based on standard commercial leases, acknowledged the concern and agreed to revise it to avoid putting ACE at a disadvantage. Morgan also supported removing the early termination clause, citing fairness and the need for stability, especially given the short lease term.

Cawley reiterated that public input showed strong community support for ACE and that the lease should reflect that priority. Cawley recalled previous council discussions about the town's use of the building, including potential future needs like relocating the post office. However, Cawley agreed these considerations were more relevant for a long-term lease and not urgent during the initial two-year term. Schilling emphasized the importance of giving ACE stability and space to fulfill its mission during

the lease period. Schilling also noted that the Town should use this time to reflect on its own evolving needs now that it owns the community center, having secured a long-term facility.

Mayor Bourke said the trial period would help both parties identify what works and make changes as needed. Schilling added that the town must also adjust its broader strategy during this time.

Sara Gibbs (ACE Executive Director) shared that the two-year lease was her suggestion, introduced during a meeting with Clancy and Cawley. Gibbs explained the need to test the arrangement before committing long-term, especially to ensure it worked for ACE, the Town, and their respective employees. Gibbs expressed confidence in ACE's financial readiness and operational capacity to manage the building and community bookings, which she said would relieve the Town's burden while keeping the facility accessible to the community. Gibbs stressed ACE's commitment to inclusion and clarified that the organization's mission remains aligned with community needs, including mental health and well-being. She reassured the council that ACE's future was not dependent on any one individual, referencing a strong leadership succession plan.

Anctil asked if it was an appropriate time to raise questions. Clancy responded by encouraging the Mayor to invite each council member to share comments or questions. Before doing so, Mayor Bourke asked if the meeting included time for public comment. Clancy confirmed it did.

Public comment followed from Megan Oliver, employee of ACE, who joined via Zoom. Oliver stated her support for the proposed lease, emphasizing the spirit of teamwork and her ongoing coordination with Gibbs. Oliver noted that if ACE were to take on responsibility for booking, she would be confident in managing that role and was excited at the prospect.

Morgan praised the draft lease agreement, noting its thoroughness and professionalism compared to past agreements. Morgan expressed confidence in the collaborative work done by Town staff and ACE and was especially reassured to hear that the two-year lease term had been proposed by Gibbs, a concern she had also heard in the community. Morgan stated her only concern had been related to termination, which had already been addressed, and expressed hope that the agreement could evolve into a longer-term arrangement after the initial term.

Byrne then shared feedback, supporting the two-year term as a more relaxed trial period. Byrne raised concern about the phrase "content neutral," questioning its meaning and legal implications. Cawley explained that the term applied to potential aesthetic changes within the building, not events or programming, using the example of wall murals. Anctil suggested "culturally appropriate" as a better alternative, and Platt provided legal context, stating the government cannot restrict content based on viewpoint but can regulate expression based on time, place, and manner. Gibbs confirmed that the content reference related specifically to decorations in public spaces like bathrooms and the vestibule, not to the nature of events.

Byrne also objected to the word "ensure" in a clause stating ACE would "ensure" the facility was ready for events, noting that it implied too much liability for circumstances often outside ACE's control. Byrne recommended using language such as "endeavor" or another softer alternative. Cawley and Gibbs agreed that the expectation was essentially a broom-swept and trash-free space. Byrne emphasized

that failure to meet such a standard, especially under unpredictable circumstances like a blizzard, should not automatically constitute a lease violation.

Byrne raised a question about the fee structure. Byrne noted the confusion created by listing a $150 nightly charge for Little Cottonwood Canyon nonprofits, while ACE would pay a $4,000 flat annual rent. Byrne clarified that ACE should not be subject to nightly charges, and the fee schedule should clearly differentiate between ACE and other users. Clancy explained that the only number the Town would officially adopt on its fee schedule would be ACE's rent; the remainder of the fee structure was ACE's internal policy, included only for the Council's understanding. Anctil requested that the Town not be charged for using the building, noting that the original draft had proposed a charge. Gibbs shared that she had previously been instructed to charge the Town but had never felt entirely comfortable with it. Clancy added that earlier discussions about ACE taking on more responsibility had evolved, and the current arrangement better balanced responsibilities between ACE and the Town.

Byrne stressing the importance of a printed and consistent fee schedule to prevent any potential claims of discrimination, especially if different groups with varying affiliations or viewpoints were renting the space. Byrne supported including ACE's rent on the Town's fee schedule while leaving other rental details to ACE's discretion.

Craig Heimark addressed the council by expressing strong support for the trial period provided by the short-term lease, stating that a future long-term lease should include clearer articulation of intent behind specific provisions. Heimark used the example of the revenue-sharing model, which initially seemed confusing but made sense once the rationale was explained that ACE would first recoup its booking-related administrative costs, followed by the Town recovering its operating costs, and finally a revenue split that incentivizes ACE's performance. Heimark suggested including such intent language explicitly in a future long-term lease to enhance clarity and transparency. Heimark also supported tiered pricing that favors nonprofits over for-profit events, noting this reflects ACE's values and the Town's priorities.

Byrne inquired whether the proposed $150 nonprofit rate was consistent with recent charges. Gibbs confirmed that it aligned with current practices and was developed in consultation with prior staff. Gibbs clarified that nonprofits from Alta or Little Cottonwood Canyon would pay $150, while those from outside the area would pay $800, and noted that local nonprofit use has been very infrequent.

Anctil highlighted that ACE should be in charge of the fee structure and the Town should not micromanage. Anctil added that while ACE has discretion, it would be appropriate for the Town to intervene only if fees became unreasonable. Gibbs humorously noted that if her replacement were "evil Sara" and implemented outrageous fees, the Town should certainly step in.

Anctil further emphasized that the building should remain a community space, with free use for town council meetings and staff retreats, and that this spirit should be reflected in the lease's intent. Clancy asked Platt about how such intent language is typically included. Platt recommended placing it in the preamble or directly within applicable lease sections.

Schilling voiced strong support for the lease and ACE's mission, praising the arrangement's flexibility and projected stability. He suggested the Town also consider ways to honor the building's historical significance—perhaps through a plaque or similar recognition. Gibbs responded that she had ideas for doing so but had held off in case she would not be able to follow through. Schilling expressed excitement for her plans.

Anctil echoed appreciation for ACE's work and said the lease gives ACE the chance to truly make the space its own. Anctil relayed feedback from the community that questioned ACE's status in the building and concerns over Town spending. Anctil praised the continuation of the current Lady of the Snows arrangement and supported a simplified fiscal structure, suggesting that all rental revenues be split 65/35 from the outset, rather than through a more complex tiered approach. Anctil argued that the public would better accept the cost of the building if they understood that rental revenues would offset operating costs. Anctil emphasized that while ACE should be free to decorate the building, such aesthetic improvements should not be billed to the Town. Lastly, Anctil asked ACE to launch a proactive social media campaign acknowledging the collaborative effort behind the lease and expressing excitement for its new role in the building. Gibbs confirmed she had a plan in place, contingent on this meeting's outcome.

Mayor Bourke recommended avoiding the urge to resolve every detail now, noting that the trial period would allow issues to surface and be addressed later. Mayor Bourke proposed creating a "squawk list" of feedback and fixes to review and refine over time. Bourke praised the current cooperative spirit, especially considering how strained things felt six weeks prior, and commended everyone involved for reaching a collaborative solution. Byrne clarified that the tiered revenue model had initially been developed to help ACE justify hiring additional help for expanded responsibilities. He acknowledged it could be simplified if the Council preferred.

Clancy summarized key areas for refinement, noting general consensus around them: revising or clarifying language such as "content neutral," avoiding overly strict terms like "ensure," incorporating a statement of intent, and clearly stating which party bears costs for decorating. Clancy agreed the three-tiered revenue structure had added complexity and welcomed further suggestions or direction from the Council. Clancy affirmed that the team's goal is to balance clarity, fairness, and comfort for both parties.

Morgan expressed support for the proposed tiered structure, noting that the short-term nature of the lease would allow for adjustments based on real-world experience. Morgan asked whether staff needed a formal vote from the council to move forward. Clancy confirmed that the council could direct staff and legal counsel to proceed with drafting and executing the lease in accordance with the proposed guidelines. This would delegate the remaining work to staff and avoid the need for a future council vote unless desired.

Cawley emphasized that having ACE manage bookings was preferable not only because it avoided creating a new town program but also because ACE's broader reach and existing relationships with community groups positioned them to revitalize the facility and increase its use over time.

Byrne agreed that staff should be given broad discretion to move forward, especially given the short-term nature of the lease.

MOTION: Dan Schilling motioned direct staff and legal counsel to proceed in drafting and executing a lease agreement with Alta Community Enrichment for Our Lady of the Snows Center that follows the lease guidelines presented to the council. Elise Morgan seconded.

VOTE: All in favor. The motion passed unanimously.

RESULT: APPROVED

4. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Dan Schilling seconded.

VOTE: All in favor. The meeting was unanimously adjourned.

RESULT: APPROVED

Passed this 9th day of July, 2025

_____
Jen Clancy, Town Clerk

MINUTES
ALTA TOWN COUNCIL MEETING AND PUBLIC HEARINGS
Wednesday, June 18, 2025, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke
Councilmember Carolyn Anctil (attended virtually)
Councilmember John Byrne (attended virtually)
Councilmember Elise Morgan
Councilmember Dan Schilling

STAFF PRESENT: Chris Cawley, Town Manager
Mike Morey, Town Marshal
Jen Clancy, Town Clerk
Brooke Boone, Deputy Town Clerk
Craig Heimark, Treasurer

ALSO PRESENT: Cameron Platt, Legal Counsel

NOT PRESENT: Molly Austin, Assistant Town Manager

PUBLIC HEARING 1

1. **CALL THE PUBLIC HEARING TO ORDER**

00:00:00

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE PROPOSED FY 2025 YEAR-END BUDGET AMENDMENTS**

No public comment received.

3. **MOTION TO ADJOURN**

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 2

1. **CALL THE PUBLIC HEARING TO ORDER**

00:05:25

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE PROPOSED FY 2026 BUDGETS FOR THE CAPTIAL PROJECT, WATER, AND SEWERR FUNDS**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Dan Schilling seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 3

1. **CALL THE PUBLIC HEARING TO ORDER**

00:10:30

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE ALTA SPECIAL SERVICE DISTRICT BUDGET**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 4

1. **CALL THE PUBLIC HEARING TO ORDER**

00:15:35

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING ORDINANCE 2025-O-2 SETTING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Dan Schilling seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

ALTA TOWN COUNCIL MEETING

1. **CALL THE MEETING TO ORDER**

00:20:25

Mayor Bourke called the June 18, 2025 Alta Town Council meeting to order.

2. **CITIZEN INPUT**

00:21:00

Mark Haik referenced the previous council meeting's discussion regarding extending sewer service to properties in the West Grizzly area. Haik noted that Councilmember Anctil had questioned whether such an extension would set a precedent for residents in Albion Basin to request similar services. According to Haik, Chris Cawley and Mayor Bourke had responded that West Grizzly properties were uniquely eligible for municipal services because they are within town boundaries and covered under the 1976 agreement. Haik asserted that properties in the Cecret Lake area are also within the 1976 agreement and questioned whether those property owners would similarly qualify for municipal services. Haik urged the council and staff to review relevant water contracts and Division of Water Rights filings and to hold a public discussion about service eligibility and policy implications. Haik characterized the extension of sewer service to West Grizzly as a potential shift in town policy. Haik referenced past denials of sewer extensions into the basin despite offers from private parties, including Haik's father and the Knowltons, to fund the infrastructure. Haik asked the council to consider whether those past denials were appropriate or whether current actions reflect a change in direction. Haik also raised concerns about the sewer line installed for Alf's, describing it as a private extension. Haik noted there was uncertainty at the time regarding whether the original Alf's building was within the 1976 boundary, due to the lack of a field survey. Haik recommended the town review those past determinations and consider the option of condemning and taking public ownership of the sewer line and then requiring Albion Basin property owners to connect to it.

Margaret Bourke commended the council and staff for their diligent and timely work over the past several months, particularly under tight deadlines related to projects and the upcoming June 30 fiscal year-end. Bourke then raised concern about a proposed federal reconciliation bill that includes a provision introduced by Senator Mike Lee to sell off public lands managed by the U.S. Forest Service and Bureau of Land Management. Bourke noted that the proposal targets 6 million acres of Forest Service land in Utah, potentially including significant portions of Albion Basin. Bourke encouraged the town council to formally oppose the provision, citing its potential negative impacts on the town's economy, natural resources, and ecosystem. Bourke acknowledged that the council could not act on the matter at the current meeting but submitted a draft resolution for future consideration and offered to provide a digital copy to the clerk.

3. **ALTA SKI AREA UPDATE, MIKE MAUGHAN**

00:28:20

Mike Maughan reported on a wide range of summer construction and operations activities at Alta Ski Area and coordination efforts with the Town. Maughan emphasized the goal of keeping the public informed via weekly updates on alta.com and an opt-in email list.

Major Project Updates:

- Crosstow Project (Waterline & Pipe Fusing): Fusing work expected to finish by the week of July 7, followed by digging starting from the west end of the rope tow.
- Albion Day Lodge: This is a two-year project, working on excavations.
- Old Storage Equipment Building: Maughan believes sewer re-route approved; footings expected to be poured next week. Soil nail wall work underway; excavation and shoring to begin next week.
- Summer Road: Scheduled grading and magnesium chloride application on June 26. The road will be closed that day, and contractors have been informed. Target opening day is July 11th.
- Summer Booth: The booth will be open 7am to 8pm daily.
- Campground Opening: The target opening date is also July 11 and the closing date is September 1. Folks with reservations have been notified it is a construction zone. Campsite 2 was especially impacted with tree removal since it's in the lift alignment. They are offering full refunds.
- Supreme Lift Replacement: The old lift mostly removed, trees have been cut, and new footings underway. Two large cranes will be used to move and re-set terminals. The initial smaller crane expected to drive up the summer road on June 25 and then the second larger one around July 9th.
- Trail Access: Trail between Alf's and the bend parking lot will remain closed this summer. Barb's Trail is open, though users should be cautious due to nearby construction.

- Tom Moore Mine/UDOT Culvert Project: Includes installation of water supply lines for the ski area. Paving scheduled for June 27, with additional paving on South Flagstaff planned for June 30.

Community & Visitor Engagement:

- Updates shared via website and email lists.
- Summer events include the Wasatch Run Series (July 9, August 5), Wildflower Festival (July 20), and Cirque Series (August 23).

Ski Season & Sales Updates:

- Season pass sales are consistent with last year. Mountain Collective sales are slightly up; Ikon is flat.
- Alta's 2025/26 season opening date is Nov. 21, with a target closing date of April 26.

Maughan noted disappointment with Representative Bennion's proposed traction law, which appears to allow enforcement only under specific forecasts, rather than for the full winter season as hoped.

4. **UPDATE ON OUR LADY OF THE SNOWS**

00:43:00

Jen Clancy reported that the closing for the Our Lady of the Snows (OLS) building remains on track for June 30. A recent inspection revealed unexpected issues, including radon levels and the roof needing to be replaced sooner than expected. The Catholic Church has agreed to reduce the purchase price by $20,000, which should allow the cash flow to cover the mitigation costs. An addendum formalizing this agreement is in progress. Clancy also noted ongoing work to finalize a lease agreement with ACE, following council discussion at a June 4 special meeting. Clancy and Chris Cawley met with Forest representatives and were assured the special use permit transfer process would not delay operations. The Diocese will need to revoke its current permit, and the Town will submit a supplemental application. The Forest Service indicated that events and lease activities can proceed uninterrupted during the permitting application process.

5. **QUESTIONS REGARDING DEPARTMENTAL REPORTS**

00:47:00

Mayor Bourke raised a question about safety protocols in light of recent national news involving threats to elected officials and their staff. He directed the inquiry to Marshal Morey. Morey acknowledged the growing conflict and polarization seen nationally and locally, including issues like immigration, Israel, the gondola proposal, and the Town's acquisition of the OLS building. Morey outlined a spectrum of public dissent from benign written comments, to peaceful protests, to threats and unplanned attacks. Morey emphasized that while Alta remains a low-risk area, the broader law enforcement community is on alert. Morey noted that some organized groups have recently scaled back demonstrations in the wake of events in Salt Lake City. Law enforcement agencies are sharing

real-time intelligence, and no current threats to Alta have been identified. Morey advised elected officials to develop personal safety plans when attending events, particularly those involving contentious issues. Morey offered to meet with council members individually or as a group to further discuss safety practices and suggested involving Councilmember Schilling in such discussions.

John Byrne sought clarification on a sentence that was cut off in Cawley's departmental report regarding the Facilities Master Plan prepared by FFKR. Cawley confirmed that the sentence was inadvertently left incomplete. Cawley reported the Facilities Master Plan, including a historic structure report on the Tom Moore building, is nearly complete and expected by the end of June. A presentation is anticipated at the July council meeting. Cawley also mentioned that he has been working with Zions Bank Public Finance on draft recommendations for funding options, including general obligation bonds for borrowing $1M–$10M and associated tax impacts. This material will accompany the facilities plan as a comprehensive document, addressing condition assessments, space planning, narrative next steps, and capital financing options. Additionally, Cawley noted that the utilities planning project is also nearing completion and is expected to be ready shortly after the facilities plan, potentially for discussion in the July meeting as well.

6. **APPROVAL OF MAY 14, 2025 ALTA TOWN COUNCIL MEETING MINUTES, MAY STAFF AND FINANCE REPORTS**

00:57:00

Mayor Bourke

MOTION: Elise Morgan motioned to approve the May 14, 2025 town council meeting minutes, and May staff and finance reports. Dan Schilling seconded.

VOTE: All were in favor. The motion passed unanimously.

RESULT: APPROVED

7. **MAYORS REPORT**

00:57:30

Mayor Bourke highlighted several updates and events:

- Canyon Cleanup Day (June 10): The event had a strong turnout. Breakfast was served indoors at OLS. Mayor Bourke noted a significant amount of trash collected and praised the Canyon Cleanup t-shirt design by Deputy Town Clerk Brooke Boone, which was well-received by participants.
- UTA Board Meeting (June 11): Mayor Bourke attended and shared transit data:
    - Route 994 (Historic Sandy to Alta) saw 122,000 riders this season, down 15%.
    - New northern routes (CS1 and CS2) added 43,000 riders.

- Mayor Bourke advocated for more Alta Express bus service and suggested measuring unmet demand, acknowledging the difficulty of quantifying people who would ride if more service were available.
- Mayor Bourke also promoted Oktoberfest bus service to Snowbird to help reduce canyon congestion.

- OLS Purchase Update: The inspection revealed a high radon level—about 15 times the World Health Organization's safe threshold. The Mayor explained the source of radon (natural radioactive decay in granite) and noted it's harmful and must be mitigated. Mayor Bourke gave a brief educational tangent on geology, radioactivity, and Earth's magnetosphere.
- Local Ranger: Mayor Bourke informed the council that the Forest Service would be providing a local ranger for the summer, with support from Alta Ski Lifts, Friends of Alta, and the Town.
- Upcoming Events: Various ACE and Alta Environmental Center events are scheduled, contributing to a busy summer season.

Mayor Bourke congratulated the Town Manager and Deputy Town Manager, both of whom are getting married this week (to other partners), with weddings just a day apart.

Next Council Meeting: Scheduled for Wednesday, July 9, at 4:00 p.m.

8. **NEW BUSINESS**

01:03:30

No new business.

9. **DISCUSSION ABOUT UPCOMING STRATEGIC PLANNING NEEDS**

01:04:00

Cawley provided a report focusing on the Town's ongoing capital planning efforts and proposed steps for continued strategic development. Cawley noted that final reports on facilities and utilities (water and sewer) planning are expected soon, which will guide decisions about project priorities, sequencing, and funding. Cawley credited past council retreats for laying the groundwork for current progress, particularly in areas like sustaining the Marshal's Office, capital improvement planning, and long-range financial strategy. Updates included the use of compensation benchmarking, joining the URS public safety retirement system, and ongoing recruitment for additional law enforcement staff.

Cawley proposed a series of three special council meetings or retreats over the next several months to dig deeper into facilities planning, infrastructure, staffing, and budget forecasting. Cawley emphasized the importance of engaging the public in conversations about funding future capital needs, noting that the financial realities could be challenging. Finally, Cawley revisited the mission and values draft discussed at the January retreat. While the mission statement received positive feedback, the accompanying values were seen as too generic. Staff plans to bring back a refined version for council input, possibly through a dedicated work session in July or August.

Council members discussed planning upcoming work sessions on facilities and funding. Elise Morgan asked whether the first two meetings, focused on facilities and utilities would be full or half-day sessions. Cawley suggested three-hour meetings, possibly from 9 a.m. to noon, which was generally agreed upon. Dan Schilling and Mayor Bourke commented on the significant progress the council had made in recent years in planning and strategic development, attributing it to a cohesive team effort. Byrne emphasized that while project scoping had advanced, there had been limited focused discussion on how to fund the identified needs.

Byrne suggested a dedicated early session on funding, ideally before the election in order to begin exploring the financial implications and get community input. Craig Heimark initially advocated for addressing funding after scoping the building project but agreed the funding conversation was critical. Heimark added that clear scoping could lead to more practical proposals, especially given the unexpectedly high estimates for water and sewer replacement. Byrne continued to emphasize the importance of understanding the impact of funding options, like general obligation bonds on both residents and businesses. Byrne noted the town's limited borrowing capacity and potential strain on credit ratings if multiple large projects were financed simultaneously. Cawley added that water and sewer system upgrades might have even greater financial impact than facility improvements.

In conclusion, there was consensus around holding two separate three-hour meetings, one focused on funding and one on facilities before the election on November 4th. This schedule would allow time for council and community input while enabling more informed decisions later in the year.

10. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-11 ADOPTING THE FINAL FY 2025 BUDGETS**

01:27:15

MOTION: Elise Morgan motioned to approve Resolution 2025-R-11, with an amendment to the Capital Projects Fund to set the Marshal's Office vehicle purchase at $60,000, and a corresponding adjustment to the Contribution to Fund Balance to $176,631. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-11 was unanimously approved.

RESULT: APPROVED

11. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-12 ADOPTING THE PROPOSED FY 2026 BUDGETS FOR THE CAPITAL PROJECTS, WATER, AND SEWER FUNDS**

01:29:30

MOTION: Dan Schilling motioned to approve Resolution 2025-R-12. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-12 was unanimously approved.

RESULT: APPROVED

12. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-13 ADOPTING THE ALTA SPECIAL SERVICE DISTRICT BUDGET AND CERTIFIED TAX RATE**

01:31:40

Byrne offered that as the council begins to explore funding strategies, it may become apparent that certain components of the overall funding package could be best addressed through special tax rates or service districts. Byrne recommended that the council remain open to these mechanisms as potential tools in the broader funding plan.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-13. Roger Bourke seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-13 was unanimously approved.

RESULT: APPROVED

13. **DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2025-O-2 SETTING THE COPENSATION OF ELECTIVE AND STATUTORY OFFICERS**

01:33:00

Mayor Bourke noted that while the proposed ordinance included salary increases for elected officials, he opposed those raises, especially in the context of a tax increase. Mayor Bourke stated that although the raises represented less than one-tenth of a percent of the overall budget, it would be poor policy to raise elected officials' compensation during a time of increasing taxes. Mayor Bourke recommended eliminating those raises while retaining the staff increases and other statutory adjustments. Cawley inquired whether planning commission members would still receive raises. Bourke and Anctil both expressed that they didn't feel either council or planning commission members serve for financial compensation, and removing the raises would not demoralize them. Councilmembers supported the recommendation, noting it was a responsible gesture and a message of fiscal restraint to the public.

MOTION: Elise Morgan motioned to adopt Ordinance 2025-O-2 removing raises for the Town Councilmembers, Mayor, and Planning Commission Members. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2025-O-2 was unanimously approved.

RESULT: APPROVED

14. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-14 PERTAINING TO WATER RATES**

01:40:20

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-14. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-14 was unanimously approved.

RESULT: APPROVED

15. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-15 PERTAINING TO SEWER RATES**

01:41:30

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-15. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-15 was unanimously approved.

RESULT: APPROVED

16. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-16 ADOPTING THE CAPITAL PROJECTS PLAN**

01:42:20

MOTION: Elise Morgan motioned to adopt Resolution 2025-R-16 including amending the Alta Marshal Office truck purchase to $60,000. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-16 was unanimously approved.

RESULT: APPROVED

17. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-17 REPEALING AND REPLACING THE FEE SCHEDULE**

01:43:50

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-17. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-17 was unanimously approved.

RESULT: APPROVED

18. **MOTION TO ADJOURN**

01:45:20

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All in favor. The meeting was unanimously adjourned.

RESULT: APPROVED

Passed this 9th day of July, 2025

_____
Jen Clancy, Town Clerk

Policy Period: 7/1/2025 – 6/30/2026

ALTA TOWN

2025 INSURANCE RENEWAL

UTAH LOCAL GOVERNMENTS TRUST

NEW FOR 2025

- ☑ Bonds
- ☑ Trust Integrity Promise
- ☑ Reminder: Schedule Assets

https://le.utah.gov/~2025/bills/static/HB0064.html

WORKERS COMPENSATION

MANUAL PREMIUM

Payroll x Rate(s) = Base Premium

EMOD IMPACT

SURCHARGE

1.0

DISCOUNT

LOSS LIMITS & SPLIT POINTS

- **Primary Losses** = claims dollars <$14,000
- **Excess Losses** = claims dollars >$14,000
- **Accident Limitation** = $118,500
- **Medical Only Claims** = reduced by 70%

EMOD COMPASS

Year	Total Losses	Adjusted Losses	Claims
2024	$0	$0	0
2023	**$0**	**$0**	**0**
2022	**$0**	**$0**	**0**
2021	**$0**	**$0**	**0**
~~2020~~	~~$226~~	~~$62~~	~~1~~

FACTORS

- **Emod** = .87 (-1%)
- **Estimated Payroll** = $1,306,139 (+12%)
- **NCCI Rates** = 10% increase overall

EMOD IMPACT

-$608

PREMIUM

WC = $3,922

(up from $3,176)

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

GENERAL & AUTO LIABILITY

FACTORS

- **General Liability Emod** = 0.95 (0%)
- **Auto Liability Emod** = 0.98 (0%)
- **Audited Payroll** = $1,091,350 (+13%)

$0 DEDUCTIBLE

GL = $17,851

(down from $20,072)

AL = $3,555

(down from $4,416)

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

AUTO PHYSICAL DAMAGE

AUTO PHYSICAL DAMAGE FACTORS

Comprehensive Emod: 0.96 (-1%)

Collision Emod: 0.96 (0%)

Vehicle Count: 10 (+1)

PREMIUM

Auto PD = $4,765

(up from $4,080)

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

PROPERTY

PROPERTY FACTORS

Emod: 0.93 (-1%)

Total Insured Value: $4,030,257 (+2%)

Underwriting Costs: 60% of Premium

OUR LADY OF THE SNOWS - COMMUNITY BUILDING

Insured Value: $1,000,000 (to be appraised)

Contents Value: $30,000

Building Premium: $1,402.89

Contents Premium: $49.08

Total Premium: $1,451.97

PREMIUM

Property = $6,364

(up from $5,125)

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

CYBER, POLLUTION, CRIME

Cyber (1st and 3rd party coverage)

- $2M limit; various sub-limits; excess options available
- $25,000 deductible
- $0 premium

Pollution (1st and 3rd party coverage)

- $2M limit; various sub-limits; excess options available
- $25,000 deductible
- $0 premium

Crime

- Satisfies state bonding requirement for public treasurers
- $5M limit
- $25,000 deductible
- $0 premium

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

PREMIUM SUMMARY

LINE	2024	2025	CHANGE
LIABILITY	$20,072	$17,581	
PROPERTY	$5,125	$6,364	
AUTO PD	$4,080	$4,765	
AUTO LIABILITY	$4,416	$3,555	(2%)
WORKERS COMP	$3,176	$3,922	
TOTAL	**$36,869**	**$36,187**	

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.

WE'VE GOT YOUR BACK!

UTAH LOCAL GOVERNMENTS TRUST

Town of Alta

RESOLUTION NO. 2025-R-18

A RESOLUTION ADMITTING THE CITY OF HOLLADAY AS A MEMBER OF THE CENTRAL WASATCH COMMISSION

WHEREAS, the Central Wasatch Commission (the "*CWC*") is an interlocal entity that was formed effective 29 June 2017 pursuant to the "Central Wasatch Commission Interlocal Agreement" (the "*Original ILA*"), as amended (the "*Amendment*") pursuant to Resolution 2020-14 of the CWC's governing body (the "*Board*") and subsequent approval of the legislative bodies of the CWC's members (the Original ILA, as amended by the Amendment, is the "*ILA*"); and

WHEREAS, the current members ("*Members*") of the CWC include Town of Alta, Town of Brighton, city of Cottonwood Heights, City of Millcreek, Park City, Salt Lake City, Sandy City and Summit County; and

WHEREAS, Article V.A. of the ILA allows additional Members to join the CWC pursuant to the process provided in Article V.A.(2) of the ILA, which requires (a) approval by majority vote of all of the commissioners then serving on the CWC Board, (b) approval by the legislative body of each of the then-current Members, and (c) compliance with all the other requirements specified in said Article V.A. (the "*Admission Requirements*"); and

WHEREAS, on 23 June 2025, pursuant to an application for CWC membership previously submitted by the City of Holladay ("*Holladay*"), the Board enacted its Resolution 2025-17 inviting Holladay to become a Member of the CWC subject to approval by the legislative body of each of the current Members and compliance with all the other Admission Requirements; and

WHEREAS, Town of Alta (the "*Town*"), is a Member of the CWC; and

WHEREAS, the Alta Town council (the "*Council*") met in regular session on July 9, 2025 to consider, among other things, approving the admission of Holladay as a CWC Member as provided above; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the Town of Alta residents to so approve Holladay's admission as an additional Member of the CWC as proposed by the Board;

NOW, THEREFORE, **BE IT RESOLVED** by the Town of Alta, Town Council that the Council hereby approves Holladay's admission as an additional Member of the CWC conditioned (a) approval by the governing body of each of the other Members, and (b) compliance with all the other Admission Requirements.

This Resolution, assigned no. 2025-R-18, shall take effect immediately upon passage.

PASSED AND APPROVED effective July 9, 2025.

COUNCIL:

By _____
Mayor

ATTEST:

_____
Town Clerk

VOTING:

Mayor Bourke	Yes ___ No ___
Councilmember Anctil	Yes ___ No ___
Councilmember Byrne	Yes ___ No ___
Councilmember Morgan	Yes ___ No ___
Councilmember Schilling	Yes ___ No ___

DEPOSITED in the office of the Clerk this 9 day of July 2025.

RECORDED this 9 day of July 2025.

Alta Town Council

Staff Report

To: Town Council
From: Chris Cawley, Town Manager
Re: Proposed Amendment to FY 26 Sewer Fund Budget Re: Upsize ASL Sewer Lateral to Cold Storage
Date: July 1, 2025
Attachments:

Proposed Sewer Project

The Town of Alta and Alta Ski Area are discussing the possibility of working together to install a lateral pipeline from the Town of Alta sewer mainline to Alta Ski Area's cold storage building that could be included in a possible future extension of Town of Alta sewer service to the Emma Heights or West Grizzly neighborhood. The scope of the project is roughly as follows:

- Engineering: $10k-$13k
- Cost to upsize lateral pipeline to 8": $5,000
- Manhole: $6,000

Approximate Cold Storage Footprint in ORANGE

Approximate 340-foot alignment in RED

Manholes marked with BLUE POINTS

The Town is considering the project because Alta Ski Area is already excavating a trench to run a sewer lateral to the Cold Storage Building. This would bring a connection to the

Town's sewer mainline about 340 feet closer to Emma Heights, which is roughly 900' away from the sewer main line near the Albion Day Lodge. Since Alta Ski Area is offering to augment their project at a minimal additional cost to the Town, without passing along costs to excavate, backfill, and repave the Albion Parking Lot, completing the scope of work described above would significantly reduce the cost of a possible future extension of sewer service to Emma Heights. The cost to connect the Emma Heights homes to the sewer may exceed $900,000, so completing 1/3 of the alignment for $22,000 is clearly a good deal.

We are also considering the project because our water system and sewer system operators have expressed concern routinely over the years that sewage holding tanks at the 3 existing homes in Emma Heights are close enough to the Bay City Tunnel that leaks or accidents involving sewage pump trucks could contaminate the Town's water source. The homes are within the Bay City Tunnel's designated source protection area.

Proposed Amendment to FY 26 Sewer Fund Budget

Staff discussed this project with the council at the May 2025 town council meeting and council members expressed support for the concept. However, we did not expressly include funds for the project in the Town's FY 26 budget or otherwise formally take action to approve the project. The FY 26 sewer fund budget does include $30,000 in the budget for engineering, but those funds are intended for engineering to replace the sewer line under Wildcat Parking Lot. And the budget doesn't include any money for capital outlay or materials. Hence, the proposed amendment moves an additional $15,000 into 52-40-325 for engineering expenses on this project, as well as an additional $15,000 into 52-40-740 Capital Outlay. The Sewer Fund PTIF Account balance on June 30 was $681,991, not including interest earned in June, which was not reported as of this report.

Town of Alta Policy on Water and Sewer Service Expansions

In the June council meeting, a public comment was made regarding the Town's long-standing policy regarding the expansion of its water and sewer systems. It is true that the Town's 2005 General Plan says, in section 3.11 Public Utilities: *the town's water and sewer systems are generally of adequate size and arrangement to meet current and anticipated needs consistent with the land use policies of this plan as stated in chapter 4. No further extensions of either system are recommended*.

While eventually extending the sewer to Emma Heights would conflict with this recommendation in the General Plan, municipal general plans are not binding under state law and the council can adopt rules and regulations or conduct projects that do not comply with the general plan. The council may or may not wish to revisit this policy

at any time. However, completing the proposed scope of work now does not constitute a complete extension to Emma Heights, nor does it suggest the Town would fund the entire project in the event it eventually decides to complete the alignment in the future.

TOWN OF ALTA

RESOLUTION 2025-R-19

A RESOLUTION AMENDING THE 2025-2026 SEWER FUND BUDGET FOR THE TOWN OF ALTA

WHEREAS, the Town Council finds it necessary to amend the sewer fund budget for the fiscal year 2025-2026,

WHEREAS, the Town Council finds that there are projected revenues sufficient to meet all departmental expenditures, and

WHEREAS, the Town Council desires to appropriate such revenues for those uses.

NOW THEREFORE BE IT RESOLVED that in conformity with Chapter 5 Title 10 of Utah Code Annotated, the Sewer Fund budget for the Town of Alta for fiscal year 2025-2026 is amended as follows: Exhibit A.

ADOPTED THIS 9th day of July, 2025.

_____
Roger Bourke, Mayor

ATTEST:

_____
Jen Clancy, Town Clerk

VOTE:

Mayor Bourke	_____	Councilmember Anctil	_____
Councilmember Byrne	_____	Councilmember Morgan	_____
Councilmember Schilling	_____		

Account Number	Account Title	2024-25 Privious Year YTD Actual 6/30/2025	2025-26 Tentative Budget 6/30/2026	2025-26 Approved Budget 6/30/2026	2025-26 Proposed Budget Amendment 6/30/2026	2025-26 NOTES Budget Amendment 6/30/2026
SEWER FUND REVENUE						
CHARGES FOR SERVICES						
52-34-100	SEWER SERVICES	258,596	278,000	297,948	297,948	30% increase
52-34-200	CONNECTION FEES	2,340	0	0	0	
Total CHARGES FOR SERVICES:		260,936	278,000	297,948	297,948	0
MISCELLANEOUS REVENUE						
52-36-100	INTEREST EARNINGS	28,542	15,000	15,000	15,000	
52-36-300	OTHER FINANCING SOURCES	0	0	0	0	
52-36-900	MISCELLANEOUS	0	0	0	0	
Total MISCELLANEOUS REVENUE:		28,542	15,000	15,000	15,000	0
TRANSFERS INTO SEWER FUND						
52-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0	0	
52-39-200	USE OF SEWER RESERVE/PTIF	0	0	0	30,000	
Total TRANSFERS INTO SEWER FUND:		0	0	0	30,000	0
SEWER FUND EXPENDITURES						
52-40-110	SALARIES AND WAGES	13,534	15,500	15,500	15,500	
52-40-111	PERFORMANCE BONUS	0	0	0	0	doing away with
52-40-130	EMPLOYEE BENEFITS	10	200	200	200	
52-40-131	EMPLOYER TAXES	1,035	1,185	1,185	1,185	
52-40-132	INSUR BENEFITS	1,504	1,100	1,100	1,100	
52-40-133	URS CONTRIBUTIONS	2,151	2,500	2,500	2,500	
52-40-240	OFFICE SUPPLIES AND EXPENSE	0	120	120	120	
52-40-245	IT/ACCTG SOFTWARE SUPPORT	1,553	2,400	2,400	2,400	
52-40-250	EQUIP-SUPPLIES/MNTNCE	0	230	230	230	
52-40-265	VEHICLE LEASE PAYMENTS	0	0	0	0	
52-40-305	DISPOSAL COSTS	124,730	195,000	220,000	220,000	had $195, need $220K
52-40-310	PROFESS/TECHNICAL SERVICES	9,035	7,500	9,000	9,000	vendor cost increases
52-40-320	*ENGINEERING/SEWER PROJECTS*		30,000	30,000	45,000	add $15k for cold storage ext
52-40-325	PROF & TECH SERVICES - LEGAL	0	1,000	1,000	1,000	
52-40-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0	
52-40-510	INSURANCE AND SURETY BONDS	2,609	3,500	3,500	3,500	
52-40-515	WORKERS COMPENSATION INS	166	150	150	150	
52-40-610	MISCELLANEOUS SUPPLIES	0	300	300	300	
52-40-620	MISCELLANEOUS SERVICES	808	2,000	2,000	2,000	
52-40-630	BAD DEBT EXPENSE	0	0	0	0	
52-40-650	DEPRECIATION	0	23,763	23,763	23,763	
52-40-740	CAPITAL OUTLAY	10,000	0	0	15,000	upsizing ASL sewer line to cold storage
52-40-810	DEBT SERVICE - PRINCIPAL	0	0	0	0	
52-40-820	DEBT SERVICE - INTEREST	0	0	0	0	
52-40-830	INFRASTRUCTURE REPLACEMENT	0	6,552	0	0	not budgetting for due to 30% rate increase
52-40-910	TRANSFERS TO OTHER FUNDS	0	0	0	0	
52-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0	0	
Total EXPENDITURES:		167,136	293,000	312,948	342,948	0
SEWER FUND Revenue & Transfers Total:		**289,478**	**293,000**	**312,948**	**342,948**	**0**
SEWER FUND Expenditure Total:		**167,136**	**293,000**	**312,948**	**342,948**	**0**
Net Total SEWER FUND:		**122,342**	**0**	**0**	**0**	**0**

TOWN OF ALTA

RESOLUTION NO. 2025-R-20

A RESOLUTION REPEALING AND REPLACING THE TOWN OF ALTA CAPITAL PROJECTS PLAN

WHEREAS, the Town has routinely updated its Capital Projects Plan, which identifies projects to be implemented during current and future fiscal years;

WHEREAS, this Capital Project Plan includes the Capital Projects Fund, as well as Water and Sewer Fund Capital Project Plans; and

WHEREAS, recent studies and operational budgets have indicated the need to update the plan:

NOW THEREFORE, BE IT RESOLVED BY THE ALTA TOWN COUNCIL AS FOLLOWS:

Section 1. The repeal and replace the Town of Alta Capital Projects Plan is attached as Exhibit A.

ADOPTED THIS 9th day of July, 2025.

By

_____
Roger Bourke, Mayor

ATTEST:

_____
Jen Clancy, Town Clerk

VOTE:

Mayor Bourke	_____	Councilmember Anctil	_____
Councilmember Byrne	_____	Councilmember Morgan	_____
Councilmember Schilling	_____		

Combined Capital Project Budget / Account Balances - Summary by Fund

PROJECT BUDGET EXPENSE TOTALS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
Capital Projects Fund Plan	$ 346,270	$ 1,100,500	$ 80,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -
Water	$ 467,877	$ 330,000	$ 182,000	$ 40,000	$ 391,000	$ 40,000	$ 1,200,000	$ 40,000	$ 3,753,959
Sewer		$ 60,000	$ 386,000	$ 30,000	$ 234,000	$ 365,000	$ 388,000	$ -	$ 5,393,000
Total Spend	**$ 814,147**	**$ 1,490,500**	**$ 648,000**	**$ 3,070,000**	**$ 3,625,000**	**$ 3,405,000**	**$ 1,588,000**	**$ 40,000**	**$ 9,146,959**

ACCOUNT BALANCES	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030	July 1, 2031	Future / Unknown date
Capital Projects Fund	$ 1,194,072								
Water	$ 316,966								
Sewer	$ 583,860								

FY 2025 Capital Project Plan Summary

Capital Projects Fund - Projects	YTD: 5/31/2025	Budget	Status
Town Website	$ 8,270	$ 8,270	complete
Facilities Master Plan	$ 64,250	$ 75,000	90% complete
Our Lady of the Snows	$ 100,000	$ 150,000	earnest paid, waiting for 6/30 closing
Marshals Office Security Cameras	$ -	~~0~~	moving to FY26
New AMO Truck - 5th officer	$ -	$ 60,000	received, working on setup
AMO Mobile Data Terminals	$ -	$ 25,000	ongoing
Speed Trailer #3	$ 59	$ 13,000	ordered
Master Water and Sewer Plan (1/3	$ 13,988	$ 15,000	90% complete
Total	**$ 186,568**	**$ 333,270**	

Water Fund - Projects	YTD: 5/31/2025	Budget	Status
Engineering	$ 22,405	$ 22,877	done
Cross Tow Water Line	$ 78,736	$ 400,000	ongoing
Water System Study Update	$ 14,922	$ 25,000	90% complete
Remote Water Meter Reading	$ 3,539	$ 20,000	ongoing
Total	**$ 119,603**	**$ 467,877**	

Sewer Fund - Projects	YTD: 5/31/2025	Budget	Status
Sewer Study	$ 10,000	$ 10,000	90% complete
Total	**$ 10,000**	**$ 10,000**	

** Any items in red are proposed, not approved.*

Capital Projects Fund Plan

Fund Balance: May 31, 2025

$ 1,608,002

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
As of July 1 (start) of the fiscal year	1,188,590	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473
Projected Year-End Balance	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	1,380,473

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget
45-45-740	Town Website	8,270	8,270							
45-45-750	Replace a Building	-				3,000,000	3,000,000	3,000,000		
45-45-750	Facilities Master Plan	64,250	75,000							
45-45-750	Facilities Planning Phase 2	-		25,000						
45-45-750	Our Lady of the Snows Center (inc earnest $ and closing costs)	100,000	150,000	900,000						
45-45-750	OLS repairs (patio, stairs, windows)	-		100,000						
45-45-750	Tom Moore Historic Structure	-		25,000						
45-54-741	Marshals Office Security Cameras	-		13,000						
45-54-742	New AMO Truck	-	60,000	2,500						
45-54-743	AMO Mobile Data Terminals	-	25,000							
45-54-743	Alta Central Dispatch Console	-		15,000						
45-54-743	Upgrade Centracom Phase 2	-			30,000					
45-54-743	Speed Trailer #3	59	13,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-		20,000	50,000					
45-70-741	Master Water and Sewer Plan (1/3 cost)	13,988	15,000							
	Total Projects	**186,568**	**346,270**	**1,100,500**	**80,000**	**3,000,000**	**3,000,000**	**3,000,000**	**-**	**-**

** Any items in red are proposed, not approved.*

Budgeted Total 2025 - 2032 **10,526,770**

* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.

Water Fund Projects

Fund Balance: May 31, 2025

$ 566,392

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	355,616	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	
Projected Year-End Balance	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	428,440	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	40,000		40,000		40,000		40,000	
51-40-740	Water System Study Update	14,922	25,000								
51-40-740	Remote Water Meter Reading	3,539	20,000	40,000							
51-40-740	Cross Tow Water Line	78,736	400,000	250,000							
51-40-740	Lower Alta Distribution Line				182,000						
51-40-740	AC Pipeline Replacement - SR210						391,000				
51-40-740	Alta Storage Tank								1,200,000		
51-40-740	Ongoing Pipeline Replacement										3,753,959
	Total Projects	**119,603**	**467,877**	**330,000**	**182,000**	**40,000**	**391,000**	**40,000**	**1,200,000**	**40,000**	**3,753,959**

** Any items in red are proposed, not approved*

Sewer Fund Projects

Fund Balance: May 31, 2025

$ 660,049

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	583,860	596,200	596,200	210,200	180,200	(53,800)	(418,800)	(806,800)	
Projected Year-End Balance	596,200	596,200	210,200	180,200	(53,800)	(418,800)	(806,800)	(806,800)	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering			45,000		30,000	30,000	30,000			
52-40-740	Sewer Line Extention (to ASL Cold Storage)			15,000							
52-40-740	Sewer Study	10,000	10,000								
52-40-740	Sewer Line Replacment #1 GMD				386,000						
52-40-740	Sewer Line Replacment #2						204,000				
52-40-740	Sewer Line Replacment #3a							33,000			
52-40-740	Sewer Line Replacment #3b							302,000			
52-40-740	Sewer Line Replacment #3c								388,000		
52-40-740	Ongoing Sewer Replacement										4,535,000
52-40-740	West Grizzley Sewer Extension										858,000
	Total Projects	**10,000**	**10,000**	**60,000**	**386,000**	**30,000**	**234,000**	**365,000**	**388,000**	**-**	**5,393,000**

** Any items in red are proposed, not approved.*

Town of Alta

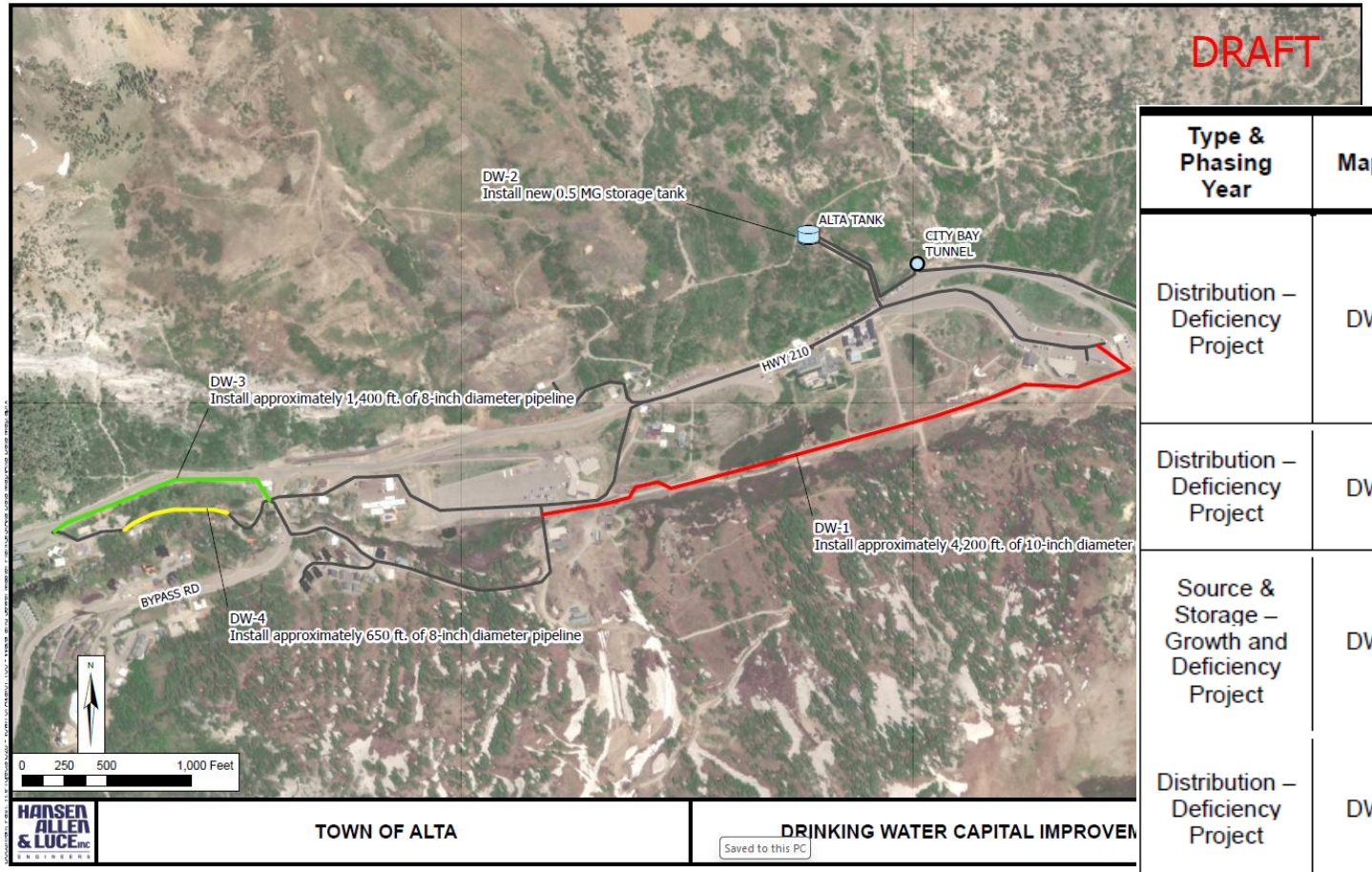
Water and Sewer, Facilities, and Strategic Planning Updates

July 2025 Town Council Meeting

Water and Sewer Planning Status

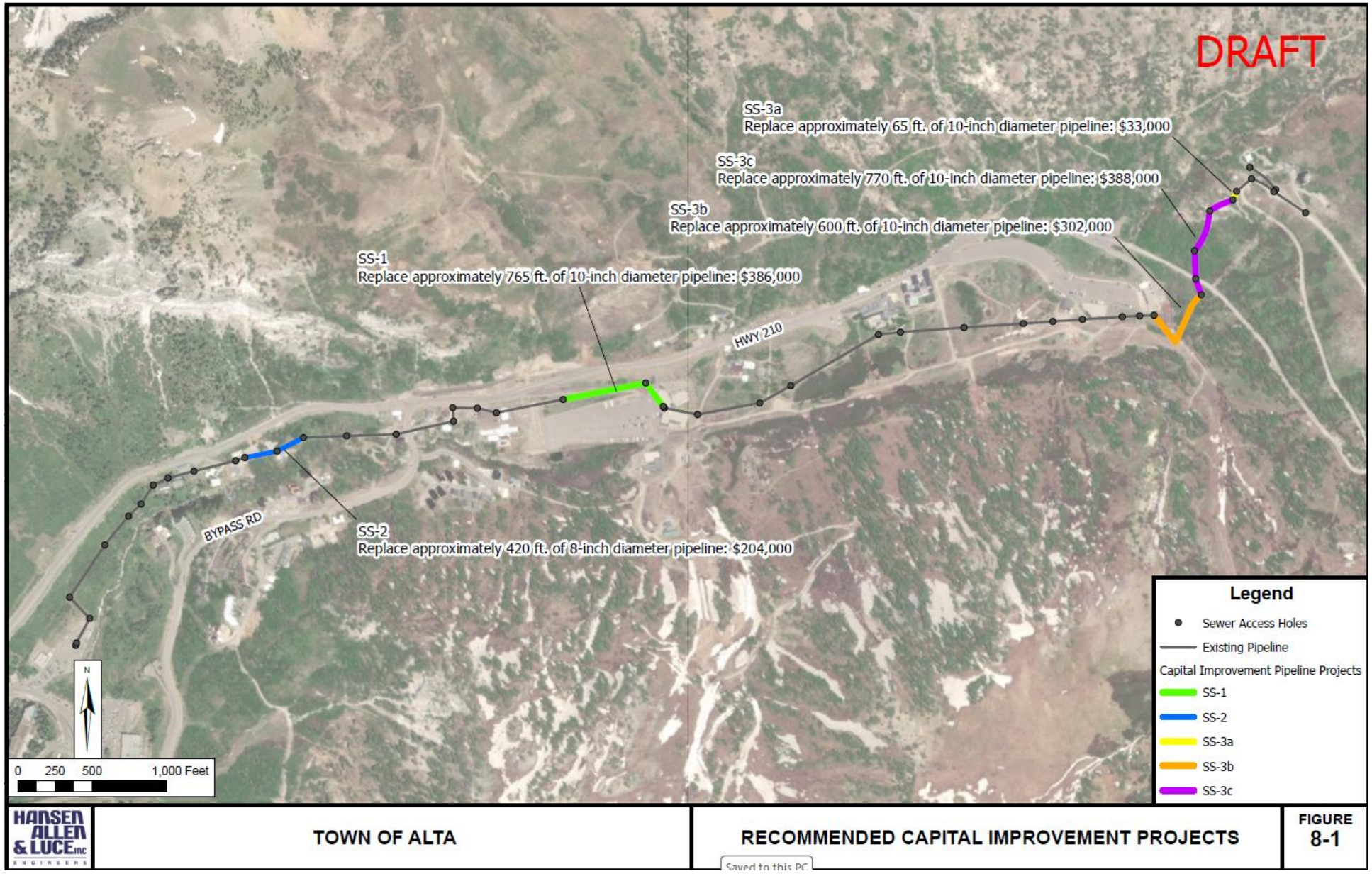
- Hansen, Allen, & Luce provided updated draft master plans
  - Full draft documents include connections inventory and growth potential, analysis and documentation of existing systems, technical modelling, and capital improvement recommendations
  - Staff has more comments and questions, sending to HAL for inclusion in final version
  - *Capital improvement recommendations have not changed substantially from what has already been presented to the Town Council, incorporated into TOA water and sewer fund capital projects plans*
    - Some verification of the history of repairs and improvements to existing systems is necessary as we plan projects

Water Capital Improvement Plan - DRAFT



Type & Phasing Year	Map ID	Recommended Project	Cost
Distribution – Deficiency Project	DW-1	**Crosstow Distribution Line:** Install approximately 4,200 ft of 10-inch diameter pipe through the crosstow path adjacent to Little Cottonwood Creek and in the crosstow corridor. This project will provide an additional distribution system loop from the existing drinking water tank in the upper Alta zone. Additionally, the project will increase redundancy and provide additional fire flow capacity.	$660,000
Distribution – Deficiency Project	DW-2	**Lower Alta Distribution Line:** Install approximately 650 ft of 8-inch diameter pipe in the lower Alta zone. The project will increase fire flow capacity and provide additional distribution capacity and redundancy.	$182,000
Source & Storage – Growth and Deficiency Project	DW-3	**Alta Storage Tank:** Install a new 0.5 MG drinking water storage tank near the existing Alta storage tank. The existing system is deficient in storage. A new storage tank will provide adequate fire flow storage and be able to support growth. See Chapter 4 for further discussion on potential storage options.	$1,200,000
Distribution – Deficiency Project	DW-4	**AC Pipeline Replacement – SR-210:** Replace the existing 6-inch diameter AC pipeline in SR-210 with approximately 1,400 ft of 8-inch diameter pipeline. The existing pipeline is aging and needs to be replaced to provide adequate capacity under a fire flow scenario.	$391,000
Total			**$2,433,000**

Sewer Cap-X Plan - DRAFT



Sewer Capital Improvement Plan - DRAFT

TABLE 8-1 RECOMMENDED CAPITAL PROJECTS

	Project ID	Timeframe	Description	Notes
GMD-Peruvian "Sag" Replacement: $386,000	SS-1	0 – 5 Years	Replace approximately 765 ft of 10-inch diameter pipe.	• Replaces structurally and hydraulically deficient pipes • Improves pipe slope, reducing the need for cleaning and reducing potential for future corrosion and deterioration
Hellgate "Sag" Replacement: $204,000	SS-2	0 – 5 Years	Replace approximately 420 ft of 8-inch diameter pipe.	• Replaces structurally and hydraulically deficient pipes • Improves pipe slope, reducing the need for cleaning and reducing potential for future corrosion and deterioration
Grizzly Sewer Replacement 1: $33,000	SS-3a	5-10 Years	Replace approximately 65 ft of 10-inch diameter pipe	• Replaces misaligned and deteriorating pipes
Grizzly Sewer Replacement 2: $388,000	SS-3b	5-10 Years	Replace approximately 600 ft of 10-inch diameter pipe	• Replaces misaligned and deteriorating pipes

Total 0-10 Year: $1,011,000

Long Term Pipeline Replacement Recommendations

TABLE 8-3 RECOMMENDED SEWER REPLACEMENT FUNDING

Estimated Lifespan	Total Length of Pipe (ft)	Replacement Cost per Foot[1, 2] ($)	Replacement Cost
0 to 5 years	1,185	See Table 7-2	$590,000
5 to 10 years	1,435	See Table 7-2	$723,000
10 to 20 years	554	$500	$277,000
20+ years	8,517	$500	$4,258,000

- State recommends funding waterline replacement at 5% of total replacement cost annually; HAL suggests $150k/yr x 25 years
- HAL recommends considering similar program for sewer

Table 6-2 (Water)
Summary of Pipeline Replacement Costs

Parameter	Value
Total Cost[1]	$3,750,000
Years	25
Cost per Year	**$150,000**

1. See Appendix D for calculations of costs.

Table D-1 Pipe Replacement Cost Estimate

Pipeline Diameter (in.)	Length (ft.)	Unit Cost ($/LF)	Total Cost
2	1,112	$233	$258,646
4	2,623	$233	$609,801
6	3,524	$233	$819,522
8	8,885	$233	$2,065,990
Total			**$3,753,959**

TOA W&S Projects Plans

Water Fund Projects

Fund Balance: June 30, 2025 — $ 470,308

* 6/30/2025 Balances don't include interest

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	355,616	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	
Projected Year-End Balance	(103,803)	146,197	302,047	608,532	573,516	899,947	77,872	428,440	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	40,000		40,000		40,000		40,000	
51-40-740	Water System Study Update	14,922	25,000								
51-40-740	Remote Water Meter Reading	3,829	20,000	40,000							
51-40-740	Cross Tow Water Line	127,861	400,000	250,000							
51-40-740	Lower Alta Distribution Line				182,000						
51-40-740	AC Pipeline Replacement - SR210						391,000				
51-40-740	Alta Storage Tank								1,200,000		
51-40-740	Ongoing Pipeline Replacement										3,753,959
	Total Projects	**169,018**	**467,877**	**330,000**	**182,000**	**40,000**	**391,000**	**40,000**	**1,200,000**	**40,000**	**3,753,959**

** Any items in red are proposed, not approved*

Sewer Fund Projects

Fund Balance: June 30, 2025 — $ 681,991

* 6/30/2025 Balances don't include interest

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	583,860	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	
Projected Year-End Balance	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	(1,080,999)	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering			45,000		30,000	30,000	30,000			
52-40-740	Sewer Line Extention (to ASL Cold Storage)			15,000							
52-40-740	Sewer Study	10,000	10,000								
52-40-740	Sewer Line Replacment #1 GMD				386,000						
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	Total Projects	**10,000**	**10,000**	**60,000**	**386,000**	**30,000**	**234,000**	**365,000**	**388,000**	**-**	**5,393,000**

** Any items in red are proposed, not approved.*

Facilities Plan Status

- FFKR and Staff presented to Town Council at May Town Council meeting
  - Facility Condition Assessment (FCA) summary
  - “Test Fit” space planning concepts
- FFKR provided draft Facilities Master Plan (FMP) to staff and staff provided comments in May and June
  - First drafts finance encyclopedia and pre-design recommendations
- FFKR provided complete draft FMP July 2nd
  - 114-page document including all project work product: record of project kickoff and info gathering including staff interviews; interdisciplinary condition assessment of each building; matrices of existing functional space in each building and proposed functional spaces in future facilities; “test fit” recommendations for two potential new construction and renovation scenarios
  - Tom Moore Toilet Historic Structure Report
    - Good-Better-Best recommendations between reinforcement of existing structure and restoration of function as a public restroom
    - No cost estimates: error of omission on my part

"Test Fit" Space Plan Concepts

- Both assume all additional functional space indicated by staff is incorporated
- Staff did indicate some spaces could be removed

Test Fit Comparison

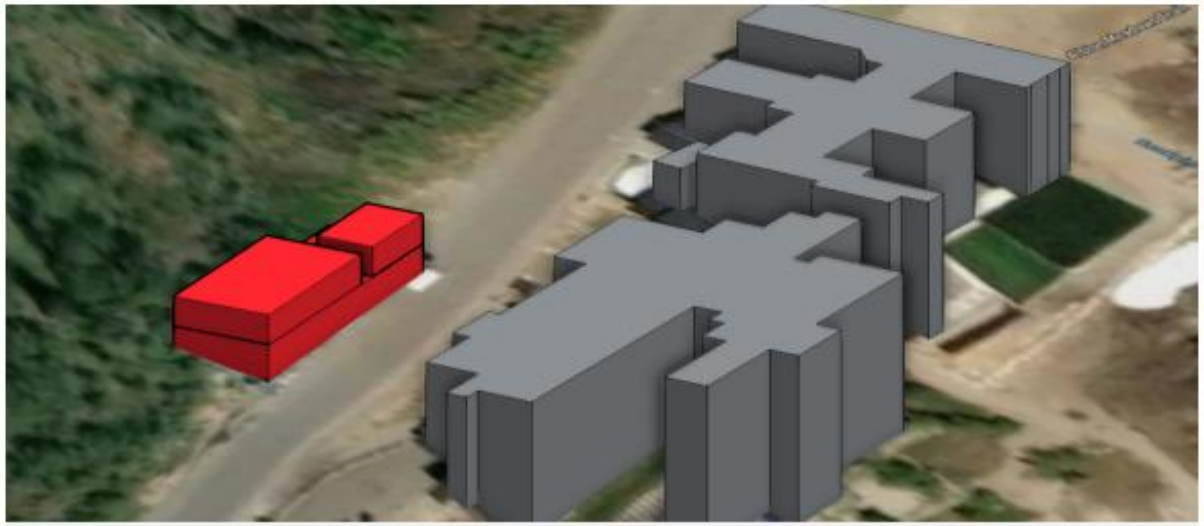
Test Fit #1

Security considerations to separate public vs private functions of the marshal's office, as well as secure vs non-secure.

Minor renovations to the Town Office building as 3rd party rental space is taken back over by the Town at a future date, in addition to accessibility updates.

All storage areas for the Town are under one roof.

Total New Build Square Footage:	13,983
Renovated Square Footage (Town Office):	228
Total Square Footage (Renovated & New):	14,211



Test Fit #2

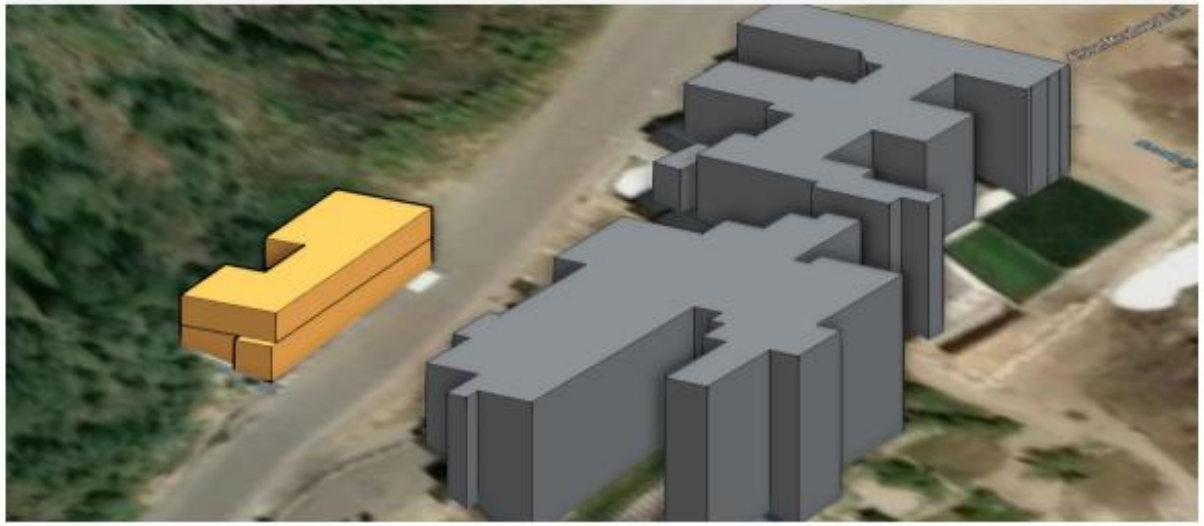
Security considerations to separate public vs private functions of the marshal's office, as well as secure vs non-secure.

Major renovations to the Town Office building compared to test fit #1.

All storage areas for the Town are under one roof.

Public facing town functions, including administrative office, marshal public facing tasks, post office, reading room, and council chambers, are in one central lcoation.

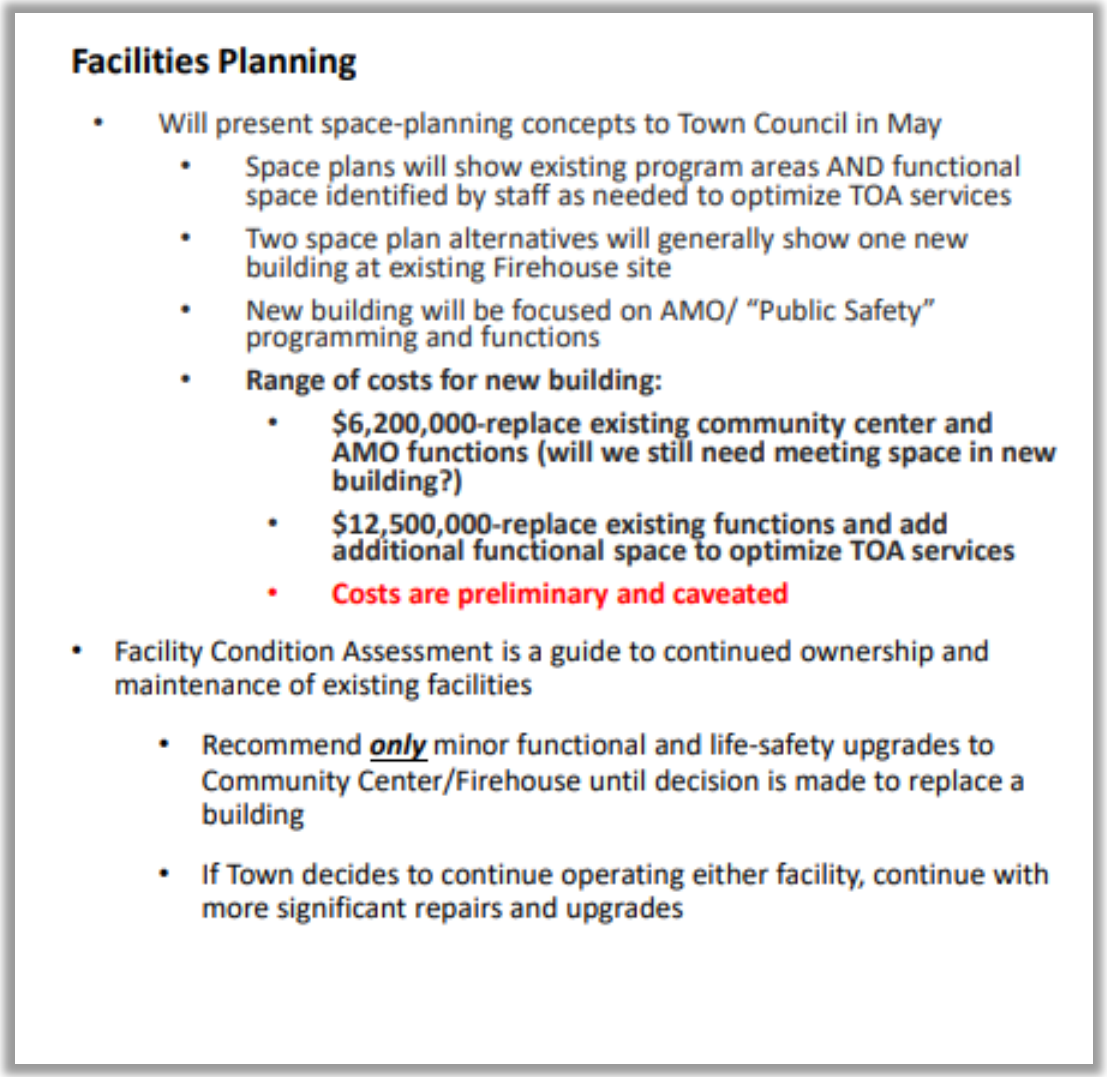
Total New Build Square Footage:	15,289
Renovated Square Footage (Town Office):	2,367
Total Square Footage (Renovated & New):	17,656



Note: Final design square footage may vary from that shown here due to variations in mechanical spaces, restroom size, and overall final design.

Facilities Cost Estimates

- Introduced cost estimates in May 2025 budget committee and council meetings based on numbers in Facility Condition Assessment (FCA) slides
- Adopted a median figure of $9M into TOA Capital Projects Plan
- Assumption:
  - TOA chooses to pursue a version of “Test Fit #1”
    - Move all AMO functions into new building on community center site w/ CC functions, add some but not all additional programming identified
    - FCA cost to replace existing: $6.2 M
    - FCA cost to replace w/ additional AMO programming: $12.5 M



Facilities Planning

- Will present space-planning concepts to Town Council in May
  - Space plans will show existing program areas AND functional space identified by staff as needed to optimize TOA services
  - Two space plan alternatives will generally show one new building at existing Firehouse site
  - New building will be focused on AMO/ “Public Safety” programming and functions
  - **Range of costs for new building:**
    - **$6,200,000-replace existing community center and AMO functions (will we still need meeting space in new building?)**
    - **$12,500,000-replace existing functions and add additional functional space to optimize TOA services**
    - **Costs are preliminary and caveated**
- Facility Condition Assessment is a guide to continued ownership and maintenance of existing facilities
  - Recommend ***only*** minor functional and life-safety upgrades to Community Center/Firehouse until decision is made to replace a building
  - If Town decides to continue operating either facility, continue with more significant repairs and upgrades

Facilities Cost Estimates Fine Print

- FCA costs did not include all potential costs
- Total Cost for Test Fit #1:
  - $14,656,925.00
  - Previous Estimate: $12.5M
- Total Cost for Test Fit #2:
  - $16,676,231
  - Previous Estimate: $14M (not incl. renovations to Town Office)
- Test Fit Cost Estimates do not contemplate only replacing existing square footage, which I used for low-end cost in budget presentations

	Description		Test Fit #1 New Building	Remodel	Test Fit 1 Total	Test Fit #2 New Building	Remodel	Test Fit 2 Total
2	Existing Conditions		$108,000.00	$6,684.00	$114,684.00	$108,000.00	$13,101.00	$124,101.00
3	Concrete		$2,009,356.00	$547.00	$2,009,903.00	$2,089,767.00	$5,681.00	$2,095,447.00
4	Masonry							
5	Metals		$1,163,827.00		$1,163,827.00	$1,254,751.00		$1,254,751.00
6	Woods & Plastics		$106,550.00	$1,915.00	$108,466.00	$116,502.00	$19,883.00	$136,385.00
7	Thermal & Moisture Protection		$354,902.00	$862.00	$355,764.00	$350,268.00	$8,947.00	$359,215.00
8	Doors & Windows		$795,666.00	$4,487.00	$800,153.00	$837,674.00	$46,583.00	$884,256.00
9	Finishes		$1,389,975.00	$21,693.00	$1,411,667.00	$1,501,585.00	$225,206.00	$1,726,791.00
10	Specialties		$50,339.00	$1,368.00	$51,707.00	$55,040.00	$14,202.00	$69,242.00
11	Equipment							
12	Furnishings							
13	Special Construction							
14	Conveying Systems							
21	Fire Suppression		$109,067.00	$2,189.00	$111,256.00	$119,254.00	$22,723.00	$141,977.00
22	Plumbing		$151,016.00	$2,462.00	$153,479.00	$165,121.00	$25,564.00	$190,685.00
23	HVAC		$1,090,674.00	$21,341.00	$1,112,015.00	$1,192,542.00	$221,551.00	$1,414,093.00
26	Electrical		$774,404.00	$15,504.00	$789,908.00	$835,525.00	$122,736.00	$958,261.00
27	Communication		$151,016.00	$4,925.00	$155,941.00	$165,121.00	$51,127.00	$216,248.00
28	Electronic Safety & Security		$109,067.00	$2,736.00	$111,803.00	$119,254.00	$28,404.00	$147,658.00
31	Earthwork		$107,377.00		$107,377.00	$109,905.00		$109,905.00
32	Exterior Improvements		$362,160.00		$362,160.00	$354,390.00		$354,390.00
33	Utilities		$156,000.00		$156,000.00	$156,000.00		$156,000.00
	Subtotal		**$8,989,398.00**	**$86,713.00**	**$9,076,111.00**	**$9,530,700.00**	**$805,707.00**	**$10,336,408.00**
	General Conditions	7%	$629,258.00	$6,070.00	$635,328.00	$667,149.00	$56,400.00	$723,549.00
	Bonds & Insurance	2.20%	$197,767.00	$1,908.00	$199,674.00	$209,675.00	$17,726.00	$227,401.00
	Overhead & Profit	3.50%	$314,629.00	$3,035.00	$317,664.00	$333,575.00	$28,200.00	$361,774.00
	Design Contingency	15%	$1,348,410.00	$13,007.00	$1,361,417.00	$1,429,605.00	$120,856.00	$1,550,461.00
	Total Construction Cost		**$11,479,462.00**	**$110,732.00**	**$11,590,194.00**	**$12,170,704.00**	**$1,028,888.00**	**$13,199,593.00**
	Plan Check Fees				$42,053.00			$47,634.00
	Building Permit				$64,697.00			$73,284.00
	1% State Permit Fee				$647.00			$733.00
	Utility Connection Fees & Impact Fees		1 Allowance		$30,000.00			$30,000.00
	Furniture, Fixtures, and Equipment		6%		$695,412.00			$791,976.00
	A/E Fees		5.85%		$678,026.00			$772,176.00
	Reimbursables		4% of A/E Fee		$27,121.00			$30,887.00
	Geotechnical		1 Allowance		$15,000.00			$15,000.00
	Commissioning Agent		1 Allowance		$20,000.00			$20,000.00
	Survey		1 Allowance		$15,000.00			$15,000.00
	Project Management Fees		2%		$231,804.00			$263,992.00
	Owner's Construction Contingency		10%		$1,159,019.00			$1,319,959.00
	Special Inspections & Testing		0.50%		$57,951.00			$65,998.00
	Energy Modeling		1 Allowance		$30,000.00			$30,000.00
	LEED Documentation A/E				TBD			TBD
	LEED Registration				TBD			TBD
					$14,656,925.00			$16,676,231.00

Bottom Line

- Capital projects plans include water and sewer capital improvements and very high level projection for a new building
- Staff does not have a recommendation on a facilities project at this time
- No decisions have been made on funding a new building

Next Steps

- Finalize water and sewer master plans, update capital projects as necessary
- Finalize Facility Master Plan document
  - Post on website and distribute to council as soon as possible
  - Review in August
- Recommend council review Facilities Plan excerpts especially Finance Encyclopedia
  - Includes analysis of tax impacts of various General Obligation (property tax, approved by voters) bond amounts
- Continue to pursue strategic planning special meetings
  - Funding
  - Facilities: recommit to guiding principles
  - W&S, other long-term pressures

DRINKING WATER SYSTEM CAPITAL IMPROVEMENT PLAN

(HAL Project No.: 528.01.100)

July 2025

HANSEN ALLEN & LUCE inc
ENGINEERS

TOWN OF ALTA

DRINKING WATER SYSTEM
CAPITAL IMPROVEMENT PLAN

(HAL Project No.: 528.01.100)

Delmas Johnson, P.E.
Project Manager

HANSEN ALLEN & LUCE INC
ENGINEERS

July 2025

ACKNOWLEDGEMENTS

Hansen, Allen & Luce, Inc. thanks the following individuals for their contributions to this project:

Town of Alta

Chris Crawley
Molly Austin
Steve McIntosh (Canyon Water)

Salt Lake County Service Area #3

Kasey Carpenter

Hansen, Allen & Luce, Inc.

Delmas W. Johnson, P.E., Project Manger
Ridley J. Griggs, P.E., Project Engineer
Easton G. Hopkins, Engineer

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GLOSSARY OF TECHNICAL TERMS

Average Yearly Demand: The volume of water used during an entire year.

Buildout: When the development density reaches maximum allowed by planned development.

Demand: Required water flow rate or volume.

Distribution System: The network of pipes, valves and appurtenances contained within a water system.

Drinking Water: Water of sufficient quality for human consumption. Also referred to as Culinary or Potable water.

Equivalent Residential Connection (ERC): A measure used in comparing water demand from non-residential connections to residential connections.

Fire Flow Requirements: The rate of water delivery required to extinguish a particular fire. Usually, it is given in rate of flow (gallons per minute) for a specific period of time (hours).

Head: A measure of the pressure in a distribution system that is exerted by the water. Head represents the height of the free water surface (or pressure reduction valve setting) above any point in the hydraulic system.

Head loss: The amount of pressure lost in a distribution system under dynamic conditions due to the wall roughness and other physical characteristics of pipes in the system.

Peak Day: The day(s) of the year in which a maximum amount of water is used in a 24-hour period.

Peak Day Demand: The average daily flow required to meet the needs imposed on a water system during the peak day(s) of the year.

Peak Instantaneous Demand: The flow required to meet the needs imposed on a water system during maximum flow on a peak day.

Pressure Reducing Valve (PRV): A valve used to reduce excessive pressure in a water distribution system.

Pressure Zone: The area within a distribution system in which water pressure is maintained within specified limits.

Service Area: Typically, the area within the boundaries of the entity or entities that participate in the ownership, planning, design, construction, operation, and maintenance of a water system.

Storage Reservoir: A facility used to store, contain, and protect water until it is needed by the customers of a water system. Also referred to as a Storage Tank.

Transmission Pipe: A pipe that transfers water from a source to a reservoir or from a reservoir to a distribution system.

ABBREVIATIONS AND UNITS

ac-ft	acre-foot (1 ac-ft = 325,851 gal) [volume]
CIP	Capital Improvement Plan
DDW	Utah Division of Drinking Water
EPA	U.S. Environmental Protection Agency
EPANET	EPA hydraulic network modeling software
ERC	Equivalent Residential Connection
ERU	Equivalent Residential Unit
ft	foot [length]
ft/s	feet per second [velocity]
gal	gallon [volume]
gpd	gallons per day [flow rate]
gpm	gallons per minute [flow rate]
HAL	Hansen, Allen & Luce, Inc.
hr	hour [time]
IFC	International Fire Code
in.	inch [length]
LF	linear feet [length]
LOS	level of service
MG	million gallons [volume]
MGD	million gallons per day [flow rate]
mi	mile [length]
PRV	pressure reducing valve
PF	peaking factor
psi	pounds per square inch [pressure]
s	second [time]
SCADA	Supervisory Control And Data Acquisition
yr	year [time]

CHAPTER 1 INTRODUCTION

PURPOSE AND SCOPE

The purpose of this master plan is to provide specific direction to the Town of Alta (TOA) regarding decisions that will be made over the next 20 years in order to help TOA provide adequate drinking water to customers at the most reasonable cost. Recommendations are based on demand data, growth projections, Utah Division of Drinking Water (DDW) regulations, known planned developments, and standard engineering practices.

This master plan is a study of TOA's water system and customer water use. The following topics are addressed herein: general planning, growth projections, water rights, source requirements, storage requirements, and distribution system requirements. Based on this study, needed capital improvements have been identified with conceptual-level cost estimates.

The results of this study are limited by the accuracy of growth projections, data provided by TOA, and other assumptions stated and used in preparing the study. It is expected that TOA will review and update this master plan every 5–10 years as new information about development, system performance, or water use becomes available.

BACKGROUND

TOA is a public water system located in Little Cottonwood Canyon in the Wasatch-Cache National Forest in Utah. In 2023, TOA serviced a population of 255 through 88 metered connections (DWRi, 2022).

TOA's existing water system contains one water source, two storage tanks, and approximately 16,000 feet of distribution pipe. TOA has a small number of full-time residents with the majority of the demands on the system being seasonal due to the local ski resort. They recognize the importance of maintaining the water system and ensuring that all of its customers have adequate water supply now and in the future. The water system is foundational to the economic resiliency of TOA.

Figure 1-1 on the following page shows the extent of the drinking water system. Figure 1-2 outlines a hydraulic schematic of the system.

MASTER PLANNING METHODOLOGY

Drinking water systems consist of water sources, storage facilities, distribution pipes, pump stations, valves, and other components. The design and operation of the individual components must be coordinated in order to operate efficiently under a range of demands and conditions. The system must be capable of responding to daily and seasonal variations in water demand while simultaneously providing sufficient capacity for firefighting and other emergency situations.

Identifying present and future water system needs is essential in the management and planning of a water system. Existing water use data, together with zoned land uses from TOA, were used to project future water use.

This report follows DDW requirements of Rule R309-510 ("Facility Design and Operation: Minimum Sizing Requirements") and Rule R309-105 ("Administration: General Responsibilities of

DRAFT

ALTA TANK
BAY CITY TUNNEL
GRIZZLY TANK
HWY 210
BYPASS RD

N

0 250 500 1,000 Feet

Legend

- PRV
- Storage Tank
- Tunnel

Pipe (Diameter)

- 2-inch
- 4-inch
- 6-inch
- 8-inch

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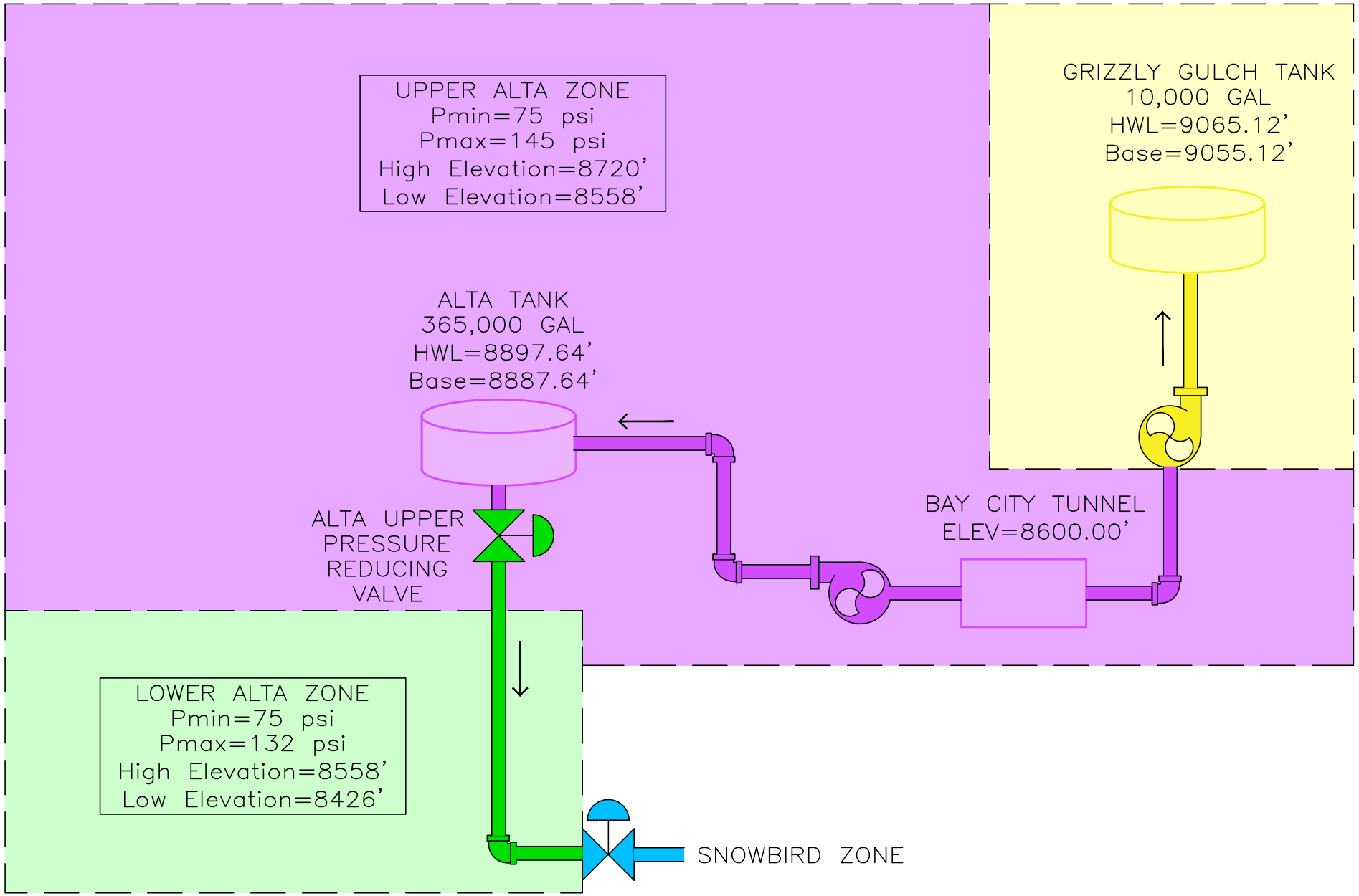
TOWN OF ALTA	EXISTING DRINKING WATER SYSTEM	FIGURE 1-1



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TOWN OF ALTA
EXISTING SYSTEM HYDRAULIC GRADE LINE SCHEMATIC

FIGURE
1-2

Public Water Systems") of the Utah Administrative Code. The report addresses sources, storage, distribution, minimum pressures, hydraulic modeling, capital improvements, and other topics pertinent to the TOA's water system.

Computer models of TOA's drinking water system were prepared to simulate the performance of facilities under existing and buildout conditions. System improvement recommendations were prepared from the model analysis and are presented in this report.

LEVEL OF SERVICE

The Level of Service (LOS) is the water volume and pressure standards that the drinking water system is designed to meet. The LOS is regulated by Utah Administrative Rule 309, which is administered by DDW. The LOS for this master plan is based on DDW standards and incorporates appropriate safety factors intended to produce a design which is responsible without being unnecessarily costly. The peak day source and storage requirements are based on a combination of data submitted to DWRi, DDW, and available SCADA data. The calculations to determine the different LOS parameters are discussed in Appendix A.

The LOS parameters used for this study are summarized in Table 1-1.

Table 1-1
Level of Service Parameters

Parameter	Proposed LOS
Peak Day Demand	257 gpd/ERC
Average Yearly Demand	0.21 ac-ft/ERC
Equalization Storage	187 gal/ERC

1. LOS is determined from data submitted annually to DWRi and DDW from 2021 to 2023.

DESIGN CRITERIA

Table 1-2 summarizes the key design criteria and demand requirements for the drinking water system. The design criteria were used in evaluating system performance and in recommending future improvements. Criteria development is described in later chapters.

Table 1-2
System Design Criteria

	Criteria	Existing Requirements	Estimated Buildout Requirements
Equivalent Residential Connections	Billing data/LOS	861 ERC	1,030 ERC
Source			
Peak Day Demand	Section R309-510-7/LOS	154 gpm	184 gpm
Average Yearly Demand	Section R309-510-7/LOS	181 ac-ft	216 ac-ft
Storage			
Equalization	Section R309-501-8/LOS	0.16 MG	0.19 MG
Fire Suppression	IFC/ Fire Marshall	0.48 MG	0.48 MG
Total		0.64 MG	0.67 MG
Distribution			
Peak Instantaneous	Representative PF (1.75)	269 gpm	322 gpm
Minimum Peak Day Fire Flow	IFC/Fire Marshall/LOS	1,500 gpm @ 20psi	1,500 gpm @ 20psi
Maximum Peak Day Fire Flow	IFC/Fire Marshall/LOS	2,000 gpm @ 20 psi	2,000 gpm @ 20 psi
Min. Pressure:			
Static	LOS	20 psi	40 psi
Peak Day	Section R309-510-9/LOS	20 psi	40 psi
Peak Instantaneous	Section R309-510-9/LOS	20 psi	30 psi

CHAPTER 2 SYSTEM GROWTH

EXISTING CONNECTIONS

Drinking water demands are expressed in terms of equivalent residential connections (ERCs). The use of ERCs is a standard engineering practice to describe the entire system in a common unit of measurement. One ERC is equal to the average demand of an average residential connection. Non-residential demands are converted to ERCs for planning purposes. For example, a commercial building requiring six times as much water as a typical residential connection is assigned 6 ERCs for their one connection to the system. The entire water demand then can be described with a single ERC count. TOA currently has two pressure zones, the Alta zone and Grizzly Zone. Allocation of ERCs between the two zones was determined from billing data and the spatial distribution of water demands. A breakdown of the existing ERCs by pressure zone is shown in Table 2-1.

Table 2-1
Existing ERCs

Existing Zone	ERCs
Alta Zone	855
Grizzly Zone	6
Total	861

The number of ERCs in the Grizzly Zone was estimated based on historic billing data. There are approximately 12 connections in that zone with water usage equivalent to about 6 ERCs.

BUILDOUT CONNECTIONS

This report will also highlight anticipated projects 0-20 years out in the CIP section. Growth within TOA's service area is limited due to the current source contract with Salt Lake City Public Utilities. The contract allows for a maximum daily usage of 265,000 gallons (0.81 ac-ft). Currently, TOA has a peak day demand of approximately 0.68 ac-ft, which leaves 16% remaining in the contract. Based on the remaining capacity and the current water usage per ERC, the remaining capacity could support approximately 169 more ERCs.

Parcel data was reviewed to identify which locations could potentially see a small amount of growth. The remaining source capacity was allocated to parcels based upon the remaining undeveloped land and parcel size. The remaining capacity was equally distributed amongst those parcels. The total future ERCs is shown in Table 2-2.

Table 2-2
Growth Projections

Existing Zone	ERCs
Alta Zone	1,018
Grizzly Zone	12
Total	1,030

It is anticipated that the future growth will mainly occur in the main Alta Zone. Recent construction in the Grizzly Zone indicates there will be approximately a total of 12 future ERCs.

CHAPTER 3 WATER SOURCES

EXISTING SOURCES

The current system has one source, the Bay City Tunnel, which provides water to the Alta main zone and Grizzly zone. A summary of the capacity of these sources is shown in Table 3-1.

Table 3-1
Existing Drinking Water Sources

Source	Peak Day Physical Capacity Source Capacity (gpm)[1]	Peak Day Contract Capacity (ac-ft)	Annual Source Capacity (ac-ft)[2]
Bay City Tunnel	230	0.81	295.65

1. Combination of the assumed capacity for the Alta tank and Grizzly tank pumps.
2. Assumes that the peak contract volume is available 365 days of the year.

The capacity of the Bay City Tunnel is limited by the contract with Salt Lake City Department of Public Utilities.

PUMP STATION

There are two pumps in the Bay City Tunnel, one providing source to the Alta Main Zone and the other to the Grizzly Zone. SCADA data was used to derive the typical water supply flows for the Bay City tunnel. It showed that the pump feeding the Alta tank had a flow rate of approximately 225 gpm. The pump supplying the Grizzly tank had a flow rate of approximately 5 gpm. The pump capacities are rated as 300 gpm and 25 gpm for the pump to the Alta Tank and Grizzly Tank, respectively.

EXISTING SOURCE REQUIREMENTS

According to DDW standards (Section R309-510-7), water sources must be able to meet the expected water demand for two conditions: peak day demand (flow requirement) and average yearly demand (volume requirement). Each of these criteria will be addressed in the following sections.

Existing Peak Day Demand

Peak day demand is the water demand on the day of the year with the highest water use. It is used to determine required source capacity under existing and future conditions. Peak day demand must be considered for both indoor and outdoor use.

The proposed peak day level of service of 257 gpd is based on a review of water use data and SCADA data (see Appendix A). The LOS determined in the review is consistent with water systems with similar development and seasonal patterns. Peak day demand is calculated by multiplying the proposed LOS of 257 gpd/ERC by the number of ERCs currently served. The existing peak day demand is included in Table 3-2.

Table 3-2
Existing Peak Day Demand

Existing Connections (ERCs)	Level of Service (gpd/ERC)	Existing Peak Day Requirement (ac-ft)	Existing Supply (gpd)	Surplus (+) or Deficit (-)
861	257	0.68	0.81	+0.13

Existing peak day source capacity surplus can support approximately 169 ERCs.

Existing Average Yearly Demand

Average yearly demand is the volume of water used during an entire year and is used to ensure the sources can supply enough volume to meet demand under existing and future conditions.

The proposed level of service was determined based on a review of water use data submitted annually to DWRi. Average yearly demand is calculated by multiplying the proposed LOS of 0.24 ac-ft/yr by the number of ERCs currently served. The existing average yearly demand is included in Table 3-3.

Table 3-3
Existing Average Yearly Demand

Existing Connections (ERCs)	Level of Service (ac-ft/ERC)	Existing Average Yearly Requirement (ac-ft)	Existing Annual Source Capacity (ac-ft)	Surplus (+) or Deficit (-)
861	0.21	181	295.65	+115

Existing annual supply is adequate to serve the existing system and planned future ERCs.

BUILDOUT WATER SOURCE REQUIREMENTS

As with existing water source requirements, future water source requirements were evaluated based on peak day and average annual demand and the remaining capacity in the Bay City Tunnel.

Buildout Peak Day Demand

Following the methodology described for existing peak day demand and estimating 1,030 ERCs at buildout, the peak day source requirement at the proposed LOS is projected to be 0.81 ac-ft. This demand is based on the remaining contract capacity. Table 3-4 summarizes the peak day demand for the service area.

Table 3-4
Buildout Peak Day Demand

Future Connections (ERCs)	Level of Service (gpd/ERC)	Existing Peak Day Requirement (ac-ft)	Existing Supply (gpd)	Surplus (+) or Deficit (-)
1,030	257	0.81	0.81	0.00

Without additional source capacity, TOA can only support approximately 0.13 ac-ft of peak demand, or approximately 169 ERCs based on current usage.

Buildout Average Yearly Demand

Following the methodology described for existing conditions and estimating 1,030 ERCs at buildout, the average yearly source requirement under the proposed LOS demand of 0.21 ac-ft/ERC is 216.30 ac-ft. The average yearly demand values are displayed in Tables 3-5.

Table 3-5
Buildout Average Yearly Demand

Existing Connections (ERCs)	Level of Service (ac-ft/ERC)	Existing Average Yearly Requirement (ac-ft)	Existing Annual Source Capacity (ac-ft)	Surplus (+) or Deficit (-)
1,030	0.21	216.30	295.65	+79.35

TOA has adequate water supply to serve the anticipated average yearly demand at buildout.

WATER SOURCE RECOMMENDATIONS

Existing source capacity is adequate for buildout conditions, in the case of both peak day demand and average yearly demand. The following actions are recommended relating to TOA's drinking water sources:

- HAL recommends monitoring existing usage to ensure that water usage does not exceed the maximum allowable volume of 0.81 ac-ft.
- As new development occurs, require that future water usage be submitted to ensure that the maximum allowable volume is not exceeded.
- Implement water conservation efforts to reduce peak day demands and help ensure that the demands do not exceed the contract volume.

CHAPTER 4 WATER STORAGE

EXISTING WATER STORAGE

TOA's existing drinking water system includes two storage tanks with a total capacity of 0.375 MG. Their locations are shown on Figure 1-1. Table 4-1 summarizes the capacity of each storage tank.

Table 4-1
Existing Storage Tanks

Name	Volume (MG)
Alta Tank	0.365
Grizzly Tank	0.01
Total	**0.375**

EXISTING WATER STORAGE REQUIREMENTS

According to DDW standards outlined in Section R309-510-8, storage tanks must be able to provide: 1) fire suppression storage to supply water for firefighting; 2) emergency storage, if deemed necessary; and 3) equalization storage volume to make up the difference between source and demand. Each of the requirements is addressed below.

Fire Suppression Storage

Fire suppression storage is required for water systems that provide water for firefighting (Subsection R309-510-8(3)). The local fire authority determines the need for fire suppression storage. The Unified Fir Authority (UFA) provides fire flow requirements according to the International Fire Code (IFC), building size, flow rates, and fire duration. The contact information for the District department is as follows:

Phone: **801-743-7200**

Address: **3380 S. 900 W.,**
Salt Lake City, UT 84119

HAL met with staff from TOA, Salt Lake City Service Area #3, and UFA to discuss fire flow requirements. Findings were documented in the technical memorandum located in Appendix B. Storage was allocated to each tank according to simulations of fire flow during peak day conditions, considering that fire flow may be supplied by storage in higher zones.

Table 4-2 summarizes the fire suppression storage assumed in each storage facility based on a fire flow requirement of 2,000 gpm for 4 hours (480,000 gallons). It is assumed that the buildings with a higher fire flow requirement would have sprinklers to provide adequate fire suppression. A comparison of available storage and the total fire requirement is shown in Table 4-2.

Table 4-2
Existing Fire Suppression Storage

Storage Parameter	Volume (gal)
Total Capacity	375,000
Fire Storage Requirement	480,000
Available Equalization Storage	**-105,000**

The combined storage from the two existing tanks does not have enough capacity to store the fire suppression storage requirement.

Emergency Storage

While there are no specific DDW requirements for emergency storage (Subsection R309-510-8(4)), water systems can choose to maintain emergency storage to mitigate risks, provide system reliability, and protect public health and welfare. Emergency storage may be used in case of pipe failures, equipment failures, power outages, source contamination, and natural disasters.

There is no emergency storage designated in the existing system or planned future system. The level of service contains a factor of safety to account for emergency situations.

Equalization Storage

Equalization storage is required to help meet peak day demands. The proposed LOS for equalization storage in the drinking water system is 187 gal/ERC (Subsection R309-510-8(2)). The level of service was determined based on a review of water use data. The level of service contains a factor of safety to account for emergency situations. Table 4-3 lists the equalization storage requirement for the existing system.

Table 4-3
Existing Drinking Water Storage Requirements

ERCs	Equalization (MG)[1]	Fire (MG)[1]	Total Required Storage (MG)	Existing Storage (MG)	Remaining Capacity (MG)
861	0.16	0.48	0.64	0.375	-0.27

1. Calculated based on the LOS of 187 gal/ERC.
2. See Table 4-2.

Presently, the existing storage capacity is not adequate for equalization and fire storage requirements.

BUILDOUT WATER STORAGE REQUIREMENTS

Table 4-4 presents the future drinking water storage requirements for the system.

Table 4-4
Buildout Drinking Water Storage Requirements

ERCs	Equalization (MG)[1]	Fire (MG)[1]	Total Required Storage (MG)	Existing Storage (MG)	Remaining Capacity (MG)
1,030	0.19	0.48	0.67	0.375	-0.30

1. Calculated based on the LOS of 187 gal/ERC.
2. See Table 4-2.

Equalization Storage

Following the methodology described for existing conditions, and calculating 1,030 ERCs at buildout, the projected equalization storage requirement is 0.19 MG.

Fire Suppression Storage

The total estimated fire storage required at buildout is 0.48 MG. It is recommended that TOA consult with the fire chief as new development occurs.

Emergency Storage

Additional dedicated emergency storage beyond what is included in the fire and equalization storage requirements has not been planned for.

Future Storage Analysis

Three different locations have been considered for future storage tanks to resolve existing deficiencies and support future demands:

1. Additional storage adjacent to TOA's existing water tank
2. Additional storage in Grizzly area
3. Additional storage in the Shrontz Estate development

A comparison of the different locations is summarized in Table 4-5.

Table 4-5
Future Storage Location Comparison

Future Water Storage Alternatives	Map ID	HGL	Advantages	Disadvantages
Adjacent to TOA's existing water tank	1	8,558 – 8,720 ft.[1]	- USFS land, existing permit - Anticipated lowest capital cost alternative due to no land acquisition requirements	- Requires upgrade in water transmission capacity from the tank (12-inch diameter) - Does not improve fire flow service to Grizzly area
Grizzly area	2	9,245 ft.[2]	- Provides fire flow storage capacity to the Grizzly area	- Will require a distribution system upgrade to handle fire flows and a pump station to water from Bay City Tunnel to the storage water tank - Requires property acquisition for proper tank siting
Grizzly - Shrontz Estate Development	3	9,245 ft.[2]	- Capital cost sharing with developer - Equalization and fire storage for the new development - Provides benefits to the existing users	- Unknown opportunity timing and water supply capacity the developer can provide - Risks of negotiating a mutually acceptable outcome for TOA

1. Based on existing tank elevation and typical HGL throughout the service area, considering existing PRVs.
2. Approximate elevation that is necessary to provide adequate pressure throughout the region.

WATER STORAGE RECOMMENDATIONS

Currently, TOA does not have adequate storage capacity to support existing equalization and fire storage requirements. At a minimum, an additional 0.30 MG is needed to support existing and future demands. Given the standard sizes of storage tanks, a 0.5 MG tank is recommended. The following recommendations have been developed to meet the future storage requirements:

- Ensure that existing and planned developments have adequate fire suppression systems.
- There is currently insufficient storage capacity to serve existing and future demands. It is recommended that TOA construct a 0.5 MG storage tank at any of the locations discussed in Table 4-5 to provide storage under existing conditions and for future growth.

CHAPTER 5 WATER DISTRIBUTION

HYDRAULIC MODEL

Development

A computer model of TOA's drinking water system was developed to analyze the performance of the existing and future distribution system and to prepare solutions for existing facilities not meeting the distribution system requirements. The model was developed with the software EPANET 2.2, published by the U.S. Environmental Protection Agency (EPA 2019; Rossman 2000). EPANET simulates the hydraulic behavior of pipe networks. Sources, pipes, tanks, valves, controls, and other data used to develop the model were obtained from GIS data and other information supplied by TOA.

HAL developed models for two scenarios. The first model represented the existing system and demand scenario (existing model). This scenario was used to calibrate the model and identify deficiencies in the existing system. The second model represented the future demand scenario and was used to design the improvements necessary to accommodate future growth (buildout model).

Model Components

The two basic elements of the model are pipes and nodes. A pipe is described by its inside diameter, length, minor friction loss factors, and a roughness value associated with friction head losses. A pipe can contain elbows, bends, valves, pumps, and other operational elements. Nodes are the endpoints of a pipe and can be categorized as junction nodes or boundary nodes. A junction node is a point where two or more pipes meet, where a change in pipe diameter occurs, or where flow is added (source) or removed (demand). A boundary node is a point where the hydraulic grade is known (a reservoir, tank, or pressure reducing valve (PRV)). Other components include tanks, reservoirs, pumps, valves, and controls.

The model is not an exact replica of the actual water system. Pipe locations used in the model are approximate and not every pipe may be included in the model, although efforts were made to make the model as complete and accurate as possible. Moreover, it is not necessary to include all of the distribution system pipes in the model to accurately simulate its performance.

Pipe Network

The pipe network layout originated from GIS data provided by TOA, and verified through several discussions. Elevation information was obtained using LIDAR data. Pipes in the system are constructed of various materials. Hazen-Williams roughness coefficients for the pipes in the models ranged from 100 – 150 to account for various pipe materials (Rossman 2000, 31).

Water Demands

Water demands were allocated in the model based on billed usage and billing addresses. Demand was determined for each billing address, and the addresses were geocoded in order to link the demands to a physical location. The geocoded demands were then assigned to the closest model node. With the proper spatial distribution, demands were scaled to reach the peak day demand determined in Chapter 3. For the future model, future demands were allocated based on

vacant parcels. Future demands were assigned to new nodes representing the expected location of new development.

The pattern of water demand over a 24-hour period is called the diurnal curve or daily demand curve. There was insufficient data to determine the existing diurnal curve for the system, therefore a diurnal curve was developed using data from similar water systems in Utah and was input into the model to simulate the changes in water demand throughout the day.

In summary, the spatial distribution of demands followed geocoded water use data; the flow and volume of demands followed the proposed LOS described in Chapter 3; and the temporal pattern of demand followed a diurnal curve.

Water Sources and Storage Tanks

The source of water in the model is the Bay City Tunnel. It is represented by a reservoir and pump. Tank location, height, diameter, and volume are represented in the model. The extended-period model predicts water levels in the tanks as they fill from sources and as they empty to meet demand in the system.

ANALYSIS METHODOLOGY

HAL used extended-period and steady-state modeling to analyze the performance of the water system with existing and future projected demands. An extended-period model represents system behavior over a period of time: tanks filling and draining, pumps turning on or off, pressures fluctuating, and flows shifting in response to demands. A steady-state model represents a snapshot of system performance. The peak day extended period model was used to set system conditions for the steady-state model, calibrate zone to zone water transfers, analyze system controls and the performance of the system over time, and to analyze system recommendations for performance over time. The steady-state model was used for analyzing the peak day plus fire flow conditions.

Four operating conditions were analyzed with the extended period model: Static conditions, peak day conditions, peak instantaneous conditions, and peak day plus fire flow conditions. Each of these conditions is a worst-case situation so the performance of the distribution system may be analyzed for compliance with DDW standards and TOA's preferences.

EXISTING WATER DISTRIBUTION SYSTEM

TOA's drinking water distribution system consists of all pipes, valves, fittings, and other appurtenances used to convey water from sources and storage tanks to water users. The existing water system contains approximately 16,000 feet of pipe with diameters from 2-inch to 8-inch. Figure 5-1 presents a summary of pipe length by diameter.

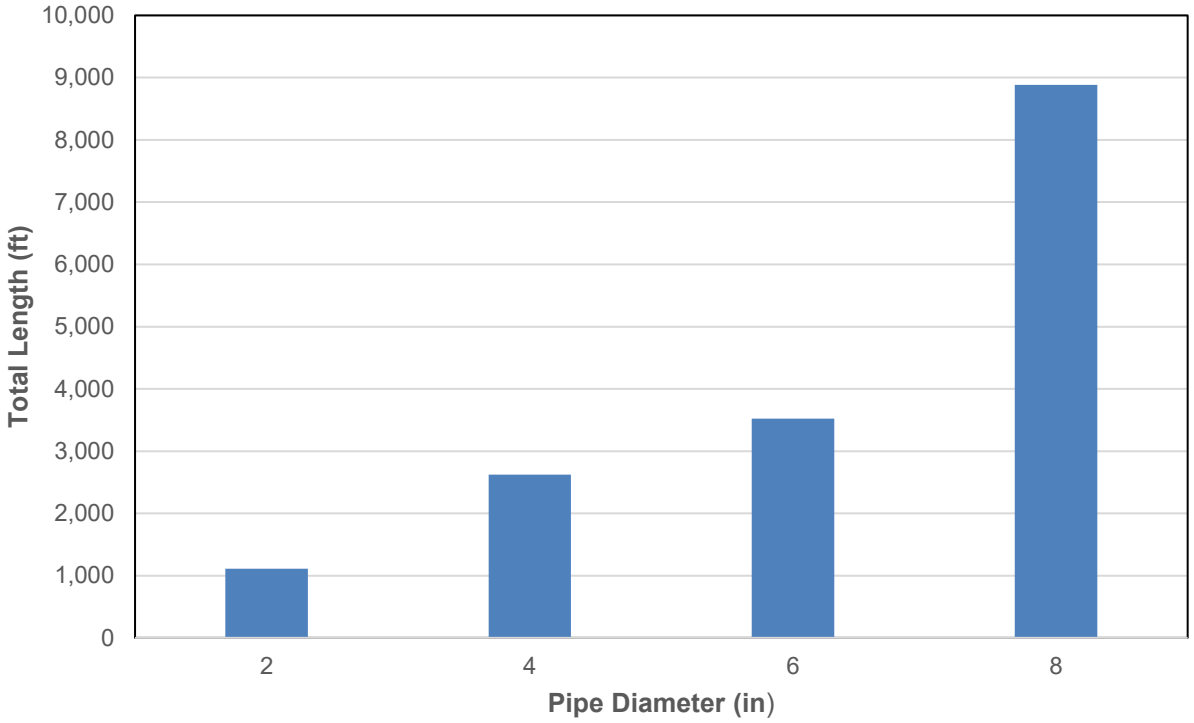

Figure 5-1: Summary of Pipe Length by Diameter

LEVEL OF SERVICE

TOA has established level of service parameters as described in Table 5-1.

Table 5-1
Level of Service for Existing Distribution System

Demand Condition	Pressure Requirement[1]	Flow Requirement (gpm)
Peak Instantaneous[2]	Minimum 30 psi service pressure	178
Peak Day plus Fire Flow[3]	Minimum 20 psi service pressure	1,000 gpm (see Figure 5-3)

1. Requirements are as stated in Utah Code R309-105-9(2). The requirement for connections prior to 2007 is a minimum of 20 psi under all conditions.
2. Peak day system flows are discussed in Chapter 3. Peak day flow was multiplied by a factor of 1.76 to produce peak instantaneous flow.
3. Minimum fire flow requirements were determined by the local fire authority.

Performance of the drinking water system was evaluated using the hydraulic model and according to the requirements listed in Table 5-1. Modeled maximum pressures are shown in Figure 5-2. The peak instantaneous pressures are within 1-2 psi of the maximum modeled pressures. Modeled available fire flow capacity is shown on Figure 5-3.

DRAFT

ALTA TANK
BAY CITY TUNNEL
GRIZZLY TANK
HWY 210
BYPASS RD

Legend
- PRV
- Storage Tank
- Tunnel

Pipe (Diameter)
- 2-inch
- 4-inch
- 6-inch
- 8-inch

Maximum Pressure
- 100+ psi
- 75 - 100 psi
- 40 - 75 psi
- 20 - 40 psi
- 0 - 20 psi

N

0 250 500 1,000 Feet

Date: 7/1/2025
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TOWN OF ALTA	EXISTING MAXIMUM PRESSURE	FIGURE 5-2

DRAFT

ALTA TANK

BAY CITY TUNNEL

GRIZZLY TANK

HWY 210

BYPASS RD

N

0 250 500 1,000 Feet

Legend

- PRV
- Storage Tank
- Tunnel

Pipe (Diameter)

- 2-inch
- 4-inch
- 6-inch
- 8-inch

Modeled Fire Flow

- 0 - 500 gpm
- 500 - 1,000 gpm
- 1,000 - 1,500 gpm
- 1,500 - 2,000 gpm
- 2,000+ gpm

Date: 7/1/2025
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TOWN OF ALTA	EXISTING AVAILABLE FIRE FLOW	FIGURE 5-3

System Fire Flow

Modeled available fire flow capacity in the Alta drinking water system is shown in Figure 5-4. A minimum flow capacity of 1,000 gpm is available to all areas of the system with fire protection, with some areas having capacity up to 2,000 gpm. A full comprehensive analysis on fire flow is included in Appendix B.

Modeling should not always be viewed as a substitution for physical hydrant testing. Ideally, the model and physical testing will both be used to better understand the distribution system. For best results, physical fire flow tests should be conducted during periods of peak demand (December through February, lining up with ski resort operations) and during times of day when demands are not at a minimum. If physical fire flow tests are performed at times other than peak demand, they will not represent the peak day demand case, when pressures are likely to be lowest. When compared to flow tests not taken at peak day demand, the hydraulic model will typically be more conservative than the physical test, because it simulates peak day demand.

Physical hydrant tests are still valuable and recommended because they provide model calibration points and enable TOA to detect limitations in the field which may not be reflected in the hydraulic model (such as closed or partially closed valves, construction flaws, discrepancies between reality and GIS data, or other unexpected conditions which would affect fire flow).

When designing fire suppression systems for buildings, designers should be advised that results obtained during a flow test are not necessarily representative of peak day or anticipated future demands. It is recommended that fire suppression system designers should not assume that a residual pressure of more than 20 psi will be available.

FUTURE WATER DISTRIBUTION SYSTEM DEMANDS

Demands in the future water distribution model are shown in Table 5-2. The buildout system was designed to comply with all regulatory requirements and level of service parameters.

Table 5-2
Design Parameters for the Future Distribution System

Condition	Requirement[1]	System Design Flow[2] (gpm)
Peak Day	Minimum 40 psi service pressure	708
Peak Instantaneous	Minimum 30 psi service pressure	1,246
Peak Day plus Fire Flow[3]	Minimum 20 psi service pressure	708 plus fire flow (1,000 gpm for most areas)

1. Requirements are as stated in Utah Code R309-105-9(2)
2. Peak day system flows are discussed in Chapter 3. Peak day flow was multiplied by a factor of 1.76 to produce peak instantaneous flow.
3. Fire flow is discussed in Chapter 4.

WATER DISTRIBUTION SYSTEM RECOMMENDATIONS

The model output primarily consists of the computed pressures at nodes and flow rates through pipes. The model also provides additional data related to pipeline flow velocity and head loss to help evaluate the performance of the various components of the distribution system. Due to the large number of pipes and nodes in the model, it is impractical to prepare a figure which illustrates pipe numbers and node numbers. The reader should refer to the model output, which has been provided electronically.

Recommendations for distribution improvement projects were based on modeling, as outlined above. Because they will provide transmission to and from future sources and tanks, the alignments of these projects may need to change as the locations of tanks and sources are more precisely determined. The following recommendations have been developed to increase the reliability of the distribution system:

- Ensure that existing pipelines are in good condition and develop a pipeline replacement program to help maintain aging infrastructure.
- Install a 10-inch diameter pipeline along the Alta Ski Area Crosstow corridor, to increase redundancy in the system. It would provide additional looping and increase the available fire flow (see Figure 6-1).
- Replace the existing 6-inch diameter AC pipeline in SR-210 with a new 8-inch diameter pipeline. TOA staff have indicated that the pipeline is aging and could fail under a fire flow scenario.
- Install an 8-inch pipeline that connects the existing 6-inch and 8-inch pipeline in the residential section on the west side of the water system (see Figure 6-1). It would provide an increase in available fire flow and additional looping.

CHAPTER 6 CAPITAL IMPROVEMENT PLAN

INTRODUCTION

Recommended capital improvements and their estimated construction costs were identified based on the findings described in the previous chapters. These recommendations are intended to correct existing deficiencies and support future development.

PROJECT COST ESTIMATES

Typical representative unit costs were used to develop the project construction cost estimates. Sources of typical unit costs included HAL's bid tabulation records for similar recent projects in Utah, and the 2025 RS Means Heavy Construction Cost Index. Project cost estimates and related material are included in Appendix C.

ACCURACY OF COST ESTIMATES

When considering cost estimates, there are several levels or degrees of accuracy, depending on the purpose of the estimate and the percentage of detailed design that has been completed. The following levels of accuracy are typical:

Type of Estimate	Accuracy
Master Plan	-50% to +100%
Preliminary Design	-30% to +50%
Final Design or Bid	-10% to +10%

For example, at the master plan level (or conceptual or feasibility design level), if a project is estimated to cost $1,000,000, then the accuracy or reliability of the cost estimate would typically be expected to range between approximately $500,000 and $2,000,000. While this may not seem very accurate, the purpose of master planning is to develop general sizing, location, cost and scheduling information on a number of individual projects that may be designed and constructed over a period of many years. Master planning also typically includes the selection of common design criteria to help ensure uniformity and compatibility among future individual projects. Details such as the exact capacity of individual projects, the level of redundancy, the location of facilities, the alignment and depth of pipelines, the extent of utility conflicts, the cost of land and easements, the construction methodology, the types of equipment and material to be used, the time of construction, interest and inflation rates, permitting requirements, etc., are typically developed during the more detailed levels of design.

At the preliminary design level, some of the aforementioned information will have been developed. Major design decisions such as the size of facilities, selection of facility sites, pipeline alignments and depths, and the selection of the types of equipment and material to be used during construction, will typically have been made. At this level of design, the accuracy of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $700,000 and $1,500,000.

After the project has been completely designed, and is ready to bid, all design plans and technical specifications will have been completed and nearly all of the significant details about the project should be known. At this level of design, the accuracy of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $900,000 and $1,100,000.

RECOMMENDED IMPROVEMENT PROJECTS

Factors considered as recommended projects were identified including the following:

- Existing system storage and distribution deficiencies
- Input from water system operation personnel regarding their experience with, and opinions regarding, the deficiency and potential solutions.
- Input from Town management regarding a wide range of issues, including development schedules, budgeting issues and coordination with other public works projects.
- Priority indicated by hydraulic modeling
- Project cost estimates

Table 6-1 identifies projects recommended to correct existing deficiencies and support future growth. These projects are illustrated in Figure 6-1.

DRAFT

DW-3
Install new 0.5 MG storage tank

ALTA TANK

BAY CITY TUNNEL

GRIZZLY TANK

HWY 210

DW-4
Install approximately 1,400 ft. of 8-inch diameter pipeline

DW-1
Install approximately 4,200 ft. of 10-inch diameter pipeline

BYPASS RD

DW-2
Install approximately 650 ft. of 8-inch diameter pipeline

N

0 250 500 1,000 Feet

Legend

- Storage Tank
- Tunnel
- Existing Pipelines

Capital Improvement Pipline Projects

- DW-1
- DW-2
- DW-4

Date: 7/2/2025
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HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF ALTA

DRINKING WATER CAPITAL IMPROVEMENTS

FIGURE 6-1

Table 6-1
Drinking Water Capital Improvement Projects

Type & Phasing Year	Map ID	Recommended Project	Cost
Distribution – Deficiency Project	DW-1	**Crosstow Distribution Line:** Install approximately 4,200 ft of 10-inch diameter pipe through the crosstow path adjacent to Little Cottonwood Creek and in the crosstow corridor. This project will provide an additional distribution system loop from the existing drinking water tank in the upper Alta zone. Additionally, the project will increase redundancy and provide additional fire flow capacity.	$660,000
Distribution – Deficiency Project	DW-2	**Lower Alta Distribution Line:** Install approximately 650 ft of 8-inch diameter pipe in the lower Alta zone. The project will increase fire flow capacity and provide additional distribution capacity and redundancy.	$182,000
Source & Storage – Growth and Deficiency Project	DW-3	**Alta Storage Tank:** Install a new 0.5 MG drinking water storage tank near the existing Alta storage tank. The existing system is deficient in storage. A new storage tank will provide adequate fire flow storage and be able to support growth. See Chapter 4 for further discussion on potential storage options.	$1,200,000
Distribution – Deficiency Project	DW-4	**AC Pipeline Replacement – SR-210:** Replace the existing 6-inch diameter AC pipeline in SR-210 with approximately 1,400 ft of 8-inch diameter pipeline. The existing pipeline is aging and needs to be replaced to provide adequate capacity under a fire flow scenario.	$391,000
Total			**$2,433,000**

PIPELINE REPLACEMENT PROGRAM

Pipes experience leaking over time due to factors such as age and corrosion. It is recommended that TOA fund a pipeline replacement program given the current age of the existing infrastructure. Pipeline replacement could be prioritized by history of breakage and leaks. The total cost analysis is shown in Appendix D. The State recommends that at least 5% of the annual drinking water budget be set aside for facility replacement. Table 6-2 summarizes the total costs to replace all of the distribution pipelines in the TOA system. Pipe unit costs assume no savings from pairing installations with road replacement projects. If projects were paired with road replacement projects, costs may be reduced. Nevertheless, the replacement costs in Table 6-2 do not consider potential savings that may be realized by pairing waterline replacement with road surface reconstruction.

Table 6-2
Summary of Pipeline Replacement Costs

Parameter	Value
Total Cost[1]	$3,750,000
Years	25
Cost per Year	**$150,000**

1. See Appendix D for calculations of costs.

Given the current age of the distribution system, it is assumed that the pipes would be replaced over a period of 25 years. An annual budget of about $150,000 is proposed for pipeline replacement, with periodic adjustments made due to inflation, changing market conditions, or other factors.

FINANCIAL CONSIDERATIONS

Cost for construction, materials, and labor have changed significantly in the last several years. To maintain adequate funding for the water system, the following actions are recommended:

- Periodically review and update drinking water rates
- Periodically review and update project cost estimates

SUMMARY OF CAPITAL FACILITY RECOMMENDATIONS

Recommendations

- Plan for and allocate funds for the recommended projects.
- Maintain and replace aging or inadequate infrastructure.
- Periodically review drinking water user rates.
- Update the master plan and capital facilities plan on an as-needed basis or every 10 years at a minimum.

FUNDING OPTIONS

Funding options for the recommended projects, in addition to water use fees, include: general obligation bonds, revenue bonds, State/Federal grants and loans, and impact fees. In reality, the TOA may need to consider a combination of these funding options. The following discussion describes each of these options.

General Obligation Bonds

This form of debt enables TOA to issue general obligation bonds for capital improvements and replacement. General Obligation (G.O.) bonds would be used for items not typically financed through the Water Revenue Bonds (for example, the purchase of water source to ensure a sufficient water supply for TOA in the future). G.O. bonds are debt instruments backed by the full faith and credit of TOA which would be secured by an unconditional pledge of TOA to levy assessments, charges, or ad valorem taxes necessary to retire the bonds. G.O. bonds are the lowest-cost form of debt financing available to local governments and can be combined with other revenue sources such as specific fees, or special assessment charges to form a dual security through the Town's revenue-generating authority. These bonds are supported by TOA as a whole, so the amount of debt issued for the water system is limited to a fixed percentage of the real market value for taxable property within the Town of Alta. G.O. bonds must be approved by voters

Revenue Bonds

This form of debt financing is also available to TOA for utility-related capital improvements. Unlike G.O. bonds, revenue bonds are not backed by the Town as a whole, but constitute a lien against the water service charge revenues of a Water Utility. Revenue bonds present a greater risk to the investor than do G.O. bonds, since repayment of debt depends on an adequate revenue stream, legally defensible rate structure, and sound fiscal management by the issuing jurisdiction. Due to this increased risk, revenue bonds generally require a higher interest rate than G.O. bonds, although currently interest rates are quite low. This type of debt also has very specific coverage requirements in the form of a reserve fund specifying an amount, usually expressed in terms of average or maximum debt service due in any future year. This debt service is required to be held as a cash reserve for annual debt service payment to the benefit of bondholders. Typically, voter approval is not required when issuing revenue bonds.

State or Federal Grants and Loans

Historically, both local and county governments have experienced significant infrastructure funding support from state and federal government agencies in the form of block grants, direct grants in aid, interagency loans, and general revenue sharing. Federal expenditure pressures and virtual elimination of federal revenue sharing are clear indicators that local government may be left to its own devices regarding infrastructure finance in general. However, state or federal grants and loans should be further investigated as a possible funding source for needed water system improvements.

It is also important to assess likely trends regarding state or federal assistance in infrastructure financing. Future trends indicate that grants will be replaced by loans through a public works revolving fund. Local governments can expect to access these revolving funds or public works trust funds by demonstrating both the need for and the ability to repay the borrowed monies, with interest. As with the revenue bonds discussed earlier, the ability of infrastructure programs to

wisely manage their own finances will be a key element in evaluating whether many secondary funding sources, such as federal/state loans, will be available to TOA.

Impact Fees

The Utah Impact Fees Act, codified in Title 11, Chapter 36a, of the Utah Code, authorizes municipalities to collect impact fees to fund public facilities. An impact fee is “a payment of money imposed upon new development activity . . . to mitigate the impact of the new development on public infrastructure” (Subsection 11-36a-102(8)). Impact fees enable local governments to finance infrastructure improvements without burdening existing development with costs that are exclusively attributable to growth.

Impact fees can be applied to water-related facilities under the Utah Impact Fees Act. The Act is designed to provide a logical and clear framework for establishing new development assessments. It is also designed to establish the basis for the fee calculation which the City must follow in order to comply with the statute. The fundamental objective for the fee structure is the imposition on new development of only those costs associated with providing or expanding water infrastructure to meet the capacity needs created by that specific new development. Impact fees cannot be applied retroactively.

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State of Utah. 2019a. “Utah Administrative Code, Section R309-105: Administration: General Responsibilities of Public Water Systems.” In effect Mar. 1. https://rules.utah.gov/publicat/code/r309/r309-105.htm.

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APPENDIX A

Existing Drinking Water Summary

MEMORANDUM

DRAFT

DATE: July 2, 2025

TO: Chris Cawley
Town of Alta
10201 E Hwy 210
Alta, UT 84092

FROM: Ridley Griggs, P.E.
Easton Hopkins
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy – Suite 200
South Jordan, Utah 84095

SUBJECT: Town of Alta Master Plan – Existing Drinking Water System Summary

PROJECT NO.: 528.01.100

PURPOSE

The purpose of this memorandum is to evaluate the existing drinking water system for the Town of Alta (TOA) and provide a summary of the existing data. The data for the existing system includes a figure of the existing system, hydraulic model, GIS database, and hydraulic grade line schematic (HGL).

EXISTING SYSTEM DATA AND ANALYSIS

Data describing the existing system was reviewed for accuracy and used to develop tools to complete the study. Further discussion on the existing system and how it was used to develop analysis tools is provided below.

Existing System

Information about the existing system was gathered from the previous Capital Improvement Plan (CIP) and through coordination with TOA and Salt Lake County Service Area #3 staff. The system is illustrated in Figure 1. The GIS database, hydraulic model, and hydraulic grade line schematic were developed based on this information.

GIS Database

A GIS database was provided by TOA staff. It was updated with the latest information provided by TOA and system personnel as shown in Figure 1. It was further used to update the hydraulic model and assess the existing drinking water system. Included in the database is the drinking water infrastructure: service laterals, main distribution pipelines, hydrants, sources, tanks, and valves. Some of the information is still missing or unavailable for each infrastructure type. The GIS database should be continually updated with information as it becomes available.

Existing Drinking Water System Model

A hydraulic model developed in 2014 was provided by the TOA. Pipe geometry and infrastructure were updated to match current system information as shown in Figure 1. Tank volumes and dimensions were updated to match available information. SCADA data was used to derive the typical water supply flows for the Bay City tunnel. It showed that the pump feeding the Alta tank had a flow rate of approximately 225 gpm. The pump supplying the Grizzly tank had a flow rate of approximately 5 gpm.

The previous model was steady state, meaning that it would not run for an extended period of time, only showing a snapshot of system conditions. It was converted to an extended period model to better simulate system behavior through the day. Demands were spatially allocated based on geocoded billing data. They were then scaled to match the peak day volume shown in Table 1. There was insufficient data to determine the existing diurnal curve for the system; therefore, a diurnal curve was developed using data from similar water systems in Utah and was input into the model to simulate the changes in water demand throughout a typical day (see Figure 2). Outputs from the model for system pressures were used for the hydraulic grade line schematic. Furthermore, they are illustrated in Figure 3.

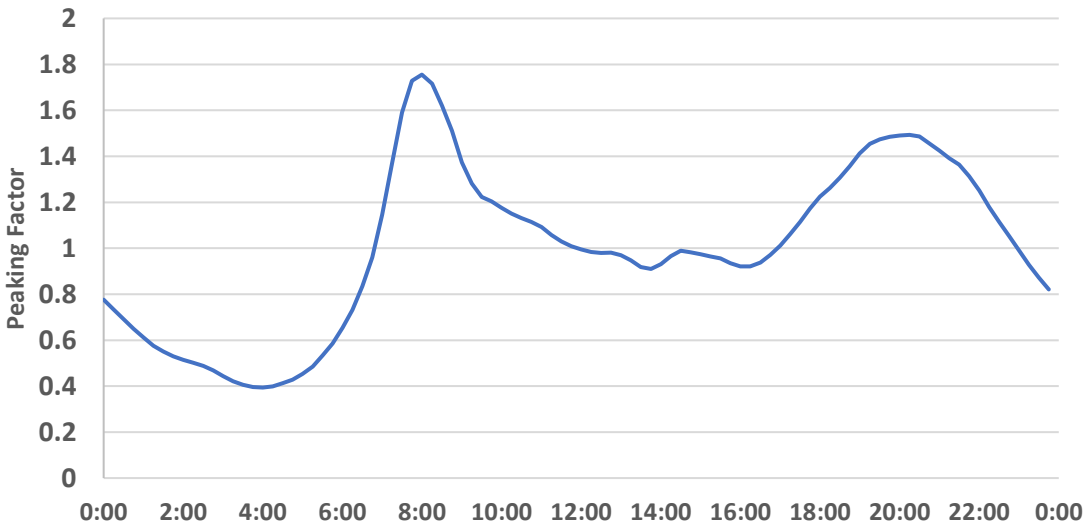

Figure 2: Typical Drinking Water Diurnal Pattern

Existing System Pressures

The model indicates that service pressures for most customers range between 70 psi and 130 psi. Simulated peak day operating pressures are shown on Figure 3.

Hydraulic Grade Line Schematic

An HGL schematic of the TOA water system is shown in Figure 4. It summarizes the elevations, hydraulic heads, and pressures throughout the system.

EXISTING SYSTEM AVAILABLE CAPACITY

The capacity of the existing drinking water system was assessed for both source and storage using records from the Supervisory Control and Data Acquisition (SCADA) system and water

production data submitted to the Utah Division of Water Rights (DWRi).

Source Capacity

The current system has one source, the Bay City Tunnel, which provides water to the Alta main zone and Grizzly zone. The SCADA system measures and records total daily production volumes. The readings do not take place at the same time each day, often extending over one day. The peak day production capacity was compared to recorded peak day production volumes to determine remaining capacity. The current contract TOA has with Salt Lake City Department of Public Utilities allows for a maximum daily usage of 265,000 gallons (0.81 ac-ft). Based on the data submitted to DWRi, the peak day volume in 2023 was 0.75 ac-ft. However, further analysis of the SCADA data showed that volume was measured over a length of time greater than one day. Adjusted volumes for a one-day period are shown in the following table.

Table 1. Measured Peak Day Production Volume

Reading	Time	Reading (ac-ft)
Start	1/10/23 1:24 PM	1036.48
End	1/11/23 5:03 PM	1037.22
Difference	**1.152 days**	**0.75**
Adjusted Peak Day Volume		**0.68**

This time period likely captured three demand peaks: two in the afternoons and one in the morning. The adjusted volume of 0.68 ac-ft matches what was reported to DWRi for 2022. Table 2 summarizes the remaining capacity of the contract based on the peak day usage in Table 1.

Table 2. Remaining Source Capacity

Reading	Volume (ac-ft)
Contract Amount	0.81
Peak Day Production	0.68
Remaining	**0.13**
Percent Remaining (%)	**16%**

Of the contracted volume, 16% remains. This is equivalent to approximately 42,360 gallons per day. There are approximately 861 ERCs in the system. Based on the remaining capacity and the current water usage per ERC, the remaining capacity could support approximately 169 more ERCs.

The values above would equate to a Level of Service for peak day source of 257 gpd/ERC. It differentiates from the current value assigned by the Utah Division of Drinking Water (494 gpd/ERC). The Division takes the average peak day over several years based on data submitted to DWRi. Differences between the 257 gpd/ERC and 494 gpd/ERC could be attributed to the ERC value calculated in 2021, 248 ERCs. This is significantly lower than other years, leading to a peak day source requirement of 801 gpd/ERC for 2021, which increases the overall average. A peak day source requirement of 257 gpd/ERC better represents actual peak day demands.

Storage Capacity

Equalization storage requirements are set by the Utah Division of Drinking Water. The storage requirement for the Alta drinking water system is 187 gallons per day per equivalent residential connection (ERC). The system currently has 861 ERCs, for a total equalization storage requirement of about 161,000 gallons. The town has a total drinking water storage capacity of 375,000 gallons from the two storage tanks:

- Alta Tank: 365,000 gallons
- Grizzly Tank: 10,000 gallons

The local fire authority outlined that storage requirements to be the following for TOA:

- Maximum Residential: 180,000 gallons (flow rate of 1,500 gpm for 120 minutes)
- Maximum Nonresidential: 480,000 gallons (flow rate of 2,000 gpm for 240 minutes)

The remaining storage capacity for TOA is shown in the following table.

Table 3. Available Storage

Storage Parameter	Volume (gallons)
Total Capacity	375,000
Required Equalization Storage	161,000
Maximum Fire Storage Requirement	480,000
Remaining Storage	**-266,000**

As shown in Table 3, existing drinking water storage capacity is insufficient considering the fire flow storage requirement. It is also the limiting component in the existing drinking water system. Additional storage is needed to resolve the deficiency and support any future growth.

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HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF ALTA

EXISTING DRINKING WATER SYSTEM

FIGURE 1

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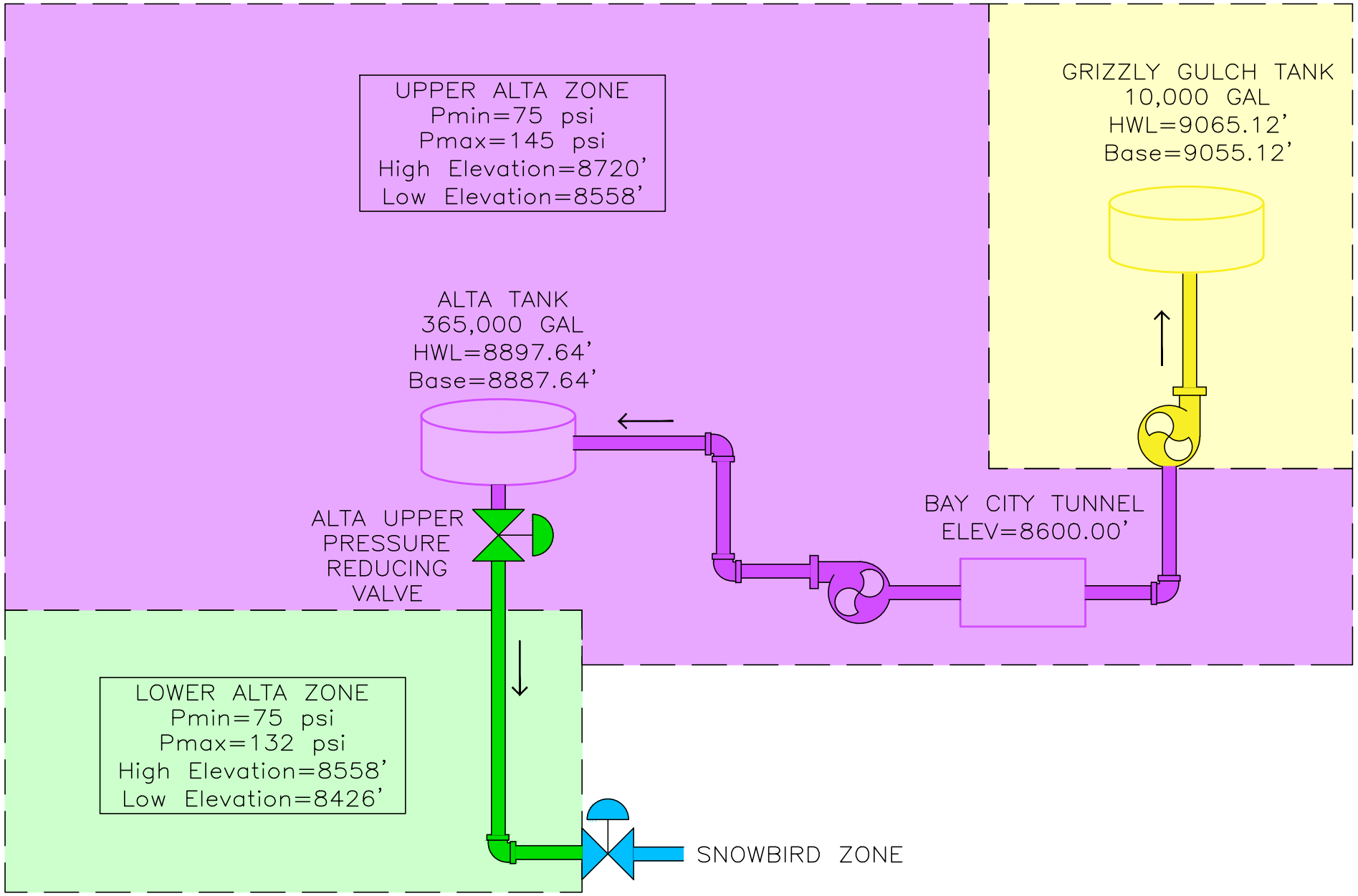
HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF ALTA

EXISTING MAXIMUM PRESSURE

FIGURE 3



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HANSEN ALLEN & LUCE Inc. ENGINEERS

TOWN OF ALTA
EXISTING SYSTEM HYDRAULIC GRADE LINE SCHEMATIC

FIGURE
4

APPENDIX B

Fire Flow Requirements

MEMORANDUM

DATE: November 7, 2024
TO: Chris Cawley
Town of Alta
10201 E Hwy 210
Alta, UT 84092

FROM: Ridley Griggs, P.E.
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy – Suite 200
South Jordan, Utah 84095

SUBJECT: Town of Alta Master Plan Fire Flow Requirements

PROJECT NO.: 528.01.100

PURPOSE

The purpose of this memorandum is to document requirements for fire flow in the Town of Alta drinking water system and determine required fire flow rates for areas served by the drinking water system.

BACKGROUND

HAL is assisting the Town of Alta (TOA) with a drinking water system master plan and capital facility plan. The drinking water system provides fire protection to a portion of the town's service area and must be designed to convey appropriate fire flow capacity. HAL and the TOA intend to follow all legislative requirements in developing design fire flow requirements for the system.

Legislation describing requirements for fire flow requirements is listed in the following subsection for reference.

Utah Code Requirements

Excerpts from relevant Utah codes regarding fire flow in drinking water systems are listed below for reference.

- "Each public water system, or storage facility serving connections within a specific area, shall provide fire flow storage volume, if the water system is equipped with fire hydrants intended to provide fire suppression water or as required by the local fire code official" (R309-510-8(1)(b)).
- "Fire flow storage shall be provided if fire flow is required by the local fire code official or if fire hydrants intended for fire flow are installed. Water systems shall consult with the local fire code official regarding needed fire flows in the area under consideration. The fire flow information shall be provided to the Division during the plan review process. When direction from the local fire code official is not available, the water system shall use Appendix B of the International Fire Code, 2015 edition, for guidance. Unless otherwise approved by the local fire code official, the fire flow and fire flow duration shall not be less

than 1,000 gallons per minute for 60 minutes." (R309-510-8(3)(a-c))

- "Distribution systems shall be designed to deliver needed fire flow if fire flow is required by the local fire code official or if fire hydrants intended for fire flow are provided. The distribution system shall be sized to provide minimum pressures as required by R309-105-9 to all points in the distribution system when needed fire flows are imposed during peak day demand in the distribution system. The water system shall consult with the local fire code official regarding needed fire flow in the area under consideration. The fire flow information shall be provided to the Division during the plan review process. If direction from the local fire code official is not available, the water system shall use Appendix B of the International Fire Code, 2015 edition, for guidance. Unless otherwise approved by the local fire code official, the fire flow and fire flow duration shall not be less than 1,000 gallons per minute for 60 minutes." (R309-510-9(4)(a-c))

FIRE PROTECTION SERVICE AREA

Fire hydrants for purposes of fire protection are provided wherever year-round vehicle access is maintained. There are some structures served by the Alta drinking water system that do not have year-round vehicle access. Hydrants for fire protection are not provided in these areas. Attachment A includes a figure showing where fire protection hydrants are provided.

CONSULTATION WITH THE LOCAL FIRE CODE OFFICIAL

The Unified Fire Authority (UFA) provides fire protection services to the TOA and is the local fire code official. The TOA arranged a virtual meeting with representatives from the UFA to consult with them regarding fire flow requirements for the drinking water system. The meeting took place on Tuesday, September 10, 2024 at 1:30 PM. The following individuals were in attendance:

- Bradley Larson – Fire Marshal, Unified Fire Authority
- Shawn Peterson – Area Fire Marshal for Alta, Unified Fire Authority
- Jay Torgersen – Battalion Chief, Unified Fire Authority
- Chris Cawley – Town Manager, Town of Alta
- Kasey Carpenter – Operations Manager, Salt Lake County Service Area 3
- Steve McIntosh – Town of Alta Contract Operator
- Ridley Griggs – Engineer, HAL
- Delmas Johnson – Project Manager, HAL

Meeting Summary

In the meeting, applicable state codes related to fire protection in the drinking water system were reviewed and discussed. These codes included Utah R309-510-8(1)(b), R309-510-8(3)(a-c), and R309-510-9(4)(a-c), as described in a previous section of this memorandum. UFA officials provided input to describe the procedures they use when evaluating structures for fire protection, reductions granted when automatic sprinkler systems are installed, and other relevant fire protection concerns.

At the conclusion of the meeting, Ridley Griggs (Engineer with HAL) agreed to document the results of this discussion, as well as Alta's planned approach to provide fire protection within the distribution system, in a summary memorandum. Officials from the TOA and UFA would then be given the opportunity to review and concur with the summary or suggest changes.

SUMMARY OF INPUT FROM THE FIRE CODE OFFICIAL

The fire code official provided guidance to determine fire flow requirements for existing and future structures within Alta. This guidance is summarized in the following subsections.

Existing and Future Residential Structures

“Residential structures” are defined in this memorandum to be one- and two-family dwellings, group R-3 and R-4 buildings, and townhouses as defined in the international fire code.

Where hydrants are provided for firefighting purposes, fire flow requirements for residential buildings will be determined in accordance with Appendix B of the 2015 International Fire Code (IFC). Structures with automatic fire sprinkler systems will be granted a reduced fire flow requirement of 50% of the value in Table B105.1(2) as specified in Table B105.1(1) of Appendix B of the 2015 International Fire Code.

Existing and Future Nonresidential Structures

“Nonresidential structures” are defined in this memorandum to be structures other than one- and two-family dwellings, group R-3 and R-4 buildings, and townhouses as defined in the international fire code.

Where hydrants are provided for firefighting purposes, fire flow requirements for nonresidential buildings will be determined in accordance with Appendix B of the 2015 International Fire Code. Structures with automatic fire sprinkler systems will be granted a reduced fire flow requirement of 25% of the value in Table B105.1(2) (not to be less than 1,000 gpm) as specified in Table B105.1(1) of Appendix B of the 2015 International Fire Code.

WATER SYSTEM LIMITATIONS

Limitations on the amount of fire flow capacity that can be delivered through the Alta drinking water system are summarized in this section.

Transmission Pipes

A single 8-inch diameter drinking water pipeline connects the storage tank to the distribution system. The system hydraulic model indicates that a maximum achievable fire flow capacity provided by an 8-inch diameter pipeline is about 2,500 gpm. The velocity in the pipeline under this scenario is about 16 feet per second. There is a high potential for pressure spikes from hydraulic transients when pipelines flow at this velocity.

The American Water Works Association (AWWA) maintains accredited standards for water distribution systems. AWWA Manual M31, Distribution System Requirements for Fire Protection (2008) states the following:

> Design flow should be based on the maximum hourly demand or the maximum daily demand plus the fire flow requirement, whichever is greater. The distribution system should be designed to maintain a minimum pressure of 20 psi (138 kPa) at all points in the system under all conditions of design flow.

To limit pipe velocities and the potential for dangerous pressure surges, a maximum recommended fire flow of 2,000 gpm is recommended. This fire flow recommendation would result in pipe velocities of about 12.8 ft/sec. If a fire flow requirement greater than 2,000 gpm is required, the Town of Alta will need to install roughly 700 feet of 12-inch diameter pipe to connect the tank to the existing system. A planning level cost estimate for this project would be $250,000 to $500,000.

Storage

Equalization storage requirements are set by the Utah Division of Drinking Water. The storage requirement for the Alta drinking water system is 187 gallons per day per equivalent residential connection (ERC). The system has 861 ERCs, for a total equalization storage requirement of about 161,000 gallons. The town has a total drinking water storage capacity of 375,000 gallons. Storage currently remaining for fire storage is computed as shown in Table 1.

Table 1. Available Fire Storage

Storage Parameter	Volume (gal)
Total Capacity	375,000
Required Equalization Storage	161,000
Available Fire Storage	**214,000**

PROPOSED PLANNING APPROACH

HAL and the TOA propose the following approach to evaluate and plan for fire suppression requirements in the portion of the water system service area where fire protection is provided:

- Existing residential structures: Provide a minimum fire flow capacity of 1,500 gpm.
- Future residential structures: Provide a minimum fire flow capacity of 1,500 gpm. Structures will need to be equipped with sprinkler systems and/or otherwise be designed so that they can be adequately protected with a fire flow capacity of 1,500 gpm.
- Existing nonresidential structures: Provide a minimum fire flow capacity of 2,000 gpm. If existing structures require more than 2,000 gpm as specified in Table B105.1(2), the TOA will request a reduced requirement from the UFA. Section B103.2 in Appendix B of the IFC indicates that “the fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.”
- Future nonresidential structures: Provide a minimum fire flow capacity of 2,000 gpm. Structures will need to be equipped with sprinkler systems and/or otherwise be designed so that they can be adequately protected with a fire flow capacity of 2,000 gpm.

Table 2 is a summary of anticipated fire flow requirements for residential structures in Alta.

Table 2. Fire Flow Requirements for Residential Structures in Alta

Structure size (square feet)[1]	Flow Requirement without Sprinklers (gpm)	Flow Requirement with Sprinklers (gpm)	Flow Duration (hours)	Notes
Less than 3,600	1,000	500	1	Minimum anticipated residential fire flow requirement in Alta
3,601 – 4,800	1,500	750	2	Representative of existing homes in Alta
4,800 – 11,300	2,000 to 2,750	1,000 to 1,375	2	Structures requiring sprinklers to be protected by 1,500 gpm of fire flow capacity
11,301 – 13,400	3,000	1,500	3	Maximum anticipated future residential structure size in Alta

1. Type V-B construction is conservatively assumed for all residential structures. Fire flow requirements may be reduced if a different type of construction is used.

As demonstrated in Table 2, a fire flow capacity of 1,500 gpm will provide protection for Type V-B structures up to 13,400 square feet if sprinklers are installed and will protect Type V-B structures up to 4,800 square feet with no sprinklers installed.

Table 3 is a summary of anticipated fire flow requirements for nonresidential structures in Alta.

Table 3. Fire Flow Requirements for Nonresidential Structures in Alta

Structure size (square feet)[1]	Flow Requirement without Sprinklers (gpm)	Flow Requirement with Sprinklers (gpm)	Flow Duration (hours)	Notes
0 – 3,600	1,500	1,000	2	Minimum anticipated nonresidential fire flow requirement in Alta
3,601 – 4,800	1,750	1,000	2	Common size of structure that can be protected at 2,000 gpm without sprinklers
4,801 – 6,200	2,000	1,000	2	Largest structure size that can be protected at 2,000 gpm without sprinklers
6,201 – 85,100	2,250 to 8,000	1,000 to 1,938	2 to 4	Structures requiring sprinklers to be protected by 2,000 gpm of fire flow capacity
85,101 +	8,000	2,000	4	Maximum anticipated nonresidential structure size in Alta

1. Type V-B construction is conservatively assumed for nonresidential structures. Fire flow requirements may be reduced if a different type of construction is used.

As demonstrated in Table 3, a fire flow capacity of 2,000 gpm will provide protection for Type V-B structures up to 6,200 square feet with no sprinklers installed and will protect Type V-B structures of any size with sprinkler systems installed.

Table 4 is a summary of fire storage requirements under the proposed planning approach.

Table 4. Required Fire Storage

	Flow Rate (gpm)	Flow Duration (minutes)	Storage Volume
Maximum Residential	1,500	120	180,000
Maximum Nonresidential	2,000	240	480,000

The required storage volume for nonresidential structures exceeds the available fire storage capacity of 214,000 gallons (see Table 1). HAL recommends the Town address this deficit by planning and constructing additional drinking water storage capacity.

EXISTING SYSTEM CAPACITY

Modeled available fire flow capacity in the Alta drinking water system is shown in Attachment B. A minimum flow capacity of 1,000 gpm is available to all areas of the system with fire protection, with some areas having capacity up to 2,000 gpm.

REQUESTED ACTION FROM THE UNIFIED FIRE AUTHORITY

HAL and the TOA requested that the UFA review this memorandum and provide commentary on the following items:

- Whether the “Summary of Input from the Fire Code Official” section is an accurate characterization of the guidance provided in the meeting
- Whether the approach as summarized in the “Proposed Planning Approach” is reasonable;
    - Specifically, whether the UFA would reduce the maximum fire flow requirement to 2,000 gpm to accommodate constraints in the distribution system.

DECISION FROM THE UNIFIED FIRE AUTHORITY

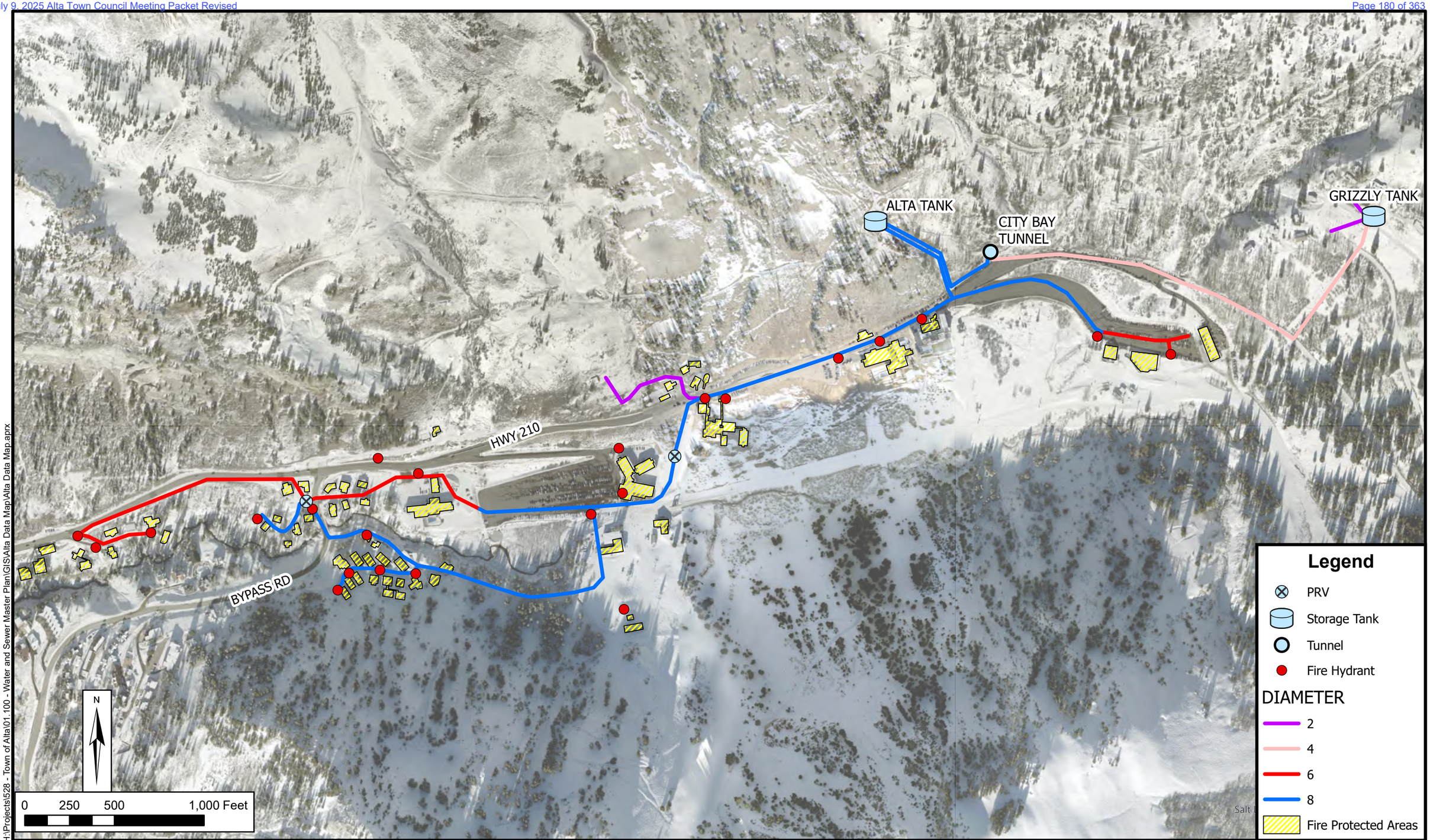
The UFA reviewed the memorandum and provided the following input:

“As to the “Requested Action From Unified Fire Authority” on page 6:

- “Our review of the Summary of Input from the Fire Code Official Section is accurate.
- “The proposed planning approach summarized on page 4 is a reasonable approach.
    - “Including the request for a reduction in fire flow in accordance with the specifics listed in the Proposed Planning Approach.

- "It should be noted that the current edition of the fire code that is adopted by the State of Utah is the 2021 International Fire Code. (Title15A-5-103) The Utah Admirative Rules have not been updated to reflect that. However, the water flow requirements have not changed from the 2015 edition as referenced in the Utah Administrative Rules."

HAL prepared a summary letter of fire flow requirements for review and acceptance by the UFA. The summary letter is included as Attachment C.



Date: 10/9/2024
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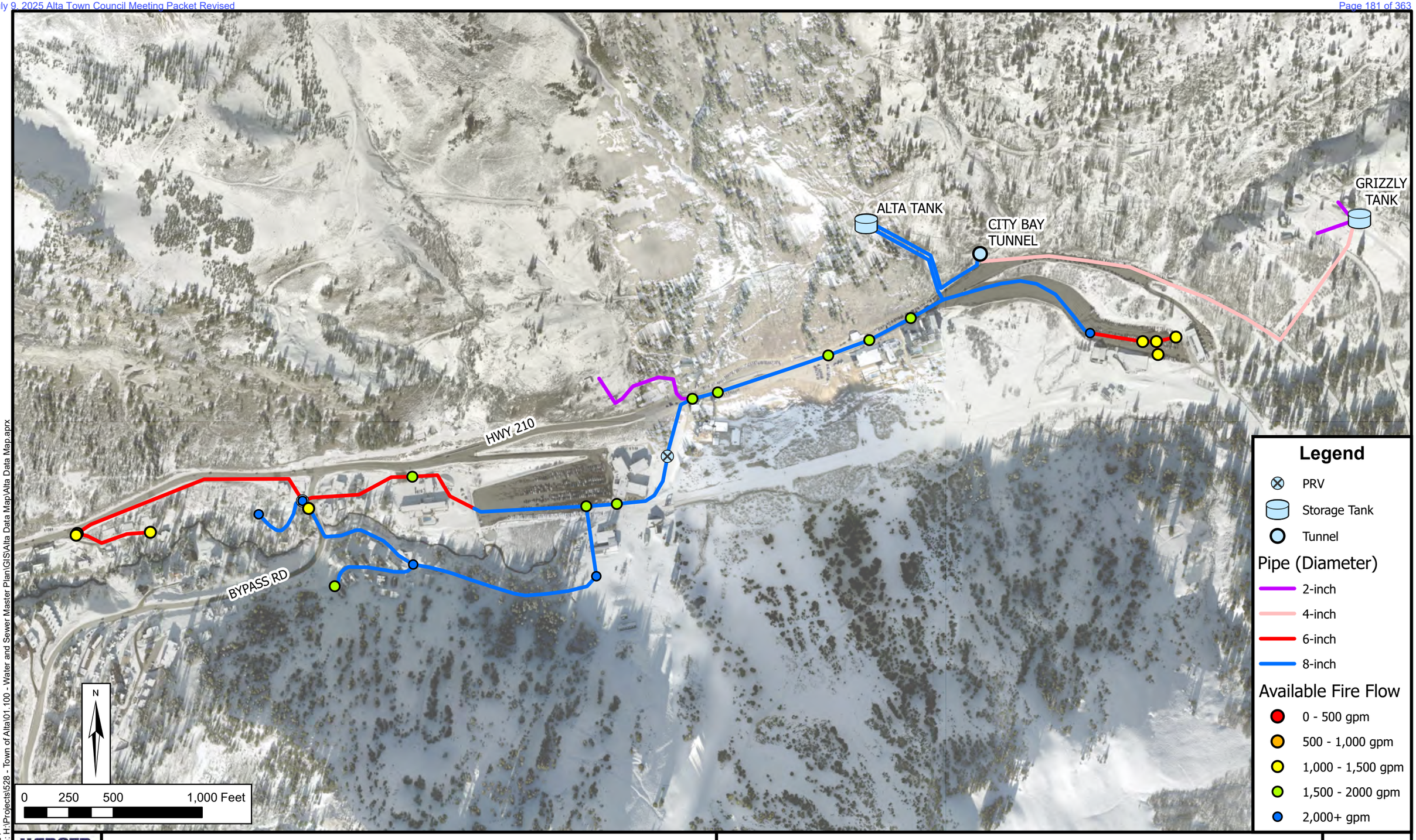
HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF ALTA	FIRE SUPPRESSION OVERVIEW	FIGURE 1



Date: 10/10/2024
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HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF ALTA

EXISTING AVAILABLE FIRE FLOW

FIGURE 3

APPENDIX C

Cost Estimate Calculations

Town of Alta
Drinking Water Recommended Improvements
Preliminary Engineers Cost Estimates

	Item	Unit	Unit Price	Quantity	Total Price
DW-1	***Crosstow Distribution Pipeline***				
	Install 10" water line	LF	$ 142	4,160	$ 590,720
				Total	$ 590,720
				Engineering & Admin. (2%)	$ 11,814
				Contingency (10%)	$ 59,072
				Total to Crosstow Distribution Pipeline	**$ 660,000**
DW-2	***Lower Alta Distribution Pipeline***				
	Install 8" water line	LF	$ 233	650	$ 151,450
				Total	$ 151,450
				Engineering & Admin. (10%)	$ 15,145
				Contingency (10%)	$ 15,145
				Total to Lower Alta Distribution Pipeline	**$ 182,000**
DW-3	***Alta Storage Tank***				
	Construct 0.5 MG Tank	GAL	$ 2.00	500,000	$ 1,000,000
				Total	$ 1,000,000
				Engineering & Admin. (10%)	$ 100,000
				Contingency (10%)	$ 100,000
				Total to Alta Storage Tank	**$ 1,200,000**
DW-4	***AC Pipe Replacement - SR-210***				
	Install 8" water line	LF	$ 233	1,400	$ 326,200
				Total	$ 326,200
				Engineering & Admin. (10%)	$ 32,620
				Contingency (10%)	$ 32,620
				Total to AC Pipe Replacement - SR-210	**$ 391,000**
				Total Drinking Water Project Costs	**$ 2,433,000**

APPENDIX D

Pipeline Replacement Cost Estimates

Table D-1 Pipe Replacement Cost Estimate

Pipeline Diameter (in.)	Length (ft.)	Unit Cost ($/LF)	Total Cost
2	1,112	$233	$258,646
4	2,623	$233	$609,801
6	3,524	$233	$819,522
8	8,885	$233	$2,065,990
Total			**$3,753,959**

SANITARY SEWER SYSTEM CAPITAL IMPROVEMENT PLAN

(HAL Project No.: 528.01.100)

July 2025

HANSEN ALLEN & LUCE inc
ENGINEERS

TOWN OF ALTA

SANITARY SEWER SYSTEM
CAPITAL IMPROVEMENT PLAN

(HAL Project No.: 528.01.100)

Delmas Johnson, P.E.
Project Manager

HANSEN ALLEN & LUCE inc
ENGINEERS

July 2025

ACKNOWLEDGEMENTS

Hansen, Allen & Luce, Inc. thanks the following individuals for their contributions to this project:

Town of Alta

Chris Cawley
Molly Austin
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Salt Lake Service Area #3

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Steve McIntosh

Cottonwood Improvement District

Chris Brown
Jonathan Gubler

Hansen, Allen & Luce, Inc.

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Ridley J. Griggs, P.E., Project Engineer
Easton G. Hopkins, Engineer

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CHAPTER 1
INTRODUCTION

BACKGROUND AND PURPOSE

The Town of Alta retained Hansen, Allen & Luce, Inc. (HAL) to prepare a sanitary sewer master plan. The purpose of the master plan is to 1) estimate wastewater generation and flow rates for the existing system, 2) evaluate the existing system's ability to convey existing wastewater flows, 3) prepare growth projections, 4) project growth areas with Town input, 5) prepare future wastewater flow rate estimates based on projected growth, 6) evaluate future infrastructure needs, and 7) recommend projects that will create the additional needed wastewater conveyance capacity.

While considerable effort has been made to ensure an accurate study based on the best available data, the results of this study are limited by the accuracy of the development projections and other assumptions used in preparing the master plan.

Planned development can change in density and timing. Therefore, it is expected that the Town will continue to review and update this master plan every 5-10 years, or more frequently if the assumptions included in this effort change significantly.

SCOPE OF WORK

A summary of the scope of work is as follows:

1. Communicating and coordinating and with Town personnel and other relevant entities
2. Evaluating results of wastewater flow monitoring
3. Analyzing flow data and characterizing the flow
4. Investigating and characterizing inflow and infiltration
5. Creating a hydraulic model
6. Identifying existing system deficiencies
7. Projecting future wastewater generation and flow rates in the sewer system
8. Identifying the capital facilities necessary to correct existing deficiencies and accommodate future growth
9. Preparing the capital facilities plan

CHAPTER 2
EXISTING WASTEWATER SYSTEM

INTRODUCTION

A key component of this master plan is evaluating the existing system, including its physical facilities and their current performance. This section presents key information about the existing system, including the wastewater collection service area, pipe network, and lift stations.

SERVICE AREA

The service area of the Town's wastewater collection system generally includes all developed and developable land areas adjacent to existing sewer pipelines. It is not anticipated that the service area boundary will change significantly in the future.

EXISTING WASTEWATER SYSTEM

The existing wastewater system consists of a network of gravity sewers including laterals, collectors, and an outfall to the Salt Lake County Services Area #3 (SLCSA3) system. The existing system is shown on Figure 2-1.

Sources of Data

Data for the existing wastewater collection system facilities were provided by personnel from the Town of Alta and SLCSA3, including the following:

- GIS files with information on manholes and sewers
- Record drawings with elevation data for manhole rims and inverts
- A verbal description of wastewater facilities from personnel with knowledge of the system

Collection Network

The existing Town wastewater collection system consists of approximately 2 miles of pipeline and 47 manholes. Pipe sizes range from 8-inch to 10-inch diameter. Sizes were determined from the most recent survey videos of the sewers. Records on pipe sizes are limited and may not be accurate in all cases. Pipe sizes should be verified over time as better information becomes available. Table 2-1 displays the total length of each pipe diameter found in the Town's system.

TABLE 2-1 LENGTH OF SEWER PIPES BY DIAMETER

Diameter (in)	Approx. Length (ft)	Approx. Length (mi)
8	4,718	0.89
10	5,974	1.13

DRAFT

LC178.2
LC177
LC176
LC178.1
LC174
LC175
LC178
LC179
LC173
LC172
LC171
LC169
LC167
LC165
LC168
LC166
LC164
LC163
LC162
LC161
HWY 210
LC160
LC159
LC158
LC157
LC156
LC155
LC154
LC153
LC152
LC151
LC150
LC149
LC148
LC147
LC146
LC145
LC144
LC143
LC142
LC141
LC140
LC139
LC138
BYPASS RD
LC137
LC136
LC135
LC134

N

0 300 600 1,200 Feet

Legend

- Sewer Access Holes
- Sewer Main Line (diameter)
  - 8-inch
  - 10-inch

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HANSEN ALLEN & LUCE INC ENGINEERS	**TOWN OF ALTA**	**EXISTING SANITARY SEWER SYSTEM**

FIGURE 2-1

Water Reclamation Facility

The wastewater from the Town of Alta is conveyed to SLCSA3 and subsequently to the Central Valley Water Reclamation Facility.

Lift Stations

Lift stations are wastewater pumping stations used to pump wastewater through pressurized pipes (called force mains) from low-elevation points in the system uphill to higher-elevation gravity mains. Alta does not currently operate any lift stations.

EXISTING USERS

Flow generation in a wastewater collection is commonly expressed in terms of equivalent residential units, or ERUs. An ERU is defined as the average wastewater generation of an average residence served by the system. A review of available information revealed that an estimated 861 ERUs are served by the sanitary sewer system.

CHAPTER 3
FLOW CHARACTERIZATION

METHODOLOGY

The purpose of flow characterization is to determine the flow patterns and variations that may be experienced by a wastewater system so that sewer pipes, lift stations, and treatment facilities can be evaluated and sized appropriately. The following wastewater flow characteristics were evaluated:

- Unit Flows
- Daily Flow Variation
- Annual Flow Variation
- Long Term Flow Variation
- Extraordinary Flows

UNIT FLOWS

Unit flows were estimated within the Town and are expressed in terms of Equivalent Residential Units (ERUs). An ERU represents the flow generation of an average residential unit. Flow generation for commercial, industrial, and other types of uses can be expressed in ERUs. For example, a commercial development that generates a flow 5 times that of an average residence will be designated as representing 5 ERUs. This does not account for inflow and infiltration.

An average unit flow rate of 260 gpd/ERU was identified for the Town based on billed service data.

Hydraulic Loading / ERU = 260 gallons/day

DAILY FLOW VARIATION

Flow in a wastewater collection system varies throughout the day. Variations in wastewater flow rates throughout the day are often characterized with a diurnal flow curve. Diurnal curves for the Alta system were developed based on measured flow rates at the flume that discharges to the SLCSA3 collection system.

Peaking Factors

The peaking factor in a sewer system is the ratio between the peak instantaneous flow and the average daily flow. Measured flow data was not recorded at a resolution sufficient to develop precise peaking factors for the Alta system. Instead, flow was estimated to follow typical wintertime wastewater generation patterns as observed in other systems. Figure 3-1 shows the diurnal flow pattern used to evaluate the Alta system.

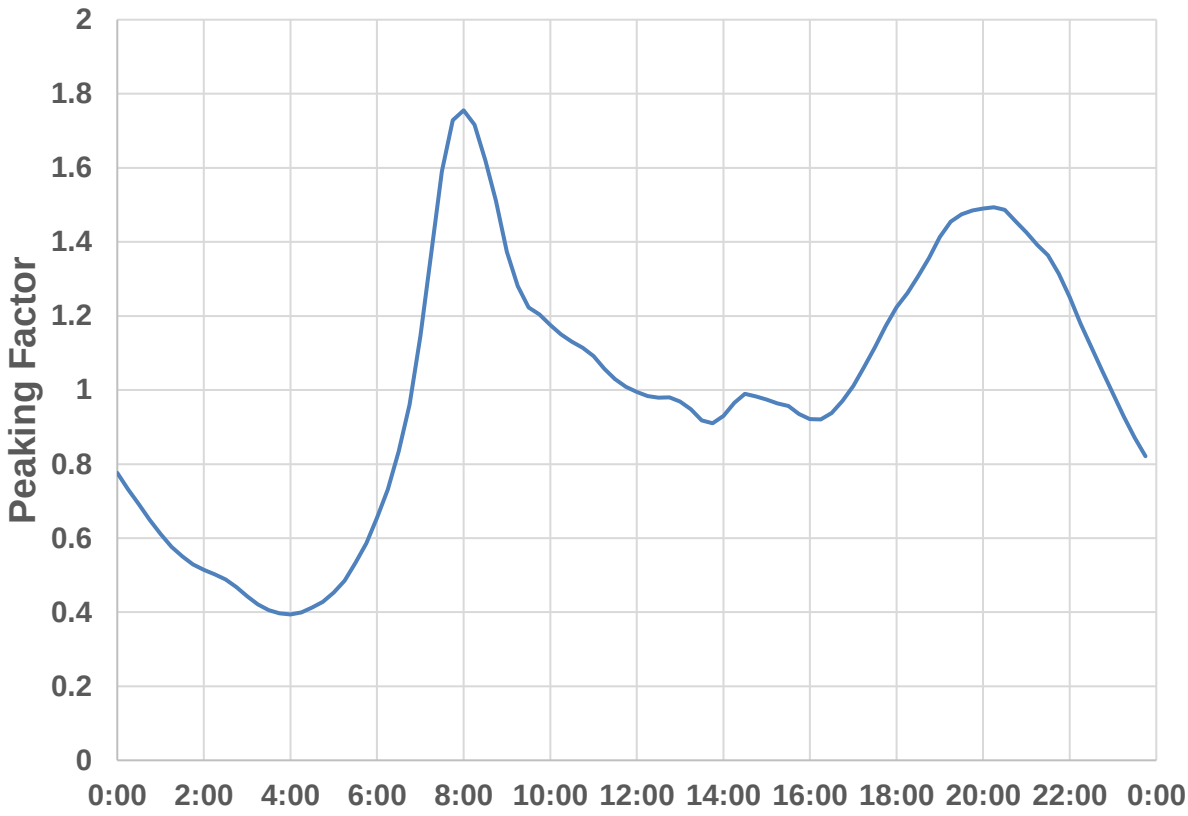

FIGURE 3-1 DIURNAL FLOW PATTERN

A typical peaking factor of 1.8 is estimated to occur in the system. Under unusual conditions caused by large gatherings of people, the peaking factor may be higher.

ANNUAL FLOW VARIATION

Some wastewater collection systems experience annual flow variations related to factors such as changing groundwater levels, rainfall, snowmelt, or seasonal changes in customer behavior. Flow records in the Alta system were evaluated to determine whether a clear seasonal trend exists. Because wastewater flow rates are closely connected to the amount of drinking water used in the system, seasonal changes in water demand were also considered along with sewer flow data. Data for some months was missing or incomplete and were excluded. See Figures 3-2 to 3-4.

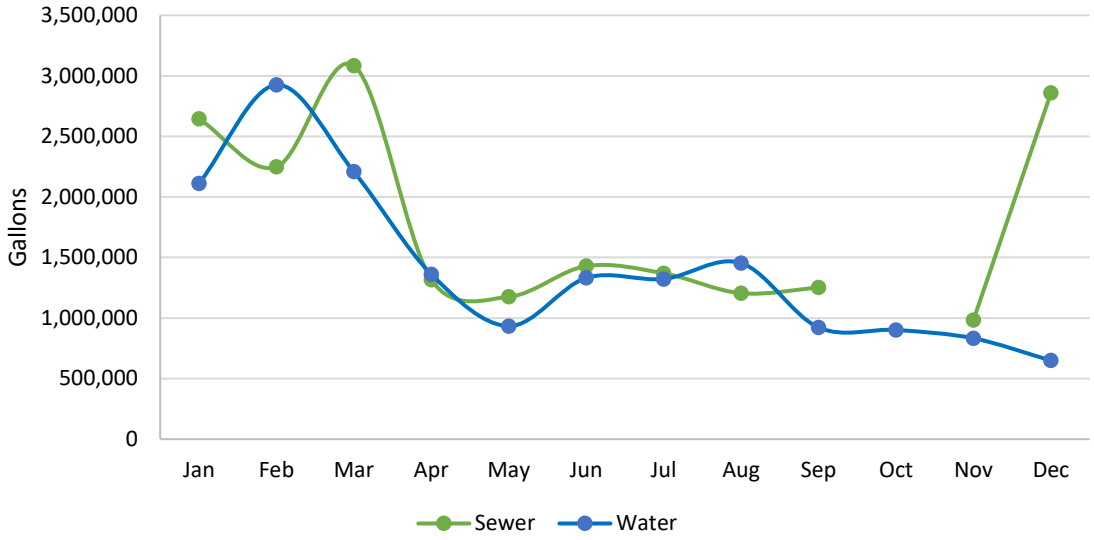

FIGURE 3-2 MONTHLY SEWER AND WATER FLOW VOLUME (YEAR 2022)

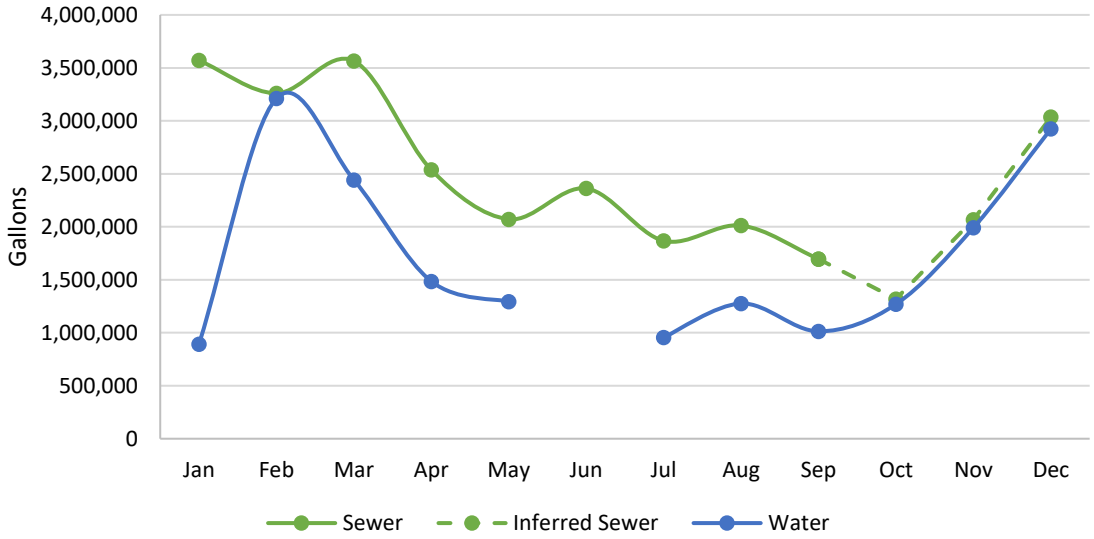

FIGURE 3-3 MONTHLY SEWER AND WATER FLOW VOLUME (YEAR 2023)

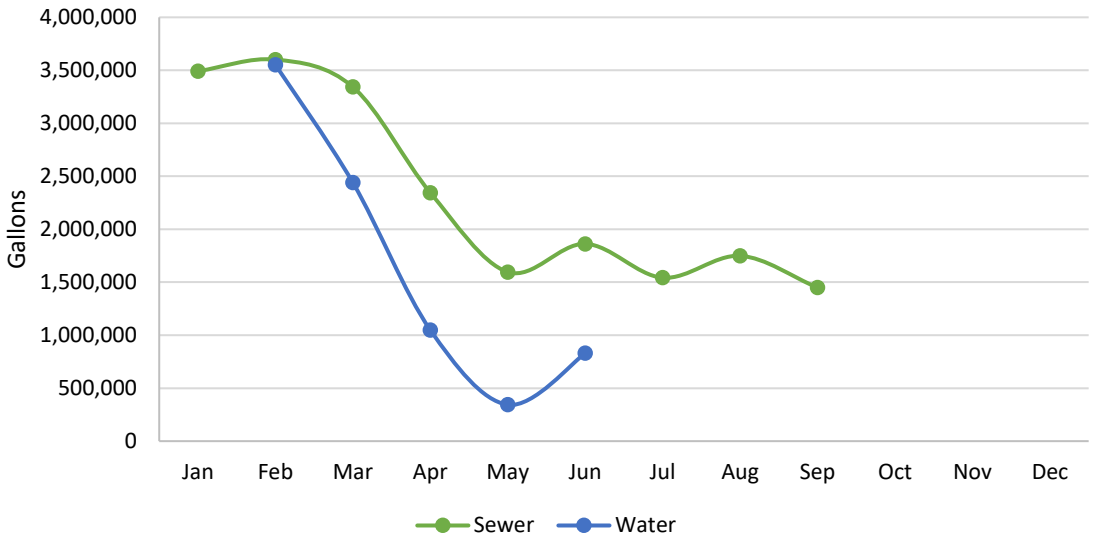

FIGURE 3-4 MONTHLY SEWER AND WATER FLOW VOLUME (YEAR 2024)

Observations from the data shown on Figures 3-2 to 3-4 are as follows:

- Measured wastewater flow rates are consistently higher than measured drinking water production, which indicates that some infiltration and inflow are most likely taking place in the sewer system.
- Wastewater flow generation is consistently much higher from December through April than during other times of year. This corresponds to increases in visitation associated with ski season.
- Measured peak wastewater flow generation in 2023 and 2024 was roughly 3.6 million gallons per month.
- Flow rates during the late spring and early summer in 2023 were higher than in 2022 and 2024. This is most likely a result of increased infiltration due to a large snowpack and an extended snowmelt season.

In summary, wastewater flow rates follow a clear seasonal trend tied to winter visitation. Snowmelt appears to contribute to late spring and early summer wastewater flow generation, but not enough to match levels seen during the peak visitation season.

INFILTRATION AND INFLOW

Effects of infiltration and inflow are discussed in this section.

Infiltration

Infiltration is defined as groundwater which enters a wastewater collection system through pipe joints, cracks in the pipe, and leaks in manholes. Variations in infiltration may occur due to seasonal increases in groundwater level or storm events.

The ASCE Manual for Gravity Sanitary Sewer Design and Construction (1982) indicates that 8-inch diameter pipelines typically have 2.5 to 3.5 gpm of leakage per mile. With Alta's system being roughly 2 miles long, about 5 to 7 gpm of infiltration would be expected.

Inflow

Inflow is defined as surface water that enters a wastewater collection system during a rainfall or snowmelt event. Inflow can enter through rain gutters, foundation drains, area drains, cooling water discharges, manhole covers, cross connections from storm drains, and any other place where surface water can physically enter a sewer pipe.

To quantify the effects of inflow, daily flow readings were analyzed. Unusually high flows associated with storm events were identified. Several instances of flows up to roughly 450 gpm occurred. See Figure 3-5.

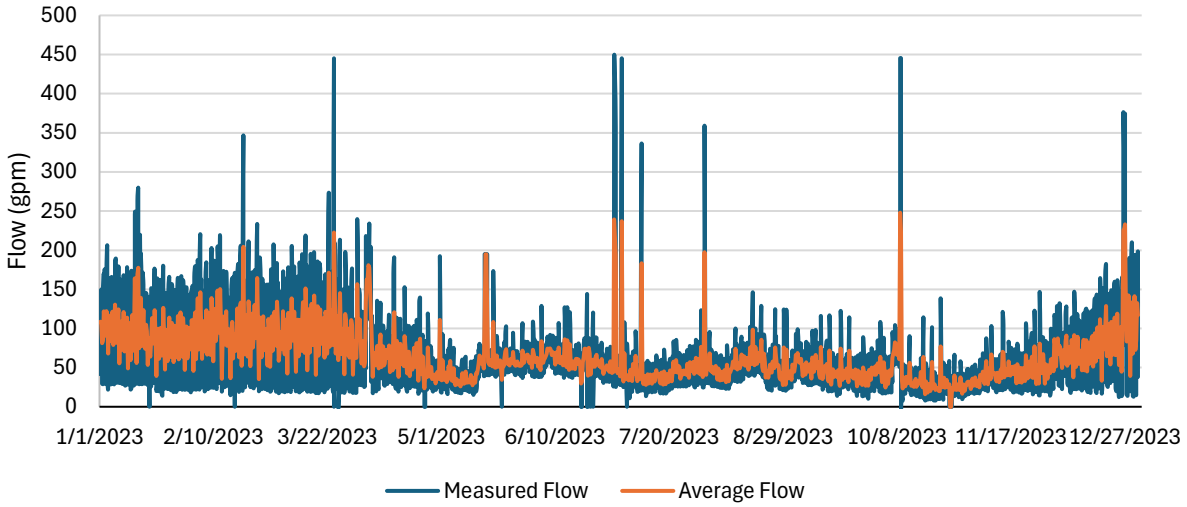

FIGURE 3-5 MEASURED SEWER FLOW RATE (YEAR 2023)

With typical flows often reaching 150 gpm, up to 300 gpm of inflow may occur during storm events.

The ASCE Manual for Gravity Sanitary Sewer Design and Construction (1982) was consulted to evaluate this rate of inflow. The manual indicates that a manhole with one inch of standing water can leak between 20 and 75 gpm into the sewer system. It is understood that most manholes in Alta do not have much standing water and would not leak at this rate. If 16 of Alta's 47 manholes (about 30% of total manholes) leak at a rate of 20 gpm during rainy conditions, peak inflow would be 320 gpm. This is roughly equivalent to peak inflow observed, and is an indication that inflow in the Alta system is most likely not unusual or unreasonable.

The combined effects of infiltration and inflow in the Alta sewer system were estimated as the difference between billed drinking water service data and measured sewer flow data. A peak month infiltration and inflow rate of roughly 1,000 gallons per month or 25 gpm per month was identified.

LONG TERM FLOW VARIATION

Average annual wastewater flow rates typically vary from year to year. The most predictable changes in average annual flows are typically associated with changes in population.

Changes in weather patterns can result in changes in infiltration and water use patterns. Decreased precipitation results in lower groundwater levels and less infiltration. Water conservation measures implemented during droughts may result in a reduction in both indoor and outdoor water use. A reduction in indoor use results in less domestic wastewater generation. A reduction in outside use for watering lawns and gardens may lead to lowering of the groundwater table and less infiltration.

In the case of the Town of Alta, weather pattern changes may affect infiltration rates in the spring as snow melts, but are not expected to significantly impact the long-term system peak flow rates significantly because peak flow rates are driven chiefly by visitation.

EXTRAORDINARY FLOWS

Extraordinarily high flows may occasionally occur due to industrial activities or large gatherings of people. HAL evaluated the Town's flow data and did not find any unusual flows that would exceed those attributable to storms. It is recommended that some excess capacity be included in the sewers for such unexpected events (see further discussion in Chapter 5).

CHAPTER 4
WASTEWATER FLOW PROJECTIONS

PLANNING PERIOD

The periods of time evaluated using the hydraulic model include existing conditions and the projected buildout condition. Growth areas and growth projections were developed based on the best available data and in consultation with Town personnel.

GROWTH PROJECTIONS

Growth within Alta is limited by available drinking water system capacity. The Alta Drinking Water Capital Facilities Plan indicates that available water resources can support the construction of 169 future ERUs. It was assumed for this sewer capital facilities plan that all of these additional 169 ERUs will discharge to the sewer system. The timing of growth is development-driven and not known with certainty. Total ERUs in the wastewater collection system were projected at existing and future conditions. See Table 4-1.

TABLE 4-1 EXISTING AND PROJECTED FUTURE ERUS

Condition	Total ERUs
Existing	861
Buildout	1,030

A total of 1,030 ERUs are projected at buildout.

FLOW PROJECTIONS

The magnitude and location of projected future wastewater flows were estimated based on projected future growth, the level of service of 260 gpd/ERU, and estimated inflow and infiltration.

Table 4-2 shows the existing and projected average wastewater generated in the Town. The flows presented include the influence of inflow and infiltration but are not adjusted with a peaking factor.

TABLE 4-2 SYSTEM FLOW PROJECTIONS

Condition	Total ERUs	Customer Flow Generation (gpm)	Infiltration (gpm)	Maximum Inflow (gpm)	Projected Peak Daily Flow (gpm)
Existing	861	155	7	300	462
Buildout	1,030	186	7	300	493

As shown in the table above, future peak day flow rates are not expected to change substantially due to limited remaining growth potential within the Town of Alta.

WEST GRIZZLY AREA

The West Grizzly area is a small subdivision in eastern Alta that presently is not served by the sewer system. The three existing homes in the subdivision currently utilize septic tanks to manage wastewater. In the past, homeowners and community members have expressed a desire to provide sewer service to these homes. Some concern has been expressed about the potential impact of these septic systems on the Bay City Tunnel source protection area and the Town of Alta's drinking water supply.

Appendix A includes a previous concept and cost estimate prepared by Advanced Environmental Engineering in 2019. An updated conceptual-level cost estimate prepared by HAL to account for changes in the construction market since that time and anticipated difficulty of construction is also included.

A detailed evaluation of the impact of these septic systems on the groundwater system or was not included in this study, nor was an alignment study for a potential sewer pipeline. However, the model was evaluated to confirm capacity in the collection system pipelines would exist if these homes were connected to the sewer system. If the Town of Alta decides to provide sewer service to these homes, the collection system will have capacity to accommodate them as long as other recommendations in the master plan are followed. A more detailed study will be needed to determine the optimal alignment for a sewer pipe to serve these homes. At that time, a more detailed cost estimate can be developed.

CHAPTER 5
WASTEWATER COLLECTION SYSTEM EVALUATION

This chapter describes the wastewater collection system evaluation, including developing the model. The steps are as follows:

- Choosing the model software
- Establishing the system layout in the model
- Developing the design criteria for the collection system
- Calibrating the model
- Creating different scenarios in the model
- Performing modeling
- Reviewing and evaluating results
- Identifying existing deficiencies
- Developing solutions

MODEL SELECTION

HAL and Town personnel decided to use the Autodesk Storm and Sanitary Analysis (SSA) Model Software for the master plan hydraulic analysis. The software was selected because it is freely available with an AutoCAD license and because of its ability to import GIS data and export models to EPA SWMM (free distribution).

SYSTEM LAYOUT AND MODEL CONSTRUCTION

Information about how the model was built and calibrated is included in this section.

System Facilities

The wastewater collection system layout was provided by the Town of Alta and SLCSA#3 in a GIS data format and in construction record drawings. Information about the material and diameter of collection system pipes, invert elevations of pipes, and manhole rim elevations were compiled and imported into the model.

Flow Allocation

Wastewater flow was spatially allocated in the model to match flow values and projections listed in Chapter 4. Wastewater flow rates from specific customers were allocated to the pipeline nearest to the customer. For the existing model, flows were distributed using billed wintertime drinking water sales data, which corresponds to the time of peak wastewater flow generation. For future projections, wastewater flow generated by customers was allocated based on expected locations of future development. Infiltration and inflow were distributed uniformly.

Calibration

After the model was initially constructed, its output was compared to available flow data collected at the outfall to the SLCSA3 system. Flow data from the flume exists at limited time intervals, making precise calibration difficult, but flow rates in the existing conditions model generally appeared to match recorded flow data and also appeared consistent when compared to billed drinking water service data.

EVALUATION CRITERIA

Criteria used to evaluate the hydraulic performance of the sewer system are listed in Table 5-1.

TABLE 5-1 EVALUATION CRITERIA

CRITERIA	VALUE OR ASSUMPTION
System Flow Rates	Existing system loading was developed based on a level of service (LOS) of 260 gpd per equivalent residential unit (ERU), plus inflow and infiltration. Future hydraulic loading was developed based on growth projections and the LOS of 260 gpd per ERU. Inflow and infiltration were assumed to remain consistent with existing conditions.
Daily Flow Variation	A representative diurnal curve was used to characterize likely system flow variation throughout the day.
Peak Flow	Expected peaking factors were based on the representative diurnal curve.
Inflow and Infiltration	An infiltration rate of 7 gpm was estimated based on the length of system pipes. Inflow was estimated as 300 gpm based on measured flow data.
Future Planning Periods	The estimated buildout condition was evaluated.
Land Use & Population Projections	A total of 169 additional ERUs were estimated based on remaining available drinking water system capacity. These ERUs were allocated to areas with land remaining for development.
Pipe Capacity (Depth/Diameter or d/D)	Roughness Coefficient = 0.013 Manning's n Maximum d/D = 0.5 for all pipes under normal conditions (no inflow); full pipe flow conditions allowed during inflow events.

MODEL SCENARIOS

Modeling scenarios were developed and evaluated for the Town's wastewater collection system as shown in Table 5-2.

TABLE 5-2 MODEL SCENARIOS

SCENARIO	DESCRIPTION
Existing	The existing scenario was used to identify deficiencies in the wastewater collection system under level of service flow rates, and to establish a baseline for evaluation of future conditions.
Existing with Inflow	The existing level of service with inflow scenario was used to identify potential deficiencies during storm events.
Buildout with inflow	The buildout scenario includes projected future wastewater flows, including inflow, but only existing infrastructure. It was used to identify areas where the buildout projected flows exceed the existing pipe capacity criteria.

PEAK HYDRAULIC LOADING

The hydraulic models were used to analyze the collection system. For each scenario, projected average daily flow rates, inflow, and infiltration were spatially allocated in the model. The models applied peaking factors to generate peak flow rates. The existing and future peak flow rates are listed in Table 5-3.

TABLE 5-3 PEAK HYDRAULIC LOADING

Condition	System Hydraulic Loading (MGD)
Existing	587
Buildout	642

It should be noted that results listed in Table 5-3 are peak instantaneous system hydraulic loading, whereas results in Table 4-4 are daily hydraulic loading values (including infiltration and inflow) but are not peaked.

EXISTING DEFICIENCIES

The maximum depth ratio is the ratio between the maximum flow depth in the sewer and the diameter of the pipe (d/D). Pipes were considered deficient if, in the model, the d/D exceeded 0.5 during peak flow conditions without inflow or if it exceeded full pipe conditions with inflow.

Pipe capacity deficiencies identified in the Existing Scenario models are summarized in Table 5-4 along with recommended solutions.

TABLE 5-4 EXISTING PIPE CAPACITY DEFICIENCIES AND SOLUTIONS

PIPE ID(S)[1]	LOCATION	ISSUE	RECOMMENDED SOLUTION
LC146-LC147 LC147-LC148	North of Bypass Road	Flat slope causes near-full pipe conditions	Replace section of pipeline to improve slope
LC154-LC155 LC155-LC156	North of Goldminer's Daughter Lodge	Flat slope causes near-full pipe conditions	Replace section of pipeline to improve slope

1. Pipe IDs are described by the names of the access holes on either end of the pipe. See Figure 2-1 for sewer access hole ID numbers and associated pipes.

FUTURE HYDRAULIC PERFORMANCE

Future flow rates were simulated in a buildout model scenario and did not cause additional deficiencies beyond those currently being observed.

FUTURE CAPITAL PROJECTS

Future capital projects should address both hydraulic performance and physical condition of pipelines. Chapter 6 addresses physical condition of pipes. Information from Chapters 5 and 6 is used to develop the Capital Improvements Plan in Chapter 8.

CHAPTER 6
PIPELINE CONDITION ASSESSMENT

An evaluation of the current physical condition of the existing sewer pipes is presented in this chapter.

VIDEO INSPECTIONS

Town of Alta contracts with an independent sewer system operator and with Cottonwood Improvement District (CID) to operate and maintain the system. CID periodically conducts video inspections of system pipes to evaluate condition and need for replacement. Videos collected by CID personnel were reviewed and used to characterize the condition of system pipes.

REMAINING USEFUL LIFE

The available camera footage was reviewed, and a scoring system was used to determine the overall condition of each collection pipe. The chosen scoring system was a variation of the National Association of Sewer Service Companies (NASSCO) Quick Ratings. The LA County Public Works condition assessment program was used as a guideline for this analysis (LA County Public Works, 2024). Table 1 provides a summary of the scoring system.

TABLE 6-1 NASSCO QUCK RATINGS SUMMARY

Example	Summary/Explanation
5421	First Number **(5)**: Highest Severity Second Number **(4)**: Number of Occurrences Third Number **(2)**: Second Highest Severity Fourth Number **(1)**: Number of Occurrences

Values of severity range from 1 to 5. Table 6-2 provides a description of each ranking, and the useful life associated with each.

TABLE 6-2 NASSCO QUCK RATINGS DESCRIPTIONS

Grade	Description	Remaining Useful Life
1	Excellent: minor defects	Failure unlikely in the foreseeable future
2	Good: defects that have not begun to deteriorate	20 years or more
3	Fair: moderate defects that will continue to deteriorate	10 to 20 years
4	Poor: severe defects that will continue to worsen	5 to 10 years
5	Immediate Attention: defects that require immediate attention	Within 5 years

The rating system was used to develop both a structural and maintenance score. The structural rating is more consequential and often requires more immediate action. Maintenance ratings mainly refer to issues that necessitate cleaning or repair. Table 6-3 summarizes the findings from the sewer videos, with ratings, and notes. TOA staff report that the pipelines are cleaned annually. For that reason, it is assumed that sedimentation/buildup is still expected to occur in the same areas regardless of the video inspection date.

TABLE 6-3 NASSCO RATINGS FOR ALTA SEWER COLLECTION SYSTEM PIPES

Start	End	Quick Structural Rating	Quick Maintenance Rating	Notes
LC138	LC137	0000	0012	Slight buildup
LC139	LC138	0000	0012	Slight buildup
LC140	LC139	0000	0011	Slight buildup
LC141	LC140	0021	5100	Slight pipe misalignment. Deposits attached encrustation.
LC142	LC141	0000	0000	-
LC143	LC142	0021	0032	Pipe misalignment. Two areas of buildup noted.
LC144	LC143	0000	0022	Buildup throughout
LC144	LC145	0021	0024	Pipe misalignment. Buildup throughout.
LC145	LC146	3100	5123	Increased water level throughout
LC146	LC147	5200	5100	Significant buildup throughout. Water level increases significantly with inverse elevation.
LC148	LC147	0000	0022	Buildup throughout
LC149	LC148	0031	4123	One identified crack. Buildup throughout
LC150	LC149	0022	0053	-
LC152	LC151	0000	3121	Various water levels
LC153	LC152	0000	3300	Buildup throughout
LC154	LC153	0022	0000	Buildup throughout. Varying water levels.
LC155	LC154	5300	4100	Several sags throughout the pipeline
LC156	LC155	5200	4321	Several sags throughout the pipeline. Excessive buildup throughout.
LC157	LC156	0000	4121	Various water levels

Start	End	Quick Structural Rating	Quick Maintenance Rating	Notes
LC157	LC158	0000	4100	One area of buildup noted
LC158	LC159	-	5100	Build up does not allow for drone to get through
LC159	LC160	0000	3100	Build up on the bottom throughout
LC161	LC160	0000	5200	Build up and coils on the bottom throughout
LC162	LC161	0000	5200	Major buildup at the bottom of the pipe
LC163	LC162	0000	0000	-
LC164	LC163	0000	4100	-
LC165	LC164	0000	0000	-
LC166	LC165	0000	4100	One area of buildup noted
LC166	LC167	2100	3100	Circumferential cracking. Buildup throughout the bottom of pipe.
LC167.1	LC167	0000	0021	Build up throughout
LC168	LC167.1	0000	0000	-
LC168	LC169	0000	0000	-
LC169	LC170	4100	0000	Unaligned pipe
LC176	LC175	5200	3100	Unaligned pipes. Buildup throughout bottom of pipe.
LC177	LC176	0000	3100	Build up throughout
LC178	LC177	0000	2100	Buildup throughout bottom of pipe.
LC178	LC179	0000	3100	Build up throughout
LC179	LC179.1	0000	0021	Build up throughout
LC179	LC180	0000	0021	Build up throughout bottom of pipe

Structural rating scores and maintenance rating scores are shown on Figures 6-1 and 6-2, respectively.

Structural Deficiencies

Structural rating scores are shown on Figure 6-1. Comments on the structural condition of system pipes are as follows:

- The segment of pipe between manholes LC154 and LC157 is in poor condition. Sagging pipes and flat or inverse slopes cause standing water, which accelerates deterioration.
- The segment of pipe between manholes LC145 and LC147 is in poor condition. Flat or inverse slopes cause standing water, which accelerates deterioration.
- Misalignment between pipes is observed between manholes LC168 and LC171 and again between manholes LC175 and LC176. The segment of pipe between these two areas was not inspected by camera, but with structural issues on both ends, it may also exhibit similar characteristics.

Maintenance Deficiencies

Maintenance rating scores are shown on Figure 6-2. Comments on maintenance rating scores are as follows:

- The segments of pipe with structural deficiencies due to flat or inverse slopes listed above (between LC154 and LC157 and between LC145 and LC147) also present ongoing maintenance challenges. System personnel have indicated that they address these problems with frequent cleaning.
- Various areas of the system exhibit significant buildup of deposits and encrustation. Much of this is likely due to the age of the system and can be addressed with cleaning.

CAPITAL PROJECTS

Capital projects to address pipeline condition are addressed in Chapter 8.

DRAFT

LC178.2
LC177
LC176
LC178.1
LC174
LC175
LC178
LC179
LC173
LC172
LC171
LC169
LC167
LC165
LC163
LC162
LC161
LC168
LC166
LC164
HWY 210
LC160
LC159
LC158
LC157
LC156
LC155
LC154
LC153
LC152
LC151
LC150
LC149
LC148
LC147
LC146
LC145
LC144
LC143
LC142
LC141
LC140
LC139
LC138
BYPASS RD
LC137
LC136
LC135
LC134

N

0 300 600 1,200 Feet

Legend

- Sewer Access Holes

Structural Rating Score

- No Data Available
- 1 - Good Condition
- 2 - 20+ Years Remaining
- 3 - 10 to 20 Years Remaining
- 4 - 5 to 10 Years Remaining
- 5 - Less than 5 Years Remaining

HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF ALTA

SEWER MAIN LINE STRUCTURAL RATING SCORES

FIGURE 6-1

Date: 4/9/2025
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DRAFT

LC178.2
LC177
LC176
LC178.1
LC174
LC175
LC178
LC179
LC173
LC172
LC171
LC169
LC167
LC165
LC166
LC168
LC164
LC163
LC162
LC161
HWY 210
LC160
LC159
LC158
LC157
LC156
LC155
LC154
LC153
LC152
LC151
LC150
LC149
LC148
LC147
LC146
LC145
LC144
LC143
LC142
LC141
LC140
LC139
LC138
BYPASS RD
LC137
LC136
LC135
LC134

N

0 300 600 1,200 Feet

Legend

- Sewer Access Holes

Maintenance Rating Score

- No Data Available
- 0 - No Issues
- 1 - Slight Buildup
- 2 - Moderate Buildup
- 3 - Significant Buildup
- 4 - Excessive Buildup
- 5 - Major Buildup

HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF ALTA

SEWER MAIN LINE MAINTENANCE RATING SCORES

FIGURE 6-2

Date: 4/9/2025
Document Path: H:\Projects\528 - Town of Alta\01.100 - Water and Sewer Master Plan\GIS\Alta Data Map\Alta Data Map.aprx

CHAPTER 7
OPERATIONS AND MAINTENANCE ALTERNATIVES

Recommendations for key operations and maintenance procedures have been developed. Many of these recommendations are a continuation of procedures already in effect. A discussion is included below, along with a recommendation for continued practice.

SYSTEM MONITORING

It is difficult to determine the condition of the wastewater collection system based on age alone. The typical design life for a sanitary sewer is between 50 and 100 years. Factors affecting design life may include pipe material, soil conditions and quality of construction. The Town uses sewer video inspection technology to evaluate the structural integrity of the pipes in the sewer network. Sewer video inspection is very useful at identifying cracks, holes, offset joints, erosion, low points in pipes, and significant inflow/infiltration. It is recommended that the Town continue the system video schedule and periodically update the sewer repair and replacement plan based on findings from video inspection.

PIPELINE IMPROVEMENTS

The following improvement alternatives are typically considered when addressing pipeline deficiencies.

Cleaning

If the slope of the pipe is insufficient to provide adequate flow velocity, deposition of solids will occur. Solids deposition decreases pipe capacity. Several locations within the Town's collection system are relatively flat, resulting in slopes less than that necessary to produce scour velocity. It is recommended that crews continue cleaning pipes in the system on a regular schedule. Problem areas should be cleaned more frequently.

Replacement Sewers

Historically, where pipe capacity has been identified as being insufficient, the typical solution has been to provide additional capacity by replacing the existing sewer with a larger sewer. Portions of the recommended projects are replacement projects.

Bypass Sewers/Re-routing Flows

While replacement of an existing sewer may be appropriate when the existing sewer is structurally inadequate, construction of a bypass or parallel sewer to supplement the capacity of the existing sewer may be a less expensive alternative.

New Sewers

New sewers are often the only option to collect flows from future development or previously inaccessible areas. A few new sewer mains may be constructed along with future development, but for the most part the Town's sewer network has been constructed.

Alternative Construction Technologies

Within the last few years, several alternative technologies have become popular when sewers need to be replaced, when pipeline capacity needs to be increased, or when there are significant constraints to more conventional construction methods. Typical alternative technologies include:

New Construction

- Steered Auger Boring (Directional Drilling)
- Micro-tunneling

Sewer Pipe Rehabilitation

- Cured-in-Place Pipe
- Slip Lining
- Pipe Bursting
- Pipe Eating (drilling away the old pipe as a new pipe is installed)
- Thermoforming (Fold and Form)

COMPARISON OF IMPROVEMENT ALTERNATIVES

Sewers

For the purposes of this report, sewer replacements were assumed to be open-cut.

Future Considerations

During design of the recommended improvements, the Town will review all assumptions, compare improvement alternatives, and will decide on the most cost-effective and appropriate improvement method at that time.

CHAPTER 8
CAPITAL IMPROVEMENTS PLAN

Recommended capital improvements and their estimated construction costs were identified based on the findings described in the previous chapters. These recommendations are intended to correct existing deficiencies and support future development.

RECOMMENDED IMPROVEMENT PROJECTS

Factors considered in recommending projects were as follows:

- Input from sewer system operation personnel regarding their experience with, and opinions regarding, the deficiency and potential solutions.
- Input from Town management regarding a wide range of issues, including development schedules, budgeting issues and coordination with other public works projects.
- Priority indicated by hydraulic modeling and condition assessment

Table 8-1 includes a description of recommended capital projects within a 10-year planning period. Projects are shown on Figure 8-1.

TABLE 8-1 RECOMMENDED CAPITAL PROJECTS

Project ID	Timeframe	Description	Notes
SS-1	0 – 5 Years	Replace approximately 765 ft of 10-inch diameter pipe.	• Replaces structurally and hydraulically deficient pipes • Improves pipe slope, reducing the need for cleaning and reducing potential for future corrosion and deterioration
SS-2	0 – 5 Years	Replace approximately 420 ft of 8-inch diameter pipe.	• Replaces structurally and hydraulically deficient pipes • Improves pipe slope, reducing the need for cleaning and reducing potential for future corrosion and deterioration • Portions of this may have already been replaced as per system operators. Video inspections should be used to verify.
SS-3a	5-10 Years	Replace approximately 65 ft of 10-inch diameter pipe	• Replaces misaligned and deteriorating pipes based upon findings from review of sewer videos.
SS-3b	5-10 Years	Replace approximately 600 ft of 10-inch diameter pipe	• Replaces misaligned and deteriorating pipes based upon findings from review of sewer videos.

DRAFT

SS-3a
Replace approximately 65 ft. of 10-inch diameter pipeline: $33,000

SS-3c
Replace approximately 770 ft. of 10-inch diameter pipeline: $388,000

SS-3b
Replace approximately 600 ft. of 10-inch diameter pipeline: $302,000

SS-1
Replace approximately 765 ft. of 10-inch diameter pipeline: $386,000

HWY 210

BYPASS RD

SS-2
Replace approximately 420 ft. of 8-inch diameter pipeline: $204,000

N

0 250 500 1,000 Feet

Legend

- Sewer Access Holes
- Existing Pipeline

Capital Improvement Pipeline Projects

- SS-1
- SS-2
- SS-3a
- SS-3b
- SS-3c

Date: 4/10/2025
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HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF ALTA

RECOMMENDED CAPITAL IMPROVEMENT PROJECTS

FIGURE 8-1

Project ID	Timeframe	Description	Notes
SS-3c	5-10 Years	Replace approximately 770 ft of 10-inch diameter pipe	• Video footage for this section of pipe was not available. Further investigation is recommended before pursuing this project. • This project is included because structural misalignment on both ends may be an indication of problems with this section of pipe. • If replacement is determined to be necessary after further video inspection, changing the alignment to capture sewage from the West Grizzly area should be considered.

PROJECT COST ESTIMATES

Typical representative unit costs were used to develop the project construction cost estimates. Sources of typical unit costs included HAL's bid tabulation records for similar recent projects in Utah, and the 2025 RS Means Heavy Construction Cost Index. Project cost estimates and related material are included in Appendix A.

Precision of Cost Estimates

When considering cost estimates, there are several levels or degrees of accuracy, depending on the purpose of the estimate and the percentage of detailed design that has been completed. The following levels of accuracy are typical:

Type of Estimate	Accuracy
Master Plan	-50% to +100%
Preliminary Design	-30% to +50%
Final Design or Bid	-10% to +10%

For example, at the master plan level (or conceptual or feasibility design level), if a project is estimated to cost $1,000,000, then the accuracy or reliability of the cost estimate would typically be expected to range between approximately $500,000 and $2,000,000. While this may not seem very accurate, the purpose of master planning is to develop general sizing, location, cost and scheduling information on a number of individual projects that may be designed and constructed over a period of many years. Master planning also typically includes the selection of common design criteria to help ensure uniformity and compatibility among future individual projects. Details such as the exact capacity of individual projects, the level of redundancy, the location of facilities, the alignment and depth of pipelines, the extent of utility conflicts, the cost of land and easements, the construction methodology, the types of equipment and material to be used, the time of construction, interest and inflation rates, permitting requirements, etc., are typically developed during the more detailed levels of design.

At the preliminary design level, some of the aforementioned information will have been developed. Major design decisions such as the size of facilities, selection of facility sites, pipeline alignments and depths, and the selection of the types of equipment and material to be used during construction, will typically have been made. At this level of design, the accuracy of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $700,000 and $1,500,000.

After the project has been completely designed, and is ready to bid, all design plans and technical specifications will have been completed and nearly all of the significant details about the project should be known. At this level of design, the accuracy of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $900,000 and $1,100,000.

Estimated Project Costs

Table 8-2 identifies projects recommended to correct existing deficiencies and replace aging infrastructure.

TABLE 8-2 EXISTING DEFICIENCY IMPROVEMENT PROJECTS AND COST ESTIMATES

PROJECT ID	DESCRIPTION	COST[1]
SS-1	Replace approximately 765 ft of 10-inch diameter pipe.	**$386,000**
SS-2	Replace approximately 420 ft of 8-inch diameter pipe.	**$204,000**
SS-3a	Replace approximately 65 ft of 10-inch diameter pipe.	**$33,000**
SS-3b	Replace approximately 600 ft of 10-inch diameter pipe.	**$302,000**
SS-3c	Replace approximately 770 ft of 10-inch diameter pipe.	**$388,000**
	TOTAL	**$1,313,000**

[1] All costs include 20% for engineering, administrative costs, and contingencies. Costs are shown in 2025 dollars.

SEWER REPLACEMENT

The pipeline condition assessment (see Chapter 6) was used to develop a methodology to help Alta plan for eventual replacement of sewer system infrastructure. Pipes were categorized based on estimated remaining lifespan. The total length of pipe by remaining lifespan was determined for each lifespan category. The length of pipe was then multiplied by an estimated replacement cost of $500 per foot (intended to include contingency and engineering) to forecast the amount of financial investment Alta should plan to spend on sewer replacement into the future. Results are shown in Table 8-3.

TABLE 8-3 RECOMMENDED SEWER REPLACEMENT FUNDING

Estimated Lifespan	Total Length of Pipe (ft)	Replacement Cost per Foot[1, 2] ($)	Replacement Cost
0 to 5 years	1,185	**See Table 7-2**	**$590,000**
5 to 10 years	1,435	**See Table 7-2**	**$723,000**
10 to 20 years	554	**$500**	**$277,000**
20+ years	8,517	**$500**	**$4,258,000**

1. Costs listed in the 0 to 5 years and 5 to 10 years categories are taken from the CIP in Table 7-2. They are not additional to the numbers in Table 7-2.
2. Replacement costs are intended to represent an average per length of pipe including 20% for engineering, administrative costs, and contingencies. Costs are shown in 2025 dollars. Inflation has not been incorporated into estimated costs.

FINANCIAL CONSIDERATIONS

Cost for construction, materials, and labor have changed significantly in the last several years. To maintain adequate funding for the wastewater collection system, the following actions are recommended:

- Periodically review and update sanitary sewer rates
- Periodically review and update project cost estimates
- Periodically evaluate sewer condition inspection videos and update project priority accordingly
- Consider bidding multiple projects at the same time to increase cost-efficiency

SUMMARY OF CAPITAL FACILITY RECOMMENDATIONS

Recommendations

- Perform additional video inspections to verify the need for project SS-3c.
- Plan for and allocate funds for the recommended projects.
- Periodically review sanitary sewer user rates.
- Update the master plan and capital facilities plan on an as-needed basis and as new sewer system camera footage becomes available.

REFERENCES

American Society of Civil Engineers (ASCE). 1982. Gravity Sanitary Sewer Design and Construction. ASCE Manuals and Reports on Engineering Practice – No. 60.

Cottonwood Improvement District. 2024. Data provided: sewer inspection videos.

LA County Public Works. 2024. Condition Assessment Program. https://ladpw.org/sewer/CAPdefectgradedescrp.pdf

RS Means, 2025. *RS Means Heavy Construction Cost Data*. Norwell, MA: Construction Publishers & Consultants.

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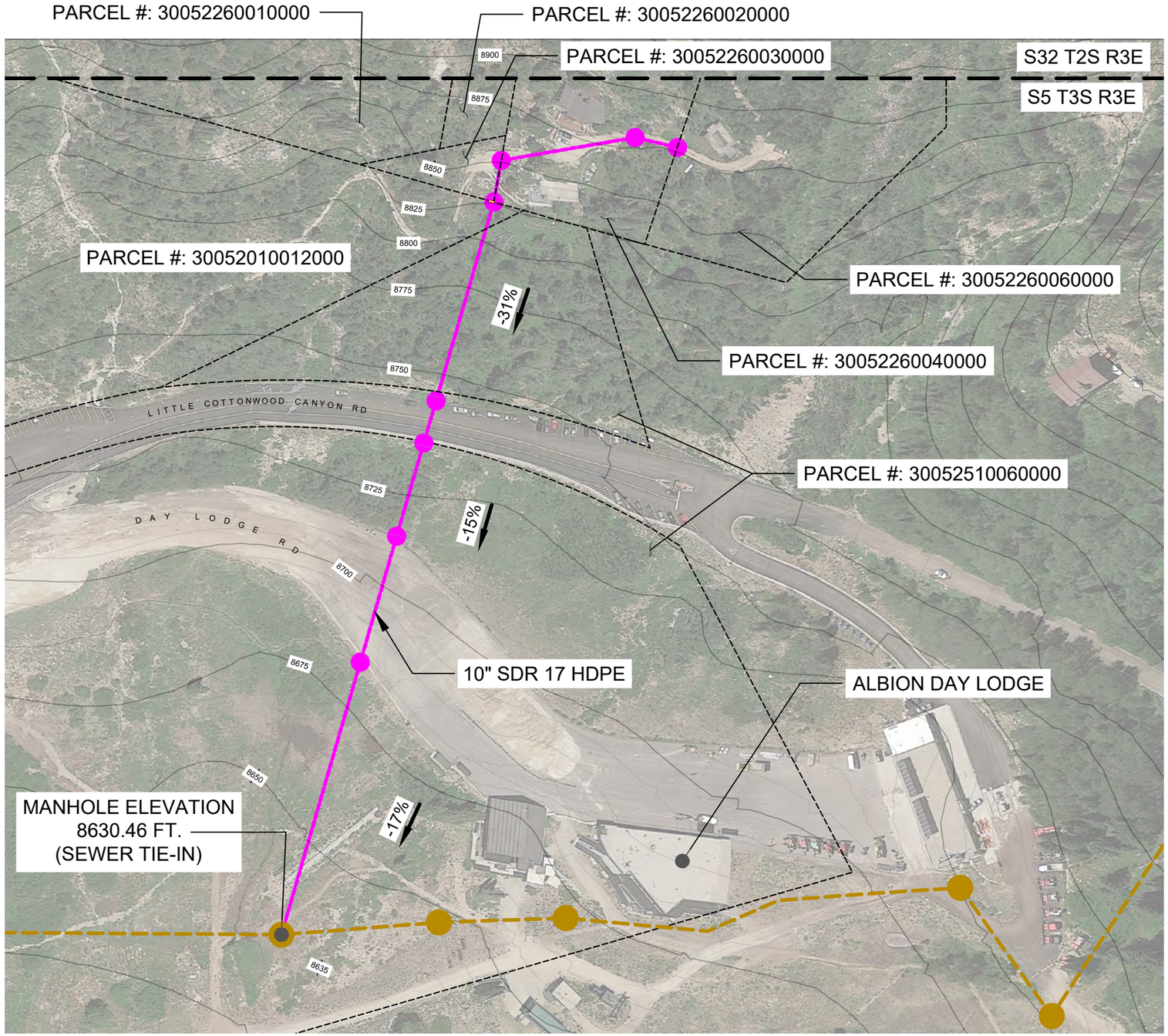
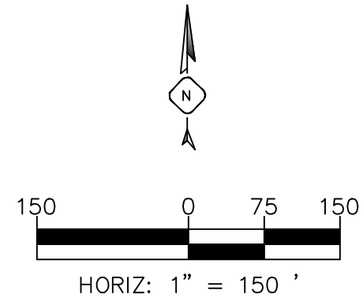
Town of Alta. 2024. Data provided: historic planning documents and water billing data.

Utah Division of Administrative Rules. 2025. *Utah Administrative Code, R317-3*. The Department of Administrative Services.

APPENDIX A

West Grizzly Sewer Concept (Advanced Environmental Engineering, 2019) And HAL Preliminary Cost Estimate





LEGEND

- APPROXIMATE SECTION LINE
- APPROXIMATE PROPERTY LINE
- PROPOSED MANHOLE
- PROPOSED 8 INCH HDPE SEWER LINE
- EXISTING MANHOLE
- EXISTING SEWER LINE

NOTES

1. PIPE SPEC: 10" SDR 17 HDPE
2. INSTALLED LENGTH: .~1275 LF
3. INSTALLED MANHOLES: 8

NO.	DATE	REVISION

DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH
0 1/2 1

WEST GRIZZLY SEWER CONCEPT

WEST GRIZZLY
LITTLE COTTONWOOD CANYON
ALTA, SALT LAKE COUNTY

ADVANCED ENVIRONMENTAL ENGINEERING
780 EAST 80 NORTH, KAYSVILLE, UTAH 84037
PHONE (801) 773-3155

DESIGN: TL
DRAWN: TL
CHECKED: CH
DATE: 10/22/19

C1.0

ADVANCED ENVIRONMENTAL ENGINEERING
789 East 80 North, Kaysville, Utah 84037
Phone: (801) 773-3155

West Grizzly Sewer Extension

CLIENT: Town of Alta
TITLE: Engineers Opinion of Probable Cost
DATE 11/6/2019

Item	Description	Unit Measure	No. Units	Cost/Unit	Total Cost	Comments
1	**Mobilization**	LS	1	$30,000.00	$30,000	Including Bonds and Insurance
2	**Traffic Control**	LS	1	$3,000.00	$3,000	Through Roadways
2	**10" SDR 17 HDPE**	LF	1,280	$55.00	$70,400	Select Site Soil Bedding
3	**Double Lid Concrete Manholes**	Each	8	$4,000.00	$32,000	-
4	**Replacement Asphalt**	SF	840	$6.00	$5,040	Assumed 7" thick
5	**Replacement Gravel**	SF	9,040	$3.50	$31,640	Assumed 4" thick
6	**Revegetation**	LS	1	$1,500.00	$1,500	Forest Service Seed Mix Only
7	**Rock Excavation Contingency**	CY	0	$100.00	$0	If Needed
8	**4" Sewer Lateral**	LF	0	$50	$0	Responsibility of Resident
9	**Residential Pump Systems**	Each	-	$10,000	$0	Responsibility of Resident (If Needed)
				Sub-Total	**$173,580**	

Rock Excavation Contingency	$10,000.00
Project Contingency (10%)	$17,358.00
Subtotal	**$200,938.00**
Engineering (7%)	$14,065.66
Construction Management (12%)	$24,112.56
Legal (7%)	$14,065.66
Total Project Cost	**$253,181.88**

Town of Alta
West Grizzly Sanitary Sewer
Preliminary Engineers Cost Estimates

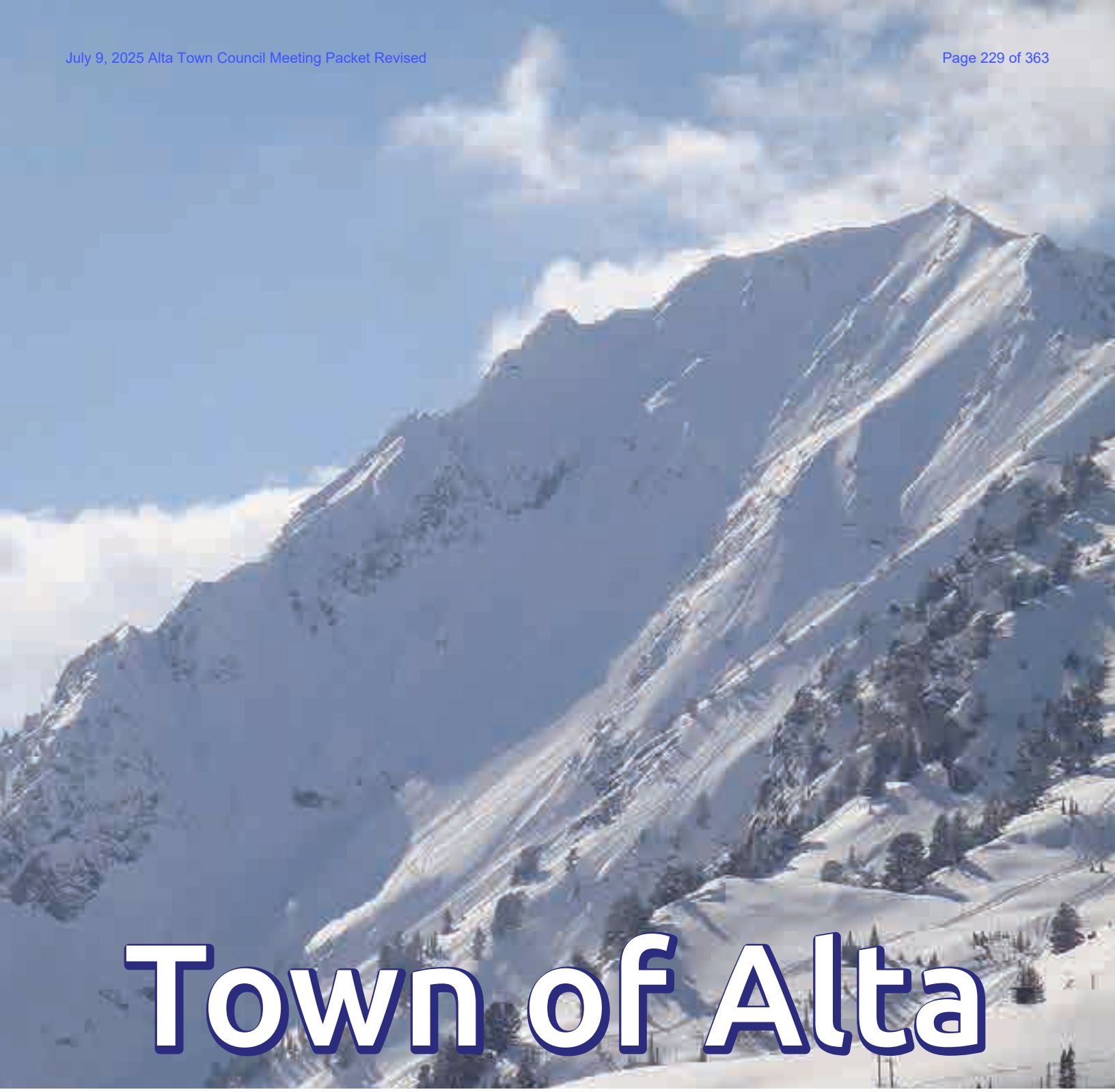
	Item	Unit	Unit Price	Quantity	Total Price
SS-WG	***Sewer Line for West Grizzly***				
	Install 8" sewer line	LF	$ 550	1,300	$ 715,000
				Total	$ 715,000
				Engineering & Admin. (10%)	$ 71,500
				Contingency (10%)	$ 71,500
				Total to Sewer Line for West Grizzly	**$ 858,000**

APPENDIX B

Estimated Capital Project Costs

Town of Alta
Drinking Sanitary Sewer Recommended Improvements
Preliminary Engineers Cost Estimates

	Item	Unit	Unit Price	Quantity	Total Price
SS-1	***Sewer Line Replacement #1***				
	Install 10" sewer line	LF	$ 420	765	$ 321,300
				Total	$ 321,300
				Engineering & Admin. (10%)	$ 32,130
				Contingency (10%)	$ 32,130
				Total to Sewer Line Replacement #1	**$ 386,000**
SS-2	***Sewer Line Replacement #2***				
	Install 8" sewer line	LF	$ 405	420	$ 170,100
				Total	$ 170,100
				Engineering & Admin. (10%)	$ 17,010
				Contingency (10%)	$ 17,010
				Total to Sewer Line Replacement #2	**$ 204,000**
SS-3a	***Sewer Line Replacement #3a***				
	Install 10" sewer line	LF	$ 420	65	$ 27,300
				Total	$ 27,300
				Engineering & Admin. (10%)	$ 2,730
				Contingency (10%)	$ 2,730
				Total to Sewer Line Replacement #3a	**$ 33,000**
SS-3b	***Sewer Line Replacement #3b***				
	Install 10" sewer line	LF	$ 420	600	$ 252,000
				Total	$ 252,000
				Engineering & Admin. (10%)	$ 25,200
				Contingency (10%)	$ 25,200
				Total to Sewer Line Replacement #3b	**$ 302,000**
SS-3c	***Sewer Line Replacement #3c***				
	Install 10" sewer line	LF	$ 420	770	$ 323,400
				Total	$ 323,400
				Engineering & Admin. (10%)	$ 32,340
				Contingency (10%)	$ 32,340
				Total to Sewer Line Replacement #3c	**$ 388,000**
				Total Project Costs	**$ 1,313,000**



Town of Alta

Facilities Master Plan

+ FFKR ARCHITECTS

JUNE 2025

Table of Contents

Mayor & Town Council

Roger Bourke – Mayor

Elise Morgan – Town Council Member

Carolyn Anctil – Town Council Member

Dan Schilling – Town Council Member

John Byrne – Town Council Member

Acknowledgments

Town of Alta Staff & Community Members

Chris Cawley – Town Manager

Molly Austin – Assistant Town Manager

Jen Clancy – Town Clerk

Ann Berumen – Postal Clerk

Mike Morey – Town Marshal

Sarah McCloskey – Lead Dispatcher for the Town Marshal Office

Cameron Platt – Town Attorney

Polly McLean – Town Attorney

Sara Gibbs – Alta Community Enrichment Executive Director

FFKR Architects Project Team

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Nate Henrie, AIA, NCARB, WELL AP – Project Architect / FFKR

Roxy Christensen, CPSM, WELL AP, LEED Green Associate – Document Coordinator / FFKR

Meghan Bailey, SEGD – Senior Graphic Designer / FFKR

Jonathan (JR) Richards, PE, SE – Structural Engineer / Calder Richards

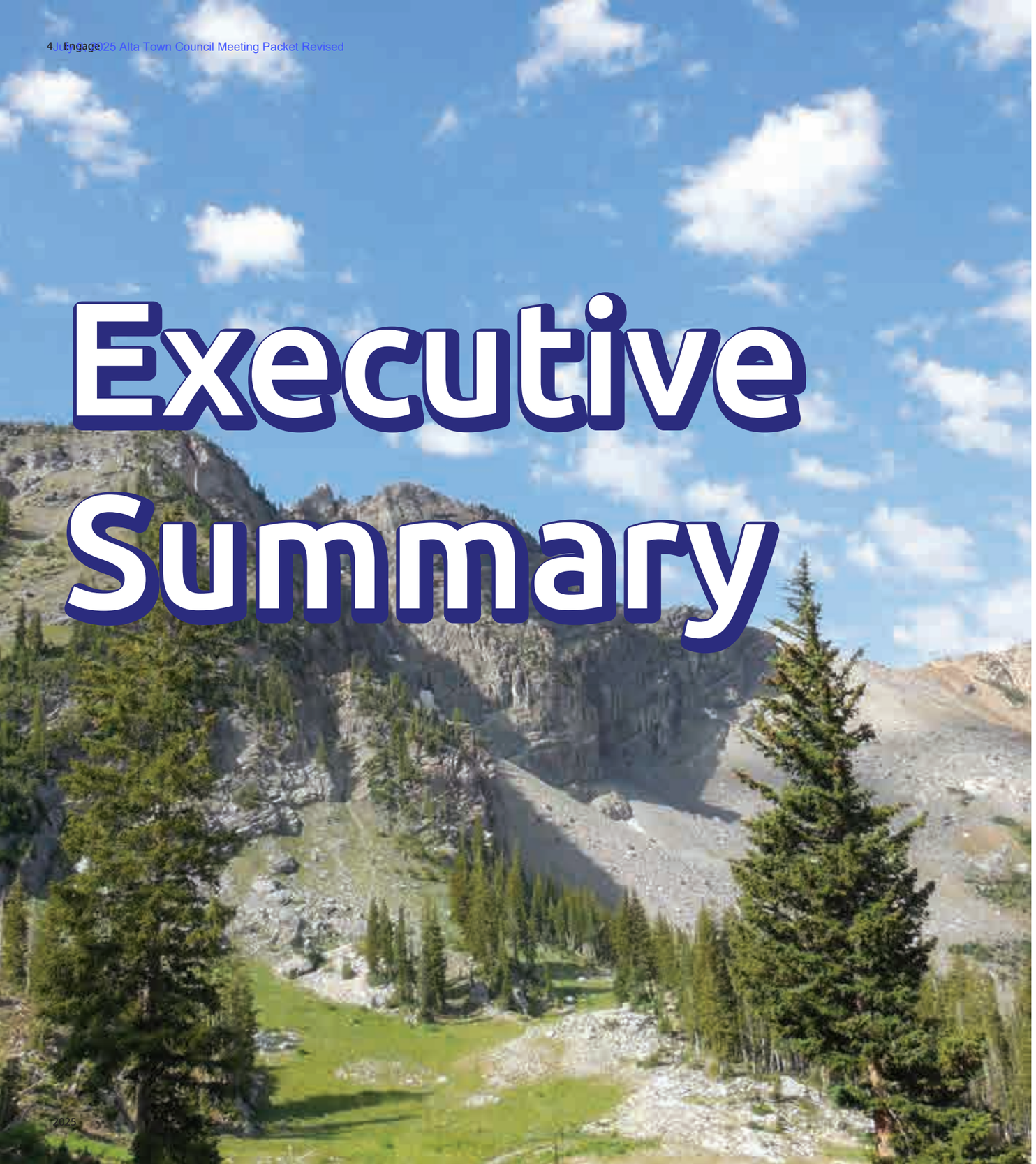
Vinnie Figlioli, PE – Mechanical Engineer / Spectrum Engineering

Aleksandar Rankovic, PE – Electrical Engineer / Envision Engineering

Steve Poulsen, CTS, CTS-1, CTS-D – Audiovision (AV) Designer / Envision Engineering

Steve Cornell – Historic Architect

Executive Summary



Introduction

Summary of Process

FFKR Architects was selected by the Town of Alta (TOA) to complete Consulting and Design Services for a Facilities Master Plan. The intent of the comprehensive Facilities Master Plan (FMP) is to serve as a guide for the Town of Alta to:

- Determine the maintenance needed to extend the useful life of the existing facilities
- Plan for future facility improvements or facility replacement through construction of new facilities
- Develop a comprehensive Facilities Master Plan

The agreed-upon scope of work included:

Facilities Conditions Assessment for three (3) municipal buildings:

- William Levitt Town Office Building (referred to as Town Office)
- Alta Central (a.k.a Marshals Building)
- Community Center

Facilities Master Plan

- Examine current program spaces utilized by the Town and identify any deficiencies with what the Town would need in modern facilities
- Based on information gathered from the Facilities Conditions Assessment, provide a recommendation for each building to be:
  - Demolished with a new building constructed
  - Renovated
  - To remain in place
- Provide phasing information and program massing models for the recommendation for each Town facility
- Include cost estimates and financing options for recommendations.

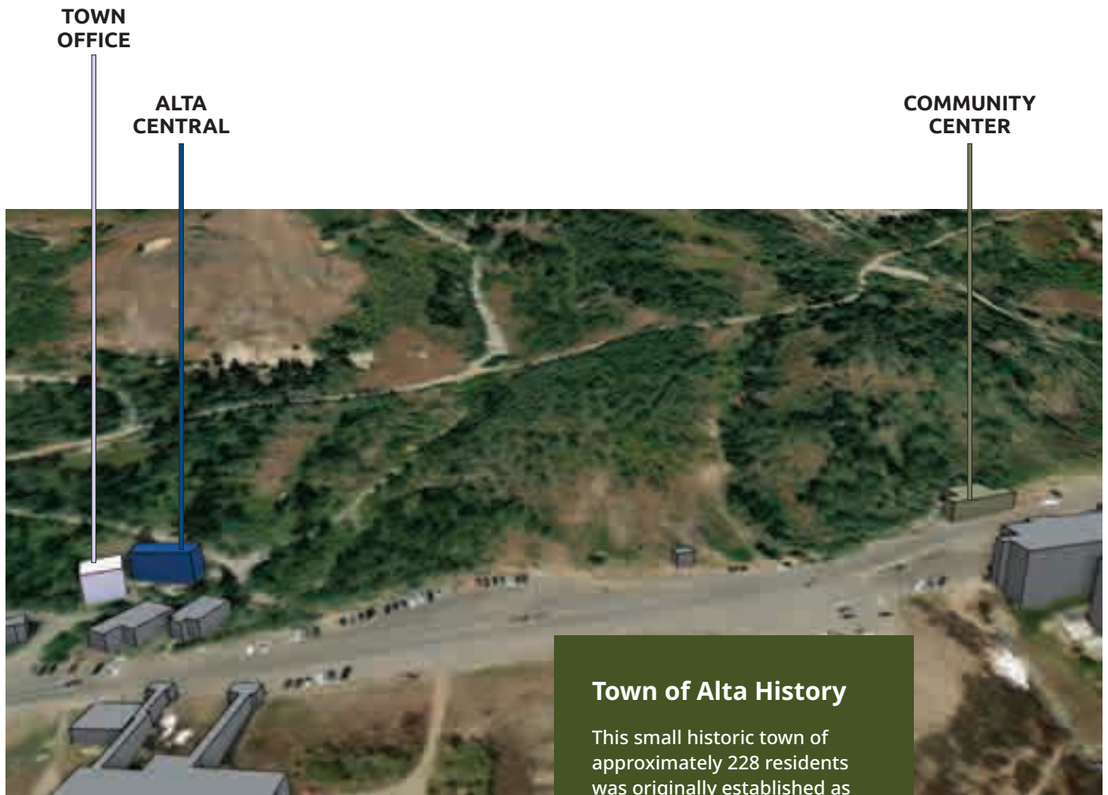
About Town of Alta

The Town of Alta (TOA) is a small mountain community located at the head of Little Cottonwood Canyon in the Wasatch-Cache National Forest.

Little Cottonwood Canyon is a west-facing break in the Wasatch mountain range which rises from an elevation of 5,000 feet above sea level at the mouth of the canyon to over 11,000 feet at the top of the watershed.

State Highway 210, a designated Scenic Byway, provides access to Alta from the Salt Lake Valley. The Town itself ranges in elevation from 7,500 ft to over 11,000 ft. above sea level.

An annual average of over 500 inches of snowfall provides for enthusiastic powder hounds and spectacular downhill skiing extending from November into May. Backcountry skiers enjoy an even longer season. Hikers and bikers use the extensive network of trails through meadows and forests to lakes, snowfields, mountaintops and over passes.



Town of Alta History

This small historic town of approximately 228 residents was originally established as a mining settlement in 1867, formally incorporated as a municipality in 1970, and is centered around Alta Ski Area.

Town of Alta Facilities

William Levitt Town Office Building

A two-story, reinforced concrete structure built by the Town in 1993. The building footprint is about 40’ x 40’. The structure is designed to withstand and protect occupants from avalanches.
The Town Office contains :

- office space for four administrative staff
- mayors office
- one meeting room
- an office space currently leased to a non-profit
- a “plans room”
- bathrooms on each story
- other accessory programming

The town retains original construction drawings and other plan documents for this facility.

This facility was designed with avalanche loads in mind; an avalanche study was conducted for this site during design of the building.

Alta Central / Marshals Office

A wood-framed building originally transported to Alta for use by Alta Ski Area as employee housing in the 1950s. The Town took ownership of the building in the 1970s and originally it was the Town’s only building.

Presently, it houses the Alta Marshals Office, including:

- 24-7-365 police dispatch center
- administrative space for the town marshal
- eight (8) dorm-style sleeping quarters for on-duty dispatchers and Marshals deputies
- a kitchen and living room
- other accessory programming such as storage, laundry, and emergency generators

The building is two stories on top of a semi-below grade basement, and the footprint is roughly 30’ x 65’.

The building is not built to withstand or protect occupants from avalanches, and it is presumably exposed to significant avalanche hazard.

The town does not possess plans or drawings for this facility.

Town of Alta Facilities

Community Center

The Alta Town Community Center is a reinforced concrete block facility constructed by the Town in 1984. The building is two stories with a 20’ ceiling on the ground floor. The primary structure footprint is about 50’ x 50’, not including two wood-framed annexes on the east and west sides of the building which contain stairwells to access the upper floor.

The facility is a valuable multi-purpose space for the town and the community which houses:

- A contract U.S. Post Office
- Three (3) garage bays historically used by Alta’s volunteer fire department but now housing Alta Marshals Office equipment and other town equipment and property
- A two-bedroom apartment used as on-duty quarters for Marshals deputies
- A community center space that functions as Alta Town Council meeting chambers
- Cubicle-delineated office space for a non-profit organization
- A designated Salt Lake County Library reading room / space
- UDOT stores three (3) pieces of road maintenance and snow removal equipment at the facility during winter months, which is UDOT’s only equipment staged in Little Cottonwood Canyon.

There are obvious potential critical failures associated with this facility, including:

- The erosion control system behind the building is well beyond its useful life and would be extremely costly, technically challenging, and highly impactful to replace.
- It is unknown if the building was designed to withstand avalanches, but it is assumed the building may have less exposure than other structures in the area.

The town does not possess plans or drawings for this facility.

Alta Fire Department

Founded in 1974 and operated for 28 years out of the Alta Fire Station, a building which currently houses the Alta Post Office and the Alta Community Center. Since the Alta Fire Department closed in 2002, the Town has contracted with the Unified Fire Authority of Greater Salt Lake (UFA) to provide all fire and hazardous materials protection, medical emergency response, and to enforce fire codes within Town limits.

Project Schedule

The Town of Alta selected FFKR Architects in September 2024 to complete a Facilities Master Plan (FMP).The scope of work includes three phases (3) completed over 26 weeks with monthly client and consultant coordination meetings. The phases are not linear, but iterative in nature with new information circling back to be incorporated and change or improve the final outcome.

The three phases are:

1. Facility Assessment
2. Programming Needs Assessment
3. Facility Master Plan

Town of Alta Facilities Master Plan

Phase 1 Facility Assessment

In this phase, the architects and engineers conducted building assessments of the Town’s three (3), buildings (the Town Offices, Alta Central, and Community Center), and documented their findings into reports including images and narratives. Tasks include:

- Develop building as-built drawings
- Building assessments for each discipline
- Maintenance schedules and costs

Phase 2 Programming Needs Assessment

In this phase the team reviews previously completed studies and engages with stakeholders. The first Facilities Master Plan draft is distributed with the facility assessments. Specific engagement tasks include:

- Workshop with Town Council
- Interviews with staff and building users
- Public community outreach (to be completed)
- Development of facilities guiding framework

Phase 3 Facilities Master Plan

In this phase the team provides recommendations for keeping, repairing, or replacement of the Town’s buildings and compares the recommendations with cost estimates and the stakeholders priorities. Deliverables in this phase include:

- Recommendations for each facility
- Space Plans
- Cost estimates and financing options
- Presentation to Town Council
- Compilation and delivery of final report

Cost Comparison

CBI #	Description		Test Fit 1		Test Fit 1 Total	Test Fit 2		Test Fit 2 Total
			New Building	Remodel		New Building	Remodel	
	Building Cost Summary							
2	Existing Conditions		$108,000.00	$6,684.00	$114,684.00	$108,000.00	$13,101.00	$121,101.00
3	Concrete		$2,009,356.00	$547.00	$2,009,903.00	$2,089,767.00	$5,681.00	$2,095,447.00
4	Masonry							
5	Metals		$1,163,827.00		$1,163,827.00	$1,254,751.00		$1,254,751.00
6	Woods & Plastics		$106,550.00	$1,915.00	$108,466.00	$116,502.00	$19,883.00	$136,385.00
7	Thermal & Moisture Protection		$354,902.00	$862.00	$355,764.00	$350,268.00	$8,947.00	$359,215.00
8	Doors & Windows		$795,666.00	$4,487.00	$800,153.00	$837,674.00	$46,583.00	$884,256.00
9	Finishes		$1,389,975.00	$21,693.00	$1,411,667.00	$1,501,585.00	$225,206.00	$1,726,791.00
10	Specialties		$50,339.00	$1,368.00	$51,707.00	$55,040.00	$14,202.00	$69,242.00
11	Equipment							
12	Furnishings							
13	Special Construction							
14	Conveying Systems							
21	Fire Suppression		$109,067.00	$2,189.00	$111,256.00	$119,254.00	$22,723.00	$141,977.00
22	Plumbing		$151,016.00	$2,462.00	$153,479.00	$165,121.00	$25,564.00	$190,685.00
23	HVAC		$1,090,674.00	$21,341.00	$1,112,015.00	$1,192,542.00	$221,551.00	$1,414,093.00
26	Electrical		$774,404.00	$15,504.00	$789,908.00	$835,525.00	$122,736.00	$958,261.00
27	Communication		$151,016.00	$4,925.00	$155,941.00	$165,121.00	$51,127.00	$216,248.00
28	Electronic Safety & Security		$109,067.00	$2,736.00	$111,803.00	$119,254.00	$28,404.00	$147,658.00
31	Earthwork		$107,377.00		$107,377.00	$109,905.00		$109,905.00
32	Exterior Improvements		$362,160.00		$362,160.00	$354,390.00		$354,390.00
33	Utilities		$156,000.00		$156,000.00	$156,000.00		$156,000.00
	Subtotal		$8,989,398.00	$86,713.00	$9,076,111.00	$9,530,700.00	$805,707.00	$10,336,408.00
	General Conditions	7%	$629,258.00	$6,070.00	$635,328.00	$667,149.00	$56,400.00	$723,549.00
	Bonds & Insurance	2.20%	$197,767.00	$1,908.00	$199,674.00	$209,675.00	$17,726.00	$227,401.00
	Overhead & Profit	3.50%	$314,629.00	$3,035.00	$317,664.00	$333,575.00	$28,200.00	$361,774.00
	Design Contingency	15%	$1,348,410.00	$13,007.00	$1,361,417.00	$1,429,605.00	$120,856.00	$1,550,461.00
	Total Construction Cost		$11,479,462.00	$110,732.00	$11,590,194.00	$12,170,704.00	$1,028,888.00	$13,199,593.00
	Plan Check Fees				$42,053.00			$47,634.00
	Building Permit				$64,697.00			$73,284.00
	1% State Permit Fee				$647.00			$733.00
	Utility Connection Fees & Impact Fees		1 Allowance		$30,000.00			$30,000.00
	Furniture, Fixtures, and Equipment		6%		$695,412.00			$791,976.00
	A/E Fees		5.85%		$678,026.00			$772,176.00
	Reimbursables		4% of A/E Fee		$27,121.00			$30,887.00
	Geotechnical		1 Allowance		$15,000.00			$15,000.00
	Commissioning Agent		1 Allowance		$20,000.00			$20,000.00
	Survey		1 Allowance		$15,000.00			$15,000.00
	Project Management Fees		2%		$231,804.00			$263,992.00
	Owner's Construction Contingency		10%		$1,159,019.00			$1,319,959.00
	Special Inspections & Testing		0.50%		$57,951.00			$65,998.00
	Energy Modeling		1 Allowance		$30,000.00			$30,000.00
	LEED Documentation A/E				TBD			TBD
	LEED Registration				TBD			TBD
					$14,656,925.00			$16,676,231.00

Cost Comparison

A key scope item in this project was obtaining preliminary costs for work that could be completed as part of the facility condition assessment and providing cost estimates of conceptual plans. Both items are intended to provide the Town of Alta with a high-level line that could be used for future budgetary planning efforts. To accomplish this task, FFKR retained the services of Construction Control Corp. (CCC), a Salt Lake City based construction cost estimating firm.

CCC understood that prices in Alta would be higher than typical civic or municipal work in the Salt Lake Valley. When the project began, the cost of construction for new town halls averaged approximately $550-650 a square foot in the Salt Lake Valley. Because of the shortened construction window and higher structural requirements due to avalanche exposure, CCC estimated that new construction for municipal buildings in Alta would cost between $650-800 a square foot.

As appropriate, $800 a square foot was used for high level cost discussions during the project. At the conclusion of the facility condition assessment, narratives were provided that allowed for a high-level breakdown of different components within each recommendation for each building. Additionally, narratives were provided by our engineering team to help establish a possible baseline for new construction. These narratives were used to estimate the cost of two new construction buildings.

Recommendations

After careful consideration from the facility condition assessment, conversations with Town staff, and evaluation of the cost estimates, our team recommends the following (in no particular order):

1. The community center is demolished.

2. Alta Central is decommissioned.
   - This facility could continue to serve a purpose other than the home of the Alta Marshals Office, but it is recommended that some improvements be completed.

3. A new facility is constructed.
   - After evaluating the two options, it is recommended that test fit #2 is the option that be constructed. This is based off of the ability to move all public facing Town functions into a single facility that can be accessible from the road for public access as well as configured to maximize internal accessibility. Initial estimates put the total cost of test fit #2 as $16,676,231.

Introduction

Summary of Process

During the Engage phase of the project, our team interacted with town staff in a number of ways. We were on-site in Alta in September 2024 to conduct a preliminary space survey where we obtained building measurements. This allowed us to create basic floor plans that could then be used for annotation and analysis during the facility condition assessment; the floor plans are included in the appendix of this document. In other instances when our team was in Alta, we interviewed key members of Town staff, and engaged in a visioning workshop with the Town Council.

We have reviewed previous studies that have been completed by the Town to ascertain themes and other information that can still be pertinent to the future of Alta's facilities.

Town of Alta Past Studies Reviewed for the Facilities Master Plan

- 2021 Ennead Community Center Study
- 2016 Commercial Core Plan
- 2016 Commercial Core Plan Appendices
- 2015 Alta Vision and Values Workshop
- 2015 Town Center Concept Sketch and Massing Study
- 2008 Community Center Study
- 2003 Community Center Feasibility Study

Interview Summaries

Mayor Summary

» Concerned with Alta Central and Community Center

» Character of the community is not easy to describe or capture but essential.

» Many are invested in keeping Alta, Alta
  • Hard to do in a region (Wasatch Front) that is experiencing rapid population growth and others come to Alta to escape from the city.

Town Manager Summary

» Lots of standard city/town functions are outsourced

» Challenge to remove snow around the town buildings

» Town Office Building
  • All buildings have significant accessibility challenges. The TOA owns no parking, relies on historic and sometimes unpermitted use of private property, USFS lands, and UDOT easements. Individuals wishing to visit the Town Office or Alta Central must climb steep slopes which are snow packed in winter.
  • No one needs additional space/room
  • Level 1 could be used more efficiently
  • Concerned about accessibility and security

» Alta Central
  • Critical infrastructure
  • The Alta Marshals Office is a beloved Alta institution

» Community Center
  • Most concerning facility to town manager
  • USPS pays the town to staff the post office
  • Post office helps Alta feel like a town

Town Clerk Summary

» Office space is sufficient
  • Additional needs include quality internet connections, possibly some additional space for storage of records.
    ◦ Town working to clean up the plans and records room, but could consider high density storage solution to not require additional space.

» Concerned about accessibility to the post office or council chambers in the winter
  • No safe area to park or have safe walking path in/out of the building
    ◦ The town office building is a great facility
    ◦ Space within could be better utilized

Post Office Summary

» Small space upgrades would be nice
  • Additional package area for the winter months
  • Better storage space for boxes that can be purchased
  • More counter space for organizing items
  • A few additional mailboxes – more people want to rent one than is available

» Space usually runs a little cool

» Door and door knob into the employee area don't work quite right

Marshal Summary

» Smallest police force in Salt Lake County and they run extended shifts for the dispatchers and deputies to maintain coverage
  • Staffing is increasing trying to hire a 5th deputy currently to help with investigations and patrol

» Need a small space for training purposes – arrest practice, taser use, et cetera

» Vehicle and Mobile Unit storage
  • Conduct most of their own vehicle maintenance
  • Need quick access to the road to maintain response times
  • Should be enclosed to protect from snow (having to dig out or defrost windows to respond to calls)

» Marshal Morey has had snow in his quarters from an avalanche previously.
  • Currently Marshals shovel their roof a lot and hire a snowcat operator to move snow around the building, but there is still a lot of snow that pushes on the structure.

» Security should be increased for the Marshals building since it has a dispatch center.
  • Future building/upgrades to include a system to lock the whole building and have cameras throughout the interior and exterior

» Additional spaces needed to maintain or improve operations and provide the level of service that the community should expect
  • Everything has been previously crammed into a space that the Marshals can access. But the world has changed since that happened and the Marshals should be more accessible to the public.

» The Marshals are in the business of getting it right; getting it wrong could ruin the town.

Dispatch Summary

» Legislative changes might force technology upgrades in the future.
  • Could impact space needs slightly.
  • Town shifting to have everything be web-based.

» Worried about the flow (circulation) and feel of any potential new space – keep it home-y, not industrial.
  • Retention of quarters is critical due to having to stay up in Alta on shift for days at a time possibly during winter due to road closures

» Dispatch center can remain as is, but having a small, enclosed office would be good for lead dispatcher to use for manager responsibilities.
  • Could share with others when not on shift.

Alta Community Enrichment (ACE) Summary

» Events are held at Our Lady of the Snows and is perfect for what ACE needs
  • Don't foresee moving events into a new facility
  • ACE would possibly use a new facility if Our Lady was double booked

» Currently has space in the Community Center.
  • Don't take up lots of space due to a lack of storage
  • Doesn't use the office all the time.

» Recreation rooms are not necessary

» Concerned about public access to all facilities and lack of public restrooms in the winter

» If new construction is considered, possibly make it an essential services/building only.

Summary of Past Studies

Our team reviewed past studies and projects that the Town has completed over the last two decades to identify any common themes and critical pieces of information that would inform the facilities master plan. A summary of our key findings is listed below.

Alta Community Center Feasibility Study – Ennead Architects, 2021

- Beginning of identifying what "Alta-centric" might be (see image #001)
- Related to the community center, having a multi-purpose space is a top priority. Other priorities include: food and beverage location, trailhead amenities, space for ACE*, and a town welcome center (see image #002).
- Guiding principles for a new community center were environmental stewardship, history and ecology of Alta, and a resource for the gathering and wellbeing of residents.**

*Based on conversations with ACE Executive Director Sarah Gibbs for the Facilities Master Plan, ACE would likely not rent space in a new facility.

**These guiding principles were very similar to some of the values established in the visioning workshop for this project as they relate to all buildings. Refer to Visioning Workshop pages for more information.

Commercial Core Plan – Landmark Design, 2016

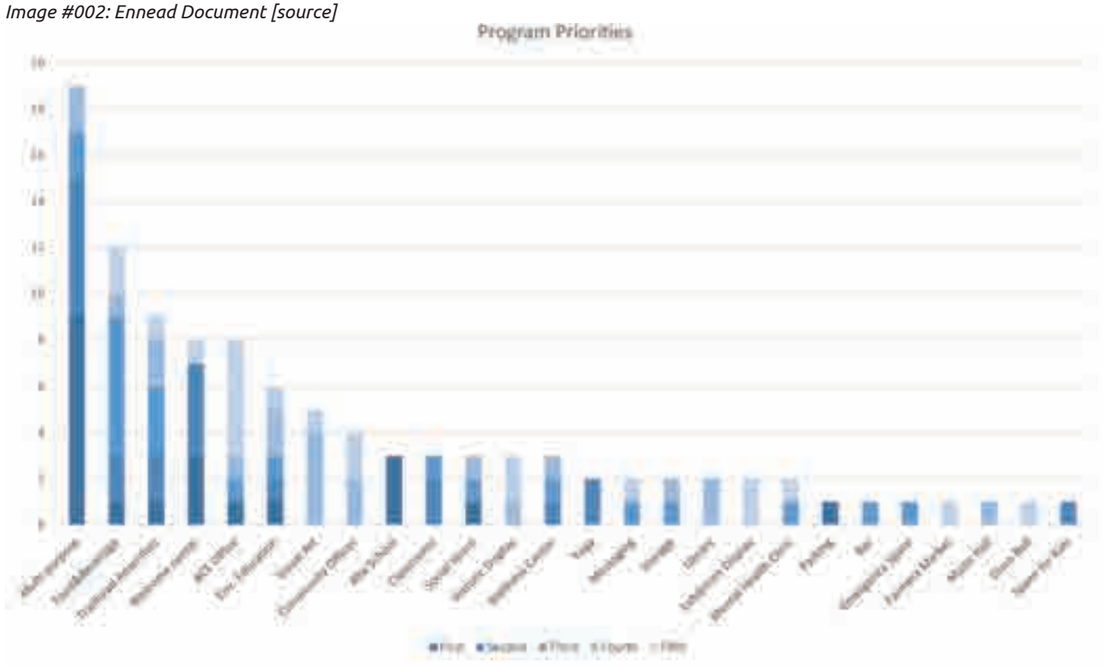
- uses listed in the Commercial Core Plan for the community center are similar to those listed in other studies such as: trailhead amenities and locker space, café/bakery/restaurant/bar, classroom and flex space.
- Architectural and Built Form Guidelines – It is assumed that the areas the Town would build a new facility in would fall within the adopted space of the Commercial Core Plan and thus conform, at least in part, to these guidelines.
  - Materials to include timber, concrete, stone, glass, and metal.
  - Should be three stories or less.
  - Functional and practical use of spaces with minimal decorations for aesthetics.

Community Center Feasibility Study – EMA Architects, 2003

- The community center site was inadequately prepared for the building.
- Recommended to tear down the second story and the two additions on the east and west sides respectively that have the staircases.
- North exterior wall not properly sealed to protect from water infiltration.

Image #001: Ennead Document [source]

Image #002: Ennead Document [source]



Town Council Visioning

The team engaged in a visioning discussion on November 13, 2024, with the Mayor, Town Council, and Town staff to define the general guiding values for the future facilities of the Town of Alta.

The four guiding values and the corresponding descriptions are consistent with past priorities of previous Town Councils over the last twenty years.

A poll to the Mayor and Town Council showed that the Alta Central (or current Marshals building) is the first priority based on needs of the building.

The Town Council is aware of the need for housing for Town staff, Marshals, and others that live or work in the Town of Alta. Although not under the scope of work for the Facilities Master Plan, the concept for housing was discussed in length.

As part of the Visioning Workshop, town council members, town staff, and members of FFKR's team were assigned a color. This color would be used for that individuals comments throughout the workshop and allow for easy document of who said what.

- Roger Bourke
- Carolyn Anctil
- John Byrne
- Elise Morgan
- Dan Schilling
- Staff of TOA
- FFKR Architects

Guiding Values for the Town of Alta Facilities

ALTA-CENTRIC IDENTITY

- Consistent with the past
- Mining town
- Rustic
- Blends with environment
- Built into environment
- Withhold avalanches
- Appropriate to environment

STEWARDSHIP

- Sustainable for generations
- Educational
- Energy efficient
- Environmentally efficient
- Environmental conscious
- Love where we live
- Efficiency

AESTHETICS

- Beautiful
- Quality
- Welcoming
- Inspiring
- Modest
- Outdoors
- Aesthetically aligned with mountain environment

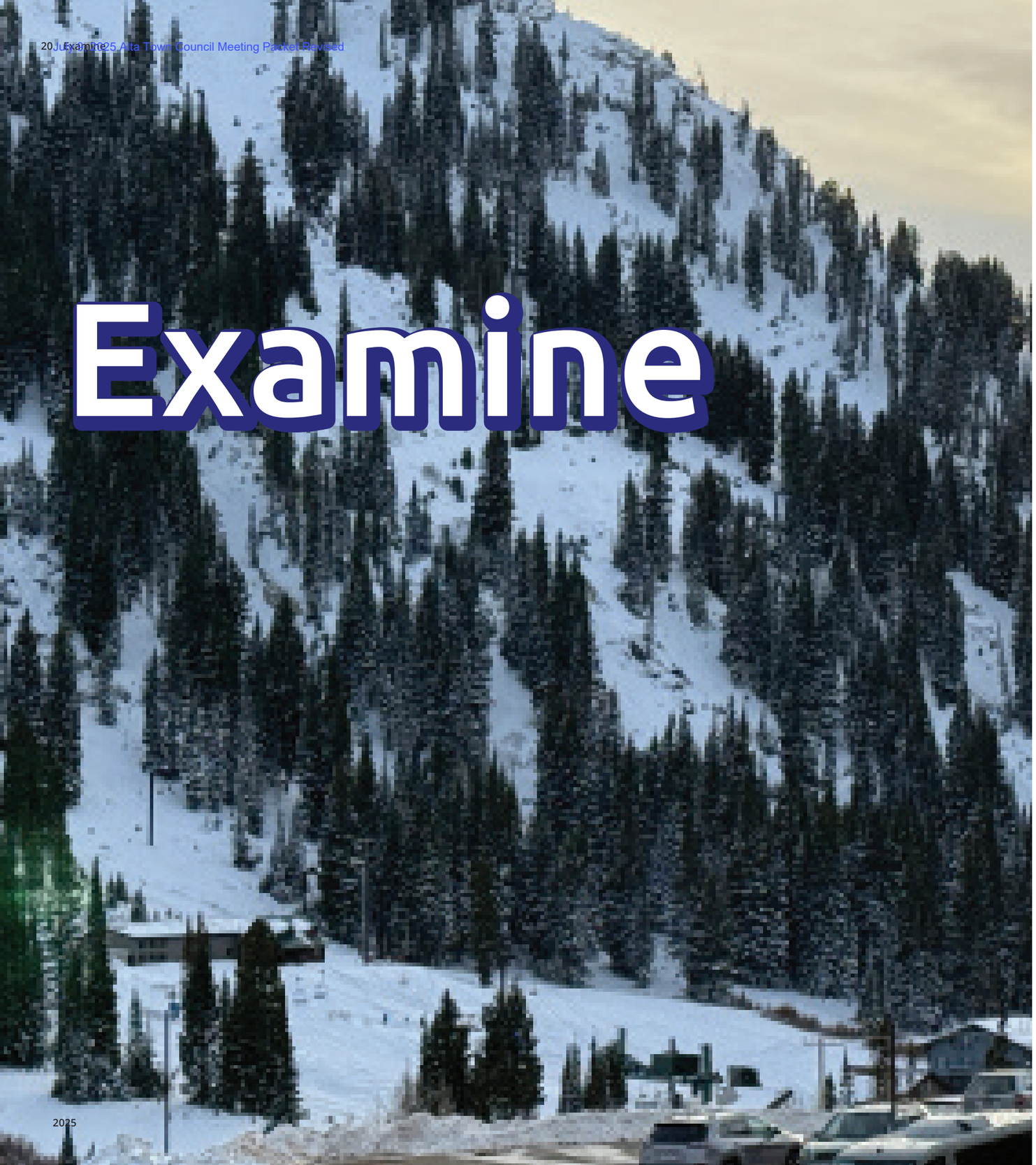
FUNCTIONAL

- Safe
- Accessible
- Expandable
- Convenient
- Basic
- Multi-functional
- Community
- Recreation & Entertainment
- Public bathrooms
- Modernized meeting spaces
- Credible
- Financially viable

Town Council Visioning

Description of Theme / Values

	ALTA-CENTRIC IDENTITY	STEWARDSHIP	AESTHETICS	FUNCTIONAL
User / Mayor & Council	• Ski area is main theme here, building should be consistent • Historically consistent • Unique to this place. Captivating Views.	• Environmentally efficient	• Build into environment • Simple • Blends the community history (primarily mining) with the natural environment	• Serves multiple purposes • It works • Buildings that are accessible to the public and town staff
Operator / Staff	• The buildings should "fit-in" in Alta and act as a reminder of our mining/skiing history/and natural environment	• Defend against increased human pressure. • Responsibly facilitate opportunities for public access. • Energy efficiency, dark skies lighting	• Consistent with design themes throughout Alta • Only as big as we need to provide essential services. Need vs. want. Fantasy/kitchen sink vs. reality and afford-ability.	• Space that adapts as the town and community needs change • Buildings with safer and less labor intensive snow removal needs • Enables the complete delivery of services, work, and products • Supports mission



Introduction

Facilities Condition Assessment

In October 2024, the project team conducted a site visit to the Town of Alta to review and investigate the overall condition of three buildings: the Town Office, Alta Central, and the Community Center.

Following the site visits, the state of each building system component was documented by each discipline —architectural, structural, mechanical, and electrical— and compiled into the reports. Included in the reports are estimated time lines until large equipment (generally for HVAC) will need to be replaced.

Full Reports in Appendix

The Appendix includes the complete documentation of the facilities structures reports for architectural, structural, mechanical/plumbing, and electrical engineering for all three buildings. These detailed reports include narrative and reference images.

Approach to Component & Building Score

Component Score – *Ranking Systems from Low to High Priority*

Each discipline ranked their system components on a scale of one to three, with one (1) identifying work of high priority, and three (3) referring to work of low priority.

Three (3): Low Priority Work

» Recommendation: Remain and Maintain
- Complete at owner's discretion

Two (2): Medium Priority Work

» Recommendation: Remodel / Renovate
- Borderline code violations based on current codes
- Upgrade provides improved comfort, performance, or value

One (1): High Priority Work

» Recommendation: Demolish and Replace with New Construction
- Code violations based on current codes
- Life safety concerns
- Outdated or failing systems

Building Score – *Building Health*

The accumulative Component Scores of all disciplines are divided by the total number of components and then multiplied by the ranking score of three (to remain and maintain) to establish an overall Building Score. A higher Building Score indicates the building could remain and function. The lower the Building Score, the more the building is prioritized for replacement or repair.

$$\frac{\text{Total Component Scores (all disciplines)}}{\text{Total Possible Component Score } \mathbf{x}\ 3}$$

By converting each building score into a percentage, we are able to examine and compare each building to each other without any bias related to the number of components.

Cost Estimates

Using the team's facilities condition assessment, Construction Control Corporation (CCC) estimated the cost of repairs for each component. Where the component had multiple solutions to improve deficiencies (using a good, better, best system), the best option was used to determine the total repair cost.

CCC provided a range of $660-800 per square foot for new construction in Little Cottonwood Canyon and around the Town of Alta. Comparatively, new construction of civic buildings in the Salt Lake Valley are estimated in the range of $550-650 per square foot. The Town of Alta provided information that some of the commercial projects being completed in the area have been running $800-1,300 per square foot.

Based on the culmination of information, we applied $800 per square foot cost of new construction as it was the project team's feeling that the commercial projects were likely applying much higher end or specialty finishes than would be expected in a Town facility. It is estimated that standard renovation would cost $240-360 a square foot. However, the buildings within the Town's portfolio would require more stringent upgrades than is typical due to their avalanche exposure and it is likely that the actual cost of renovation per square foot would be greater.

Exposure to avalanche hazards and snow loading are major variables for construction in Alta. buildings with exposure to significant avalanche hazard will require additional steel and concrete and more elaborate engineering, and may have functional limitations during periods of extreme hazard. For instance, Alta Central dispatchers move to the Town Office when "maximum security interlodge" is imposed, because Alta Central is in an avalanche path and not building to withstand the avalanches, whereas the Town Office is built to withstand avalanches. The Town should consider relative exposure between sites to reduce the cost of new construction and maintain continuity of operations when hazard is elevated.

Calculating FCI Index

Facility Condition Index (FCI)

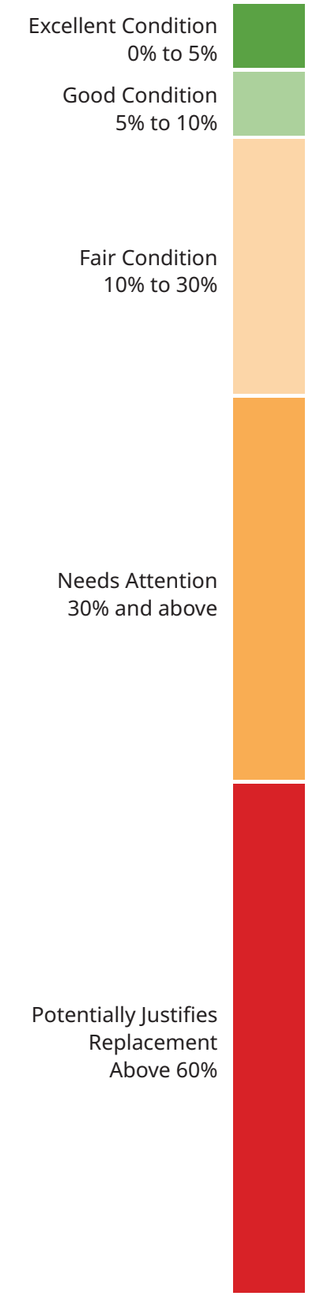
The Facility Condition Index (FCI) is an industry-standard measure used to compare and establish the relative condition of a building based on costs and not professional recommendations. It is assumed that the items that are more urgently needed will have a larger cost. The FCI provides a percentage that is used along a scale (as shown in the graphic on the right) to establish what should happen to each building.

The FCI is determined by obtaining the total cost of the existing deficiencies (or repairs) that a building has and dividing that number by the current replacement value (how much it would cost to build that building new today).

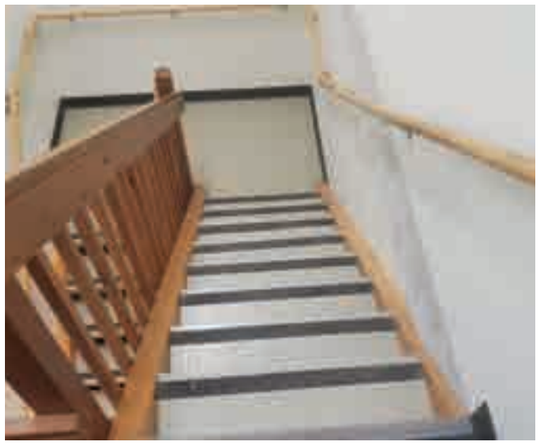
$$\mathbf{FCI} = \frac{\text{Total Cost of Recommended Repairs (renovation)}}{\text{Cost of Current SF Replacement (new building construction)}}$$

The total cost used for the Cost of Recommended Repairs was calculated by selecting some of the recommendations and their accompanying cost for each facility. Not all recommendations and costs were used due to the possibility of duplication in costs between items, or because the recommendation selected included or was more robust than the other recommendations in the category. Items that are bolded in the tables listing the cost and accompanying recommendations were used to calculate the cost of recommended repairs. The full cost breakdown for each facility and each discipline is included in the Appendix.

FCI Indicator



Town Office



Building Assessment Approach

Town Office

Our team specifically addressed components unique to the Town Office including the following itemized components:

Architectural – FFKR Architects
(6) Components x 3 = Total 18

01. Visible Foundation System
02. Building Envelope and Finish Materials
03. Exterior Window and Door Openings
04. Roofing
05. Interior Features and Finishes
06. Site Access and Overall Accessibility

Structural – Calder Richards
(4) Components x 3 = 12 Total

07. Foundation
08. Wall Structure
09. Roof Structure
10. Floor Loading

Mechanical – Spectrum Engineering
(5) Components x 3 = 15 Total

11. Main Level - Mechanical Ducting
12. Second Level - Mechanical Ducting
13. Building Mechanical
14. Building Plumbing
15. Building Fire Suppression

Electrical – Envision Engineering
(12) Components x 3 = 36 Total

16. Electrical Distribution
17. Surge Protection
18. Electrical Equipment Clearance
19. Grounding and Bonding
20. GFCI Outlets
21. Lighting
22. Lighting Controls
23. Telecommunication System
24. Security System
25. Audio/Video System 1
26. Audio/Video System 2
27. Audio/Video System 3

The total possible Component Score for Town Office is 81 points.

Based on the Ranking System of High Priority (1) to Low Priority (3) for each system, the Town Office building received a Component Score of 60 points or 74% Building Score.

Total Competent Scores = **60 pts**

(27 components) x 3 = **81 pts**

The project team recommendation (without taking cost into account) is to Remain in Place. Based on decisions related to the other buildings, this facility could undergo some renovations and be used to house other town needs.

Town Office Building Score	
Component Score:	**60 / 81**
Building Score (%):	**74%**
Average Component Score:	**3**
Recommendation:	**Remain in Place**

Architectural & Structural Assessment Summary

Architectural	Cost	Score (18)
01. Visible Foundation System		2
F1 - Wash/Inspection of Foundation	**$5,253**	
F2 - Clean & Regrade Around Foundation	**$23,639**	
02. Building Envelope and Finish Materials		1
BE1 - Wash/Caulking of Exterior	**$13,789**	
03. Exterior Window and Door Openings		2
BE2 - Window Maintenance	$6,019	
BE3 - Replace Glazing with Solar Ban 90	$36,772	
BE4 - Replace Glazing System with Spectrally Selective System	**$113,818**	
04. Roofing		1
BE5 - Clean Roof Membrane	$5,472	
BE6 - Replace Pipe/Vent Boots	**$100,530**	
05. Interior Features and Finishes		1
I1 - Replace Lamps with LED	$13,420	
I2 - Replace Light Fixtures	**$65,609**	
I3 - Replace Stair Guardrails	**$23,530**	
06. Site Access and Overall Accessibility		1
S1 - New Concrete at Site	$20,976	
S2 - Add Vertical Grab Bars at Restrooms	$2,663	
S3 - Redo Sidewalks, Lobby Reception, and Restroom for (Current) Compliance	**$243,504**	

Component Score:	**14 / 18**
Avg Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

Structural	Cost	Score (12)
07. Foundation		3
08. Wall Structure		3
09. Roof Structure		3
10. Floor Loading		3

Component Score:	**12 / 12**
Avg Component Score:	**3**
Recommendation:	**Remain in Place**

Mechanical Assessment Summary

Mechanical	Cost	Score (15)
11. Main Level - Mechanical Ducting		3
12. Second Level - Mechanical Ducting		3
M1 - Clean Ducts	**$5,666**	
13. Building Mechanical		3
M2 - Building Automation	**$47,716**	
14. Building Plumbing		3
M3 - Replace Plumbing Fixtures	**$30,096**	
15. Building Fire Suppression		3
M4 - Install Fire Suppression System	**$210,490**	3

Component Score:	**15 / 15**
Avg Component Score:	**3**
Recommendation:	**Remain in Place**

Electrical Assessment Summary

Electrical	Cost	Score (27)
16. Electrical Distribution		1
E1 - Field Investigation	**$5,837**	
17. Surge Protection		2
E2 - Surge Protection	**$5,198**	
18. Electrical Equipment Clearance		1
E3 - Relocate Boiler Switch	**$11,856**	
19. Grounding and Bonding		1
E4 - Review Bonding & Grounding	**$6,931**	
20. GFCI Outlets		1
E5 - Install GFCI Outlets	**$2,873**	
21. Lighting		1
22. Lighting Controls		1
E6 - Install Lighting Controls	**$23,858**	
23. Telecommunication System		2
E7 - Provide Dedicated Telecom Room	**$58,368**	
24. Security System		3
25. Audio/Video System 1		2
26. Audio/Video System 2		2
27. Audio/Video System 3		2
E8 - Audio Visual Modification	**$31,646**	

Component Score:	**19 / 27**
Avg Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

Town Office - Facility Condition Index

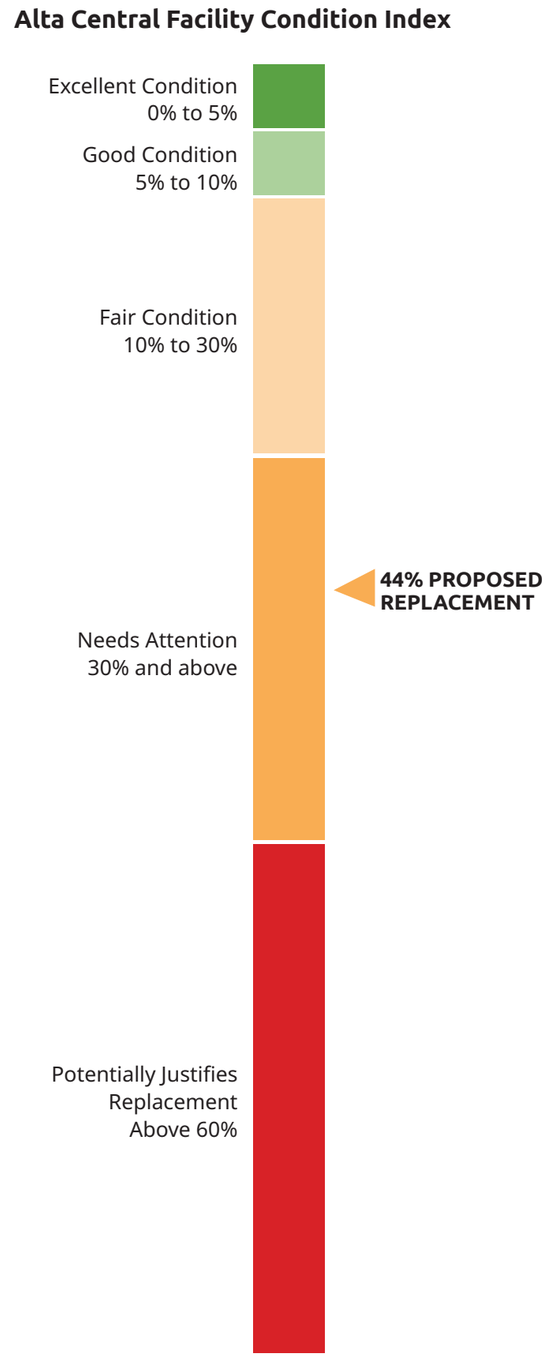
The Town Office building is an approximately 2,700 square foot building that currently houses most of the administration functions of the Town including the mayor's office, town manager's office, et cetera, and the newest of the Town's buildings.

The repair costs for this building are estimated to be $1,022,207. The current replacement value for the current square footage (same size building) is approximately $2,297,550.

$$\text{FCI Score} = \frac{\$1{,}022{,}207 \text{ (repair costs)}}{\$2{,}297{,}550 \text{ (replacement cost)}} = 44\%$$

Based on the FCI score, this building could use attention as outlined in the full facility condition assessment within the appendix.

Note: Percentages are a ratio of the Cost of Recommended Repairs: Cost of Current Square Footage Replacement.



Alta Central

Building Assessment Approach

Alta Central

Our team specifically addressed components unique to Alta Central including the following itemized components:

Architectural – FFKR Architects
(6) Components x 3 = Total 18

01. Visible Foundation System
02. Building Envelope and Finish Materials
03. Exterior Window and Door Openings
04. Roofing
05. Interior Features and Finishes
06. Site Access and Overall Accessibility

Structural – Calder Richards
(4) Components x 3 = Total 12

07. Foundation
08. Wall Structure
09. Roof Structure
10. Floor Loading

Mechanical – Spectrum Engineering
(17) Components x 3 = Total 51

11. Building Envelope
12. Main Level - Fire Place
13. Basement - Mechanical 1
14. Basement - Mechanical 2
15. Main Level - Mechanical Ducting
16. Main Level - Exhaust
17. Second Level - Mechanical
18. Second Level - Mechanical Ducting
19. Building Mechanical
20. Building Plumbing 1
21. Building Plumbing 2
22. Basement Plumbing
23. Building Plumbing 3
24. Building Plumbing 4
25. Roof Plumbing
26. Building Plumbing 5
27. Building Fire Suppression

Electrical – Envision Engineering
(13) Components x 3 = Total 39

28. General
29. Electrical Distribution
30. Surge Protection
31. Electrical Equipment
32. Electrical Wiring and Devices
33. Grounding and Bonding
34. GFCI Outlets
35. Lighting
36. Lighting Controls
37. Telecommunication System
38. Security System
39. Audio/Video System 1
40. Audio/Video System 2

The total possible component score for Alta Central is 120 points. Based on the Ranking System of High Priority (1) to Low Priority (3) for each system, the Alta Central Building received a Component Score of 64 points or 53% Building Score.

Based on the building score, the project team recommends to renovate/upgrade the building.

Total Competent Scores = **64 pts**

(40 components) x 3 = **120 pts**

Alta Central Building Score	
Component Score:	**64 / 120**
Building Score (%):	**53%***
Average Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

* To allow the Marshals to continue to operate out of this facility an extensive and expensive renovation would be required to bring the building up to code; refer to the FCI on page 35.

Architectural & Structural Assessment Summary

Architectural	Cost	Score (18)
01. Visible Foundation System		2
F1 - Remove Vegetation Around Perimeter	**$2,906**	
F2 - Clean & Regrade Around Foundation	**$23,245**	
02. Building Envelope and Finish Materials		1
BE1 - Scrape & Repaint/Stain Exterior Siding, Trim, & Stair Finishes	**$63,370**	
BE2 - Replace Stair/Deck Guardrails	$46,512	
03. Exterior Window and Door Openings		2
BE3 - Replace Door and Gaskets	**$7,624**	
04. Roofing		1
BE4 - Roof Inspection & New Tie Off Point	**$20,064**	
BE5 - Replace Roof	**$32,504**	
05. Interior Features and Finishes		1
I1 - Upgrade Interior Finishes	$366,722	
I2 - Complete Interior Renovation	**$2,706,761**	
06. Site Access and Overall Accessibility		1
S1 - Change Door Hardware to (Current) ADA Compliant	$30,132	
S2 - Remove Deck & Install Ramps	**$201,400**	
S3 - Renovate Restrooms	$196,992	

Component Score:	**8 / 18**
Avg Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Structural	Cost	Score (12)
07. Foundation		2
08. Wall Structure		1
09. Roof Structure		1
10. Floor Loading		3
ST1 - Structural Upgrade	**$785,834**	

Component Score:	**7 / 12**
Avg Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

Mechanical Assessment Summary

Mechanical	Cost	Score (51)
11. Building Envelope		2
M1 - Upgrade Building Envelope	**$419,111**	
12. Main Level - Fire Place		2
M2 - Clean Chimney	**$4,560**	
13. Basement - Mechanical 1		1
M3 - Replace Furnace	**$19,699**	
14. Basement - Mechanical 2		1
M4 - Replace Furnace	**$8,846**	
15. Main Level - Mechanical Ducting		3
M5 - Clean Ducts/Grilles	**$16,590**	
16. Main Level - Exhaust		1
M6 - Replace Kitchen Exhaust Hood	**$6,658**	
17. Second Level - Mechanical		1
M7 - Replace Furnace	**$19,699**	
18. Second Level - Mechanical Ducting		3
19. Building Mechanical		3
M8 - Building Automation	**$69,852**	
20. Building Plumbing 1		1
21. Building Plumbing 2		1
M9 - Secure Piping to Wall	**$1,824**	
22. Basement Plumbing		1
M10 - Replace Natural Gas Piping	**$4,560**	
23. Building Plumbing 3		2
24. Building Plumbing 4		3
M11 - Replace Piping	**$436,574**	
25. Roof Plumbing		1
26. Building Plumbing 5		3
M12 - Replace Plumbing Fixtures	**$30,096**	
27. Building Fire Suppression		2
M13 - Install Fire Suppression System	**$265,830**	

Component Score:	**31 / 51**
Avg Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

Electrical Assessment Summary

Electrical	Cost	Score (39)
28. General		1
E1 - Remove Abandoned Electrical	**$6,931**	
29. Electrical Distribution		1
E2 - Electrical Distribution	**$18,058**	
30. Surge Protection		1
E3 - Surge Protection	**$5,198**	
31. Electrical Equipment		1
E4 - Replace Existing Panelboards	**$20,611**	
32. Electrical Wiring and Devices		1
E5 - Replace Electrical Wiring and Devices	**$163,279**	
33. Grounding and Bonding		1
E6 - Reviewing Bonding and Grounding	**$6,931**	
34. GFCI Outlets		1
E7 - Install GFCI Outlets	**$2,873**	
35. Lighting		1
E8 - Replace Lighting	**$250,594**	
36. Lighting Controls		1
E9 - Install Lighting Controls	**$34,926**	
37. Telecommunication System		2
E10 - Provide Dedicated Telecom Room	**$58,368**	
38. Security System		3
E12 - Security System	**$133,303**	
39. Audio/Video System 1		2
40. Audio/Video System 2		2
E11 - Audio Visual Modifications	**$78,698**	

Component Score:	**18 / 39**
Avg Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Note: While the $800/SF estimate was used to calculate the cost of replacement for Alta Central, the actual costs for replacement could be higher due to additional avalanche safety factors. While the assessment team has tried to account for this, it is nearly impossible to provide accurate estimates with the avalanche loading without some level of structural design which did not occur as part of the scope of this project.

Alta Central - Facility Condition Index

Alta Central is an approximately 3,150 square foot structure that is the home to the Alta Marshal Office, including their dispatch center and some storage.

The repair costs for this building are estimated to be $5,927,377. The current replacement value for the current square footage (same size building) is approximately $2,521,600.

FCI Score = $3,838,004 (repair costs) / $2,521,600 (replacement cost) **= 152%**

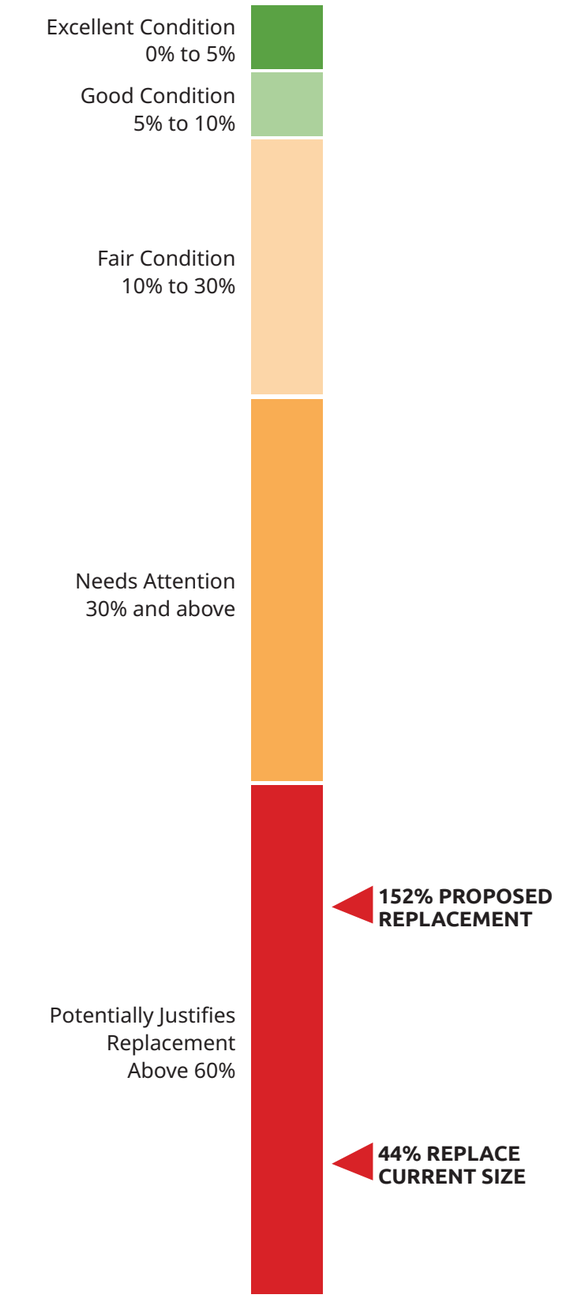
However, as shown further in this document, the needs of the Marshals exceeds the space of Alta Central; they currently are using space at the Community Center for a few Marshals quarters and storage facilities. They require more square footage to be able to function and operate as a standard, albeit small, police force. It is estimated that a new Marshals building, housing all of their needs in one location, would be approximately 10,000 square feet. The cost to construct that building is estimated at $8,004,800.

FCI Score = $3,838,004 (repair costs to existing space) / $8,004,800 (10,000 sq ft new build) **= 44%**

Based on the scale provided by the FCI, in both instances the cost of replacing Alta Central is likely justified when compared to the cost of repairs.

Note: Percentages are a ratio of the Cost of Recommended Repairs: Cost of Current Square Footage Replacement

Alta Central Facility Condition Index



Community Center

Building Assessment Approach

Community Center

Our team specifically addressed components unique to the Community Center including the following itemized components:

Architectural – FFKR Architects
(6) Components x 3 = Total 18

01. Visible foundation system
02. Building envelope and finish materials
03. Exterior window and door openings
04. Roofing
05. Interior features and finishes
06. Site access and overall accessibility

Structural – Calder Richards
(4) Components x 3 = Total 12

07. Foundation
08. Wall Structure
09. Roof Structure
10. Floor Loading

Mechanical – Spectrum Engineering
(12) Components x 3 = Total 36

11. Building Envelope
12. Garage - Mechanical 1
13. Garage - Mechanical 2
14. Garage - Mechanical 3
15. Second Level - Mechanical 1
16. Second Level - Mechanical Ducting
17. Second Level - Mechanical 2
18. Building Mechanical
19. Building Plumbing 1
20. Roof Plumbing
21. Building Plumbing 2
22. Building Fire Suppression

Electrical – Envision Engineering
(12) Components x 3 = Total 36

23. General
24. Electrical Distribution
25. Surge Protection
26. Electrical Equipment
27. Electrical Wiring and Devices
28. Grounding and Bonding
29. GFCI Outlets
30. Lighting
31. Lighting Controls
32. Telecommunciation System
33. Security System
34. Audio/Video System

The total possible component score for Community Center is 102 points.

Based on the Ranking System of High Priority (1) to Low Priority (3) for each system, the Community Center building received a Component Score of 54 points or 53% Building Score.

The project team recommendation is to demolish and construct new.

Total Competent Scores = **54 pts**

(34 components) x 3 = **102 pts**

Alta Central Building Score	
Component Score:	**54 / 102**
Building Score (%):	**53%**
Average Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Architectural & Structural Assessment Summary

Architectural	Cost	Score (18)
01. Visible Foundation System		1
F1 - Repair Damaged CMU by Plastering	**$12,403**	
F2 - Reinstall Rockfall Protection Measures	**$31,008**	
02. Building Envelope and Finish Materials		1
BE1 - Touch-up Peeling/Flaking Paint, Clear Large Rocks	**$25,943**	
BE2 - Re-attach Post Office Addition, Add Garage Insulation	$64,934	
BE3 - Demolish, Re-build Post Office, 2nd Floor Additions	**$1,030,834**	
03. Exterior Window and Door Openings		2
BE4 - Replace Exterior Man Doors	**$11,218**	
BE5 - Remodel, Relocate Man Doors	$377,086	
04. Roofing		1
BE6 - Roof Safety Line & Rain Gutter	**$20,064**	
BE7 - New snow Fence, Patch Membrane	**$32,504**	
05. Interior Features and Finishes		2
I1 - Upgrade Interior Finishes	**$352,320**	
I2 - Upgrade Anchorage of East/West Additions	$74,054	
I3 - Replace East/West Additions	$645,696	
06. Site Access and Overall Accessibility		1
S1 - New Door Hardware, Railings	**$37,242**	

Component Score:	**8 / 18**
Avg Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Structural	Cost	Score (12)
07. Foundation		2
08. Wall Structure		1
09. Roof Structure		1
10. Floor Loading		1
ST1 - Hillside Retention	**$310,992**	
ST2 - East/West Additions	$164,160	

Component Score:	**5 / 12**
Avg Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Mechanical Assessment Summary

Mechanical	Cost	Score (36)
11. Building Envelope		2
M1 - Upgrade Building Envelope	**$402,652**	
12. Garage - Mechanical 1		2
M2 - Replace Vehicle Exhaust System	**$20,064**	
13. Garage - Mechanical 2		2
M3 - Service UDOT Exhaust System	**$9,120**	
14. Garage - Mechanical 3		1
M4 - Replace Radiant Tube Heaters	**$14,501**	
15. Second Level - Mechanical 1		1
M5 - Replace Furnaces & Humidifiers	**$44,870**	
16. Second Level - Mechanical Ducting		3
M6 - Clean Ducts & Grilles	**$15,938**	
17. Second Level - Mechanical 2		3
M7 - Replace Electric Baseboard Heaters	**$14,592**	
18. Building Mechanical		3
M8 - Add BMS System	**$67,109**	
19. Building Plumbing 1		1
M9 - Replace Tankless Water Heater	**$6,384**	
20. Roof Plumbing		1
M10 - Replace Plumbing Vents	**$10,032**	
21. Building Plumbing 2		3
M11 - Replace Plumbing Fixtures	**$18,058**	
22. Building Fire Suppression		2
M12 - Add Fire Suppression	**$258,972**	

Component Score:	**24 / 36**
Avg Component Score:	**2**
Recommendation:	**Renovate/Upgrade**

Electrical Assessment Summary

Electrical	Cost	Score (36)
23. General		1
E1 - Remove Abandoned Electrical	**$6,931**	
24. Electrical Distribution		1
E2 - Electrical Distribution	**$18,058**	
25. Surge Protection		1
E3 - Surge Protection	**$5,198**	
26. Electrical Equipment		2
E4 - Replace Existing Panelboards	**$10,306**	
27. Electrical Wiring and Devices		1
E5 - Replace Electrical Wiring and Devices	**$156,866**	
28. Grounding and Bonding		1
E6 - Reviewing Bonding and Grounding	**$6,931**	
29. GFCI Outlets		1
E7 - Install GFCI Outlets	**$2,873**	
30. Lighting		1
E8 - Replace Lighting	**$240,752**	
31. Lighting Controls		1
E9 - Install Lighting Controls	**$33,554**	
32. Telecommunciation System		2
E10 - Provide Dedicated Telecom Room	**$58,368**	
33. Security System		3
E12 - Security System	**$78,583**	
34. Audio/Video System		2
E11 - Audio Visual Modifications	**$18,240**	

Component Score:	**17 / 36**
Avg Component Score:	**1**
Recommendation:	**Demolition/New Construction**

Community Center - Facility Condition Index

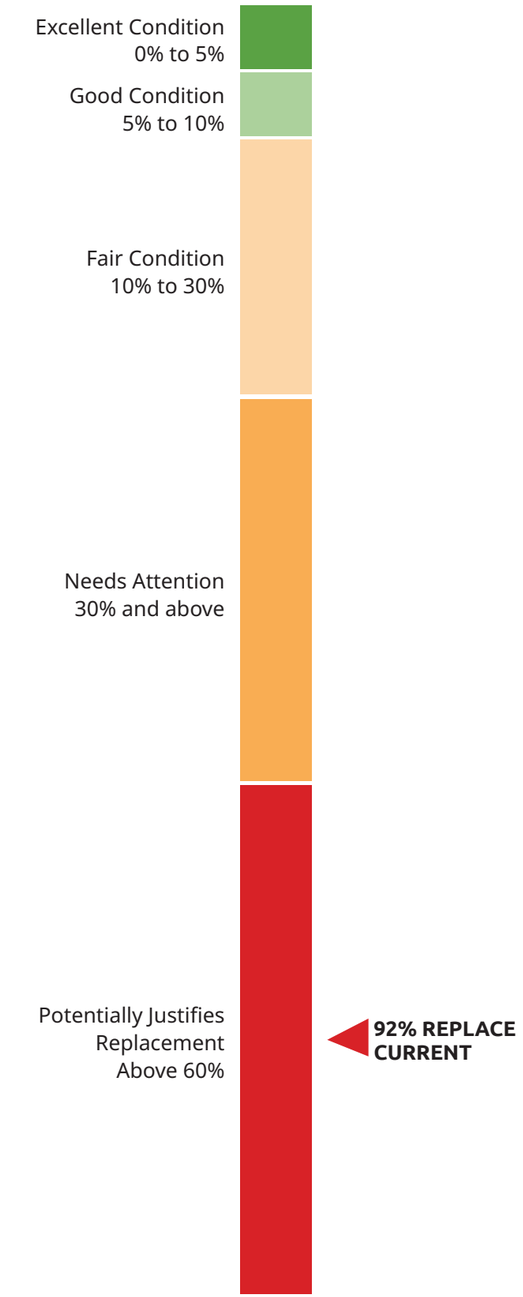
The Community Center is an approximately 4,600 square foot building used for storage by both the Town administration and the Marshals Office. It also houses the Town's contract post office, a few Marshal quarters, the Alta Reading Room, and the Town Council Chambers.

The repair costs for this building are estimated to be $3,383,480. The current replacement value for the current square footage (same size building) is approximately $2,693,600.

$$\text{FCI Score} = \frac{\$3{,}383{,}480 \text{ (repair costs)}}{\$3{,}676{,}800 \text{ (replacement cost)}} = 92\%$$

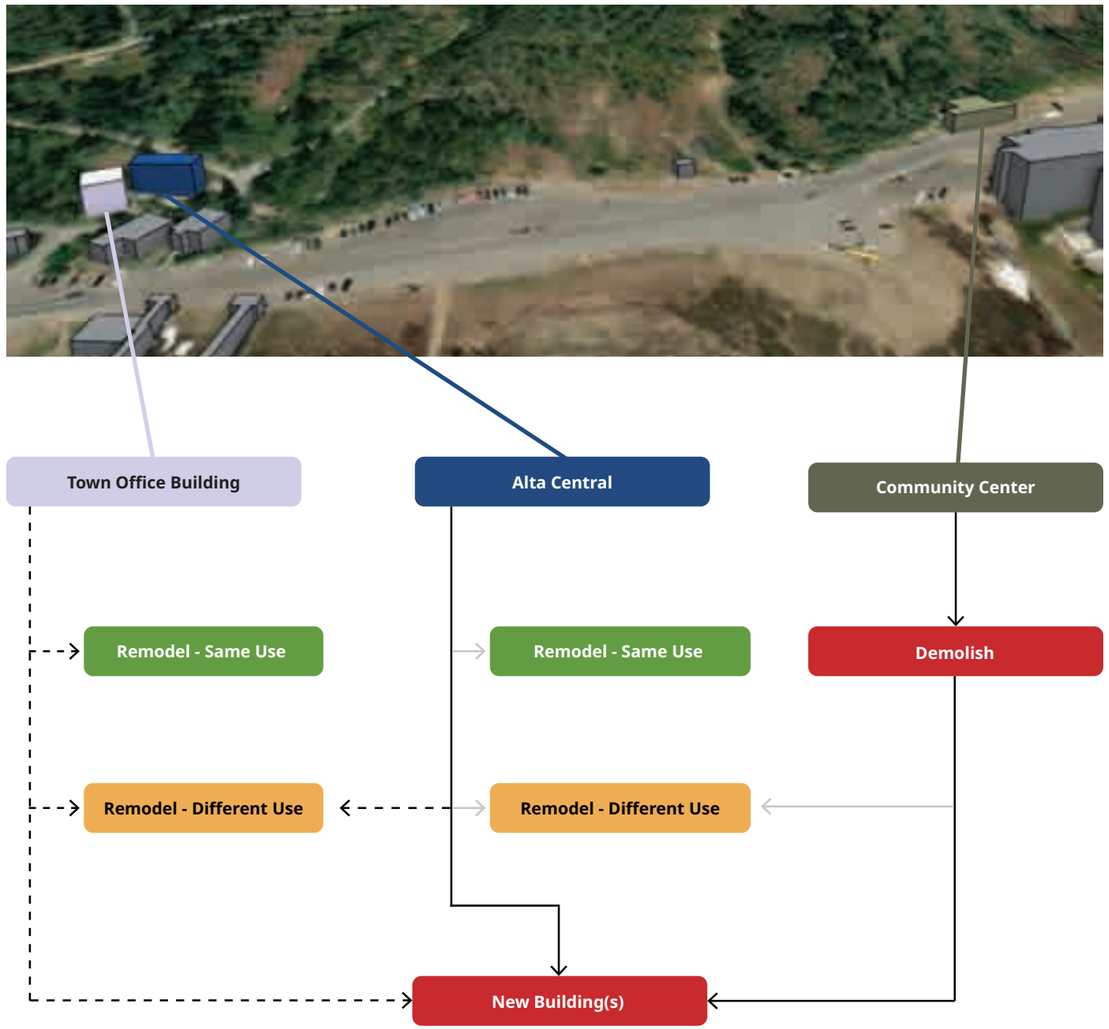
Note: Percentages are a ratio of the Cost of Recommended Repairs: Cost of Current Square Footage Replacement.

Community Center Facility Condition Index



Overall Facility Recommendation

Recommended Decision Tree



Note: Recommendations are made after considering the facility condition index score as well as the assessment team's understanding of the building "health" and Town priorities

Key:

- Recommend Option
- Potential Option
- Non-desirable Option

Overall Facility Recommendation

From the information derived from the facility condition assessment engineer evaluations and associated cost of repairs, it is our recommendation that the Town Office building continue to serve the staff and citizens of Alta. It is the newest building that the town owns and is in good condition. It was designed with avalanches in mind and serves as a critical operation center for the Alta Marshals Office during the most severe interlodges.

Alta Central is in remarkably good condition considering its unknown original construction date, its move up the canyon from the University of Utah, and its placement in the path of an avalanche. However, the building has several deficiencies related to its electrical design, fire protection, structural components, accessibility, and overall finishes. Based on current codes for existing buildings, undertaking the significant amount of work that is needed for this building would likely trigger bringing the entire facility up to current code standards which would likely be cost prohibitive. Since this structure serves as the police headquarters for the Alta Marshals Office, it would also need to be renovated to be categorized as a Risk Category IV building under Table 1604.5 of the 2021 International Building Code. Based on these factors, it is recommended that Alta Central be decommissioned as the home of the Marshals. Another use for the building could be considered, but it is still recommended that some work be carried out to minimize the risks that future occupants might have.

The Community Center is in the worst condition of the buildings that the Town owns. The building is exposed to falling rocks on the north side and the non-original structures (the east and west additions as well as level 2) are showing signs of separating from the main structure. This facility serves as a very public facing venue for the town as it has the Town council chambers, post office, and Alta reading room, but the building has accessibility concerns. Because of these items, it is recommended that the community center be demolished.

Space Matrix

Introduction

Space Matrix

To organize the spaces that are within the three facilities the Town owns, our team sorted them into functional groups. These functional groups include: Administration, Community Services, Marshal, 3rd Party Tenant, Support Spaces, Building Systems, and Circulation. Spaces across all facilities have been categorized as one of these functional groups after reviewing plans that were created for this project, facility tours, and interviews with staff. Information provided includes a space name and room number, rough dimensions of the room from wall to wall, and square footage.

This information, shown in tables on the following pages, provides the project team and Town with an understanding of how space is currently allocated and used throughout all facilities as some functional groups are spread between two or more buildings.

Existing Space Matrix

Community Services

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Community Center	Post Office 105	10'-6" x 23'-6"	1	226
B	Community Center	Mailboxes & Community Boards 106	8'-0" x 10'-6"	1	88
C	Community Center	Town Council Chamber 107	18'-0" x 26'-0"	1	489
D	Community Center	Alta Reading Room 121	13'-6" x 27'-0"	1	320
			NSF Combined Total		1,123

3rd Party Tenant

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Town Office	Friends of Alta 102	14'-6" x 19'-0"	1	233
B	Town Office	Storage 103	4'-0" x 11'-0"	1	41
C	Community Center	ACE Space 120	9'-0" x 26'-0"	1	242
			NSF Combined Total		516

Existing Space Matrix

Administration

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Town Office	Planning and Zoning 104	10'-6" x 19'-6"	1	207
B	Town Office	Storage 105	11'-0" x 12'-0"	1	135
C	Town Office	Mayors Office 211*	12'-6" x 20'-6"	1	230
D	Town Office	Town Manager 210	10'-6" x 12'-0"	1	121
E	Town Office	Town Clerk 209	10'-6" x 12'-0"	1	121
F	Town Office	Assistant Town Manager 208	8'-0" x 10'-6"	1	82
G	Town Office	Assistant Town Clerk 213	6'-0" x 10'-6"	1	61
			NSF Combined Total		957

*Doubles as a conference room for staff when Mayor is not in office

Building Systems

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Town Office	Restroom 106	6'-6" x 6'-6"	1	43
B	Town Office	Restroom 110	4'-6" x 11'-0"	1	53
C	Town Office	Mechanical/Electrical 107	6'-0" x 11'-0"	1	68
D	Town Office	Restroom 204	5'-6" x 8'-6"	1	46
E	Town Office	Janitor 203	3'-6" x 6'-0"	1	21
F	Town Office	Restroom 214	3'-6" x 11'-0"	1	36
G	Alta Central	Electrical & Generator 105	8'-0" x 11'-6"	1	92
H	Alta Central	Mechanical 104	9'-0" x 11'-6"	1	114
I	Alta Central	Restroom & Storage 111	6'-0" x 9'-6"	1	47
J	Alta Central	Restroom 113	8'-0" x 9'-6"	1	77
K	Alta Central	Restroom 123	9'-6" x 9'-6"	1	67
L	Alta Central	Restroom 125	9'-0" x 9'-6"	1	84
M	Community Center	Public Restroom 110	6'-0" x 7'-0"	1	42
N	Community Center	Mechanical 108	4'-0" x 9'-0"	1	34
			NSF Combined Total		824

Existing Space Matrix

Marshals

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Alta Central	Living Room 108	15'-0" x 23'-0"	1	380
B	Alta Central	Kitchen 109	9'-6" x 13'-0"	1	127
C	Alta Central	Office 118	8'-6" x 9'-6"	1	82
D	Alta Central	Office 117	8'-6" x 9'-6"	1	81
E	Alta Central	Dispatch 116	16'-6" x 9'-6"	1	158
F	Alta Central	On-Call Dispatch 114	9'-6" x 19'-6"	1	185
H	Alta Central	Evidence Storage 115	9'-0" x 9'-6"	1	86
I	Alta Central	Marshal's Room 119	16'-6" x 23'-0"	1	355
J	Alta Central	Lead Dispatcher Room 131	9'-6" x 17'-6"	1	164
K	Alta Central	Bedroom 121	9'-0" x 9'-6"	1	84
L	Alta Central	Bedroom 126	9'-0" x 9'-6"	1	84
M	Alta Central	Bedroom 127	9'-0" x 9'-6"	1	84
N	Alta Central	Bedroom 128	8'-0" x 9'-6"	1	76
O	Alta Central	Bedroom 129	8'-6" x 9'-6"	1	82
P	Alta Central	Bedroom 130	8'-6" x 9'-6"	1	81
Q	Community Center	Marshal Storage 102	28'-0" x 39'-6"	1	1,060
R	Community Center	Marshal Storage 103	5'-6" x 8'-0"	1	46
S	Community Center	Deputy Marshal Entry & Laundry 111	9'-0" x 11'-0"	1	92
T	Community Center	Deputy Marshal Restroom 112	7'-6" x 9'-0"	1	54
U	Community Center	Deputy Marshal Storage 119	2'-0" x 3'-0"	1	6
V	Community Center	Deputy Marshal Living Space 113	10'-6" x 15'-0"	1	157
W	Community Center	Deputy Marshal Bedroom 114	7'-6" x 10'-0"	1	73
X	Community Center	Deputy Marshal Bedroom 115	7'-6" x 10'-0"	1	72
		NSF Combined Total			3,669

Existing Space Matrix

Circulation

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Town Office	Hall 101	5'-0" x 30'-6"	1	159
B	Town Office	Hall 108	6'-6" x 16'-0"	1	128
C	Town Office	Vestibule 201	7'-0" x 7'-6"	1	58
D	Town Office	Lobby 202	9'-0" x 13'-6	1	97
E	Town Office	Stairs 207	6'-6" x 16'-0"	1	99
F	Town Office	Hallway 110	3'-0" x 48'-0"	1	144
G	Town Office	Assistant Town Clerk 213	6'-0" x 10'-6"	1	61
			NSF Combined Total		685

Support Spaces

	BUILDING	ROOM / SPACE NAME	EXISTING		
			ROUGH DIMENSION	QUANTITY (# OF SPACES)	PROGRAM AREA (EXISTING SF)
A	Town Office	Conference 109	12'-6" x 21'-0"	1	261
B	Town Office	Copy & Files 205	11'-0" x 11'-6"	1	105
C	Town Office	Reception 212	10'-0" x 17'-6"	1	217
D	Town Office	Skis & Coats 206	5'-6" x 10'-0"	1	56
E	Alta Central	Vestibule 103	6'-6" x 8'-0"	1	50
F	Alta Central	Storage / Laundry 102	9'-0" x 23'-0"	1	232
G	Alta Central	Storage / Mechanical 106	6'-0" x 10'-0"	1	61
H	Alta Central	Tool Storage & Workshop 101	9'-0" x 23'-0"	1	207
I	Alta Central	Storage 112	1'-0" x 2'-0"	1	2
J	Alta Central	Storage 122	1'-6" x 2'-6"	1	3
K	Alta Central	Closet 124	2'-0" x 2'-6"	1	5
L	Community Center	Sign Storage 104	7'-6" x 19'-6"	1	143
M	Community Center	Town Storage 101	14'-6" x 39'-6"	1	579
N	Community Center	Storage 117	4'-0" x 11'-0"	1	43
O	Community Center	Storage 109	6'-0" x 7'-6"	1	44
P	Community Center	Storage 118	4'-6" x 9'-0"	1	38
Q	Storage Facility	Storage Unit in Sandy City	10'-0" x 40'-0"	1	400
			NSF Combined Total		2,446

Introduction

Space Matrix

The following pages contain a summary of the proposed spaces that should be included throughout all Town of Alta facilities in the future. Spaces are broken down by functional group and follow the same formatting and color key as was established for the existing space summaries. In addition to providing space names, rough dimensions, and square footage, some spaces also have additional notes referring to other spaces they should be adjacent to, functional requirements, or furniture requirements. If the space name has a space number in the same cell, it is an existing space. The proposed square footage value and size is used to gauge any space deficiencies, as well as to use in any test fit option where the space is relocated from its current position. This could be due to renovating a building for a different use or the recommendation to demolish a building and move spaces to a different or new facility.

At the end of each functional group is a total net square footage, the multiplier used to obtain the gross square footage, and the gross square footage.

Definitions:

NSF = Net Square Footage

» The usable square footage of program space (measured from wall to wall)

GSF = Gross Square Footage

» The square footage of program spaces is multiplied by a set multiplier to account for wall thickness, circulation between spaces (i.e. hallways), mechanical spaces, restrooms, et cetera.

Note: While circulation and building system spaces were broken down space by space in the existing space summary's, these spaces were not designated in the proposed space summary's as they are to be determined based on the design requirements for the building systems (such as the size needed for mechanical equipment) and building code requirements and thus are not part of this scope of work.

Storage needs were categorized as their own independent category and named for the functional group that would use the space.

Proposed Space Matrix

Administration

	ROOM / SPACE NAME	PROPOSED			
		ROUGH DIMENSION	PROGRAM AREA (SF)	QUANTITY (# OF SPACES)	PROGRAM SF SUBTOTAL
A	Planning and Zoning 104	10'-0" x 15'-0"	150	1	150
B	Storage 105	10'-0" x 15'-0"	150	1	150
C	Mayors Office 211*	15'-0" x 17'-0"	255	1	255
D	Town Manager 210	10'-0" x 12'-0"	120	1	120
E	Town Clerk 209	10'-0" x 12'-0"	120	1	120
F	Assistant Town Manager 208	10'-0" x 10'-0"	100	1	100
G	Assistant Town Clerk 213	10'-0" x 10'-0"	100	1	100

NSF Combined Total	995
NSF to GSF Multiplier	1.65
Total GSF	1,642

*Doubles as a conference room for staff when Mayor is not in office

Community Services

	ROOM / SPACE NAME	PROPOSED			
		ROUGH DIMENSION	PROGRAM AREA (SF)	QUANTITY (# OF SPACES)	PROGRAM SF SUBTOTAL
A	Post Office 105	14'-0" x 20'-0"	280	1	280
B	Mailboxes & Community Boards 106	8'-0" x 14'-0"	112	1	112
C	Town Council Chamber 107	20'-0" x 26'-0"	520	1	520
D	Alta Reading Room 121	8'-0" x 10'-0"	80	1	80

NSF Combined Total	992
NSF to GSF Multiplier	1.65
Total GSF	1,637

Proposed Space Matrix

Marshals					
	ROOM / SPACE NAME	PROPOSED			
		ROUGH DIMENSION	PROGRAM AREA (SF)	QUANTITY (# OF SPACES)	PROGRAM SF SUBTOTAL
A	Living Room 108	18'-0" x 20'-0"	360	1	360
B	Kitchen 109	12'-0" x 20'-0"	240	1	240
C	Office 118	10'-0" x 12'-0"	120	1	120
D	Office 117	10'-0" x 12'-0"	120	1	120
E	Dispatch 116	12'-0" x 14'-0"	168	1	168
F	On-Call Dispatch 114	10'-0" x 10'-0"	100	1	100
H	Evidence Storage 115	12'-0" x 20'-0"	240	1	240
I	Marshal's Room 119	10'-0" x 15'-0"	150	1	150
J	Lead Dispatcher Room 131	12'-0" x 12'-0"	120	1	120
K	Bedroom 121	10'-0" x 12'-0"	120	1	120
L	Bedroom 126	10'-0" x 12'-0"	120	1	120
M	Bedroom 127	10'-0" x 12'-0"	120	1	120
N	Bedroom 128	10'-0" x 12'-0"	120	1	120
O	Bedroom 129	10'-0" x 12'-0"	120	1	120
P	Bedroom 130	10'-0" x 12'-0"	120	1	120
Q	Marshal Storage 102	30'-0" x 40'-0"	1200	1	1200
R	Deputy Marshal Entry & Laundry 111	6'-0" x 8'-0"	48	1	48
S	Deputy Marshal Bedroom 114	10'-0" x 12'-0"	120	1	120
T	Deputy Marshal Bedroom 115	10'-0" x 12'-0"	120	1	120
U	Additional Bedroom	10'-0" x 12'-0"	120	3	360
V	Interview Room	10'-0" x 10'-0"	100	1	100
W	Soft Interview Room	8'-0" x 10'-0"	80	1	80
X	Server	10'-0" x 10'-0"	100	1	100
Y	Training Room	14'-0" x 26'-0"	364	1	364
Z	Records Room	10'-0" x 15'-0"	150	1	150
AA	Work/Copy Room	6'-0" x 10'-0"	60	1	60
AB	Secure Vestibule	10'-0" x 12'-0"	120	1	120
AC	Secure Waiting*	10'-0" x 10'-0"	100	1	100
AD	Secure Parking (enclosed)	20'-0" x 25'-0"	500	1	500
AE	Armory*	10'-0" x 12'-0"	240	1	120
AF	Mud Room	10'-0" x 16'-0"	160	1	160
AG	Fingerprinting Alcove*	4'-0" x 6'-0"	24	1	24

Proposed Space Matrix

NSF Combined Total	6,064
NSF to GSF Multiplier	1.65
Total GSF	10,006

***Secure Waiting**

FF&E (Furnishing, Fixtures, and Equipment) Requirements:
» Detention bench (someone can be handcuffed to).

***Armory**

Functional Requirements:
» Floor weight able to handle weight of loaded safes

FF&E (Furnishing, Fixtures, and Equipment) Requirements:
» Three (3) gun safes

Note:
» Basis of Design https://browningsafes.com/products/u-s-series-49

***Fingerprinting Alcove**

Adjacent Space:
» Lobby

Functional Requirements:
» Plugged into networked computer

Proposed Space Matrix

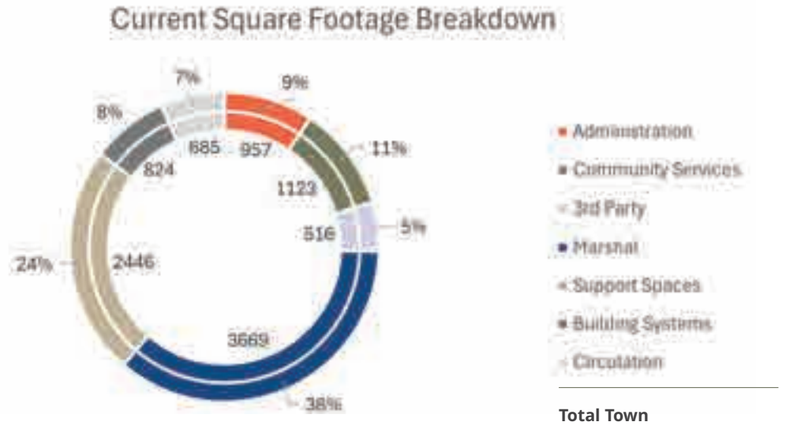
Support Spaces					
	ROOM / SPACE NAME	PROPOSED			
		ROUGH DIMENSION	PROGRAM AREA (SF)	QUANTITY (# OF SPACES)	PROGRAM SF SUBTOTAL
A	Conference 109	16'-0" x 24'-0"	384	1	384
B	Copy & Files 205	10'-0" x 12'-0"	120	1	120
C	Reception 212	10'-0" x 20'-0"	200	1	200
D	Skis & Coats 206	8'-0" x 10'-0"	80	1	80
E	Vestibule 103	8'-0" x 8'-0"	64	1	64
F	Storage / Laundry 102	10'-0" x 12'-0"	120	1	120
G	Storage / Mechanical 106	10'-0" x 20'-0"	200	1	200
H	Tool Storage & Workshop 101	10'-0" x 20'-0"	200	1	200
I	Storage 112	6'-0" x 10'-0"	60	1	60
J	Sign Storage 104	10'-0" x 14'-0"	140	1	140
K	Town Storage 101	20'-0" x 40'-0"	800	1	800
L	Storage 117	10'-0" x 16'-0"	160	1	160
M	Storage Unit in Sandy City	20'-0" x 24'-0"	480	1	480

NSF Combined Total	2,528
NSF to GSF Multiplier	1.65
Total GSF	4,171

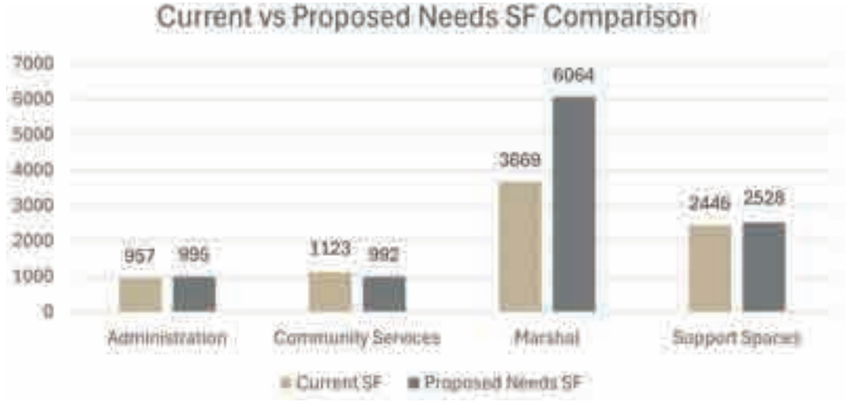
Space Deficiency

Upon comparison of the existing (current) and proposed spaces, three of the four functional groups have a similar amount of space needs in the future. However, the Alta Marshals Office space needs are recommended to double from their current space. A large amount of this space is for street-side and enclosed parking, secure transfer areas and interview rooms, additional officer quarters to accommodate a growing force, et cetera. These proposed, new spaces will remedy long-standing deficiencies in the Alta Marshals Office security, communications, and functional independence from other agencies and down-canyon facilities.

Some of the additional spaces for the Marshals, such as the training room, could be a multi-purpose room shared with the rest of the Town when the Marshals do not need it. In general, the Marshals Office, as well as administrative staff, have expressed a strong preference to prioritize all-season accessibility in future town facilities.



Total Town Square Footage Currently:
10,220



Envision

Introduction

Facilities Condition Assessment

In October 2024, the project team conducted a site visit to the Town of Alta to review and investigate the overall condition of three buildings: the Town Office, Alta Central, and the Community Center.

Following the site visits, the state of each building system component was documented by each discipline —architectural, structural, mechanical, and electrical— and compiled into the reports. Included in the reports are estimated time lines until large equipment (generally for HVAC) will need to be replaced.

In the “Envision” section, we start to imagine more of what could be. This section includes adjacency diagrams were we identify spaces or uses that need to be next to each other, preliminary test fit options where we explore how the adjacency diagrams would translate into a conceptual plan, take the 3D massing of the conceptual plans and overlay that over an existing 3D model that shows the approximate massing of existing structures and the surrounding topography, provide narratives for future building systems, and gather cost estimates.

This section is where the possible future project(s) start to unfold and become more real for the end users. From here we can start to identify a future path forward and key objectives, discussions, and decisions that should be completed before a full design and construction project is issued to the public.

Full Reports in Appendix

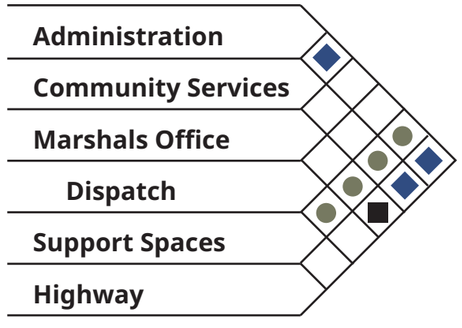
The Appendix includes the complete documentation of the facilities structures reports for architectural, structural, mechanical, and electrical engineering for all three buildings. These detailed reports include narrative and reference images.

Adjacency Matrix

One of the biggest issues facing the Town when it comes to their facilities is access. The Marshal Office, Administration, and Community Services spaces should both be accessible by the general public. This requirement is most easily met by having facilities for these functional groups along Highway 210, with the Marshals having the most pressing need to ensure fast response times.

All functional groups require use of support spaces to some degree.

The graphics shown on this page help to illustrate the needs of these functional groups into a required, should have, and desired range, which helps to inform the following space plans.

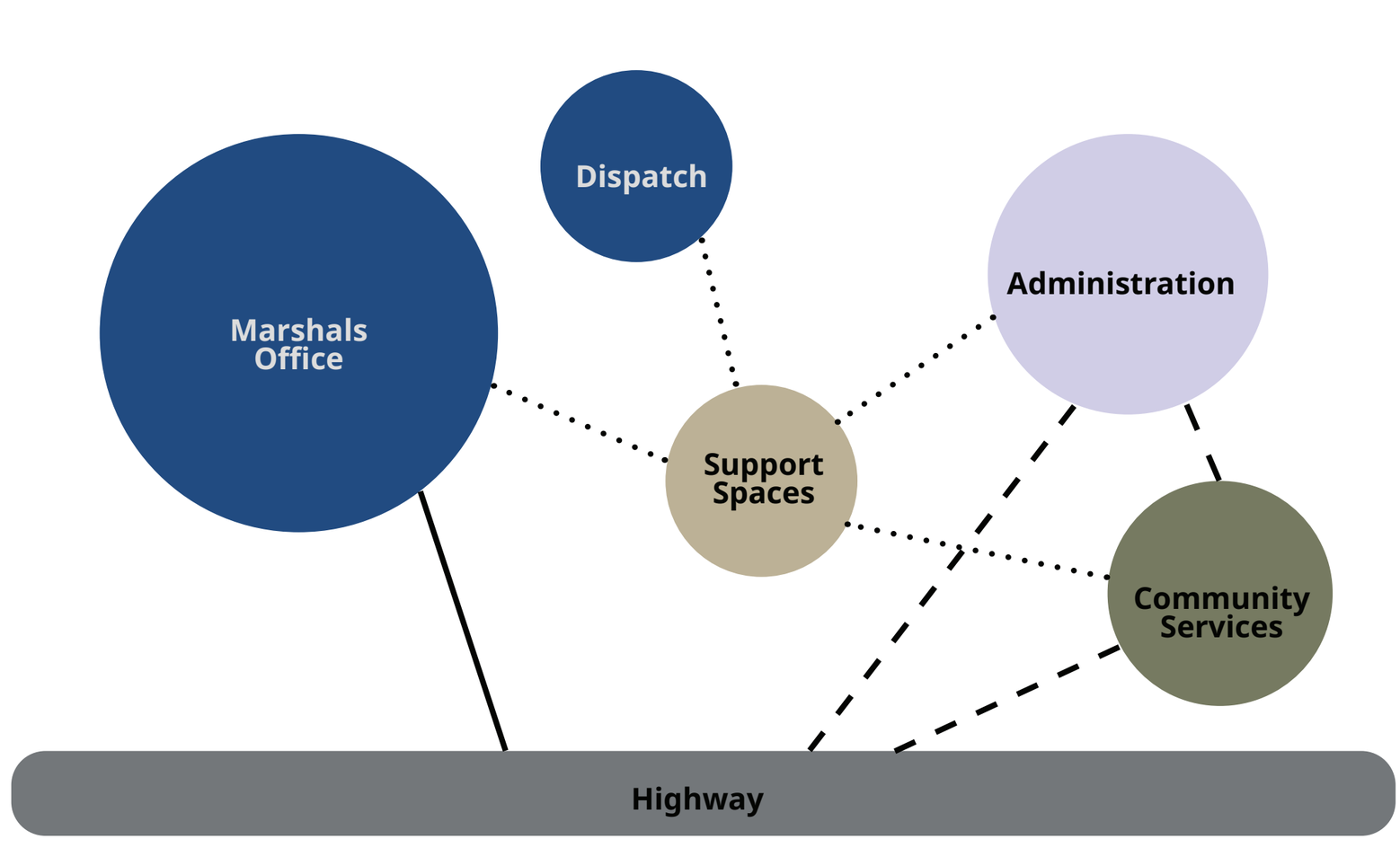


Key

Required ■

Should Have ◆

Desired ●



Key

Required ——

Should Have – – –

Desired • • • • • • • •

Test Fit #1 - v1.0

Overview

Test Fit #1 revolves around the Town Office building largely remaining as it is with administrative staff remaining. 3rd Party Tenant space on level 1 could be repurposed in the future, allowing for some additional uses, such as storage, to occur. This would allow for very minimal upgrades to the Town Office building. It is still recommended in this test fit that work be undertaken to make the facility more accessible to the public (see full facility condition assessment in the Appendix).

Alta Central would be abandoned by the Alta Marshals Office. It's future is up for the Town to decide as it could serve another purpose, but is too costly to maintain as a essential services building.

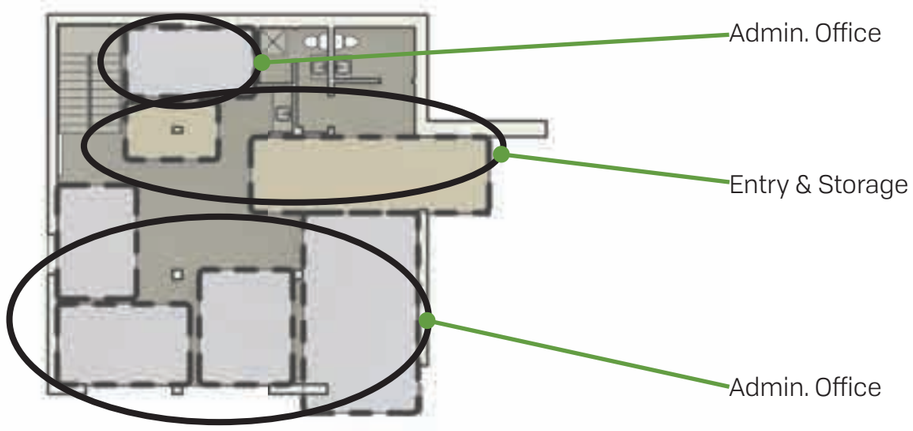
The cost of repairs for the Community Center are also substantial. Because of this and it's lcoation along Highway 210, it is recommended that the building be demolished and a new joint community center and Marshals Office be built in its place.

- Town Office Building
- Alta Central
- New Construction
- Existing Building (Not in Scope)

Test Fit #1 - v1.0

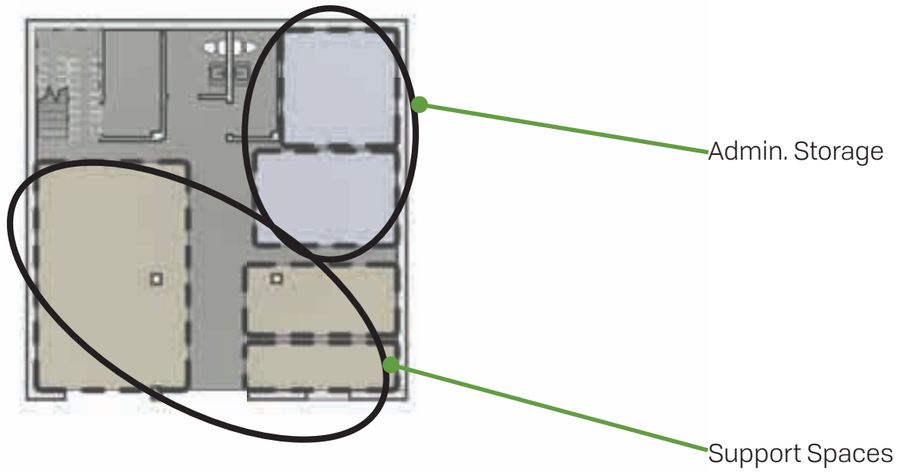
Town Office Building

- Administration
- Support Spaces
- Standard security requirements i.e. door hardware
- Additional security requirements i.e. camera, badge reader acccess



TEST FIT #1 - LEVEL 2 TOWN OFFICE BLDG

SCALE: 1/16" = 1'-0"



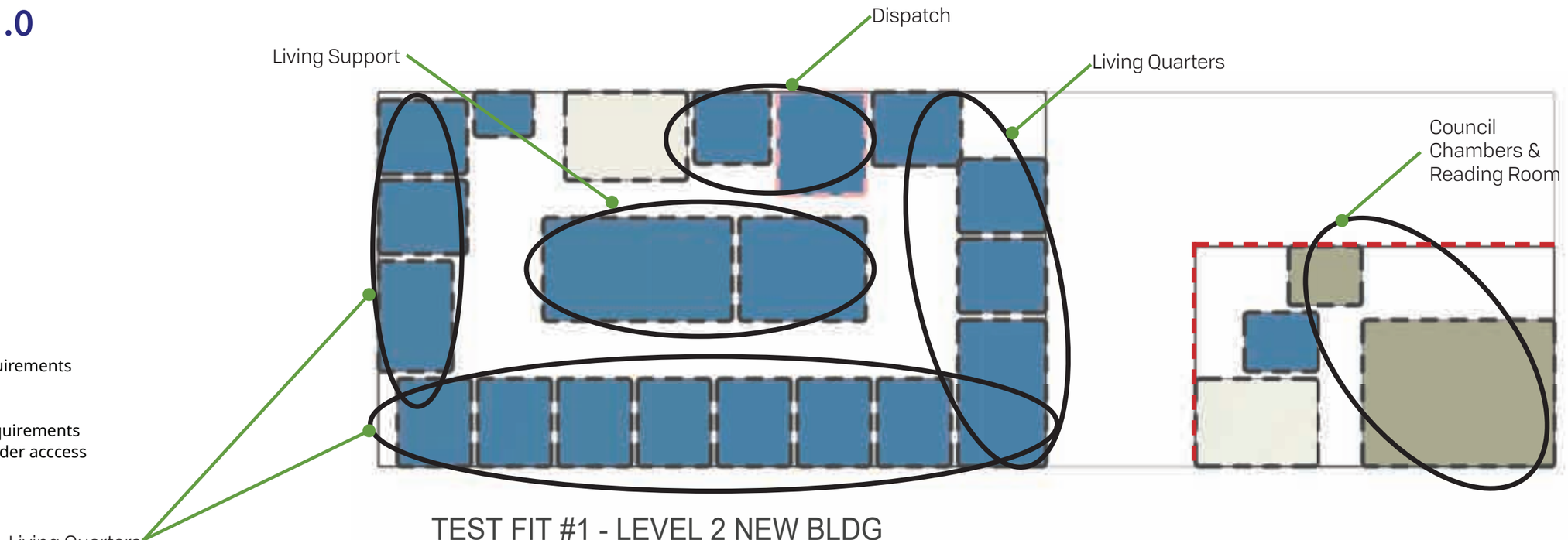
TEST FIT #1 - LEVEL 1 TOWN OFFICE BLDG

SCALE: 1/16" = 1'-0"

Test Fit #1 - v1.0

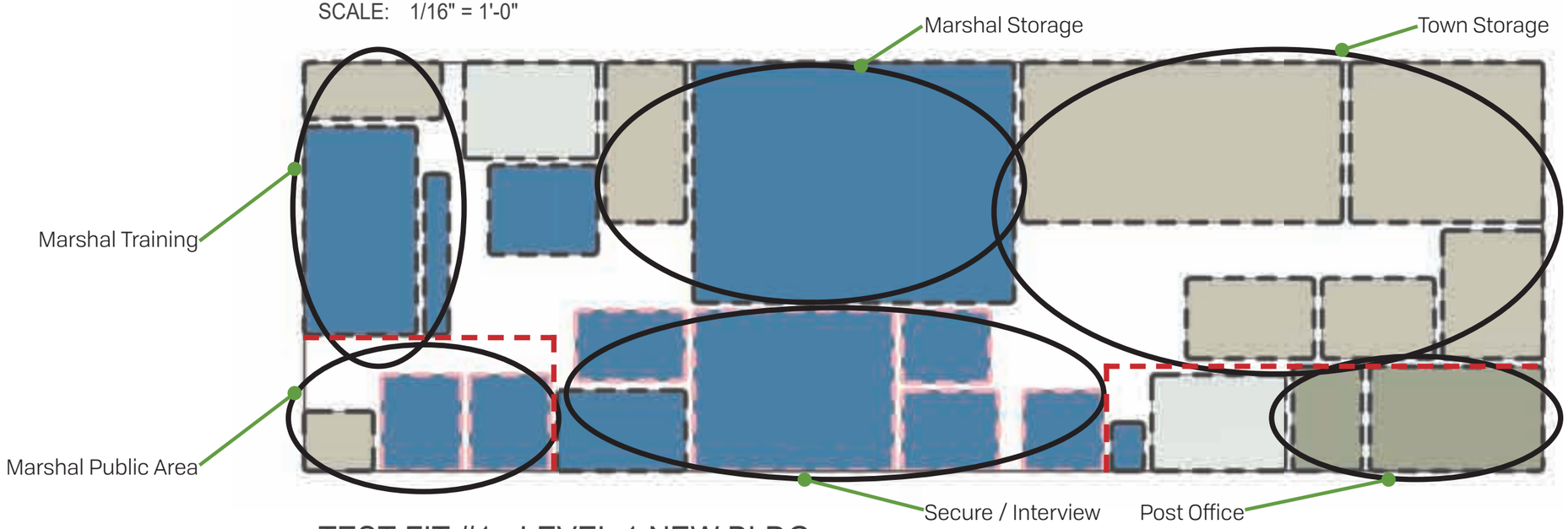
New Building

- Marshals Office
- Community Servies
- Support Spaces
- Circulation
- Security Line
- Standard security requirements i.e. door hardware
- Additional security requirements i.e. camera, badge reader acccess



TEST FIT #1 - LEVEL 2 NEW BLDG

SCALE: 1/16" = 1'-0"



TEST FIT #1 - LEVEL 1 NEW BLDG

SCALE: 1/16" = 1'-0"

Test Fit #2 - v1.0

Overview

Test fit #2 differs from #1 in that the Town Office building is converted to the dispatch center for Alta. This would include remodeling both levels to add in the living quarters for the dispatchers, a dispatch room, an office, and living spaces.

Alta Central would be handled in an identical fashion to test fit #1 by being abandoned, with its future to be determined by the Town as it is cost prohibitive to continue to function as an essential services building.

Again, the Community Center is recommended to be demolished. In this test fit, the new facility would house the existing community center spaces, but include the town office functions, and the non-dispatch spaces of the Marshals Office. This creates a “one-stop shop” for citizens as they can find all of the public facing functions of the Town under one roof.

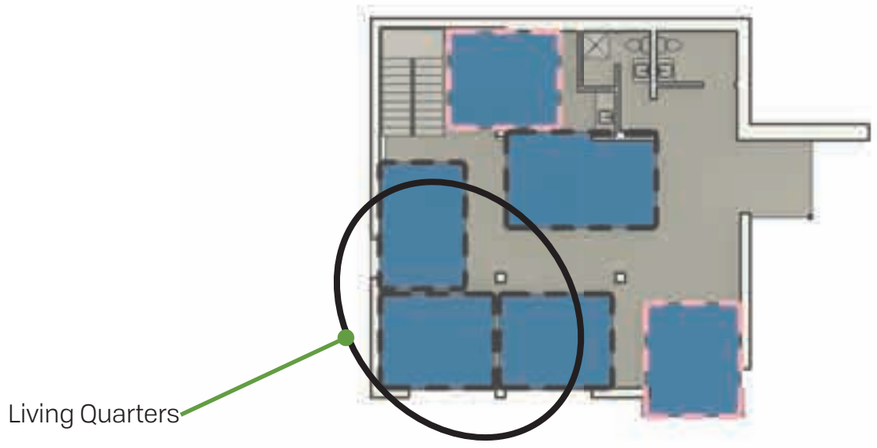
Test Fit #2 - v1.0

Town Office Building

Marshals Office

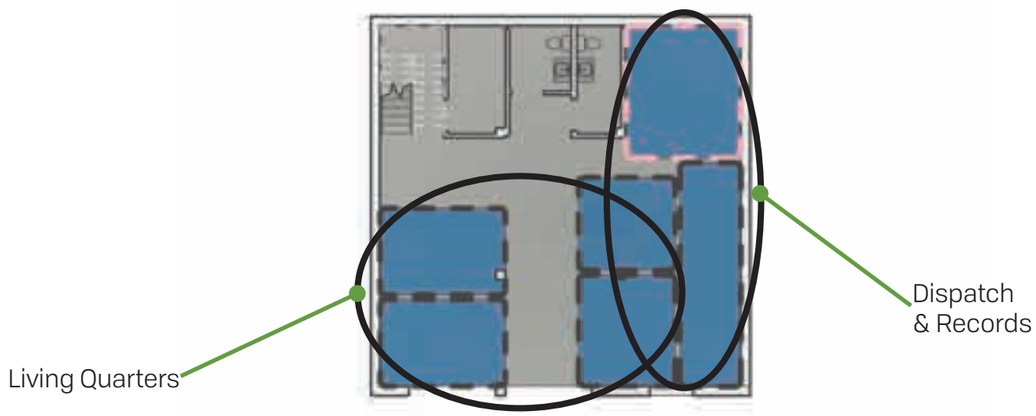
Standard security requirements
i.e. door hardware

Additional security requirements
i.e. camera, badge reader acccess



TEST FIT #2 - LEVEL 2 TOWN OFFICE BLDG

SCALE: 1/16" = 1'-0"



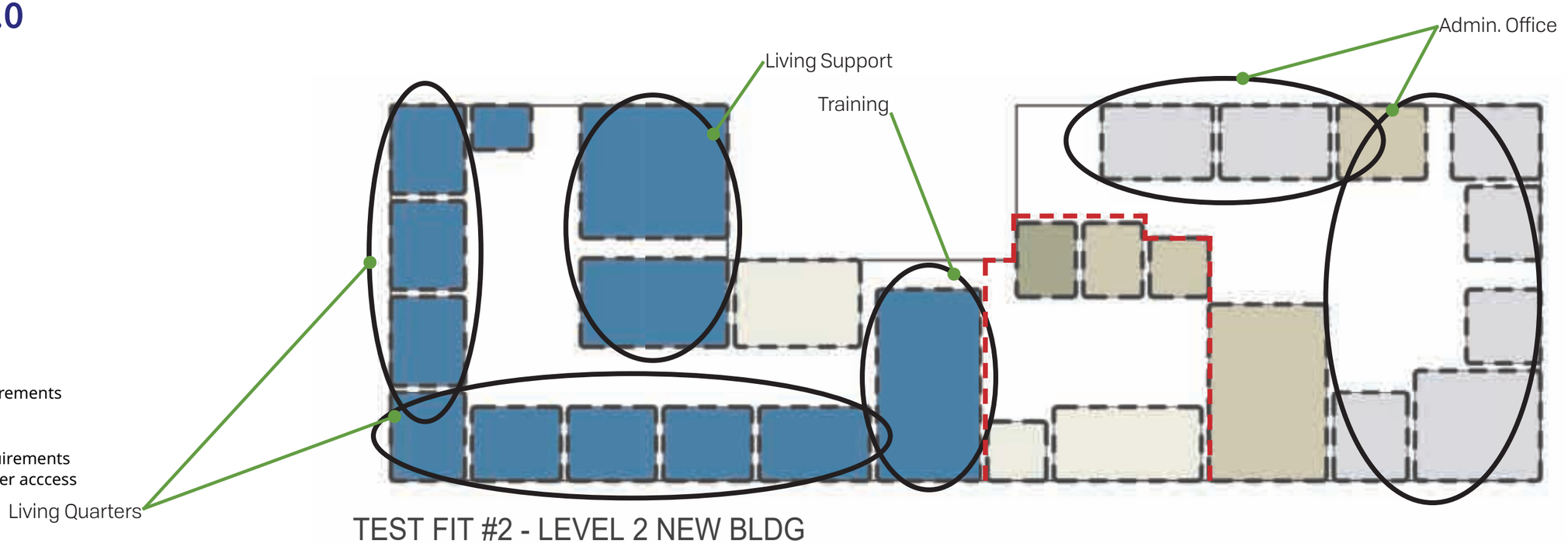
TEST FIT #2 - LEVEL 1 TOWN OFFICE BLDG

SCALE: 1/16" = 1'-0"

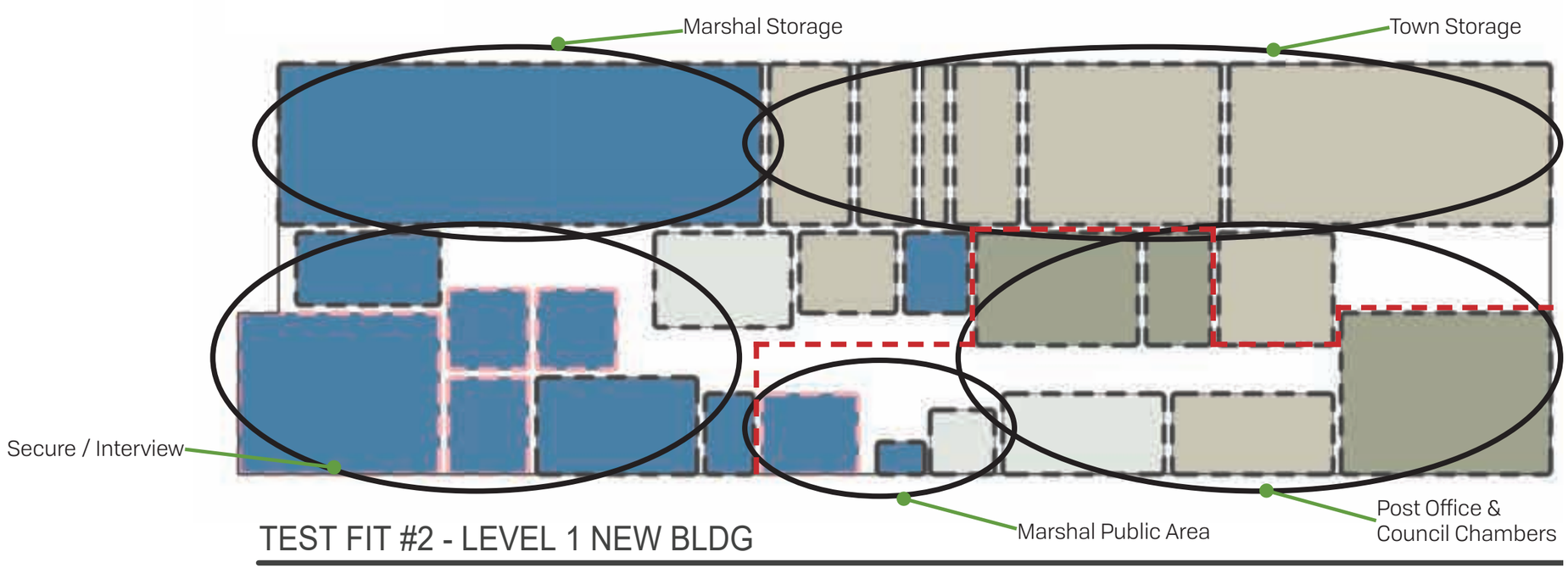
Test Fit #2 - v1.0

New Building

- Administration
- Marshals Office
- Community Servies
- Support Spaces
- Circulation
- Security Line
- Standard security requirements i.e. door hardware
- Additional security requirements i.e. camera, badge reader acccess



TEST FIT #2 - LEVEL 2 NEW BLDG



TEST FIT #2 - LEVEL 1 NEW BLDG

Test Fit Comparison

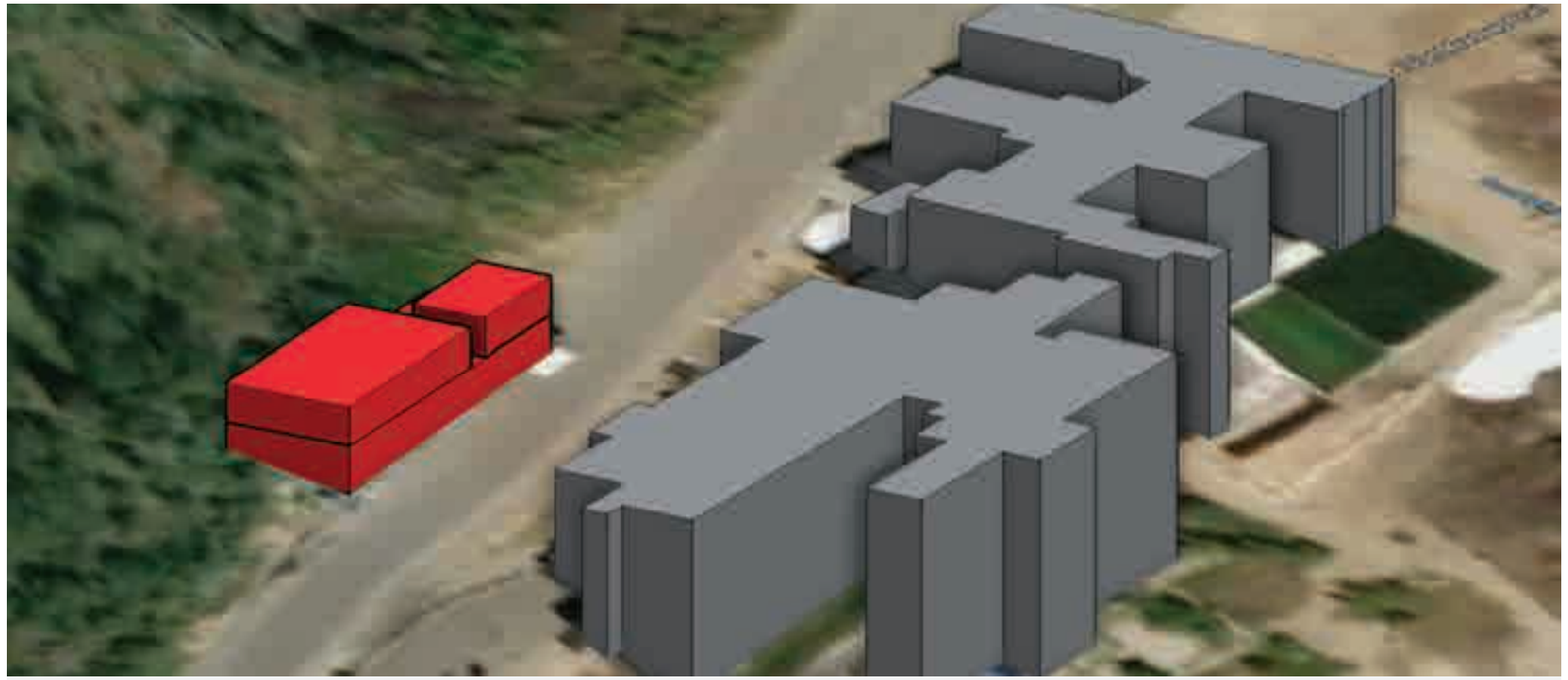
Test Fit #1

Security considerations to separate public vs private functions of the Marshals office, as well as secure vs non-secure.

Minor renovations to the Town Office building as 3rd Party Tenant space is taken back over by the Town at a future date, in addition to accessibility updates.

All storage areas for the Town are under one roof.

Total New Square Footage:	13,983
Renovated Square Footage:	228
Total Square Footage Disturbed:	14,211



Test Fit #2

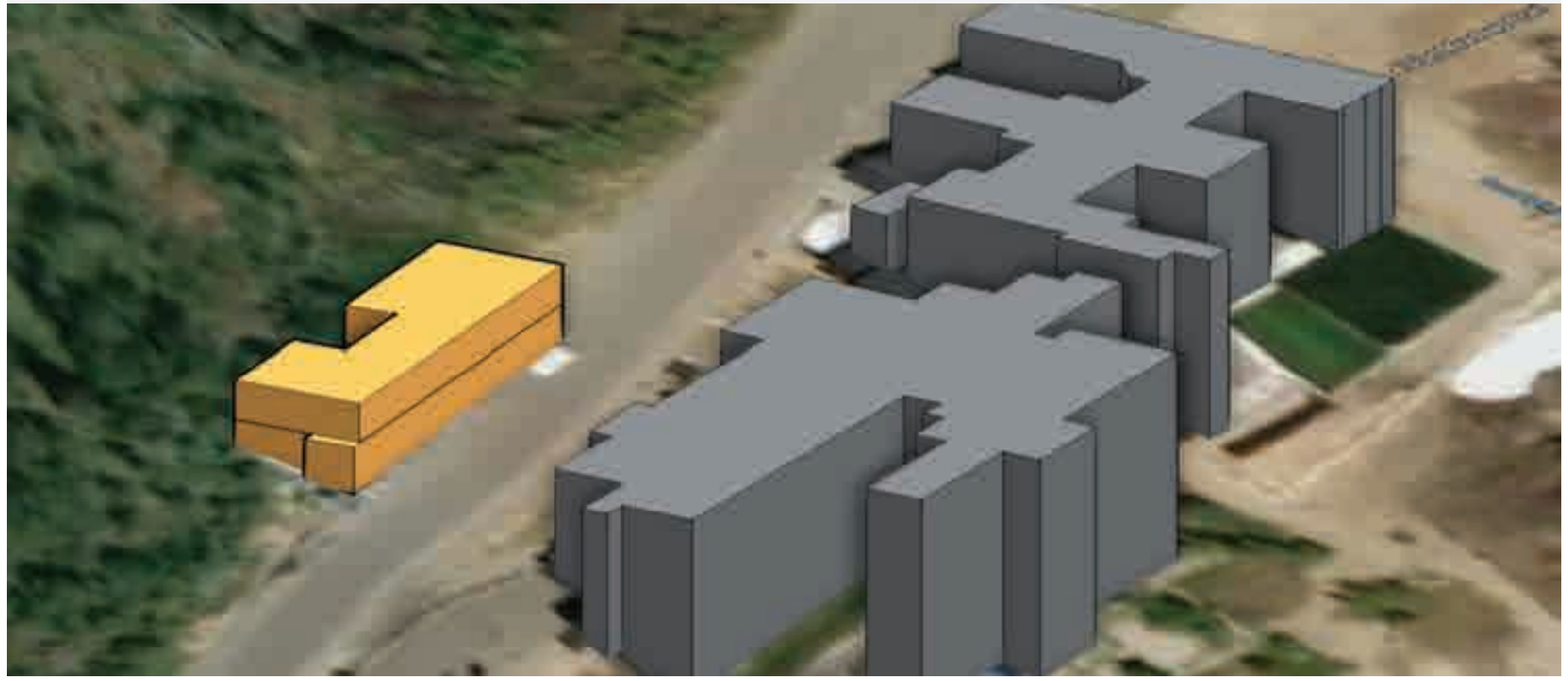
Security considerations to separate public vs private functions of the Marshals office, as well as secure vs non-secure.

Major renovations to the Town Office building compared to test fit #1.

All storage areas for the Town are under one roof.

Public facing town functions, including administrative office, marshal public facing tasks, post office, reading room, and council chambers, are in one central lcoation.

Total New Square Footage:	15,289
Renovated Square Footage:	2,367
Total Square Footage Disturbed:	17,656



Schematic Structural Design Narrative

CALDER RICHARDS
CONSULTING ENGINEERS

Town of Alta
New Marshal's Office & Community Center Building
Schematic Structural Design Narrative

Project Description

The project involves construction of a new building containing the Marshall's Office, Law Enforcement Living Quarters, and Community Center. The building will be regarded as an emergency response facility since Marshall's dispatch call center will be included as part of the building.

This narrative describes the structural design criteria for the area as well as the anticipated structural gravity and lateral system for the building.

Structural Design Criteria

Governing Code: 2024 International Building Code
ASCE 7-22

Risk Category: IV – Essential Facility

Dead Loads:
Dead loads for the floors and roof will be the self-weight of the structural elements as well as permanently attached items including mechanical, plumbing, and electrical equipment.

Floors Live Loads:

Lobbies, Corridors, Exit Ways, Stairs:	100 psf
Assembly Areas:	100 psf
Living Quarters:	40 psf
Offices:	50 psf

Ground Snow Load: Approx. 375 psf - ASD level, based on site elevation 8,700 feet, risk category IV.

Wind:
Basic Wind Speed: 113 mph – LRFD level, risk category IV.
Exposure: C

Seismic:
S_s = 0.82 S_1 = 0.27
S_{DS} = 0.69 S_{D1} = 0.46
Site Class = D (assumed)
Response Modification Coefficient R = 5 (special reinforced concrete walls)

1805 South Redwood Rd, Suite 102, Salt Lake City, Utah 84101 T 801.466.1699

Schematic Structural Design Narrative

CALDER RICHARDS
CONSULTING ENGINEERS

Structural System

Due to the heavy snow loading in the area, the potential for exposure to avalanche, and the need for an emergency response facility, the proposed structural system will need to be robust.

The roof system will be steel framed or cast in place concrete slab, or a composite system of steel and concrete. The floor system will be of the same materials used for the roof but will be less robust because of the lighter loading. Spacing of interior columns supporting floor and roof will be determined based on planning of the spaces with efforts made to create an economical structural layout.

The anticipated structural exterior wall system will be poured in place, reinforced concrete to support possible hillside soil retention and impact snow flow loading associated with a potential avalanche event, if the building is placed near an avalanche path. These walls will also support earthquake and wind loading for the building.

Soils conditions in the area are typically considered firm soils or fractured bedrock without the potential for liquefaction. For this reason, it is anticipated that the foundation system will be a conventional spread foundation system bearing on undisturbed natural soils or fractured bedrock. Soil nailing into the hillside may be investigated to eliminate or reduce soil loading against the building structure if the building is cut deep into the hillside creating a tall soil retention condition.

1805 South Redwood Rd, Suite 102, Salt Lake City, Utah 84101 T 801.466.1699

Mechanical & Plumbing Narrative

MECHANICAL & PLUMBING NARRATIVE

Project: Town of Alta FMP
April 2025
Principal Engineer: Vinnie Figlioli, PE

1. CODES AND STANDARDS

Codes and Standards which are directly applicable to design of the mechanical and plumbing systems are listed below:

- ADA, Americans with Disabilities Act
- ASHRAE: Standard 15: Safety Code for Mechanical Refrigeration
- ASHRAE: Standard 55: Thermal Environmental Conditions for Human Occupancy
- ASHRAE: Standard 62: Ventilation for Acceptable Indoor Air Quality
- ASHRAE: Standard 90.1: Energy Standard for Buildings Except Low-Rise Residential Buildings.
- IECC, International Energy Conservation Code
- IMC, International Mechanical Code
- IPC, International Plumbing Code
- IFGC, International Fuel Gas Code
- IBC, International Building Code
- NFPA 13, National Fire Protection Association Standard for the Installation of Sprinkler Systems
- Utah State Fire Marshal Laws, Rules and Regulations

Temperature

Outdoor design conditions:
(ASHRAE Fundamentals, Alta (Heber Valley), UT)
Winter -6.0° F (99.6%)
Summer 93.3 DB/ 58.5 MCWB °F (0.4%)

Salt Lake City Office
324 South State Street, Suite 400, Salt Lake City, UT 84111 | (801) 328-5151 | info@spectrum-engineers.com

Mechanical & Plumbing Narrative

2. Mechanical

This narrative outlines the proposed Heating, Ventilation, and Air Conditioning (HVAC) system for the new Alta Marshals office with a focus on providing reliable and efficient climate control for both the standard police department functions and a large community space. The design prioritizes occupant comfort, indoor air quality, energy efficiency, and ease of maintenance. The system will utilize packaged rooftop units (RTUs) with advanced controls to meet the diverse needs of the facility.

Proposed HVAC System

The proposed HVAC system will consist of the following:

1. **Rooftop Units (RTUs):** Multiple, high-efficiency packaged RTUs will be installed on the building's roof. The specific number and capacity of the RTUs will be determined based on detailed load calculations, considering the unique requirements of each zone within the police department.
   a. Each RTU will be sized to handle specific zones:
      i. RTU-1: Administrative Offices
      ii. RTU-2: Detention Area
      iii. RTU-3: Community Space
      iv. RTU-4: Dispatch and Emergency Operations Center
   b. RTUs will have the following features:
      i. High-efficiency compressors (e.g., scroll compressors)
      ii. Economizers to utilize outdoor air for cooling when conditions are favorable, reducing mechanical cooling loads.
      iii. Multi-stage heating to match heating output to demand. This could be gas heating or electric heat.
      iv. Advanced filtration (MERV-13 filters) to enhance indoor air quality.
      v. Direct Digital Controls (DDC) for increased temperature control.

Salt Lake City Office
324 South State Street, Suite 400, Salt Lake City, UT 84111 | (801) 328-5151 | info@spectrum-engineers.com

Mechanical & Plumbing Narrative

2. **Ductwork:** Ductwork will all be of galvanized metal and will follow SMACNA standards. Both supply and return will be fully ducted. All concealed ductwork will be insulated to minimize energy losses. Any exposed ducting within the building will be sealed from the inside allowing for a better look of the final product.

3. **Air Distribution:** Diffusers and registers will be provided to ensure proper air distribution and occupant comfort.

4. **Community Space Considerations:** The community space, being a large, multi-purpose area, will have specific HVAC requirements:

    a. **Zoning:** The community space will be served by at least one dedicated RTU (RTU-3) and may be further zoned to allow for independent temperature control in different areas or during different events.

    b. **Ventilation:** CO2 sensors will be implemented to ensure adequate fresh air supply, especially during periods of high occupancy. This will likely include a demand-controlled ventilation (DCV) strategy. If it is determined that the RTUs cannot provide the needed fresh air supply then a dedicated outside air unit will need to be incorporated.

    c. **Sound Levels:** RTU and ductwork design will consider sound attenuation to minimize noise levels in the community space, ensuring a comfortable environment for meetings and events.

5. **Controls**
    a. The HVAC system will be managed by a Direct Digital Control (DDC) system. The DDC system will provide the following:

    b. Open protocol type system. Not proprietary controls allowed.

    c. Precise temperature control in all zones.

    d. Scheduling of equipment operation to match occupancy patterns.

    e. Monitoring of system performance, including energy consumption and equipment status.

    f. Fault detection and alarm notification for prompt maintenance.

    g. Remote access for monitoring and control.

Mechanical & Plumbing Narrative

    h. Demand-controlled ventilation (DCV) in the community space, adjusting ventilation rates based on CO2 levels.

    i. Integration with occupancy sensors, particularly in the community space, to optimize HVAC operation based on actual occupancy.

6. **Exhaust System**
    a. All bathrooms will have quiet ceiling mounted exhaust fans with ducting exiting the roof or side of the building.

3. Plumbing

1. **Piping:** The domestic water piping will be either copper or type A pex. All waste and vent piping will be cast iron or PVC type piping.

2. **Water Heating:** The domestic hot water system will be one of the following options:

    a. **Natural Gas or Electric Tank Type**

    b. **Natural Gas or Electric Tankless**

3. **Recirculating Pump**: A recirculating pump ensures minimal wait time for hot water at fixtures.

4. **Plumbing Fixtures**: Fixtures will be med grade and should allow for low flow water saving features.

4. Fire Protection

1. Fire protection will be a deferred submittal and only a performance specification will be provided.
2. Wet Pipe System with riser, alarm, panel, piping and heads.
3. Thin wall piping is not acceptable
4. All heads shall be concealed type within ceiling areas
5. Exposed heads shall have protective wire guards.

Electrical Narrative

Town of Alta – New Construction
Electrical Systems

May 8, 2025

CODES AND STANDARDS

Codes, Standards, and Guidelines, which are applicable to the design of the electrical systems, are listed below. Comply with each of the latest adopted publications:

International Building Code (IBC)
International Fire Code (IBC)
NFPA, National Fire Protection Association (applicable sections including but not limited to):
- NFPA 70, National Electrical Code
- NFPA 72, National Fire Code
- NFPA 101, Life Safety Code

Underwriters Laboratories (UL)
International Energy Conservation Code (IECC)
Institute of Electrical and Electronic Engineers (IEEE)
Illuminating Engineering Society of North America (IESNA) Handbook
Electronics Industrial Association / Telecommunications Industry Association 568/569 (EIA/TIA)
ADA Accessibility Guidelines
Utah OSHA Regulations
Ogden City Codes and Ordinances
Laws, Rules, and Regulations of the Utah State Fire Marshal
Electronics Industrial Association / Telecommunications Industry Association 568/569 - EIA/TIA
ANSI/TIA/EIA 606-A – Administration Standards for Telecommunications Infrastructures.
ANSI/TIA/EIA Joint Standard – 607-A – Commercial Building Grounding and Bonding requirements for Telecommunications.
Building Industry consulting services International (BICSI) Distribution Methods Manual (TDMM).
Building Industry consulting services International (BICSI) Customer Owned Outside Design Manual.
National Electrical Manufacturers Association (NEMA).
Underwriters Laboratories (UL) Cable Certification and Follow-up Program
American Society for Testing Materials (ASTM)
American National Standards Institute (ANSI)
Utah State Fire Marshal Laws, Rules and Regulations
Utah State Uniform Construction Code
Utah State Labor and Industry Code
Utah State Department of Environmental Quality

ELECTRICAL SERVICE AND DISTRIBUTION

Power to the new facility shall be provided by Rocky Mountain Power (RMP). A new 4” underground conduit shall be installed from the nearby existing medium voltage equipment or overhead pole to the new pad or pad-vault.

A new medium voltage pad mount, oil filled transformer (12470:208/120V) shall be provided by RMP.

The new electrical service entrance for the building will consist of a pad-mounted CT, meter, and a main service disconnect section (MSD). The CT, meter, and ‘MSD’ will be located outside the building. The preliminary estimated electrical service size is between 600A and 800A, 208/120V, 3-phase, 4-wire.

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Electrical Narrative

The main service disconnect will feed a 208/120V main distribution panel (MDP) in an electrical or mechanical room inside the building. MDP circuit breakers shall supply feeders to branch circuit panelboards, larger mechanical loads, etc.

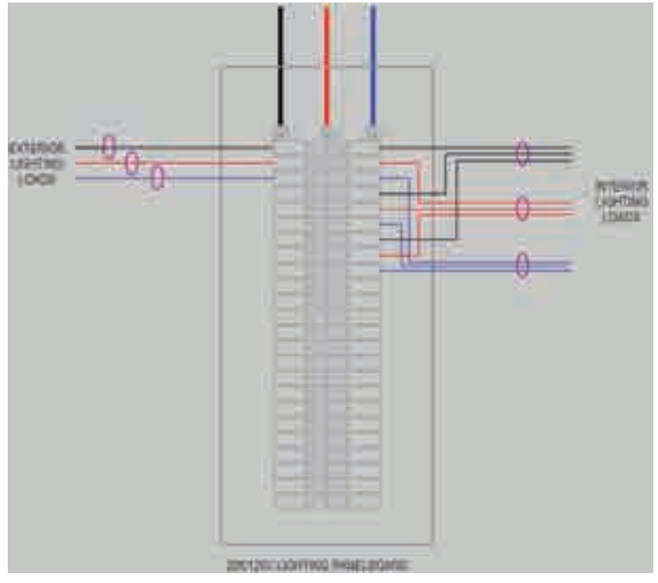
The branch circuit panelboards will be strategically located throughout the building as required to minimize the voltage drop. The maximum allowable voltage drop from the service equipment to all panelboards shall be 2%. When calculating voltage drop, the load shall be assumed to be 80% of the ampacity of the branch circuit. All panelboards have 25% excess capacity for future growth and flexibility. Panelboards shall be provided with door-in-door construction. Panelboards with isolated ground shall be provided for sensitive loads (telecom rooms and audio/visual equipment).

MDP and all panelboards shall have aluminum bussing.

Feeder conductors shall be aluminum where 100A or greater and copper where less than 100A. Aluminum conductors shall be Alcan Stabiloy or equivalent. Mechanical-type lugs are acceptable for both aluminum and copper conductors. All grounding electrode conductors and equipment grounding conductors shall be copper only.

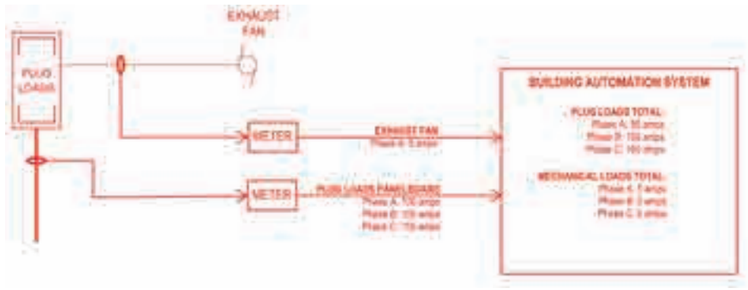
As required by IECC 2024, section C405.13 Energy Monitoring, for buildings over 10,000 sf, meters shall be provided to collect energy use of the following load categories: HVAC loads, interior lighting, exterior lighting, plug loads, process loads, building operations and other miscellaneous loads, and electric hot water heating loads. To comply with this requirement, the electrical distribution shall be designed as follows:

- Interior and exterior lighting loads shall be fed from the same panelboards. Since these loads are required to be separately metered per IECC 2024, the metered loads will then be separated using current transformers that meter individual or grouped circuits, as shown in the sketch below.



Electrical Narrative

- Plug loads shall be fed from dedicated panelboards via step-down transformers. Plug loads shall include general purpose outlets, workstations, appliances, audio/visual equipment, outlets for telecom equipment, electric water coolers, restroom equipment such as hand dryers, paper towel dispensers, and soap, security equipment, etc.
- HVAC system loads will be fed directly from the main distribution panel or dedicated HVAC panelboards. Where feasible, small mechanical loads located further from the HVAC panelboards will be fed from the nearest plug load panelboards and separated via metering management software or BAS as shown in the sketch below.



- Building operations and other miscellaneous loads shall be fed either from dedicated panelboards or, where feasible, from the nearest plug load panelboards and separated via metering management software or BAS.
- Electric hot water heating loads shall be fed from the nearest HVAC or plug load panelboards and separated via metering management software or BAS.

EMERGENCY AND STANDBY DISTRIBUTION

A 208/120V emergency/standby diesel engine generator shall be provided and located outside the building in the utility yard. If a 25 ft clearance between the generator and the utility transformer cannot be provided, a blast wall shall be constructed between the two.

The estimated generator size to back up the entire building is 250kW/312kVA. The generator will be specified with a weather-protective, level 2, sound attenuated enclosure, a 48-hour sub-base fuel tank, with remote monitoring through the BAS system.

There will be two automatic transfer switches, one for life safety power (egress lighting) and one for the other building loads (standby loads). The life safety portion of the emergency distribution will be required to be run through a Quick Connect Distribution Panel so that the engine generator power can be backed up during engine maintenance/replacement. Dedicated, bypass, open transition, automatic transfer switches shall be provided for emergency and standby branches.

BRANCH CIRCUITS AND OUTLETS

Branch circuits shall be loaded to no more than 80% of what is allowed by NFPA 70. Where outlets are intended for a specific equipment or appliance, the load of the outlet shall be based on the equipment nameplate. Otherwise, allow no more than six convenience outlets per circuit for general-purpose use. Each branch circuit homerun shall have no more than 3 circuits per raceway. All branch circuits shall be provided with dedicated neutrals.

Electrical Narrative

Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3% at the farthest load. The total voltage drop on both feeders and branch circuits shall not exceed 5%. When calculating the voltage drop, the load shall be assumed to be 80% of the ampacity of the branch circuit.

Branch circuit conductor shall be copper installed in conduit, ¾" minimum. Type MC Cable shall be allowed for connection of wiring devices, light fixtures, and equipment at load end and in dry and concealed locations only. All homeruns shall be Type THHN/THWN-2, single conductors in raceway.

Receptacles shall utilize standard NEMA configurations, and the minimum rating shall be 20 amps.

Outlets for equipment such as electric water coolers, all outlets within 6 feet of sinks, and in other areas defined by code shall be GCFI-protected. GFCI breakers in lighting and appliance panelboards or blank-face GFCI receptacles will be utilized in lieu of GFCI receptacles where they are not readily accessible. Each outlet location shall be coordinated with the design team and end-user .

RACEWAYS

All raceways should be a minimum of 3/4" except communications and security systems raceways shall be 1" minimum. All site branch circuit raceway shall be 1" minimum.

Raceways and boxes shall be provided for telecommunication cabling as well as for all electronic safety and security systems (fire alarm, access control, and video surveillance cameras). A 200lb. nylon pull string shall be provided in all empty conduits.

Rigid metal conduit or intermediate metal conduit shall be used in areas where conduit is subject to damage or moisture. Schedule 40 PVC conduit shall be used in location below grade or under slabs on grade. All below grade or under slab elbows shall be rigid galvanized conduits.

GROUNDING

A main Intersystem Bonding Termination (IBT) ground bus shall be provided next to 'MDP' and shall be bonded to all grounding electrodes.

As a minimum, the grounding electrodes shall consist of building steel, building cold water pipe, a concrete-encased electrode, and a minimum of two ground rods located outside the building. A copper grounding electrode conductor sized per the NEC shall be extended from the IBT to the TMGB in the main telecom room and to the lightning protection system.

LIGHTNING PROTECTION

A lightning protection system is typically provided for buildings of this kind. Although the code does not require an LPS, the design team shall perform a lightning risk assessment to determine the need for such a system. The assessment shall be based on the average lightning flash density for the area, relative structure location, building dimensions and materials, building occupancy, and the value of the building content.

SURGE SUPPRESSION

Surge protective devices (SPD) shall be installed at the main service disconnect, switchboards, distribution panels, all panelboards supplied from step-down transformers, and in all emergency system panelboards. The SPD devices shall be sized for the level of exposure that is encountered.

SHORT CIRCUIT, SELECTIVE COORDINATION, AND ARC FLASH STUDIES

A fault current, selective coordination, and arc flash study will be required for the new electrical service. The available fault current shall be obtained from RMP. All equipment shall be rated adequately to

Electrical Narrative

withstand the current that may be available during any fault or overload condition. The selective coordination study shall extend to all distribution panels rated at 100A and above. Settings for all adjustable trip breakers as well as arc flash labels shall be provided to the Contractor prior to the electrical system startup.

LIGHTING

All lighting shall meet or exceed the current energy code for lighting power density, control requirements, and other requirements. All lighting shall utilize the most efficient fixtures available to meet the project requirement and budget. We propose that LED light fixtures shall be used exclusively throughout the building to meet the illumination requirements, to maintain high efficiency and require minimal maintenance. All fixtures shall have a minimum of 50,000-hour life at 90% lumen maintenance and be tested in accordance with IESNA LM79. Daylight harvesting with variable dimming shall be employed in spaces that receive natural daylight where practical and as may be required to meet the applicable energy code. The Kelvin temperature of LED's for interior fixtures shall be 4,000 degrees. LED shall also be employed for exterior site lighting fixtures. LED's for exterior fixtures shall be specified to have a Kelvin Temperature of 4,000 degrees.

Interior lighting shall utilize lighting fixtures that are highly efficient, high quality, and that meet the needs of each type of space within the building. Light fixtures selected should complement the architecture of the space.

The exterior lighting fixtures should be selected to harmonize with the architectural style of the building. In general, all outdoor lighting shall have low BUG ratings as defined by the IESNA. Wall mounted decorative fixtures may be used to draw attention to main entry or circulation areas. All fixtures shall be LED and have a minimum of 50,000-hour life at 90% lumen maintenance and be tested in accordance with IES LM79. All exterior light fixtures should be robust and suitable for the harsh exterior environment.

Lighting levels shall be in accordance with the Recommended Illuminance Categories and Illuminance Values for Lighting Design, IES Lighting Handbook.

Emergency lighting shall be provided on all paths of egress. Illuminated exit signs shall be provided in locations as required by the NFPA Life Safety Code, IBC, and local codes. The exit signs shall be cast aluminum LED type and shall be on dedicated branch circuiting from the emergency power branch.

The lighting controls shall comply with the latest energy code requirements. Occupancy and vacancy sensors shall be utilized in spaces such as offices, corridors, training room, restrooms, etc. Exterior lighting shall be controlled by a programmable lighting relay control system with the capability of timed control, Manual switches shall be provided to allow for on/off override to suit the specific needs of the building occupants.

FIRE ALARM SYSTEM

The fire alarm system shall be designed to comply with the requirements of the IBC, IFC, NFPA, and local codes. An intelligent addressable system shall be provided.

Initiation Devices: Monitor modules shall be provided for monitoring flow, tamper switches, and the fire protection system in the kitchen. Duct smoke detectors and fan shutdown shall be provided where required by NFPA and the IMC, including detection of smoke at all return air shafts servicing multiple floors. Smoke detectors shall be provided in elevator lobbies, above fire alarm and NAC panels, and in elevator machine room and elevator shaft. Heat detectors shall be provided in elevator machine rooms and elevator shafts and mechanical rooms. Pull stations shall be provided in fire riser room, electrical rooms, and manufacturing areas. Initiating circuits shall be Class A, Style D.

Notification Devices: Strobes shall be visible from all locations except private offices. It is proposed that horns be located in ceilings where allowable. Horn installation shall comply with NFPA including for higher ambient noise requirements. A weatherproof horn strobe shall be installed exterior to the fire riser room

Electrical Narrative

for FDC. Control modules shall be provided for the control of fire smoke dampers. Indicating circuits shall be Class A, Style Z.

The fire alarm wiring shall be installed in a Class A loop configuration in metal conduit, minimum size of 3/4". Generally, minimum wire size shall be 16-gauge for audible alarm circuits, and 18-gauge for signal initiation circuits. Strobes shall be wired separately from audible devices.

TELECOMMUNICATION SYSTEM

Basket-type cable tray or j-hooks shall be provided in common areas with an accessible ceiling. It is anticipated that an 12" wide by 4" deep tray should be sufficient. The tray should be trapeze-hung and seismically braced. Mechanical fire stop systems shall be utilized where the cable tray passes through fire-rated partitions to allow for moves, additions, and changes in a flexible and easy manner.

Each telephone/data outlet shall utilize a 4" square by 2-1/8" deep junction box with a single-gang plaster–ring. One 1" conduit with nylon pull rope shall be run from each junction box to the accessible ceiling space, and a protective bushing should be provided at the end of the conduit. J-hooks shall be utilized to route cables between stub-ups and the cable tray. Wall Sleeves shall be provided for routing cables through the wall that extend above ceilings.

The structured cabling system shall be designed to support high-speed voice/data/video and future high bandwidth applications. The system should be a Category 6A solution. Each telephone/data outlet shall have Category 6A RJ-45 4-pair ports (number of ports as determined by the Owner) with dedicated horizontal Category 6A cable ran from the communication room to each port.

SECURITY SYSTEMS

Access Control: If required, the access control system shall consist of proximity card readers, electric strikes, and door position switches. The will control entry to perimeter entry/exit points and specific indoor areas as determined by the Owner. Card readers will be the proximity type.

Video Surveillance: If required, the video surveillance system shall include cameras, mounts, hardware, software, and a server. The camera location shall be determined by the Owner.

AUDIO/VIDEO SYSTEMS

AV systems shall be designed to conform with the latest Industry best practices and standards. Relevant Standards include:

- Building Industry Consulting Service International (BISCI):
  - Information Technology Systems Installation Methods Manual (ITSIMM) (7th Edition).
  - Telecommunications Distribution Methods Manual (TDMM) (14th Edition).
- Reference Standards:
  - American National Standards Institute/InfoComm International Association:
    - ANSI/INFOCOMM 2M:2010, 'Standard Guide for Audiovisual Systems Design and Coordination Processes'.
    - ANSI/INFOCOMM 3M:2011, 'Projected Image System Contrast Ration'.
    - ANSI/INFOCOMM 4:2012, 'Audiovisual Systems Energy Management'.
  - Telecommunications Industry Association:
    - TIA-568.1 'Commercial Building Telecommunications Infrastructure Standard' (Revision D, 2019)

Electrical Narrative

TIA-568.2, 'Balanced Twisted-Pair Telecommunications Cabling and Components Standards' (Revision D, 2018).

TIA-568.4 ‘Broadband Coaxial Cabling and Components Standard (Revision D, 2017)

Marshall Offices: AV systems will include satellite signal distribution, and conference room AV systems. The satellite signal distribution system will provide feeds from a roof mounted satellite dish (dish network or similar) to common areas, individual sleeping rooms quarters and conference room(s). This system may be shared with the town council chambers as needed. The conference room will include a simple video conference (VC) system capable of supporting both local presentations, and video conferencing. This includes a wall mounted display, and video conference bar with integrated microphone, camera, and speakers.

Town Council Chambers: The AV system will provide capability to present local content and remote content from remote participants. System will seamlessly integrate video conferencing to enable remote participants actively participate in council meetings, listening, and viewing the meetings, and where appropriate visually and audibly present. To support these functions, the system will include individual wired microphones for the council members, the council chair, and local presenters. Video inputs will be available to local presenters, meeting moderators, and council members. Video content will be shown on a large format video display. This may be either a high lumen projector and screen, or a large video monitor. The system will include the moderation capabilities. These capabilities will allow the meeting moderator, or manager to view video content prior to displaying it on the public monitors, mute and unmute local microphones, and remote participants. Additionally, the system will include a master mute button at the chairperson’s seat. When pressed, the system will mute all microphones except the chair. A PTZ camera will be included with presets to moderators to easily select which views are sent to far end video conference participants. The system should allow the ability to overflow audio to other large meeting rooms within the building in the case of a large meeting or event.

Digital Signage: If required by the Owner, a digital signage display will serve as an announcement board for upcoming meetings and events hosted in the facility.

Paging/Intercom/and Background Music systems are not anticipated for this facility.

SUSTAINABLE FEATURES

Photovoltaic System: The electrical service will be prepared for a future Photovoltaic system by providing a 200A breaker space in the main distribution panel.

Electric Vehicle Charging Stations: Level 2 Electric Vehicle Charging Stations (EVCS) will be provided at locations directed by the Owner.

Cost Estimate

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION					5/28/2025
PROJECT NAME.....ALTA TOWN OFFICE BUILDING LOCATION.....ALTA, UTAH ARCHITECT.....FFKR STAGE OF DESIGN.....MASTERPLANNING							
CSI #	DESCRIPTION	TEST FIT 1 NEW BUILDING	TEST FIT 1 REMODEL	TEST FIT 1 TOTAL	TEST FIT 2 NEW BUILDING	TEST FIT 2 REMODEL	TEST FIT 2 TOTAL
	BUILDING COST SUMMARY						
02	EXISTING CONDITIONS	$ 108,000	$ 6,684	$ 114,684	$ 108,000	$ 13,101	$ 121,101
03	CONCRETE	$ 2,009,356	$ 547	$ 2,009,903	$ 2,089,767	$ 5,681	$ 2,095,447
04	MASONRY	$ -	$ -	$ -	$ -	$ -	$ -
05	METALS	$ 1,163,827	$ -	$ 1,163,827	$ 1,254,751	$ -	$ 1,254,751
06	WOODS & PLASTICS	$ 106,550	$ 1,915	$ 108,466	$ 116,502	$ 19,883	$ 136,385
07	THERMAL & MOISTURE PROTECTION	$ 354,902	$ 862	$ 355,764	$ 350,268	$ 8,947	$ 359,215
08	DOORS & WINDOWS	$ 795,666	$ 4,487	$ 800,153	$ 837,674	$ 46,583	$ 884,256
09	FINISHES	$ 1,389,975	$ 21,693	$ 1,411,667	$ 1,501,585	$ 225,206	$ 1,726,791
10	SPECIALTIES	$ 50,339	$ 1,368	$ 51,707	$ 55,040	$ 14,202	$ 69,242
11	EQUIPMENT	$ -	$ -	$ -	$ -	$ -	$ -
12	FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
13	SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -
14	CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -
21	FIRE SUPPRESSION	$ 109,067	$ 2,189	$ 111,256	$ 119,254	$ 22,723	$ 141,977
22	PLUMBING	$ 151,016	$ 2,462	$ 153,479	$ 165,121	$ 25,564	$ 190,685
23	HVAC	$ 1,090,674	$ 21,341	$ 1,112,015	$ 1,192,542	$ 221,551	$ 1,414,093
26	ELECTRICAL	$ 774,404	$ 15,504	$ 789,908	$ 835,525	$ 122,736	$ 958,261
27	COMMUNICATION	$ 151,016	$ 4,925	$ 155,941	$ 165,121	$ 51,127	$ 216,248
28	ELECTRONIC SAFETY & SECURITY	$ 109,067	$ 2,736	$ 111,803	$ 119,254	$ 28,404	$ 147,658
31	EARTHWORK	$ 107,377	$ -	$ 107,377	$ 109,905	$ -	$ 109,905
32	EXTERIOR IMPROVEMENTS	$ 362,160	$ -	$ 362,160	$ 354,390	$ -	$ 354,390
33	UTILITIES	$ 156,000	$ -	$ 156,000	$ 156,000	$ -	$ 156,000
	SUBTOTAL	$ 8,989,398	$ 86,713	$ 9,076,111	$ 9,530,700	$ 805,707	$ 10,336,408
	GENERAL CONDITIONS 7%	$ 629,258	$ 6,070	$ 635,328	$ 667,149	$ 56,400	$ 723,549
	BONDS & INSURANCE 2.2%	$ 197,767	$ 1,908	$ 199,674	$ 209,675	$ 17,726	$ 227,401
	OVERHEAD & PROFIT 3.5%	$ 314,629	$ 3,035	$ 317,664	$ 333,575	$ 28,200	$ 361,774
	DESIGN CONTINGENCY 15%	$ 1,348,410	$ 13,007	$ 1,361,417	$ 1,429,605	$ 120,856	$ 1,550,461
	TOTAL CONSTRUCTION COST	$ 11,479,462	$ 110,732	$ 11,590,194	$ 12,170,704	$ 1,028,888	$ 13,199,593

ESTIMATE CONTAINS CONSTRUCTION COSTS ONLY - SOFT COSTS ARE NOT INCLUDED

ESCALATION IS NOT INCLUDED

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION			5/28/2025
PROJECT NAME.....ALTA TOWN OFFICE BUILDING LOCATION.....ALTA, UTAH ARCHITECT.....FFKR STAGE OF DESIGN.....MASTERPLANNING			**TEST FIT 1** **NEW BUILDING - CONCRETE** 13,983 SF	
CSI #	DESCRIPTION	QTY UNIT	UNIT COST	TOTAL
	BUILDING COST SUMMARY			
02	EXISTING CONDITIONS		$ 7.72	$ 108,000
03	CONCRETE		$ 143.70	$ 2,009,356
04	MASONRY		$ -	$ -
05	METALS		$ 83.23	$ 1,163,827
06	WOODS & PLASTICS		$ 7.62	$ 106,550
07	THERMAL & MOISTURE PROTECTION		$ 25.38	$ 354,902
08	DOORS & WINDOWS		$ 56.90	$ 795,666
09	FINISHES		$ 99.40	$ 1,389,975
10	SPECIALTIES		$ 3.60	$ 50,339
11	EQUIPMENT		$ -	$ -
12	FURNISHINGS		$ -	$ -
13	SPECIAL CONSTRUCTION		$ -	$ -
14	CONVEYING SYSTEMS		$ -	$ -
21	FIRE SUPPRESSION		$ 7.80	$ 109,067
22	PLUMBING		$ 10.80	$ 151,016
23	HVAC		$ 78.00	$ 1,090,674
26	ELECTRICAL		$ 55.38	$ 774,404
27	COMMUNICATION		$ 10.80	$ 151,016
28	ELECTRONIC SAFETY & SECURITY		$ 7.80	$ 109,067
31	EARTHWORK		$ 7.68	$ 107,377
32	EXTERIOR IMPROVEMENTS		$ 25.90	$ 362,160
33	UTILITIES		$ 11.16	$ 156,000
	SUBTOTAL		$ 642.88	$ 8,989,398
	GENERAL CONDITIONS	7%	$ 45.00	$ 629,258
	BONDS & INSURANCE	2.2%	$ 14.14	$ 197,767
	OVERHEAD & PROFIT	3.5%	$ 22.50	$ 314,629
	DESIGN CONTINGENCY	15%	$ 96.43	$ 1,348,410
	TOTAL CONSTRUCTION COST		$ 820.96	$ 11,479,462

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……..ALTA TOWN OFFICE BUILDING
LOCATION……..……..ALTA, UTAH
ARCHITECT……..……..FFKR
STAGE OF DESIGN……..……..MASTERPLANNING

TEST FIT 1
NEW BUILDING - CONCRETE
13,983 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	**EXISTING CONDITIONS**				
	Site Demolition, Clear and Grub Site	20,000	SF	$ 3.00	$ 60,000
	Temporary Shoring, Rockfall Protection	8,000	SF	$ 6.00	$ 48,000
	TOTAL EXISTING CONDITIONS				**$ 108,000**
03	**CONCRETE**				
	Continuous Footing	61	CY	$ 750.00	$ 45,778
	Spot Footing	61	CY	$ 762.00	$ 46,510
	Foundation Wall - 18"	14,535	SF	$ 114.00	$ 1,656,990
	Slab On Grade	7,928	SF	$ 11.40	$ 90,379
	SOMD Topping Slab	6,055	SF	$ 12.00	$ 72,660
	Concrete Roof Slab	7,928	SF	$ 12.00	$ 95,136
	Vapor Barrier	7,928	SF	$ 0.24	$ 1,903
	TOTAL CONCRETE				**$ 2,009,356**
05	**METALS**				
	Floor Structural Steel (14 LBS/SF)	84,770	LB	$ 3.96	$ 335,689
	Roof Structural Steel (20 LBS/SF)	158,560	LB	$ 3.96	$ 627,898
	Metal Floor Deck	6,055	SF	$ 9.54	$ 57,765
	Metal Roof Deck	7,928	SF	$ 9.18	$ 72,779
	Metal Pan Stairs	300	SF	$ 150.00	$ 45,000
	Freestanding Railing	44	LF	$ 354.00	$ 15,576
	Wall Railing	80	LF	$ 114.00	$ 9,120
	TOTAL METALS				**$ 1,163,827**
06	**WOOD & PLASTICS**				
	Carpentry				
	Wood Plates & Blocking	13,983	SF	$ 0.42	$ 5,873
	Subtotal for Carpentry				**$ 5,873**
	Millwork	13,983	SF	$ 7.20	**$ 100,678**
	TOTAL WOOD & PLASTICS				**$ 106,550**
07	**THERMAL & MOISTURE PROTECTION**				
	Roof Membrane	7,928	SF	$ 9.18	$ 72,779
	Rigid Roof Insulation	7,928	SF	$ 10.80	$ 85,622
	Roof Weather Barrier	7,928	SF	$ 4.62	$ 36,627
	Roof Protection Board	7,928	SF	$ 3.60	$ 28,541
	Spray Foam Wall Insulation	12,825	SF	$ 4.80	$ 61,560
	Weather Barrier				N/A
	Sound Batt	19,576	SF	$ 1.38	$ 27,015
	Metal Wall Cap	855	LF	$ 23.94	$ 20,469
	Flashing & Sheet Metal	1,710	SF	$ 9.60	$ 16,416
	Fireproofing				N/A
	Caulking & Sealing	13,983	SF	$ 0.42	$ 5,873
	TOTAL THERMAL & MOISTURE PROTECTION				**$ 354,902**
08	**DOORS & WINDOWS**				
	Doors - Interior & Exterior, Overhead Doors	13,983	SF	$ 7.20	$ 100,678
	Exterior Glazing - Triple Pane	3,848	SF	$ 144.00	$ 554,040
	Interior Glazing	1,958	SF	$ 72.00	$ 140,949
	TOTAL DOORS & WINDOWS				**$ 795,666**
09	**FINISHES**				
	Exterior Wall Furring	12,825	SF	$ 10.80	$ 138,510

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……..ALTA TOWN OFFICE BUILDING
LOCATION……..……..ALTA, UTAH
ARCHITECT……..……..FFKR
STAGE OF DESIGN……..……..MASTERPLANNING

TEST FIT 1
NEW BUILDING - CONCRETE
13,983 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Interior Partition Wall Framing	19,576	SF	$ 10.80	$ 211,423
	Gyp. Wallboard	51,977	SF	$ 3.58	$ 185,871
	Gyp. Wallboard - 2nd Layer	12,994	SF	$ 2.39	$ 31,031
	Secure Wall Assemblies	10,395	SF	$ 18.00	$ 187,119
	Ceilings	13,983	SF	$ 12.00	$ 167,796
	Flooring	13,983	SF	$ 12.00	$ 167,796
	Base	3,465	LF	$ 8.40	$ 29,107
	Paint Gyp.	51,977	SF	$ 1.62	$ 84,203
	Wall Finishes, Wall Protection	51,977	SF	$ 3.60	$ 187,119
	TOTAL FINISHES				**$ 1,389,975**
10	**SPECIALTIES**				
	Building Specialties	13,983	SF	$ 3.60	$ 50,339
	TOTAL SPECIALTIES				**$ 50,339**
21	**FIRE SUPPRESSION SYSTEM**	13,983	SF	$ 7.80	**$ 109,067**
22	**PLUMBING**				
	Building Plumbing	13,983	SF	$ 10.80	$ 151,016
	TOTAL PLUMBING				**$ 151,016**
23	**HVAC**				
	HVAC - RTU	13,983	SF	$ 78.00	$ 1,090,674
	TOTAL HVAC				**$ 1,090,674**
26	**ELECTRICAL**				
	Service & Distribution	13,983	SF	$ 10.80	**$ 151,016**
	PV Array	1	Allow	$ 120,000.00	**$ 120,000**
	Power	13,983	SF	$ 12.00	**$ 167,796**
	Lighting	13,983	SF	$ 24.00	**$ 335,592**
	TOTAL ELECTRICAL				**$ 774,404**
27	**COMMUNICATIONS**				
	Telecommunications	13,983	SF	$ 6.00	**$ 83,898**
	A/V	13,983	SF	$ 4.80	**$ 67,118**
	TOTAL COMMUNICATIONS				**$ 151,016**
28	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm	13,983	SF	$ 4.20	**$ 58,729**
	Security System, Surveillance	13,983	SF	$ 3.60	**$ 50,339**
	TOTAL ELECTRONIC SAFETY & SECURITY				**$ 109,067**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 1
NEW BUILDING - CONCRETE
13,983 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
31	**EARTHWORK**				
	Building Excavation	1,175	CY	$ 18.00	$ 21,141
	Backfill & Compaction w/ Imported Fill	235	CY	$ 90.00	$ 21,141
	Haul Away Excess	1,175	CY	$ 18.00	$ 21,141
	Building Grading	7,928	SF	$ 1.20	$ 9,514
	Gravel Under Slab	155	Ton	$ 90.00	$ 13,953
	Site Grading	12,072	SF	$ 1.20	$ 14,486
	SWPPP	1	LS	$ 6,000.00	$ 6,000
	TOTAL EARTHWORK				**$ 107,377**
32	**SITE IMPROVEMENTS**				
	Site Repair, Site Improvements	12,072	SF	$ 30.00	$ 362,160
	TOTAL SITE IMPROVEMENTS				**$ 362,160**
33	**UTILITIES**				
	Water Line	1	Allow	$ 18,000.00	$ 18,000
	Fire Line	1	Allow	$ 24,000.00	$ 24,000
	Sewer Line	1	Allow	$ 24,000.00	$ 24,000
	Storm Drainage	20,000	SF	$ 3.00	$ 60,000
	Gas Line	1	Allow	$ 12,000.00	$ 12,000
	Communications Utility	1	Allow	$ 18,000.00	$ 18,000
	TOTAL SITE IMPROVEMENTS				**$ 156,000**

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 1
REMODEL
228 REMODEL SF

BUILDING COST SUMMARY

CSI #	DESCRIPTION		UNIT COST	TOTAL
02	EXISTING CONDITIONS		$ 29.32	$ 6,684
03	CONCRETE		$ 2.40	$ 547
04	MASONRY		$ -	$ -
05	METALS		$ -	$ -
06	WOODS & PLASTICS		$ 8.40	$ 1,915
07	THERMAL & MOISTURE PROTECTION		$ 3.78	$ 862
08	DOORS & WINDOWS		$ 19.68	$ 4,487
09	FINISHES		$ 95.14	$ 21,693
10	SPECIALTIES		$ 6.00	$ 1,368
11	EQUIPMENT		$ -	$ -
12	FURNISHINGS		$ -	$ -
13	SPECIAL CONSTRUCTION		$ -	$ -
14	CONVEYING SYSTEMS		$ -	$ -
21	FIRE SUPPRESSION		$ 9.60	$ 2,189
22	PLUMBING		$ 10.80	$ 2,462
23	HVAC		$ 93.60	$ 21,341
26	ELECTRICAL		$ 68.00	$ 15,504
27	COMMUNICATION		$ 21.60	$ 4,925
28	ELECTRONIC SAFETY & SECURITY		$ 12.00	$ 2,736
31	EARTHWORK		$ -	$ -
32	EXTERIOR IMPROVEMENTS		$ -	$ -
33	UTILITIES		$ -	$ -
	SUBTOTAL		$ 380.32	$ 86,713
	GENERAL CONDITIONS	7%	$ 26.62	$ 6,070
	BONDS & INSURANCE	2.2%	$ 8.37	$ 1,908
	OVERHEAD & PROFIT	3.5%	$ 13.31	$ 3,035
	DESIGN CONTINGENCY	15%	$ 57.05	$ 13,007
	TOTAL CONSTRUCTION COST		$ 485.67	$ 110,732

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 1
REMODEL
228 REMODEL SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	**EXISTING CONDITIONS**				
	Interior Finishes Demolition	228	SF	$ 3.00	$ 684
	Temporary Protections	1	LS	$ 6,000.00	$ 6,000
	TOTAL EXISTING CONDITIONS				**$ 6,684**
03	**CONCRETE**				
	Patch & Repair Slab	228	SF	$ 2.40	$ 547
	TOTAL CONCRETE				**$ 547**
05	**METALS**				
	TOTAL METALS				**$ -**
06	**WOOD & PLASTICS**				
	Carpentry				
	Wood Plates & Blocking	228	SF	$ 1.20	$ 274
	Subtotal for Carpentry				**$ 274**
	Millwork				
	Misc. Millwork	228	SF	$ 7.20	$ 1,642
	Subtotal Millwork				**$ 1,642**
	TOTAL WOOD & PLASTICS				**$ 1,915**
07	**THERMAL & MOISTURE PROTECTION**				
	Sound Batt	319	SF	$ 2.40	$ 766
	Fireproofing				N/A
	Caulking & Sealing	228	SF	$ 0.42	$ 96
	TOTAL THERMAL & MOISTURE PROTECTION				**$ 862**
08	**DOORS & WINDOWS**				
	Interior Doors	228	SF	$ 9.60	$ 2,189
	Interior Glazing Allowance	32	SF	$ 72.00	$ 2,298
	TOTAL DOORS & WINDOWS				**$ 4,487**
09	**FINISHES**				
	Interior Partition Framing	319	SF	$ 12.00	$ 3,830
	Gyp. Wall Board	638	SF	$ 4.20	$ 2,681
	Ceilings	228	SF	$ 18.00	$ 4,104
	Flooring	228	SF	$ 24.00	$ 5,472
	Base	43	LF	$ 8.40	$ 358
	Paint Gyp.	638	SF	$ 1.62	$ 1,034
	Wall Finishes	638	SF	$ 3.60	$ 2,298
	Patch & Repair Existing Walls	228	SF	$ 2.40	$ 547
	Adjacent Architectural Repair	228	SF	$ 6.00	$ 1,368
	TOTAL FINISHES				**$ 21,693**
10	**SPECIALTIES**				
	Misc. Building Specialties	228	SF	$ 6.00	$ 1,368
	TOTAL SPECIALTIES				**$ 1,368**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 1
REMODEL
228 REMODEL SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
21	**FIRE SUPPRESSION & MODIFICATIONS**	228	SF	$ 9.60	$ 2,189
22	**PLUMBING**				
	Misc. Plumbing	228	SF	$ 10.80	$ 2,462
	TOTAL PLUMBING				**$ 2,462**
23	**HVAC**				
	HVAC Demolition	228	SF	$ 3.60	$ 821
	HVAC	228	SF	$ 90.00	$ 20,520
	TOTAL HVAC				**$ 21,341**
26	**ELECTRICAL**				
	Electrical Demolition	40	HRS	$ 114.00	$ 4,560
	Service & Distribution Modification	228	SF	$ 12.00	$ 2,736
	Power	228	SF	$ 12.00	$ 2,736
	Lighting	228	SF	$ 24.00	$ 5,472
	TOTAL ELECTRICAL				**$ 15,504**
27	**COMMUNICATIONS**				
	Telecommunications	228	SF	$ 12.00	$ 2,736
	A/V	228	SF	$ 9.60	$ 2,189
	TOTAL COMMUNICATIONS				**$ 4,925**
28	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm	228	SF	$ 6.00	$ 1,368
	Security System, Surveillance	228	SF	$ 6.00	$ 1,368
	TOTAL ELECTRONIC SAFETY & SECURITY				**$ 2,736**
31	**EARTHWORK**				
	TOTAL EARTHWORK				**$ -**
32	**SITE IMPROVEMENTS**				
	TOTAL SITE IMPROVEMENTS				**$ -**
33	**UTILITIES**				
	TOTAL SITE IMPROVEMENTS				**$ -**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 2
NEW BUILDING - CONCRETE
15,289 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	BUILDING COST SUMMARY				
02	**EXISTING CONDITIONS**			$ 7.06	$ 108,000
03	**CONCRETE**			$ 136.68	$ 2,089,767
04	**MASONRY**			$ -	$ -
05	**METALS**			$ 82.07	$ 1,254,751
06	**WOODS & PLASTICS**			$ 7.62	$ 116,502
07	**THERMAL & MOISTURE PROTECTION**			$ 22.91	$ 350,268
08	**DOORS & WINDOWS**			$ 54.79	$ 837,674
09	**FINISHES**			$ 98.21	$ 1,501,585
10	**SPECIALTIES**			$ 3.60	$ 55,040
11	**EQUIPMENT**			$ -	$ -
12	**FURNISHINGS**			$ -	$ -
13	**SPECIAL CONSTRUCTION**			$ -	$ -
14	**CONVEYING SYSTEMS**			$ -	$ -
21	**FIRE SUPPRESSION**			$ 7.80	$ 119,254
22	**PLUMBING**			$ 10.80	$ 165,121
23	**HVAC**			$ 78.00	$ 1,192,542
26	**ELECTRICAL**			$ 54.65	$ 835,525
27	**COMMUNICATION**			$ 10.80	$ 165,121
28	**ELECTRONIC SAFETY & SECURITY**			$ 7.80	$ 119,254
31	**EARTHWORK**			$ 7.19	$ 109,905
32	**EXTERIOR IMPROVEMENTS**			$ 23.18	$ 354,390
33	**UTILITIES**			$ 10.20	$ 156,000
	SUBTOTAL			$ 623.37	$ 9,530,700
	GENERAL CONDITIONS	7%		$ 43.64	$ 667,149
	BONDS & INSURANCE	2.2%		$ 13.71	$ 209,675
	OVERHEAD & PROFIT	3.5%		$ 21.82	$ 333,575
	DESIGN CONTINGENCY	15%		$ 93.51	$ 1,429,605
	TOTAL CONSTRUCTION COST			$ 796.04	$ 12,170,704

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 2
NEW BUILDING - CONCRETE
15,289 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	**EXISTING CONDITIONS**				
	Site Demolition, Clear and Grub Site	20,000	SF	$ 3.00	$ 60,000
	Temporary Shoring, Rockfall Protection	8,000	SF	$ 6.00	$ 48,000
	TOTAL EXISTING CONDITIONS				**$ 108,000**
03	**CONCRETE**				
	Continuous Footing	63	CY	$ 750.00	$ 47,556
	Spot Footing	63	CY	$ 762.00	$ 48,316
	Foundation Wall - 18"	15,045	SF	$ 114.00	$ 1,715,130
	Slab On Grade	8,187	SF	$ 11.40	$ 93,332
	SOMD Topping Slab	7,102	SF	$ 12.00	$ 85,224
	Concrete Roof Slab	8,187	SF	$ 12.00	$ 98,244
	Vapor Barrier	8,187	SF	$ 0.24	$ 1,965
	TOTAL CONCRETE				**$ 2,089,767**
05	**METALS**				
	Floor Structural Steel (14 LBS/SF)	99,428	LB	$ 3.96	$ 393,735
	Roof Structural Steel (20 LBS/SF)	163,740	LB	$ 3.96	$ 648,410
	Metal Floor Deck	7,102	SF	$ 9.54	$ 67,753
	Metal Roof Deck	8,187	SF	$ 9.18	$ 75,157
	Metal Pan Stairs	300	SF	$ 150.00	$ 45,000
	Freestanding Railing	44	LF	$ 354.00	$ 15,576
	Wall Railing	80	LF	$ 114.00	$ 9,120
	TOTAL METALS				**$ 1,254,751**
06	**WOOD & PLASTICS**				
	Carpentry				
	Wood Plates & Blocking	15,289	SF	$ 0.42	$ 6,421
	Subtotal for Carpentry				**$ 6,421**
	Millwork	15,289	SF	$ 7.20	**$ 110,081**
	TOTAL WOOD & PLASTICS				**$ 116,502**
07	**THERMAL & MOISTURE PROTECTION**				
	Roof Membrane	8,187	SF	$ 9.18	$ 75,157
	Rigid Roof Insulation	8,187	SF	$ 10.80	$ 88,420
	Roof Weather Barrier	8,187	SF	$ 4.62	$ 37,824
	Roof Protection Board	8,187	SF	$ 3.60	$ 29,473
	Spray Foam Wall Insulation	13,275	SF	$ 4.80	$ 63,720
	Weather Barrier				N/A
	Sound Batt	21,405	SF	$ 1.38	$ 29,538
	Metal Wall Cap	457	LF	$ 23.94	$ 10,941
	Flashing & Sheet Metal	914	SF	$ 9.60	$ 8,774
	Fireproofing				N/A
	Caulking & Sealing	15,289	SF	$ 0.42	$ 6,421
	TOTAL THERMAL & MOISTURE PROTECTION				**$ 350,268**
08	**DOORS & WINDOWS**				
	Doors - Interior & Exterior, Overhead Doors	15,289	SF	$ 7.20	$ 110,081
	Exterior Glazing - Triple Pane	3,983	SF	$ 144.00	$ 573,480
	Interior Glazing	2,140	SF	$ 72.00	$ 154,113
	TOTAL DOORS & WINDOWS				**$ 837,674**
09	**FINISHES**				
	Exterior Wall Furring	13,275	SF	$ 10.80	$ 143,370

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN…….……MASTERPLANNING

TEST FIT 2
NEW BUILDING - CONCRETE
15,289 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Interior Partition Wall Framing	21,405	SF	$ 10.80	$ 231,170
	Gyp. Wallboard	56,084	SF	$ 3.58	$ 200,557
	Gyp. Wallboard - 2nd Layer	14,021	SF	$ 2.39	$ 33,482
	Secure Wall Assemblies	11,217	SF	$ 18.00	$ 201,903
	Ceilings	15,289	SF	$ 12.00	$ 183,468
	Flooring	15,289	SF	$ 12.00	$ 183,468
	Base	3,739	LF	$ 8.40	$ 31,407
	Paint Gyp.	56,084	SF	$ 1.62	$ 90,856
	Wall Finishes, Wall Protection	56,084	SF	$ 3.60	$ 201,903
	TOTAL FINISHES				**$ 1,501,585**
10	**SPECIALTIES**				
	Building Specialties	15,289	SF	$ 3.60	$ 55,040
	TOTAL SPECIALTIES				**$ 55,040**
21	**FIRE SUPPRESSION SYSTEM**	15,289	SF	$ 7.80	**$ 119,254**
22	**PLUMBING**				
	Building Plumbing	15,289	SF	$ 10.80	$ 165,121
	TOTAL PLUMBING				**$ 165,121**
23	**HVAC**				
	HVAC - RTU	15,289	SF	$ 78.00	$ 1,192,542
	TOTAL HVAC				**$ 1,192,542**
26	**ELECTRICAL**				
	Service & Distribution	15,289	SF	$ 10.80	**$ 165,121**
	PV Array	1	Allow	$ 120,000.00	**$ 120,000**
	Power	15,289	SF	$ 12.00	**$ 183,468**
	Lighting	15,289	SF	$ 24.00	**$ 366,936**
	TOTAL ELECTRICAL				**$ 835,525**
27	**COMMUNICATIONS**				
	Telecommunications	15,289	SF	$ 6.00	**$ 91,734**
	A/V	15,289	SF	$ 4.80	**$ 73,387**
	TOTAL COMMUNICATIONS				**$ 165,121**
28	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm	15,289	SF	$ 4.20	**$ 64,214**
	Security System, Surveillance	15,289	SF	$ 3.60	**$ 55,040**
	TOTAL ELECTRONIC SAFETY & SECURITY				**$ 119,254**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN…….……MASTERPLANNING

TEST FIT 2
NEW BUILDING - CONCRETE
15,289 SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
31	**EARTHWORK**				
	Building Excavation	1,213	CY	$ 18.00	$ 21,832
	Backfill & Compaction w/ Imported Fill	243	CY	$ 90.00	$ 21,832
	Haul Away Excess	1,213	CY	$ 18.00	$ 21,832
	Building Grading	8,187	SF	$ 1.20	$ 9,824
	Gravel Under Slab	160	Ton	$ 90.00	$ 14,409
	Site Grading	11,813	SF	$ 1.20	$ 14,176
	SWPPP	1	LS	$ 6,000.00	$ 6,000
	TOTAL EARTHWORK				**$ 109,905**
32	**SITE IMPROVEMENTS**				
	Site Repair, Site Improvements	11,813	SF	$ 30.00	$ 354,390
	TOTAL SITE IMPROVEMENTS				**$ 354,390**
33	**UTILITIES**				
	Water Line	1	Allow	$ 18,000.00	$ 18,000
	Fire Line	1	Allow	$ 24,000.00	$ 24,000
	Sewer Line	1	Allow	$ 24,000.00	$ 24,000
	Storm Drainage	20,000	SF	$ 3.00	$ 60,000
	Gas Line	1	Allow	$ 12,000.00	$ 12,000
	Communications Utility	1	Allow	$ 18,000.00	$ 18,000
	TOTAL SITE IMPROVEMENTS				**$ 156,000**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 2
REMODEL
2,367 REMODEL SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	BUILDING COST SUMMARY				
02	**EXISTING CONDITIONS**			$ 5.53	$ 13,101
03	**CONCRETE**			$ 2.40	$ 5,681
04	**MASONRY**			$ -	$ -
05	**METALS**			$ -	$ -
06	**WOODS & PLASTICS**			$ 8.40	$ 19,883
07	**THERMAL & MOISTURE PROTECTION**			$ 3.78	$ 8,947
08	**DOORS & WINDOWS**			$ 19.68	$ 46,583
09	**FINISHES**			$ 95.14	$ 225,206
10	**SPECIALTIES**			$ 6.00	$ 14,202
11	**EQUIPMENT**			$ -	$ -
12	**FURNISHINGS**			$ -	$ -
13	**SPECIAL CONSTRUCTION**			$ -	$ -
14	**CONVEYING SYSTEMS**			$ -	$ -
21	**FIRE SUPPRESSION**			$ 9.60	$ 22,723
22	**PLUMBING**			$ 10.80	$ 25,564
23	**HVAC**			$ 93.60	$ 221,551
26	**ELECTRICAL**			$ 51.85	$ 122,736
27	**COMMUNICATION**			$ 21.60	$ 51,127
28	**ELECTRONIC SAFETY & SECURITY**			$ 12.00	$ 28,404
31	**EARTHWORK**			$ -	$ -
32	**EXTERIOR IMPROVEMENTS**			$ -	$ -
33	**UTILITIES**			$ -	$ -
	SUBTOTAL			$ 340.39	$ 805,707
	GENERAL CONDITIONS	7%		$ 23.83	$ 56,400
	BONDS & INSURANCE	2.2%		$ 7.49	$ 17,726
	OVERHEAD & PROFIT	3.5%		$ 11.91	$ 28,200
	DESIGN CONTINGENCY	15%		$ 51.06	$ 120,856
	TOTAL CONSTRUCTION COST			$ 434.68	$ 1,028,888

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	5/28/2025

PROJECT NAME……..……ALTA TOWN OFFICE BUILDING
LOCATION……..……ALTA, UTAH
ARCHITECT……..……FFKR
STAGE OF DESIGN……..……MASTERPLANNING

TEST FIT 2
REMODEL
2,367 REMODEL SF

CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
02	**EXISTING CONDITIONS**				
	Interior Finishes Demolition	2,367	SF	$ 3.00	$ 7,101
	Temporary Protections	1	LS	$ 6,000.00	$ 6,000
	TOTAL EXISTING CONDITIONS				**$ 13,101**
03	**CONCRETE**				
	Patch & Repair Slab	2,367	SF	$ 2.40	$ 5,681
	TOTAL CONCRETE				**$ 5,681**
05	**METALS**				
	TOTAL METALS				**$ -**
06	**WOOD & PLASTICS**				
	Carpentry				
	Wood Plates & Blocking	2,367	SF	$ 1.20	$ 2,840
	Subtotal for Carpentry				**$ 2,840**
	Millwork				
	Misc. Millwork	2,367	SF	$ 7.20	$ 17,042
	Subtotal Millwork				**$ 17,042**
	TOTAL WOOD & PLASTICS				**$ 19,883**
07	**THERMAL & MOISTURE PROTECTION**				
	Sound Batt	3,314	SF	$ 2.40	$ 7,953
	Fireproofing				N/A
	Caulking & Sealing	2,367	SF	$ 0.42	$ 994
	TOTAL THERMAL & MOISTURE PROTECTION				**$ 8,947**
08	**DOORS & WINDOWS**				
	Interior Doors	2,367	SF	$ 9.60	$ 22,723
	Interior Glazing Allowance	331	SF	$ 72.00	$ 23,859
	TOTAL DOORS & WINDOWS				**$ 46,583**
09	**FINISHES**				
	Interior Partition Framing	3,314	SF	$ 12.00	$ 39,766
	Gyp. Wall Board	6,628	SF	$ 4.20	$ 27,836
	Ceilings	2,367	SF	$ 18.00	$ 42,606
	Flooring	2,367	SF	$ 24.00	$ 56,808
	Base	442	LF	$ 8.40	$ 3,711
	Paint Gyp.	6,628	SF	$ 1.62	$ 10,737
	Wall Finishes	6,628	SF	$ 3.60	$ 23,859
	Patch & Repair Existing Walls	2,367	SF	$ 2.40	$ 5,681
	Adjacent Architectural Repair	2,367	SF	$ 6.00	$ 14,202
	TOTAL FINISHES				**$ 225,206**
10	**SPECIALTIES**				
	Misc. Building Specialties	2,367	SF	$ 6.00	$ 14,202
	TOTAL SPECIALTIES				**$ 14,202**

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Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION				5/28/2025
PROJECT NAME……..……..ALTA TOWN OFFICE BUILDING LOCATION……..……..ALTA, UTAH ARCHITECT……..……..FFKR STAGE OF DESIGN……..……..MASTERPLANNING				**TEST FIT 2 REMODEL** 2,367 REMODEL SF	
CSI #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
21	**FIRE SUPPRESSION & MODIFICATIONS**	2,367	SF	$ 9.60	**$ 22,723**
22	**PLUMBING**				
	Misc. Plumbing	2,367	SF	$ 10.80	$ 25,564
	TOTAL PLUMBING				**$ 25,564**
23	**HVAC**				
	HVAC Demolition	2,367	SF	$ 3.60	**$ 8,521**
	HVAC	2,367	SF	$ 90.00	**$ 213,030**
	TOTAL HVAC				**$ 221,551**
26	**ELECTRICAL**				
	Electrical Demolition	80	HRS	$ 114.00	**$ 9,120**
	Service & Distribution Modification	2,367	SF	$ 12.00	**$ 28,404**
	Power	2,367	SF	$ 12.00	**$ 28,404**
	Lighting	2,367	SF	$ 24.00	**$ 56,808**
	TOTAL ELECTRICAL				**$ 122,736**
27	**COMMUNICATIONS**				
	Telecommunications	2,367	SF	$ 12.00	**$ 28,404**
	A/V	2,367	SF	$ 9.60	**$ 22,723**
	TOTAL COMMUNICATIONS				**$ 51,127**
28	**ELECTRONIC SAFETY & SECURITY**				
	Fire Alarm	2,367	SF	$ 6.00	**$ 14,202**
	Security System, Surveillance	2,367	SF	$ 6.00	**$ 14,202**
	TOTAL ELECTRONIC SAFETY & SECURITY				**$ 28,404**
31	**EARTHWORK**				
	TOTAL EARTHWORK				**$ - **
32	**SITE IMPROVEMENTS**				
	TOTAL SITE IMPROVEMENTS				**$ - **
33	**UTILITIES**				
	TOTAL SITE IMPROVEMENTS				**$ - **

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ZIONS PUBLIC FINANCE, INC.

Alta Town

June 2025

Master Plan Funding Options Overview

Finance Encyclopedia

ALTA MASTER PLAN FUNDING OPTIONS - DRAFT

Overview

The purpose of this report is to provide Alta with a wide variety of funding options for infrastructure in the Town. No specific buildings, infrastructure projects or amenities have been identified as part of this overall funding options review.

The funding sources discussed in this analysis include:

- Bonds
  - General Obligation Bonds
  - Revenue Bonds
- Grants
  - Utah Department of Environmental Quality (DEQ)
  - Community Impact Board (CIB)
  - Community Development Block Grant (CDBG)
  - Utah Office of Outdoor Recreation
  - Safe Streets
  - Utah State Revolving Loan Fund
- Special Assessment Areas (SAAs)
- Public Infrastructure Districts (PIDs)
- Tax Increment Areas
  - Community Reinvestment Areas (CRAs)
- Fees
  - Impact Fees
  - User Fees
  - Business License Fees
- Housing
  - Low Income Housing Tax Credits (LIHTC)
  - Home Ownership Promotion Zones (HOPZ) – also uses tax increment
  - First-Time Homebuyer Investment Zones (FHIZ) – also uses tax increment
- Public-Private Partnerships (P3s)

Bonds

General Obligation Bonds

A general obligation (GO) could be issued by the Town and would require voter approval at an election but would achieve a slightly lower interest rate than other types of bonds such as a sales tax bond. GO bonds are issued against property tax revenue that appears on property tax bills as a seperate levy. The following shows some sample impacts on property owners in Alta given various bonding scenarios to accomplish a variety of capital improvements if a GO bond were to be issued.

TABLE 1: POTENTIAL BONDING SCENARIOS

	Scenario 1	Scenario 2	Scenario 3
Alta Town Taxable Value	$389,622,946	$389,622,946	$389,622,946
Bond Amount Issued	$1,000,000	$5,000,000	$10,000,000

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	Scenario 1	Scenario 2	Scenario 3
Bond Rate	4.25%	4.25%	4.25%
Bond Term in Years	20	20	20
Payment per Year	$75,220	$376,099	$752,198
Tax Rate Necessary	0.0001931	0.00096529	0.00193058
Annual Property Tax Impact on $500,000 Primary Residential Unit*	$53	$265	$531

*Assumes a 45 percent exemption on a primary residential unit

However, a GO bond would require a general election and these types of bonds are generally more amenable to the public when they are for essential services (i.e., public safety).

Revenue Bonds
A sales tax revenue bond, due to the ease of issuing without an election and voter approval, could be a more likely means of bonding for most infrastructure projects. Outstanding bonds to which sales tax revenues are pledged as the sole source of payment may not at any one time exceed an amount for which the average annual installments of principal and interest will exceed 80 percent of the total sales tax revenues received by the issuing entity from the collection or rebate of the sales tax revenues during the fiscal year of the issuing entity immediately preceding the fiscal year in which the resolution authorizing the issuance of bonds is adopted. See Utah Code 11-14-307.

Alta Town currently has sales tax revenues of approximately $1.9 million. These revenues come mainly from the ski industry and can fluctuate based on yearly snow levels. While the Town would certainly not want to obligate 80 percent of its sales tax revenues, because sales tax revenues are the major funding source for the Town, it could consider obligating a portion of these revenues. At a 20 percent commitment level, the Town could issue debt for roughly $4.5 million.

The Town could also issue Transient Room Tax (TRT) bonds which would have a higher interest rate than sales tax bonds due to the somewhat greater risk associated with the bonds.

Grants

Tourism, Recreation, Cultural, Convention and Airport Facilities (TRCC)
Salt Lake County has imposed a tax under the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act, Utah Code Ann. §§ 59-12-601 et seq. (the "Act"), to support cultural and economic growth within its boundaries. Revenue collected under this tax may be used for the development and maintenance of convention facilities, cultural facilities, recreation facilities, or tourism promotion.

The following projects were funded by Salt Lake County in 2024. It is important to note that all projects were funded for lesser amounts than requested – some significantly so. Therefore, the Town would want to ensure that 1) it makes a request that includes all costs and contingencies; and 2) has additional funding sources to supplement the likely difference between funds requested and those received.

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Utah Department of Environmental Quality (DEQ)
The Utah Department of Environmental Quality - Utah Division of Water Quality's (DWQ) Clean Water State Revolving Fund Loan Program (SRF) receives, on average, a combined $9 million a year from State and Federal funding and an additional $15 million in funding each year from loan repayments. This money is used to fund water quality and wastewater infrastructure projects in Utah through grants and loans to municipalities in Utah.

In addition, DEQ provides funding from available petroleum brownfields grant funds to persons interested in having their property assessed for environmental contamination.

Community Development Block Grant Funds (CDBG)
These funds can be used to accomplish Town goals that are intended to benefit primarily low and moderate-income families.

Utah Office of Outdoor Recreation
The Utah Office of Outdoor Recreation has several different grant programs, a few of which are listed below.

Utah Outdoor Recreation Grant (UORG) is for new outdoor recreation infrastructure projects which helps communities build recreation amenities that support local economic development. Within the UORG program are the UORG Tier 1 ($15,001-$200,000), Regional Asset Tier (Up to $750,000), Mini-Grant (Up to $15,000), and the Utah Outdoor Classroom Grant (Up to $15,000).

Land and Water Conservation Fund (LWCF) is a federally-funded program established to assist government agencies with the creation of high-quality, public outdoor recreation facilities. LWCF grants have been used to construct golf courses, swimming pools, and parks.

Recreation Restoration Infrastructure Grant (RRI)
The Recreation Restoration Infrastructure (RRI) grant funds the restoration or rehabilitation of existing and developed recreation areas and trails so the public can safely access them. The RRI grant funds from $5,000 to $150,000.

Other grants are available for restoration of high-use and high-priority trails, boating access and motorized recreation.

Safe Streets and Roads for All
The United States Department of Transportation has planning and implementation grants available to promote safer transportation routes. The Wasatch Front Regional Council is currently working on a planning document that will allow local communities to submit grant requests for implementation funds.

Botanical, Cultural Zoo Tax (ZAP Tax)
This tax has already been enacted to the full 0.10 percent in Salt Lake County. Alta could apply for these funds for various projects focused on recreation/parks/open space, but obtaining this funding is generally highly competitive.

FHWA – National Recreational Trails Funding Program
The National Recreational Trails Funding Program, also known as the Recreational Trails Program (RTP), is a grant program that helps fund the construction, maintenance, and restoration of recreational trails and trail-related facilities. The program is overseen by the U.S. Department of Transportation's Federal Highway Administration (FHWA) and is funded by gas taxes paid by off-road vehicles.

Bipartisan Infrastructure Law (BIL)
The Bipartisan Infrastructure Law consists of nearly 400 funding opportunities. Visit https://localinfrastructure.org/funding-opportunities/ and type in the type of infrastructure needs to see available funding sources.

State Revolving Loan Fund
The State Revolving Loan Fund helps cities with unique circumstances which make traditional bonding difficult. These loans can be very low interest rates or partial grants and are most often used for water and sewer projects.

Special Assessment Area (SAA)

Special Assessment Areas ("SAAs") are a financing mechanism that allows governmental entities to designate a specific area for the purpose of financing the costs of improvements, operation and maintenance, or economic promotion activities that benefit property within the area. Entities can then levy a special assessment, on parity with a tax lien, to pay for those improvements or ongoing maintenance. The special assessment can be pledged to retire bonds, known as Special Assessment Bonds, if issued to finance construction of a project. Utah Code §11-42 deals with the requirements of special assessment areas.

The underlying rationale of an SAA is that only those property owners who benefit from the public improvements and ongoing maintenance of the properties will be assessed for the associated costs as opposed to other financing structures in which all Town residents pay either through property taxes or increased service fees. With multiple property owners, it may be difficult to gain support for establishing a SAA.

While not subject to a bond election as is required for the issuance of General Obligation bonds, SAAs may not be created if 40 percent or more of those liable for the assessment payment[1] protest its creation. Despite this legal threshold, most local government governing bodies are unwilling to create an SAA if 10-20 percent of property owners oppose the SAA.

[1] Based on the method of assessment selected, i.e. acreage, front footage, per lot, etc.

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Once created, an SAA's ability to levy an assessment has similar collection priority / legal standing as a property tax assessment. However, since it is not a property tax, any financing secured by that levy would likely be done at higher interest rates than general obligation, sales tax revenue or utility revenue bonds. Interest rates will depend on a number of factors including the ratio of the market value to the assessment bond amount, the diversity of property ownership and the perceived willingness and ability of property owners to make the assessment payments as they come due. All improvements financed via an SAA must be owned by the Town and the repayment period cannot exceed twenty (20) years.

Public Infrastructure District (PID)

A public infrastructure district (PID) can be created with the consent of all property owners within a given area to fund capital infrastructure within the district. Once established, a tax rate of up to 15 mills[2] can be levied on property within the PID. In practice, communities in Utah that have used the PID mechanism have opted for much lower tax levies.

With a revenue stream established, bonds can be issued at a cost much lower than other development financing. Plus, the issued bonds are not recorded on the Town's books. In some cases, tax increment is used to make the debt payments and it is not necessary to enact any tax rate within the PID.

Concerns have been voiced about the relative competitiveness of sites with PIDs in comparison to other nearby sites without the added debt obligations.

Community Reinvestment Areas (CRAs)

A tax increment financing (TIF) district, such as a CRA, is a tool used by local governments to encourage development or redevelopment by capturing the future tax revenue generated by increased property values in a specific area. A base property value is established at the time the district is created, and any increase in property values above that base generates additional tax revenue, known as the "increment." This increment is then used to fund improvements within the TIF district, such as infrastructure improvements or redevelopment projects.

Alta currently does not have any tax increment areas but could potentially benefit from one in the future. One of the greatest advantages of CRAs is that tax increment has few restrictions on how it can be spent. However, there are no funds to be spent unless investment occurs in the area, thereby creating tax increment. The Town would need to create a redevelopment agency, if not already created, and then, if a project area is desired, redevelopment agency would need to convince taxing entities to participate in the creation of a CRA which requires some political will.

	CRA
Funding Mechanism	Tax Increment
Taxing Entity Participation	Negotiated with individual taxing entities and participation is not required (§17C-5-204); increment can likely only be triggered 3 times in Salt Lake County based on County policy
Governing Body	Municipal Redevelopment Agency (Alta Town Council) (§17C-5-204)

[2] 1 mill is equal to $1 in property tax levied per $1,000 of a property's assessed value.

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	CRA
Creation of Area	Alta would adopt a survey area resolution designating its intent to study the creation of a project area; specific boundaries are identified in the resolution (§17C-5-103)
Project Area Plan and Budget Creation	Created by Alta Town RDA (§17C-5-105)
Approval of Plan and Budget	Alta RDA Board resolution and City Council adoption (§17C-5-104)
Affordable Housing Requirements	Ten percent affordable set-aside for CRAs generating more than $100,000 in increment annually (§17C-5-307)
Can be Used with Other Tools	Yes
Projects	Project area redevelopment, environmental remediation, housing, incentives, public infrastructure
Bonding	Can sell tax increment bonds secured by the CRA project area increment with the amount of bonds limited by the potential cashflow of future revenue

Impact Fees

Impact fees are one-time fees charged to new development to offset the capital costs associated with new development. They are one source of funding for new capital improvements to maintain service levels and expand capacity for new growth as it occurs. The Town currently does not charge any impact fees. If little growth occurs in a community, it is generally not worth the time and effort to enact impact fees.

Advantages: New development pays its own way – proportionate share of capital costs
Could create separate service area for separate impact fees if extraordinary costs apply
Could be a long-term repayment source for other funding mechanisms

Disadvantages: Receipt of impact fees takes place over many years and is not guaranteed
Fees can only be charged and used for *system* and not *project* improvements
Impact fees are only collected for new growth in a community

User Fees

It is good practice to regularly review fees charged for building permits, business licenses, rentals, recreation programs, etc. to ensure that costs are being covered.[3] If costs are not covered, then General Fund monies are being diverted to uses which could legitimately be covered by fees, thereby reducing funds available for other purposes.

Business License Fees

Utah law allows for the collection of business license fees, including disproportionate and enhanced services fees.

[3] In some cases, such as for youth and senior programs, many cities have the policy of subsidizing some of the costs.

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There are two types of disproportionate service costs: disproportionate regulatory costs and disproportionate service call costs.

Regulatory service costs occur when a business incurs additional regulatory costs (beyond the base costs) for inspections or other regulatory services. While Alta does have a law-enforcement shift exclusively for alcohol enforcement, the cost of this shift is completely covered by funds received from State programs. Therefore, Alta does not have any disproportionate regulatory service costs that were identified in its most recent business license fee study.

Disproportionate service call costs include the cost of services for police calls above the base level of service multiplied by the cost per call. Disproportionate service call costs were included in Alta's last business license fee study.

Alta provides enhanced service to the Alta Ski Area and Lodges with 20 or more rooms. Based on the Town's most recent business license fee study, the Police Department patrols the parking lots for these areas for approximately one hour each day during peak ski season as well as during peak summer activities to assist with parking problems and the general security of parked cars which may be left unattended for hours at a time. These enhanced costs were included in the Town's most recent business license fee study.

Housing

If the Town decides to pursue housing development or incentivization in the future, the State and federal government have provided a variety of tools to assist with housing development.

Low Income Housing Tax Credits (LIHTC)

Last year, the federal LIHTC program gave State and local LIHTC-allocating agencies the equivalent of approximately $10 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. This is an attractive tool to many developers that lowers their overall costs of developing affordable housing. In 2024, the Utah Housing Corporation (UHC) awarded over $13.5 million in 9% federal Low Income Housing Tax Credits (LIHTC) and over $7.1 million in State of Utah Tax Credits.

Home Ownership Promotion Zones (HOPZ)

HOPZs were enacted by the Utah Legislature in its 2024 session in SB168. The basic requirements for a HOPZ are as follows:

- Can be established directly by a municipality;
- Must be 10 acres or less;

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- Must be zoned for at least 6 units per acre;
- 60 percent of the housing units must be affordable (less than 80 percent of the median county home price); and
- Housing must be deed-restricted for at least five years.

If created, the municipality can receive 60 percent of the tax increment for 15 years.

First Home Investment Zones (FHIZ)
SB268, passed by the Utah Legislature in 2024, allows cities to use tax increment to create a town center, with owner-occupied units, in areas not covered by HTRZs. There must be a minimum of ten acres and a maximum of 100 acres in a FHIZ. The approval process is similar to that of HTRZs, with HTRZ committee approval required.

There is a per-acre minimum residential density requirement of 30 units per acre, and 51 percent of the developable acres in the FHIZ zone must be residential development of which 50 percent must be owner-occupied. However, up to half of these homes can be outside the FHIZ zone. Homes within the zone must be 25 percent owner occupied and homes outside must be 100 percent owner occupied.

At least 12 percent of homes inside the FHIZ zone, and at least 20 percent of homes outside the zone must be affordable. Owner-occupied homes are defined to be affordable at 80 percent of the zip code median home price; rental homes are affordable at 80 percent the county median income.

New homes outside the FHIZ zone, but within the proposing city/town (“extraterritorial homes”), can count towards the requirement of 30 units per acre if they are owner-occupied for at least 25 years and meet other requirements: minimum of six units per acre, single-family owner-occupied, and 80 percent detached units.

If a FHIZ is approved, the municipality can receive up to 60 percent of property tax increment capture from all taxing entities inside the zone for 25 years per parcel (out of 45 years), with a maximum of three tax increment phases. Increment can be used for project and system infrastructure costs for the benefit of the FHIZ and related homes outside the zone.

Public Private Partnerships (P3s)

Public-private partnerships allow governments to complete large projects with private funding. Costs are increased somewhat for consumers due to the need for the private sector to make a profit. However, many also argue that the private sector can be more efficient in constructing new facilities and therefore cost is not a factor.

Under this scenario, there would have to be a means for the private sector to charge fees or rates in order to be paid back construction costs and make a profit.

Pre-Design Checklist

The Pre-Design checklist will help inform the Town of items to be completed before issuing an RFP to design teams. Some of the items listed could be completed by the selected design team, but it is typical for the Owner to provide the majority of the information listed below. As the Town gathers this information and makes decisions, it will start to form the basis of a very thorough and well-thought out RFP. The content below is intended to identify to the Town areas of concern that should be addressed.

- Project Overview -
  - Describe the project and why this project is necessary.
  - What are the goals and objectives of the project? These can be the same or different. Goals might be aspirational and what you want to push for; while objectives might be the minimum acceptable requirements.
  - Who is the Town's representative/project manager? Is it someone on staff or will you hire a third party Owner's representative?
- Project Budget -
  - What is the budget for construction?
  - What is the budget for design?
  - How will the project be funded? Will it utilize grants or other Federal funds?
    - Refer to Zion Public Finance encyclopedia.
    - The utilization of federal funds will likely trigger "Buy America" requirements which requires that contractors utilize materials that are mostly made in the USA. This could have cost impacts.
  - Is there an allowance for contingency or risk?
    - Inflation and political items have caused significant increases in construction costs in the last decade. If a budget is established now for work to be completed in 5 years, ensure it includes escalation costs and contingency to minimize risk to the Town.
- Project Schedule -
  - When would the Town want construction to be completed by?
    - How do winter conditions impact the construction timeline? Is phasing the project allowable?
- Site Information -
  - Site Survey -
    - Understand where easements are, site setbacks, site boundaries, utilities
  - Geotechnical -
    - Bearing capacity of the soil - how tall can the *soil* support?
      - Bore holes or pit sampling.
  - Zoning -
    - Do the parcels need to be rezoned to allow for the building to be built?
  - Title Work and Recording Property Ownership -
  - Environmental Assessments - is the site in a floodplain or part of a protected wetland?
  - Utility Capacity -
    - How much water is available? Does the Town have water rights that can support this?
    - Power requirements/capacity at the top of the canyon
    - Stormwater requirements
  - Avalanche Study -
    - Does this site need a new or updated avalanche study?
    - Avalanche danger will have significant impact on structural design which will impact architectural design (including layouts and massing) which will have a significant impact on construction costs.
- Regulatory Requirements -
  - Building Codes -
    - Currently the State of Utah is utilizing the 2021 International Building Code and the 2009 ANSI A117.1 (accessibility document). This could change in future years.
    - What will be the Town's permitting process? Will they utilize the typical contract reviewers or will a special third-party reviewer need to be hired?
      - Consider if any of the contract reviewers could be on selected design teams.
  - Historic Preservation -
    - While a new building would not be considered historic, what would the town like to do with other properties such as the Tom Moore Toilet or Alta Central?
  - As Little Cottonwood Canyon is part of a watershed, what considerations should be in place to protect it?

Pre-Design Checklist

- Program Requirements -
  - Refer to other sections of this report for space requirements and allocations, functional needs, future expansion identified, adjacencies, security and safety needs, and any other special equipment or infrastructure needs.
    - Design teams will likely want to verify this information again, especially if a number of years has passed since this project was completed and design begins.
  - Alta-centric
    - Define what is Alta in terms of a building.
      - This has been a major hurdle for previous efforts to design and construct new Town facilities. While meeting with Council over the course of this project, one council member said that he couldn't say in the moment what made a building fit in Alta. What fits in Alta and what is acceptable for a building to look like should be defined and documented by the council and/or Town residents before design.
- Sustainability and Energy (Stewardship) Goals -
  - What areas do you want to focus on? Lighting, power, water, building envelope, materials, et cetera
  - Are there certifications that the Town wants to pursue such as LEED, WELL, State of Utah High-Performance Building Standard, et cetera?
  - Are there energy efficiency targets?
    - Does the Town want to integrate renewable energy options such as solar panels?
  - Being part of the watershed, what water conservation efforts should be implemented in a new facility?
  - As part of any demolition and new construction, is there a desire to minimize material waste and maximize material reuse? If so, what targets are they?
  - Does the Town wish to hire a sustainability consultant to oversee this, or have any design or construction team have a dedicated person that can fill this role?
- Stakeholder Engagement -
  - To what extent does the Town want the selected design team to engage with the council? With community residents?
    - How should the design team communicate with residents if that is required?
    - Is a full public/community engagement plan desired?
  - Will the design team need to conduct design workshops and charrettes?
    - Consider if residents become burned out with outreach for new possible facilities.
  - How will decisions be made and integrate feedback from residents, the council, and staff? What hierarchy is there for the design team to follow?
- Design and Construction Constraints -
  - Where can staging and storage of construction material occur - will it be in Little Cottonwood Canyon or will it be in Salt Lake Valley?
  - What areas will require temporary construction to protect the road and passing pedestrians?
  - What materials are desired for construction? Are the selected/desired materials constrained by material availability or cost prohibitive?
  - Where will construction staff be able to park?
- Risk Management -
  - Identify potential risks and mitigation strategies
  - Insurance and liability considerations
  - Safety and emergency response planning
  - Identify potential risks and mitigation strategies.
    - These should be identified early and tracked through every meeting (both in design and construction).
  - Due to the possibility of avalanches to impact winter construction, what insurance and liability requirements should be instituted? Are they higher than what the Town typically requires?
  - Due to the possibility of avalanches to impact winter construction, it is recommended that the Town require safety and emergency response plans for the selected contractor. Coordination should occur between the contractor and the Alta Marshal's Office.
- Project Delivery and Contracting -
  - What is the Town's preferred project delivery method?
    - Design-Bid-Build
    - Design-Build
    - Construction Manager at Risk (CMAR)
    - Construction Manager/General Contractor (CM/GC)

Pre-Design Checklist

- How will the town select the design team and contracting team? Is it low-bid or value-based selection?
- What roles and responsibilities will the Town assign to staff?

Appendix

Introduction

Recommended Solutions

In the Appendix, the full complete description of characteristics and current condition of building systems are documented, along with proposed **“Good”, “Better”, “Best”** approaches for correction/remediation or further action that should be taken to stabilize the components.

As a rule of thumb, the “Good” recommendation would be considered a “low hanging fruit” approach to prevent deterioration or correct a minor issue.

Implementation of the “Better” recommendations would be an approach that would require a moderate expense to correct an issue.

Implementation of the “Best” approach would be an approach to completely replace a problematic condition.

Alta Town Office Building

Built in 1994, the Alta Town Office is a two-story cast in place concrete structure with punched openings for windows and doors. The building is an administrative office building with offices and meeting spaces for town administrative staff, the mayor, town council and other governmental employees.

A. Visible Foundation System

The building is partially recessed into the hillside with the south and east entrance doors at grade. The grading of the hill slopes along the west wall, with the highest portion at the rear (north) and lowest at the front (south) of the building.

The visible portion of the foundation system is cast-in-place concrete stem integral to the building exterior wall. There is no differentiation between foundation and wall. The east entry has a concrete column supported bearing on a concrete grade beam.

The rear (north) wall is only partially exposed above the hillside and forms a site retaining wall. The hill continues to rise behind the building. The grading immediately adjacent to the building has been adjusted to slope away from the wall to a catch basin to capture and direct runoff away from the building. The early autumn timing of the site visit coincided with the trees on the site beginning to drop their leaves. Site landscaping is mostly naturally occurring plants and are right up against the foundation and retaining walls.

The concrete foundation and retaining walls are in good overall condition and do not exhibit areas of spalling, honeycomb or significant cracking.

Definition:
spalling / break off in fragments

Recommended Measures

Good – Periodic pressure wash cleaning and inspection of the foundation and retaining walls.

Better – Loose leaves and other vegetation adjacent to the foundation should be removed to maintain a 3’-0” minimum buffer against the concrete walls. The buffer will prevent water from being held against the foundation and retaining walls and reduce potential water infiltration and concrete damage from freeze/thaw action during cold weather.

Best – No recommendations.

Alta Town Office Building

B. Building Envelope and Exterior Finish Materials

The exterior walls are cast-in-place concrete and are integral with the foundation walls. The concrete is a smooth form finish and has exposed cone tie recesses and defined form lines. The south wall is punctuated by metal panel infill with windows and a door and a large projecting metal panel bay. The interface of the metal panel and the concrete appears to be sealed effectively with an elastomeric sealant.

The east wall acts as a partial retaining wall as the slope of the hill progress from front (south) to rear (north). The main entrance is located at the second floor level and is comprised of an aluminum storefront system vestibule with full height windows and a glass door. The entry is protected by a triangular shaped concrete canopy. The top of the concrete wall is discolored from water resting on the top surface of the wall and then running down the exposed face. It appears that the partial parapet cap (see the Roofing section) has steel components which are rusting as the water streaks from the top of the wall appear to be rust colored. There is surface mounted conduit that wraps over the top of the entry vestibule connecting the electrical meter and service panel on the wall to the right of the entry and a convenience outlet box and additional conduit extending below grade to the left of the entry. At the time of the visit, the main entry door was damaged and in need of repair.

The west wall acts as a partial retaining wall as the slope of the hill progress from front (south) to rear (north). This wall has one punched opening filled with metal panel and a window, similar to the south wall.

The north wall is acting as a retaining wall and only the top of the wall is exposed to view. The hill slopes gently from east to west and the wall exposure increases from about four (4) feet to about seven (7) feet as the slope extends to the west.

Recommended Measures

Good – Periodic pressure wash cleaning and inspection of the foundation and retaining walls. Periodic inspection of the sealant at the metal panel to concrete interface.

Better – Landscape maintenance as describe in the Visible Foundation System section.

Best – No recommendations.

Definition:
elastomeric / rubber-like, liquid coating applied to surfaces to create a flexible, waterproof membrane

Alta Town Office Building

C. Exterior Windows and Doors

There are six (6) windows and two (2) entry doors in the building. The windows and doors are anodized aluminum storefront systems. The windows are all set into metal panel walls that infill punch openings in the cast-in-place concrete walls. Four of the windows are a combination of a narrow, operable casement window which pivots outward, hinged on the left jamb, flanked by wider fixed windows. Two windows are similar but, consist of a single operable casement flanked by one fixed window. The windows have triple glazed insulated glazing units (IGU). The IGU's do not have moisture inside the units, as such, the units appear to remain sealed. The glazing type in the windows is unknown, but their age suggests that the glass would be low-E at a minimum. The windows, which are also assumed to be thermally broken, will have slightly above-average energy conservation performance.

The storefront door systems are also anodized aluminum and match the window sightlines and detailing. Both door systems are mulled together with windows, the main entry also has a transom. It is also assumed that the IGU's have intact internal seals as no moisture was observed between panes of glass.

Definition:
IGU / insulated glazing units

Recommended Measures

Good – Periodic cleaning and inspection of window seals. Any evidence of moisture between panes should be remedied by replacing the IGU. Adopt a periodic maintenance schedule with regular lubrication of operating hardware.

Better – Replace the IGU's with spectrally selective glazing (i.e. SolarBan 90) when internal seal failure occurs.

Best – Immediate replacement of the window IGU's with a spectrally selective glazing. This will increase the window energy performance but the energy cost savings would not likely return the investment in IGU replacement.

Alta Town Office Building

D. Roofing

MEMBRANE

The building has three areas of membrane roofing:

1. The main building
2. The concrete canopy
3. The main entry storefront system

Only the main roof and the concrete canopy roofing were readily accessible for visual inspection. The roofing membrane appears to be a white TPO. The roofing may be PVC, but the typical dark colored line at the membrane seams is missing. The membrane installation is assumed to be a 20-year warranty system as vertical surface termination bar lacks the usual counter flashing required for a 30-year installation warranty. There is no obvious visual indication of exposed scrim, pinholes or seam separation and no obvious signs of roof leaks inside the building. The membrane appears to be in good condition, but based on the age of the building, this is likely the original roof membrane and plans should be made for replacement in the next five (5) years.

Definitions:
TPO / thermoplastic made from rubber and polypropylene

PVC / single-ply membrane used in roofing

DRAINAGE

Drainage is facilitated by a primary roof drain near the north wall of the building supplemented by a trough wall scupper on the west. The drain has heat tracing, but the functionality of the system was not verified. The concrete canopy roof drains onto the main roof through a small (approx. 3" diameter) round scupper. The roof appears to drain reasonably well, there is evidence of small areas of ponding, but these are limited in size and are not suspected of being an issue. The early autumn timing of the site visit coincided with the trees on the site beginning to drop their leaves and the leaves have accumulated along the edges of the parapet walls and roof drain.

Penetrations through the roof are limited to the roof drain and one four inch (4") pipe flue/vent. The vent has a low pipe jack with a clamping band and sealant.

Alta Town Office Building

PARAPET

The parapet walls are an extension of the cast-in-place concrete walls and terminate with a low slope to the exterior. There is a galvanized parapet cap that covers half the width of the exterior wall and extends down the inside face about four-inch (4”). The cap appears to be in good condition with the vertical seams not exhibiting damage or open gaps. The concrete canopy membrane extends up the face of the parapet, over the top and terminates with a termination bar located about 1/4 the width of the wall from the outside edge. There is no parapet cap at the concrete canopy. The lack of a parapet cap on the canopy and the cap not extending to the outside face of the main parapet walls was a conscious design decision based on the aesthetic of the clean concrete edge at the top of the wall. This decision results in a compromise to the performance of the roofing membrane termination on the top of the wall.

Definition:
Parapet / low wall or railing that extends from a wall at the edge of a structure

Recommended Measures

Good – Frequent removal of the leaves and other debris from the membrane to protect the drain from clogging.

Better – Replacement of the pipe vent sealant.

Best – Replacement of the vent pipe jack boot with a boot that is 12” or taller. Install a Presto-tite roof edge metal system when the roofing membrane is replaced. This is a system where the membrane wraps over the top of the wall and down the face of the exterior three inch (3”) and is covered with a two-piece edge metal. This system provides a much more robust waterproof detail at the top of wall condition.

Alta Town Office Building

E. Interior Features and Finishes

WALLS

The interior of the office is in very good condition. Interior walls are painted gypsum board with exposed concrete columns. There are clerestory windows on the second-level to project as much natural light as possible into the building interior.

CEILING

Ceilings are a combination of exposed concrete and lay-in acoustic tile. Only one area of the first level at the southeast window has any evidence of roof or piping leakage. The leakage is suspected to be caused by the projecting metal panel bay window system on the second-floor. The storage room on the first level is a gypsum board ceiling.

CEILING LIGHTING

Ceiling lighting is a combination of surface mounted and grid mounted fluorescent troffers. There are a few incandescent light fixtures in back-of-house service areas.

FLOORING

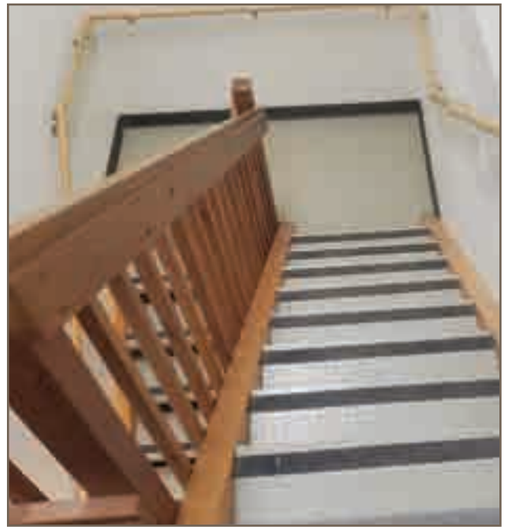
Flooring throughout the hallways and offices are carpet tile and rubber base. The second-floor vestibule and reception area is a walk-off carpet. The second-floor work/breakroom and skis/coats room are VCT tile with rubber base. The restrooms are ceramic or porcelain tile with a cove base.

STAIRS

The interior stairway is rubber treads and risers with a contrasting tread edge. The stairway intermediate landing and floor, janitor’s closets, and mechanical room are exposed concrete. The stair landing has a rubber base, but the janitor’s closet and mechanical rooms have no base. Transitions between flooring types are rubber transition profiles.

HANDRAIL

The handrail and guardrail in the interior stair are wood. The outside of the stair has a code compliant unfinished wood handrail, while the interior is a “bread loaf” railing that is not compliant with the current building code. The rail does not continue around the intermediate landing newel post un-interrupted, nor does the rail extend the required distance at the top and bottom of the stair.



Recommended Measures

Good – Replace incandescent lamps with LED lamps– see electrical narrative.

Better – Replace fluorescent light fixtures with LED – see electrical narrative.

Best – Replace stair guardrail / handrail with a system that is compliant with the current building code.

Alta Town Office Building

F. Site Access and Overall Accessibility

SITE ACCESS

Because the building is built into a steep hill, the building does not have an accessible path from a parking area. The two sidewalk approaches to the entries are both close to being accessible but have glaring failures. Despite the accessibility failures, the walks are comfortable to navigate, and most visitors will likely have no issues gaining access to the building. Of the two walks, the first-level entrance is the closest to an accessible path, but the sidewalk stops short of the road and has a short section of vegetation interrupting the path. The second-level walk has a step at the bottom that also interrupts the walk from the road. Both approach walks appear to be close to the 5% maximum slope, but likely exceed that limit.

BUILDING ACCESSIBILITY

Accessibility within the building is also not compliant with the current accessibility standards in most cases. Both the entry lobby reception desk and the first-level work desk millwork have a decorative projection feature that are too small to act as accessible transaction counters. The first-level restrooms are not accessible as the sink and toilet are too close together to provide the required clearances. The current standards for accessibility also include vertical grab bars in restrooms which are missing in the restrooms in the building. The door hardware is accessible. The building does not have an elevator or wheelchair lift to provide an accessible path between floors. This is not necessarily and issue if the services provided are available in an area on an accessible path.

Recommended Measures

Good – Verify the actual slope of the walks. Remove the vegetation at the first-level entrance walk and pour a concrete strip to connect the walk to the road. Remove the step at the bottom of the second-level entrance walk and pour a concrete strip to connect the walk to the road. Verify clearances in restrooms and remove the accessible restroom signage at restrooms which do not comply.

Better – Add vertical grab bars to the restrooms.

Best – Remove both walks and reconstruct new walks that meet accessibility requirements with proper slopes, edge protection and handrails. Reconfigure the lobby reception desk and the first-level work desk to have an ADA transaction counters that conform to the current accessibility standard. Reconfigure at least one restroom into a multi-gender, single occupant to comply with accessibility requirements.

Alta Town Office Building

Structural Assessment

CALDER RICHARDS
CONSULTING ENGINEERS

TOWN OFFICE BUILDING – Structural Assessment

The building structure is a two-level concrete structure with a concrete roof and floor, interior concrete columns and exterior concrete bearing shear walls. The foundation system is a conventional spread footing foundation. The age of construction is approximately 1993.

As a general assessment, observation indicates that the structure is in excellent condition with no signs of distress and that it has supported snow and avalanche loading during the time of use. Review of the existing structural drawings indicate that the design is well thought out with positive load paths occurring from roof to foundation.

An avalanche hazard and load analysis study was performed for the site prior to design and the structural engineer adequately addressed this loading in his design. This is noted in a correspondence between the structural plan reviewer and Alta's Town Manager. The Governing code at the time of design was the 1991 Uniform Building Code (UBC). The current code is the 2021 International Building Code (IBC). There have been significant changes made for seismic and wind loading criteria since the UBC. In some cases, the loading has decreased slightly. But because the structure was designed for extreme avalanche loading it is reasonable to assume that current IBC earthquake and wind loading would not control the design and except for some required detailing changes, the structure may be close to meeting the current code provisions.

The design considered a floor live loading criteria of 100 pounds per square foot (PSF), which is well above current IBC required loading of 50 PSF for offices. The higher loading is typically required for assembly loading such as meeting halls, restaurants, and auditoriums.

Conclusion - The Town Hall Building is in excellent condition and is anticipated to perform well during a seismic, wind, or avalanche event. The roof structure can support heavy snow loading without the need for shoveling. Thus, continued use of the building can be anticipated for future years.

1805 South Redwood Road, Suite 102, Salt Lake City, Utah 84104 T 801-466-1699 F 801-467-2495

SPECTRUM ENGINEERING

MECHANICAL and Plumbing ASSESSMENT

Project: Town of Alta Master Plan – Town Offices
April 2024
Principal Engineer: Vinnie Figlioli, PE

William Levitt Town Office Building – Assessment

Mechanical and Plumbing Overview

The building is a two story concrete building that was built in 1993. The building is conditioned by two natural gas furnaces. One furnace for each level. The furnaces are both located in the first floor mechanical room. Outside air is routed from a side wall louver and ducted to each furnace with associated balancing dampers. Both furnaces were replaced in 2022

The over all plumbing system of the building seems to be in good working order. The water heater is located within the first floor mechanical room and was replaced in 2017. Fixtures are from the original build.

No fire suppression system was found within the building.

Mechanical Assessment

The mechanical system matches the original design intent with some variation to the size of the furnaces. The furnaces have been replaced with slightly larger units. This is not an issue and will not affect the performance or life of the furnaces. The furnaces have been maintained and seem to be in good working order.

All ducting, registers, grilles, and louvers are in good working condition.

Plumbing Assessment

The plumbing system matches the original design intent and does not appear to be modified. Some fixtures have been replaced but the majority of the fixtures are original to the 1993 build out.

The water heater was replaced in 2017 and seems to be in good working condition. PRV station is operational and no visual leaks were observed.

The main plumbing vents through the roof are extended and are intact. The roof drain needs to be cleaned but no damage was observed.

Salt Lake City Office
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Alta Town Office Building
Mechanical & Plumbing Assessment

SPECTRUM ENGINEERING

Fire Suppression Assessment

No fire suppression system within the building. It is assumed that this was not required at the time of the original construction.

Equipment Information

Equipment	Age (yrs)	ASHRAE Life Expectancy (yrs)	Size
1st Floor Furnace	4	18	97,000 BTUH
2nd Floor Furnace	4	18	97,000 BTUH
Water Heater	7	12 to 15	(2) 4.5 Kw Elect

Recommendations and Priorities:

Recommendations			
All recommended upgrades are prioritized from 1-3 where:			
1)	Highly recommended upgrades (code violation, life safety, outdated systems, poor conditions, or similar)		
2)	Recommended upgrades (border line code violation, upgrades that provide additional comfort or value, or similar)		
3)	Optional upgrades (owner desired)		
Area	**Systems**	**Recommendation**	**Priority**
First Floor	Mech Ducting	Clean all existing ducting and grilles	3
Second Floor	Mech Ducting	Clean all existing ducting and grilles	3
All	Mechanical	Addition of a Building Automation System for remote access and control	3
All	Plumbing	Replace plumbing fixtures with water saving fixtures.	3
All	Fire suppression	Explore the possibility of adding a fire suppression system.	3

Salt Lake City Office
[illegible]

Alta Town Office Building

Mechanical & Plumbing Assessment

SPECTRUM ENGINEERS

Summary

The current mechanical and plumbing systems within the building are in good working order. The major equipment has all been replaced within the last 4-7 years and does not appear to have any issues. This building is in good working order.

Thank you for choosing Spectrum Engineers to provide this assessment. If you have any questions or would like further information, please do not hesitate to contact me directly.

Sincerely,

By: 

Vinnie Figlioli, P.E. Principal Mechanical Engineer

Salt Lake City Office
257 South 200 East, Suite 400, Salt Lake City, UT 84111 | 801-328-8151 | info@spectrum-engineers.com

Alta Town Office Building

Electrical Assessment

Town of Alta Facilities - Town Offices
Electrical Assessment Report

October 29th, 2024

1. Electrical Service and Power

a. Electrical service is provided by Rocky Mountain Power (RMP).

b. As no other utility equipment is spotted close to the building, ***we have assumed that the building is fed from a nearby pole mounted, single-phase tub transformer*** (*Exhibit 1*). This assumption to be confirmed by the Owner.

c. The meter (meter # 50 823 601) and main service disconnect are located outside the building at the main entry. The as-built drawings indicate the service disconnect size to be 200A, but we have observed a 150A (120/240V, 1ph, 3w) breaker during the site visit (*Exhibit 4*).

Exhibit 1 – Utility transformer (assumed) for Town Office and Marshall Building electrical service

Exhibit 2 – Town Office and Marshall Building electrical service meter and service disconnect

Exhibit 3 – Town Office and Marshall Building electrical service meter

Exhibit 4 – Town Office and Marshall Building electrical service main service disconnect – 150A

d. ***We have also assumed that the Marshall Building is fed from the same service.*** This assumption to be confirmed by the Owner.

e. The capacity of the existing electrical service has been verified by using the peak demand data from the RMP power bills from July 2023 to August 2024. Since the power factor information has not been provided, ***we have assumed the power factor to be 0.9***. The existing service has 32% spare capacity. The service appears to be adequate for the current electrical loads. If major renovations, additions, or large loads (such as elevator and similar loads) are planned in the future, the service size should be checked again at that time and the transformer size should be coordinated with RMP.

Town of Alta - Town Offices and Marshall Building

Service Capacity Calculations

240 volts — Meter # 50 823 681

1 phase

#	Billing Date: From	Peak Demand kW	Power Factor	Peak Demand kVA
1	July 2023	13	0.9000	18
2	August 2023	11	0.9000	15
3	September 2023	11	0.9000	15
4	October 2023	12	0.9000	17
5	November 2023	11	0.9000	15
6	December 2023	13	0.9000	18
7	January 2024	14	0.9000	19
8	February 2024	12	0.9000	17
9	March 2024	11	0.9000	15
10	April 2024	9	0.9000	13
11	May 2024	9	0.9000	13
12	June 2024	8	0.9000	11
13	July 2024	7	0.9000	10
14	August 2024	7	0.9000	10

Highest recorded peak demand in kVA:	19 kVA
NEC safety factor:	1.25
(Peak demand in kVA)*(Safety factor):	**24 kVA**
Peak demand in Amps @ 240V, 1ph:	101 A
Existing service size in Amps:	150 A
Spare cpacity (%):	**32%**
Spare capacity Amps @ 240V, 1ph:	49 A

f. The main service disconnect feeds panelboard A located at the lower level. The panelboard is installed in 1993, it has a few spare circuit breakers, and it appears to be in fair condition. The panelboard has another 10-15 years of useful life.

g. The office building is also backed up by the diesel generator located at the Marshall Building. We were not able to determine during the site visit how the generator connects to the office building. **This will have to be further investigated if the renovations or additions are considered.**

h. Grounding and bonding systems, including grounding electrodes and bonding jumpers, were not completely accessible or visible during the site observations. The only observed grounding electrode was water pipe. These portions of the electrical system are critical to safety and power quality of the system. Further investigation should be done to confirm the existence, resistance readings and condition of the grounding and bonding systems. A licensed electrician will be required to safely open and check these systems.

Alta Town Office Building

Electrical Assessment

ENVISION ENGINEERING

Town of Alta Facilities – Town Offices
Electrical Assessment Report

Exhibit 5 – Panelboard A

Exhibit 6 – Standby generator in the Marshall Building

i. A large mechanical duct is located above the boiler disconnect switch which not in compliance with *NEC 110.26 (E)*. This should be fixed in by relocating the duct or the disconnect.

j. The wiring devices (light switches, receptacles, etc.) appear to be in good conditions.

k. The women's restroom receptacle outlet is not GFCI protected as required in *NEC 210.8 (B)(1)*. It is unknown if the outlet is protected by an upstream GFCI outlet. This should be further investigated and a proper GFCI protection should be provided.

Exhibit 7 – Mechanical duct above the boiler disconnect

Exhibit 8 – Existing receptacle and data outlet

l. There were no visible surge suppression devices installed in this building. It is recommended to install surge suppression devices on the main service panel and at the selected panelboards that serve sensitive loads or expensive equipment.

2. Lighting System

a. Most of the building has florescent lights. Incandescent bulbs are still present at some locations (janitor closet, for example).

b. The existing light sources are outdated and inefficient. All existing light fixtures and bulbs are recommended to be replaced with new LED lighting. Each space will need to be evaluated individually to determine the extent of the upgrade needed.

c. The as-built drawings indicate the presence of the egress lighting fixtures with the integral battery packs. We were not able to field verify the egress light levels (1 fc average, and 0.1 fc minimum). If the lighting upgrade is considered in the future, the egress lighting should be completely upgraded at that time.

d. Existing lighting controls consist almost solely of the toggle switches. A couple of wall mounted occupancy sensors are observed in the restrooms.

e. Significant upgrades to the interior and exterior lighting control systems are needed to meet the latest energy codes. There are opportunities for energy savings by installing lighting controls such as occupancy sensors and timed relay controls.

Exhibit 9 – Fluorescent surface troffers

Exhibit 10 –Fluorescent light and occupancy sensor switch

3. Fire Alarm System

a. There is no fire alarm system in the building.

4. Telecommunication System

a. The demarcation equipment and main telecom rack are located in the boiler room at the lower level.

Exhibit 11 – Telecom rack

Exhibit 12 - Furnace, duct, and pipes in front of telecom rack

Alta Town Office Building
Electrical Assessment

ENVISION ENGINEERING
Town of Alta Facilities – Town Offices
Electrical Assessment Report

b. The furnace, mechanical ducts, and pipes are located right in front of the telecom rack, providing barely any clearance for proper access to the telecommunications equipment.

c. There is no dedicated A/C system nor telecommunication ground bus bar.

5. Security Systems

a. Except one camera in the main lobby, no other security system devices are observed.

6. Audio/Video

a. Conference Room Video system consists solely of a wall mounted display. There are no provisions for Video Conferencing, nor connection of video inputs at the conference Table.

b. Assuming display Is used to shop technical content, display is undersized.

c. There are no provisions for in room voice lift. – The room is small enough that the Video Conferencing bar is appropriate

d. There is no floor box below the conference table, limiting cable options.

Exhibit 13 – Conference Room AV System

Exhibit 14 – Conference Room Display Mounting

Exhibit 15 Conference Room Table – w/o floor box

Recommendations

The following table summarizes the list of the recommended upgraded. All recommended upgrades are prioritized from 1 to 3, where:

1 → Highly recommended upgrades (code violations, life safety, fire hazards, outdated systems, poor conditions, and similar)

2 → Recommended upgrades (border line code violations, upgrades that provide additional comfort and flexibility, technology upgrades)

3 → Optional upgrades (owner desired upgrades)

System	Recommended Upgrade	Priority
Electrical distribution	• Provide additional field investigation as required to identify and document exact connections between the building electrical service and the generator in the Marshall Building.	1
Surge protection	• Provide surge protection at the main panel.	2
Electrical equipment clearance	• Relocate the boiler disconnect switch.	1
Grounding and bonding	• Hire a licensed electrician to confirm the existence, provide resistance readings, and review the conditions of the grounding and bonding systems.	1
GFCI outlets	• Replace non-GFCI outlets with GFCI outlets in all locations specified in *NEC 210.8 (B)*.	1
Lighting	• Replace all lights with the outdated light sources (fluorescent and incandescent) with new LED lights. • Provide required egress lighting.	1
Lighting controls	• Provide new lighting controls for interior and exterior lighting as needed to comply with the latest adopted energy codes.	1
Telecommunication system	• Provide dedicated telecom room with proper cooling and grounding for all telecom racks and equipment.	2
Security system	• As recommended by the Owner.	3
Audio/Video system 1	• Relocated Video Conference bar from Council Chambers to Conference Room.	2
Audio/Video system 2	• Replace Display with 65” display	2

Audio/Video system 3	• Add Wireless presenter to extend connections to Conference Table.	2

Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION		11/20/2024
PROJECT NAME…….....ALTA TOWN OFFICE FACILITY ASSESSMENT			
LOCATION……..……..ALTA, UT		TOTALS	
ARCHITECT…….....FFKR			
STAGE OF DESIGN……FACILITY ASSESSMENT			

ITEM #	DESCRIPTION	TOTAL
	COST SUMMARY	
	FOUNDATION SYSTEM	
F1	WASH/ INSPECTION OF FOUNDATION	$ 5,253
F2	CLEAN & REGRADE AROUND FOUNDATION	$ 23,639
	BUILDING EXTERIOR	
BE1	WASH/ CAULKING OF EXTERIOR	$ 13,789
BE2	WINDOW MAINTENANCE	$ 6,019
BE3	REPLACE GLAZING WITH SOLAR BAN 90	$ 36,772
BE4	REPLACE GLAZING SYSTEM WITH SPRECTRALLY SELECTIVE SYSTEM	$ 113,818
BE5	CLEAN ROOF MEMBRANE	$ 5,472
BE6	REPLACE PIPE/ VENT BOOTS	$ 100,530
	INTERIOR	
I1	REPLACE LAMPS WITH LED	$ 13,420
I2	REPLACE LIGHT FIXTURES	$ 65,609
I3	REPLACE STAIR GUARDRAILS	$ 23,530
	SITE AND ACCESSIBILITY	
S1	NEW CONCRETE AT SITE	$ 20,976
S2	ADD VERTICAL GRAB BARS AT RESTROOMS	$ 2,663
S3	REDO SIDEWALKS, LOBBY RECEPTION AND RESTROOM FOR COMPLIANCE	$ 243,504
	MECHANICAL	
M1	CLEAN DUCTS	$ 5,666
M2	BUILDING AUTOMATION	$ 47,716
M3	REPLACE PLUMBING FIXTURES	$ 30,096
M4	INSTALL FIRE SUPPRESSION SYSTEM	$ 210,490
	ELECTRICAL	
E1	FIELD INVESTIGATION	$ 5,837
E2	SURGE PROTECTION	$ 5,198
E3	RELOCATE BOILER SWITCH	$ 11,856
E4	REVIEW BONDING AND GROUNDING	$ 6,931
E5	INSTALL GFCI OUTLETS	$ 2,873
E6	INSTALL LIGHTING CONTROLS	$ 23,858
E7	PROVIDE DEDICATED TELECOM ROOM	$ 58,368
E8	AUDIO VISUAL MODIFICATIONS	$ 31,646

ESTIMATE IS PRICED IN TODAY'S DOLLARS - ESCALATION IS NOT INCLUDED

Page 1

Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION		11/19/2024
PROJECT NAME…….....ALTA TOWN OFFICE FACILITY ASSESSMENT			
LOCATION……..……..ALTA, UT		ITEM DETAIL	
ARCHITECT…….....FFKR			
STAGE OF DESIGN……FACILITY ASSESSMENT			

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	FOUNDATION SYSTEM				
F1	**WASH/ INSPECTION OF FOUNDATION**				
	Pressurewash Foundation	1440	SF	$ 2.40	$ 3,456
	SUBTOTAL				**$ 3,456**
	GENERAL CONDITIONS	**20%**			**$ 691**
	BONDS & INSURANCE	**2%**			**$ 69**
	OVERHEAD & PROFIT	**10%**			**$ 346**
	DESIGN CONTINGENCY	**20%**			**$ 691**
	TOTAL CONSTRUCTION COST				**$ 5,253**
	TOTAL				**$ 5,253**
F2	**CLEAN & REGRADE AROUND FOUNDATION**				
	Regrade and landscape improvement	2160	SF	$ 7.20	$ 15,552
	SUBTOTAL				**$ 15,552**
	GENERAL CONDITIONS	**20%**			**$ 3,110**
	BONDS & INSURANCE	**2%**			**$ 311**
	OVERHEAD & PROFIT	**10%**			**$ 1,555**
	DESIGN CONTINGENCY	**20%**			**$ 3,110**
	TOTAL CONSTRUCTION COST				**$ 23,639**
	TOTAL				**$ 23,639**
	BUILDING EXTERIOR				
BE1	**WASH/ CAULKING OF EXTERIOR**				
	Pressurewash Building Exterior	5040	SF	$ 1.20	$ 6,048
	Caulking/ Sealing	5040	SF	$ 0.60	$ 3,024
	SUBTOTAL				**$ 9,072**
	GENERAL CONDITIONS	**20%**			**$ 1,814**
	BONDS & INSURANCE	**2%**			**$ 181**
	OVERHEAD & PROFIT	**10%**			**$ 907**
	DESIGN CONTINGENCY	**20%**			**$ 1,814**
	TOTAL CONSTRUCTION COST				**$ 13,789**
	TOTAL				**$ 13,789**
BE2	**WINDOW MAINTENANCE**				

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Clean & maintain existings windows	6	EA	$ 660.00	$ 3,960
	SUBTOTAL				**$ 3,960**
	GENERAL CONDITIONS	**20%**			**$ 792**
	BONDS & INSURANCE	**2%**			**$ 79**
	OVERHEAD & PROFIT	**10%**			**$ 396**
	DESIGN CONTINGENCY	**20%**			**$ 792**
	TOTAL CONSTRUCTION COST				**$ 6,019**
	TOTAL				**$ 6,019**
BE3	**REPLACE GLAZING WITH SOLAR BAN 70**				
	Remove existing glass	6	EA	$ 576.00	$ 3,456
	Install new solar ban 90 glazing	6	EA	$ 3,456.00	$ 20,736
	SUBTOTAL				**$ 24,192**
	GENERAL CONDITIONS	**20%**			**$ 4,838**
	BONDS & INSURANCE	**2%**			**$ 484**
	OVERHEAD & PROFIT	**10%**			**$ 2,419**
	DESIGN CONTINGENCY	**20%**			**$ 4,838**
	TOTAL CONSTRUCTION COST				**$ 36,772**
	TOTAL				**$ 36,772**
BE4	**REPLACE GLAZING SYSTEM WITH SPRECTRALLY SELECTIVE SYSTEM**				
	Remove existing Window System	6	EA	$ 960.00	$ 5,760
	Install new sprectrally selective glazing system	6	EA	$ 11,520.00	$ 69,120
	SUBTOTAL				**$ 74,880**
	GENERAL CONDITIONS	**20%**			**$ 14,976**
	BONDS & INSURANCE	**2%**			**$ 1,498**
	OVERHEAD & PROFIT	**10%**			**$ 7,488**
	DESIGN CONTINGENCY	**20%**			**$ 14,976**
	TOTAL CONSTRUCTION COST				**$ 113,818**
	TOTAL				**$ 113,818**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BE5	**CLEAN ROOF MEMBRANE**				
	Clean Existing Roof Membrane	3000	SF	$ 1.20	$ 3,600
	SUBTOTAL				**$ 3,600**
	GENERAL CONDITIONS	**20%**			**$ 720**
	BONDS & INSURANCE	**2%**			**$ 72**
	OVERHEAD & PROFIT	**10%**			**$ 360**
	DESIGN CONTINGENCY	**20%**			**$ 720**
	TOTAL CONSTRUCTION COST				**$ 5,472**
	TOTAL				**$ 5,472**
BE6	**REPLACE PIPE/ VENT BOOTS**				
	Replace Pipe Vent Boot	1	LS	$ 438.00	$ 438
	Remove Existing Roof/ Membrane	3000	SF	$ 1.50	$ 4,500
	New Roof Membrane/ Insulation	3000	SF	$ 20.40	$ 61,200
	SUBTOTAL				**$ 66,138**
	GENERAL CONDITIONS	**20%**			**$ 13,228**
	BONDS & INSURANCE	**2%**			**$ 1,323**
	OVERHEAD & PROFIT	**10%**			**$ 6,614**
	DESIGN CONTINGENCY	**20%**			**$ 13,228**
	TOTAL CONSTRUCTION COST				**$ 100,530**
	TOTAL				**$ 100,530**
	INTERIORS				
I1	**REPLACE LAMPS WITH LED**				
	Remove existing lamps	3270	SF	$ 0.30	$ 981
	Install new LED lamps	3270	SF	$ 2.40	$ 7,848
	SUBTOTAL				**$ 8,829**
	GENERAL CONDITIONS	**20%**			**$ 1,766**
	BONDS & INSURANCE	**2%**			**$ 177**
	OVERHEAD & PROFIT	**10%**			**$ 883**
	DESIGN CONTINGENCY	**20%**			**$ 1,766**
	TOTAL CONSTRUCTION COST				**$ 13,420**
	TOTAL				**$ 13,420**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
I2	**REPLACE LIGHT FIXTURES**				
	Remove existing light fixture	3270	SF	$ 1.20	$ 3,924
	Install new LED Fixtures	3270	SF	$ 12.00	$ 39,240
	SUBTOTAL				**$ 43,164**
	GENERAL CONDITIONS	**20%**			**$ 8,633**
	BONDS & INSURANCE	**2%**			**$ 863**
	OVERHEAD & PROFIT	**10%**			**$ 4,316**
	DESIGN CONTINGENCY	**20%**			**$ 8,633**
	TOTAL CONSTRUCTION COST				**$ 65,609**
	TOTAL				**$ 65,609**
I3	**REPLACE STAIR GUARDRAILS**				
	Remove Free Standing Raling	24	LF	$ 30.00	$ 720
	Remove Wall Mounted Railing	20	LF	$ 12.00	$ 240
	Install New Free Standing Railing	24	LF	$ 480.00	$ 11,520
	Install New Wall Mounted Railing	20	LF	$ 150.00	$ 3,000
	SUBTOTAL				**$ 15,480**
	GENERAL CONDITIONS	**20%**			**$ 3,096**
	BONDS & INSURANCE	**2%**			**$ 310**
	OVERHEAD & PROFIT	**10%**			**$ 1,548**
	DESIGN CONTINGENCY	**20%**			**$ 3,096**
	TOTAL CONSTRUCTION COST				**$ 23,530**
	TOTAL				**$ 23,530**
S1	**NEW CONCRETE AT SITE**				
	Modify concrete at site	2	LOC	$ 6,000.00	$ 12,000
	Restroom Signage Verficaiton	1	Allow	$ 1,800.00	$ 1,800
	SUBTOTAL				**$ 13,800**
	GENERAL CONDITIONS	**20%**			**$ 2,760**
	BONDS & INSURANCE	**2%**			**$ 276**
	OVERHEAD & PROFIT	**10%**			**$ 1,380**
	DESIGN CONTINGENCY	**20%**			**$ 2,760**
	TOTAL CONSTRUCTION COST				**$ 20,976**
	TOTAL				**$ 20,976**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
S2	**ADD VERTICAL GRAB BARS AT RESTROOMS**				
	Install Vertical Grab Bars	4	EA	$ 438.00	$ 1,752
	SUBTOTAL				**$ 1,752**
	GENERAL CONDITIONS	**20%**			**$ 350**
	BONDS & INSURANCE	**2%**			**$ 35**
	OVERHEAD & PROFIT	**10%**			**$ 175**
	DESIGN CONTINGENCY	**20%**			**$ 350**
	TOTAL CONSTRUCTION COST				**$ 2,663**
	TOTAL				**$ 2,663**
S3	**REDO SIDEWALKS, LOBBY RECEPTION AND RESTROOM FOR COMPLIANCE**				
	Reconfigure Exterior Paving/ Access	2500	SF	$ 48.00	$ 120,000
	Lobby Reception Desk Modifications	1	Allow	$ 4,200.00	$ 4,200
	Renovate Restroom	100	SF	$ 360.00	$ 36,000
	SUBTOTAL				**$ 160,200**
	GENERAL CONDITIONS	**20%**			**$ 32,040**
	BONDS & INSURANCE	**2%**			**$ 3,204**
	OVERHEAD & PROFIT	**10%**			**$ 16,020**
	DESIGN CONTINGENCY	**20%**			**$ 32,040**
	TOTAL CONSTRUCTION COST				**$ 243,504**
	TOTAL				**$ 243,504**
	MECHANICAL				
M1	**CLEAN DUCTS**				
	Clean Ducts/ Grills	3270	SF	$ 1.14	$ 3,728
	SUBTOTAL				**$ 3,728**
	GENERAL CONDITIONS	**20%**			**$ 746**
	BONDS & INSURANCE	**2%**			**$ 75**
	OVERHEAD & PROFIT	**10%**			**$ 373**
	DESIGN CONTINGENCY	**20%**			**$ 746**
	TOTAL CONSTRUCTION COST				**$ 5,666**
	TOTAL				**$ 5,666**
M2	**BUILDING AUTOMATION**				

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	Install Building Automation System	3270	SF	$ 9.60	$ 31,392
	SUBTOTAL				**$ 31,392**
	GENERAL CONDITIONS	**20%**			**$ 6,278**
	BONDS & INSURANCE	**2%**			**$ 628**
	OVERHEAD & PROFIT	**10%**			**$ 3,139**
	DESIGN CONTINGENCY	**20%**			**$ 6,278**
	TOTAL CONSTRUCTION COST				**$ 47,716**
	TOTAL				**$ 47,716**
M3	**REPLACE PLUMBING FIXTURES**				
	Replace Plumbing Fixtures with water saving	10	EA	$ 1,980.00	$ 19,800
	SUBTOTAL				**$ 19,800**
	GENERAL CONDITIONS	**20%**			**$ 3,960**
	BONDS & INSURANCE	**2%**			**$ 396**
	OVERHEAD & PROFIT	**10%**			**$ 1,980**
	DESIGN CONTINGENCY	**20%**			**$ 3,960**
	TOTAL CONSTRUCTION COST				**$ 30,096**
	TOTAL				**$ 30,096**
M4	**INSTALL FIRE SUPPRESSION SYSTEM**				
	Install Fire Line	1	Allow	$ 60,000.00	$ 60,000
	New Fire Suppression System	3270	SF	$ 12.00	$ 39,240
	Architectural Repair/ Modificaiton	3270	SF	$ 12.00	$ 39,240
	SUBTOTAL				**$ 138,480**
	GENERAL CONDITIONS	**20%**			**$ 27,696**
	BONDS & INSURANCE	**2%**			**$ 2,770**
	OVERHEAD & PROFIT	**10%**			**$ 13,848**
	DESIGN CONTINGENCY	**20%**			**$ 27,696**
	TOTAL CONSTRUCTION COST				**$ 210,490**
	TOTAL				**$ 210,490**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME……..…..ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	ELECTRICAL				
E1	**FIELD INVESTIGATION**				
	Field Investigation For Service & Distribution	16	HR	$ 240.00	$ 3,840
	SUBTOTAL				**$ 3,840**
	GENERAL CONDITIONS	**20%**			**$ 768**
	BONDS & INSURANCE	**2%**			**$ 77**
	OVERHEAD & PROFIT	**10%**			**$ 384**
	DESIGN CONTINGENCY	**20%**			**$ 768**
	TOTAL CONSTRUCTION COST				**$ 5,837**
	TOTAL				**$ 5,837**
E2	**SURGE PROTECTION**				
	INSTALL SURGE PROTECTION	1	ls	$ 3,420.00	$ 3,420
	SUBTOTAL				**$ 3,420**
	GENERAL CONDITIONS	**20%**			**$ 684**
	BONDS & INSURANCE	**2%**			**$ 68**
	OVERHEAD & PROFIT	**10%**			**$ 342**
	DESIGN CONTINGENCY	**20%**			**$ 684**
	TOTAL CONSTRUCTION COST				**$ 5,198**
	TOTAL				**$ 5,198**
E3	**RELOCATE BOILER SWITCH**				
	RELOCATE SWITCH	1	LS	$ 7,800.00	$ 7,800
	SUBTOTAL				**$ 7,800**
	GENERAL CONDITIONS	**20%**			**$ 1,560**
	BONDS & INSURANCE	**2%**			**$ 156**
	OVERHEAD & PROFIT	**10%**			**$ 780**
	DESIGN CONTINGENCY	**20%**			**$ 1,560**
	TOTAL CONSTRUCTION COST				**$ 11,856**
	TOTAL				**$ 11,856**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME.....ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION.....ALTA, UT
ARCHITECT.....FFKR
STAGE OF DESIGN.....FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E4	**REVIEW BONDING AND GROUNDING**				
	ELECTRICIAN	40	HR	$ 114.00	$ 4,560
	SUBTOTAL				**$ 4,560**
	GENERAL CONDITIONS	**20%**			**$ 912**
	BONDS & INSURANCE	**2%**			**$ 91**
	OVERHEAD & PROFIT	**10%**			**$ 456**
	DESIGN CONTINGENCY	**20%**			**$ 912**
	TOTAL CONSTRUCTION COST				**$ 6,931**
	TOTAL				**$ 6,931**
E5	**INSTALL GFCI OUTLETS**				
	INSTALL GFCI OUTLETS	7	EA	$ 270.00	$ 1,890
	SUBTOTAL				**$ 1,890**
	GENERAL CONDITIONS	**20%**			**$ 378**
	BONDS & INSURANCE	**2%**			**$ 38**
	OVERHEAD & PROFIT	**10%**			**$ 189**
	DESIGN CONTINGENCY	**20%**			**$ 378**
	TOTAL CONSTRUCTION COST				**$ 2,873**
	TOTAL				**$ 2,873**
E6	**INSTALL LIGHTING CONTROLS**				
	INSTALL LIGHTING CONTROLS	3270	sf	$ 4.80	$ 15,696
	SUBTOTAL				**$ 15,696**
	GENERAL CONDITIONS	**20%**			**$ 3,139**
	BONDS & INSURANCE	**2%**			**$ 314**
	OVERHEAD & PROFIT	**10%**			**$ 1,570**
	DESIGN CONTINGENCY	**20%**			**$ 3,139**
	TOTAL CONSTRUCTION COST				**$ 23,858**
	TOTAL				**$ 23,858**

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Alta Town Office Building

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/19/2024

PROJECT NAME.....ALTA TOWN OFFICE FACILITY ASSESSMENT
LOCATION.....ALTA, UT
ARCHITECT.....FFKR
STAGE OF DESIGN.....FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E7	**PROVIDE DEDICATED TELECOM ROOM**				
	New Telecom Room (remodel)	100	sf	$ 384.00	$ 38,400
	SUBTOTAL				**$ 38,400**
	GENERAL CONDITIONS	**20%**			**$ 7,680**
	BONDS & INSURANCE	**2%**			**$ 768**
	OVERHEAD & PROFIT	**10%**			**$ 3,840**
	DESIGN CONTINGENCY	**20%**			**$ 7,680**
	TOTAL CONSTRUCTION COST				**$ 58,368**
	TOTAL				**$ 58,368**
E8	**AUDIO VISUAL MODIFICATIONS**				
	Relocate Video Converence Bar	1	Allow	$ 15,000.00	$ 15,000
	New 65" Display	1	Allow	$ 5,820.00	$ 5,820
	SUBTOTAL				**$ 20,820**
	GENERAL CONDITIONS	**20%**			**$ 4,164**
	BONDS & INSURANCE	**2%**			**$ 416**
	OVERHEAD & PROFIT	**10%**			**$ 2,082**
	DESIGN CONTINGENCY	**20%**			**$ 4,164**
	TOTAL CONSTRUCTION COST				**$ 31,646**
	TOTAL				**$ 31,646**

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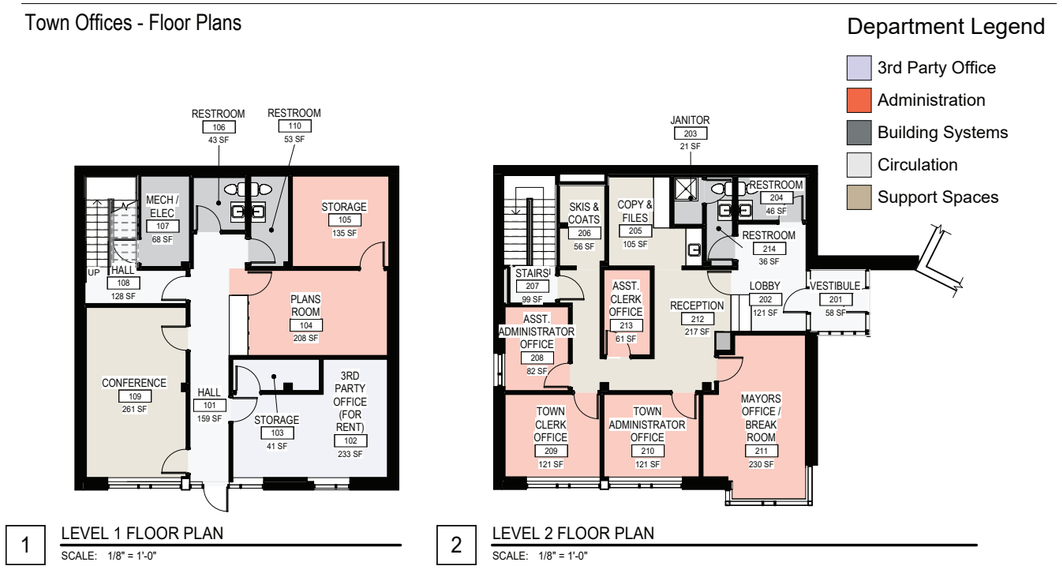
Alta Town Office Building

Existing Plans



Alta Central

Architectural Assessment

The Alta Central Building is a two-story wood-framed building with a partial basement housing the Town Marshal's Office. It is reported that the building was moved from Ft. Douglas to its current location in the 1950's. The building is consistent with the basic layout of the type of building built as short-term offices and barracks during the lead-up to WWII. It was not uncommon for these buildings to be considered surplus after the war and many were sold and relocated. The building appears to be in good overall condition but is woefully inadequate for the current use.

A. Visible Foundation System

The building is partially recessed into the hillside with the east entrance door at grade. The grading of the hill slopes along the west wall, with the highest portion at the rear (north) and lowest at the front (south) of the building. At first glance, the foundation appears to be a stone rubble but is actually cast in place concrete faced with stone. The mortar between the stones is in good condition and does not need to be repointed. There are exposed electrical conduits that run the length of the foundation from east to west at the foundation / building interface.

The concrete foundation is board formed and appears to have been built quickly or by relatively unskilled labor. The quality of the pour consolidation is moderate to poor with areas of honeycombing and poorly formed corners. The basement level is only partially excavated, and the interior portions are single side formed against the native soil. The area under the south porch is an addition of unknown date. This is apparent by the exposed stone facing on the main foundation. The addition is a cast-in-place foundation just above grade. There is no indication of the footing system, but it is assumed to be a cast-in-place concrete spread footing.

The hillside behind the building slopes steeply to the foundation such that snow accumulation and spring water runoff appear to collect against the building foundation. There are mineral deposits on the interior face of the concrete foundation walls indicating a history of water infiltration. At the time of the site visit, there were no areas of damp or wet concrete visible.

Recommended Measures

Good – Remove all vegetation in a 3'-0" perimeter around the foundation to facilitate drainage.

Better – Regrade the north hillside and install a drainage system to prevent water collecting against the foundation wall.

Best – No recommendations.

Alta Central

Architectural Assessment

B. Building Envelope and Exterior Finish Materials

exposure and painted/stained wood trim. The wood siding appears to be well maintained. The paint/ stain is beginning to appear a bit thin, but only areas at grade or near snow accumulation exhibit peeling paint. A stone chimney matching the foundation protrudes on the east façade an extends above the low-pitched gabled roof. The top of the chimney is terminated with exposed clay flue liners projecting above the stone. The south tile is a chase for a gas-fired appliance flue. A rope acting as a guy wire is wrapped around the chimney and tied to the alarm tower on the roof and extends the full length of the roof to the access ladder on the west end of the building (see Roofing section).

Both building entrances are via deck topped with composite decking material. The east entrance to the main level is at grade with a single step onto the deck. The south entrance is via a short wood stair, a landing at the basement-level and a longer stair that runs along the generator addition to a large deck over the addition at the main-level entrance. The lower stair treads and stringers are wood and in need of repainting. The longer stair has wood stringers and perforated metal treads. The handrail at the stair and deck are metal and do not meet the current code requirements for railings. A projection extends above the main level decking on the southeast corner of the generator addition. The projection is wrapped in siding and capped with a formed sheet metal cap.

Recommended Measures

Good – Scrape and re-paint/stain the damaged wood siding, trim and stair finishes at grade.

Better – Scrape and re-paint/stain all the wood siding, trim and stairs.

Best – Replace the stair and deck railings with code guardrails that conform to the current accessibility standard.

Alta Central

Architectural Assessment

C. Exterior Window and Door Openings

The exterior of the building is articulated with windows at regular intervals providing natural light into all rooms on the main and second floor as well as the main room on the basement south wall. The windows are a mixture of at least three types of windows and appear to all be double-pane insulated glass units. The windows in the basement are white vinyl single-hung windows, while the windows on the main and second floors are dark bronze aluminum windows, some are single-hung and the remaining are sliding. Many of the windows on the east, and south walls have been covered by plywood or sheet acrylic. It is assumed this is a measure to protect the window glass from damage due to snow drifting and ice dam curling from the roof. The result is a negative impact on the quality of the associated interior spaces. The plywood on the windows in the north wall may be as much of a solution for privacy and light control as it is for window glass protection as it seems to only affect windows into private sleeping rooms and a restroom.

The entrance doors, two into the basement, one at each main-level entrance and one at the west end of the interior hallway on each of the main and second-levels are insulated hollow metal doors. All appear to be in good condition and operate effectively, except the door at the west end of the second-floor, which is severely rusted. The door at the west end of the main level has a large step down to grade. The same door at the second-level has a small metal landing and stair to the roof.

Recommended Measures

Good – Verify gasketing at each exterior door. Replace the door at the west end of the second-floor hallway.

Better – Replace the plywood over the windows on the north elevation with acrylic sheet.

Best – Replace the glazing in the covered windows with laminated safety glazing and remove the coverings to improve the light penetration into the interior.

Alta Central

Architectural Assessment

D. Roofing

The main roof of the building is a low-slope hipped roof covered with metal shingles. The metal shingles appear to have neem in place for some time and are in fair condition. There are pipe vents that are damaged or broken. Attached to the roof near the east ridges is a large metal tower supporting an audible alarm. Near the middle of the roof is a collection of antennas. Attached to the west end of the roof, adjacent to the access ladder is a satellite TV dish. The connection to the roofing could not be verified, but it is suspected that the connection waterproofing is likely in need of maintenance.

As described in the exterior materials section, there is a rope that runs the fill length of the building at about waist height, tied around each of the tower and antennas. It is assumed this is a safety line for removing snow from the roof in the winter. The rope and anchorages are not adequate to provide the necessary safety required for this use and presents a very dangerous condition.

The small gable roof over the main entrance is supported by wood brackets and has metal panel roofing. The roofing is not easily visible for inspection but is suspected to be in good condition. The is no obvious signs of water leakage around the gable to wall interfaces.

The main-level entrance deck over the generator addition consists of wood sleepers over a white roofing membrane. It is suspected that the roof membrane, which is almost entirely concealed from view is TPO to match the roof membrane on the City Hall building. The only visual access to this membrane is through the ends of the sleeper joists near the stair. A photo of the area reveals that the roof appears to be in very good condition. No obvious signs of roof leakage were visible inside the generator addition.

Recommended Measures

Good – Inspect roof shingles for potential replacement. Remove the dangerous rope safety line and install adequate roof safety bollards and wire rope safety lines.

Better – No recommendations.

Best – Replace roof panels and shingles.

Alta Central

Architectural Assessment

E. Interior Features and Finishes

The interior of the building is used as the Marshals office, living areas and private sleeping quarters for Marshal personnel. The building finishes are very dated, but in good condition. The building is currently configured to operate as a functional police station and a dormitory for officers. The building could be better configured to accommodate its dual nature.

Interior walls are wood framed covered with a mixture of wood paneling and painted gypsum board. Flooring in the living spaces are carpet. Restrooms and the kitchen have sheet linoleum with a cove base. Ceilings are painted gypsum board and a couple of rooms have lay-in acoustical panels in a suspended grid. The main living space has a large stone faced fireplace. The stone on the north side is stained with what appears to be white paint or mineral deposits. The kitchen and restrooms storage consists of low quality, DIY feeling cabinets. The quality of the cabinetry has a significant contribution to the building's exceedingly rustic feel.

Access to the second floor is via a narrow, winding stair near the main entrance. The flooring on the wood stair treads is ill fitting pre-formed rubber stair treads. The private sleeping rooms are cramped and do not offer much personal space, with the exception of the large "suite" at the east end of the hall. This room is large, seems to have a fair amount of unused space.

The unfinished basement is accessed by an unfinished wood stair. The walls and concrete are exposed concrete and appears to be used as mechanical, utility and workshop space.

Recommended Measures

Good – Upgrade all finishes such as carpeting and wood paneling.

Better – Replacement of the plumbing fixtures and cabinetry in the kitchen and restrooms. Renovation of the Marshals office work areas to comply with current law enforcement office standards.

Best – Complete renovation of the building to better accommodate the Marshals office and dormitory functions.

Alta Central

Architectural Assessment

F. Site Access and Overall Accessibility

Because the building is built into a steep hill, the building does not have an accessible path from a parking area. The east entrance would be the best opportunity to provide an accessible entrance as the transition from grade to the main floor is via only one step. The main entrance to the building cannot be made accessible without a new access point from the east parking area.

Accessibility within the building is not conforming to the current accessibility standard. The first-level restrooms are residential in nature and do not have any of the required grab bars. The restrooms are generally spacious and likely provide the required turning radiuses and clearances.

Other basic accessibility provisions such as hall width and door hardware are completely missing. The building does not have an elevator or wheelchair lift to provide an accessible path between floors.

Recommended Measures

Good – Change door hardware to lever style hardware.

Better – Remove the east deck and replace with an accessible ramp and guardrail.

Best – Renovate the restrooms to commercial quality single-occupant restrooms with all accessible features.

Alta Central

Structural Assessment

CALDER RICHARDS
CONSULTING ENGINEERS

ALTA CENTRAL (TOWN MARSHALL'S BUILDING) – Structural Assessment

The building structure is a two-level wood framed structure with partial basement. The building was originally built as a barracks building at Fort Douglas but was then moved to Alta in the 1950's. The original date of construction is unknown. Access to the roof structure was not possible but it is assumed to be wood framed, either carpenter trussed, or rafter framed. The floor framing was observed to be 1x8 straight floor sheathing with 1-5/8" x 9" wood joists spaced at 16" on center bearing on interior and exterior 2x4 framed walls. The foundation is a unique combination of stone rubble with concrete facing. ***See Photo #1.***

As a general assessment the structure appears in adequate condition, but due to the type and age of construction there are concerns as noted below.

The floor framing was evaluated, and the results indicate that the floors can support a live load of approximately 55 PSF. Current IBC live loading for residential is 40 PSF and office is 50 PSF. Thus, the existing framing is adequate in supporting current code loading for the existing space uses.

Due to the age and type of construction, it is apparent that the structure does not meet current code and is inadequate in withstanding any significant lateral loads such as seismic and wind loading. Seismic design criteria had not been actively developed in the 1950's and were not included in many codes at that time. Floor framing above the basement (1st floor) rests on the rubble/concrete foundation with no positive anchorage to the foundation. ***See Photo #2.*** This deficiency in anchorage between framing and foundation has historically led to failure during a significant seismic event. The failure occurs when the framing separates from the from the wall and collapses. This would also be the case when exposed to lateral loads from a significant avalanche.

The above deficiency can be remedied as follows:

1. Drill and epoxy treaded rods into the existing foundation.
2. Place Simpson (or similar) straps nailed or bolted to the existing floor framing, attached to the newly placed drill and epoxy anchors.
3. At parallel framing to wall locations, add blocking between the existing framing and apply the same straps and anchors as with the perpendicular framing.
4. The anchorage of framing is typically spaced and 4'-0" on center around the perimeter of structure.

No analysis was performed on the roof structure due to the inaccessibility of the framing, but it is assumed that the wood framing is grossly inadequate in supporting current code snow loading because it was constructed for the Salt Lake Valley location with much lower snow loading potential. The current code roof snow load at the site is approximately 200 PSF where the Salt Lake Valley location is 30 PSF. What also exacerbates the problem is the low pitch of roof that

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tends to hold snow rather than shed snow. It is assumed that the only reason the building has not had some failure during heavy snow is that the Town of Alta regularly shovels snow from the roof.

It is possible to strengthen the existing roof structure upon further investigation. This will require removing existing ceilings and sistering new rafters and possibly adding new ridge and hip beams. However, a more definitive upgrade cannot be determined until the framing is exposed for observation and further analysis.

Another major concern is the exposure to avalanche loading. This building sits directly adjacent to the Town Hall Building which had an avalanche hazard study prepared for the site. The report showed that the site may experience significant avalanche loading. Wood framed structures typically do not have the strength nor stiffness to resist these types of dynamic forces.

The building currently serves as an emergency response center for police and rescue. These types of facilities are considered Risk Category IV as defined in the 2021 IBC, whereas typical buildings are Risk Category II. Risk Category IV buildings must be designed to a more stringent structural standard so that the building's use remains functional during a major event such as a significant earthquake or avalanche. As noted above, this subject building does not meet the current code and is deficient in many ways.

For the above reasons it is recommended that the Town of Alta either relocate the Marshall's Office operations to a newer building or construct a new center that meets the more stringent structural design standards associated with Risk Category IV buildings.

It is understood that there may be some immeasurable attributes to the building, such as its unique historic nature and the public's desire to preserve such treasures of our past. If this is the case it is recommended that in lieu of demolition, the building be repurposed for non-essential use. Understanding that the roof and back walls will require periodic snow removal unless strengthening of the roof occurs. Also, there remains a significant risk of structural damage if exposed to a seismic or avalanche event if a major upgrade is not implemented.

Recommendations for strengthening the structure for non-essential use are noted above. However, upgrading the structure to meet standards for Risk Category IV use would require major restructuring of the roof, strengthening of walls and foundations which is costly and most likely economically unfeasible.

Conclusion - The Town Marshall's Building is currently in adequate condition but has serious deficiencies that risk long-term use. A wood framed structure of this type and age is inadequate to support the type of snow and avalanche loading associated with Alta and is not appropriate for use as an emergency response Risk Category IV building.

If the above building is re-purposed for non-essential future use, many upgrades as noted above are recommended. However, there remains the significant risk of structural damage if the building is exposed to a considerable seismic or avalanche event. Upgrading the structure to adequately resist these events, especially avalanches, may be economically unfeasible.

Alta Central

Structural Assessment

Structural Photos

Photo #1 – Stone Rubble & Concrete Foundation

Photo #2 – Floor Joists Resting on Foundation

SPECTRUM ENGINEERING

MECHANICAL and Plumbing ASSESSMENT

Project: Town of Alta Master Plan – Marshal's Offices
April 2024
Principal Engineer: Vinnie Figlioli, PE

Marshal's Offices – Assessment

Mechanical and Plumbing Overview

The building is a two story wood framed building that was transported to the current location in the 1950's. The building is conditioned by two natural gas furnaces. One furnace for each level. The main floor furnace is located in the basement and the second floor furnace is located in a closet on the second floor. The building envelope is insufficient and causing a great deal of heat loss.

The over all plumbing system of the building has had several modifications to it over the years and therefore has a variety of material types. The water heater is located within the basement and was replaced in 2020. There is a mixture of plumbing fixtures within the building.

No fire suppression system was found within the building.

Mechanical Assessment

The mechanical system although adequate it is not up to code or in the best of condition. The generator ventilation system is newer and seems to be in good working order.

Main Floor

The first floor furnace was replaced in 2006. It has a humidifier attached to it and is 80% efficient. The combustion air for this furnace is brought into the building using a flex duct through the generator room. This is not an ideal location. There is not fresh air being brought into the system.

The ducting for this system is mostly from the 1950's and is constructed with great craftmanship. Many modifications have been made to the ducting to accommodate the newer furnace and humidifier.

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Alta Central

Mechanical & Plumbing Assessment

SPECTRUM ENGINEERING

Kitchen exhaust fan is directly above the kitchen window and is against code. All exhaust vents need to be 3 feet above or 10 feet away from any operable window or intake.

Second Floor

The second floor is conditioned using a downflow furnace located in a closet on the second floor. This furnace was replaced in 2009 and is 90% efficient. All the ducting is conceal so no visual inspection was possible.

Plumbing Assessment

The plumbing system has been modified several times and therefore there are multiply types of materials that have been used. These materials consist of galvanized, copper, and pex piping for the domestic water and cast iron, galvanized and copper piping for the waste piping. The main domestic water line coming into the building is not supported and has the potential of causing issues with the main shut off valve.

The water heater was replaced in 2020 and seems to be in good working condition. The main gas line to the water heater has a flex line that is too long and will need to be replaced.

The water softener appears to be operational.

The PRV is operational and no visual leaks were observed.

The main plumbing vents through the roof are broken or bent. These will need to be repaired or replaced.

Fire Suppression Assessment

No fire suppression system within the building. It is assumed that this was not required at the time of the original construction.

Equipment Information

Equipment	Age (yrs)	ASHRAE Life Expectancy (yrs)	Size
1st Floor Furnace	18	18	135,000 BTUH
2nd Floor Furnace	15	18	97,000 BTUH
Water Heater (NG)	4	12 to 15	42,000 BTUH

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Mechanical & Plumbing Assessment

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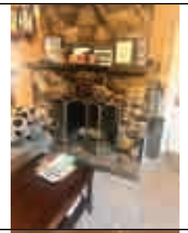
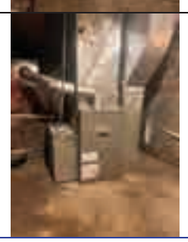
Recommendations and Priorities:

Recommendations and Priorities				
All recommended upgrades are prioritized from 1-3 where:				
1)	Highly recommended upgrades (code violation, life safety, outdated systems, poor conditions, or similar)			
2)	Recommended upgrades (border line code violation, upgrades that provide additional comfort or value, or similar)			
3)	Optional upgrades (owner desired)			
Area	**Systems**	**Recommendation**		**Priority**
All	Envelope	Upgrade windows, doors, and add insulation. Once complete perform heat loss calculations or energy calculations to size new furnaces properly.		2
Main Level	Fire Place	Clean and inspect chimney liner.		2
Basement	Mechanical	Replace existing furnace and bring in fresh air. Upgrade to a 90% or greater furnace. Eliminate the combustion air duct.	 	1

Salt Lake City Office
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Alta Central

Mechanical & Plumbing Assessment

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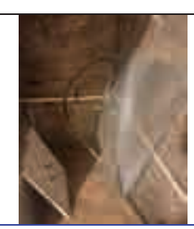
Basement	Mechanical	Replace humidifier		1
Main Level	Mech Ducting	Clean and inspect all existing ducting and grilles. Some grilled will need to be secured		3
Main Level	Exhaust	Remove or replace kitchen exhaust fan.		1
Second Floor	Mechanical	Replace existing furnace and bring in fresh air.		1
Second Floor	Mech Ducting	Clean and inspect all existing ducting and grilles. Some ducting and grilles may need to be replaced or resecured.		3
All	Mechanical	Addition of a Building Automation System for remote access and control		3
All	Plumbing	Secure main water line to the wall. Adjust piping as needed. Piping to be type Apex or copper.		1

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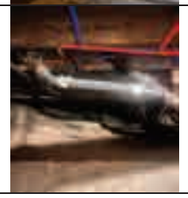
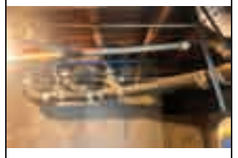
Alta Central

Mechanical & Plumbing Assessment

All	Plumbing	Secure main water line to the wall. Adjust piping as needed. Piping to be type A pex or copper.		1
Basement	Plumbing	Repipe the natural gas line going to the water heater and provide a seismic strap securing water heater.		1
All	Plumbing	Repipe the domestic water system to all one material type. Type A pex or copper.		2
All	Plumbing	Repipe the waste water system to all one material type. Cast iron or PVC		3
Roof	Plumbing	Repair or replace plumbing vents through roof.		1
All	Plumbing	Upgrade plumbing fixtures.		3
All	Fire suppression	Explore the possibility of adding a fire suppression system.		2

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Mechanical & Plumbing Assessment

Summary

The current mechanical and plumbing systems within the building have reached or exceeded their life expectancy. It is recommended to replace or upgrade the systems to meet or exceed current energy, mechanical, and plumbing codes. These systems can be upgraded as detailed above or they could be completely replaced. A financial analysis will need to be performed to determine the best course of action.

Thank you for choosing Spectrum Engineers to provide this assessment. If you have any questions or would like further information, please do not hesitate to contact me directly.

Sincerely,

By: _____

Vinnie Figlioli, P.E. Principal Mechanical Engineer

Salt Lake City Office
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Alta Central

Electrical Assessment

Town of Alta Facilities – Marshall Building
Electrical Assessment Report

October 29th, 2024

1. Electrical Service and Power

a. Electrical service is provided by Rocky Mountain Power (RMP).

b. We have made the following **assumption** about the Marshall Building electrical service: ***The building is fed from a nearby pole mounted, single-phase tub transformer* (*Exhibit 1*) and Office Building meter/disconnect (*Exhibit 2*)**. This assumption to be confirmed by the Owner.

c. The meter (meter # 50 823 601) and main service disconnect are located outside the Office Building. The as-built drawings indicate the service disconnect size to be 200A, but we have observed a 150A (120/240V, 1ph, 3w) breaker during the site visit.

Exhibit 1 – Utility transformer (assumed) for Town Office and Marshall Building electrical service

Exhibit 2 – Town Office and Marshall Building electrical service meter and service disconnect

Exhibit 3 – Town Office and Marshall Building electrical service meter

Exhibit 4 – Town Office and Marshall Building electrical service main service disconnect – 150A

d. The capacity of the existing electrical service has been verified by using the peak demand data from the RMP power bills from July 2023 to August 2024. Since the power factor information has

Alta Central

Electrical Assessment

ENVISION ENGINEERING
Town of Alta Facilities – Marshall Building
Electrical Assessment Report

not been provided, ***we have assumed the power factor to be 0.9***. The existing service has 32% spare capacity. The service appears to be adequate for the current electrical loads. If major renovations, additions, or large loads (such as elevator and similar loads) are planned in the future, the service size should be checked again at that time and the transformer size should be coordinated with RMP.

Town of Alta - Town Offices and Marshall Building
Service Capacity Calculations

240 volts — Meter # 50 823 601
1 phase

#	Billing Date From	Peak Demand kW	Power Factor	Peak Demand kVA
1	July 2023	13	0.9000	18
2	August 2023	11	0.9000	15
3	September 2023	11	0.9000	15
4	October 2023	12	0.9000	17
5	November 2023	11	0.9000	15
6	December 2023	13	0.9000	18
7	January 2024	14	0.9000	19
8	February 2024	12	0.9000	17
9	March 2024	11	0.9000	15
10	April 2024	9	0.9000	13
11	May 2024	9	0.9000	13
12	June 2024	8	0.9000	11
13	July 2024	7	0.9000	10
14	August 2024	7	0.9000	10

Highest recorded peak demand in kVA	19 kVA
NEC safety factor	1.25
(Peak demand in kVA)*(Safety factor):	**24 kVA**
Peak demand in Amps @ 240V, 1ph:	101 A
Existing service size in Amps:	150 A
Spare cpacity (%):	**32%**
Spare capacity Amps @ 240V, 1ph:	49 A

e. The building disconnect was not observed during the site visit. It appears that the only way to disconnect power to the Marshall Building is at the Office Building main service disconnect. This should be confirmed by the Owner. Although remote disconnect location is permitted by the NEC code (*For installations under single management, where documented safe switching procedures are established and maintained for disconnection, and where the installation is monitored by qualified individuals*), our recommendation is to provide separate, dedicated service disconnect that can disconnect the power for the Marshal Building only.

f. The main panelboard is located at the upper level, and it feeds a subpanel located in the furnace room. Both panels are outdated, past their useful life, and should be replaced. There is a third panelboard located in the generator room. This panelboard is in good conditions and can be reused.

g. The building is backed up by the diesel generator located at the lower level. This generator also feeds the Office Building. The generator (41kVA) is adequate for the current demand. If major

renovations, additions, or large loads (such as elevator and similar loads) are planned in the future, the generator size should be checked again at that time.

Exhibit 5 – Main panelboard

Exhibit 6 – Subpanel located in the furnace room

Exhibit 7 – Standby generator

Exhibit 8 – Generator nameplate

h. Grounding and bonding systems, including grounding electrodes and bonding jumpers, were not completely accessible or visible during the site observations. The only observed grounding electrode was water pipe. These portions of the electrical system are critical to safety and power quality of the system. Further investigation should be done to confirm the existence, resistance readings and condition of the grounding and bonding systems. A licensed electrician will be required to safely open and check these systems.

i. The outlets in the kitchen and laundry room are not GFCI protected as required by *NEC 210.8(B)*.

j. The life expectancy of electrical wiring is between 50 and 70 years. It is unknown if the building wiring is original to the building. The existing wiring devices appear to be in poor condition. The existing wiring and wiring devices should be replaced if remodels or upgrades are considered in the future.

k. There are abandoned conduits, wiring, and equipment throughout the building. The abandoned equipment and wiring can lead to confusion, clutter, and safety hazards/violations with NEC. These items should be removed from the building.

l. There were no visible surge suppression devices installed at this building. It is recommended to install surge suppression devices on the main service panel and at the selected panelboards that

serve sensitive loads or expensive equipment.

Exhibit 9 – Existing wiring devices and surface raceway

Exhibit 10 – Laundry outlet

2. Lighting System

a. Most of the building has florescent lights. The existing light sources are outdated and inefficient. All existing light fixtures and bulbs are recommended to be replaced with new LED lighting. Each space will need to be evaluated individually to determine the extent of the upgrade needed.

b. The egress lighting is provided using emergency bug-eyes. We were not able to field verify the egress light levels (1 fc average, and 0.1 fc minimum). If the lighting upgrade is considered in the future, the egress lighting should be completely upgraded at that time.

Exhibit 11 – Fluorescent surface light fixture

Exhibit 12 –Emergency bug eye and toggle switch

c. Existing lighting controls consist solely of toggle switches.

d. Significant upgrades to the interior and exterior lighting control systems are needed to meet the latest energy codes. There are opportunities for energy savings by installing lighting controls such as occupancy sensors and timed relay controls.

3. Fire Alarm System

a. There is no fire alarm system in the building.

b. The common areas and sleeping rooms are provided with the standalone smoke detectors.

4. Telecommunication System

a. The telecommunication equipment is located at the lower level and in one of the offices at the upper level (equipment rack with the radio equipment, etc.).

b. A dedicated A/C system and telecommunication ground bus bars were not observed at these locations.

c. Abandoned data and telephone wiring is scattered throughout the building.

Exhibit 13 – Lower-level telecom equipment

Exhibit 14 – Upper-level telecom equipment

5. Security Systems

a. Currently, there is no security system in the building. The installation of the Verkada Security Camera system is in process.

6. Audio/Video

a. Satellite Cable TV distribution system consists of coax cables run on the outside of the building, punched through external walls, and floors to TVs through the building. Some sleeping rooms do not have distribution.

Exhibit 15 – Coax cable punched through floor

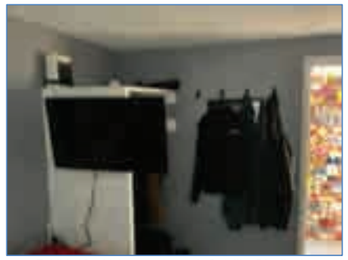

Exhibit 16 – Living quarters w/o Satellite Distribution

Exhibit 17 – External Coax cable routing

Exhibit 18 – Cable Distribution in basement.

b. Commons Area Display system consists of small 32” TV, a DVD Player, and Cable TV connection. While this may be adequate, it is small for current home and hospitality standards.

Exhibit 19 – Commons Area Display

Recommendations

The following table summarizes the list of the recommended upgraded. All recommended upgrades are prioritized from 1 to 3, where:

1 → Highly recommended upgrades (code violations, life safety, fire hazards, outdated systems, poor conditions, and similar)
2 → Recommended upgrades (border line code violations, upgrades that provide additional comfort and flexibility, technology upgrades)
3 → Optional upgrades (owner desired upgrades)

System	Recommended Upgrade	Priority
General	• Remove all abandoned conduits, wiring, devices, and equipment.	1
Electrical distribution	• Provide additional field investigation as required to identify and document exact connections between the building electrical service and the generator in the Marshall Building. • Provide main service disconnect outside the building.	1
Surge protection	• Provide surge protection at the main panel.	1
Electrical equipment	• Replace existing panelboards.	1
Electrical wiring and devices	• Replace existing electrical wiring and devices.	1
Grounding and bonding	• Hire a licensed electrician to confirm the existence, provide resistance readings, and review the conditions of the grounding and bonding systems.	1
GFCI outlets	• Replace non-GFCI outlets with GFCI outlets in all locations specified in *NEC 210.8 (B)*.	1
Lighting	• Replace all lights with the outdated light sources (fluorescent and incandescent) with new LED lights. • Provide required egress lighting.	1
Lighting controls	• Provide new lighting controls for interior and exterior lighting as needed to comply with the latest adopted energy codes.	1
Telecommunication system	• Provide dedicated telecom room with proper cooling and grounding for all telecom racks and equipment.	2
Security system	• As recommended by the Owner.	1

Alta Central

Electrical Assessment

Town of Alta Facilities – Marshall Building
Electrical Assessment Report

Audio/Video System 1	• Replace Current Satellite TV System with an IP based system with Wired Data jacks at each device location to reduce bandwidth strain on Wireless Networks. • Remove Satellite Receiver from roof.	2
Audio/Video System 2	• Update Commons Display to larger smart TV (65”). Add Blu-Ray Player, and Data connections.	2

Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **TOTALS**
ARCHITECT…….....FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM #	DESCRIPTION	TOTAL
	COST SUMMARY	
	FOUNDATION SYSTEM	
F1	REMOVE VEGETATION AROUND PERIMTER	$ 2,906
F2	CLEAN & REGRADE AROUND FOUNDATION	$ 23,245
	BUILDING EXTERIOR	
BE1	SCRAPE AND REPAINT/STAIN EXTERIOR SIDING TRIM AND STAIR FINISHES	$ 63,370
BE2	REPLACE STAIR/DECK GUARDRAILS	$ 46,512
BE3	REPLACE DOOR AND GASKETS	$ 7,624
BE4	ROOF INSPECTION AND NEW TIE OFF POINT	$ 20,064
BE5	REPLACE ROOF	$ 32,504
	INTERIOR	
I1	UPGRADE INTERIOR FINISHES	$ 366,722
I2	COMPLETE INTERIOR RENOVATION	$ 2,706,761
	SITE AND ACCESSIBILITY	
S1	CHANGE DOOR HARDWARE TO ADA COMPLIANT	$ 30,132
S2	REMOVE DECK AND INSTALL RAMPS	$ 201,400
S3	RENOVATE RESTROOMS	$ 196,992
	STRUCTURAL	
ST1	STRUCTURAL UPGRADE	$ 785,834
	MECHANICAL	
M1	UPGRADE BUILDING ENVELOPE	$ 419,111
M2	CLEAN CHIMNEY	$ 4,560
M3	REPLACE FURNACE	$ 19,699
M4	REPLACE HUMIDIFIER	$ 8,846
M5	CLEAN DUCTS/ GRILLES	$ 16,590
M6	REPLACE KITCHEN EXHAUST HOOD	$ 6,658
M7	REPLACE FURNACE	$ 19,699
M8	BUILDING AUTOMATION	$ 69,852
M9	SECURE PIPING TO WALL	$ 1,824
M10	REPLACE NATURAL GAS PIPING	$ 4,560
M11	REPLACE PIPING	$ 436,574
M12	REPLACE PLUMBING FIXTURES	$ 30,096
M13	INSTALL FIRE SUPPRESSION SYSTEM	$ 265,830
	ELECTRICAL	
E1	REMOVE ABANDONDED ELECTRICAL	$ 6,931
E2	ELECTRICAL DISTRIBUTION	$ 18,058
E3	SURGE PROTECTION	$ 5,198
E4	REPLACE EXISTING PANELBOARDS	$ 20,611
E5	REPLACE ELECTRICAL WIRING AND DEVICES	$ 163,279
E6	REVIEW BONDING AND GROUNDING	$ 6,931
E7	INSTALL GFCI OUTLETS	$ 2,873
E8	REPLACE LIGHTING	$ 250,594
E9	INSTALL LIGHTING CONTROLS	$ 34,926
E10	PROVIDE DEDICATED TELECOM ROOM	$ 58,368
E11	AUDIO VISUAL MODIFICATIONS	$ 78,698
E12	SECURITY SYSTEM	$ 133,303

****ESTIMATE IS PRICED IN TODAY'S DOLLARS - ESCALATION IS NOT INCLUDED****

Page 1

Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…….....FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	FOUNDATION SYSTEM				
F1	**REMOVE VEGETATION AROUND PERIMTER**				
	Clear Vegetation at Builing Perimter	531	SF	$ 3.60	$ 1,912
	SUBTOTAL				**$ 1,912**
	GENERAL CONDITIONS	**20%**			**$ 382**
	BONDS & INSURANCE	**2%**			**$ 38**
	OVERHEAD & PROFIT	**10%**			**$ 191**
	DESIGN CONTINGENCY	**20%**			**$ 382**
	TOTAL CONSTRUCTION COST				**$ 2,906**
	TOTAL				**$ 2,906**
F2	**CLEAN & REGRADE AROUND FOUNDATION**				
	Regrade and landscape improvement	2124	SF	$ 7.20	$ 15,293
	SUBTOTAL				**$ 15,293**
	GENERAL CONDITIONS	**20%**			**$ 3,059**
	BONDS & INSURANCE	**2%**			**$ 306**
	OVERHEAD & PROFIT	**10%**			**$ 1,529**
	DESIGN CONTINGENCY	**20%**			**$ 3,059**
	TOTAL CONSTRUCTION COST				**$ 23,245**
	TOTAL				**$ 23,245**
	BUILDING EXTERIOR				
BE1	**SCRAPE AND REPAINT/STAIN EXTERIOR SIDING TRIM AND STAIR FINISHES**				
	Scrape & Repaint Building Exterior	7392	SF	$ 5.04	$ 37,256
	Caulking/ Sealing	7392	SF	$ 0.60	$ 4,435
	SUBTOTAL				**$ 41,691**
	GENERAL CONDITIONS	**20%**			**$ 8,338**
	BONDS & INSURANCE	**2%**			**$ 834**
	OVERHEAD & PROFIT	**10%**			**$ 4,169**
	DESIGN CONTINGENCY	**20%**			**$ 8,338**
	TOTAL CONSTRUCTION COST				**$ 63,370**
	TOTAL				**$ 63,370**

Page 2

Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BE2	**REPLACE STAIR/DECK GUARDRAILS**				
	Remove Free Standing Railing	60	LF	$ 30.00	$ 1,800
	Install New Free Standing Railing	60	LF	$ 480.00	$ 28,800
	SUBTOTAL				**$ 30,600**
	GENERAL CONDITIONS	**20%**			**$ 6,120**
	BONDS & INSURANCE	**2%**			**$ 612**
	OVERHEAD & PROFIT	**10%**			**$ 3,060**
	DESIGN CONTINGENCY	**20%**			**$ 6,120**
	TOTAL CONSTRUCTION COST				**$ 46,512**
	TOTAL				**$ 46,512**
BE3	**REPLACE DOOR AND GASKETS**				
	Replace Exterior Door	1	EA	$ 4,380.00	$ 4,380
	Replace Gaskets at existing doors	2	EA	$ 318.00	$ 636
	SUBTOTAL				**$ 5,016**
	GENERAL CONDITIONS	**20%**			**$ 1,003**
	BONDS & INSURANCE	**2%**			**$ 100**
	OVERHEAD & PROFIT	**10%**			**$ 502**
	DESIGN CONTINGENCY	**20%**			**$ 1,003**
	TOTAL CONSTRUCTION COST				**$ 7,624**
	TOTAL				**$ 7,624**
BE4	**ROOF INSPECTION AND NEW TIE OFF POINT**				
	Inspect roof	1	LS	$ 1,200.00	$ 1,200
	New Tie off points	1	ALLOW	$ 12,000.00	$ 12,000
	SUBTOTAL				**$ 13,200**
	GENERAL CONDITIONS	**20%**			**$ 2,640**
	BONDS & INSURANCE	**2%**			**$ 264**
	OVERHEAD & PROFIT	**10%**			**$ 1,320**
	DESIGN CONTINGENCY	**20%**			**$ 2,640**
	TOTAL CONSTRUCTION COST				**$ 20,064**
	TOTAL				**$ 20,064**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BE5	**REPLACE ROOF**				
	Remove Existing Roof/ Membrane	1800	SF	$ 1.50	$ 2,700
	New Roofing	1800	SF	$ 10.38	$ 18,684
	SUBTOTAL				**$ 21,384**
	GENERAL CONDITIONS	**20%**			**$ 4,277**
	BONDS & INSURANCE	**2%**			**$ 428**
	OVERHEAD & PROFIT	**10%**			**$ 2,138**
	DESIGN CONTINGENCY	**20%**			**$ 4,277**
	TOTAL CONSTRUCTION COST				**$ 32,504**
	TOTAL				**$ 32,504**
	INTERIORS				
I1	**UPGRADE INTERIOR FINISHES**				
	Selective Interior Demoliition	4787	SF	$ 2.40	$ 11,489
	New Interior Finishes	4787	SF	$ 48.00	$ 229,776
	SUBTOTAL				**$ 241,265**
	GENERAL CONDITIONS	**20%**			**$ 48,253**
	BONDS & INSURANCE	**2%**			**$ 4,825**
	OVERHEAD & PROFIT	**10%**			**$ 24,126**
	DESIGN CONTINGENCY	**20%**			**$ 48,253**
	TOTAL CONSTRUCTION COST				**$ 366,722**
	TOTAL				**$ 366,722**
I2	**COMPLETE INTERIOR RENOVATION**				
	Selective Interior Demoliition	4787	SF	$ 12.00	$ 57,444
	New Interior Finishes	4787	SF	$ 360.00	$ 1,723,320
	SUBTOTAL				**$ 1,780,764**
	GENERAL CONDITIONS	**20%**			**$ 356,153**
	BONDS & INSURANCE	**2%**			**$ 35,615**
	OVERHEAD & PROFIT	**10%**			**$ 178,076**
	DESIGN CONTINGENCY	**20%**			**$ 356,153**
	TOTAL CONSTRUCTION COST				**$ 2,706,761**
	TOTAL				**$ 2,706,761**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
S1	**CHANGE DOOR HARDWARE TO ADA COMPLIANT**				
	Remove Door Hardware	28	LOC	$ 150.00	$ 4,200
	ADA Compliant Door Hardware	28	EA	$ 558.00	$ 15,624
	SUBTOTAL				**$ 19,824**
	GENERAL CONDITIONS	**20%**			**$ 3,965**
	BONDS & INSURANCE	**2%**			**$ 396**
	OVERHEAD & PROFIT	**10%**			**$ 1,982**
	DESIGN CONTINGENCY	**20%**			**$ 3,965**
	TOTAL CONSTRUCTION COST				**$ 30,132**
	TOTAL				**$ 30,132**
S2	**REMOVE DECK AND INSTALL RAMPS**				
	Site/ Deck Demolition	2500	SF	$ 5.00	$ 12,500
	Reconfigure Exterior Paving/ Access	2500	SF	$ 48.00	$ 120,000
	SUBTOTAL				**$ 132,500**
	GENERAL CONDITIONS	**20%**			**$ 26,500**
	BONDS & INSURANCE	**2%**			**$ 2,650**
	OVERHEAD & PROFIT	**10%**			**$ 13,250**
	DESIGN CONTINGENCY	**20%**			**$ 26,500**
	TOTAL CONSTRUCTION COST				**$ 201,400**
	TOTAL				**$ 201,400**
S3	**RENOVATE RESTROOMS**				
	Renovate Restroom	360	SF	$ 360.00	$ 129,600
	SUBTOTAL				**$ 129,600**
	GENERAL CONDITIONS	**20%**			**$ 25,920**
	BONDS & INSURANCE	**2%**			**$ 2,592**
	OVERHEAD & PROFIT	**10%**			**$ 12,960**
	DESIGN CONTINGENCY	**20%**			**$ 25,920**
	TOTAL CONSTRUCTION COST				**$ 196,992**
	TOTAL				**$ 196,992**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	STRUCTURAL				
ST1	**STRUCTURAL UPGRADE**				
	Structural Upgrade	4787	SF	$ 60.00	$ 287,220
	Architectural Repair	4787	SF	$ 48.00	$ 229,776
	SUBTOTAL				**$ 516,996**
	GENERAL CONDITIONS	**20%**			**$ 103,399**
	BONDS & INSURANCE	**2%**			**$ 10,340**
	OVERHEAD & PROFIT	**10%**			**$ 51,700**
	DESIGN CONTINGENCY	**20%**			**$ 103,399**
	TOTAL CONSTRUCTION COST				**$ 785,834**
	TOTAL				**$ 785,834**
	MECHANICAL				
M1	**UPGRADE BUILDING ENVELOPE**				
	Upgrade Building Envelope	4787	SF	$ 57.60	$ 275,731
	SUBTOTAL				**$ 275,731**
	GENERAL CONDITIONS	**20%**			**$ 55,146**
	BONDS & INSURANCE	**2%**			**$ 5,515**
	OVERHEAD & PROFIT	**10%**			**$ 27,573**
	DESIGN CONTINGENCY	**20%**			**$ 55,146**
	TOTAL CONSTRUCTION COST				**$ 419,111**
	TOTAL				**$ 419,111**
M2	**CLEAN CHIMNEY**				
	Clean Chimney	1	LS	$ 3,000.00	$ 3,000
	SUBTOTAL				**$ 3,000**
	GENERAL CONDITIONS	**20%**			**$ 600**
	BONDS & INSURANCE	**2%**			**$ 60**
	OVERHEAD & PROFIT	**10%**			**$ 300**
	DESIGN CONTINGENCY	**20%**			**$ 600**
	TOTAL CONSTRUCTION COST				**$ 4,560**
	TOTAL				**$ 4,560**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M3	**REPLACE FURNACE**				
	Replace Furnace	1	LS	$ 12,960.00	$ 12,960
	SUBTOTAL				**$ 12,960**
	GENERAL CONDITIONS	**20%**			**$ 2,592**
	BONDS & INSURANCE	**2%**			**$ 259**
	OVERHEAD & PROFIT	**10%**			**$ 1,296**
	DESIGN CONTINGENCY	**20%**			**$ 2,592**
	TOTAL CONSTRUCTION COST				**$ 19,699**
	TOTAL				**$ 19,699**
M4	**REPLACE HUMIDIFIER**				
	Replace Humidifier	1	LS	$ 5,820.00	$ 5,820
	SUBTOTAL				**$ 5,820**
	GENERAL CONDITIONS	**20%**			**$ 1,164**
	BONDS & INSURANCE	**2%**			**$ 116**
	OVERHEAD & PROFIT	**10%**			**$ 582**
	DESIGN CONTINGENCY	**20%**			**$ 1,164**
	TOTAL CONSTRUCTION COST				**$ 8,846**
	TOTAL				**$ 8,846**
M5	**CLEAN DUCTS/ GRILLES**				
	Clean Ducts/ Grilles	4787	SF	$ 2.28	$ 10,914
	SUBTOTAL				**$ 10,914**
	GENERAL CONDITIONS	**20%**			**$ 2,183**
	BONDS & INSURANCE	**2%**			**$ 218**
	OVERHEAD & PROFIT	**10%**			**$ 1,091**
	DESIGN CONTINGENCY	**20%**			**$ 2,183**
	TOTAL CONSTRUCTION COST				**$ 16,590**
	TOTAL				**$ 16,590**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M6	**REPLACE KITCHEN EXHAUST HOOD**				
	Replace Kitchen Exhaust Hood	1	LS	$ 4,380.00	$ 4,380
	SUBTOTAL				**$ 4,380**
	GENERAL CONDITIONS	**20%**			**$ 876**
	BONDS & INSURANCE	**2%**			**$ 88**
	OVERHEAD & PROFIT	**10%**			**$ 438**
	DESIGN CONTINGENCY	**20%**			**$ 876**
	TOTAL CONSTRUCTION COST				**$ 6,658**
	TOTAL				**$ 6,658**
M7	**REPLACE FURNACE**				
	Replace Furnace	1	LS	$ 12,960.00	$ 12,960
	SUBTOTAL				**$ 12,960**
	GENERAL CONDITIONS	**20%**			**$ 2,592**
	BONDS & INSURANCE	**2%**			**$ 259**
	OVERHEAD & PROFIT	**10%**			**$ 1,296**
	DESIGN CONTINGENCY	**20%**			**$ 2,592**
	TOTAL CONSTRUCTION COST				**$ 19,699**
	TOTAL				**$ 19,699**
M8	**BUILDING AUTOMATION**				
	Install Building Automation System	4787	SF	$ 9.60	$ 45,955
	SUBTOTAL				**$ 45,955**
	GENERAL CONDITIONS	**20%**			**$ 9,191**
	BONDS & INSURANCE	**2%**			**$ 919**
	OVERHEAD & PROFIT	**10%**			**$ 4,596**
	DESIGN CONTINGENCY	**20%**			**$ 9,191**
	TOTAL CONSTRUCTION COST				**$ 69,852**
	TOTAL				**$ 69,852**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M9	**SECURE PIPING TO WALL**				
	Secure Piping to wall	1	LS	$ 1,200.00	$ 1,200
	SUBTOTAL				**$ 1,200**
	GENERAL CONDITIONS	**20%**			**$ 240**
	BONDS & INSURANCE	**2%**			**$ 24**
	OVERHEAD & PROFIT	**10%**			**$ 120**
	DESIGN CONTINGENCY	**20%**			**$ 240**
	TOTAL CONSTRUCTION COST				**$ 1,824**
	TOTAL				**$ 1,824**
M10	**REPLACE NATURAL GAS PIPING**				
	Replace Natural Gas Piping	1	Allow	$ 3,000.00	$ 3,000
	SUBTOTAL				**$ 3,000**
	GENERAL CONDITIONS	**20%**			**$ 600**
	BONDS & INSURANCE	**2%**			**$ 60**
	OVERHEAD & PROFIT	**10%**			**$ 300**
	DESIGN CONTINGENCY	**20%**			**$ 600**
	TOTAL CONSTRUCTION COST				**$ 4,560**
	TOTAL				**$ 4,560**
M11	**REPLACE PIPING**				
	Replace Domestic Supply Piping	4787	SF	$ 7.20	$ 34,466
	Replace Waste/ Vent Piping	4787	SF	$ 4.80	$ 22,978
	Architectural Repair	4787	SF	$ 48.00	$ 229,776
	SUBTOTAL				**$ 287,220**
	GENERAL CONDITIONS	**20%**			**$ 57,444**
	BONDS & INSURANCE	**2%**			**$ 5,744**
	OVERHEAD & PROFIT	**10%**			**$ 28,722**
	DESIGN CONTINGENCY	**20%**			**$ 57,444**
	TOTAL CONSTRUCTION COST				**$ 436,574**
	TOTAL				**$ 436,574**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M12	**UPGRADE PLUMBING FIXTURES**				
	Upgrade Plumbing Fixtures	10	EA	$ 1,980.00	$ 19,800
	SUBTOTAL				**$ 19,800**
	GENERAL CONDITIONS	**20%**			**$ 3,960**
	BONDS & INSURANCE	**2%**			**$ 396**
	OVERHEAD & PROFIT	**10%**			**$ 1,980**
	DESIGN CONTINGENCY	**20%**			**$ 3,960**
	TOTAL CONSTRUCTION COST				**$ 30,096**
	TOTAL				**$ 30,096**
M13	**INSTALL FIRE SUPPRESSION SYSTEM**				
	Install Fire Line	1	Allow	$ 60,000.00	$ 60,000
	New Fire Suppression System	4787	SF	$ 12.00	$ 57,444
	Architectural Repair/ Modification	4787	SF	$ 12.00	$ 57,444
	SUBTOTAL				**$ 174,888**
	GENERAL CONDITIONS	**20%**			**$ 34,978**
	BONDS & INSURANCE	**2%**			**$ 3,498**
	OVERHEAD & PROFIT	**10%**			**$ 17,489**
	DESIGN CONTINGENCY	**20%**			**$ 34,978**
	TOTAL CONSTRUCTION COST				**$ 265,830**
	TOTAL				**$ 265,830**
	ELECTRICAL				
E1	**REMOVE ABANDONDED ELECTRICAL**				
	Field Investigation For Service & Distribution	40	HR	$ 114.00	$ 4,560
	SUBTOTAL				**$ 4,560**
	GENERAL CONDITIONS	**20%**			**$ 912**
	BONDS & INSURANCE	**2%**			**$ 91**
	OVERHEAD & PROFIT	**10%**			**$ 456**
	DESIGN CONTINGENCY	**20%**			**$ 912**
	TOTAL CONSTRUCTION COST				**$ 6,931**
	TOTAL				**$ 6,931**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E2	**ELECTRICAL DISTRIBUTION**				
	Field Investigation For Service & Distribution	12	HR	$ 240.00	$ 2,880
	Install Main Service Disconnect	1	LS	$ 9,000.00	$ 9,000
	SUBTOTAL				**$ 11,880**
	GENERAL CONDITIONS	**20%**			**$ 2,376**
	BONDS & INSURANCE	**2%**			**$ 238**
	OVERHEAD & PROFIT	**10%**			**$ 1,188**
	DESIGN CONTINGENCY	**20%**			**$ 2,376**
	TOTAL CONSTRUCTION COST				**$ 18,058**
	TOTAL				**$ 18,058**
E3	**SURGE PROTECTION**				
	Install Surge Protection	1	LS	$ 3,420.00	$ 3,420
	SUBTOTAL				**$ 3,420**
	GENERAL CONDITIONS	**20%**			**$ 684**
	BONDS & INSURANCE	**2%**			**$ 68**
	OVERHEAD & PROFIT	**10%**			**$ 342**
	DESIGN CONTINGENCY	**20%**			**$ 684**
	TOTAL CONSTRUCTION COST				**$ 5,198**
	TOTAL				**$ 5,198**
E4	**REPLACE EXISTING PANELBOARDS**				
	Remove and Replace Panelboards	2	EA	$ 6,780.00	$ 13,560
	SUBTOTAL				**$ 13,560**
	GENERAL CONDITIONS	**20%**			**$ 2,712**
	BONDS & INSURANCE	**2%**			**$ 271**
	OVERHEAD & PROFIT	**10%**			**$ 1,356**
	DESIGN CONTINGENCY	**20%**			**$ 2,712**
	TOTAL CONSTRUCTION COST				**$ 20,611**
	TOTAL				**$ 20,611**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E5	**REPLACE EXISTING WIRING AND DEVICES**				
	Electrical Demolition	4787	SF	$ 0.84	$ 4,021
	New Power System	4787	SF	$ 9.60	$ 45,955
	Architectural Repair/ Modification	4787	SF	$ 12.00	$ 57,444
	SUBTOTAL				**$ 107,420**
	GENERAL CONDITIONS	**20%**			**$ 21,484**
	BONDS & INSURANCE	**2%**			**$ 2,148**
	OVERHEAD & PROFIT	**10%**			**$ 10,742**
	DESIGN CONTINGENCY	**20%**			**$ 21,484**
	TOTAL CONSTRUCTION COST				**$ 163,279**
	TOTAL				**$ 163,279**
E6	**REVIEW BONDING AND GROUNDING**				
	Electrician	40	HR	$ 114.00	$ 4,560
	SUBTOTAL				**$ 4,560**
	GENERAL CONDITIONS	**20%**			**$ 912**
	BONDS & INSURANCE	**2%**			**$ 91**
	OVERHEAD & PROFIT	**10%**			**$ 456**
	DESIGN CONTINGENCY	**20%**			**$ 912**
	TOTAL CONSTRUCTION COST				**$ 6,931**
	TOTAL				**$ 6,931**
E7	**INSTALL GFCI OUTLETS**				
	Install GFCI Outlets	7	EA	$ 270.00	$ 1,890
	SUBTOTAL				**$ 1,890**
	GENERAL CONDITIONS	**20%**			**$ 378**
	BONDS & INSURANCE	**2%**			**$ 38**
	OVERHEAD & PROFIT	**10%**			**$ 189**
	DESIGN CONTINGENCY	**20%**			**$ 378**
	TOTAL CONSTRUCTION COST				**$ 2,873**
	TOTAL				**$ 2,873**

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Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E8	**REPLACE EXISTING LIGHTING**				
	Electrical Demolition	4787	SF	$ 0.84	$ 4,021
	New Lighting	4787	SF	$ 21.60	$ 103,399
	Architectural Repair/ Modification	4787	SF	$ 12.00	$ 57,444
	SUBTOTAL				**$ 164,864**
	GENERAL CONDITIONS	**20%**			**$ 32,973**
	BONDS & INSURANCE	**2%**			**$ 3,297**
	OVERHEAD & PROFIT	**10%**			**$ 16,486**
	DESIGN CONTINGENCY	**20%**			**$ 32,973**
	TOTAL CONSTRUCTION COST				**$ 250,594**
	TOTAL				**$ 250,594**
E9	**INSTALL LIGHTING CONTROLS**				
	Install Lighting Controls	4787	SF	$ 4.80	$ 22,978
	SUBTOTAL				**$ 22,978**
	GENERAL CONDITIONS	**20%**			**$ 4,596**
	BONDS & INSURANCE	**2%**			**$ 460**
	OVERHEAD & PROFIT	**10%**			**$ 2,298**
	DESIGN CONTINGENCY	**20%**			**$ 4,596**
	TOTAL CONSTRUCTION COST				**$ 34,926**
	TOTAL				**$ 34,926**

Alta Central

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	11/21/2024

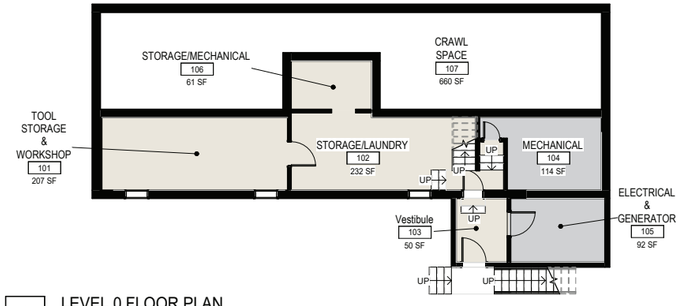
PROJECT NAME……..…..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..……..ALTA, UT **ITEM DETAIL**
ARCHITECT…….....FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E10	**PROVIDE DEDICATED TELECOM ROOM**				
	New Telecom Room (remodel)	100	SF	$ 384.00	$ 38,400
	SUBTOTAL				**$ 38,400**
	GENERAL CONDITIONS	**20%**			**$ 7,680**
	BONDS & INSURANCE	**2%**			**$ 768**
	OVERHEAD & PROFIT	**10%**			**$ 3,840**
	DESIGN CONTINGENCY	**20%**			**$ 7,680**
	TOTAL CONSTRUCTION COST				**$ 58,368**
	TOTAL				**$ 58,368**
E11	**AUDIO VISUAL MODIFICATIONS**				
	Install wired data jacks	4787	SF	$ 4.80	$ 22,978
	Architectural Repair	4787	SF	$ 4.80	$ 22,978
	New 65" Display	1	Allow	$ 5,820.00	$ 5,820
	SUBTOTAL				**$ 51,775**
	GENERAL CONDITIONS	**20%**			**$ 10,355**
	BONDS & INSURANCE	**2%**			**$ 1,036**
	OVERHEAD & PROFIT	**10%**			**$ 5,178**
	DESIGN CONTINGENCY	**20%**			**$ 10,355**
	TOTAL CONSTRUCTION COST				**$ 78,698**
	TOTAL				**$ 78,698**
E12	**SECURITY SYSTEM**				
	Install Security System	4787	SF	$ 6.00	$ 28,722
	Architectural Repair	4787	SF	$ 4.80	$ 22,978
	Secure Server Room Remodel	100	SF	$ 360.00	$ 36,000
	SUBTOTAL				**$ 87,700**
	GENERAL CONDITIONS	**20%**			**$ 17,540**
	BONDS & INSURANCE	**2%**			**$ 1,754**
	OVERHEAD & PROFIT	**10%**			**$ 8,770**
	DESIGN CONTINGENCY	**20%**			**$ 17,540**
	TOTAL CONSTRUCTION COST				**$ 133,303**
	TOTAL				**$ 133,303**

Alta Central

Existing Plans

Alta Central - Floor Plans



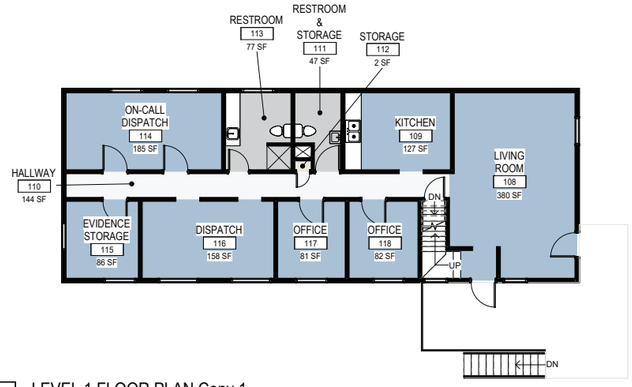
Department Legend

- Building Systems
- Support Spaces

1 LEVEL 0 FLOOR PLAN

SCALE: 1/8" = 1'-0"

Alta Central - Floor Plans



Department Legend

- Building Systems
- Circulation
- Marshal
- Support Spaces

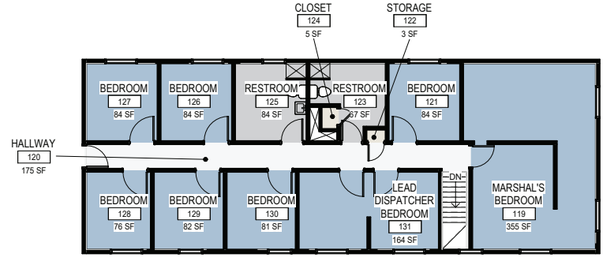
1 LEVEL 1 FLOOR PLAN Copy 1

SCALE: 1/8" = 1'-0"

Alta Central

Existing Plans

Alta Central - Floor Plans



Department Legend

- Building Systems
- Circulation
- Marshal
- Support Spaces

1 LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

Community Center

Architectural Assessment

Originally built as a snow removal equipment storage garage, the Community Center is a single CMU structure that has been added to with a residential living unit and community meeting room in a second story addition. Access to the second story residence is provided through a winding stair on the west side of the building. The east side of the building has an addition being used as a contract Post Office, storage and a stair to the second floor.

A. Visible Foundation System

The foundation for the original garage portion of the building is painted and plastered CMU. The paint appears to be in good condition on the south and west sides of the building with only minor areas of peeling or flaking. The areas that are peeling and flaking are located primarily near grade and appear to be from the large rocks piled around the building.

The north elevation of the building has suffered impact damage from rock falls from the adjacent hillside. The most significant damage appears to be focused at the northwest corner, which has extensive damage to the CMU blocks. The main portion of the north wall has been plastered. It is unknown if the plaster on the walls was to repair extensive damage or to provide an additional layer of protection. The hillside has the remnants of a rockfall containment system. The anchor bolts are no longer attached to the hill, and many are missing, and others are dangling loose from the wire mesh netting. The netting itself is severely damaged and inconsistent in coverage of the hillside and likely offers very little protection of the building.

The foundation for the additions visible from the road on the south elevation is cast-in-place concrete. The concrete is not plastered and has some honeycombing and form lines but appears to be in fair condition.

Recommended Measures

Good – Repair damaged CMU by concrete plastering.

Better – Reinstall rockfall protection measures along the hillside north of the building.

Best – No recommendations.

Community Center

Architectural Assessment

B. Building Envelope and Exterior Finish Materials

As discussed in the foundation section above, the exterior material of the main garage block is painted and plastered CMU. The paint appears to be in good condition on the south and west sides of the building with only minor areas of peeling or flaking. The areas that are peeling and flaking are located primarily near grade and appear to be from the large rocks piled around the building. The CMU jambs of the easternmost overhead doors on the south elevation are damaged from vehicle impacts. The damage is covered with paint so no deterioration of the CMU from water intrusion is likely. Steel pipe bollards have been installed to prevent further damage. This damage is unsightly but likely poses little risk to the structural stability of the CMU jambs / piers.

The north wall of the garage spaces is showing signs of efflorescence which indicates that water is possibly penetrating through to the interior of the space. The perimeter of the garage space also lacks visible insulation. This contributes to thermal penetration into the garage space that can then leak into other parts of the building.

The exterior materials for the additions are painted vertical T1-11 wood composite siding. The paint is also in good condition and has very little peeling or flaking. The northern portion of the east elevation of the second-floor addition is beginning to appear as if the paint is thinning or being eroded by the weather and will likely need re-painting in the near future. Google Earth imagery shows snow being piled up against the east wall.

Post office and stair to the second floor addition is separating from the building and creating gaps in the building envelope which will allow energy leakage and water infiltration. The separation is particularly evident while climbing the east stair to the second floor. As one approaches eye-level with the top landing, daylight can be seen through a large gap between the wall and landing. The landing is obviously sloping from a high point on the west to a low point on the east. Building occupants have indicated that maintaining a comfortable temperature is difficult in the post office, which is below the area of the separation.

Both the post office addition on the east and the residential addition to the west overhang the original garage and are supported by a timber brace that is painted to match the T1-11 siding. The braces appear to be in good condition.

Recommended Measures

Good – Touch-up the peeling or flaking paint along the base of the west wall. Clear the large rocks away from the building to form a 3’-0” wide buffer zone along the building foundation on the north and west sides of the building. Repaint the northern portion of the east side of the second-floor addition.

Better – Reattach the post office / stair addition on the east side of the building. Add insulation to the garage building walls to support the intent of the insulated overhead doors.

Best – Remove and rebuild the post office and second floor additions.

Community Center

Architectural Assessment

C. Exterior Window and Door Openings

The building has dark bronze anodized aluminum fixed and sliding windows, which appear to be triple glazed units. Triple glazed units are energy efficient which positively contribute to minimizing heat loads in the building. The town council chambers have operable windows. The Marshal quarters predominantly have operable windows, with one window being fixed. Windows in the post office are fixed.

The exterior man doors are hollow metal doors. It is uncertain if they are insulated or have a hollow core. The man door on the west side of the building, adjacent to the western most overhead door, is beginning to show signs of rust and damage along the bottom. The man door locations could be a potentially safety concern due to the lack of an overhang above either door and the step out directly towards the highway upon exiting the building takes occupants close to west-bound, downhill traffic.

The overhead doors to access the storage area and garage on the main level appear insulated, but this effect is hampered by the remainder of the first level garage being non-insulated construction. Refer to narrative in the “Building Envelope and Exterior Finish Materials” section of this building report.

Recommended Measures

Good – None.

Better – Replace exterior man doors with insulated cores.

Best – Reconfigure space to allow man door to be relocated to a safer position.

Community Center

Architectural Assessment

D. Roofing

The community center has a low slope single-ply membrane roof that slopes from south to north. The membrane, believed to be TPO, is in fair condition. The direction of drainage leads to a damaged and ineffective rain gutter that is on the north wall of the building. The combined effects of the roof slope and a damaged gutter are contributing factors to the damage of the north wall (explained in the Building Envelope section of this report).

A homemade snow fence has been constructed to be over the east edge of the roof and protect the post office entrance. It is currently ballasted with sandbags. Further investigation is warranted to determine how the current roof penetrates the roof membrane, if at all, and the effects on the membranes warranty. It is unclear the use of two penetrations near the northwest corner of the roof. These two penetrations also have a yellow cable wrapped around them (as well as other roof elements). The use of the yellow cord is unclear.

A rope “safety line” is deployed for use from the top of the roof access ladder to the snow fence. It is understood that this is also to help cut snow cornices and other overhangs as it slides off the roof to protect the post office entrance. The rope safety line does not meet current safety standards. Additionally, the access ladder and safety cage do not meet the current OSHA requirements which calls for a fall arrest system. Safety cages are no longer acceptable within the OSHA requirements.

Recommended Measures

Good – Remove rope “safety line”. Install roof anchor bollards and wire rope for safety. Install new rain gutter to control drainage.

Better – Remove homemade snow fence and replace with engineered solution with proper penetration detailing. Patch roof membrane where current penetrations are located. Remove safety cage and install a ladder with fall arrest gear.

Best – No recommendations.

Community Center

Architectural Assessment

E. Interior Features and Finishes

The interior of the community center appears to be mostly original finishes from the 1980's. Carpet, lighting, and wall finishes contribute to a dated feel of the spaces. A highlight of the original finishes are the post boxes that are inside the east addition. These styles are not readily utilized by USPS currently and provide a unique character to the building that is "Alta-centric".

There is one storage room partway up the stairways in both the east and west side additions. In the case of the east side storage room, access is reduced due to the existing configuration of the stair handrail.

There is a separation between the floor and wall in the restroom on level 2, which has been addressed in the exterior building envelope section of this report. While not located on an exterior wall, this can lead to energy leakage due to the garage space below being unconditioned and non-insulated. Additionally, as a restroom, there could be water leakage into the garage space from the ceiling. This is concerning as it could damage the items being stored there.

Living quarters for marshal's are located on the west side, level two of the community center. The quarters are very cramped. Having the marshal quarters adjacent to the community center spaces is an inefficient mix of space.

Recommended Measures

Good – Update finishes throughout facility.

Better – Upgrade the anchorage between the east and west additions and the main CMU wall structure.

Best – Replacement of the east and west additions.

Community Center

Architectural Assessment

F. Site Access and Overall Accessibility

Access to the community room is compromised due to the chair lift in the east stairwell. The chair lift is necessary to maintain accessibility to the room, but also restricts the stairwell width to a degree that could be hard for individuals to manage. This is a partial solution to the accessibility challenges presented by a two story building with no elevator and means of egress only on one floor. Additionally, the handrail in both the east and west stairways do not meet current accessibility standards.

The west stairway cannot be used to access the Community Room, or as a means of egress from the space, due to the locks that are on the doors to secure the marshals quarters. Door hardware for all man doors does not meet current accessibility standards.

The building is located along the north side of Utah Highway 210. There is a matter of feet from the door thresholds to the highway itself. While the facility is accessible from the street, there is a lack of dedicated parking for the community center. This is most noticeable during Town council meetings or events, and in the day to day when residents come to receive their packages from the post office. Safety concerns arise during these times in the winter months when snow and ice restrict places to safely drive, park, and walk.

Recommended Measures

Good – Install new lever style door hardware. Install new handrails at stair that conforms to current accessibility standards.

Better – No recommendations

Best – No recommendations

Community Center

Structural Assessment

CALDER RICHARDS
CONSULTING ENGINEERS

COMMUNITY CENTER BUILDING – Structural Assessment

The building is a two-level structure composed of twelve-inch-thick concrete masonry unit (CMU) exterior bearing walls with 32-inch-deep precast concrete double tee framing at the upper floor and wood timber and rafter framing at the roof. The double tee floor system clear spans the building above the garage area. 6-3/4" by 21-1/2" glue lam roof beams also clear span the building and are spaced at 48 inches on center. It is unknown what size rafter framing occurs between the glue lam beams and what type of sheathing is used. The age of structure is estimated between 1978 to 1984.

A wood framed stair structure to the west and a wood framed structure for stairs and post office at the east were added to the building at some point in time.

As a general assessment, the structure appears in functional condition but shows signs of deterioration and damage in areas as noted below.

The back and side walls of the building are constructed adjacent to a steeply sloped hillside and have been impacted by falling rock and accumulated snow. This condition has led to damage and deterioration of the CMU wall. ***See Photo #3.*** Efforts had been made to retain the hillside by means of metal fencing, but it has failed. The walls have been compromised due to impact from the rock and excessive moisture accumulating next to the walls. This is evident by signs of moisture deteriorating the mortar in joints and penetrating through the wall into the interior spaces at the lower level. ***See Photo #4.***

Correcting the above problem for long term use can be accomplished but will be a major undertaking that will require the following:

1. Stabilizing the hillside by placement of a shotcrete facing anchored into the hillside or placement of a more resilient fencing structure.
2. Repairing and re-pointing the CMU walls then place a waterproofing layer on the back and side walls.
3. Install a positive drainage system at the base of the back and side walls.

Another concern is the roof framing. An analysis of the roof beams indicates that the beams are only capable of supporting a snow load of 120 PSF while current code snow loading for the site is estimated at 204 PSF. If continued use of the building is anticipated, shoveling the accumulated snow during heavy snow years is needed. If the accumulated snow depth on roof exceeds approximately six feet in depth of compacted snow, snow removal will be required.

In lieu of shoveling, another option is to strengthen the existing roof beams by glueing and spiking new micro-lam beams to the side of each existing beam. Due to the lengths involved, erection and placement of this new framing may be difficult.

1805 South Redwood Road, Suite 102, Salt Lake City, Utah 84104 T 801-466-1699 F 801-467-2495

Community Center

Structural Assessment

The wood framed additions on the east and west side are also a concern. It is suspect whether the framing can support significant snow loading but due to the pitched roofs, snow accumulation would be greatly reduced. The framing at base was observed to have been impacted by rock fall at a few locations. ***See Photo #5.*** Also, due to the unique skewed vertical supports and the apparent lack of anchorage to the main block building, these additions appear to be pulling away from the main structure and show signs of differential settlement, such as the uneven floors at landings.

Addressing the above potential problems for long-term use will require some selective demolition to observe the structure and further investigation. Possible corrections may include strengthening the roof framing and upgrading the anchorage of the wood framing to the main building's CMU walls.

Due to the age and type of construction, it is assumed that the structure does not meet current IBC provisions for seismic and wind loading. The heavy mass concrete floor with minimal connections to the CMU walls combined with the large open doors (no shear wall), at the front of building creates weak link for resisting lateral loads during a seismic event. The capacity of the structure to resist significant avalanche loading is also questionable.

Corrections can be made to laterally strengthen the building as follows:

1. Provide better anchorage between double tee framing and CMU walls by placing new drill and epoxy bolts and steel angles at each stem of the double tee around the perimeter of main structure.
2. Analyze the shear strength of CMU walls and strengthen if needed by either adding new FRP coatings to wall or placing a thin shotcrete layer to the walls at isolated locations.
3. Laterally strengthen the front of building by placing a reinforced concrete frame at the openings, attached to the existing CMU wall. Another more cost-effective approach is infilling one of the openings or reducing the actual size of opening by placing new reinforced masonry wall.

Conclusion - The Community Center Building currently is in functional condition but shows signs of deterioration and damage due to rock fall from the hillside and water infiltration. The wood framed additions also show signs of distress. Basic repair and upgrade recommendations have been noted for future long-term use of this facility. The priority is correcting problems with the hillside retention and water that will increase with time and jeopardize the structural integrity of the CMU walls if not corrected. The cost of upgrading the overall structure to resist lateral loads from a significant earthquake or avalanche event may be costly.

Community Center

Structural Assessment

Photo #3 – Damaged CMU Walls

Photo #4 – Moisture Infiltration in CMU Walls

Community Center

Structural Assessment

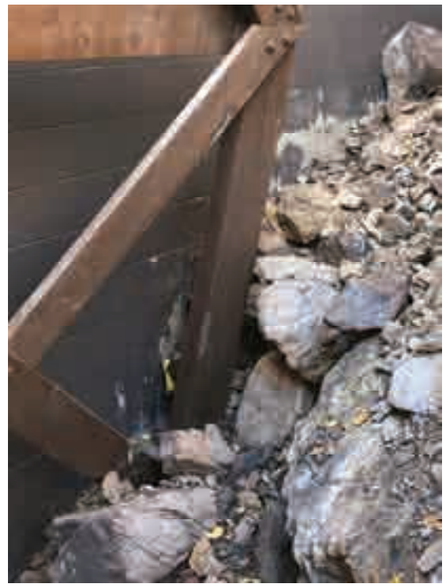


Photo #5 – Rock Fall Damage to Framed Addition Base

Community Center

Structural Assessment

Photo #3 – Damaged CMU Walls

Photo #4 – Moisture Infiltration in CMU Walls

Community Center

Structural Assessment

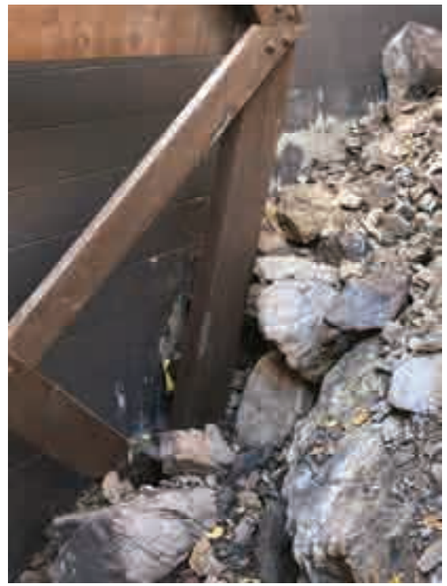


Photo #5 – Rock Fall Damage to Framed Addition Base

Community Center

Mechanical & Plumbing Assessment

MECHANICAL and Plumbing ASSESSMENT

Project: Town of Alta Master Plan – Community Center
April 2024
Principal Engineer: Vinnie Figlioli, PE

Community Center – Assessment

Mechanical and Plumbing Overview

The building is a two story wood and block framed building that consists of a garage area and a post office on the main level and a community area on the second floor with one small apartment. The garage is conditioned using radiant tube heaters and also includes two vehicle exhaust systems. The top floor of the building is conditioned by two natural gas furnaces. There are also electric baseboard heaters that are located along the perimeter areas of the second floor. The post office is conditioned with electric baseboard heaters. The building envelope is insufficient and causing a great deal of heat loss.

The overall plumbing system of the building seems to be in good working order. There is a tankless water heater located within a closet on the second level that was installed in 2011. There is also a water softener.

No fire suppression system was found within the building.

Mechanical Assessment

The mechanical system, although adequate, is aged. This includes the systems for the garage and the community area on the second floor.

Garage Area

The age of the radiant tube heaters is unknown. However, they are in working condition. It is assumed that these units are past their life expectancy and will need to be replaced.

The vehicle exhaust system is divided into two areas. The first is for the main area and the second is for the area where UDOT parks the plow trucks. Both systems are aged and need to either be serviced or replaced.

Community Center

Mechanical & Plumbing Assessment

Second Floor

The second floor is conditioned using two natural gas furnaces located in a closet on the second floor. These furnaces was replaced in 2010 and are 90% efficient. Each furnace is equipped with a Humidifier. It does not appear to have any fresh air ducted to the units. All the ducting is in good condition and provides proper distribution to the space.

There are seven (7) electric baseboard heaters located along the perimeter of the space by the windows. These are all in working order, but the age is unknown. It is assumed that these units are as old as the building.

Post Office

There are three (3) electric baseboard heaters located within the space by the windows. These are all in working order, but the age is unknown. It is assumed that these units are as old as the building.

Plumbing Assessment

The plumbing system has is in good working condition. Most of the waste piping is exposed within the garage area and is of cast iron material. The domestic water piping is copper and pex.

The water heater was replaced in 2011 and seems to be in good working condition. It is a tankless type water heater that is not rated to be installed above 4500ft above sea level. This unit should be replaced due to the age and the elevation rating.

The water softener appears to be operational.

The PRV is operational and no visual leaks were observed.

The main plumbing vents through the roof are broken or bent. These will need to be repaired or replaced.

Fire Suppression Assessment

No fire suppression system within the building. It is assumed that this was not required at the time of the original construction.

Community Center

Mechanical & Plumbing Assessment

SPECTRUM ENGINEERING

Equipment Information

Equipment	Age (yrs)	ASHRAE Life Expectancy (yrs)	Size
Furnace One	14	18	80,000 BTUH
Furnace Two	14	18	80,000 BTUH
Radinat Tube Heaters	Unknown	10 to 13	Unknown
Vehicle Exhaust System	Unknown	20	Unknown
Water Heater (NG)	13	12 to 15	172,000 BTUH

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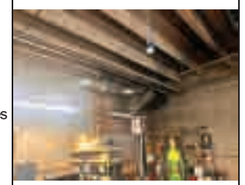
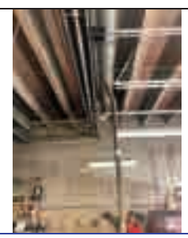
[redacted]

Community Center

Mechanical & Plumbing Assessment

SPECTRUM ENGINEERING

Recommendations and Priorities:

Recommendations and Priorities				
All recommended upgrades are prioritized from 1-3 where:				
1)	Highly recommended upgrades (code violation, life safety, outdated systems, poor conditions, or similar)			
2)	Recommended upgrades (border line code violation, upgrades that provide additional comfort or value, or similar)			
3)	Optional upgrades (owner desired)			
Area	**Systems**	**Recommendation**		**Priority**
All	Envelope	Upgrade windows, doors, and add insulation. Once complete perform heat loss calculations or energy calculations to size new furnaces properly.		2
Garage	Mechanical	Service or replace existing vehicle exhaust system. The hoses are worn and need to be replaced.		2
Garage	Mechanical	UDOT exhaust system. System should be serviced and checked to ensure proper containment and exhaust is achieved. The current hood may not be capturing all the fumes from the vehicles.		2
Garage	Mechanical	Radiant tube heaters need to be serviced and possibly replaced.		1

Salt Lake City Office
[redacted]

Community Center

Mechanical & Plumbing Assessment

Second Floor	Mechanical	Replace existing furnaces and humidifiers. Bring in fresh air.		1
Second Floor	Mech Ducting	Clean and inspect all existing ducting and grilles.		3
Second Floor	Mechanical	Electric base board heaters. These are in working condition but may need to be replaced in the near future. The age is unknown.		3
All	Mechanical	Addition of a Building Automation System for remote access and control		3
All	Plumbing	Replace existing tankless water heater with a unit that is rated for the proper altitude.		1
Roof	Plumbing	Repair or replace plumbing vents through roof.		1
All	Plumbing	Upgrade plumbing fixtures.		3
All	Fire suppression	Explore the possibility of adding a fire suppression system.		2

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Community Center

Mechanical & Plumbing Assessment

Summary

The current mechanical systems within the building are very close to exceeding their life expectancy. It is recommended to replace or upgrade the systems to meet or exceed current energy, mechanical, and plumbing codes. These systems can be upgraded as detailed above or they could be completely replaced. A financial analysis will need to be performed to determine the best course of action.

Thank you for choosing Spectrum Engineers to provide this assessment. If you have any questions or would like further information, please do not hesitate to contact me directly.

Sincerely,

By: _____

Vinnie Figlioli, P.E. Principal Mechanical Engineer

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Community Center

Electrical Assessment

Town of Alta Facilities – Community Center
Electrical Assessment Report

October 29th, 2024

1. Electrical Service and Power

a. Electrical service is provided by Rocky Mountain Power (RMP).

b. We were not able to locate the utility transformer that feeds the Community Center.

c. There are two meters at the upper level: meter # 50 823 587 (service A) and meter # 50 823 586 (service B). It appears that service A feeds the lower level (panelboard A is in the high bay area at the lower level) and service B feeds the upper level (panelboard B is located next to the meter). There is also a note on panelboard B (*Exhibit 4*) that panel "contains feeders for panel A." An E01 error (*Exhibit 2*) was displayed at the service A meter during the time of the site visit. This is typically an initialization error, meaning the meter has not been initialized. Also, we have only received the demand data for the service B meter. Considering all the above, ***we have assumed that the service B meter is active, the service A meter is inactive, and both panelboards (A and B), are fed from the service B***. This assumption to be confirmed by the Owner.

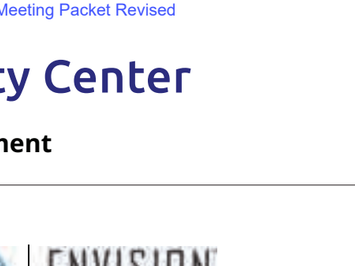

Exhibit 1 – Service A and B meters and panelboard B

Exhibit 2 – Service A meter with error message E01

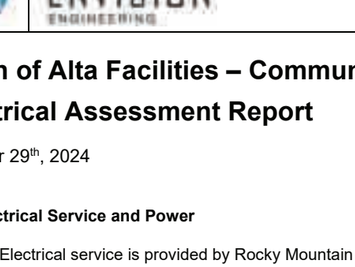

Exhibit 3 – Service B meter.

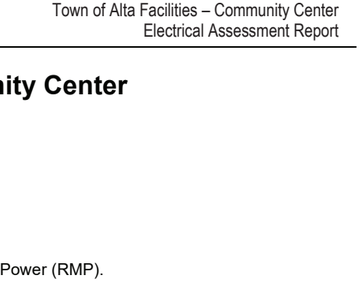

Exhibit 4 – Panelboard B note for panel A feeder

Community Center

Electrical Assessment

ENVISION ENGINEERING

Town of Alta Facilities – Community Center
Electrical Assessment Report

d. The main service disconnect is 200A, the service voltage is 240V, 1ph.

e. The capacity of the existing electrical service has been verified by using the peak demand data from the RMP power bills from July 2023 to August 2024. Since the power factor information has not been provided, ***we have assumed the power factor to be 0.9***. The existing service has 67% spare capacity. The service appears to be adequate for the current electrical loads. If major renovations, additions, or large loads (such as elevator and similar loads) are planned in the future, the service size should be checked again at that time and the transformer size should be coordinated with RMP.

Town of Alta - Community Center
Service Capacity Calculations

240 volts
1 phase

Meter # 50 823 586

#	Billing Date From	Peak Demand kW	Power Factor	Peak Demand kVA
1	July 2023	5	0.9000	7
2	August 2023	5	0.9000	7
3	September 2023	4	0.9000	6
4	October 2023	7	0.9000	10
5	November 2023	5	0.9000	7
6	December 2023	6	0.9000	8
7	January 2024	6	0.9000	8
8	February 2024	5	0.9000	7
9	March 2024	9	0.9000	13
10	April 2024	6	0.9000	8
11	May 2024	5	0.9000	7
12	June 2024	5	0.9000	7
13	July 2024	5	0.9000	7
14	August 2024	4	0.9000	6

Highest recorded peak demand in kVA:	13 kVA
NEC safety factor:	1.25
(Peak demand in kVA)*(Safety factor):	**16 kVA**
Peak demand in Amps @ 240V, 1ph:	65 A
Existing service size in Amps:	200 A
Spare cpacity (%):	**67%**
Spare capacity Amps @ 480V, 3ph:	135 A

f. Panelboard A shows signs of rusting and should be replaced if renovations or upgrades are considered. Panelboard B is in fair condition and has another 10-15 years of useful life.

g. Grounding and bonding systems, including grounding electrodes and bonding jumpers, were not completely accessible or visible during the site observations. The only observed grounding electrode was water pipe. These portions of the electrical system are critical to safety and power quality of the system. Further investigation should be done to confirm the existence, resistance readings and condition of the grounding and bonding systems. A licensed electrician will be required to safely open and check these systems.

Community Center

Electrical Assessment

Exhibit 5 – Panelboard A.

Exhibit 6 – Panelboard A interior

h. The wiring devices (light switches, receptacles, etc.) appear to be in fair conditions.

i. The outlets in the laundry closet are not GFCI protected as required by *NEC 210.8(B)*.

j. There were no visible surge suppression devices installed at this building. It is recommended to install surge suppression devices on the main service panel and at the selected panelboards that serve sensitive loads or expensive equipment.

2. Lighting System

a. Most of the building has florescent lights. The existing light sources are outdated and inefficient. All existing light fixtures and bulbs are recommended to be replaced with new LED lighting. Each space will need to be evaluated individually to determine the extent of the upgrade needed.

b. The egress lighting is provided using emergency bug-eyes. We were not able to field verify the egress light levels (1 fc average, and 0.1 fc minimum). If the lighting upgrade is considered in the future, the egress lighting should be completely upgraded at that time.

c. Existing lighting controls consist solely of the toggle switches.

d. Significant upgrades to the interior and exterior lighting control systems are needed to meet the latest energy codes. There are opportunities for energy savings by installing lighting controls such as occupancy sensors and timed relay controls.

Exhibit 7 – Fluorescent troffers – upper level

Exhibit 8 – Fluorescent linear utility light – lower level

Community Center

Electrical Assessment

Exhibit 9 – Toggle switch

Exhibit 10 – Emergency bug-eye

3. Fire Alarm System

a. There is no fire alarm system in the building.

4. Telecommunication System

a. The telecommunication demarcation equipment is located at the lower level in the high bay area.

b. This environment is not suitable for telecom equipment, it's not properly conditioned. The telecommunication ground bus bar was not observed at the demarc location.

c. A telecommunication pedestal is located in front of the building. The purpose of this pedestal is unknown.

Exhibit 11 – Telecom backboard in the high-bay area

Exhibit 12 – Telecom pedestal

5. Security Systems

a. There are no security systems in the building.

6. Audio/Video

a. Exposed cables are present throughout the space.

Community Center

Electrical Assessment

b. The council chambers AV system consists of a wall mounted display, video conference bar, and connection cables connected to the back of the display.
   1) VC bar is inadequate for the space. Its current location limits the camera site lines for both council members, and public presenters, showing only profile views of presenters, and the council members.
   2) Requires the city manager to site next to the display to run the meeting.
   3) VC bar limits remote viewers to only see whomever is speaking the loudest.

c. An old 4x3 projection screen hangs from the ceiling at the same location as the as the display.

d. There is no in-room voice lift system, limiting speaker to their own voices.

Exhibit 13 – Council chambers.

Exhibit 14 – Display, VC Bar, and projector screen.

Exhibit 15 - Exposed cables above doorway.

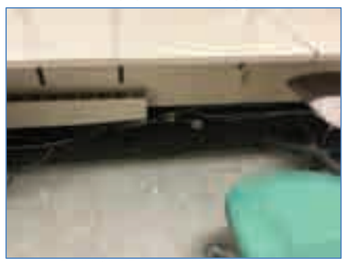

Exhibit 16 – Exposed cables below desks.

Community Center

Electrical Assessment

Town of Alta Facilities – Community Center
Electrical Assessment Report

Recommendations

The following table summarizes the list of the recommended upgraded. All recommended upgrades are prioritized from 1 to 3, where:

1 → Highly recommended upgrades (code violations, life safety, fire hazards, outdated systems, poor conditions, and similar)
2 → Recommended upgrades (border line code violations, upgrades that provide additional comfort and flexibility, technology upgrades)
3 → Optional upgrades (owner desired upgrades)

System	Recommended Upgrade	Priority
General	• Remove all abandoned conduits, wiring, devices, and equipment.	1
Electrical distribution	• Provide main service disconnect outside the building.	1
Surge protection	• Provide surge protection at the main panel.	1
Electrical equipment	• Replace existing panelboard A.	2
Grounding and bonding	• Hire a licensed electrician to confirm the existence, provide resistance readings, and review the conditions of the grounding and bonding systems.	1
GFCI outlets	• Replace non-GFCI outlets with GFCI outlets in all locations specified in *NEC 210.8 (B)*.	1
Lighting	• Replace all lights with the outdated light sources (fluorescent and incandescent) with new LED lights. • Provide required egress lighting.	1
Lighting controls	• Provide new lighting controls for interior and exterior lighting as needed to comply with the latest adopted energy codes.	1
Telecommunication system	• Provide dedicated telecom room with proper cooling and grounding for all telecom racks and equipment.	2
Security system	• As recommended by the Owner.	3
Audio/Video system	• If accepted by the owner, we recommend the following: • Replacement of the presentation system with a new one consisting of dual screens, one for the public and one for council members to enhance viewing angles. • Two PTZ Cameras, one to show the Council Members, and one for the public presenters.	2

Community Center

Electrical Assessment

	• Remote Video input so manager does not need to sit beside the display. • Overhead, or tabletop microphone to improve audio pickup. • Overhead speakers to improve intelligibility for public attendees.	

Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION		1/27/2025
PROJECT NAME.....ALTA TOWN COMMUNITY BUILDING FACILITY ASSESSMENT			
LOCATION.....ALTA, UT		TOTALS	
ARCHITECT.....FFKR			
STAGE OF DESIGN.....FACILITY ASSESSMENT			
ITEM #	DESCRIPTION		TOTAL
	COST SUMMARY		
	FOUNDATION SYSTEM		
F1	REPAIR DAMAGED CMU BY PLASTERING	$	12,403
F2	REINSTALL ROCKFALL PROTECTION MEASURES	$	31,008
	BUILDING EXTERIOR		
BE1	TOUCH UP PEELING/FLAKING PAINT, CLEAR LARGE ROCKS	$	25,943
BE2	RE-ATTACH POST OFFICE ADDITION, ADD GARAGE INSULATION	$	64,934
BE3	DEMOLISH, RE-BUILD POST OFFICE, 2ND FLOOR ADDITIONS	$	1,030,834
BE4	REPLACE EXTERIOR MAN DOORS	$	11,218
BE5	REMODEL, RELOCATE MAN DOORS	$	377,086
BE6	ROOF SAFETY LINE & RAIN GUTTER	$	15,808
BE7	NEW SNOW FENCE, PATCH MEMBRANE	$	40,776
	INTERIOR		
I1	UPGRADE INTERIOR FINISHES	$	352,320
I2	UPGRADE ANCHORAGE OF EAST/WEST ADDITIONS	$	74,054
I3	REPLACE EAST/WEST ADDITIONS	$	645,696
	SITE AND ACCESSIBILITY		
S1	NEW DOOR HARDWARE, RAILINGS	$	37,242
	STRUCTURAL		
ST1	HILLSIDE RETENTION	$	310,992
ST2	EAST/WEST ADDITIONS	$	164,160
	MECHANICAL		
M1	UPGRADE BUILDING ENVELOPE	$	402,652
M2	REPLACE VEHICLE EXHAUST SYSTEM	$	20,064
M3	SERVICE UDOT EXHAUST SYSTEM	$	9,120
M4	REPLACE RADIANT TUBE HEATERS	$	14,501
M5	REPLACE FURNACES & HUMIDIFIERS	$	44,870
M6	CLEAN DUCTS & GRILLES	$	15,938
M7	REPLACE ELECTRIC BASEBOARD HEATERS	$	14,592
M8	ADD BMS SYSTEM	$	67,109
M9	REPLACE TANKLESS WATER HEATER	$	6,384
M10	REPLACE PLUMBING VENTS	$	10,032
M11	REPLACE PLUMBING FIXTURES	$	18,058
M12	ADD FIRE SUPPRESSION	$	258,972
	ELECTRICAL		
E1	REMOVE ABANDONDED ELECTRICAL	$	6,931
E2	ELECTRICAL DISTRIBUTION	$	18,058
E3	SURGE PROTECTION	$	5,198
E4	REPLACE EXISTING PANELBOARDS	$	10,306
E5	REPLACE ELECTRICAL WIRING AND DEVICES	$	156,866
E6	REVIEW BONDING AND GROUNDING	$	6,931
E7	INSTALL GFCI OUTLETS	$	2,873
E8	REPLACE LIGHTING	$	240,752
E9	INSTALL LIGHTING CONTROLS	$	33,554
E10	PROVIDE DEDICATED TELECOM ROOM	$	58,368
E11	AUDIO VISUAL MODIFICATIONS	$	18,240
E12	SECURITY SYSTEM	$	78,583

ESTIMATE IS PRICED IN TODAY'S DOLLARS - ESCALATION IS NOT INCLUDED

Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	FOUNDATION SYSTEM				
F1	**REPAIR DAMAGED CMU BY PLASTERING**				
	Clean Scrape CMU Wall	1700	SF	$ 1.20	$ 2,040
	Plaster CMU Wall	1700	SF	$ 3.60	$ 6,120
	SUBTOTAL				**$ 8,160**
	GENERAL CONDITIONS	**20%**			**$ 1,632**
	BONDS & INSURANCE	**2%**			**$ 163**
	OVERHEAD & PROFIT	**10%**			**$ 816**
	DESIGN CONTINGENCY	**20%**			**$ 1,632**
	TOTAL CONSTRUCTION COST				**$ 12,403**
	TOTAL				**$ 12,403**
F2	**REINSTALL ROCKFALL PROTECTION MEASURES**				
	Remove Existing Rockfall Netting, Clear Vegetation	1,700	SF	$ 2.40	$ 4,080
	New Rockfall Netting, Anchored to Hill	1,700	SF	$ 9.60	$ 16,320
	SUBTOTAL				**$ 20,400**
	GENERAL CONDITIONS	**20%**			**$ 4,080**
	BONDS & INSURANCE	**2%**			**$ 408**
	OVERHEAD & PROFIT	**10%**			**$ 2,040**
	DESIGN CONTINGENCY	**20%**			**$ 4,080**
	TOTAL CONSTRUCTION COST				**$ 31,008**
	TOTAL				**$ 31,008**
	BUILDING EXTERIOR				
BE1	**TOUCH UP PEELING/FLAKING PAINT, CLEAR LARGE ROCKS**				
	Clear Rocks from Building - Create 3' Buffer Zone	57	CY	$ 150.00	$ 8,500
	Scrape, Clean, & Repaint Building Exterior	1700	SF	$ 5.04	$ 8,568
	SUBTOTAL				**$ 17,068**
	GENERAL CONDITIONS	**20%**			**$ 3,414**
	BONDS & INSURANCE	**2%**			**$ 341**
	OVERHEAD & PROFIT	**10%**			**$ 1,707**
	DESIGN CONTINGENCY	**20%**			**$ 3,414**
	TOTAL CONSTRUCTION COST				**$ 25,943**
	TOTAL				**$ 25,943**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BE2	**RE-ATTACH POST OFFICE ADDITION, ADD GARAGE INSULATION**				
	Demolition, Put Back of Finishes at Attachment Upgrade	128	SF	$ 60.00	$ 7,680
	Upgrade Addition Attachment of Post Office/Stair Addition	64	LF	$ 300.00	$ 19,200
	Add Insulation to Garage Walls	1650	SF	$ 6.00	$ 9,900
	Remove & Replace Wall Items, Electrical in Garage	1650	SF	$ 3.60	$ 5,940
	SUBTOTAL				**$ 42,720**
	GENERAL CONDITIONS	**20%**			**$ 8,544**
	BONDS & INSURANCE	**2%**			**$ 854**
	OVERHEAD & PROFIT	**10%**			**$ 4,272**
	DESIGN CONTINGENCY	**20%**			**$ 8,544**
	TOTAL CONSTRUCTION COST				**$ 64,934**
	TOTAL				**$ 64,934**
BE3	**DEMOLISH, RE-BUILD POST OFFICE, 2ND FLOOR ADDITIONS**				
	Demolish Additions	2225	SF	$ 4.80	$ 10,680
	Rebuild Wood Framed Additions	2225	SF	$ 300.00	$ 667,500
	SUBTOTAL				**$ 678,180**
	GENERAL CONDITIONS	**20%**			**$ 135,636**
	BONDS & INSURANCE	**2%**			**$ 13,564**
	OVERHEAD & PROFIT	**10%**			**$ 67,818**
	DESIGN CONTINGENCY	**20%**			**$ 135,636**
	TOTAL CONSTRUCTION COST				**$ 1,030,834**
	TOTAL				**$ 1,030,834**
BE4	**REPLACE EXTERIOR MAN DOORS**				
	Remove Door	3	EA	$ 300.00	$ 900
	New Insulated HM Man Door	3	EA	$ 1,980.00	$ 5,940
	Paint New Door	3	EA	$ 180.00	$ 540
	SUBTOTAL				**$ 7,380**
	GENERAL CONDITIONS	**20%**			**$ 1,476**
	BONDS & INSURANCE	**2%**			**$ 148**
	OVERHEAD & PROFIT	**10%**			**$ 738**
	DESIGN CONTINGENCY	**20%**			**$ 1,476**
	TOTAL CONSTRUCTION COST				**$ 11,218**
	TOTAL				**$ 11,218**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
BE5	**REMODEL, RELOCATE MAN DOORS**				
	Demolish 1st Floor Building Entry Area	584	SF	$ 4.80	$ 2,803
	Remodel Building Entry, Relocate Entry Doors	584	SF	$ 420.00	$ 245,280
	SUBTOTAL				**$ 248,083**
	GENERAL CONDITIONS	**20%**			**$ 49,617**
	BONDS & INSURANCE	**2%**			**$ 4,962**
	OVERHEAD & PROFIT	**10%**			**$ 24,808**
	DESIGN CONTINGENCY	**20%**			**$ 49,617**
	TOTAL CONSTRUCTION COST				**$ 377,086**
	TOTAL				**$ 377,086**
BE6	**ROOF SAFETY LINE & RAIN GUTTER**				
	Remove Roof Safety Line	226	LF	$ 1.80	$ 407
	New Roof Anchor Bollards & Wire Rope	226	LF	$ 30.00	$ 6,780
	New Rain Gutter & Downspouts, Remove any Existing	153	LF	$ 21.00	$ 3,213
	SUBTOTAL				**$ 10,400**
	GENERAL CONDITIONS	**20%**			**$ 2,080**
	BONDS & INSURANCE	**2%**			**$ 208**
	OVERHEAD & PROFIT	**10%**			**$ 1,040**
	DESIGN CONTINGENCY	**20%**			**$ 2,080**
	TOTAL CONSTRUCTION COST				**$ 15,808**
	TOTAL				**$ 15,808**
BE7	**NEW SNOW FENCE, PATCH MEMBRANE**				
	Remove Homemade Snow Fence	170	LF	$ 6.00	$ 1,020
	Remove Roofing at Fence Anchoring	510	SF	$ 4.20	$ 2,142
	New Engineered Snow Fence, Anchored to Strucure	170	LF	$ 114.00	$ 19,380
	Roof Patching at Fence Anchoring	510	SF	$ 8.40	$ 4,284
	SUBTOTAL				**$ 26,826**
	GENERAL CONDITIONS	**20%**			**$ 5,365**
	BONDS & INSURANCE	**2%**			**$ 537**
	OVERHEAD & PROFIT	**10%**			**$ 2,683**
	DESIGN CONTINGENCY	**20%**			**$ 5,365**
	TOTAL CONSTRUCTION COST				**$ 40,776**
	TOTAL				**$ 40,776**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN……FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	INTERIORS				
I1	**UPGRADE INTERIOR FINISHES**				
	Selective Interior Demoliition	4599	SF	$ 2.40	$ 11,038
	New Interior Finishes	4599	SF	$ 48.00	$ 220,752
	SUBTOTAL				**$ 231,790**
	GENERAL CONDITIONS	**20%**			**$ 46,358**
	BONDS & INSURANCE	**2%**			**$ 4,636**
	OVERHEAD & PROFIT	**10%**			**$ 23,179**
	DESIGN CONTINGENCY	**20%**			**$ 46,358**
	TOTAL CONSTRUCTION COST				**$ 352,320**
	TOTAL				**$ 352,320**
I2	**UPGRADE ANCHORAGE OF EAST/WEST ADDITIONS**				
	Demolition, Put Back of Finishes at Attachment Upgrade	232	SF	$ 60.00	$ 13,920
	Upgrade Addition Attachment of Post Office/Stair Addition	116	LF	$ 300.00	$ 34,800
	SUBTOTAL				**$ 48,720**
	GENERAL CONDITIONS	**20%**			**$ 9,744**
	BONDS & INSURANCE	**2%**			**$ 974**
	OVERHEAD & PROFIT	**10%**			**$ 4,872**
	DESIGN CONTINGENCY	**20%**			**$ 9,744**
	TOTAL CONSTRUCTION COST				**$ 74,054**
	TOTAL				**$ 74,054**
I3	**REPLACE EAST/WEST ADDITIONS**				
	Demolish Additions	1000	SF	$ 4.80	$ 4,800
	Rebuild Wood Framed Additions	1000	SF	$ 420.00	$ 420,000
	SUBTOTAL				**$ 424,800**
	GENERAL CONDITIONS	**20%**			**$ 84,960**
	BONDS & INSURANCE	**2%**			**$ 8,496**
	OVERHEAD & PROFIT	**10%**			**$ 42,480**
	DESIGN CONTINGENCY	**20%**			**$ 84,960**
	TOTAL CONSTRUCTION COST				**$ 645,696**
	TOTAL				**$ 645,696**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
S1	**CHANGE DOOR HARDWARE TO ADA COMPLIANT**				
	Remove Door Hardware	17	LOC	$ 150.00	$ 2,550
	ADA Compliant Door Hardware	17	EA	$ 558.00	$ 9,486
	Remove Stair Railing	106	LF	$ 3.60	$ 382
	New Wall Railing	106	LF	$ 114.00	$ 12,084
	SUBTOTAL				**$ 24,502**
	GENERAL CONDITIONS	**20%**			**$ 4,900**
	BONDS & INSURANCE	**2%**			**$ 490**
	OVERHEAD & PROFIT	**10%**			**$ 2,450**
	DESIGN CONTINGENCY	**20%**			**$ 4,900**
	TOTAL CONSTRUCTION COST				**$ 37,242**
	TOTAL				**$ 37,242**
	STRUCTURAL				
ST1	**HILLSIDE RETENTION**				
	Remove Existing Rockfall Netting, Site Clearing	1700	SF	$ 2.40	$ 4,080
	Excavate, Grade Away from Building	2000	SF	$ 12.00	$ 24,000
	Shotcrete Retaining Wall	2040	SF	$ 48.00	$ 97,920
	Repair, Repoint CMU Walls	1700	SF	$ 6.00	$ 10,200
	CMU Wall Waterproofing, Drain Board	1700	SF	$ 18.00	$ 30,600
	Foundation Drain System	220	LF	$ 90.00	$ 19,800
	Site Repair	3000	SF	$ 6.00	$ 18,000
	SUBTOTAL				**$ 204,600**
	GENERAL CONDITIONS	**20%**			**$ 40,920**
	BONDS & INSURANCE	**2%**			**$ 4,092**
	OVERHEAD & PROFIT	**10%**			**$ 20,460**
	DESIGN CONTINGENCY	**20%**			**$ 40,920**
	TOTAL CONSTRUCTION COST				**$ 310,992**
	TOTAL				**$ 310,992**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…….FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
ST2	**EAST/WEST ADDITIONS STRUCTURAL UPGRADE**				
	Structural Upgrade	1000	SF	$ 60.00	$ 60,000
	Architectural Repair	1000	SF	$ 48.00	$ 48,000
	SUBTOTAL				**$ 108,000**
	GENERAL CONDITIONS	**20%**			**$ 21,600**
	BONDS & INSURANCE	**2%**			**$ 2,160**
	OVERHEAD & PROFIT	**10%**			**$ 10,800**
	DESIGN CONTINGENCY	**20%**			**$ 21,600**
	TOTAL CONSTRUCTION COST				**$ 164,160**
	TOTAL				**$ 164,160**
	MECHANICAL				
M1	**UPGRADE BUILDING ENVELOPE**				
	Upgrade Building Envelope	4599	SF	$ 57.60	$ 264,902
	SUBTOTAL				**$ 264,902**
	GENERAL CONDITIONS	**20%**			**$ 52,980**
	BONDS & INSURANCE	**2%**			**$ 5,298**
	OVERHEAD & PROFIT	**10%**			**$ 26,490**
	DESIGN CONTINGENCY	**20%**			**$ 52,980**
	TOTAL CONSTRUCTION COST				**$ 402,652**
	TOTAL				**$ 402,652**
M2	**REPLACE VEHICLE EXHAUST SYSTEM**				
	Demolish Existing Exhaust System	1	LS	$ 1,800.00	$ 1,800
	New Exhaust System	1	Allow	$ 11,400.00	$ 11,400
	SUBTOTAL				**$ 13,200**
	GENERAL CONDITIONS	**20%**			**$ 2,640**
	BONDS & INSURANCE	**2%**			**$ 264**
	OVERHEAD & PROFIT	**10%**			**$ 1,320**
	DESIGN CONTINGENCY	**20%**			**$ 2,640**
	TOTAL CONSTRUCTION COST				**$ 20,064**
	TOTAL				**$ 20,064**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M3	**SERVICE UDOT EXHAUST SYSTEM**				
	Service, Repair UDOT Exhaust System, Hood	1	Allow	$ 6,000.00	$ 6,000
	SUBTOTAL				**$ 6,000**
	GENERAL CONDITIONS	**20%**			**$ 1,200**
	BONDS & INSURANCE	**2%**			**$ 120**
	OVERHEAD & PROFIT	**10%**			**$ 600**
	DESIGN CONTINGENCY	**20%**			**$ 1,200**
	TOTAL CONSTRUCTION COST				**$ 9,120**
	TOTAL				**$ 9,120**
M4	**REPLACE RADIANT TUBE HEATERS**				
	Remove Existing Heaters	3	EA	$ 180.00	$ 540
	New Radiant Tube Heaters, Connect to Existing	100	LF	$ 90.00	$ 9,000
	SUBTOTAL				**$ 9,540**
	GENERAL CONDITIONS	**20%**			**$ 1,908**
	BONDS & INSURANCE	**2%**			**$ 191**
	OVERHEAD & PROFIT	**10%**			**$ 954**
	DESIGN CONTINGENCY	**20%**			**$ 1,908**
	TOTAL CONSTRUCTION COST				**$ 14,501**
	TOTAL				**$ 14,501**
M5	**REPLACE FURNACES & HUMIDIFIERS**				
	Remove Existing Furnace & Humidifier	2	EA	$ 1,800.00	$ 3,600
	New Furnace & Humidifier	2	EA	$ 12,960.00	$ 25,920
	SUBTOTAL				**$ 29,520**
	GENERAL CONDITIONS	**20%**			**$ 5,904**
	BONDS & INSURANCE	**2%**			**$ 590**
	OVERHEAD & PROFIT	**10%**			**$ 2,952**
	DESIGN CONTINGENCY	**20%**			**$ 5,904**
	TOTAL CONSTRUCTION COST				**$ 44,870**
	TOTAL				**$ 44,870**

Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M6	**CLEAN DUCTS/ GRILLES**				
	Clean Ducts/ Grilles	4599	SF	$ 2.28	$ 10,486
	SUBTOTAL				**$ 10,486**
	GENERAL CONDITIONS	**20%**			**$ 2,097**
	BONDS & INSURANCE	**2%**			**$ 210**
	OVERHEAD & PROFIT	**10%**			**$ 1,049**
	DESIGN CONTINGENCY	**20%**			**$ 2,097**
	TOTAL CONSTRUCTION COST				**$ 15,938**
	TOTAL				**$ 15,938**
M7	**REPLACE ELECTRIC BASEBOARD HEATERS**				
	Remove Existing Baseboard Heater	10	EA	$ 180.00	$ 1,800
	New Baseboard Heater	10	EA	$ 780.00	$ 7,800
	SUBTOTAL				**$ 9,600**
	GENERAL CONDITIONS	**20%**			**$ 1,920**
	BONDS & INSURANCE	**2%**			**$ 192**
	OVERHEAD & PROFIT	**10%**			**$ 960**
	DESIGN CONTINGENCY	**20%**			**$ 1,920**
	TOTAL CONSTRUCTION COST				**$ 14,592**
	TOTAL				**$ 14,592**
M8	**BUILDING AUTOMATION**				
	Install Building Automation System	4599	SF	$ 9.60	$ 44,150
	SUBTOTAL				**$ 44,150**
	GENERAL CONDITIONS	**20%**			**$ 8,830**
	BONDS & INSURANCE	**2%**			**$ 883**
	OVERHEAD & PROFIT	**10%**			**$ 4,415**
	DESIGN CONTINGENCY	**20%**			**$ 8,830**
	TOTAL CONSTRUCTION COST				**$ 67,109**
	TOTAL				**$ 67,109**
M9	**REPLACE TANKLESS WATER HEATER**				
	Remove & Replace Tankless Water Heater	1	EA	$ 4,200.00	$ 4,200
	SUBTOTAL				**$ 4,200**
	GENERAL CONDITIONS	**20%**			**$ 840**
	BONDS & INSURANCE	**2%**			**$ 84**
	OVERHEAD & PROFIT	**10%**			**$ 420**
	DESIGN CONTINGENCY	**20%**			**$ 840**
	TOTAL CONSTRUCTION COST				**$ 6,384**
	TOTAL				**$ 6,384**

Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
M10	**REPLACE ROOF PLUMBING VENTS**				
	Remove & Replace Roof Plumbing Vent, Vent Caps	10	EA	$ 660.00	$ 6,600
	SUBTOTAL				**$ 6,600**
	GENERAL CONDITIONS	**20%**			**$ 1,320**
	BONDS & INSURANCE	**2%**			**$ 132**
	OVERHEAD & PROFIT	**10%**			**$ 660**
	DESIGN CONTINGENCY	**20%**			**$ 1,320**
	TOTAL CONSTRUCTION COST				**$ 10,032**
	TOTAL				**$ 10,032**
M11	**UPGRADE PLUMBING FIXTURES**				
	Upgrade Plumbing Fixtures	6	EA	$ 1,980.00	$ 11,880
	SUBTOTAL				**$ 11,880**
	GENERAL CONDITIONS	**20%**			**$ 2,376**
	BONDS & INSURANCE	**2%**			**$ 238**
	OVERHEAD & PROFIT	**10%**			**$ 1,188**
	DESIGN CONTINGENCY	**20%**			**$ 2,376**
	TOTAL CONSTRUCTION COST				**$ 18,058**
	TOTAL				**$ 18,058**
M12	**INSTALL FIRE SUPPRESSION SYSTEM**				
	Install Fire Line	1	Allow	$ 60,000.00	$ 60,000
	New Fire Suppression System	4599	SF	$ 12.00	$ 55,188
	Architectural Repair/ Modification	4599	SF	$ 12.00	$ 55,188
	SUBTOTAL				**$ 170,376**
	GENERAL CONDITIONS	**20%**			**$ 34,075**
	BONDS & INSURANCE	**2%**			**$ 3,408**
	OVERHEAD & PROFIT	**10%**			**$ 17,038**
	DESIGN CONTINGENCY	**20%**			**$ 34,075**
	TOTAL CONSTRUCTION COST				**$ 258,972**
	TOTAL				**$ 258,972**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT **ITEM DETAIL**
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	ELECTRICAL				
E1	**REMOVE ABANDONDED ELECTRICAL**				
	Field Investigation For Service & Distribution	40	HR	$ 114.00	$ 4,560
	SUBTOTAL				**$ 4,560**
	GENERAL CONDITIONS	**20%**			**$ 912**
	BONDS & INSURANCE	**2%**			**$ 91**
	OVERHEAD & PROFIT	**10%**			**$ 456**
	DESIGN CONTINGENCY	**20%**			**$ 912**
	TOTAL CONSTRUCTION COST				**$ 6,931**
	TOTAL				**$ 6,931**
E2	**ELECTRICAL DISTRIBUTION**				
	Field Investigation For Service & Distribution	12	HR	$ 240.00	$ 2,880
	Install Main Service Disconnect	1	LS	$ 9,000.00	$ 9,000
	SUBTOTAL				**$ 11,880**
	GENERAL CONDITIONS	**20%**			**$ 2,376**
	BONDS & INSURANCE	**2%**			**$ 238**
	OVERHEAD & PROFIT	**10%**			**$ 1,188**
	DESIGN CONTINGENCY	**20%**			**$ 2,376**
	TOTAL CONSTRUCTION COST				**$ 18,058**
	TOTAL				**$ 18,058**
E3	**SURGE PROTECTION**				
	Install Surge Protection	1	LS	$ 3,420.00	$ 3,420
	SUBTOTAL				**$ 3,420**
	GENERAL CONDITIONS	**20%**			**$ 684**
	BONDS & INSURANCE	**2%**			**$ 68**
	OVERHEAD & PROFIT	**10%**			**$ 342**
	DESIGN CONTINGENCY	**20%**			**$ 684**
	TOTAL CONSTRUCTION COST				**$ 5,198**
	TOTAL				**$ 5,198**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E4	**REPLACE EXISTING PANELBOARDS**				
	Remove and Replace Panelboards	1	EA	$ 6,780.00	$ 6,780
	SUBTOTAL				**$ 6,780**
	GENERAL CONDITIONS	**20%**			**$ 1,356**
	BONDS & INSURANCE	**2%**			**$ 136**
	OVERHEAD & PROFIT	**10%**			**$ 678**
	DESIGN CONTINGENCY	**20%**			**$ 1,356**
	TOTAL CONSTRUCTION COST				**$ 10,306**
	TOTAL				**$ 10,306**
E5	**REPLACE EXISTING WIRING AND DEVICES**				
	Electrical Demolition	4599	SF	$ 0.84	$ 3,863
	New Power System	4599	SF	$ 9.60	$ 44,150
	Architectural Repair/ Modification	4599	SF	$ 12.00	$ 55,188
	SUBTOTAL				**$ 103,202**
	GENERAL CONDITIONS	**20%**			**$ 20,640**
	BONDS & INSURANCE	**2%**			**$ 2,064**
	OVERHEAD & PROFIT	**10%**			**$ 10,320**
	DESIGN CONTINGENCY	**20%**			**$ 20,640**
	TOTAL CONSTRUCTION COST				**$ 156,866**
	TOTAL				**$ 156,866**
E6	**REVIEW BONDING AND GROUNDING**				
	Electrician	40	HR	$ 114.00	$ 4,560
	SUBTOTAL				**$ 4,560**
	GENERAL CONDITIONS	**20%**			**$ 912**
	BONDS & INSURANCE	**2%**			**$ 91**
	OVERHEAD & PROFIT	**10%**			**$ 456**
	DESIGN CONTINGENCY	**20%**			**$ 912**
	TOTAL CONSTRUCTION COST				**$ 6,931**
	TOTAL				**$ 6,931**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	1/27/2025

PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT
LOCATION……..ALTA, UT
ARCHITECT…..FFKR
STAGE OF DESIGN…….FACILITY ASSESSMENT

ITEM DETAIL

#	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
E7	**INSTALL GFCI OUTLETS**				
	Install GFCI Outlets	7	EA	$ 270.00	$ 1,890
	SUBTOTAL				**$ 1,890**
	GENERAL CONDITIONS	**20%**			**$ 378**
	BONDS & INSURANCE	**2%**			**$ 38**
	OVERHEAD & PROFIT	**10%**			**$ 189**
	DESIGN CONTINGENCY	**20%**			**$ 378**
	TOTAL CONSTRUCTION COST				**$ 2,873**
	TOTAL				**$ 2,873**
E8	**REPLACE EXISTING LIGHTING**				
	Electrical Demolition	4599	SF	$ 0.84	$ 3,863
	New Lighting	4599	SF	$ 21.60	$ 99,338
	Architectural Repair/ Modification	4599	SF	$ 12.00	$ 55,188
	SUBTOTAL				**$ 158,390**
	GENERAL CONDITIONS	**20%**			**$ 31,678**
	BONDS & INSURANCE	**2%**			**$ 3,168**
	OVERHEAD & PROFIT	**10%**			**$ 15,839**
	DESIGN CONTINGENCY	**20%**			**$ 31,678**
	TOTAL CONSTRUCTION COST				**$ 240,752**
	TOTAL				**$ 240,752**

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Community Center

Cost Estimate

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION			1/27/2025
PROJECT NAME……..ALTA TOWN CENTRAL BUILDING FACILITY ASSESSMENT LOCATION……..ALTA, UT ARCHITECT……..FFKR STAGE OF DESIGN……FACILITY ASSESSMENT			ITEM DETAIL	
#	DESCRIPTION	QTY UNIT	UNIT COST	TOTAL
E9	**INSTALL LIGHTING CONTROLS**			
	Install Lighting Controls	4599 SF	$ 4.80	$ 22,075
	SUBTOTAL			**$ 22,075**
	GENERAL CONDITIONS	**20%**		**$ 4,415**
	BONDS & INSURANCE	**2%**		**$ 442**
	OVERHEAD & PROFIT	**10%**		**$ 2,208**
	DESIGN CONTINGENCY	**20%**		**$ 4,415**
	TOTAL CONSTRUCTION COST			**$ 33,554**
	TOTAL			**$ 33,554**
E10	**PROVIDE DEDICATED TELECOM ROOM**			
	New Telecom Room (Remodel)	100 SF	$ 384.00	$ 38,400
	SUBTOTAL			**$ 38,400**
	GENERAL CONDITIONS	**20%**		**$ 7,680**
	BONDS & INSURANCE	**2%**		**$ 768**
	OVERHEAD & PROFIT	**10%**		**$ 3,840**
	DESIGN CONTINGENCY	**20%**		**$ 7,680**
	TOTAL CONSTRUCTION COST			**$ 58,368**
	TOTAL			**$ 58,368**
E11	**AUDIO VISUAL MODIFICATIONS**			
	Replace Presentation System - Add (2) Screens, (2) Cameras	1 Allow	$ 12,000.00	$ 12,000
	SUBTOTAL			**$ 12,000**
	GENERAL CONDITIONS	**20%**		**$ 2,400**
	BONDS & INSURANCE	**2%**		**$ 240**
	OVERHEAD & PROFIT	**10%**		**$ 1,200**
	DESIGN CONTINGENCY	**20%**		**$ 2,400**
	TOTAL CONSTRUCTION COST			**$ 18,240**
	TOTAL			**$ 18,240**
E12	**SECURITY SYSTEM**			
	Install Security System Allowance	4787 SF	$ 6.00	$ 28,722
	Architectural Repair	4787 SF	$ 4.80	$ 22,978
	SUBTOTAL			**$ 51,700**
	GENERAL CONDITIONS	**20%**		**$ 10,340**
	BONDS & INSURANCE	**2%**		**$ 1,034**
	OVERHEAD & PROFIT	**10%**		**$ 5,170**
	DESIGN CONTINGENCY	**20%**		**$ 10,340**
	TOTAL CONSTRUCTION COST			**$ 78,583**
	TOTAL			**$ 78,583**

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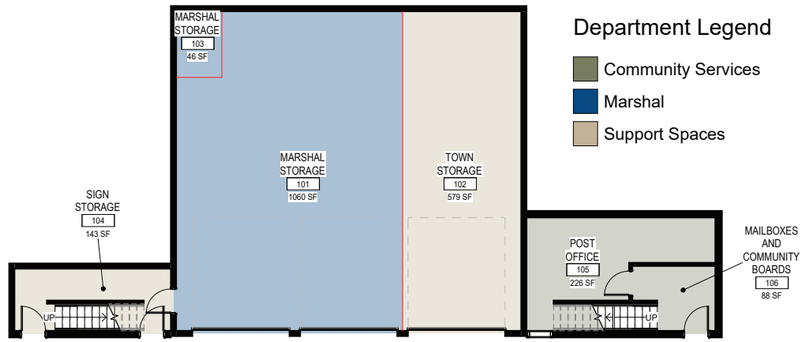
Community Center

Existing Plans

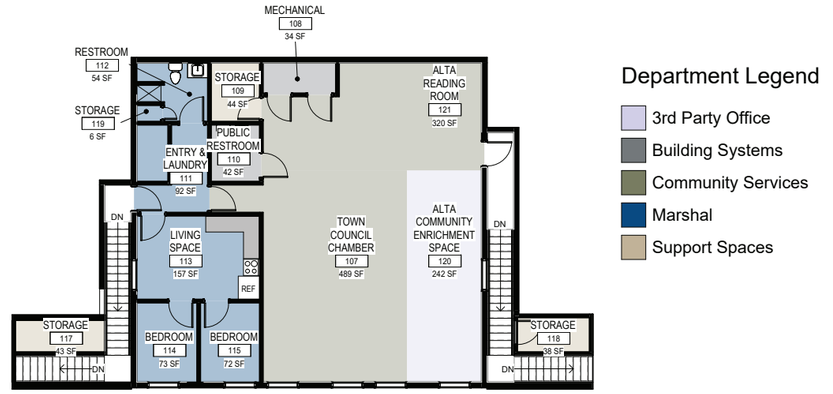
Community Center - Floor Plans



1 LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

Community Center - Floor Plans



1 LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

Town of Alta

Tom Moore Restroom

Historic Structure Report

+ FFKR ARCHITECTS

JUNE 2025

Table of Contents

Introduction

History of Building

The Tom Moore Comfort Station was an important piece of a concerted effort to develop resort amenities in the Cottonwood canyons in the late 1930s and involved the “Salt Lake County Commission, the Salt Lake City Recreation Department, W.P.A. CCC, and the Wasatch National Forest.”[1]

The Tom Moore Toilet is an important part of Alta’s History. It was constructed in 1938 by the Civilian Conservation Corps at the same time as the original Snowpine Lodge. The Tom Moore Toilet is the only visible piece of history from that time period. Some of the same original granite from the 1938 construction is still visible inside the newly expanded Snowpine Lodge, but nothing is visible outside.[2]

In 1938-39, the Civilian Conservation Corps (CCC) built a shelter on the foundations of the old Stillwell store. The second floor was obliterated in an avalanche and rebuilt in 1941 with a slanted roof. That structure later became the Snowpine Lodge. A stone wall was added above the shelter to protect it from further avalanches and a stone “comfort station” (two-door outhouse) was built nearby. The CCC presumably constructed both features.[3]

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[1] Deseret News (Salt Lake City, Utah) · Sat, Dec 4, 1937 · Page 7, downloaded on Jun 12, 2025

[2] From https://www.utah.gov/pmn/files/867819.pdf

[3] From https://livingnewdeal.org/sites/alta-ski-resort-development-alta-ut/

Architectural Description

The “Tom Moore” comfort station at Alta is a one-story stone, wood and concretestructure oriented to the south and nestled into the rocky hillside on the north side of the road. The south and east walls are stone and the north and west walls are wood framed. Two stoops lead up to the pair of entry doors on the south facadeopening into each of the multi-user restrooms. A clerestory window on the south façade provides light into a storage closet, which is accessed from the interior. A steel lintel is present above each of the door and window openings. The current doors are a simple plywood sheet, which has replaced the original doors. The windows have also been overlaid with plywood sheet. The south and east exterior walls are composed of stacked stone while the north and west exterior walls are framed. There is a second clerestory window on the east side of the building. Both windows are intact behind the exterior plywood covering them. The roof is composed of reinforced concrete slab with a small concrete curb on the south eave of the roof. The roof slopes to the south, consistent with the slope of the hillside to the north. The foundations were not directly observed but given the context of the construction they are likely reinforced concrete.

The structure sits about four feet above the current road surface. The stairs terminate against the building and the last step into the building is the stone threshold. There is no landing associated with the stair, either at the top or at the bottom, with the bottom of the stair being a precipitous drop of about twelve inches to the road surface. The stair itself is exposed concrete while the cheek walls are either stacked stone or reinforced concrete faced with stone. The stone used for the construction of the walls was likely quarried and dressed on site.

over the structure, with the south and east walls being stone and the north and west walls being framed. The wood framing occurs
on the outside face of the wall with the studs, or logs in this case, laid parallel to the wall. The interior face of the wall serves as both the structure and the finish; the being composed of 1x4, give or take, finish boards nailed horizontally to the inside face of the log. A thin, veneer paneling appears to have been overlaid onto the 1x4 members, though its heavily deteriorated and unclear if this was original to the structure.

The logs are embedded in the dirt and extend up to the roof, but rest most likely on a reinforced concrete foundation, or pier in this case, though the below grade condition was not observed. Wood beams are carried by the logs and extend about two feet to the edge of the roof. The beams run through the interior to the opposite side. In some cases, there is a stud on the outside face of the log to provide additional support for the beam above. Its not clear if this is original or was added later. The roof itself is concrete and was poured in place once the structure below was complete. The imprint of the boards used to form the concrete are still visible on the underside of the roof. The concrete roof is reinforced with an archaic rebar that is set in the center of the concrete mass and spaced roughly 12 inches on center. The rebar can be seen on the exterior of the roof where the roof has eroded away at the eaves and the rebar is rusting out.

On the interior, there are four toilet locations. One side of the structure was ostensibly for women and one side for men. A divider wall between the two spaces extended north to south through the structure, dividing the building into two halves. The wall still exists between two of the partitions, but its been removed in the other two, thus, the interior toilet rooms are now one open space. The partitions that remain are themselves made of wood, are partial height, and have a swinging door.

The floor consists of concrete, likely a reinforced slab on grade. There is a hole at each of the toilet locations which opens onto a refuse vault below. The vault was not inspected as part of this assessment due to reasons of health and safety.

Architectural Assessment & Recommendations

Good (Stabilization)

Recommendations in this category are concerned with, as the name states, stabilizing the structure, and are not necessarily intended to permit occupancy of the building. These recommendations are solely proposed to arrest further deterioration of the building elements. Stabilization requires the minimization of environmental degradation.

Better (Code Compliance)

Recommendations in this category are intended to allow occupancy of the building. These typically go above and beyond simple stabilization in that the building will meet the intent of building code.

Best (Restoration)

Recommendations in this category go a step beyond code compliance and elements should be upgraded to provide a consistent historic aesthetic. The Secretary of the Interiors Standards of Rehabilitation will be followed in this category.

The recommendations in each of these categories are intended to be additive and, in some cases, upgraded. For instance, most of the stabilization recommendations also apply to the code compliant and restoration category. In many cases however, the restoration category will still functionally resolve the same issues, but with upgraded materials consistent with a building of the time period.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Architectural Condition Assessment

Roof

Assessment:

There is heavy deterioration in the concrete structure of the roof.. The rebar is exposed on the face of the slab and is rusting out. There is significant deterioration of concrete on the eaves of the slab. In addition, there is significant deterioration on the top of the slab where initially therewas likely minor spalling which began to pool and collectwater which exacerbated the spalling. Despite the sloped roof, this condition appears to be ongoing. At some point in time, a curb wall was installed at the south edge of the eave to prevent water and snow from dripping off the edge, and a short section of it still sits atop of the roof, though in poor condition, and due to heavy damage to the curb, parts and pieces of it are lying on the ground.

In addition, there is a cast iron vent pipe that extends through the roof that has a significant amount of rust.

Roof

Recommendations:

1. **Good** (Stabilization)
   a. First, the entire roof should be cleaned off. Stabilization of the roof will require a fair amount of concrete restoration to further arrest the cyclical freeze thaw damage now underway. Any failing concrete should be removed down to sound concrete. The entire concrete roof structure should be sounded with a hammer to determine the integrity of the existing structure. Any detectable hollow areas in the slab should be hammered out and removed. Rusted rebar should be removed by chipping out the concrete around it and exposing the damaged rebar. New rebar can then be installed adjacent to the existing by epoxy in the new rebar. New concrete can then be reinstalled where removed. The surfaces of the concrete should be rough enough to provide an adhesible substrate for the new concrete. Any cracks in the concrete should be scraped out with a small V-shaped chisel to a depth of at least ½ inch and patched in with new concrete.
   b. The vent pipe should be outfitted with a metal cover which prevents water from infiltrating inside the building.

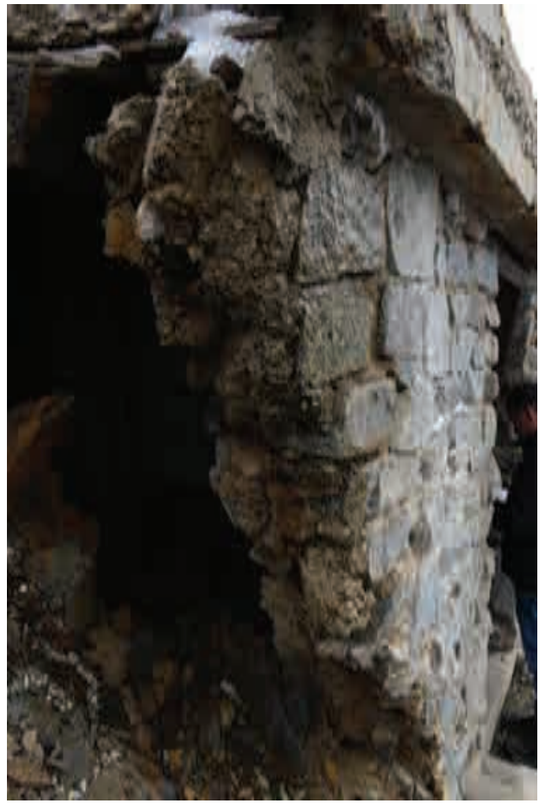
2. **Better** (Code Compliance)
   a. In addition to the recommendation stated above, this category requires that the water running off the south end of the roof be collected and directed away from the building to a proper storm water runoff system, which could be connected to the city's stormwater system or could be detained on site. The gutter system is really intended to be functional first and foremost, therefore a K-style aluminum gutter, painted to match, or approximate the color of the concrete, can be installed with a matching downspout.
   b. Also, because the roof is bare, exposed concrete, a membrane roof should be installed. Again, because this is a functional requirement, a white TPO roof can be installed.
   c. Drip edge flashing should be installed at all eaves and should be painted to match or approximate the color of the concrete.
   d. The roof should be mechanically fastened to the stone walls via an embedded epoxy anchor.

3. **Best** (Restoration)
   a. In addition to the recommendations stated above, the restoration recommendations will require that the membrane roof and the gutter and downspout be upgraded to one that is consistent with the historic period in which this building was built.
   b. The gutter and downspouts can be upgraded to include a half-round gutter and round downspout. The gutter and downspout should be a galvanized metal. Copper gutters and downspouts were common for this period, but given the utility of the building itself, a galvanized system would be appropriate.
   c. The roofing should remain a membrane roof, but rather than an indeterminate color such as white, the membrane roof should be a gray, to mimic the concrete.
   d. As stated above, drip edge flashing should be installed at all eaves and should be painted to match or approximate the color of the concrete.

Stone Walls

Assessment:

The stacked stone walls on the south and east facades arethemselves in fairly good condition. There does not appear to be any significant step cracks in the mortar joints, and the stones themselves appear to be intact. There is however a significant amount of mortar deterioration between the stones, as would be expected of a building of its age. Namely, the mortar has eroded away from the face of the wall thus providing a shelf for the water to pool on. Additionally, there is a significant amount of mortar deterioration between the stone wall and the concrete roof. Lastly, on the south wall as the wall extends to the west and meets the rock, there has been significant ruination of the wall due to erosion.



Stone Walls

Recommendations:

1. **Good** (Stabilization)
   a. Stabilization will require that the mortar be repointed as necessary. This will involve raking out the damaged mortar with hand tools, cleaning out the joints, and repointing the joints with a mortar that matches, the color, the texture, the profile, and aggregate mix. The mortar should be a lime-based mortar that is softer (lower compressive strength) than the surrounding stone Because the mortar is largely set back from the wall due to erosion, this should be raked out to at least a depth of 2x the width of the joint. Then the appropriate mortar can be installed flush with the stone.
   b. Soils should be sloped away from the base of the wall at a minimum of 2%.
   c. A non-growable medium (drainable fill) should be installed 18 inches out from the wall for a minimum depth of 12 inches around the base of the building to eliminate plant growth at the base of the building.

2. **Better** (Code Compliance)
   a. Same as above

3. **Best** (Restoration)
   a. Same as above
   b. There is a significant amount of erosion on the face of the south wall as it extends to the west. It appears that this wall would have originally been mortared into the rock. In order to properly stabilize this portion of the wall, it should be rebuilt. To properly do this, rebar should be drilled and epoxied into the rock substrates and likewise into the base of the rebuilt stone wall. New stone can be stacked and mortared into place above this base wall and up to the roof. A non-shrinkable grout should be placed between the top course of stone and the roof structure. Likewise, as the base of the wall was embedded into the rock, rebar should be drilled and epoxied into the roof and the uppermost stone coursing. This section of wall should extend all the way to the rock west of the building and a non-shrinkable grouch should be installed between the rock and the wall.

Wood Walls

Assessment:

The logs are embedded in the dirt and extend up to the roof, but rest most likely on a reinforced concrete foundation, or pier in this case, though the below grade condition was not observed. Wood beams are carried by the logs and extend about two feet to the edge of the roof. The beams run through the interior to the opposite side. In some cases, there is a stud on the outside face of the log to provide additional support for the beam above. Its not clear if this is original or was added later. The wood-framed walls are highly under-structured. The logs carry the weight of the roof and transfer that weight to the foundation system. The 1x4 wood slats between the logs are simply infill and not load bearing. It is unclear if the logs have the structural capacity to carry the roof loads. The logs appear to be in good condition, however the wood infill wall between the logs is in very poor condition. In addition to being coated in a lead-based paint, there is heavy deterioration in the wood itself. In addition, as stated above there appears to be a thin wood veneer over the 1x4's but this has entirely failed.

Wood Walls

Recommendations:

1. **Good** (Stabilization)
   a. Not applicable

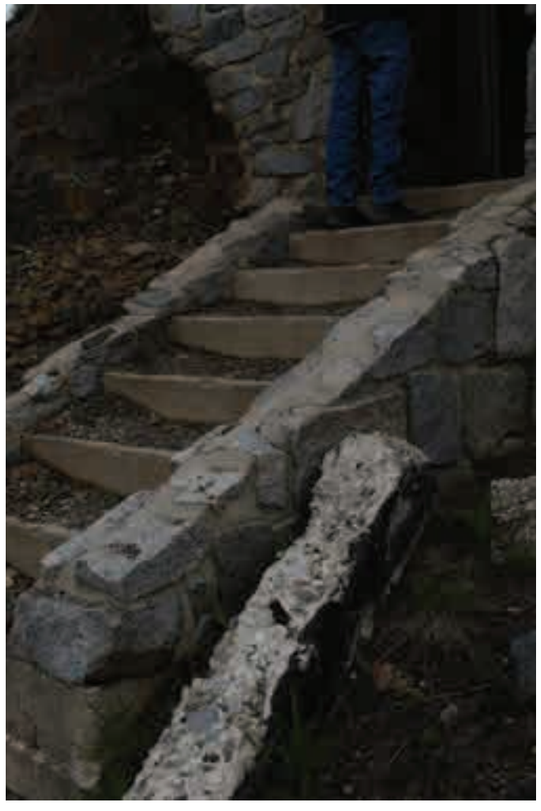
2. **Better** (Code Compliance)
   a. To better carry the roof loads, the infill wall between the logs should be removed and rebuilt. The best way to accomplish this is to pour a new foundation wall between the logs (see section on vault). Once that is complete, a new wood stud wall can be built on the new foundation wall. This wall can be sheathed and should be protected on the outside of the wall with a house wrap and covered in new treated 1x4's. The inside should also be finished in the 1x4 slats. This wall should be extremely breathable. Water will infiltrate this system, and the intent is that it will dry out passively. The walls should be painted on the inside. If reasonable, the piers, if they exist, should be supplemented structurally. Ideally, the logs should be painted to protect them from further weathering.

3. **Best** (Restoration)
   a. Same as above
   b. In addition to the recommendations listed above, any detailing on the interior should be restored.

Stoops

Assessment:

The stone stoops situated along the south face of the building are in good condition structurally speaking. Though they provide access to the elevated structure, current code requirements dictate that a landing be present outside the doors and that a landing is at level with the floor. Furthermore, code requires accessible entry to the building. This is not the case with these stoops. As one exits, the building one steps directly down one step from the door. The steps appear to meet current code with regard to the rise and run, however, there are no handrails or guard rails associated with this component. The final step down to grade is about 18 inches and is. due to erosion.



Stoops

Recommendations:

1. **Good** (Stabilization)
   a. not applicable

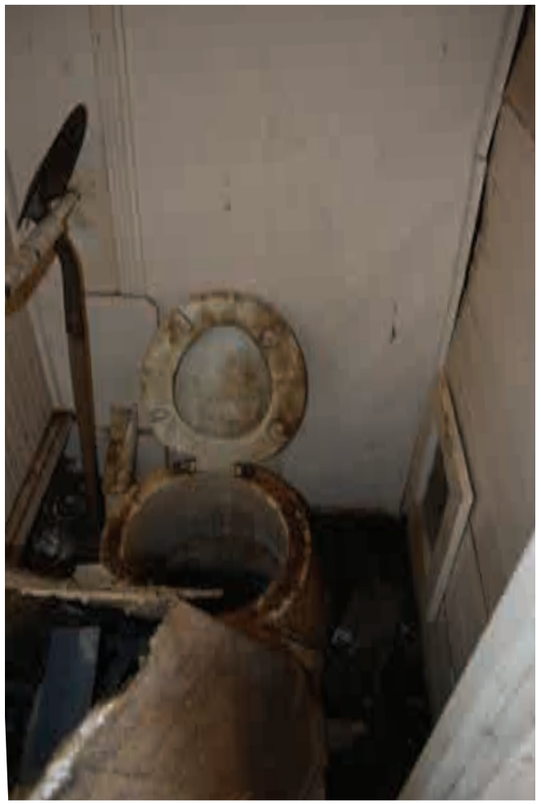
2. **Better** (Code Compliance)
   a. To better meet accessibility code and to ensure that these restrooms are usable the stoops should be disconnected from the building and shifted 5 feet away, if this does not encroach in the right of way. Rather than moving them, or relocating them, they should be reconstructed. The stone that is currently on the Stoops should be reused on the new stoop and it should be reconstructed in the exact manner. The intent of this is that the finished look of the stoop will be the same. Because this is new construction it will require a reinforced masonry or concrete wall supporting the stoop. In the gap between the stoop and the building a new landing should be constructed on level with the finished floor of with the structure.
   b. New guardrails and handrails should be installed the reconstructed stoops. Because the stoops rise more than 30 inches vertically a 42-inch guardrail is required by code. This guardrail should be as light as possible, so it does not conflict with the primary architecture of the structure. This may be achieved by utilizing one by two steel bar stock with aircraft cable strung tightly between. The handrails should hang off the guardrail structure.
   c. Again, to enhance accessibility, one of the restrooms should be wheelchair accessible. Because the stoops were shifted 5 feet this allows for a ramp structure to be constructed. The ramp should be as light as possible, similar to the guardrail. This can be constructed of steel and will require both a handrail and a guardrail and cannot exceed a 5% slope.

3. **Best** (Restoration)
   a. Same as above.

Interior Furnishings

Assessment:

As is the case of the interior walls, the interior furnishings, which includes the toilet partitions and the toilets, of the structure are in very poor condition as well. The toilet partitions are made of wood and are highly damaged. Apart from being in poor condition, part of the dividing wall is missing as are two of the toilet partitions. The toilet fixtures are in extremely poor condition. Nothing on the interior meets modern building code. In addition, there is a significant amount of hazardous material on the interior.



Interior Furnishings

Recommendations:

1. **Good** (Stabilization)
   a. Removal of all interior furnishings including partitions and toilets.
   b. Abatement of all hazardous material.

2. **Better** (Code Compliance)
   a. Same as above.
   b. In addition, and to better meet modern building codes, a new partition wall should be constructed between the two halves of the building. Each of these spaces should be unisex restroom. Each of these spaces should also only be a single user facility.
   c. The holes in the slab should be infilled with new concrete and a new hole should be introduced in a location that meets current code (see section on Vault).
   d. The slab should be thoroughly cleaned and sealed with an epoxy floor finish.
   e. New pit toilet fixtures should be installed above the holes.
   f. New toilet roll paper holders and sanitizing hand stations should be installed in each of the rooms.

3. **Best** (Restoration)
   a. Same as above.

Doors

Assessment:

Both doors are currently missing. Each of these doors has been covered with a plywood sheet. There is a door on the interior of the building which has a wood panel below and a single light above. This may be the original door. However, because it is in such poor condition it is likely not usable. The door frame is one of the more interesting features of the building. It is a simple door frame, about three inches wide, but it is scribed to the stone jamb surrounding it.

Doors

Recommendations:

1. **Good** (Stabilization)
   a. Replace the one of the existing plywood sheets with a new painted plywood sheet that is secured with a lock and is set on hinges to allow easy access in and out of the building.

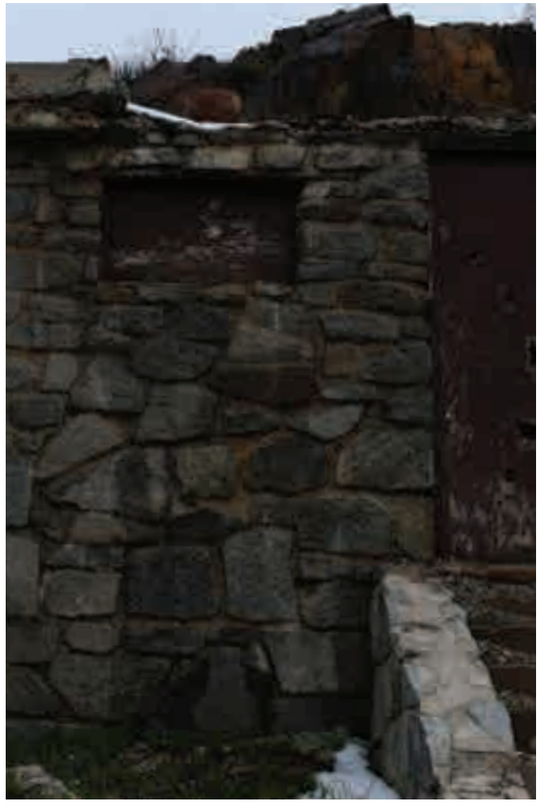
2. **Better** (Code Compliance)
   a. Remove the plywood sheets.
   b. The wood frame should be salvaged and reinstalled.
   c. Install 2 new hollow metal doors in each of the openings.

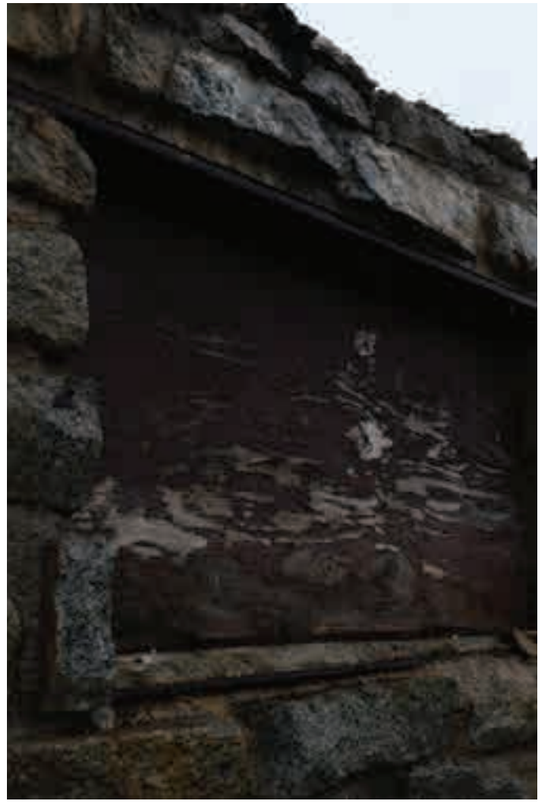
3. **Best** (Restoration)
   a. In addition to the recommendations above, instead of two new hollow metal doors, a new door based on the existing door inside the building should be constructed. However, rather than having an upper glass panel, this should be a solid wood panel To enhance the security of the building.

Windows

Assessment:

The two windows in the building are extant. They are currently covered in a plywood sheet on the outside. Both windows appear to be in fairly good condition.





Windows

Recommendations:

1. **Good** (Stabilization)
   a. Not applicable.

2. **Better** (Code Compliance)
   a. Remove the plywood sheets.
   b. Restore the windows.

3. **Best** (Restoration)
   a. Same as above

Vault

Assessment:

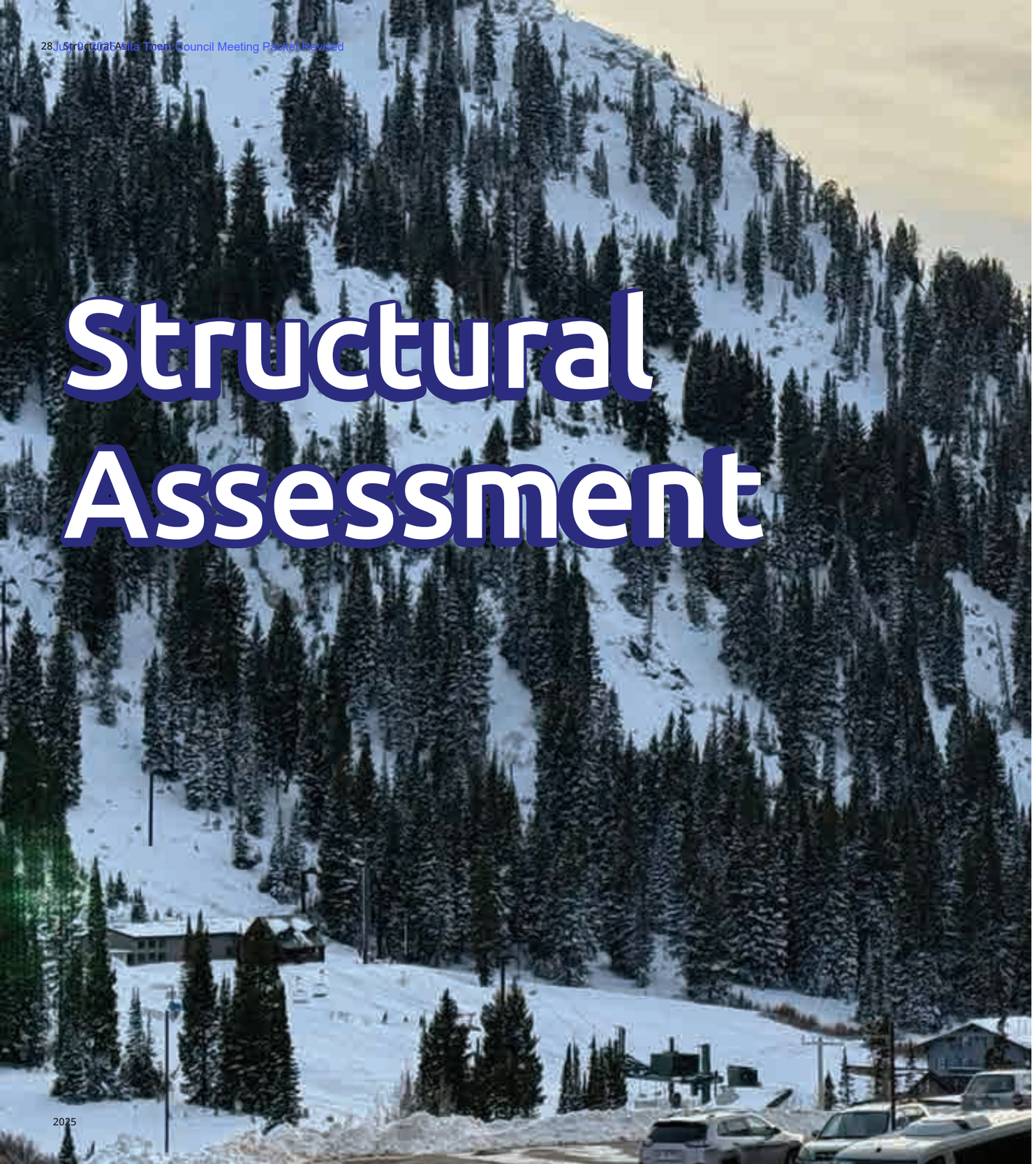
The vault was not observed. However, it can be assumed that it is in very poor condition.

Recommendations:

1. **Good** (Stabilization)
   a. Not applicable.

2. **Better** (Code Compliance)
   a. Remove the existing vault. This will require that the building be shored and a significant amount of excavation take place.
   b. Install 2 new vaults below each of the reconfigured restrooms.

3. **Best** (Restoration)
   a. Same as above



Structural Assessment

Structural Assessment

Building Description:

The subject building is a small structure located on a steep hillside north of the highway. The footprint of the structure is 15 feet by 12 feet, excluding the roof overhangs. The building has been placed by excavating into the adjacent fragmented rock hillside. The age of construction is approximately 1935.

The type of construction is unreinforced stone exterior walls on two sides (south and east walls) with a six-inch thick poured-in-place, board formed concrete roof slab. The two other sides are enclosed with wood framed walls with spaced timber columns placed for support of the roof slab. The floor appears to be a concrete slab on grade. It is unknown if there is a concrete foundation or just stone rubble.

Structural Condition:

The stone walls appear to be in excellent condition with no signs of settlement or cracking. Mortar used for construction of the walls is a Portland cement mix that shows no signs of significant deterioration. The west end of the south wall has not been finished straight but has a jagged edge. It is assumed that this edge of wall was placed against the existing rock hillside, but that the rock is fragmented and has spilled away from the wall forming a rough gap between building and hillside.

The top of the concrete roof slab has been exposed to weather and snow melt for many years and shows significant signs of deterioration on top with exposed aggregate and spalling of concrete. However, observation of the underside shows the concrete in good condition with no significant signs of cracking, water damage, or spalling of concrete. Steel lintels placed over the doors for support of the roof slab show signs of rust due to the water run-off from the roof.

The timber support posts appear to be in good condition and have not been adversely affected by moisture and appear to be supporting the roof adequately at the present time.

Also, no noticeable signs of settlement of the structure were observed.

Structural Repair Recommendations

Repair Recommendations:

1. Due to the excellent condition of the stone walls, no re-pointing of mortar or repair work is recommended. However, if the jagged edge of the south wall needs to be improved for aesthetic reasons, this area can be rebuilt or natural stone from the hillside can be placed to fill the gap.
2. The rusting steel lintels should be cleaned and sealed to inhibit further deterioration. Replacement may be required if field investigation indicates that the steel has been compromised.
3. The timber posts supporting the roof slab appear to have no positive connection with the slab. Steel brackets should be placed with bolts into the timber posts and drill and epoxy anchors into the roof slab. This will help ensure stability in the event of lateral ground motion induced from a significant earthquake event.
4. Even though the concrete roof slab has supported heavy snow loading for many years, repairs are recommended to prolong the longevity of the structure. The following repair options are recommended based on cost.

   Low-Cost Option - Clean loose debris and seal the existing concrete. Then place an underlayment and mechanically attach a membrane roof system over the concrete. This option will help slow the deterioration of the concrete but is considered a temporary repair. Additional repairs may be required in the future.

   Medium-Cost Option – Power tool remove loose and spalling concrete, apply a full bonding adhesive, then place a 1-1/2” thick cementitious full bounding repair compound on the complete roof slab. Clean and/or remove all deteriorated rebar and replace with new as needed. Some mechanical anchorage between the new topping and existing slab may be required. Placing an elastomeric coating (or similar) is also recommended for waterproofing the slab. This option may be a viable solution to repair and strengthen the existing slab for an extended period. However, this is dependent on the state of degradation of the underlying existing concrete.

   High-Cost Option – Remove the complete roof slab and pour a new reinforced concrete slab. This would require placing new steel posts in place of the existing timber to meet the current code. Drill and epoxy dowels between stone walls and new slab would also be required. Placing an elastomeric coating (or similar) is also recommended for waterproofing the slab. This option is considered a permanent repair that will strengthen the roof for many years and will also add increased stability of the overall structure.
5. Seismic Performance. Due to the age and type of construction, the structure is suspect in resisting lateral loading from a significant seismic event. However, due to the site location and considering the structure is minimal in size, constructed with concrete and thick stone, and is embedded into the rock hillside, estimated damage would not be great. Upgrading the structure by reinforcing the unreinforced stone walls and anchoring the roof and foundations may be economically unfeasible and is not warranted for a structure of this type and use.

Electrical

The need for minimal electrical lighting is essential to the ongoing functionality of this facility. Integrating electrical lighting into the historic stone restroom facility should preserve the structure's historic integrity while meeting modern functionality and safety standards. Alta's alpine environment adds additional layers of complexity to an otherwise simple solution.

Lighting:

For the exterior a subtle, low-profile, sconce light attached to the structure adjacent to the doors will maintain the historic character but provide needed lighting for access to the facility. The lighting installation should avoid chasing or drilling into historic stone. Use mortar joints for any necessary anchors. The conduit needed for the exterior sconces should be run on the interior of the building, ideally concentrated in the storage closet on the interior. Any surface-mounted conduit should be painted or powder-coated metal conduit (e.g., bronze, black, or stone-colored) to match or complement interior finishes. The exterior sconces should be rated for outdoors with GFCI outlets and waterproof junction boxes due to heavy snow and moisture.

In addition, having code minimum lighting for the ramp and stairs is required for safety and accessibility. The lighting on the stairs and ramp may be integrated into the railing structure.

For the interior, warm, moisture-resistant LED fixtures are recommended. Because the roof structure is concrete, these lights will need to be surface-mounted fixtures. Selecting an appropriate light fixture that blends with the bare aesthetic will be important. The fixture needs to provide the necessary light but not draw attention to itself.

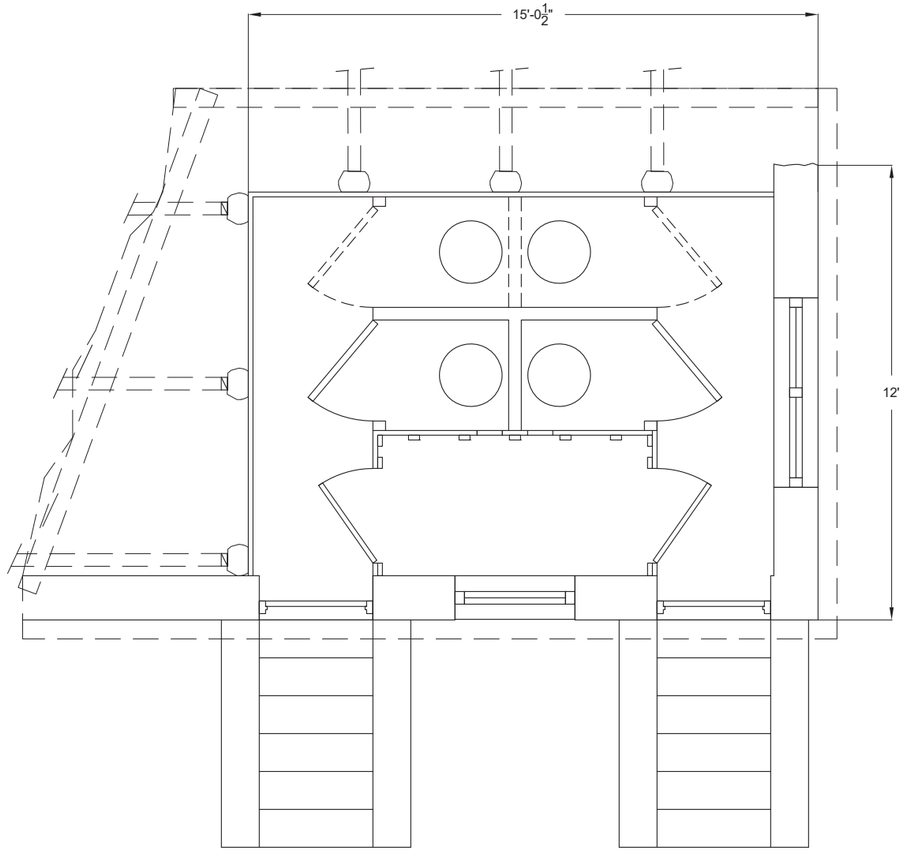
- Light Color Temperature: Use warm white (2700–3000K) to mimic natural light and maintain a historic feel.
- Lighting Controls: Install occupancy sensors and daylight sensors if feasible and in discreet locations to reduce energy use and light pollution.

There may be an opportunity to use an alternative power supply if grid connection is impractical:

- Solar Panels: Use ground-mounted panels nearby.
- Battery Storage: Install in the interior closet.

Appendix

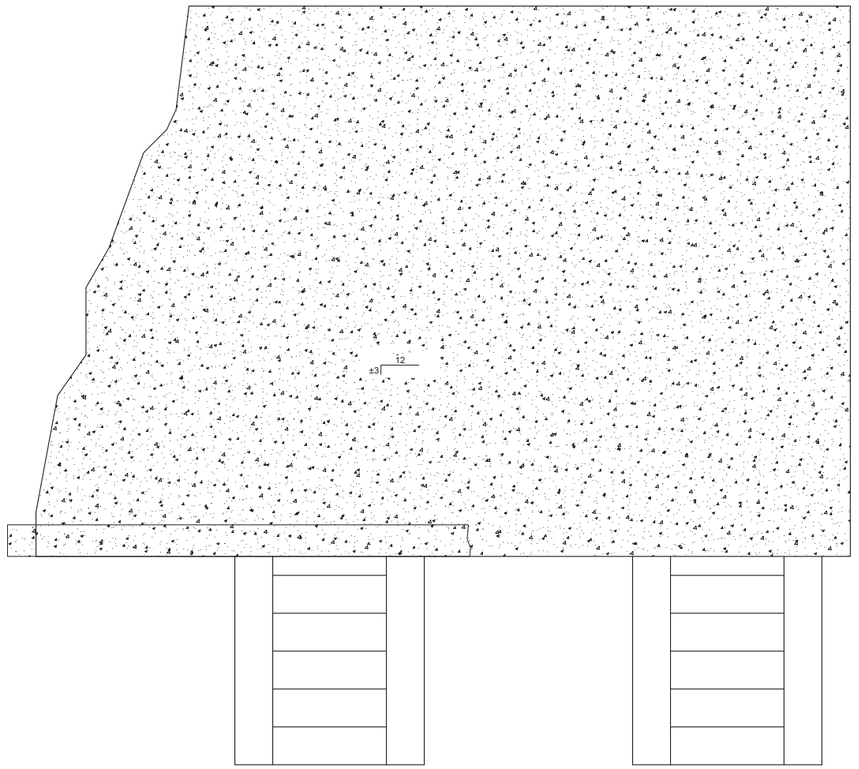
Plans



FLOOR PLAN

1/4" = 1'-0"

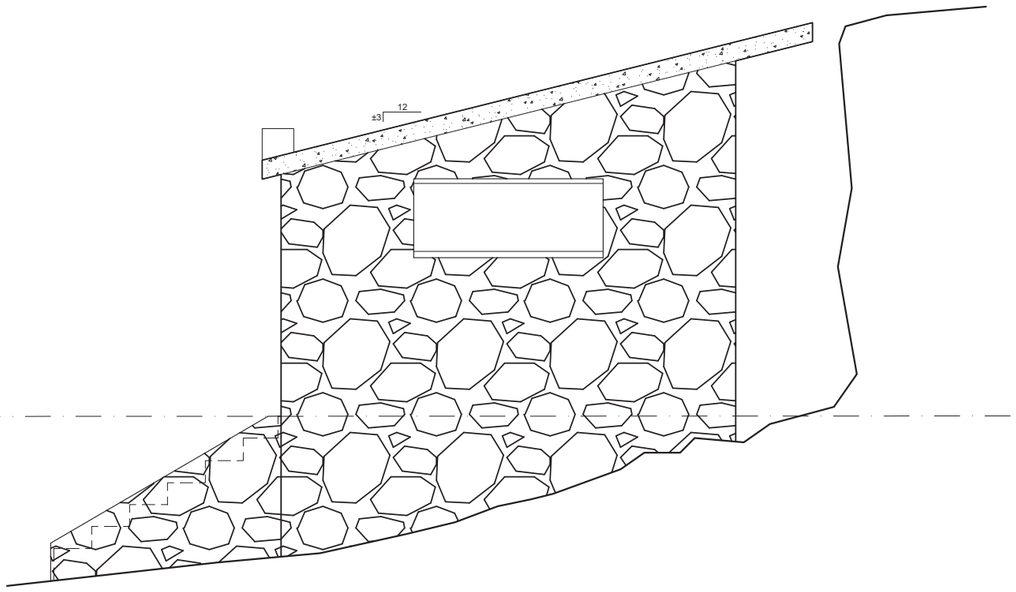
Plans



ROOF PLAN

1/4" = 1'-0"

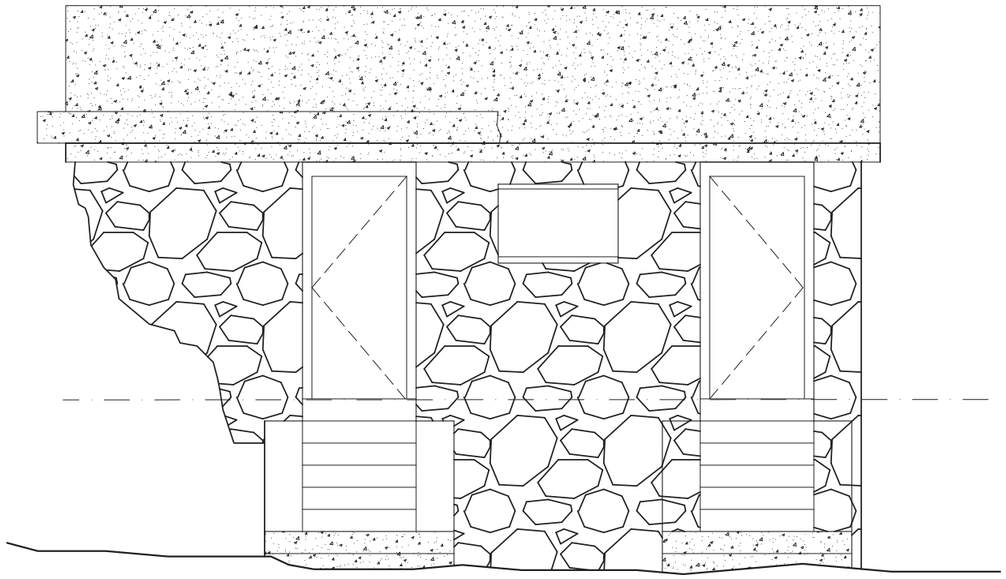
Elevations



EAST ELEVATION

1/4” = 1’-0”

Elevations



SOUTH ELEVATION

1/4” = 1’-0”

Rendering