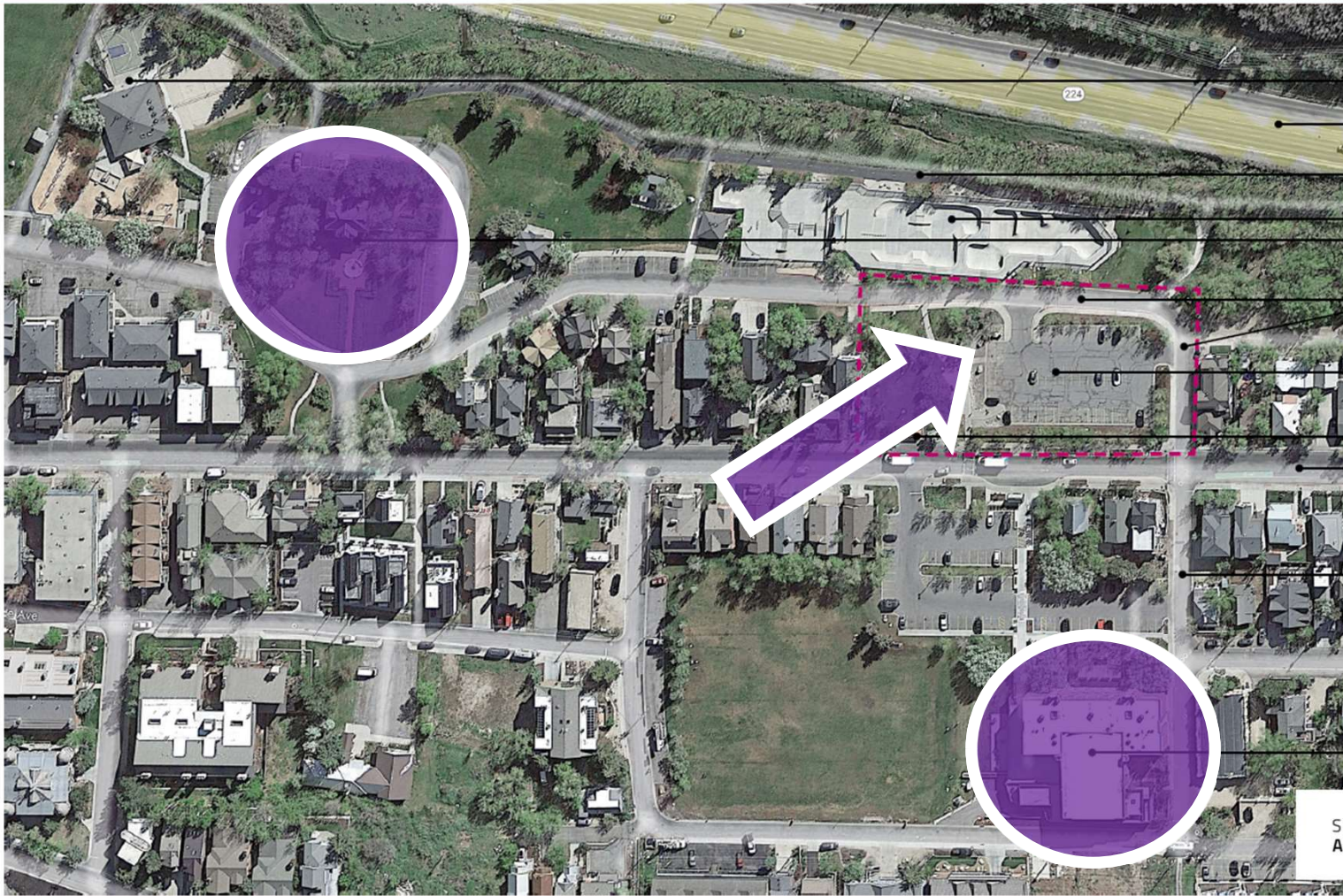




PARK CITY SENIOR CENTER

Joint Councils Meeting - October 9, 2026





- COMMUNITY CENTER
 - DEER VALLEY DRIVE
 - POISON CREEK TRAIL
 - SKATEPARK
 - MINERS HOSPITAL
 - SULLIVAN ROAD
 - PROJECT SITE
MAWHINNEY LOT
PARK CITY, UT
 - BUS STATION/SHELTER
 - PARK AVENUE
 - 12TH STREET
 - PARK CITY LIBRARY
- SPARANO+MOONEY
ARCHITECTURE

SITE LOCATION

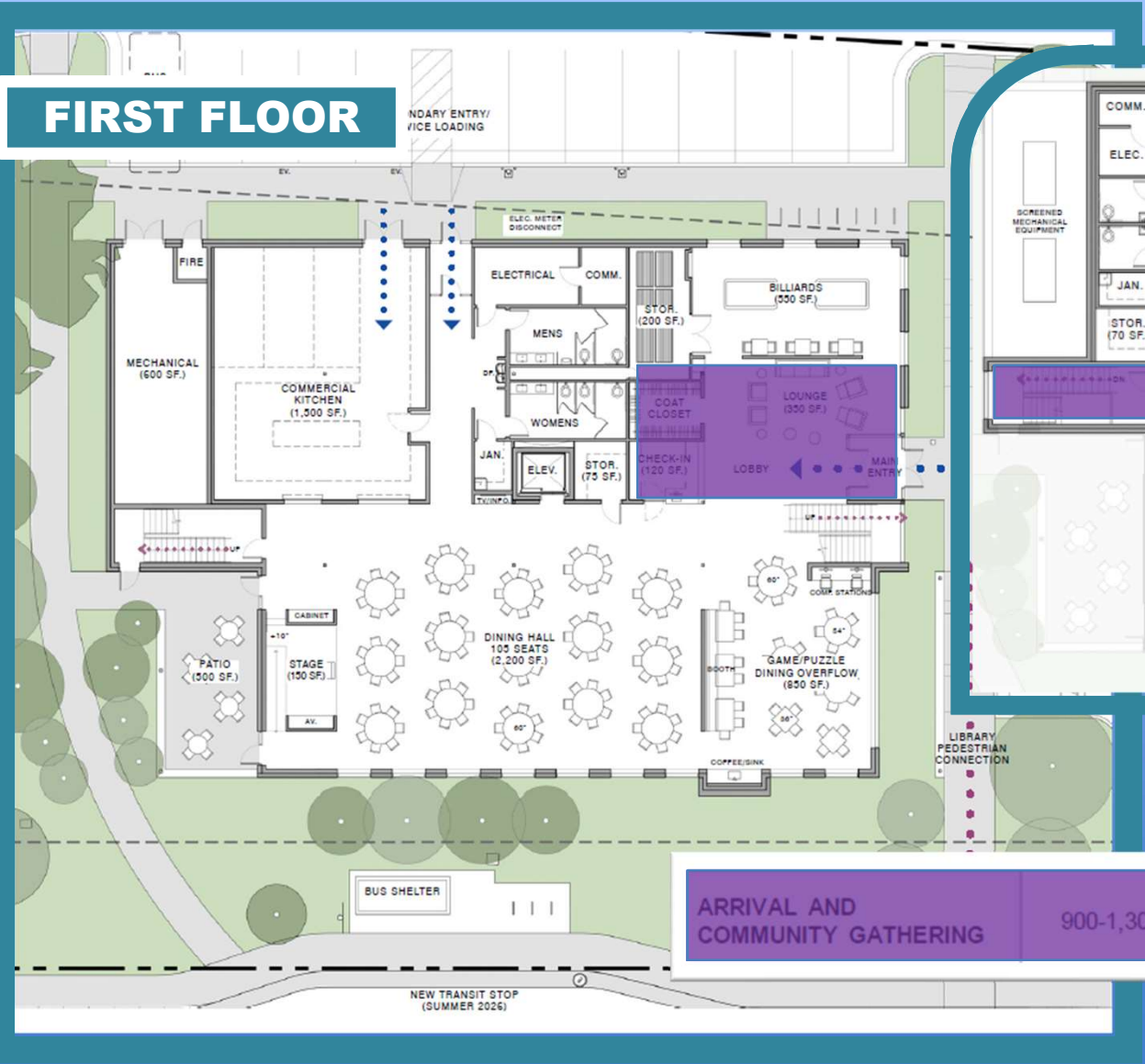
COST ESTIMATE OF 15,000 SF BUILDING (SURFACE PARKING – 52 SPACES)	PROBABLE COST
BUILDING CONSTRUCTION	\$9.3M
PARKING & SITE CONSTRUCTION	\$1.15M
CONTRACTOR EXPENSES & OWNER SOFT COSTS	\$4.25M
ALLOWANCES (WINTER AND SOILS)	\$225K
ESCALATION	\$365K
BUILDING COST ESTIMATE	\$15.3M



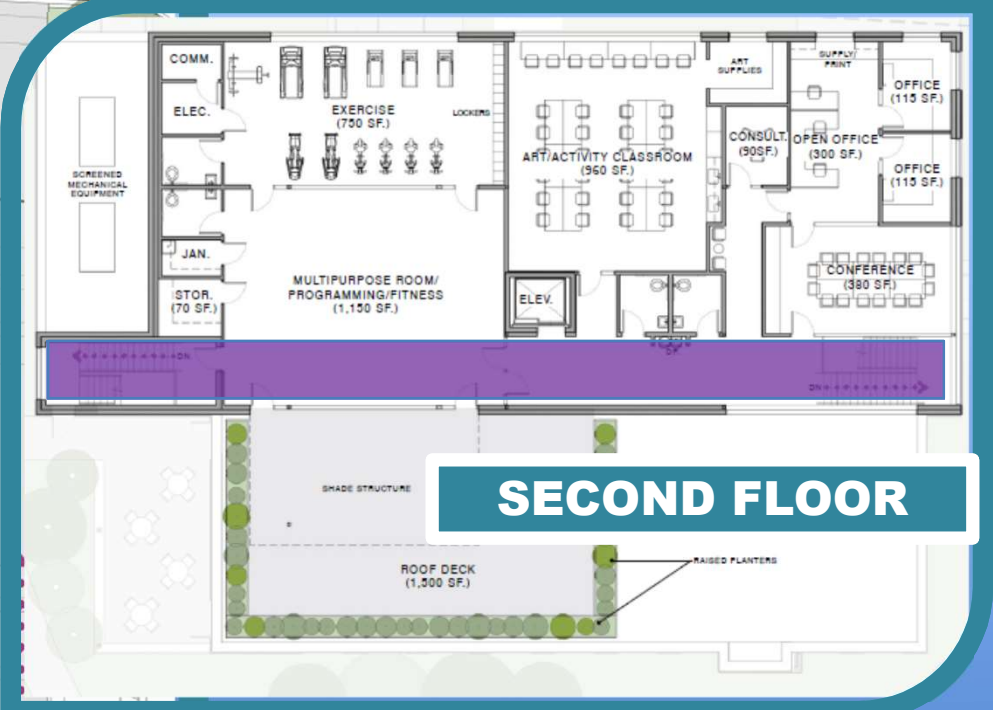
PROBABLE COSTS

SPARANO+MOONEY
ARCHITECTURE

FIRST FLOOR



SECOND FLOOR



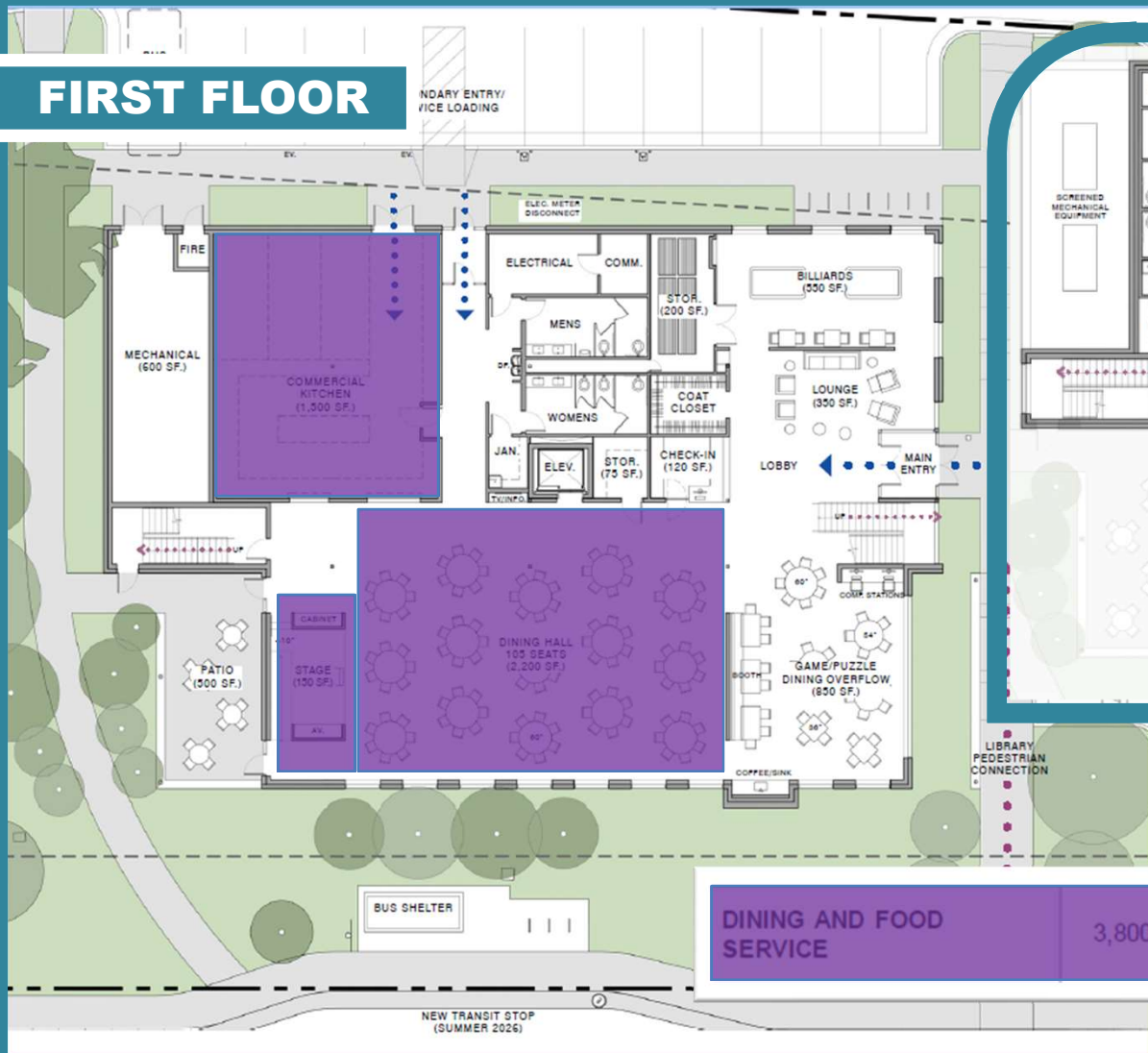
ARRIVAL & COMMUNITY

ARRIVAL AND COMMUNITY GATHERING	900-1,300
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900-1,300

Visible welcome or concierge function, informal seating, intuitive wayfinding, natural light, and flexible gathering areas.

FIRST FLOOR



SECOND FLOOR



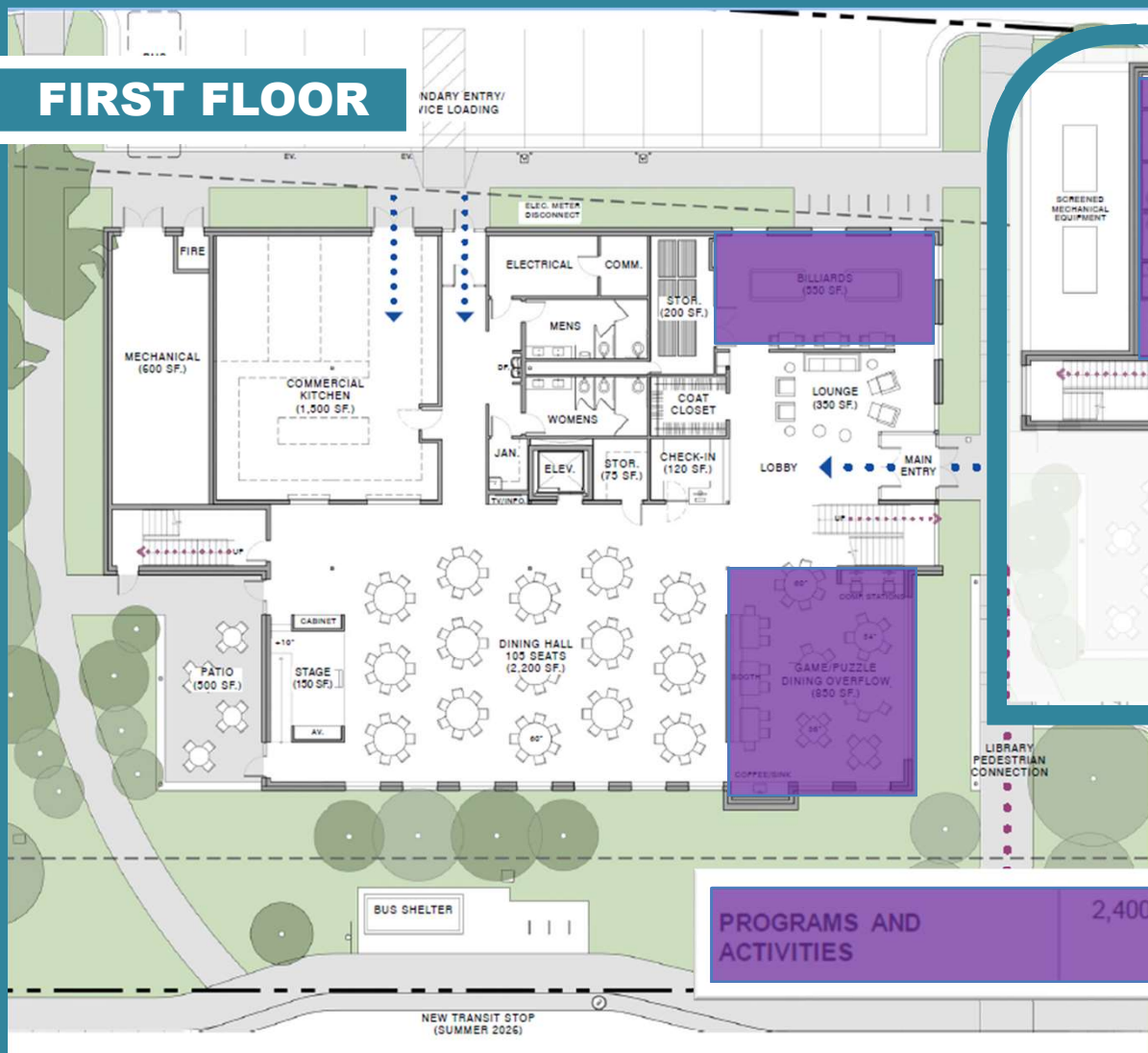
DINING & FOOD SERVICE

DINING AND FOOD SERVICE

3,800-4,800

Generous dining commons and commercial kitchen supporting five-day meals, higher-volume production, takeout, demonstrations, and special events.

FIRST FLOOR



SECOND FLOOR



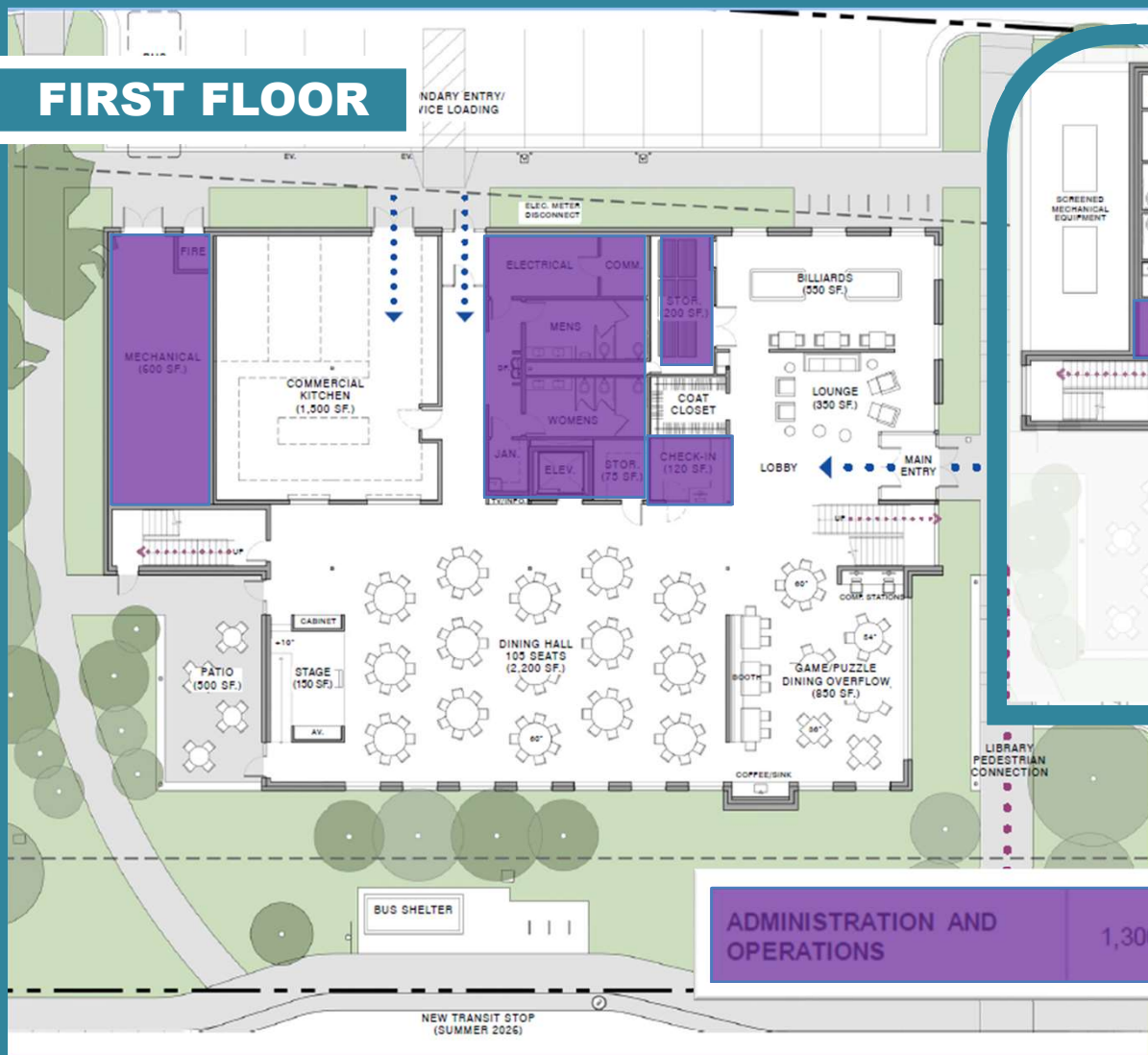
PROGRAMS & ACTIVITIES

PROGRAMS AND ACTIVITIES

2,400-4,300

Divisible larger hall, medium program rooms, and smaller rooms that allow simultaneous classes, meetings, cards, billiards, technology, and other recurring activities.

FIRST FLOOR



SECOND FLOOR



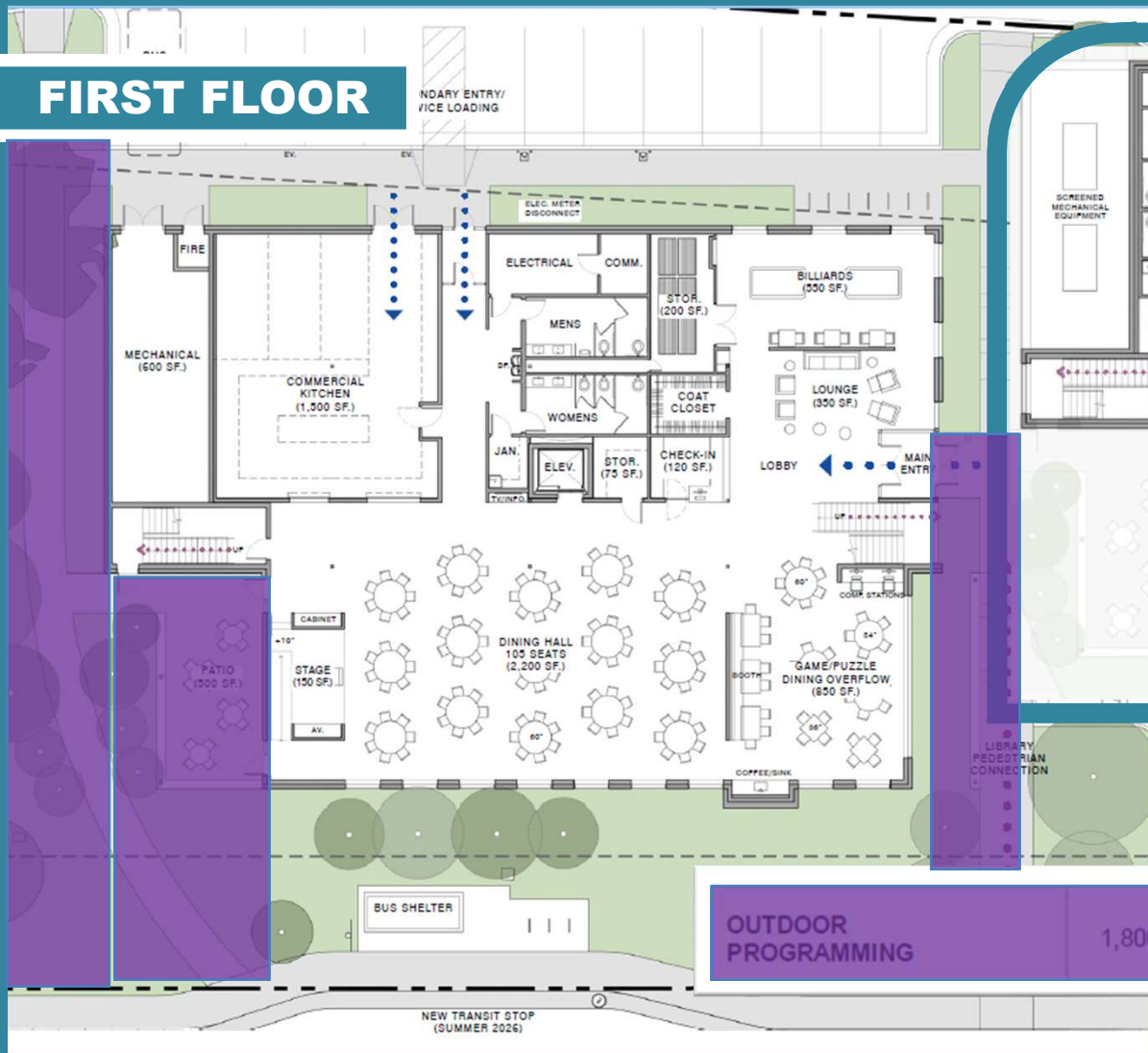
ADMIN & OPERATIONS

ADMINISTRATION AND
OPERATIONS

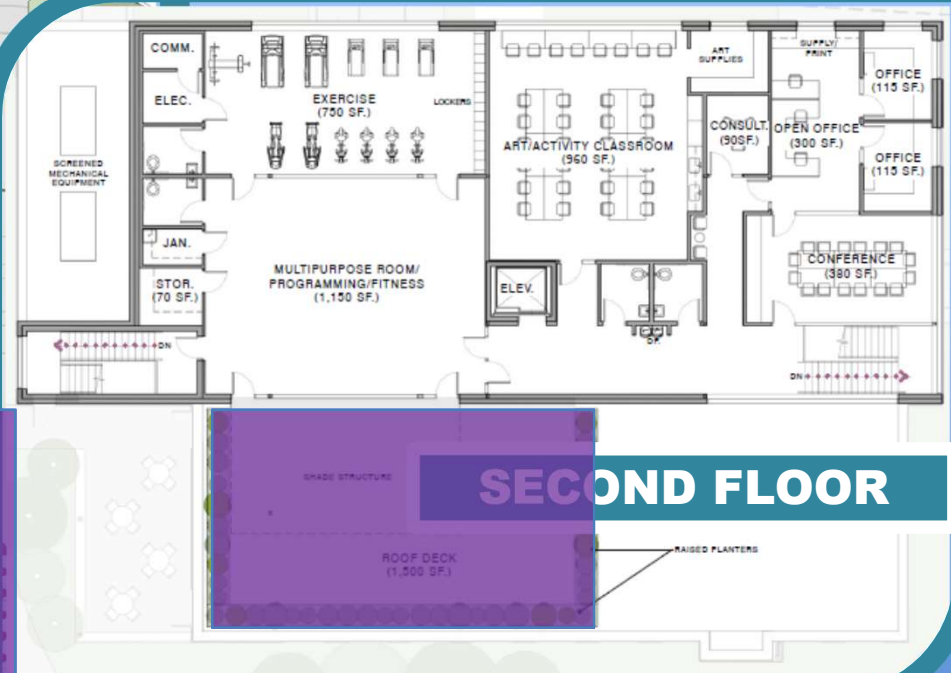
1,300-1,900

Offices, reception, staff support, secure storage, service circulation, and building systems that permit partial or after hours operation.

FIRST FLOOR



SECOND FLOOR



OUTDOOR PROGRAMMING

OUTDOOR
PROGRAMMING

1,800-2,000

Roof deck, patio, garden or landscaped areas, shade, accessible outdoor activity, and convenient indoor-outdoor connections.



- ❑ Late 2026: Council approval of Schematic Design
- ❑ Early 2027: Construction Manager/General Contractor Procurement
- ❑ Spring 2027: CUP/MPD Planning Commission Review
- ❑ Summer/Fall 2027: Construction Start Date
- ❑ Winter 2029: Construction Complete

ESTIMATED MILESTONES



QUESTIONS

