

Capital Projects Planning Meeting

21 January 2026

Capital Project Planning Committee Agenda

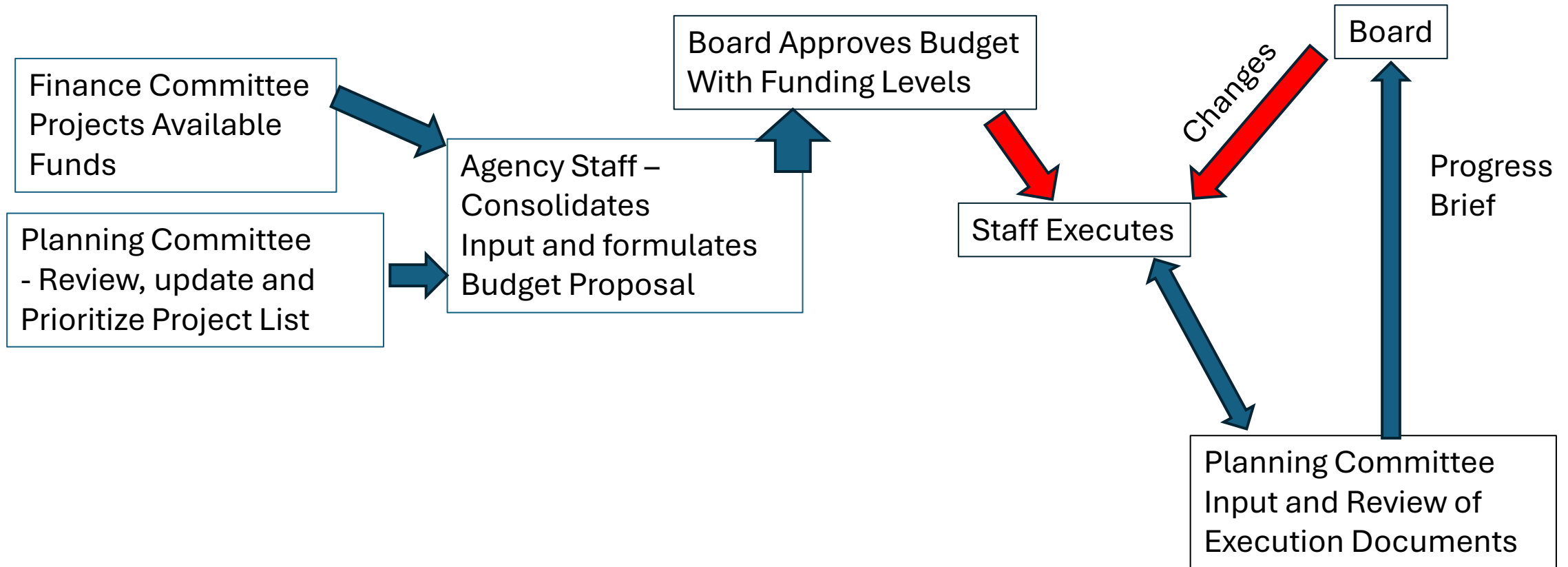
21 January 2026

- Call to Order
- Organization and Function
- 2025 Project End of Year Summary
- Review of 2026 Projects
- Pool Backflush Effluent Rerouting Project
- Soundwall Trail Plan set and RFP Update
- Millpond Park Project Update
- Millpond Bridge Planning
- Update on Impact Fee Plan Update
- Update on Oscarson Park Planning Bid
- **Motion to Adjourn**

Functions of the Planning Committee

- Working Group – Not an Approval Body
- Project Planning
- Capture Requirements
- Review of Contracting Documents

Capital Project Process



2026 Operational Proposal

- Propose using working groups on specific projects
- Proposals
 - Bridge – John, Brett
 - Soundwall Irrigation – Kasey, Kyle
 - Soundwall Build – John, Brett
 - Oscarson Park –
 - Millpond Park – Brett, John

2025 1-N Project List

170						
Pos	Pos	Pos	Pos	Pos	Pos	Pos
Pos	Pos	Pos	Pos	Pos	Pos	Pos
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20
21	21	21	21	21	21	21
22	22	22	22	22	22	22
23	23	23	23	23	23	23
24	24	24	24	24	24	24
25	25	25	25	25	25	25
26	26	26	26	26	26	26
27	27	27	27	27	27	27
28	28	28	28	28	28	28
29	29	29	29	29	29	29
30	30	30	30	30	30	30
31	31	31	31	31	31	31
32	32	32	32	32	32	32
33	33	33	33	33	33	33
34	34	34	34	34	34	34
35	35	35	35	35	35	35
36	36	36	36	36	36	36
37	37	37	37	37	37	37
38	38	38	38	38	38	38
39	39	39	39	39	39	39
40	40	40	40	40	40	40
41	41	41	41	41	41	41
42	42	42	42	42	42	42
43	43	43	43	43	43	43
44	44	44	44	44	44	44
45	45	45	45	45	45	45
46	46	46	46	46	46	46
47	47	47	47	47	47	47
48	48	48	48	48	48	48
49	49	49	49	49	49	49
50	50	50	50	50	50	50
51	51	51	51	51	51	51
52	52	52	52	52	52	52
53	53	53	53	53	53	53
54	54	54	54	54	54	54
55	55	55	55	55	55	55
56	56	56	56	56	56	56
57	57	57	57	57	57	57
58	58	58	58	58	58	58
59	59	59	59	59	59	59
60	60	60	60	60	60	60
61	61	61	61	61	61	61
62	62	62	62	62	62	62
63	63	63	63	63	63	63
64	64	64	64	64	64	64

2025 Capital Projects

Parks and Recreation

		Capital			Projected	
Clubhouse Improvements	Department	Project	General Fund	Budget	Cost	
Install Fire Alarm in Clubhouse	Clubhouse	\$4,856		\$6,000		
Replace Master Breaker at Clubhouse	Clubhouse		\$14,994	\$15,000		
Overhead Windows Replaced/wooden framing seals replaced	Clubhouse		\$23,717	\$30,000		
Install Access to Entry Doors	Clubhouse	\$13,196		\$10,000		
Install Security Cameras	Clubhouse	\$6,148		\$0	\$5,000	
AED (Non - Outlay)	Clubhouse	\$1,325		\$0		
Engineering Assessment of Clubhouse Entry/North Wall	Clubhouse	\$1,838		\$0		
Internal Labor	Clubhouse	\$20,329		\$55,000		
Install Flooring in Clubhouse	Clubhouse		\$22,357	\$0	\$24,000	
Totals		\$47,692	\$38,711	\$116,000		
Park Improvements						
Add Wood Chips to Play Areas (Move to Maintenance)	Park and Rec		\$17,200	\$40,000		
Replace Railing Around Gazebo	Park and Rec		\$29,356	\$15,256		
Repair Railings in and around the pool/basketball area	Park and Rec			\$4,356		
Replacing Maintenance Roof	Park and Rec	\$25,286		\$25,000		
Repair of Weed Removal Boat	Park and Rec		8825	\$0		
Bridge Engineering and Evalustion	Park and Rec	19,520		\$0		
Install All Abilities Playground in Woodland Park (Oct 6)	Park and Rec	\$156,446		\$0	\$152,000	
Repair Playground Equipment at 4 Parks (25 Oct)	Park and Rec		\$45,447	\$0	\$45,000	
Install Weathertrak at Porter Way Park/Sagers	Park and Rec		\$28,350		\$50,000	
Totals		\$248,944	\$55,381	\$84,612		

LEGEND
Project Definition
Safety
Facility Protection
Operational
Improvement/Customer Satisfaction
Capital Equipment
Department
Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

2025 Capital Projects

Golf Course

Pro Shop					
Add Fire Suppression Alarm system in Pro Shop	Pro Shop	\$4,796		\$5,725	
Pro Shop Doors (In lieu of Fire Station Access Box)	Pro Shop	\$4,138		\$0	
AED (Non-outlay)	Pro Shop	\$1,325		\$2,650	
Replace Windows in Pro Shop	Pro Shop		\$24,079	\$0	\$25,000
Replace Cabinets in Pro Shop	Pro Shop		\$10,935	\$0	\$12,000
Total		\$10,259	\$24,079	\$8,375	
Golf Greens					
Rewire Irrigation on Holes 18 and 11	Golf Course	\$29,000		\$35,000	

LEGEND

Project Definition

Safety

Facility Protection

Operational

Improvement/Cust

omer Satisfaction

Capital Equipment

Department

Clubhouse

Operations

Pool

Golf Course

Pro Shop

Cemetery

2025 Capital Projects

Pool and Impact Fees

Pool					
Relocate Entry Gate	Pool		\$950	\$0	\$5,000
Pool Backflush Effluent Rerouting	Pool		\$2,610	\$0	\$50,000
			\$3,560		

Park Improvements		Budgeted	Allocated	Spent	Grant	Total	
Phase I of Millpond Park Build	Park and Rec	\$310,000	\$600,000	\$472,115	\$0	\$472,115	
Clubhouse Dock (25 Oct)(Impact Fee)	Park and Rec	\$152,000	\$68,500	\$68,500	\$89,716	\$158,216	

LEGEND

Project Definition

Safety
Facility Protection
Operational Improvement/Customer Satisfaction
Capital Equipment

Department

Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

2025 Capital Projects

Equipment Purchases

Equipment Purchased			
Parks Equipment	Actuals	Budget	
Used Truck Flatbed Truck	\$12,000	\$0	
Irrigation Van	\$48,245	\$50,000	
3 Utility vehicles	\$35,879	\$45,000	
Weed Harvesting Boat	\$0	\$160,000	
Terrazzo grinder (uneven sidewalk gr)	\$3,500	\$7,000	
Total	\$96,124	\$255,000	
Golf Greens			
2 Utility Vehicles	\$23,304	\$30,000	
Golf Cmd/Cont Cart	\$16,340	\$15,000	
Verticut Reels (Specialty Blades for C	\$11,150	\$9,000	
Spreader	\$7,700	\$0	
Total	\$58,494	\$54,000	
Proshop			
Ice Machine	\$5,765	\$7,000	
Pool			
Diving Boards	\$10,192	\$12,000	
Totals	\$163,883	\$323,000	

Part 1

*UORG Grant Supported

Cemetery

2026 Priority List

Part 2

21	Repair and Repaint GC Maintance Building	Project	Golf Course	\$35,000	Shop is in need of refurbishment		\$35,000			
22	Replace Flooring in Clubhouse	Project	Clubhouse	\$25,000	Carpeting is failing/Rentals/Use	\$115,000				
23	Extend Camera System throughout the park	Project	operations	\$15,000	Needed to Reduce Vandalism			\$763,000		
24	Porter Way Ball Field #1 Infield	Project	Operations	\$25,000	Need to get ballfield useable.			\$788,000		
25	Irrigation Van	Equip	Operations	\$50,000	Need Second Vehicle				\$50,000	
26	Rebuild of Cart Path to No. 1 Green	Project	Golf Course	\$10,000	Start of Cart Path Rebuild		\$45,000			
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	Leaking into main part of clubhouse		\$70,000			
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	Half the sockets/lights unuseable		\$95,000			
29	Rebuild Utilities Enclosure on South Side of Clubhouse	Project	Clubhouse	\$50,000	Aesthetics/Safety				\$100,000	
30	Proshop Front Desk	Project	Proshop	\$12,000	Operational Efficiency and Inc. Sales	\$127,000				
31	Grind Pool Deck Level	Project	Pool	\$10,000	Safety Issue, Trip Hazzard		\$105,000			
32	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$15,000	Structure is failing,		\$120,000			
33	Golf Course Irrigation System Restoration*	Project	Golf Course	\$15,000	Continuation of Wiring/Controller work		\$135,000			
34	Cart Parking Area at Pro Shop	Project	Pro Shop	\$26,000	Operations				\$126,000	Project Definition
35	Prepare New Section of Cemetary	Project	Operations	\$46,000	Operations				\$161,000	Safety
36	Repair outfield of Porter Way Ballfield	Project	Operations	\$35,000	Needed to make the field fully operational				\$311,000	Facility Protection
37	Install Second field at Porter Way	Project	Operations	\$150,000	Needed for increased capacity				\$461,000	Operational
38	Indoor Practice Facility at Pro Shop	Project	Pro Shop	\$50,000	Better experience for golfers				\$511,000	Improvement/Cust
39	Upgrade of Sound and Video System in Clubhouse	Project	Clubhouse	\$15,000	Add video teleconferencing to big room, hearing impaired add on.				\$526,000	omer Satisfaction
	Upgrade Sand in Bunkers	Project	Golf Course	\$250,000	Need better sand for imprved course.				\$776,000	Capital Equipment
40	Replace GC Maintenance Shop	Project	Golf Course	\$350,000	Expanded Shop for both operations				\$1,126,000	Department
										Clubhouse
										Operations
										Pool
										Golf Course
										Pro Shop
										Cemetery
					Total	\$1,388,000				

2026 Capital Projects

Capital Projects					
1	Reroute Backflush From Pool	Project	Operation	\$50,000	
2	Repair of Existing Millpond Bridge*	Project	Operation	\$456,000	
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000	
5	Hydraulic Excavator	Equip	Operation	\$60,000	
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000	
12	West Bank Off Loading Area	Project	Operation	\$50,000	
13	Replace and Relocate A/C Unit on Pro Sho	Equipmen	Pro Shop	\$25,000	
15	Mechanics Truck	Equip	Ops/GC	\$60,000	
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000	
17	Irrigation Cart	Equip	Golf Course	\$30,000	
23	Extend Camera System throughout the park	Project	operation	\$15,000	
24	Porter Way Ball Field #1 Infield	Project	Operation	\$25,000	
				\$838,000	
	*UORG Grant Supported				

LEGEND

Project Definition

Safety

Facility Protection

Operational

Improvement/Cust

omer Satisfaction

Capital Equipment

Department

Clubhouse

Operations

Pool

Golf Course

Pro Shop

Cemetery

2026 Capital Maintenance Projects

2026 Capital Maintenance					
Priority	Project/Equipment	Category	Dept.	Budget	
8	Add Automatic Locks to Bathrooms	Project	Operations	\$10,000	
9	Remodel Golf Course Bathrooms	Project	Golf Course	\$25,000	
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329	
16	VFD for Gordon Well #1	Project	Golf Course	\$25,000	
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000	
9	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000	
18	Repair and Repaint GC Maintenance Building	Project	Golf Course	\$35,000	
19	Grind Pool Deck Level	Project	Pool	\$10,000	
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	
20	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$25,000	
				\$250,329	

LEGEND

Project Definition

Safety
Facility Protection
Operational
Improvement/Customer Satisfaction
Capital Equipment

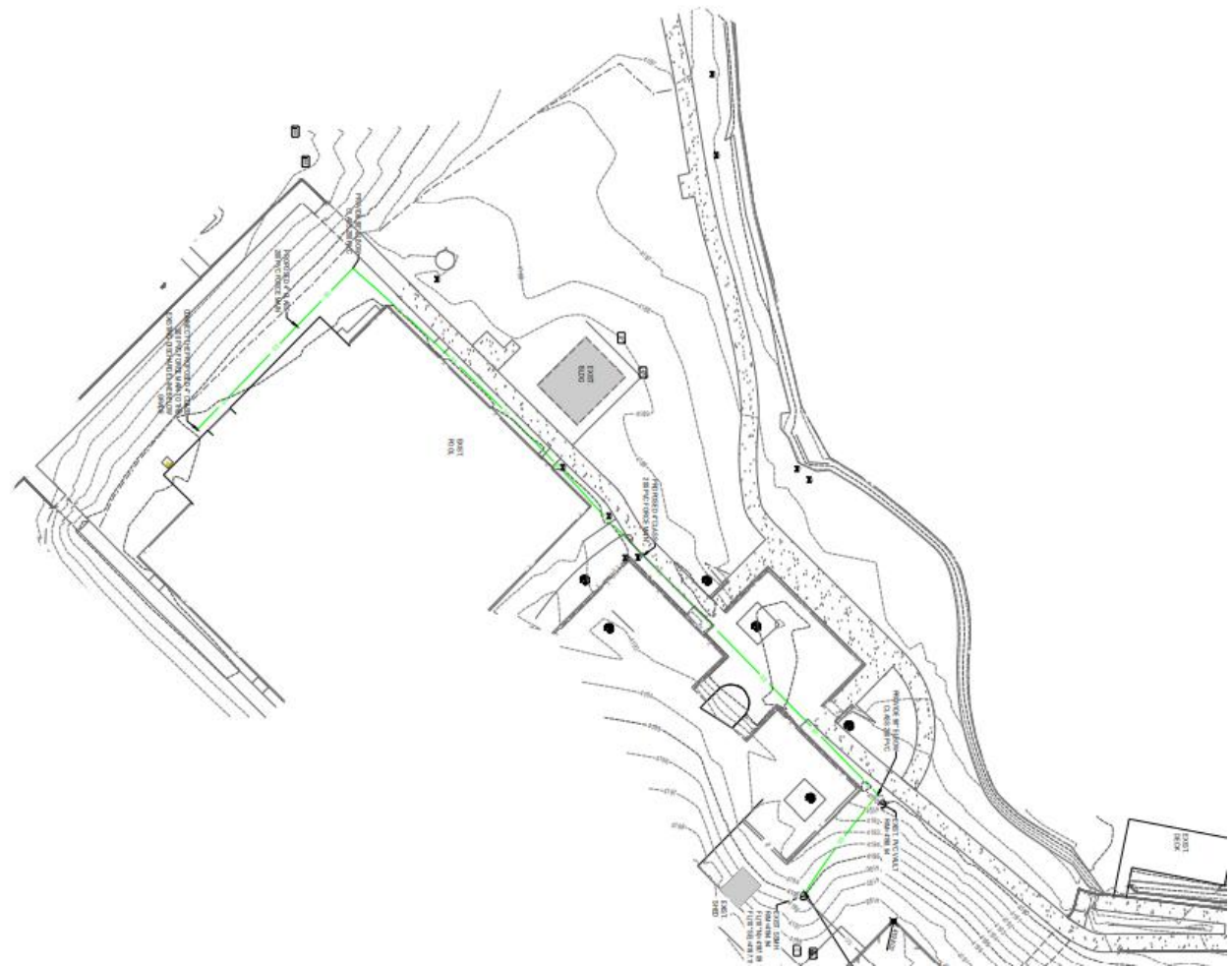
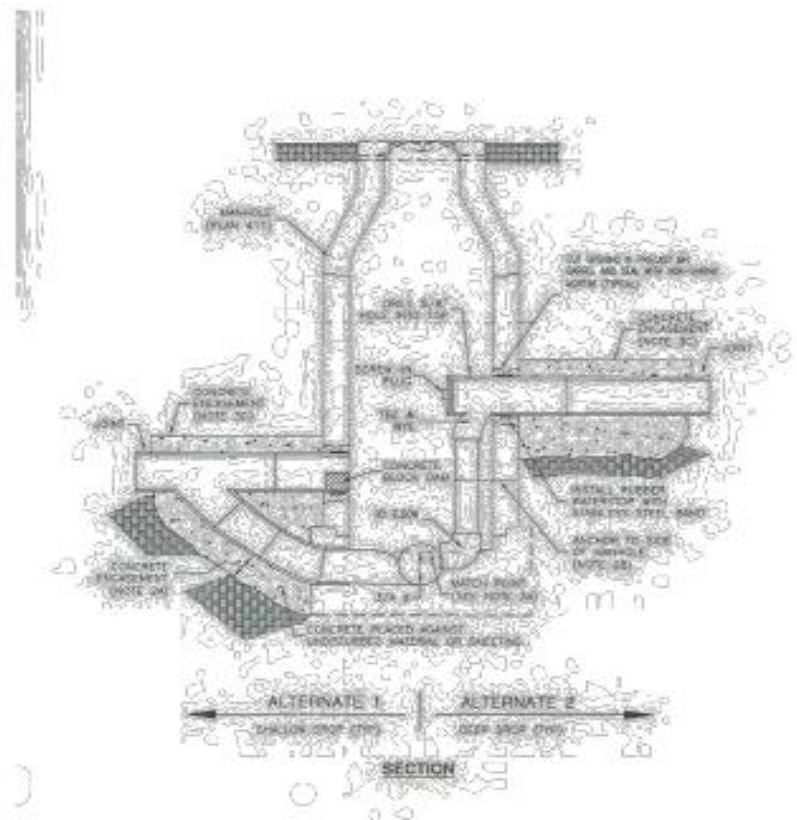
Department

Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

2026 Impact Fee Projects

- Sound Wall Trail - \$769,228 (80/20 split with UDOT)
- Oscarson Park - \$303,872 (\$40K for planning)
- Millpond Park - \$322,5000
- **Total - \$1,395,596**

Pool Effluent Re- Routing Pipe



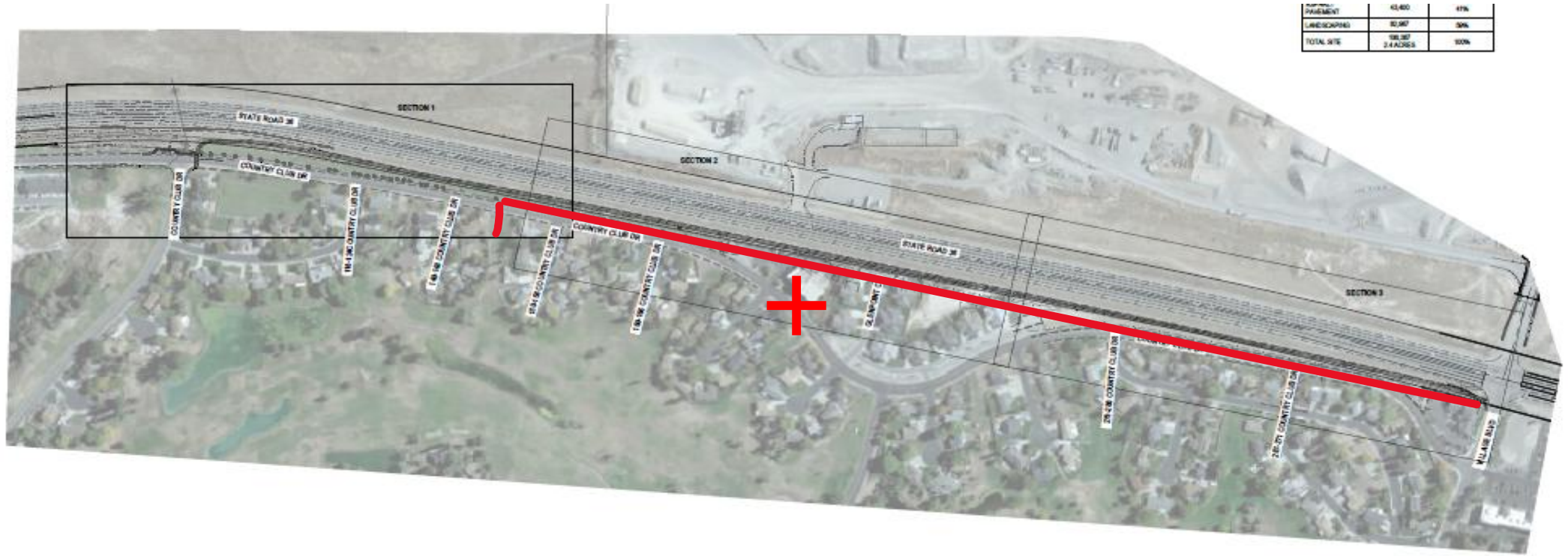
Pool Backflush Effluent Piping

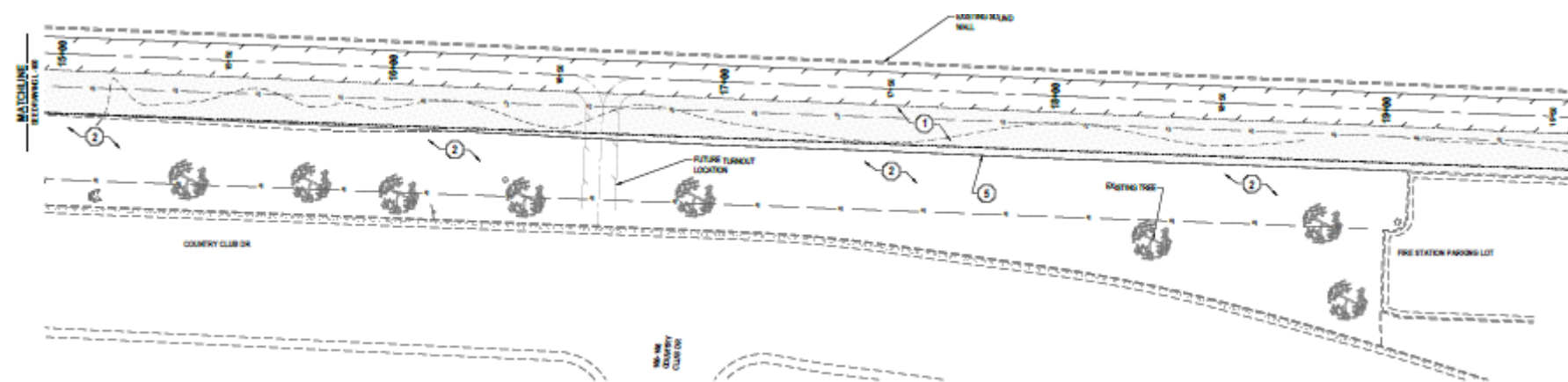
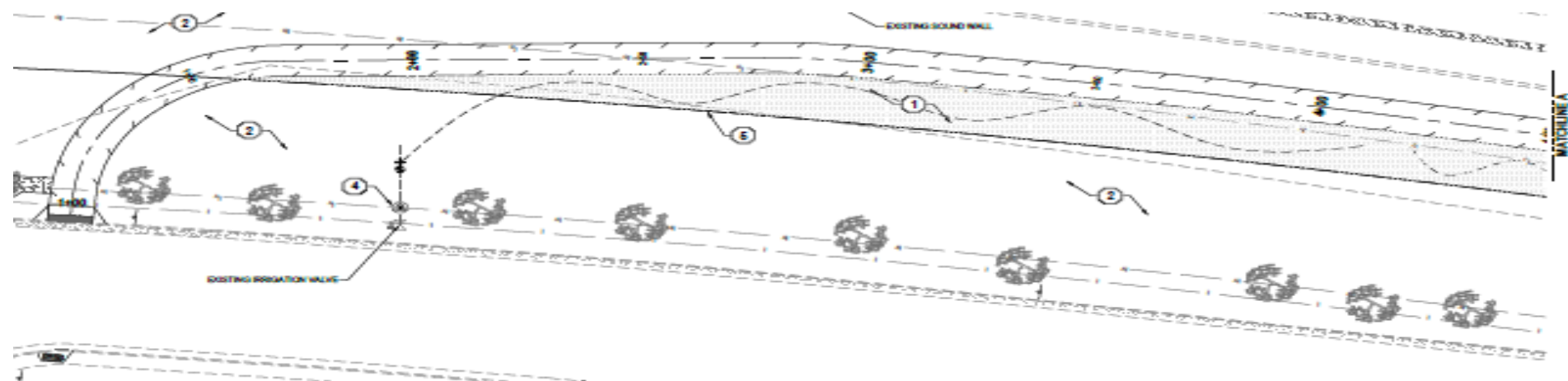
- Ensign has completed design phase
 - Determined backflush pump provide sufficient pressure to power process
 - No need for a secondary sump or upgraded pumps
- Build phase
 - Pipe run from pump house to sump – Inhouse?
 - Connection at Manhole - ?

Soundwall Trail

21 January 2026

- Project Agreed to by Board in 2020
- Final Agreement Signed July 2025
- Current Plans the result of UDOT punch list.
- In house review found issues with irrigation plan.
- Assigned Sprinkler Supply to work with Ensign to update plan
 - Reworking entire design in that area – New water source?
- Waiting on final punch list/agreement from UDOT
- Ensign working to update requirements for RFP



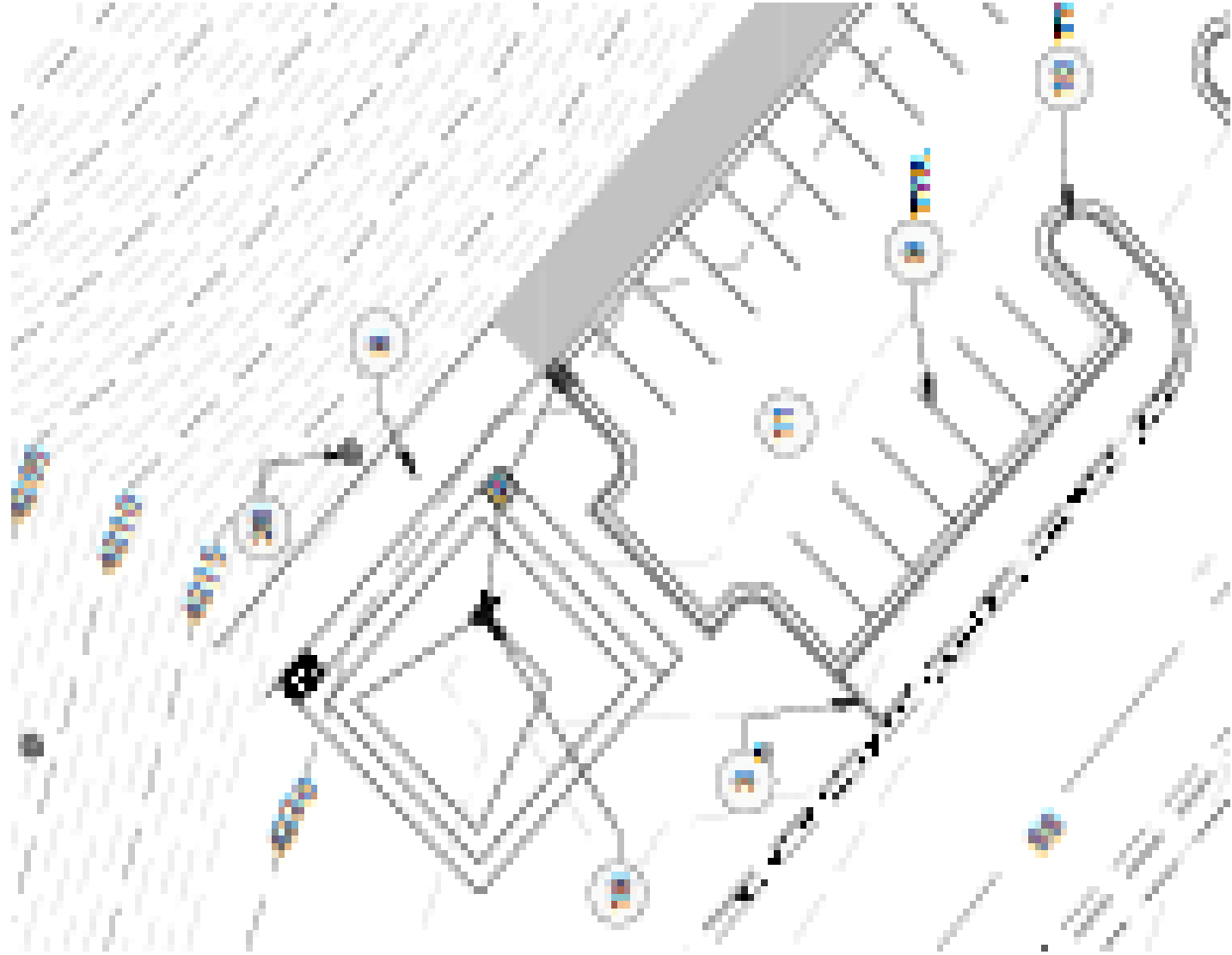


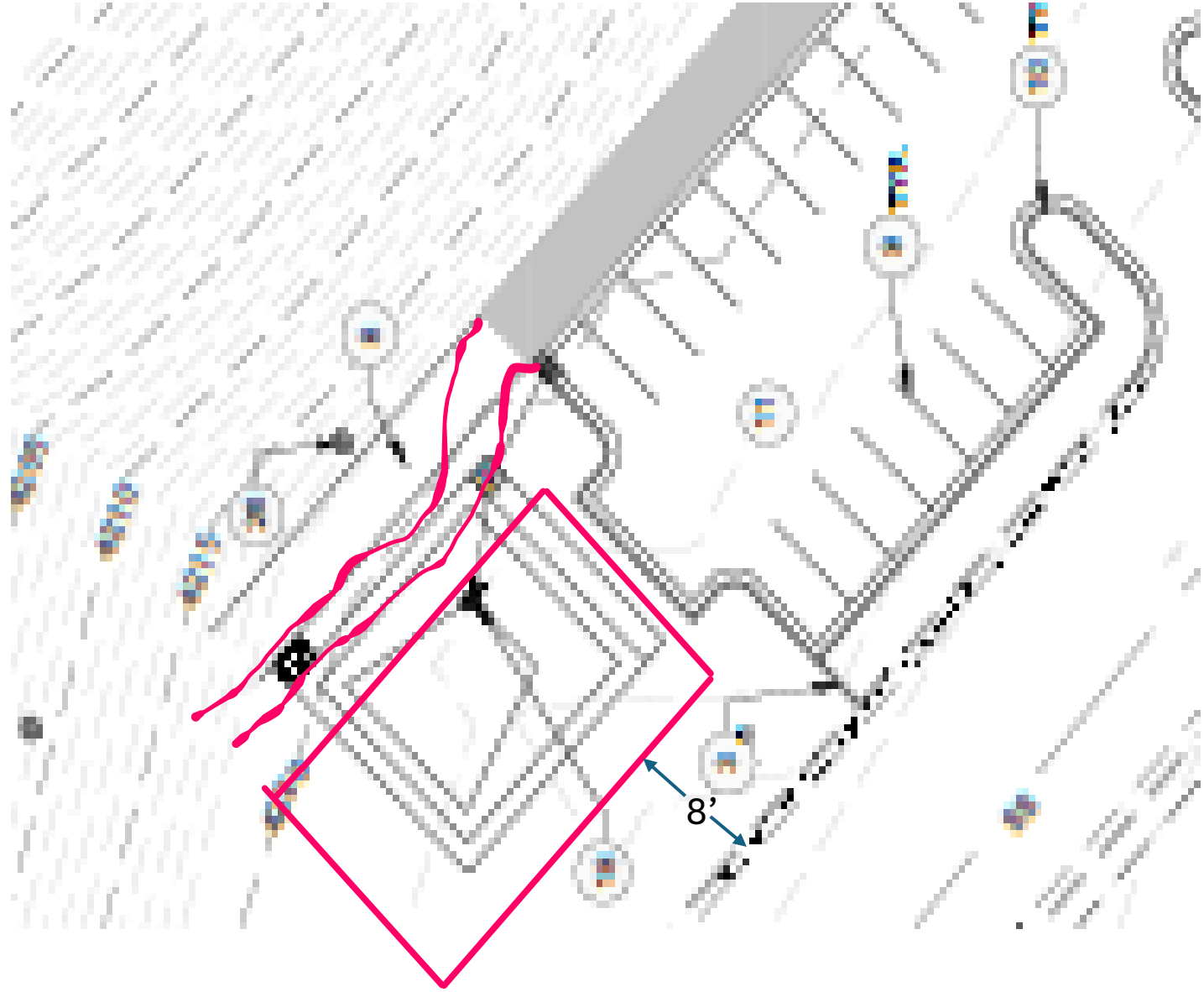
Millpond Park Update

- Electrical – March est. Transformer Delivery
- Change Order Cost
- Trail Segments – 2026 project

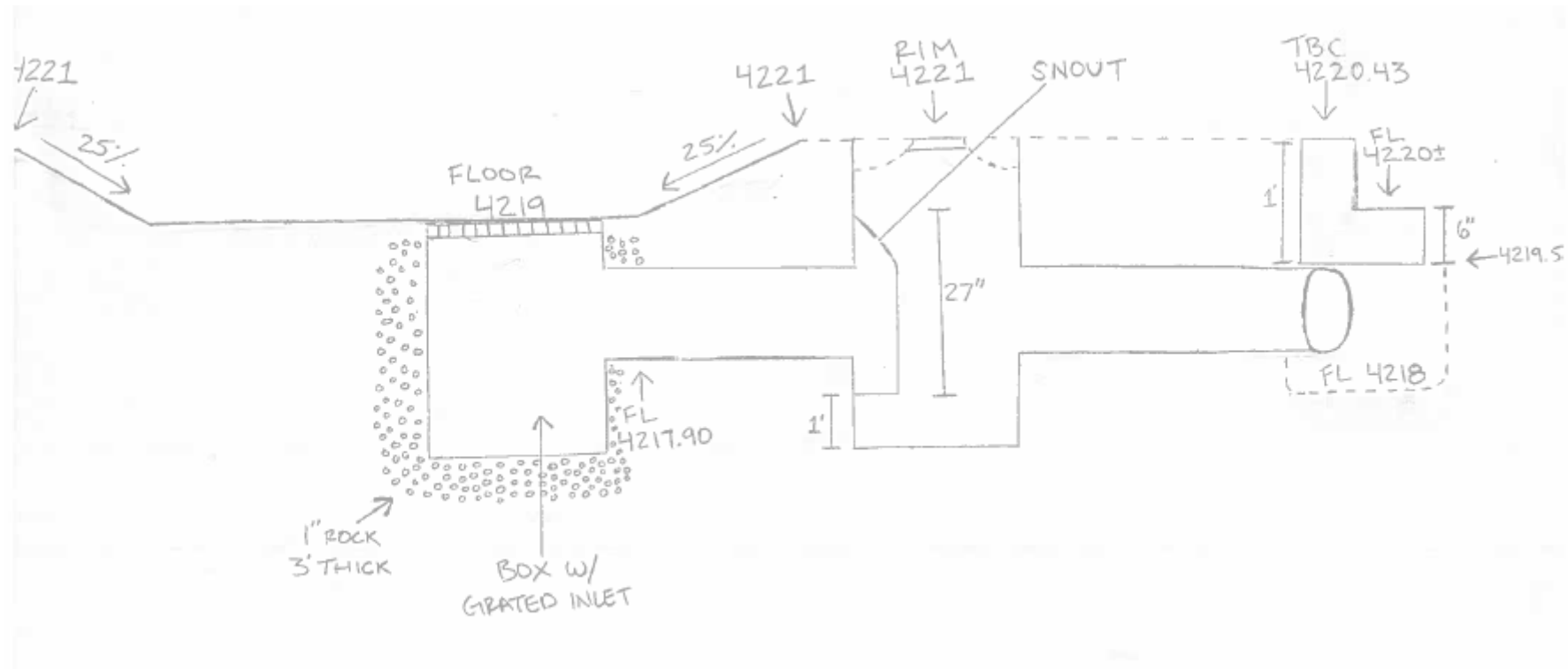
Millpond Electrical

- Issue with the RMP permit and the contractor install
- Planning Committee decided to get the right size in now rather than do one now and bigger size later.
- Next Steps
 - Install H frame to support transformers
 - Install 400 W transformer (Down from 600 W) in plan
 - Install Photoelectric Cell on bathroom to control parking lot lights
 - Connect the Restroom Panel





Millpond Retention Pond Redesign 10/18/25





HUGHES

GENERAL CONTRACTORS

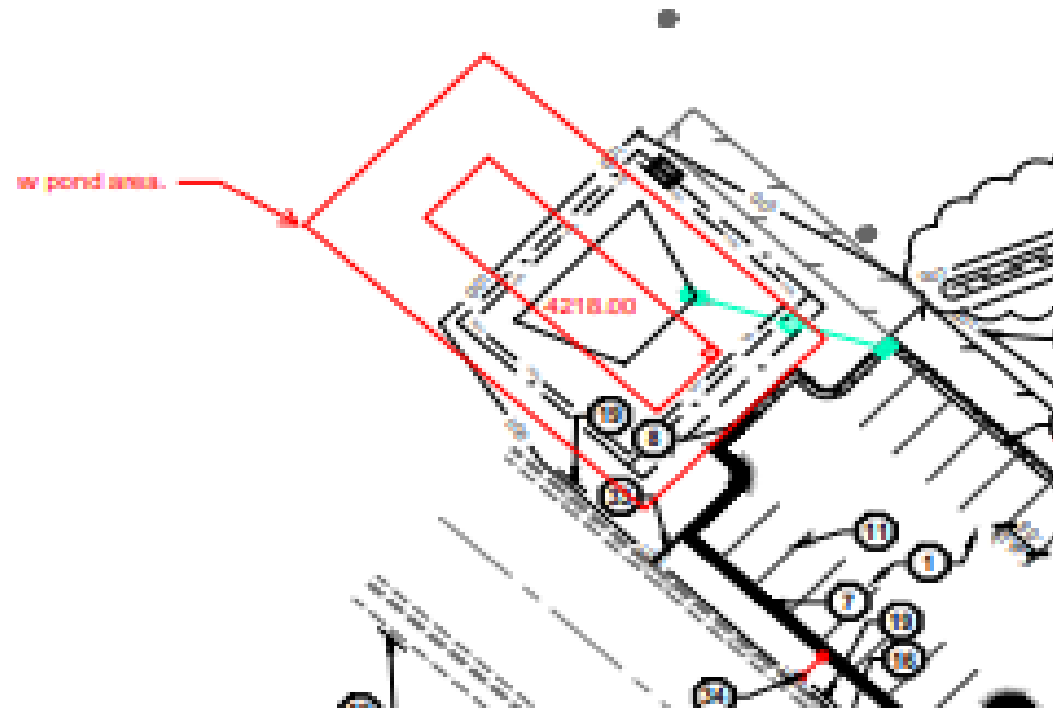
900 North Redwood Rd. North Salt Lake, UT 84054

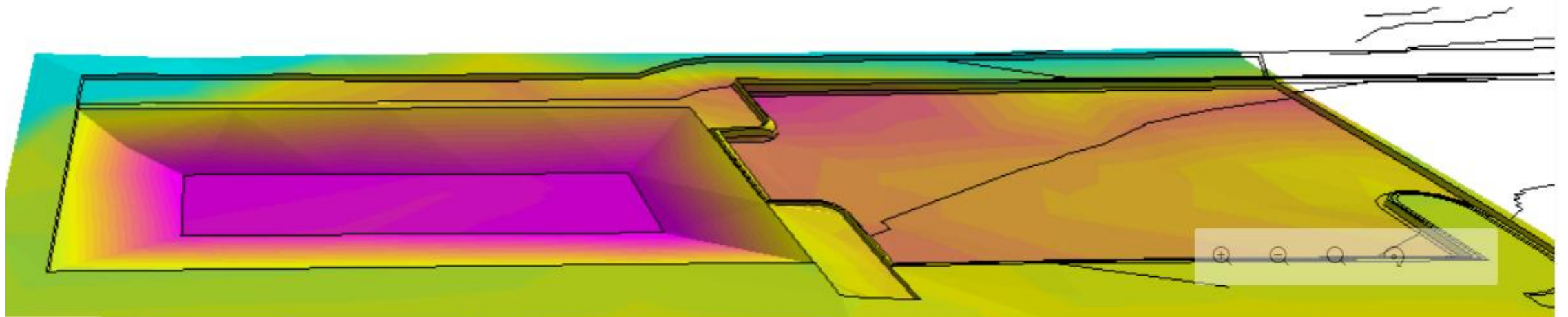
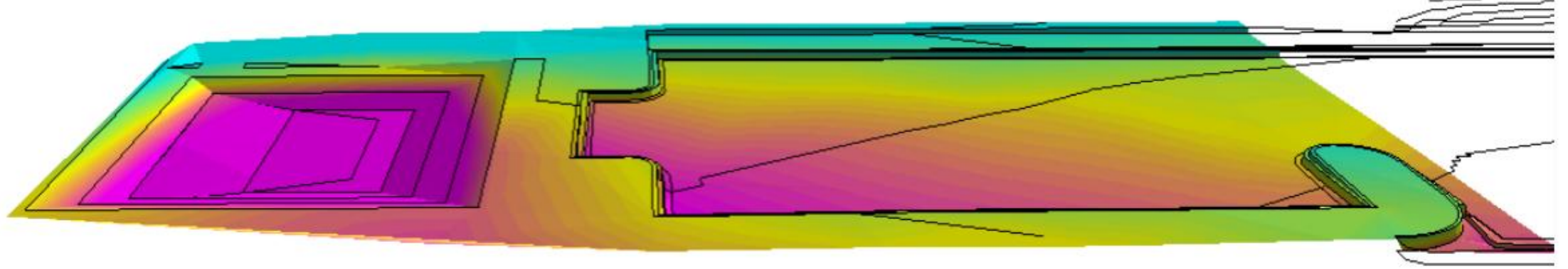
Phone: (801) 292-1411 Fax: (801) 295-0530

To:	Stansbury Service Agency	Contact:	Shawn Chidester
Address:	1 Country Club Drive Suite #1	Phone:	(435) 882-6188
	Stansbury Park, UT	Fax:	(435) 843-5183
Project Name:	Mill Pond Park	Bid Number:	
Project Location:	135 Country Club Drive, Stansbury Park, UTAH	Bid Date:	9/25/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
3x3 Box With Sump					
C.2	Earthwork / Drainage - Re-grade Pond & Install 3x3 Sump With Grate	1.00	LS	\$11,745.00	\$11,745.00
Total Price for above 3x3 Box With Sump Items:					<u>\$11,745.00</u>
4x4 Box With Sump					
C.1	Earthwork / Drainage - Re-grade Pond & Install 4x4 Sump With Grate	1.00	LS	\$12,570.00	\$12,570.00
Total Price for above 4x4 Box With Sump Items:					<u>\$12,570.00</u>
Asphalt Trail Extention 25'					
E.1	Asphalt - 25' X 10'	250.00	SF	\$15.15	\$3,787.50
Total Price for above Asphalt Trail Extention 25' Items:					<u>\$3,787.50</u>
Asphalt Trail Extention 55'					
E.2	Asphalt - 55' X 10'	550.00	SF	\$18.00	\$9,900.00
Total Price for above Asphalt Trail Extention 55' Items:					<u>\$9,900.00</u>
Conduit To 4 North Poles					
G	Electrical / Parking Lot Lights (4 Poles North Side)	1.00	LS	\$3,850.00	\$3,850.00
Total Price for above Conduit To 4 North Poles Items:					<u>\$3,850.00</u>
Conduit To All 8 Poles					
G	Electrical / Parking Lot Lights (All 8 Poles)	1.00	LS	\$5,683.00	\$5,683.00
Total Price for above Conduit To All 8 Poles Items:					<u>\$5,683.00</u>
Conduit To NE Pole					
G	Electrical / Parking Lot Lights (1 Pole NE Pole)	1.00	LS	\$2,837.00	\$2,837.00
Total Price for above Conduit To NE Pole Items:					<u>\$2,837.00</u>
Credit For 12" HP VS 12" RCP					
1450	Credit For 12" HP SD VS 12" RCP	1.00	LS	(\$584.62)	(\$584.62)
Total Price for above Credit For 12" HP VS 12" RCP Items:					<u>(\$584.62)</u>

Final Retention Pond Footprint 11/18/2025







HUGHES

GENERAL CONTRACTORS

900 North Redwood Rd. North Salt Lake, UT 84054
Phone: (801) 292-1411 Fax: (801) 295-0530

To:	Stansbury Service Agency	Contact:	Shawn Chidester
Address:	1 Country Club Drive Suite #1 Stansbury Park, UT	Phone:	(435) 882-6188
		Fax:	(435) 843-5183
Project Name:	Mill Pond Park	Bid Number:	
Project Location:	135 Country Club Drive, Stansbury Park, UTAH	Bid Date:	9/25/2025

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Earthwork / Drainage - Re-grade Pond & Install 3x3 Sump With Grate (Including Setting And Resetting The 3x3 Storm Drain Box Per SPID & Additional Grading For Pond Elevation Changes Both Directed On 11/10.) Includes Additional Topsoil & Sod In Pond Area.	1.00	LS	\$28,045.00	\$28,045.00
Asphalt - 55' X 10'	550.00	SF	\$18.00	\$9,900.00
Electrical / Parking Lot Lights (All 8 Poles)	1.00	LS	\$5,683.00	\$5,683.00
Credit For 12" HP SD In-Lieu Of 12" RCP	1.00	LS	(\$585.00)	(\$585.00)
Supervision	1.00	UNIT	\$969.00	\$969.00

Total Bid Price: \$44,012.00



Pond Change Pricing Break Down

Summary

First Pond Change Pricing

Sub Total	\$ 10,689.00
Overhead & Profit	\$ 1,056.00
Total	\$ 11,745.00

Second Pond Change Pricing

Sub Total	\$ 14,979.50
Overhead & Profit	\$ 1,320.50
Total	\$ 16,300.00

Total for Pond Changes	\$ 28,045.00
------------------------	--------------



Non-Scope Work Pricing

15' Additional Trail	1 LS	\$ 2,700.00	\$ 2,700.00
Park Strip Rock Upgrade	1 LS	\$ 435.00	\$ 435.00
East Side Grading/Ditch (Skidsteer, Excavator & Operator)	1 LS	\$ 1,142.00	\$ 1,142.00
Build Extra Berm (Dozer&Operator)	1 LS	\$ 448.00	\$ 448.00
2 Additional Bollards at Power Box	1 LS	\$ 500.00	\$ 500.00
Subtotal			\$ 5,225.00
Overhead & Profit		10%	\$ 522.50
Total			\$ 5,747.50



First Pond Change Pricing Break Down

New 3x3 Box Perf with Grate

Labor					
	8 HRS	\$	45.00	\$	360.00
Laborer	8 HRS	\$	67.00	\$	536.00
Operator	8 HRS	\$	110.00	\$	880.00
Supervision					
Equipment					
Excavator	8 HRS	\$	171.00	\$	1,368.00
Skidsteer	4 HRS	\$	62.00	\$	248.00
Material				\$	-
Gravel	2 Load	\$	417.50	\$	835.00
3x3 Box	1 EACH	\$	1,800.00	\$	1,800.00
Concrete	1 LS	\$	500.00	\$	500.00
NX140N Fabric	1 EACH	\$	500.00	\$	500.00
				\$	7,027.00

Pond Grading

Labor					
Laborer	14 HRS	\$	45.00	\$	630.00
Operator	8 HRS	\$	67.00	\$	536.00
Supervision	8 HRS	\$	110.00	\$	880.00
Equipment					
Excavator	8 HRS	\$	171.00	\$	1,368.00
Skidsteer	4 HRS	\$	62.00	\$	248.00
				\$	3,662.00
				Sub Total	\$ 10,689.00



Second Pond Change Pricing Break Down

Lower & Reset 3x3 Box Perf with Grate

Labor

Laborer	8 HRS	\$ 45.00	\$ 360.00
Operator	8 HRS	\$ 67.00	\$ 536.00
Supervision	6 HRS	\$ 110.00	\$ 660.00

Equipment

Excavator	8 HRS	\$ 171.00	\$ 1,368.00
Skidsteer	2 HRS	\$ 62.00	\$ 124.00

Material

Gravel	1 Load	\$ 417.50	\$ 417.50
Concrete	1 LS	\$ 500.00	\$ 500.00
			\$ 3,965.50

Additional Grading to Lower Pond Elevation

Labor

Laborer	22 HRS	\$ 45.00	\$ 990.00
Operator	30 HRS	\$ 67.00	\$ 2,010.00

Equipment

Excavator	20 HRS	\$ 171.00	\$ 3,420.00
Skidsteer	5 HRS	\$ 62.00	\$ 310.00
Dozer	12 HRS	\$ 157.00	\$ 1,884.00
			\$ 8,614.00

Additional Landscape

Topsoil & Sod	1 LS	\$ 2,400.00	\$ 2,400.00
---------------	------	-------------	-------------

Sub Total \$ 14,979.50

Oscarson Park

- Single Source Plan, Design, Build
 - New Process to see if we can afford a single source
 - Restart on planning and design
- Bid Closed 19 Jan 2026 – Received 10 Bidders
 - Evaluate to determine which best meet our criteria
 - Selected bidder(s) will then be asked to submit technical plan

Oscarson Park Bid Evaluation Chart

OSCARSON PARK RFSQ RESPONSES & GRADING	Blu Line	Place Collaborative	Confluence	LAI Design Group	Norris Design	Landmark Design	FFKR Architects	Think Architecture	MGB+A Studio	G. Brown Design
General Conditions 3, 4, & 5 Letter (Required)										
Signed Ethical Clause (Required)										
Sustainability Response (Yes or No)	/5	/5	/5	/5	/5	/5	/5	/5	/5	/5
Specific Project Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25
Capacity of Firm to Complete the Work	/20	/20	/20	/20	/20	/20	/20	/20	/20	/20
Specific Individual Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25
Narrative on Team's Qualifications & Experience	/25	/25	/25	/25	/25	/25	/25	/25	/25	/25
<u>TOTAL</u>	/100	/100	/100	/100	/100	/100	/100	/100	/100	/100
	Blu Line	Place Collaborative	Confluence	LAI Design Group	Norris Design	Landmark Design	FFKR Architects	Think Architecture	MGB+A Studio	G. Brown Design

Impact Fee Facilities Plan

- Last updated in 2007 with a memo
- Some information in 2019 Five Year Plan.
 - Did not include a formal re-evaluation as required
- Previous board approved the “Notice of Intent to Update Impact Fees”
- Planning formal vote to set public hearing at February 25 meeting