EXECUTIVE SUMMARY

The following scope of work outlines Contract Modification #3. Note that Contract Modifications #1 and #2 were simply date extensions. This modification aims to address additional work items requested by UDOT, MSD, and Emigration City. The extra work pertains to several key areas including project management, preliminary roadway design, public and stakeholder involvement, environmental considerations, and determining existing right-of-way (ROW) boundaries. Specific items included in this expanded scope of work are detailed in the tasks below. Additionally, the project schedule will be extended to accommodate the increased scope of work and the additional coordination required.

PHASING

This project will be completed in two phases. Phase 1 will complete extopo survey and exROW documentation, identify and document project needs, preliminary solutions, identify and map (SUE Quality Level D) existing utilities within the project limits, complete the CATEX, and public involvement. Phase 2 will be scoped following completion of Phase 1 and approval of Emigration City. Phase 2 will complete final plans and construction documents, ~~ROW plans,~~ and public involvement through construction.

PROPOSED SCHEDULE

The proposed Phase 1 schedule for the project is to be completed in 11 months after NTP (February 12, 2026). Phase 2 will be determined after the completion of Phase 1.

The original contract schedule was anticipated to be 4.5 months (mid-December 2025 to the end of April 2026. The notice to proceed for the contract was received on February 12, 2026. A date extension was submitted in mid-April 2026 to extend the "New Scope of Work Completion Date" to August 28, 2026, and the contract expiration date of August 28, 2027. A second date extension was submitted and NTP provided August 4, 2026, to extend the New Scope of Work Completion Date to April 30, 2027, and New Contract Expiration Date of April 30, 2028.

This contract modification extends the Phase 1 schedule by nine (9) months, through January 15, 2027, to allow completion of the work authorized under the original contract and this modification. The overall scope-of-work completion date remains April 30, 2027, consistent with the previously approved second schedule extension, thereby allowing sufficient time to develop the Phase 2 contract if the City authorizes Phase 2 to proceed. If work beyond the currently contracted scope is authorized and requires extending Phase 1 beyond January 15, 2027, a subsequent contract modification will be submitted to address the additional work and associated schedule impacts.

~~This contract modification is to extend the Phase 1 schedule by 9 months to January 15, 2027.~~

FEE TYPE

The fee type for this contract will be cost plus fixed fee based using Avenue's current audited overhead rate of 175.03% and an 11.00% fee with a not to exceed amount as outlined in the attached cost estimate. If at any time during the project additional items are deemed necessary that differ from the contracting documents, a modification will be prepared to ensure all parties are in agreement with any necessary changes. No work will occur unless it is covered within an approved work plan and cost estimate.

PROJECT ASSUMPTIONS AND UNKNOWNS

The following is a list of the general project assumptions and unknowns.

ENVIRONMENTAL ASSUMPTIONS:

- UDOT requested additional historical survey work for culverts that was not previously identified in the original contract scope of work.

PUBLIC INVOLVEMENT ASSUMPTIONS:

- Requested Community Engagement Group will meet twice.
- Due to public inquiries and responses, additional time is necessary to respond to requests from the public. Preliminary responses to public/stakeholder inquiry will be completed by the project team. However, it is assumed that future responses will be provided by Emigration City.

TRAFFIC SAFETY ASSUMPTIONS:

- Speed study will collect 72 hours of vehicle speed and count data at four locations along Emigration Canyon Road.

DETAILED WORK PLAN

The following tasks will be performed in support of this scope of work.

SCOPING

1R1 Develop Roadway Scope

Overview

Determine the preliminary project footprint.

Deliverables & Tasks

- PRELIMINARY FOOTPRINT SCROLL PLOT AND KMZ
  - Multiple iterations of the typical section are required
  - Graphic developed to show potential widening on the corridor to support CEG meeting
  - Multiple alternatives for widening have been requested to show more detailed potential impacts and justification (if any) for modifications to standards. The level of effort required for this is beyond the scope of the original contract.
  - Modifications for scroll plot used for public open house
- QC DOCUMENTATION
  - Perform QC Review

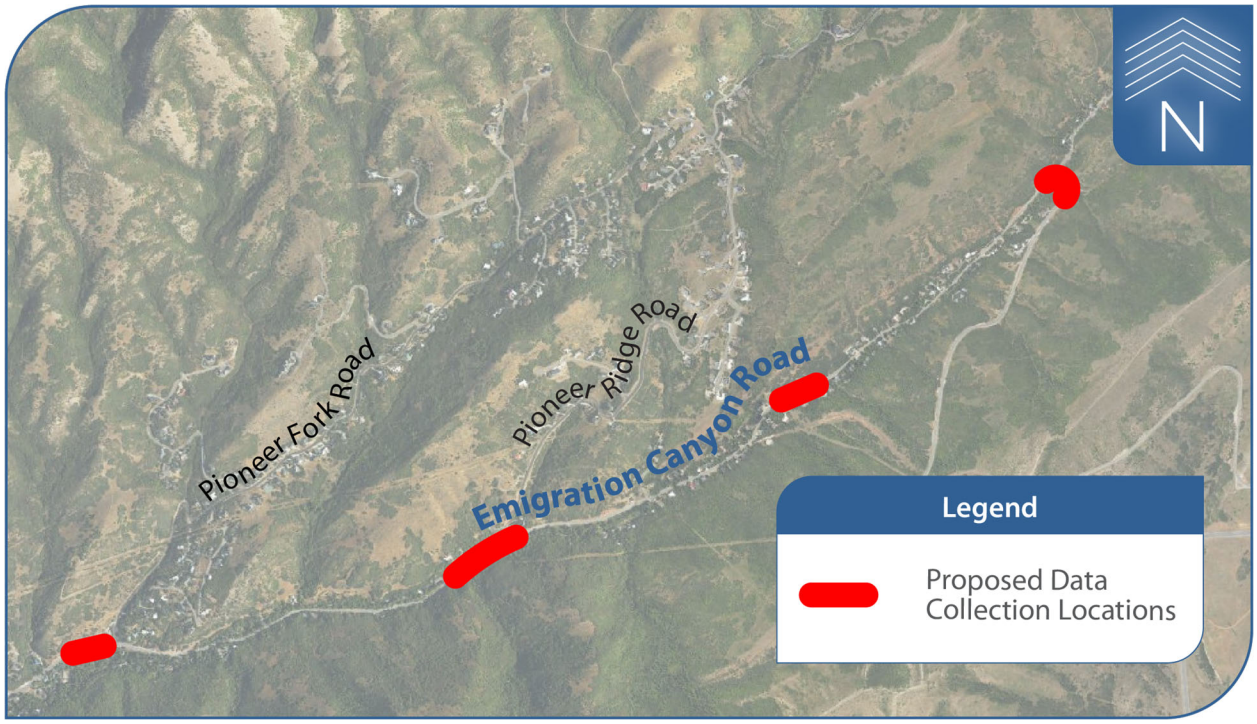
1T1 Assess Traffic Operations & Safety Needs

Overview

Additional data collection was requested by ~~the city~~MSD and UDOT to complete vehicle speed study at four locations along Emigration Canyon Road and analyze data.

Deliverables & Tasks

- Data Collection - 72-hour traffic counts and vehicle speeds will be collected for the following sections along Emigration Canyon Road:
  a. West of the firehouse
  b. 900 feet west of Pioneer Ridge Road
  c. Straight section east of the old Sun and Moon Café
  d. Along the horseshoe curve



- Data summary and Report – We will summarize traffic counts and vehicle speed data and report our findings. Specifically, we will:
    a. Summarize vehicle speed data by 85th percentile speeds to determine impacts to bicyclists on Emigration Canyon Road.
    b. Summarize traffic count data to show peak hour volumes and hourly volumes by time of day.
    c. Visualize and discuss results in a report to identify solutions for bicycle safety and comfort.

1V1 Kickoff Meeting

Overview

Prepare for and hold an additional kickoff meeting requested by UDOT. The purpose of the meeting is to introduce team members, familiarize them with the project, review the proposed project scope, schedule, and budget, and to commit to the project's success.

Deliverables & Tasks

- Kickoff Meeting
    - Prepare Meeting Agenda
    - Invite Meeting Attendees
    - Hold Meeting (1 hour meeting in person at UDOT R2)
    - Compile meeting notes
    - Distribute meeting notes for review

1Z1 Project Oversight

Overview

This activity is for the Project Manager oversight of the project through Phase 1. This activity is used to manage all of the aspects of the project, including scope, schedule, budget and team meetings. Due to the extended length of the project and the additional complexities of the project (stakeholder involvement, right-of-way/property line coordination, and approach to determining the proposed action) the team determined that additional team coordination meetings be held. These were determined to be held every two weeks.

Deliverables & Tasks

- PROJECT TEAM MEETINGS
  - Hold Project Team Meetings (1hr – every two weeks, virtual), previously assumed to be 4 meetings. This modification increases to an additional 9 months (assumed 14 team~~19~~ meetings). Meetings include UDOT, MSD, and representatives from city planning and city council. Meetings will not be held during the weeks other milestone meetings (Scoping, Geometry) meetings are held.
  - Hold Design Team Meetings (assume 1hr virtual meetings, generally held every two weeks, ~~19~~ 17 meetings.~~)~~
  - Compile Project Team Meeting Notes
  - Distribute Project Team Meeting Notes to all team members
- DOCUMENT CONTROL
  - Update Project Schedule
  - Track Action Items
  - Track Decisions
  - Update Schedule
  - Upload Documentation
  - Track Project Risks
- PROJECT INVOICING
  - Process Sub-consultant Invoicing
  - Assemble Cover Letter
  - Review Monthly Charges
  - Package and Submit Invoices Monthly (assume 9 additional months)
- PROJECT COORDINATION
  - Project Setup for modification to contract
  - Internal Team Coordination
  - Additional coordination with UDOT, city of Emigration officials, and MSD. This has been approximately an hour per week for 4 months of the project. It is assumed that this will decrease moving forward.

GEOMETRY

2E1 Prepare Environmental Document

Overview

Prepare the environmental document for the project.

Deliverables & Tasks

- ENVIRONMENTAL SURVEYS AND TECHNICAL REPORTS
  - Historic Architecture Survey and Report – historic surveys of culverts requested by UDOT were not included in the original contract. Assume 6 culverts.

4P1 Revise/Implement Public Involvement Plan

Overview

Update PI plan to prepare for final design project needs and approval of the city and MSD officials. Activities during this phase set the stage for efficient and effective public outreach through Phase 1. PI construction will be determined after final design as a contract modification.

Assumptions

- PI Team will forward all messages received by the project email to Mayor Brems and Cameron Platt, per the request of the mayor.
- Mayor Brems, Cameron Platt, or their designee will respond directly to all messages at their discretion.
- If the PI team is copied on these responses, they will be logged in the project database. Otherwise, they will not be included.
- The PI team will respond to questions about public hearing, comment period, how to receive communications, and requests to subscribe to the project newsletter directly and copy Mayor Brems and Cameron Platt.
- City will coordinate and hold meetings with property owners. Avenue will not be involved in these meetings.

Deliverables & Tasks

Phases 1

- REVISE PLAN
  - Provide modifications to the project logo based on comments from UDOT, MSD, City. Four iterations were requested. One additional change recently requested by the State of Utah to all project logos, effective immediately. Approximately 5 modifications required (approximately 1 hour per iteration, totaling 5 hours).
- UPDATE AND MAINTAIN STAKEHOLDER DATABASE
  - Compile all stakeholder interactions from the project email and any sent via Diana Baun and/or the Emigration City Council, separate from the project email and contact information in the database, and update throughout the project.
  - Prepared and updated log of project email communications to share with Emigration City Council.
  - Additional coordination with Emigration City Council on project email/stakeholder communication process.
  - Assumed approximately 2-3 hours per month.
  - Additional 9 months added to the schedule.
- MAINTAIN PROJECT HOTLINE
  - Respond to and document public stakeholder interactions in a timely manner.
  - Troubleshoot and coordinate stakeholder issues related to project activities with help from the project team.
  - Assume up to 2 hours per month.
- MAINTAIN PROJECT EMAIL
  - Additional time to respond to emails exceeded 2 hours per month

  - Monitor email account regularly and respond to all stakeholder inquiries in a timely manner
  - Troubleshoot and coordinate stakeholder issues related to project activities with help from the project team.
  - Assume up to 2 hours per month.
  - Forward all emails about the road improvement project to Mayor Brems or Cameron Platt for follow-up.
- MAINTAIN ELECTRONIC NEWSLETTER
  - Assume up to 4 updates at key milestones, including: public open house, pre-public hearing, public comment deadline reminder, and end of Phase 1/environmental document completion.
- MAINTAIN WEBSITE
  - Assume up to 4 updates at key milestones, including: public open house, pre-public hearing, post-public hearing/comment period, and end of Phase 1/environmental document completion.
  - Three iterations of replacing the project logo and updating messaging.
  - First round of FAQ had three rounds of comments/updates.
  - Anticipating the second round of FAQ's will have two rounds of review/updates.
- MANAGE AND IMPLEMENT MASS COMMUNICATIONS
  - As needed, respond to media requests and draft press information for Region Two SCM to distribute.
  - Coordinate with Emigration City Council and MSD on messaging and information distribution to residents.
- DEVELOP COMMUNITY ENGAGEMENT GROUP
  - Recruit community and recreation members to provide input to project team.
  - Develop participation framework and recruitment criteria.
  - Hold two 2-hour meetings to deliver project information and facilitate input.
  - Prepare presentations, flyers, and other materials.
  - Hold team preparation meetings.
  - Prepare and distribute meeting notes to Project Team and Emigration City Council.
- IMPLEMENT STRATEGIC OUTREACH EFFORTS
  - Canvass the corridor to deliver project flyer and update contact information prior to public open house.
    - Assume one canvass with two people.
  - Present four updates to City Council
    - 1 during early scoping phase
    - 1 prior to project Open House
    - 1 at the end of Phase 1 to provide project information.
    - 1 as requested (assume in coordination with the CEG meeting)
- HOLD PUBLIC OPEN HOUSE
  - Additional time needed to hold 1 Public Open House early in Phase 1 due to extensive stakeholder and public interest.
  - Prepare meeting boards, invitations, manage meeting logistics, and hold a team preparation and two content review meetings.
  - Deliver flyer to all properties along the corridor, at the fire station, and at nearby trailheads for broad promotion of the open house in coordination with ROE letter delivery to save time.
  - Coordinate with Emigration City Council to design posters for A-frame signs and send content for their communication with canyon residents.

  - Moved meeting location after logistics had been planned, requiring extra coordination to cancel reservations and prepare new location.
- HOLD PUBLIC HEARING & COMMENT PERIOD
  - Hold ~~two~~ one content review meetings and one dry run meeting for virtual public hearing.
  - Prepare PI chapter for environmental report
  - Respond to public comments (assume 50)
  - Additional advertising and public outreach
- ~~COORDINATE AND HOLD RIGHT OF WAY MEETINGS~~
  - ~~Prepare and participate in right of way meetings with up to 15 property owners.~~
  - ~~Coordinate preparation of property exhibits for meeting.~~
  - ~~Identify and compile contact information for property owners.~~
  - ~~Meetings will be coordinated with Avenue's ROW team and project PM.~~
  - ~~Assume 2 hours per meeting for coordination, travel time, attendance, and notes.~~
- DEVELOP AND SEND RIGHT OF ENTRY LETTERS
  - Use existing template to prepare and send letters.
  - Reconciliation of available mailing lists.
  - Assume up to 211 properties. Original assumed 50 ~~assuming an~~ this modification assumes an additional 161 will be needed.
  - Canvass to deliver ROE letters to each property.
  - Prepare project mailing list and reconcile with USPS and county databases.
  - Prepare and send two rounds of letters to properties along the canyon road.
- QC DOCUMENTATION
  - Perform the QC review following the UDOT QC/QA Procedures and the Public Involvement QC Checklist before distribution.

5655 Emigration Cyn to 9698 Emigration Cyn **Avenue Project No.** 25-202 **Contract Mod** **Date** **9/22/2026**

PROJECT ACTIVITIES	HG Kunzler	Blair Tomten	Meagan Kilburn	Dallin Peterson	Jared Valez	Kraig Rasmussen	Santiago Loaiza	Stacee Adams	Shadow Dow	Adam Pitcher	Matt Montgomery	Elizabeth Giraud	Justin Peterson	Craig Yates	Christine Soper	Robert Miles	Camille Anderson	Total Hours	Labor Cost	Burdened Labor Cost
1J1 - Identify Existing Right-of-Way	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	$ 703.84	$ 2,148.71
Evaluate Existing ROW														8				8	$ 703.84	$ 2,148.71
																		0	$ -	$ -
1R1 - Develop Roadway Scope	6	7	64	101	10	0	0	0	0	4	0	0	0	0	0	0	0	192	$ 10,935.74	$ 33,384.99
Modifications to typical section	1		3	5														9	$ 565.21	$ 1,725.49
Development of graphic to show potential widening	2									4								6	$ 453.48	$ 1,384.40
Development of alternatives minimize impacts	2	5	58	90	10													165	$ 9,145.11	$ 27,918.49
Modify scroll plot used for public meeting	1	2	3	6														12	$ 771.94	$ 2,356.60
1T1 - Assess Traffic Operations & Safety Needs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	15	17	$ 906.19	$ 2,766.45
Complete Speed Study - 4 locations data collection and report																2	15	17	$ 906.19	$ 2,766.45
1V1 - Kickoff Meeting	5	5	3	0	0	3	2	2	0	0	0	0	0	2	0	2	0	24	$ 2,183.19	$ 6,664.91
Prepare additional Kickoff Meeting Agenda and Invite Participants per UDOT request	2	1																3	$ 346.73	$ 1,058.51
Compile and Distribute Meeting Minutes	1	2	1															4	$ 368.08	$ 1,123.69
Attend Meeting (1hr at R2) included 1 hour for travel to and from Taylorsville	2	2	2			3	2	2						2		2		17	$ 1,468.38	$ 4,482.72
1Z1 - Project Oversight	61	85	31	0	0	8	8	51	0	0	31	0	0	0	14	0	0	289	$ 23,554.31	$ 71,907.37
Additional Project External Team Meetings (assume 14 meetings)	14	28	14					14			14							84	$ 6,714.68	$ 20,498.80
Additional Project Internal Team Meetings (assume 17 meetings)	17	32	17			8	8	17			17							116	$ 9,286.24	$ 28,349.34
Document Control	2	16																18	$ 1,572.68	$ 4,801.13
Project Invoicing	4	9													10			23	$ 1,551.67	$ 4,736.99
Project Coordination	24							20							4			48	$ 4,429.04	$ 13,521.12
Stage 1	72	97	98	101	10	11	10	53	0	4	31	0	0	10	14	4	15	530	$ 38,283.27	$ 116,872.43
2E1 - Prepare Environmental Document	0	0	0	0	0	0	0	0	0	0	2	16	0	0	0	0	0	18	$ 1,201.62	$ 3,668.35
ENVIRONMENTAL SURVEYS AND TECHNICAL REPORTS																		18	$ 1,201.62	$ 3,668.35
Aquatic delineation survey and report (sub-consultant Martin & Nicholson)											2							2	$ 109.62	$ 334.65
Archaeology and Architecture Surveys and Reports																		0	$ -	$ -
Architecture survey and report (Avenue Consultants)- assume 50 properties												16						16	$ 1,092.00	$ 3,333.69
Stage 2	0	0	0	0	0	0	0	0	0	0	2	16	0	0	0	0	0	18	$ 1,201.62	$ 3,668.35
4P1 - Revise/Implement Public Involvement Plan	49	40	14	0	0	4	0	222	211	53	26	0	2	0	0	22	0	643	$ 37,645.66	$ 114,925.91
Revise PI Plan								2	3									5	$ 221.64	$ 676.63
Update & Maintain Stakeholder Database								6	16									22	$ 917.34	$ 2,800.49
Maintain Project Hotline								6	12									18	$ 773.10	$ 2,360.15
Maintain Project Email								8	16									18	$ 1,030.80	$ 3,146.86
Maintain Electronic Newsletter								4	8	2								14	$ 609.64	$ 1,861.13
Maintain Website								18	18	2								18	$ 1,764.46	$ 5,386.60
Manage & Implement Mass Communications		4						12	6	3								10	$ 1,365.40	$ 4,168.34
Develop Community Engagement Group	20	10	4					30	20	4	10		2			10		110	$ 8,122.24	$ 24,795.84
Implement Strategic Outreach Efforts	8	8						58	30	12	4							120	$ 6,870.66	$ 20,974.98
Hold Public Open House	5	4	4			4		22	22	16						6		83	$ 4,995.34	$ 15,249.94
Hold Public Hearing & Comment Period	16	14	6					38	35	12	10					6		137	$ 8,848.54	$ 27,013.11
~~**Coordinate & Hold ROW Meetings (assume to be completed by city)**~~																		0	$ -	$ -
Develop & Send Right of Entry Letters								8	25	2	2							37	$ 1,559.20	$ 4,759.98
QC Documentation								10										10	$ 567.30	$ 1,731.87
Summary of Hours	121	137	112	101	10	15	10	275	211	57	59	16	2	10	14	26	15	1191	$ 77,130.55	$ 235,466.69

Direct Expenses

Description	Rate	Quantity	Cost
Travel (mileage)	$ 0.76	1500	$ 1,140.00
Court Reporter	$ 600.00	1	$ 600.00
Legal Advertisements	$ 250.00	4	$ 1,000.00
Facility Rental	$ 1,000.00	1	$ 1,000.00
Hotline & Voicemail Service	$ 10.00	9	$ 90.00
Stakeholder Database	$ 10.00	9	$ 90.00
Electronic Newsletter Service	$ 40.00	9	$ 360.00
Total			$ 4,280.00

	Total
Labor Subtotal	$ 77,130.55
Overhead (175.03%)	$ 135,001.60
Labor plus Overhead	$ 212,132.15
FF	$ 23,334.54
Directs	$ 4,280.00
Total	**$ 239,746.69**

5655 Emigration Cyn to 9698 Emigration Cyn **Avenue Project No.** 25-202 **Contract Mod** **Date** **9/22/2026**

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Stage 1	72	97	98	101	10	11	10	53	0	4	31	0	0	10	14	4	15	530	$ 38,283.27	$ 116,872.43
2E1 - Prepare Environmental Document	0	0	0	0	0	0	0	0	0	0	2	16	0	0	0	0	0	18	$ 1,201.62	$ 3,668.35
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Stage 2	0	0	0	0	0	0	0	0	0	0	2	16	0	0	0	0	0	18	$ 1,201.62	$ 3,668.35
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