A.1 BUDGET ESTIMATE DETAIL

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION					8/3/2015
PROJECT NAME…….PARK CITY SCHOOL DISTRICT MASTER PLAN - SCHEME 1						
LOCATION……PARK CITY, UT						
ARCHITECT……VCBO						
STAGE OF DESIGN……MASTER PLAN						
ITEM#	DESCRIPTION	SF	LOW UNIT COST	HIGH UNIT COST	LOW COST	HIGH COST
1.	**PHASE 1 - PRIORITY 1**					
	Demolish Treasure Mountain	126,320	$ 3.50	$ 4.00	$ 442,120	$ 505,280
	Subtotal Phase 1 - Priority 1				**$ 442,120**	**$ 505,280**
	Design Fees **7%**				$ 30,948	$ 35,370
	FF & E **N/A**				$ -	$ -
	Testing & Inspection **0.75%**				$ 3,316	$ 3,790
	Project Management **1.5%**				$ 6,632	$ 7,579
	Impact Fees - Misc. Fees **N/A**				$ -	$ -
	Bond & Finance Costs (Excluding Interest) **0.75%**				$ 3,316	$ 3,790
	Escalation to 11/16 **5%**				$ 22,106	$ 25,264
	Contingency **5%**				$ 22,106	$ 25,264
	TOTAL PHASE 1 - PRIORITY 1				**$ 530,544**	**$ 606,336**
2.	**PHASE 1 - PRIORITY 2**					
	Dozier Field New Parking	105,000	$ 6.50	$ 9.00	$ 682,500	$ 945,000
	New Football Field Turf	1 SUM	$ 400,000.00	$ 600,000.00	$ 400,000	$ 600,000
	Football Support Building	10,000	$ 250.00	$ 300.00	$ 2,500,000	$ 3,000,000
	Subtotal Phase 1 - Priority 2				**$ 3,582,500**	**$ 4,545,000**
	Design Fees **7%**				$ 250,775	$ 318,150
	FF & E (Building Only) **7%**				$ 250,775	$ 318,150
	Testing & Inspection **0.75%**				$ 26,869	$ 34,088
	Project Management **1.5%**				$ 53,738	$ 68,175
	Impact Fees - Misc. Fees **1.5%**				$ 53,738	$ 68,175
	Bond & Finance Costs (Excluding Interest) **0.75%**				$ 26,869	$ 34,088
	Escalation to 11/16 **5%**				$ 179,125	$ 227,250
	Contingency **5%**				$ 179,125	$ 227,250
	TOTAL PHASE 1 - PRIORITY 2				**$ 4,603,513**	**$ 5,840,325**

3.	**PHASE 1 - PRIORITY 3**						
	PCHS Classroom Wing & Specialty Learning Spaces		80,000	$ 190.00	$ 210.00	$ 15,200,000	$ 16,800,000
	New Parking Lot		150,000	$ 6.50	$ 9.00	$ 975,000	$ 1,350,000
	Subtotal Phase 1 - Priority 3					**$ 16,175,000**	**$ 18,150,000**
	Design Fees	**7%**				$ 1,132,250	$ 1,270,500
	FF & E	**7%**				$ 1,132,250	$ 1,270,500
	Testing & Inspection	**0.75%**				$ 121,313	$ 136,125
	Project Management	**1.5%**				$ 242,625	$ 272,250
	Impact Fees - Misc. Fees	**1.5%**				$ 242,625	$ 272,250
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 121,313	$ 136,125
	Escalation to 11/16	**5%**				$ 808,750	$ 907,500
	Contingency	**5%**				$ 808,750	$ 907,500
	TOTAL PHASE 1 - PRIORITY 3					**$ 20,784,875**	**$ 23,322,750**
4.	**PHASE 1 - PRIORITY 4**						
	New 5-6 Elementary		116,280	$ 185.00	$ 200.00	$ 21,511,800	$ 23,256,000
	Subtotal Phase 1 - Priority 4					**$ 21,511,800**	**$ 23,256,000**
	Design Fees	**7%**				$ 1,505,826	$ 1,627,920
	FF & E	**7%**				$ 1,505,826	$ 1,627,920
	Testing & Inspection	**0.75%**				$ 161,339	$ 174,420
	Project Management	**1.5%**				$ 322,677	$ 348,840
	Impact Fees - Misc. Fees	**1.5%**				$ 322,677	$ 348,840
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 161,339	$ 174,420
	Escalation to 11/16	**5%**				$ 1,075,590	$ 1,162,800
	Contingency	**5%**				$ 1,075,590	$ 1,162,800
	TOTAL PHASE 1 - PRIORITY 4					**$ 27,642,663**	**$ 29,883,960**

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/3/2015

PROJECT NAME……..…..PARK CITY SCHOOL DISTRICT MASTER PLAN - SCHEME 1
LOCATION……..……PARK CITY, UT
ARCHITECT…..……..…..VCBO
STAGE OF DESIGN…….MASTER PLAN

ITEM#	DESCRIPTION		SF	LOW UNIT COST	HIGH UNIT COST	LOW COST	HIGH COST
5.	**PHASE 1 - PRIORITY 5**						
	McPolin Elementary Classroom Addition		17,000	$ 185.00	$ 200.00	$ 3,145,000	$ 3,400,000
	New Entry on Southeast Corner w/ Admin		5,000	$ 210.00	$ 250.00	$ 1,050,000	$ 1,250,000
	Expand Parking Lot		90,000	$ 6.50	$ 9.00	$ 585,000	$ 810,000
	Expand Playfields, Softball & Soccer Fields		250,000	$ 4.00	$ 7.50	$ 1,000,000	$ 1,875,000
	New Asphalt Play Area		50,000	$ 5.00	$ 8.00	$ 250,000	$ 400,000
	Baseball Pavilion		5,000	$ 180.00	$ 240.00	$ 900,000	$ 1,200,000
	Subtotal Phase 1 - Priority 5					**$ 6,930,000**	**$ 8,935,000**
	Design Fees	**7%**				$ 485,100	$ 625,450
	FF & E (Buildings Only)	**7%**				$ 283,150	$ 322,000
	Testing & Inspection	**0.75%**				$ 51,975	$ 67,013
	Project Management	**1.5%**				$ 103,950	$ 134,025
	Impact Fees - Misc. Fees	**1.5%**				$ 103,950	$ 134,025
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 51,975	$ 67,013
	Escalation to 11/16	**5%**				$ 346,500	$ 446,750
	Contingency	**5%**				$ 346,500	$ 446,750
	TOTAL PHASE 1 - PRIORITY 5					**$ 8,703,100**	**$ 11,178,025**
	TOTAL CONSTRUCTION COST					**$ 48,641,420**	**$ 55,391,280**
	TOTAL PROJECT COST (BUILDING & SOFT COSTS)					**$ 62,264,695**	**$ 70,831,396**

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/3/2015

PROJECT NAME…….....PARK CITY SCHOOL DISTRICT MASTER PLAN - SCHEME 2
LOCATION……..……PARK CITY, UT
ARCHITECT…..…..…..…..VCBO
STAGE OF DESIGN…….…MASTER PLAN

ITEM#	DESCRIPTION		SF	LOW UNIT COST	HIGH UNIT COST	LOW COST	HIGH COST
1.	**PHASE 1 - PRIORITY 1**						
	Demolish Treasure Mountain		126,320	$ 3.50	$ 4.00	$ 442,120	$ 505,280
	Subtotal Phase 1 - Priority 1					**$ 442,120**	**$ 505,280**
	Design Fees	**7%**				$ 30,948	$ 35,370
	FF & E	**N/A**				$ -	$ -
	Testing & Inspection	**0.75%**				$ 3,316	$ 3,790
	Project Management	**1.5%**				$ 6,632	$ 7,579
	Impact Fees - Misc. Fees	**N/A**				$ -	$ -
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 3,316	$ 3,790
	Escalation to 11/16	**5%**				$ 22,106	$ 25,264
	Contingency	**5%**				$ 22,106	$ 25,264
	TOTAL PHASE 1 - PRIORITY 1					**$ 530,544**	**$ 606,336**
2.	**PHASE 1 - PRIORITY 2**						
	Demolish Existing Stadium		1 SUM	$ 400,000.00	$ 500,000.00	$ 400,000	$ 500,000
	Dozier Field New Parking		105,000	$ 6.50	$ 9.00	$ 682,500	$ 945,000
	Football Field, Track, & Stadium		1 SUM	$ 3,000,000.00	$ 4,000,000.00	$ 3,000,000	$ 4,000,000
	Football Support Building		10,000	$ 250.00	$ 300.00	$ 2,500,000	$ 3,000,000
	Subtotal Phase 1 - Priority 2					**$ 6,582,500**	**$ 8,445,000**
	Design Fees	**7%**				$ 460,775	$ 591,150
	FF & E (Building Only)	**7%**				$ 460,775	$ 591,150
	Testing & Inspection	**0.75%**				$ 49,369	$ 63,338
	Project Management	**1.5%**				$ 98,738	$ 126,675
	Impact Fees - Misc. Fees	**1.5%**				$ 98,738	$ 126,675
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 49,369	$ 63,338
	Escalation to 11/16	**5%**				$ 329,125	$ 422,250
	Contingency	**5%**				$ 329,125	$ 422,250
	TOTAL PHASE 1 - PRIORITY 2					**$ 8,458,513**	**$ 10,851,825**
3.	**PHASE 1 - PRIORITY 3**						
	PCHS Classroom Wing & Specialty Learning Spaces		80,000	$ 190.00	$ 210.00	$ 15,200,000	$ 16,800,000
	New Parking Lot		50,000	$ 6.50	$ 9.00	$ 325,000	$ 450,000
	Subtotal Phase 1 - Priority 3					**$ 15,525,000**	**$ 17,250,000**
	Design Fees	**7%**				$ 1,086,750	$ 1,207,500
	FF & E	**7%**				$ 1,086,750	$ 1,207,500
	Testing & Inspection	**0.75%**				$ 116,438	$ 129,375
	Project Management	**1.5%**				$ 232,875	$ 258,750
	Impact Fees - Misc. Fees	**1.5%**				$ 232,875	$ 258,750
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 116,438	$ 129,375
	Escalation to 11/16	**5%**				$ 776,250	$ 862,500
	Contingency	**5%**				$ 776,250	$ 862,500
	TOTAL PHASE 1 - PRIORITY 3					**$ 19,949,625**	**$ 22,166,250**
4.	**PHASE 1 - PRIORITY 4**						
	New 5-6 Elementary		116,280	$ 185.00	$ 200.00	$ 21,511,800	$ 23,256,000
	Subtotal Phase 1 - Priority 4					**$ 21,511,800**	**$ 23,256,000**
	Design Fees	**7%**				$ 1,505,826	$ 1,627,920
	FF & E	**7%**				$ 1,505,826	$ 1,627,920
	Testing & Inspection	**0.75%**				$ 161,339	$ 174,420
	Project Management	**1.5%**				$ 322,677	$ 348,840
	Impact Fees - Misc. Fees	**1.5%**				$ 322,677	$ 348,840
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 161,339	$ 174,420
	Escalation to 11/16	**5%**				$ 1,075,590	$ 1,162,800
	Contingency	**5%**				$ 1,075,590	$ 1,162,800
	TOTAL PHASE 1 - PRIORITY 4					**$ 27,642,663**	**$ 29,883,960**

PROJECT ESTIMATE	CONSTRUCTION CONTROL CORPORATION	8/3/2015

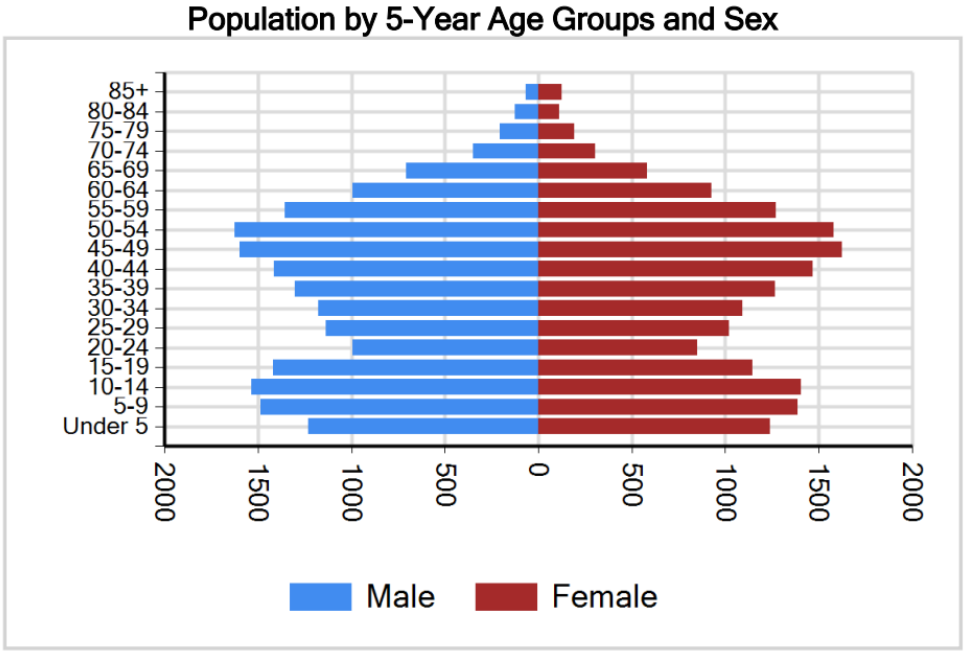
PROJECT NAME…….....PARK CITY SCHOOL DISTRICT MASTER PLAN - SCHEME 2
LOCATION……..……PARK CITY, UT
ARCHITECT…..…..…..…..VCBO
STAGE OF DESIGN…….…MASTER PLAN

ITEM#	DESCRIPTION		SF	LOW UNIT COST	HIGH UNIT COST	LOW COST	HIGH COST
5.	**PHASE 1 - PRIORITY 5**						
	McPolin Elementary Classroom Addition		17,000	$ 185.00	$ 200.00	$ 3,145,000	$ 3,400,000
	New Entry on Southeast Corner w/ Admin		5,000	$ 210.00	$ 250.00	$ 1,050,000	$ 1,250,000
	McPolin Elementary		17,000	$ 185.00	$ 200.00	$ 3,145,000	$ 3,400,000
	Expand Parking Lot		90,000	$ 6.50	$ 9.00	$ 585,000	$ 810,000
	New Asphalt Play Area		50,000	$ 5.00	$ 8.00	$ 250,000	$ 400,000
	Subtotal Phase 1 - Priority 5					**$ 8,175,000**	**$ 9,260,000**
	Design Fees	**7%**				$ 572,250	$ 648,200
	FF & E (Buildings Only)	**7%**				$ 293,650	$ 325,500
	Testing & Inspection	**0.75%**				$ 61,313	$ 69,450
	Project Management	**1.5%**				$ 122,625	$ 138,900
	Impact Fees - Misc. Fees	**1.5%**				$ 122,625	$ 138,900
	Bond & Finance Costs (Excluding Interest)	**0.75%**				$ 61,313	$ 69,450
	Escalation to 11/16	**5%**				$ 408,750	$ 463,000
	Contingency	**5%**				$ 408,750	$ 463,000
	TOTAL PHASE 1 - PRIORITY 5					**$ 10,226,275**	**$ 11,576,400**
	TOTAL CONSTRUCTION COST					**$ 52,236,420**	**$ 58,716,280**
	TOTAL PROJECT COST (BUILDING & SOFT COSTS)					**$ 66,807,620**	**$ 75,084,771**

PCSD Demographic Review

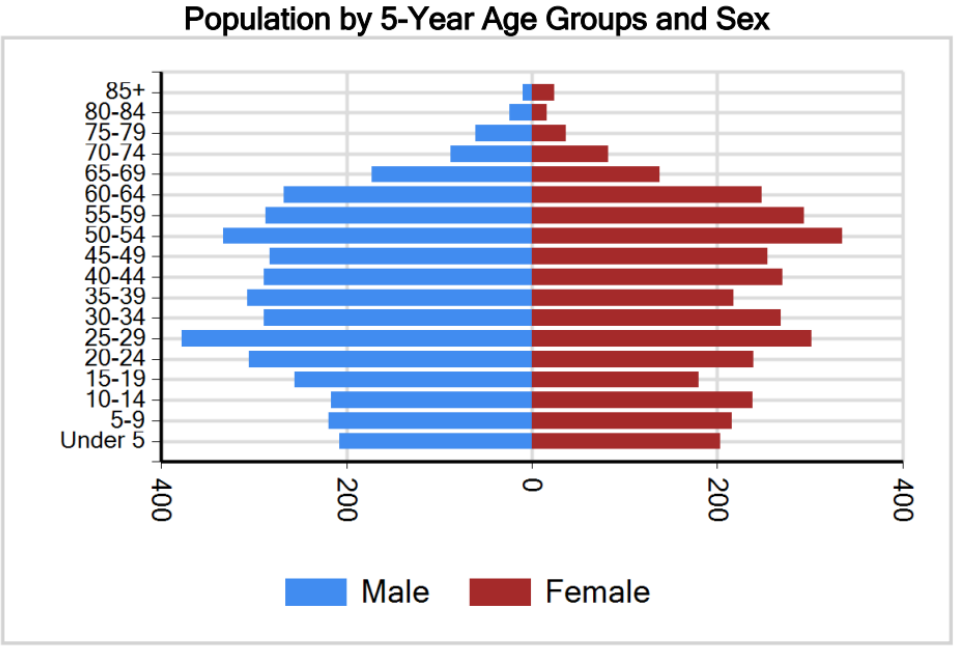
Master Planning Committee 2014

Age Distribution 2010 Census (Summit County)

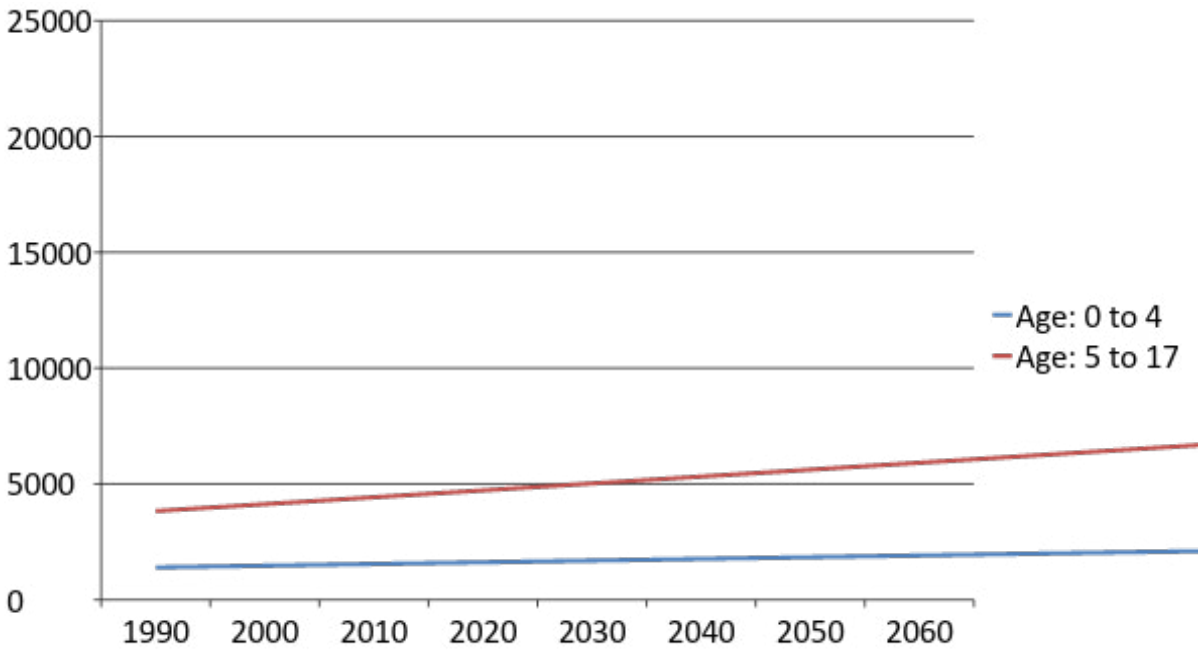


Source: www.ucpd.utah.edu

Age Distribution 2010 Census (Park City)



Age Distribution Projections (Summit County)



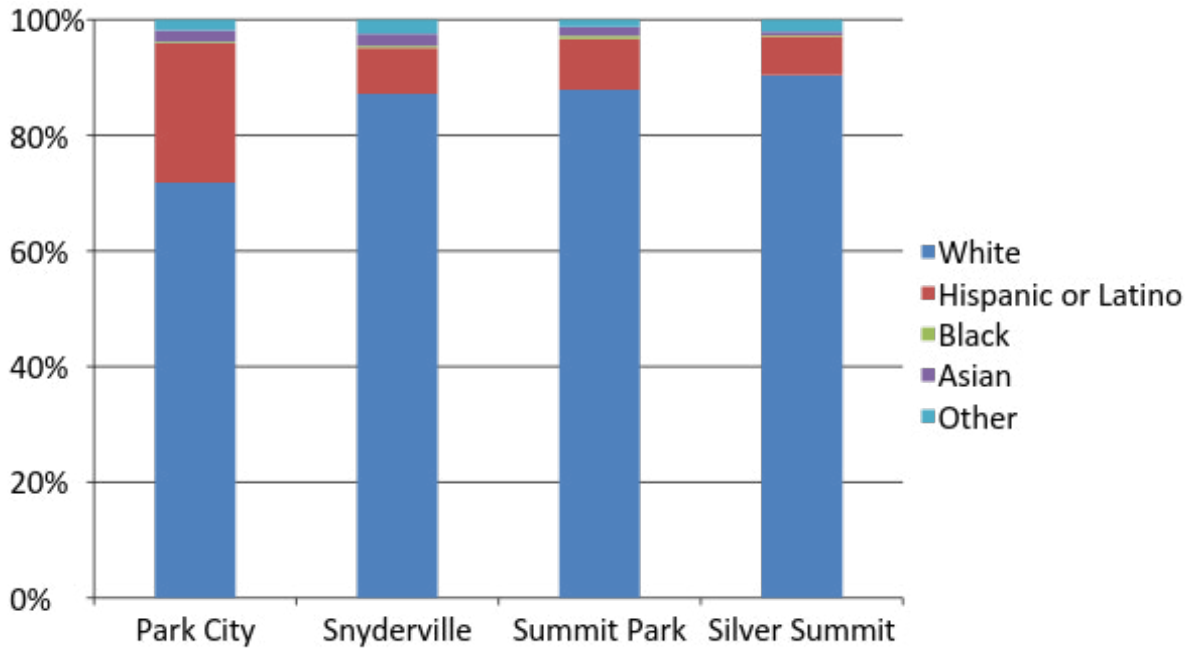
Source: http://gomb.utah.gov/budget-policy/demographic-economic-analysis/

Race & Ethnicity Distribution
2010 Census

Race and Ethnicity of Summit County Population

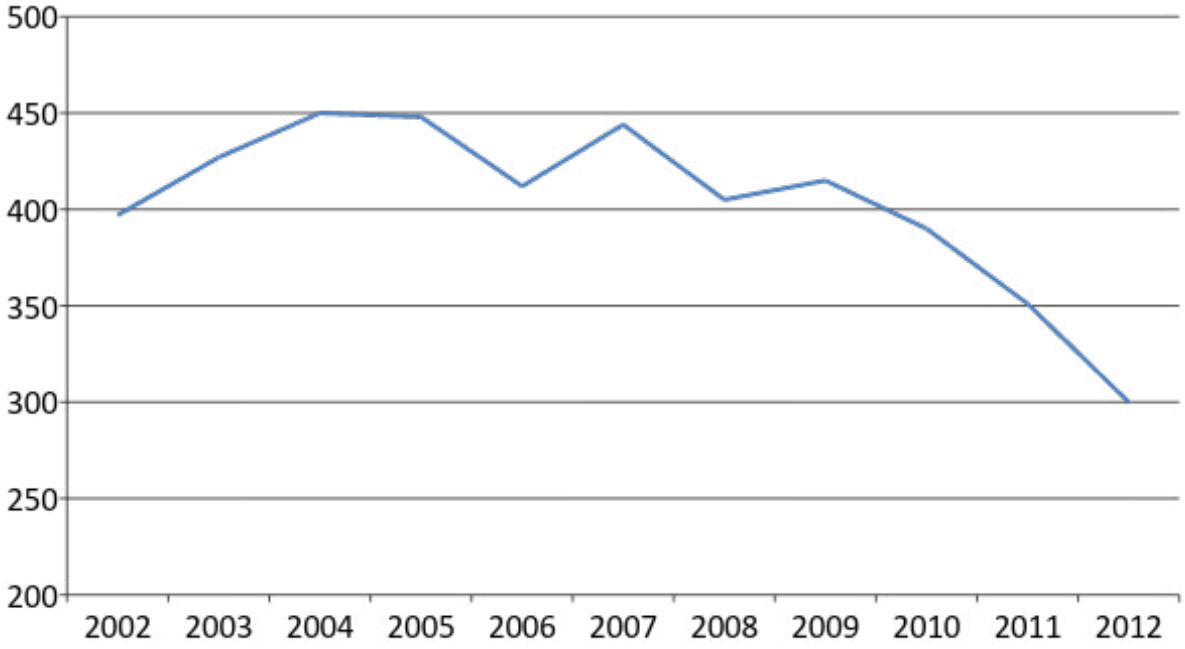
	Population	Share
Total	**36,324**	**100%**
Not Hispanic or Latino	32,134	88.5%
White alone	31,012	85.4%
Black or African American alone	110	0.3%
American Indian and Alaska Native alone (AIAN)	89	0.2%
Asian alone	440	1.2%
Native Hawaiian and Other Pacific Islander alone (NHOPI)	31	0.1%
All Others	452	1.2%
Ethnicity		
Hispanic or Latino	4,190	11.5%
Total Minority	5,312	14.6%

Race & Ethnicity Distribution by Area
2010 Census

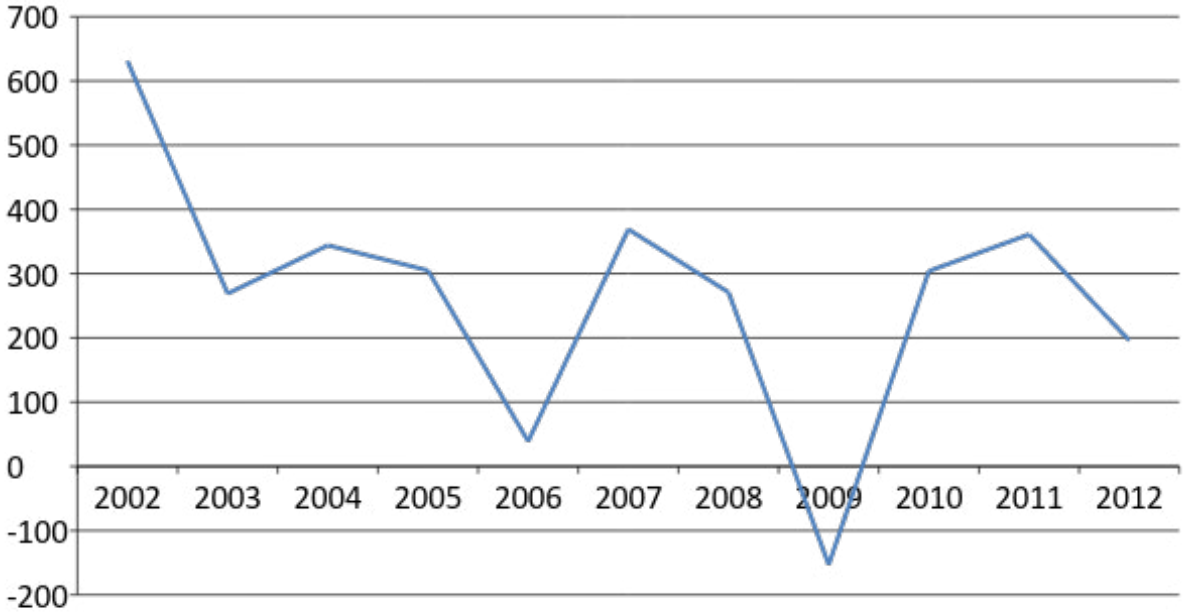


Source: www.ucpd.utah.edu

Natural Growth

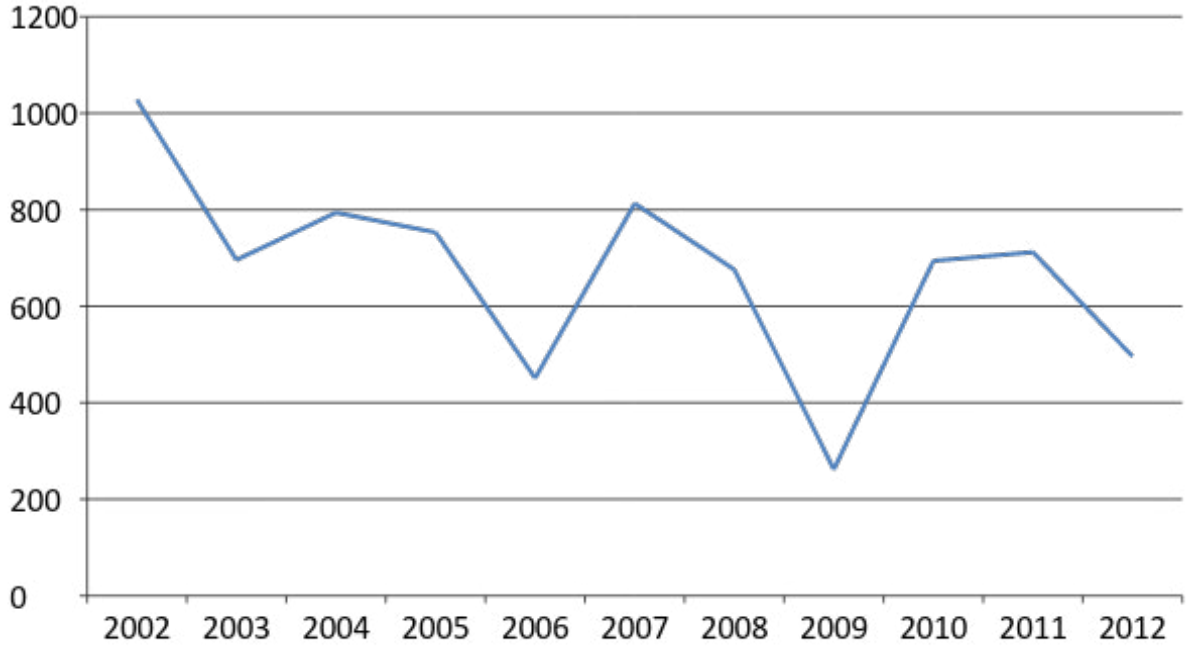


Net Migration



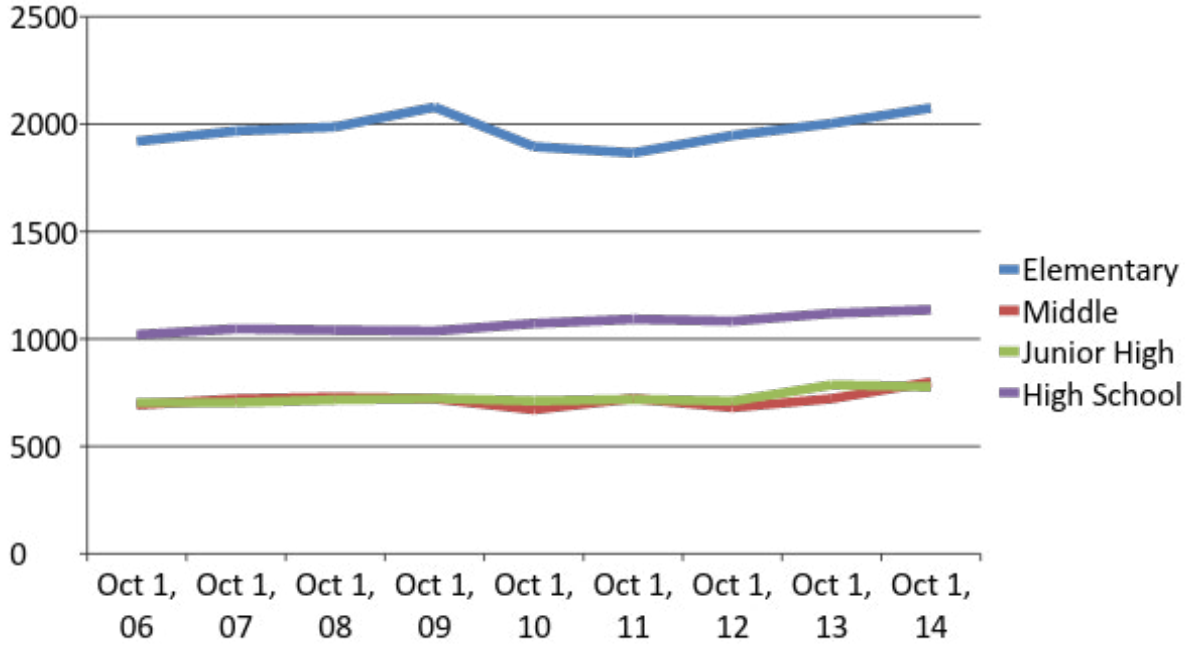
Source: http://gomb.utah.gov/budget-policy/demographic-economic-analysis/

Annual Change

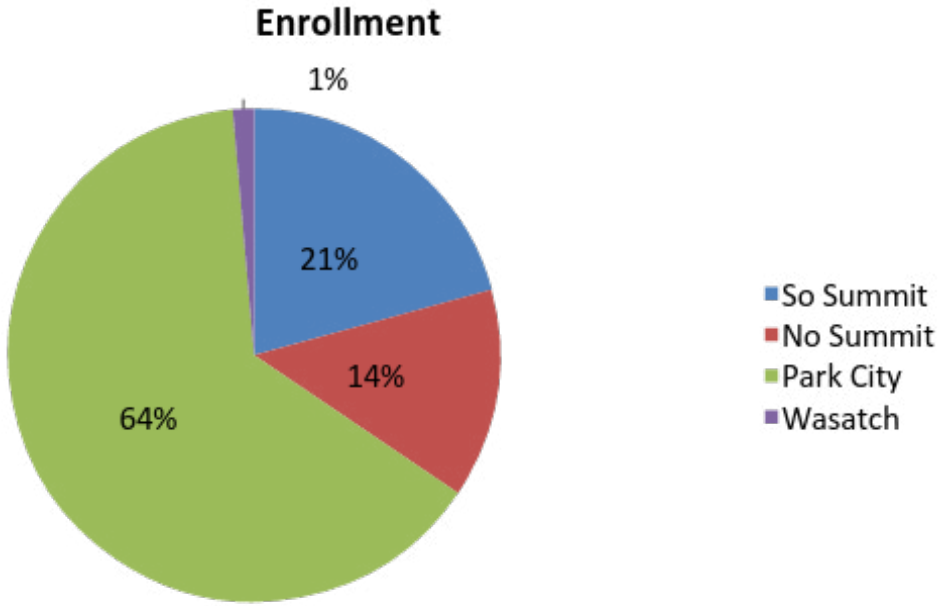


Source: http://gomb.utah.gov/budget-policy/demographic-economic-analysis/

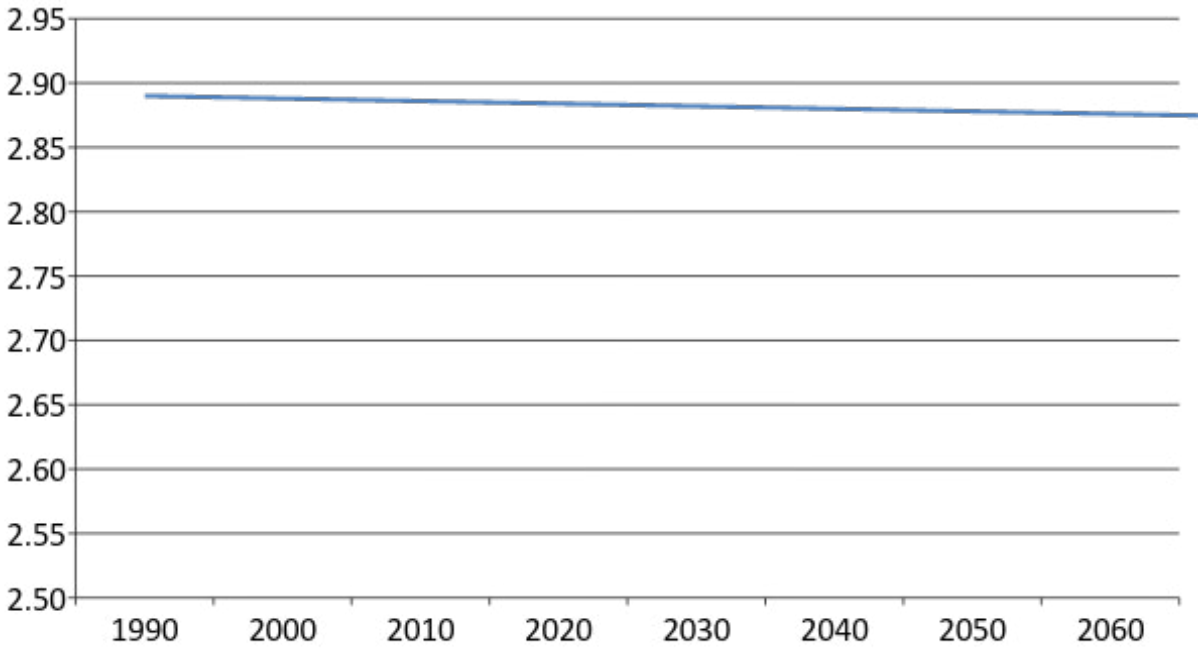
Student Population History



School-age Children Location Ratio



Household Size



Source: http://gomb.utah.gov/budget-policy/demographic-economic-analysis/

Grade Realignment

Current Data and Trends

Park City School District
January 2015

Overview:

- In Finland, students attend same school from grades 2-10, and in Germany, schools are configured K-4 and 5-12.
- In the U.S., most independent schools are K-8 or even K-12, which has been shown as most beneficial to student achievement.
- Vast majority of U.S. public schools are K-5 and 9-12.
- Wide variety of configurations for middle years, but most common is a single 6-8 middle school.
- Utah has historically been an outlier, 9th grade kept out of high school
- 1980's: Utah schools began excepting 9th grade for economic reasons
- In the last 10 years, many districts are realigning, going to a 9-12 model

Utah Schools w/ 9-12:

- Canyons (33,500)
- Granite (67,000)
- Wasatch (5,500)
- Provo (14,000) - (they also do K-6)
- SLC (23,000)

Utah Districts w/ 10-12

- Davis (68,000)
- Alpine (70,000)
- Jordan (52,000)*
- Park City (4,400)

*(they do K-6, 7-9, 10-12, but are looking into a realignment, see master planning doc in further reading)

Utah Grade Alignment

LOCAL EDUCATION AGENCY	Regular Education						Special Purpose					
	PRE-K	ELEMENTARY	MIDDLE	HIGH	K-12	TOTAL REGULAR EDUCATION	SPECIAL EDUCATION	VOCATIONAL EDUCATION	ALTERNATE EDUCATION	VIRTUAL	TOTAL SPECIAL PURPOSE	GRAND TOTAL
Alpine	0	54	12	8	0	74	3	9	2	2	16	**90**
Beaver	0	3	1	2	0	6	1	1	0	0	2	**8**
Box Elder	1	15	6	3	0	25	0	3	1	0	4	**29**
Cache	0	16	6	2	0	24	2	3	1	0	6	**30**
Canyons	0	30	8	5	0	43	5	1	0	0	6	**49**
Carbon	0	5	2	1	0	8	1	1	1	0	3	**11**
Daggett	0	2	0	1	0	3	1	1	0	0	2	**5**
Davis	0	59	15	9	0	83	2	2	3	1	8	**91**
Duchesne	0	7	1	4	0	12	2	1	0	0	3	**15**
Emery	0	6	2	2	0	10	0	1	0	0	1	**11**
Garfield	0	5	1	3	0	9	0	1	0	0	1	**10**
Grand	0	1	1	1	0	3	1	1	0	0	2	**5**
Granite	0	63	16	8	0	87	2	2	2	0	6	**93**
Iron	0	9	2	3	0	14	2	1	1	0	4	**18**
Jordan	0	33	10	5	0	48	4	3	2	0	9	**57**
Juab	0	3	1	1	0	5	0	1	0	0	1	**6**
Kane	0	4	1	4	0	9	1	1	0	0	2	**11**
Logan City	0	6	1	1	0	8	1	2	0	0	3	**11**
Millard	0	5	2	3	0	10	0	0	0	0	0	**10**
Morgan	0	2	1	1	0	4	1	1	0	0	2	**6**
Murray	0	7	2	1	0	10	2	2	0	0	4	**14**
Nebo	0	26	7	6	0	39	2	2	1	0	5	**44**
North Sanpete	0	5	1	1	0	7	0	2	1	0	3	**10**
North Summit	0	1	1	1	0	3	1	2	0	0	3	**6**
Ogden City	0	14	3	2	0	19	3	2	1	0	6	**25**
Park City	0	4	2	1	0	7	5	1	0	0	6	**13**

source: USOE http://www.schools.utah.gov/data/Reports/Schools.aspx

National Reporting

Table 2. Number of operating public elementary and secondary schools, by school type, charter, magnet, Title I, and Title I schoolwide status, and state or jurisdiction: School year 2010–11

State or jurisdiction	Total number of operating schools[1]	School type				Charter	Magnet[2]	Title I[3]	Title I schoolwide[3]
		Regular	Special education	Vocational education	Alternative education				
Reporting states[4]	**98,817**	**88,929**	**2,206**	**1,485**	**6,197**	**5,274**	**2,722**	**66,646**	**48,990**
Alabama	1,600	1,372	41	72	115	†	30	924	897
Alaska	509	441	3	3	62	27	19	366	335
Arizona	2,265	1,950	21	217	77	519	—	1,764	1,224
Arkansas	1,110	1,069	4	26	11	40	38	810	710
California	10,124	8,526	147	86	1,365	908	282	6,028	4,878
Colorado	1,796	1,694	8	6	88	168	24	658	447
Connecticut	1,157	1,046	54	16	41	18	54	532	186
Delaware	214	183	19	6	6	19	3	171	155
District of Columbia	228	204	10	4	10	97	7	184	177
Florida	4,131	3,468	182	53	428	458	414	2,935	2,649

source: National Center for Education Statistics http://nces.ed.gov/pubs2012/pesschools10/tables/table_02.asp

Considerations:

- space constraints/alleviation
- bussing schedules
- staffing
- DLI
- dropout/success rates (particularly of 9th)
- behavior
- curriculum and class offerings
- data/reporting on a state and national level
- professional development and PLC's

Further Reading:

- SLTrib on Granger High School including 9th (and Utah trending towards this): http://www.sltrib.com/sltrib/news/57836225-78/ninth-graders-grade-schools.html.csp
- Same idea from KSL (for Canyons district): http://www.ksl.com/?sid=20566428
- Jordan School District Master Planning statement (from their website): http://www.jordan.k12.mn.us/page/2739
- Study from NASSP on configuration's impact on student behavior and academics: http://www.nassp.org/Content.aspx?topic=57004
- Study on grade alignment that makes a case for K-8 and 9-12: https://www0.gsb.columbia.edu/faculty/jrockoff/papers/092011_organize_jacob_rockoff_paper.pdf
- Study on grade configuration's impact on middle school achievement: https://www0.gsb.columbia.edu/faculty/jrockoff/papers/Rockoff%20Lockwood%20JPubE%202nd%20Revision%20June%202010.pdf
- Study on impact of elementary-middle transition: http://www.edweek.org/media/gradeconfiguration-13structure.pdf

State of the District

Seeking Excellence – The Journey

Dr. Ember Conley

Providing an innovative and excellent education to all students and fosters learning and success.

Park City School District

Park City School District empowers students to develop their knowledge, skills, and potential as critical thinkers. We maximize resources for academic rigor and excellence through staff, programs, and technology that make learning relevant to the emerging world in which we live.

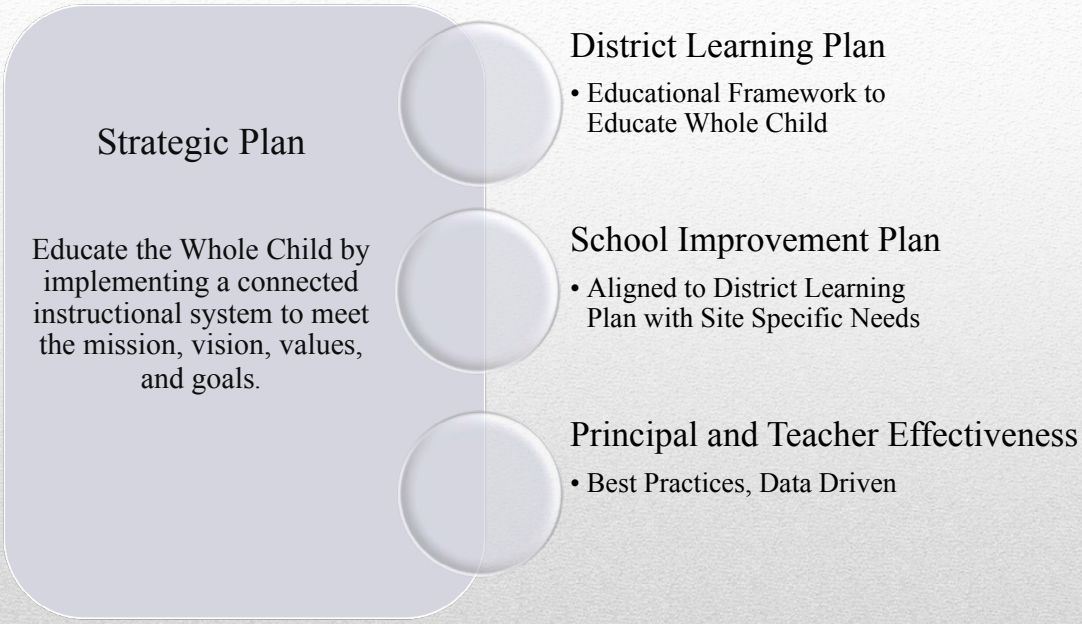
Mission

Park City School District is a district of choice that provides an innovative and excellent education to all students and fosters learning and success.

VISION

- Excellence in Teaching and Learning
- Respect and Commitment
- Personal and Social Responsibility
- Community Engagement
- Sustainability of Resources

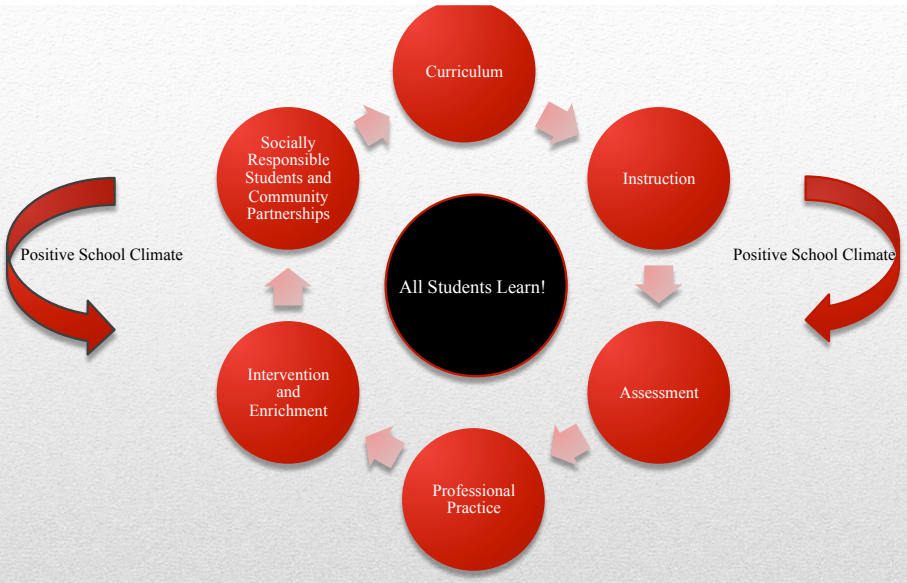
Core Values and Beliefs



District Learning Plan Implementation

- Positive School Climate and Culture
- Aligned Curriculum and Effective Instruction
- Supportive Community and Family
- Strong Education and Instructional Leadership
- Professional Development and Capacity for all Staff
- Assessment used to Drive Decisions

Six Components of Highly Effective Districts



PCSD Learning Plan

- By May 2020, Park City School District will be a Model Professional Learning Community District. http://www.allthingsplc.info/evidence-submission-online
- SMART Goals PCSD 2015

PCSD District Goals

Implementation of the District Learning Plan

- Link on District Web Site
- http://www.pcschools.us/index.php?page=376

Superintendent Goals 2014 -15

PSCD Schools will align school improvement plans to specific district learning goals:

- Below proficient students meet grade level expectations
- Grade level and high performing students will continue to show growth and performance.

PCSD Student Goals

- All Day Kindergarten
- Smallest Class Sizes at K-2
- Reading Endorsement K-3
- After School Program
- Summer School Program

Restructure K-3 Reading Programs

- Mr. Tom VanGorder, Assistant Superintendent

All Day Kindergarten

- Dr. Kathleen Einhorn, Associate Superintendent of Teaching and Learning

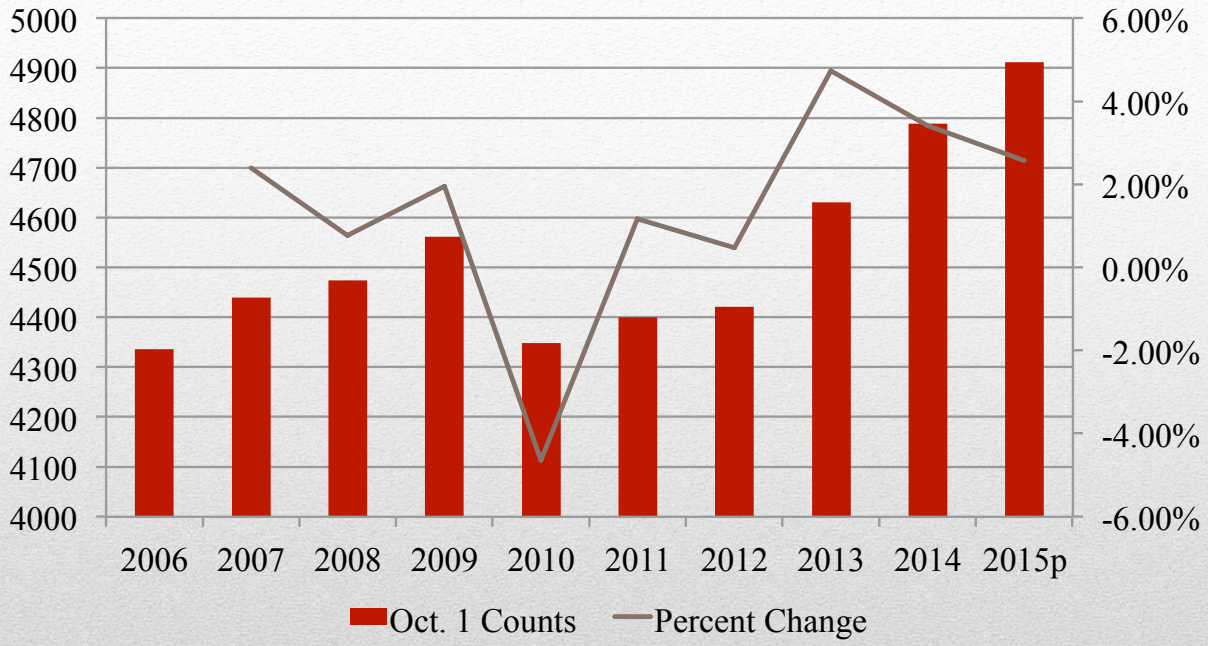
Dual Language Immersion Program

- Growth in Enrollment, Capacity Information, and Threshold of Facilities – Mr. Todd Hauber, Business Administrator

Enrollment and Capacity

https://docs.google.com/a/pcschools.us/presentation/d/1GzNqY0YzcDl6UUE_2U1FYS6nBsta-1Wpb61JHE-jjMA/edit#slide=id.g611868b10_059

Research



Enrollment Growth History

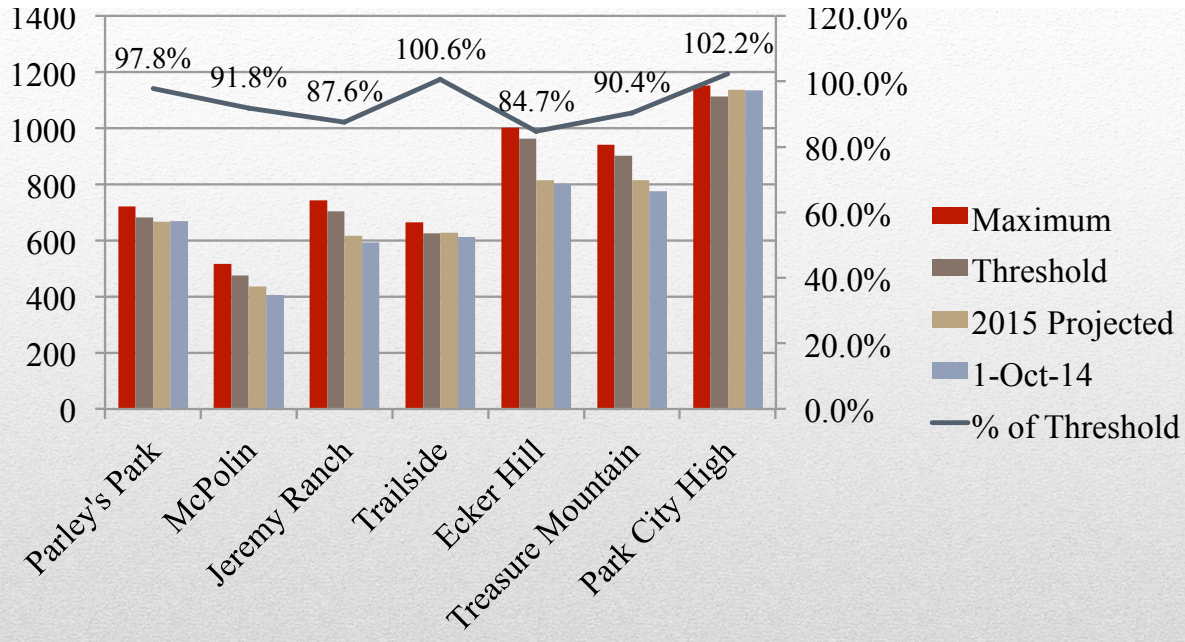
Park City School District Total Enrollment by Grade

Total Enrollment	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected
PC District	**Oct 1, 06**	**Oct 1, 07**	**Oct 1, 08**	**Oct 1, 09**	**Oct 1, 10**	**Oct 1, 11**	**Oct 1, 12**	**Oct 1, 13**	**Oct 1, 14**	**Oct 1, 15**	**Change**
Kindergarten	272	278	285	283	237	260	303	254	319	319	-
First	321	321	333	356	323	292	312	348	313	371	58
Second	308	330	325	360	335	329	317	328	359	330	(29)
Third	321	323	343	346	334	337	337	341	338	373	35
Fourth	346	338	338	373	317	327	342	361	375	358	(17)
Fifth	327	356	340	361	349	321	336	371	371	391	20
Sixth	344	345	364	361	337	359	322	364	402	391	(11)
Seventh	336	368	348	361	334	364	359	358	398	425	27
Eighth	337	352	352	371	351	342	370	388	387	419	32
Ninth	343	338	351	352	360	377	340	398	390	396	6
Tenth	355	350	352	345	361	369	368	356	406	395	(11)
Eleventh	341	351	345	344	358	362	374	393	342	411	69
Twelfth	311	340	329	348	353	361	341	370	388	332	(56)
Subtotal	4,262	4,390	4,405	4,561	4,349	4,400	4,421	4,630	4,788	4,911	123
Special Ed	74	50	69	-----	-----	-----	-----	-----		-----	-----
Total:	**4,336**	**4,440**	**4,474**	**4,561**	**4,349**	**4,400**	**4,421**	**4,630**	**4,788**	**4,911**	**123**
Change	-----	104	34	87	-212	51	21	209	158	123	-----
Percent Change	-----	2.4%	0.8%	1.9%	-4.6%	1.2%	0.5%	4.7%	3.4%	2.6%	-----

Enrollment Growth by Grade

Projected Additional Enrollment (within boundaries)								
Elem. Boundary	Project/Area	# Residential Units within 5 years	# Primary	# Additional Students	# Elementary	# Middle	# JH	# HS
JRES	Jeremy Ranch	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JRES	Summit Park	207.00	124.20	103.50	44.85	17.29	16.80	24.56
MPES	Quinn's Junction	284.00	170.40	142.00	61.54	23.73	23.04	33.69
MPES	Bonanza Park & Prospector	33.00	19.80	16.50	7.15	2.76	2.68	3.91
MPES	PCMR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MPES	The Aerie	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MPES	Old Town	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MPES	Lower Deer valley	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MPES	Upper Deer Valley	189.00	75.60	94.50	40.95	15.79	15.34	22.42
MPES	Park Meadows	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Thaynes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Quarry Village / Junction / Gorgoza	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Bear Hollow Subdivision	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Silver Springs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Bear Hollow - Sun Peak	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Canyons	152.00	91.20	76.00	32.94	12.70	12.33	18.03
PPES	Around the Canyons	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	Park West Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PPES	White Pine - Colonies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Old Ranch Road	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Silver Creek Estates	65.00	39.00	32.50	14.08	5.43	5.27	7.71
TSES	Glenwild	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Tanger Outlets - Powderwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Bitner Frontage Road	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Kimball Junction-Ute Blvd	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TSES	Highland Estates, Silver Summit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Totals	930.00	520.20	465.00	201.52	77.69	75.46	110.33

Projected Development



Facility Capacity

- Starting Point: Collaborative Work
- Handout

Grade Realignment

- Text EMBERCONLEY426 to 37607 once to join

Input

Master Planning Committee

Identify Pros/Cons of PCSD Grade realignment

a. Pre-K - 4
b. 5-6 - DLI, Elementary under USOE, increased music at 5th grade
c. 7-8 - DLI, STEM, New building needed
d. 9-12 - current 9th graders taking HS Courses (music and Foreign Languages)

Pre-K – 4th

Assumptions:

Need to open space for increased elementary growth

Pros

- Full Day Kindergarten
- Do not have to build a new elementary – adjust to the "bubble"
- Identify PPES/ TSES as schools that have land to expand
- Adequate planning time – to monitor Pre-K/ K numbers
- Manage boundaries – intra-district

Cons

- Increased population in pre-school, kindergarten enrollment

5th-6th

Assumptions/ Possibilities

- EHMS Facility
- New 5/6 Building at Bear Hollow

Pros

- DLI - 50/50 model of language is easier to instruct
- Certification
- Innovation in inter-disciplinary teaching – not a block schedule
- Elementary under USOE
- Increased music, art options for 5th grade than current alignment
- Move from 3 start times to 2 start times
- Different schedule (block) to more elementary model

Cons

- Busing would need to be considered

7th-8th

New TMJH

Assumptions/ Possibilities

- Current Building on Kearns
- New TMJH
- EHMS

Pros

- Shared facilities between current 8-12 on Kearns
- New TMJH
- Ability to create a more innovative learning space
- Same early release schedule – increased vertical articulation of curriculum
- 2 start times
- Shared fields/ space on Kearns
- Removing high school grade, 9th, increases academic understanding of credits, transcripts, etc

Cons

- Increased population will cause more traffic (7th grade)

5th/ 6th 7th/8th

Assumptions/ Possibiltities:

- Housed on current EHMS location
- Not necessarily the same building
- Mindful of Developmental Appropriateness of adolescent students
- 2 different buildings, but same campus (clear delineation of grades, i.e. wings)

Pros

- Reduce traffic on Kearns
- Programming of after-school
- One less transition
- Increased options for fine arts
- Improved opportunities for vertical articulation (vertical alignment)

Cons

- Programming of after-school
- Construction Zone at EHMS
- Advanced classes for 8th graders (Foreign Language – changing with DLI progression)
- Traffic Concerns
- Bussing

9th -12th

Assumptions:

- Expanding the current PCHS facility

Pros

- Reduce current "travel" between current TMJH population to access PCHS courses
- Increase collaboration between 9-12 – College and Career Readiness Goals
- Enhance clubs, extra-curricular options
- Improve facility for current music, CTE, and activities programs
- Provide a unique home on the campus - PCCAPS
- Need for Testing Facility
- Ability to expand parking
- Ability to upgrade Athletic Fields and Facilities
- Expand HS Gym, Music Wing
- Increase opportunities in Counseling – College and Career counseling
- Eliminate the Grading v. Credit Transition
- Improve accessibility for vertical alignment (curriculum mapping)
- Acknowledge the number of 9th grade students already at HS
- Increase opportunities for scheduling classes and offerings for 9th graders
- Increase opportunities for mentoring (social responsibility)
- Same early release time for transportation (activities, athletics, etc)

Cons

- Increase population – staffing of infrastructure – administration
- Move from closed campus for 9th graders to open campus
- Seating capacity of Eccles is 1200

Other Needs of the District

1. Warehouse
2. Professional Development / Meeting Space (use of current technology- televised meetings, etc)
3. Family Resource Center
4. Updated Athletic Fields and Facilities
5. District Office

* Two start times (current three start times – PCHS/TMJH, EHMS, Elementary); Later start time at secondary schools

master plan
PARK CITY SCHOOL DISTRICT

community forum
19 March 2015

purpose OF MEETING

- inform community stakeholders about the master planning process and timeline
- introduce “big topics” for consideration
- invite interested stakeholders to participate in planning process via upcoming workshops

2014 2015 MASTER PLANNING advisory committee

mission

The Master Planning Advisory Committee is charged with the analysis and review of current and future district property and facility needs.

NAME		ROLE
Todd Hauber	thauber@pcschools.us	chair
Moe Hickey	mhickey@pcschools.us	school board representative
Tania Knauer	tknauer@pcschools.us	school board representative
Dr. Conley	econley@pcschools.us	superintendent
Tom VanGorder	tvangorder@pcschools.us	district representative
Todd Hansen	thansen@pcschools.us	maintenance director
Jamie Sheetz	jsheetz@pcschools.us	school representative
Mark Parker	mparker@pcschools.us	school representative
Rory Murphy	paladinparkcity@aol.com	community member
Sean Morgan	sean@swishergarfieldtraub.com	community member
Bob O'Connor	boconnor@pcschools.us	principal
Lorie Pearce	lpearce@pcschools.us	classified member | secretary of planning committee

PROJECT team

thinkSMART planning

Molli Smith, AICP, REFP
Educational Planner

VCBO Architecture

Boyd McAllister, AIA
Principal in Charge

Vern Latham, AIA
Project Director

Breanna Bonsavage
Project Manager

TEAM experience

thinkSMART MASTER PLANNING EXPERIENCE

SCHOOL DISTRICT	FACILITIES MASTER PLAN	ED SPACE PLANNING	SOUTHWESTERN US
Albuquerque Public Schools		◉	◉
Apache Junction School District		◉	◉
Artesia Public Schools	◉		◉
Belen Consolidated Schools		◉	◉
Carlsbad Municipal Schools	◉		◉
Cartwright School Districty	◉	◉	◉
Clark County School District		◉	◉
Clovis Municipal Schools	◉	◉	◉
East Valley Institute of Technology		◉	◉
Escondido Union High School District	◉	◉	◉
Laramie County School District #1	◉	◉	◉
Leander School District		◉	◉
Loneman Indian Tribe		◉	
Lyon County School District		◉	◉
Mesa Public Schools		◉	◉
Muckleshool Indian Tribe	◉	◉	
NATIVE Vocational Technology Center		◉	◉
New Mexico State University		◉	◉
Phoenix Union High School District		◉	◉
Queen Creek School District		◉	◉
Rio Rancho Public Schools	◉	◉	◉
Santa Fe Public Schools	◉	◉	◉
Taos Municipal School District	◉		◉
Thompson School District		◉	◉
Tustin Unified School District	◉	◉	◉
University of New Mexico		◉	◉
Washington School District	◉		◉
Washoe County School District		◉	◉

big topics FOR CONSIDERATION

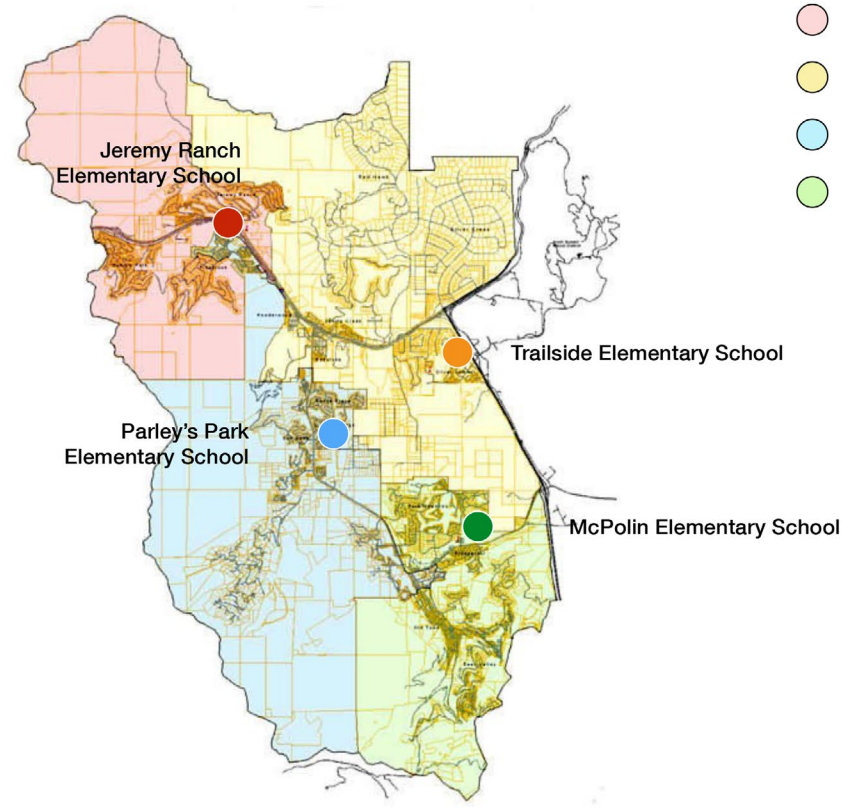
projected POPULATION

Elem. Boundary	Project/Area	# Residential Units within 5 years	# Primary	# Additional Students	# Elementary	# Middle	# JH	# HS	# Residential Units Total	# Primary	# Additional Students	# Elementary	# Middle	# JH
JRES	Jeremy Ranch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.00	106.80	89.00	38.57	14.87	14.44
JRES	Summit Park	207.00	124.20	103.50	44.85	17.29	16.80	24.56	326.00	195.60	163.00	70.64	27.23	26.45
MPES	Quinn's Junction	284.00	170.40	142.00	61.54	23.73	23.04	33.69	284.00	170.40	142.00	61.54	23.73	23.04
MPES	Bonanza Park & Prospector	33.00	19.80	16.50	7.15	2.76	2.68	3.91	27.00	16.20	13.50	5.85	2.26	2.19
MPES	PCMR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	302.00	120.80	151.00	65.44	25.23	24.50
MPES	The Aerie	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.00	33.60	28.00	12.13	4.68	4.54
MPES	Old Town	0.00	0.00	0.00	0.00	0.00	0.00	0.00	614.00	368.40	307.00	133.05	51.29	49.82
MPES	Lower Deer valley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	338.00	135.20	169.00	73.24	28.24	27.43
MPES	Upper Deer Valley	189.00	75.60	94.50	40.95	15.79	15.34	22.42	176.00	70.40	88.00	38.14	14.70	14.28
MPES	Park Meadows	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.00	46.80	39.00	16.90	6.52	6.33
PPES	Thaynes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.00	53.40	44.50	19.29	7.44	7.22
PPES	Quarry Village / Junction / Gorgoza	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.00	64.20	53.50	23.19	8.94	8.68
PPES	Bear Hollow Subdivision	0.00	0.00	0.00	0.00	0.00	0.00	0.00	146.00	87.60	73.00	31.64	12.20	11.85
PPES	Silver Springs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.00	12.60	10.50	4.55	1.75	1.70
PPES	Bear Hollow - Sun Peak	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.00	25.80	21.50	9.32	3.59	3.49
PPES	Canyons	152.00	91.20	76.00	32.94	12.70	12.33	18.03	331.11	198.67	165.55	71.75	27.66	26.87
PPES	Around the Canyons	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.00	16.80	14.00	6.07	2.34	2.27
PPES	Park West Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.60	0.50	0.22	0.08	0.08
PPES	White Pine - Colonys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	162.00	97.20	81.00	35.10	13.53	13.14
TSES	Old Ranch Road	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	15.60	13.00	5.63	2.17	2.11
TSES	Silver Creek Estates	65.00	39.00	32.50	14.08	5.43	5.27	7.71	65.00	39.00	32.50	14.08	5.43	5.27
TSES	Glenwild	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.00	132.60	110.50	47.89	18.46	17.93
TSES	Tanger Outlets - Powderwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.00	43.20	36.00	15.60	6.02	5.84
TSES	Bitner Frontage Road	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	4.80	4.00	1.73	0.67	0.65
TSES	Kimball Junction-Ute Blvd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.00	19.20	16.00	6.93	2.67	2.60
TSES	Highland Estates, Silver Summit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.00	39.60	33.00	14.30	5.51	5.36
	Totals	930.00	520.20	465.00	201.52	77.69	75.46	110.33	3797.11	2115.07	1898.55	822.79	317.22	308.10

Projected Additional Enrollment (outside boundaries)

Elem. Boundary	Project	# Residential Units within 5 years	# Primary	# Additional Students	# Elementary	# Middle	# JH	# HS	# Residential Units Total	# Primary	# Additional Students	# Elementary	# Middle	# JH
TSES	Silver Creek Village	587.50	352.50	293.75	127.30	49.08	47.67	69.70	1175.00	705.00	587.50	254.61	98.16	95.34
MPES	Mayflower South	709.00	283.60	354.50	153.63	59.23	57.53	84.11	1418.00	567.20	709.00	307.26	118.46	115.06

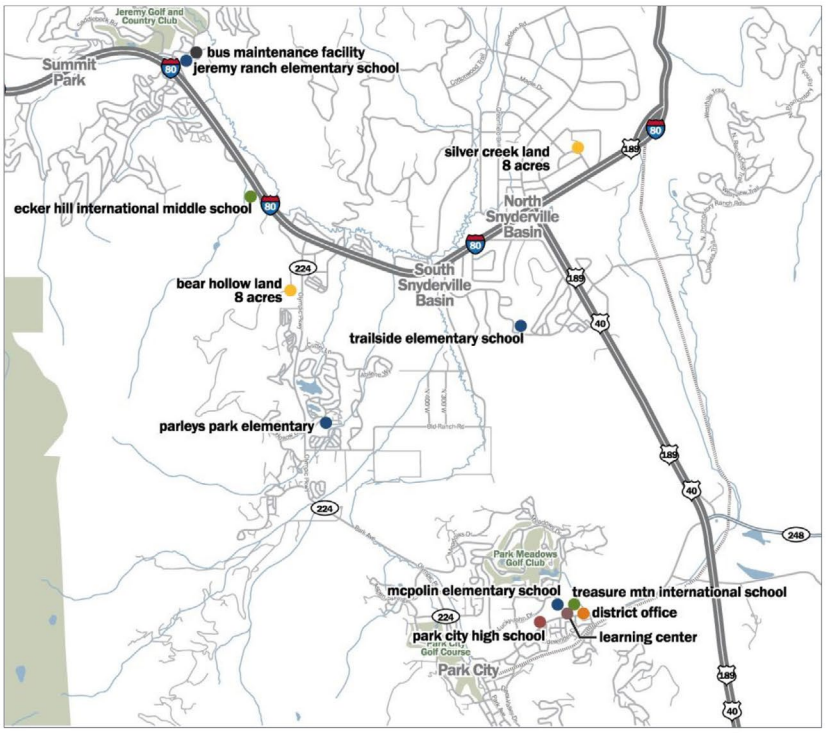
DISTRICT boundaries



elementary schools

- Jeremy Ranch
- McPolin
- Parley's Park
- Trailside

DISTRICT properties



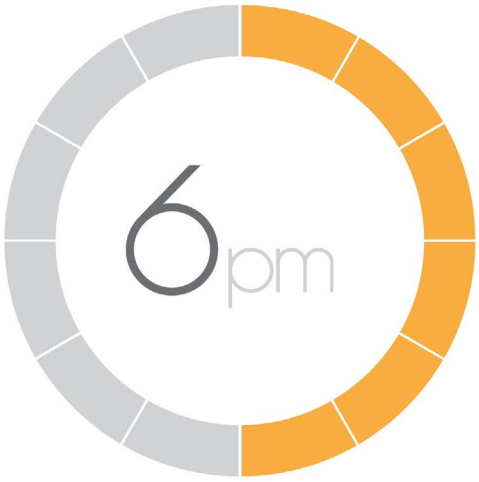
facilities

Jeremy Ranch Elementary School
McPolin Elementary School
Parley's Park Elementary School
Ecker Hill International Middle School
Treasure Mountain International School
Park City High School
District Office Building
Learning Center
Vehicle Storage Facility

real estate

Bear Hollow Land — 8 acres
Silver Creek Land — 8 acres

GRADE re-alignment & SCHOOL start times



Thursday 02 April
high school lecture hall

Friday 03 April
PCSD district office

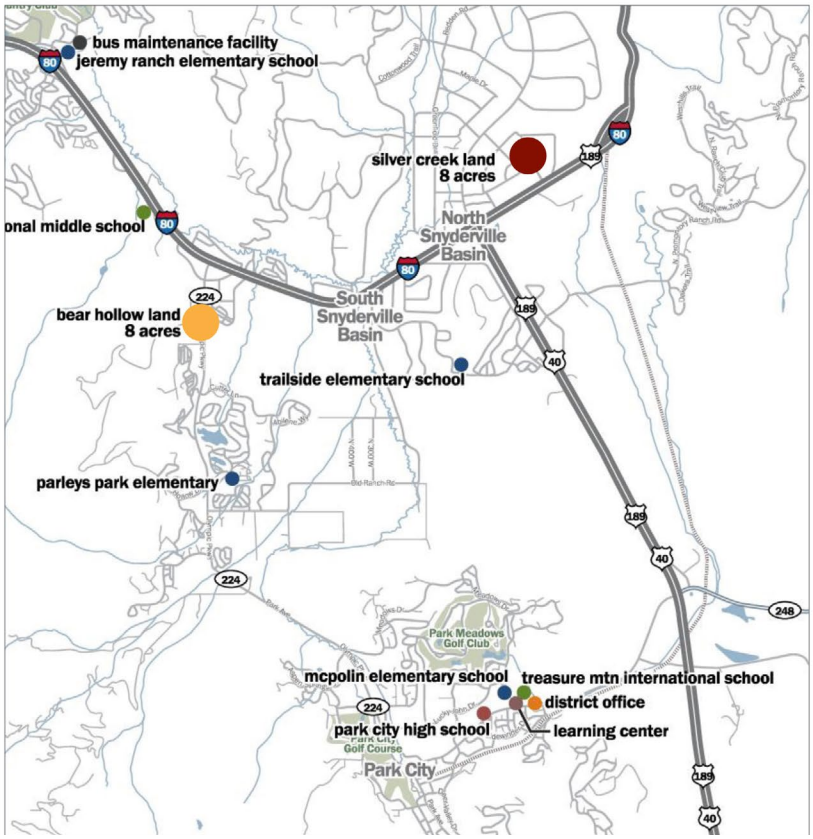
CURRENT & FUTURE facility needs

Master Planning Committee will be developing, assessing, and prioritizing needs throughout MP process…

Community input is welcome and encouraged.

Tuesday 31 March Wednesday 22 April Thursday 14 May

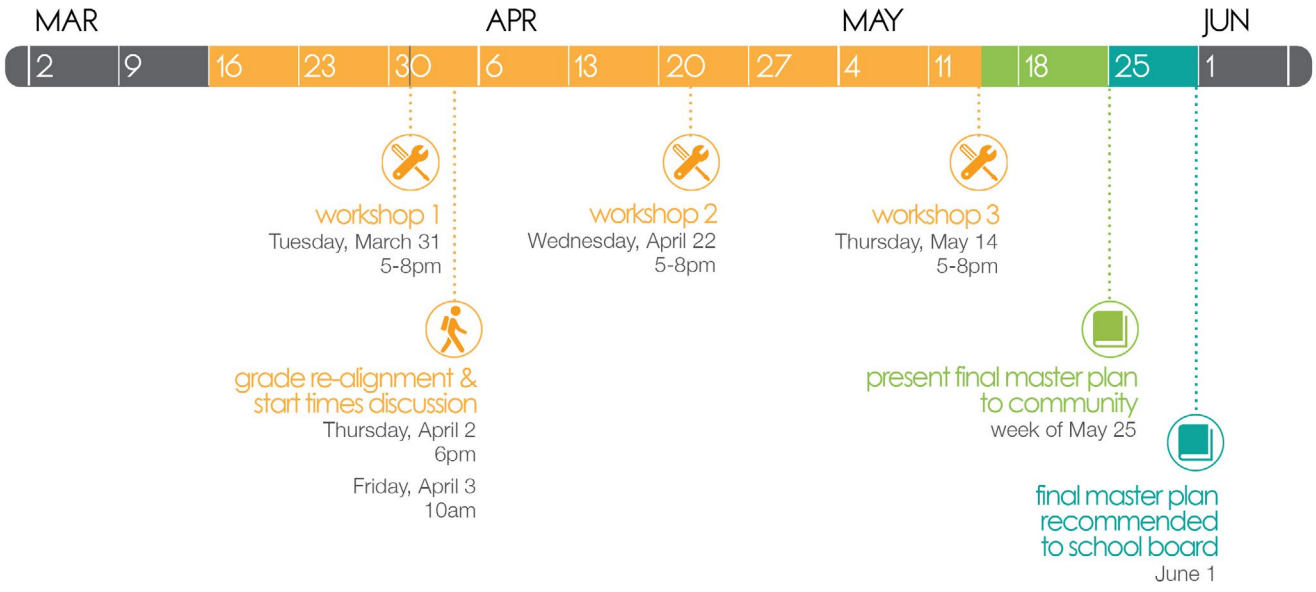
potential SCHOOL SITES



- Bear Hollow Property 8 acres
- Silver Creek Property 8 Acres

MASTER PLANNING process

schedule



FOCUS OF workshop 1

Tuesday, March 31

- discussion of facilities planning committee responsibilities | discussion of FMP process
- presentation of changing trends in education
- discussion of grade re-alignment
- process & goals, educational program & needs exercises

PROJECT APPROACH & methodology

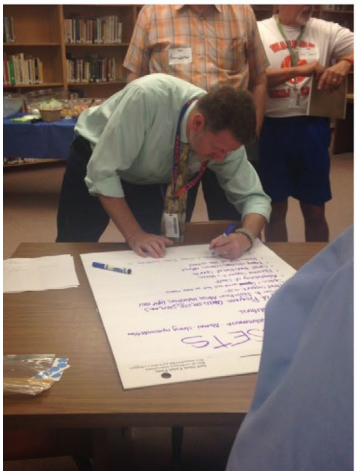
FOCUS OF workshop 2

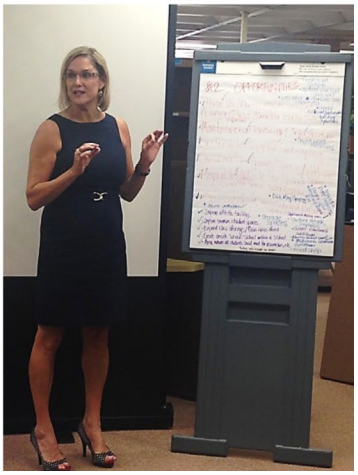
Wednesday, April 22

- discussion of workshop 1 outcomes
- discussion of enrollment trends | capacities | utilization
- recap of principal interviews | school assessments [prior work]
- school configurations discussion and exercise

SIMILAR PROJECT | COMMITTEE WORK | INPUT SESSIONS

Westwood High School | Mesa Public Schools





FOCUS OF workshop 3

Thursday, May 14

- discussion of workshop 2 outcomes
- recap of local economic conditions
- discussion of recommended projects for growth | realignment
- master plan project priorities discussion and exercise

PROJECT APPROACH & methodology

input is gathered, noted and utilized without bias

Planning for Park City School District
Facilities Master Plan Committee Mtg #1
March 31, 2015

Visioning Questions

Explanatory Note: The following notes were gathered during the visioning questions group exercise. The following analysis involved grouping the group's responses into similar themes. Those broader themes are represented below in the underlined text (including number of responses).

Question #1

Describe the Attributes of an IDEAL Park City School District with regard to:

- **Instruction**
- **Learning**
- **Student Outcomes**

Personalized Learning-7
Variety of instruction methods
Developmentally/ academically appropriate programs
More kind humans
Balance
Learn something every day for all students
Emphasis on average student
    Don't let them fall through the cracks
More Individualized focus

Engaged Learning/ Hands On Learning-6
Less desk time and more hands on
Engaged learning and instructors
Instruction for innovation and creativity
Important of enjoyment
Learn by DOING model
Too much standardized testing

Integrated Learning-4
STEAM; arts incorporated
Well rounded curricular focus
More integration in subjects
Cross grade teaching

Relevant-3
Graduates with real world skills
More adjunct guest instructors
Outdoor education

Teachers as Professionals-2
Well paid teachers
- Substitutes
- Incentives
- Bonuses
- Benefits

Teacher as professional

Parental Involvement-2
Parental commitment and support
- Attendance

Increase Parental Involvement (i.e. through home visits)

Technology -1
Unshackled technology

Collaborative Learning-1
Collaborative Learning

Question #2

Learning at Park City School District happens best when…..
Be sure to describe the learning process and outcomes.

Engaged Students-5
Engagement
When kids are in school to learn
Kids want to learn
Engaged
When students are motivated

The Focus and Outcome of Learning is Explained Well-5
Explicit
Students now why
Everything to everybody
Comprehensible input
Kids understand the importance of learning/education/objectives

Engaged Parents-3
Their parents are in engaged in their learning
Parents are informed and can have a conversation with their students
Parental support

Learning is Challenging and Interesting-3
Academic discourse/ oral language
Developed conversations, communication
Current reality: Lecture – homework

Interpersonal Relationships are Strong-2
Being and aware of each other, student to student, student to teacher
Intrapersonal relationships between students and teachers are developed

Students have Personal Choice in their Own Learning-2
They can choose what they want to learn
Student ownership

Basic Needs are Satisfied -2
Safe
Resources

Teachers are Highly Trained-2
Quality teachers
Working toward a common goal

Learning is Relevant to the Real World-1
There are real world applications; especially in math

Developmentally Appropriate Learning-1
Material is developmentally appropriate

Administration is In Touch and Supportive-1
Supportive administration

Question #3

How can facilities and learning environments best support our student's chances of academic success?

Collaboration Spaces-6
Outside tables for collaboration
Collaborative space private for teachers, teacher prep areas
Open areas for Collaboration, Extended learning

Peer Interaction
Sense of community
Inter-cultural exchange

Flexibility of Space-3
Quiet space outside of media centers
Flexible/ agile buildings
Flexibility, i.e. group sizes
    Class/ Classroom sizes
    Small spaces for special ed spaces

Appropriate Furnishings and Tools-2
Appropriate furnishings to nurture peer interaction
"Basics" : Safety, Promote good health, Clean, Air, Natural light

Facility Supports Curriculum-2
Academic goals/ alignment
Knowing students and learning styles

Security is Supportive not Intrusive-1
Plan facility – then add filter of security

Transparency; Interconnections-1
More transparency in buildings; interconnection between form and junction

Walkable schools-1
Walkable schools

Technology Ready and Rich-1
Accommodate different technologies

Hot Topics

- Grade Realignment
    - Which configurations are best for PCSD?
- Start Times
    - Subcommittee
- Facilities Need Analysis
    - Principal Questionnaire
- Growth Projections – Further Out
    - Public Survey
- Capacity/ Utilization
- Inter-district Boundaries

master plan
PARK CITY SCHOOL DISTRICT

community forum
14 May 2015

VCBO ARCHITECTURE

team COMMONALITIES

		Team 1	Team 2	Team 3	Team 4	Team 5	Team 6
Consistent at all Schemes	PreK-4 Remain in Existing Elementary Schools						
	9-12 and Learning Center will be in High School with a New Addition for 9th Grade						
	7-8 Occupies Ecker Hill						
	McPolin remains in place						
5-6 Options	5-6 at Bear Hollow						
	5-6 at Ecker Hill						
	5-6 at Kearns						
District Office Options	District Office relocated						
	Community Center at Kearns						
PC CAPS / CTE Options	PC CAPS and CTE Move to High School						
	PC CAPS and CTE collocated						
Athletic Facility Options	Indoor Athletic Facility at Treasure Mountain Site						
	Basketball and Wrestling Facility						
	Track at North 40						
	Outdoor Football Field and Track Remain						
	Outdoor Football Field and Track at Treasure Mountain						
	Outdoor Football Field and Track East of Treasure Mountain						
	New Outdoor Tennis Courts Adjacent to Athletic Facilities						

scheme OPTIONS

		Scheme 1	Scheme 2	Scheme 3	Scheme 4
Consistent at all Schemes	PreK-4 Remain in Existing Elementary Schools	■	■	■	■
	9-12 and Learning Center will be in High School with a New Addition for 9th Grade	■	■	■	■
	7-8 Occupies Ecker Hill	■	■	■	■
	6 Classroom Addition at McPolin	■	■	■	■
5-6 Options	5-6 at Bear Hollow	■			
	5-6 at Ecker Hill		■	■	
	5-6 at Kearns				■
District Office Options	District Office at Kearns		■		
	Community Center at Kearns		■		
	District Office with Community Center at Kearns	■		■	
	District Office with Community Center at Ecker Hill				■
PC CAPS / CTE Options	PC CAPS and CTE Move to High School	■	■		■
	PC CAPS and CTE Move to Learning Center			■	
Athletic Facility Options	Indoor Athletic Facility at Treasure Mountain Site	■	■	■	
	Basketball and Wrestling Facility	■	■	■	
	Outdoor Football Field at Treasure Mountain	■			
	Track at North 40	■			
	Outdoor Football Field and Track Remain		■		
	Outdoor Football Field and Track at Treasure Mountain			■	
	Outdoor Football Field and Track East of Treasure Mountain				■
	New Outdoor Tennis Courts Adjacent to Athletic Facilities	■	■	■	
	New Outdoor Tennis Courts				■

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

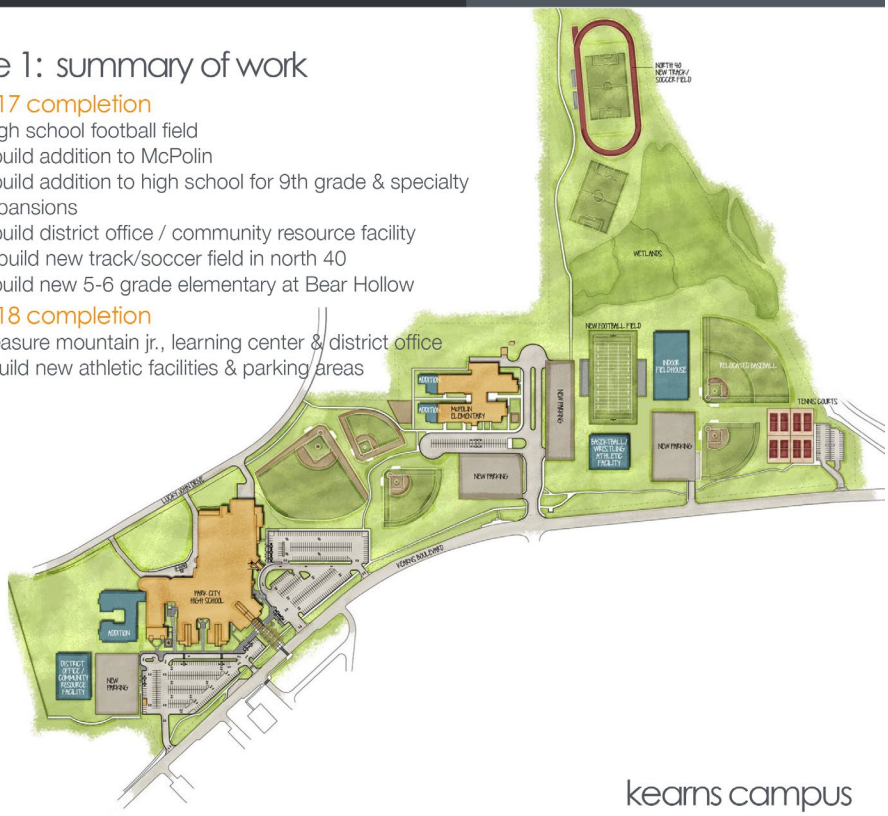
scheme 1: summary of work

August 2017 completion

- demo high school football field
- design/build addition to McPolin
- design/build addition to high school for 9th grade & specialty class expansions
- design/build district office / community resource facility
- design /build new track/soccer field in north 40
- design/build new 5-6 grade elementary at Bear Hollow

August 2018 completion

- demo treasure mountain jr., learning center & district office
- design/build new athletic facilities & parking areas



kearns campus

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01

phase 1: demo

2015 — August 2017

- current grades remain as is
- demo high school football field
- demo McPolin Elementary's west playground for addition
- demo north soccer field in North 40

scheme 1
kearns campus

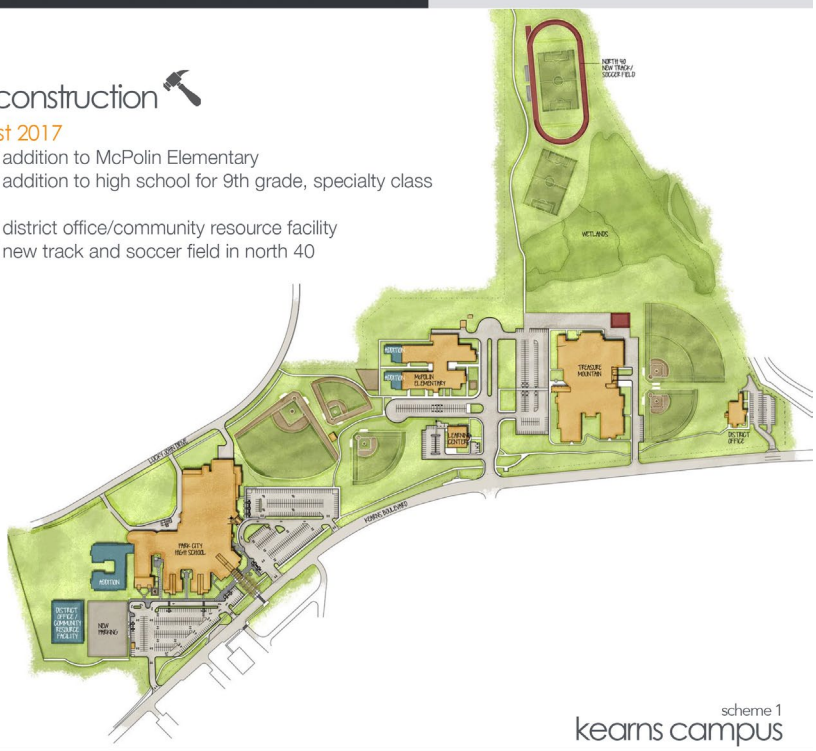
2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

01

phase 1: construction

2015 — August 2017

- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions
- design/build district office/community resource facility
- design/build new track and soccer field in north 40



scheme 1
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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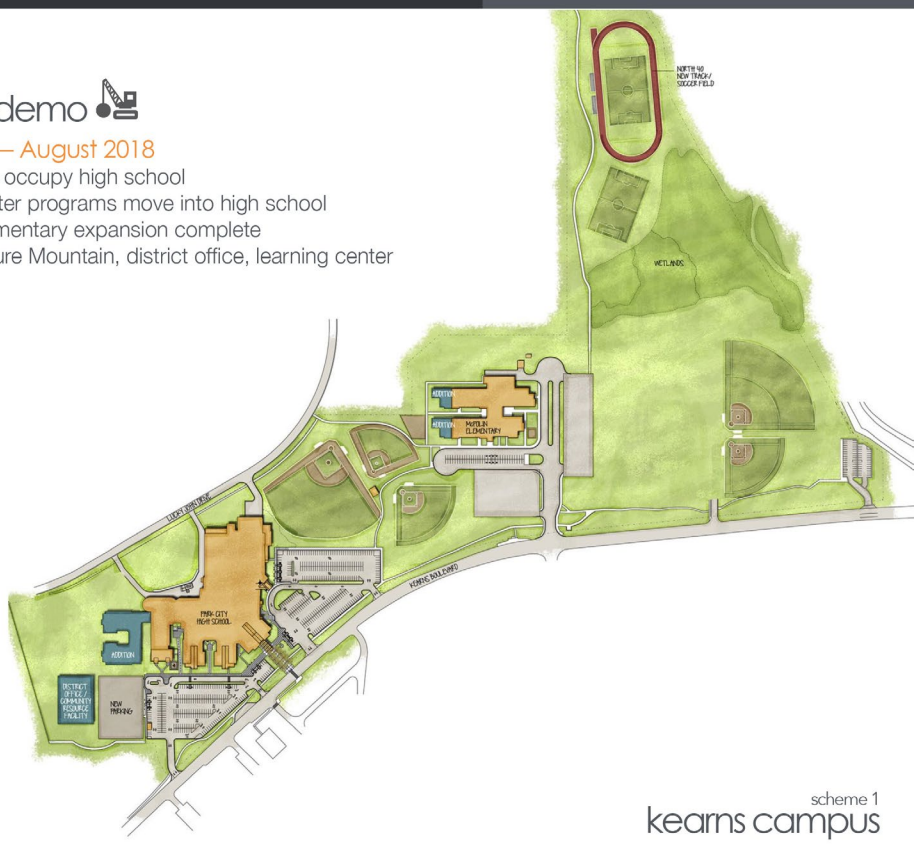
02 01

phase 2: demo

August 2017 — August 2018

- 9-12 grades occupy high school
- learning center programs move into high school
- McPolin Elementary expansion complete
- demo Treasure Mountain, district office, learning center



scheme 1
kearns campus

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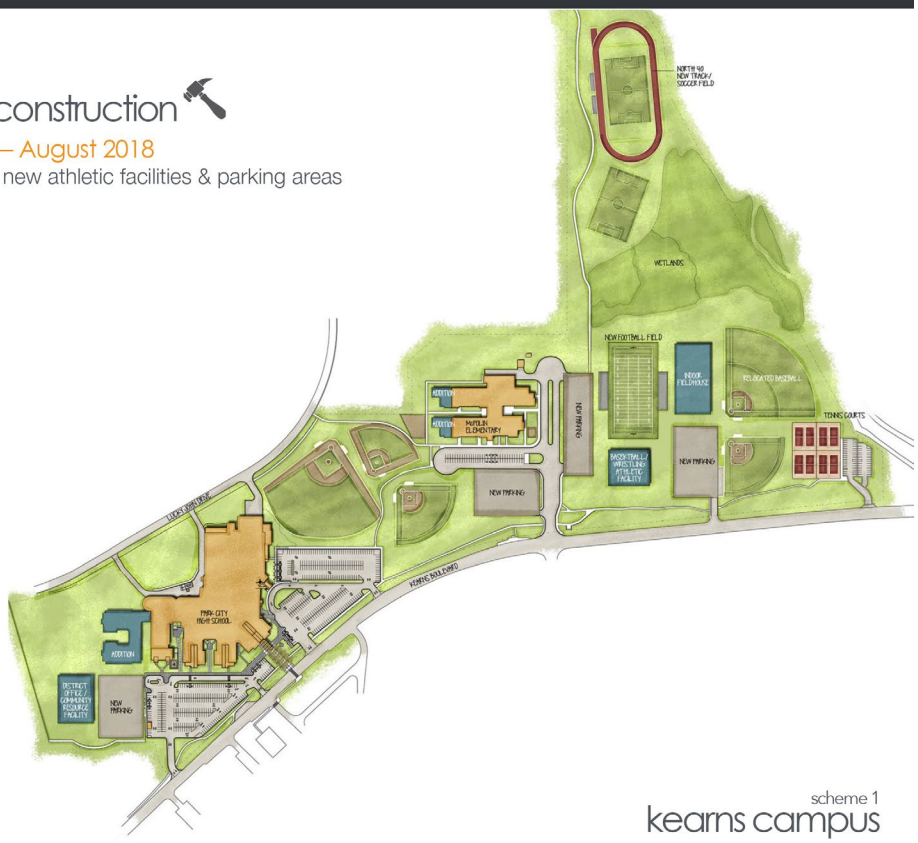
02 01

phase 2: construction

August 2017 — August 2018

- design/build new athletic facilities & parking areas



scheme 1
kearns campus

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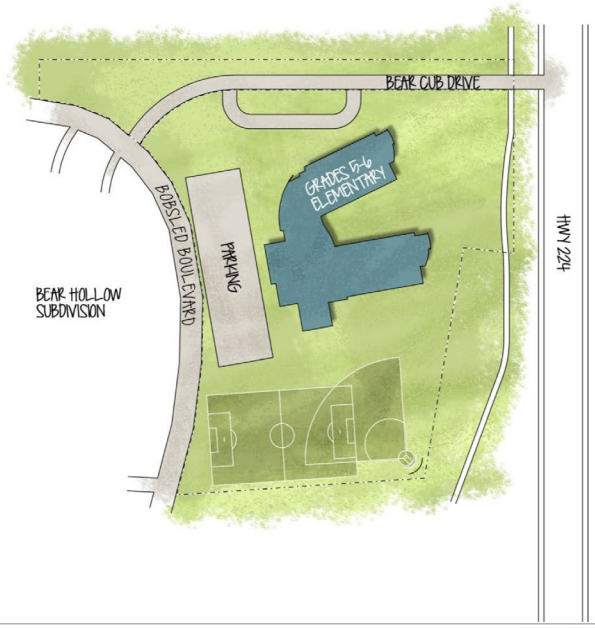
scheme 1: summary of work

August 2017 completion

- grades 5-6 occupy elementary school



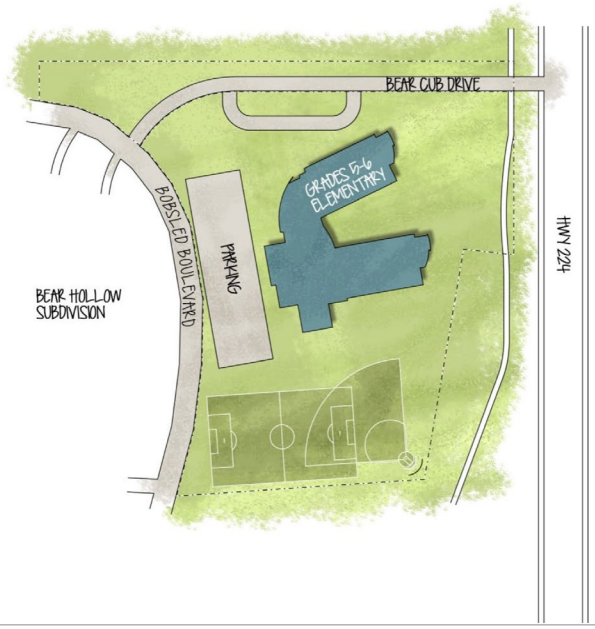
bear hollow site

2015 AUG| SEP |OCT|NOV|DEC | 2016 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG| SEP |OCT|NOV|DEC | 2017 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG| SEP |OCT|NOV|DEC | 2018 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG

phase 2:

August 2017 — August 2018

- grades 5-6 occupy elementary school

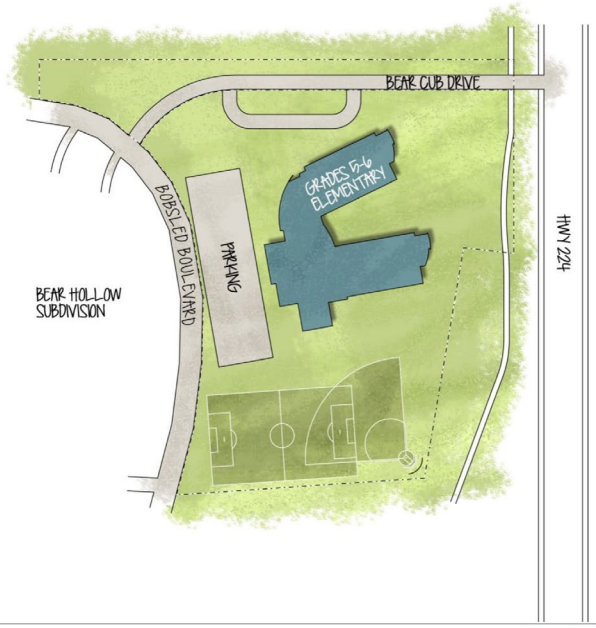


scheme 2
ecker hill site

construction

2015 — August 2017

- design/build new 5-6 grade elementary school



scheme 1
bear hollow site

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scheme 1: summary of work

August 2017 completion

- grades 7-8 occupy middle school

ecker hill site

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scheme 2: summary of work

August 2017 completion

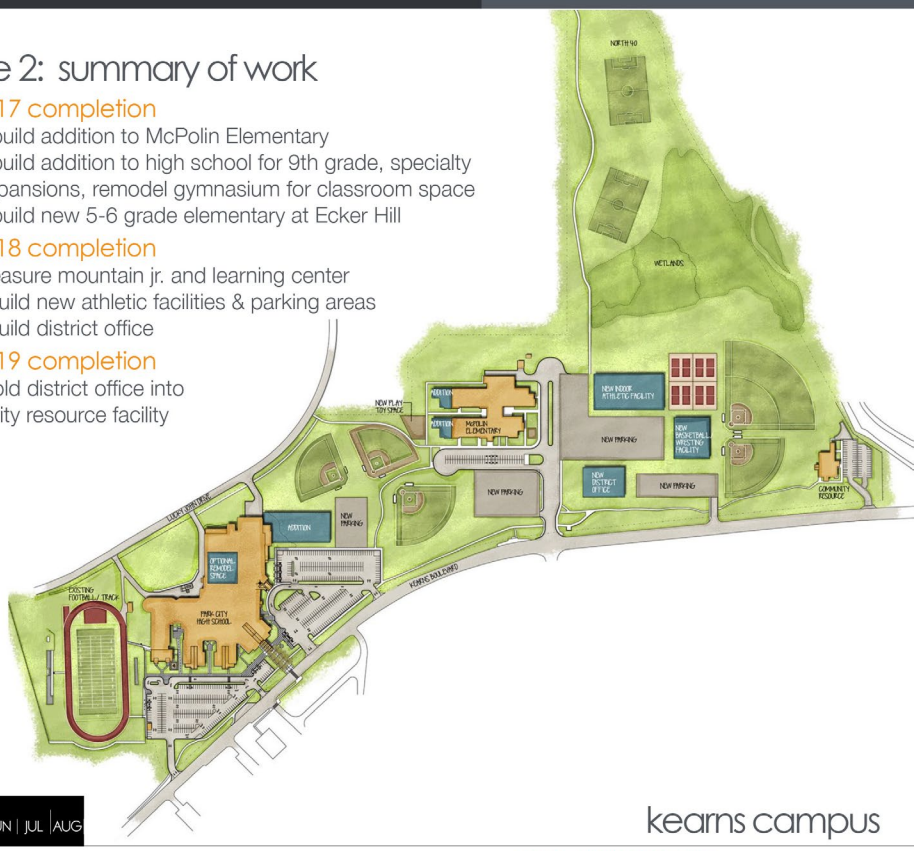
- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions, remodel gymnasium for classroom space
- design/build new 5-6 grade elementary at Ecker Hill

August 2018 completion

- demo treasure mountain jr. and learning center
- design/build new athletic facilities & parking areas
- design/build district office

August 2019 completion

- convert old district office into community resource facility



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kearns campus

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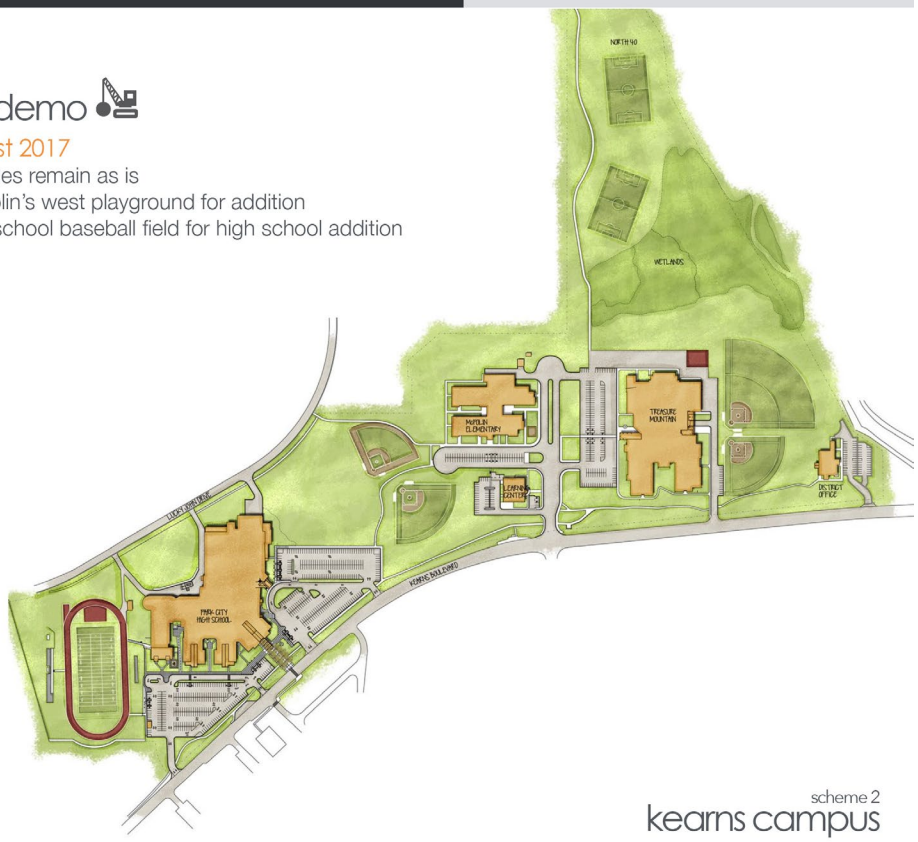
phase 1: demo

01

2015 — August 2017

- current grades remain as is
- demo McPolin's west playground for addition
- demo high school baseball field for high school addition



scheme 2
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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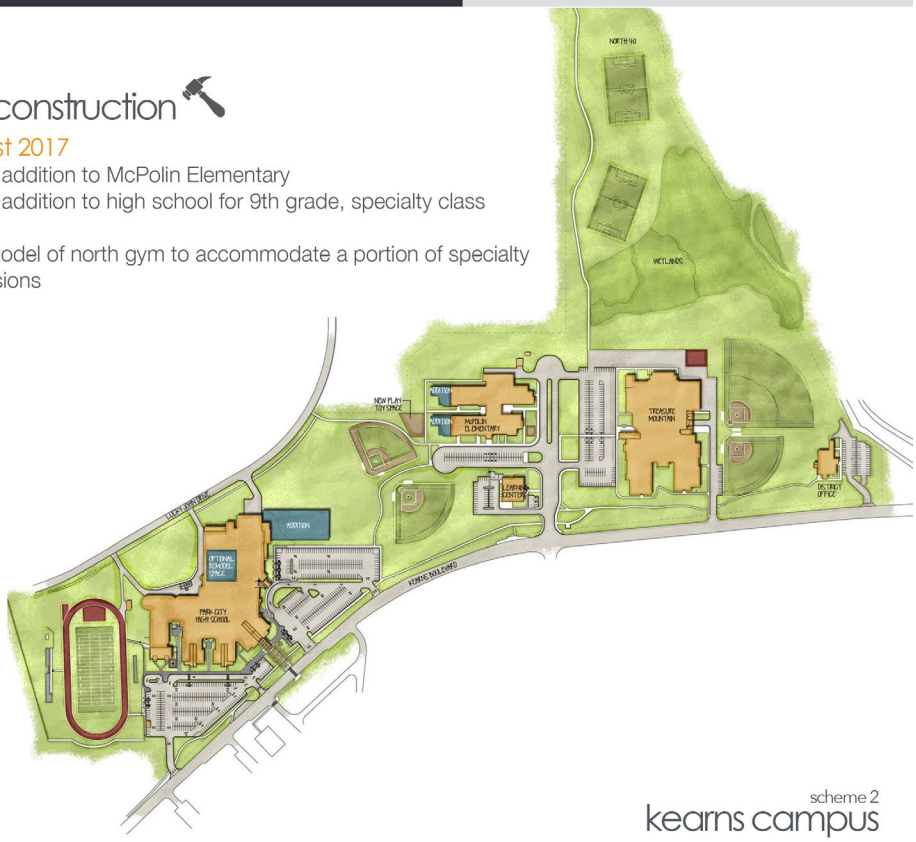
phase 1: construction

2015 — August 2017

- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions
- possible remodel of north gym to accommodate a portion of specialty class expansions



scheme 2
kearns campus

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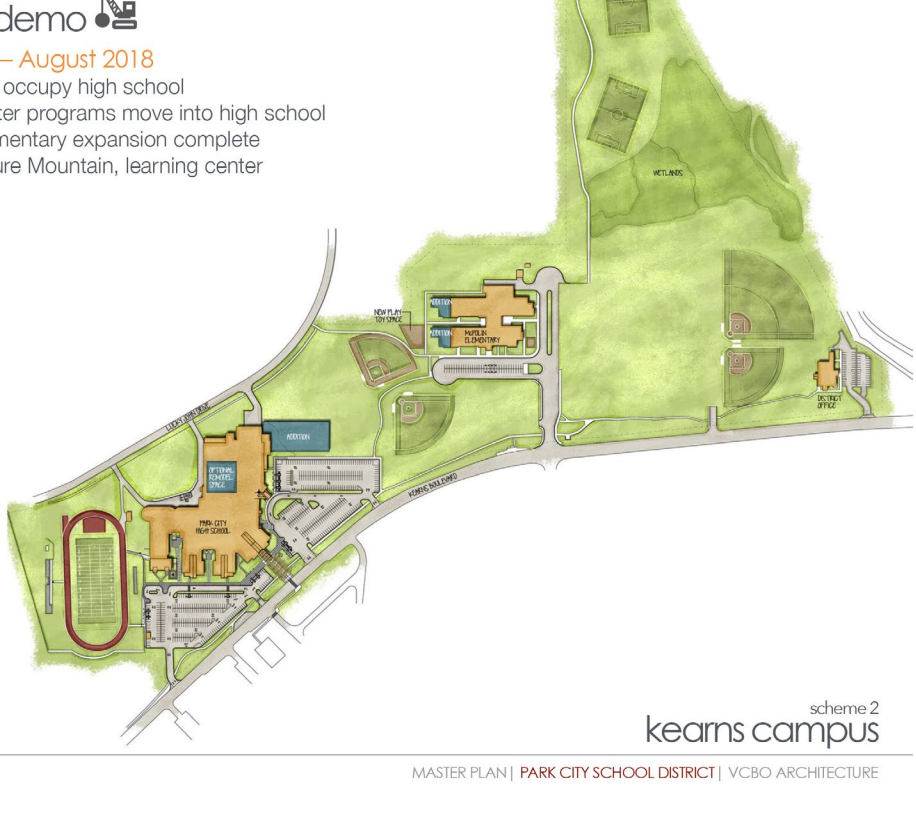
phase 2: demo

August 2017 — August 2018

- 9-12 grades occupy high school
- learning center programs move into high school
- McPolin Elementary expansion complete
- demo Treasure Mountain, learning center



scheme 2
kearns campus

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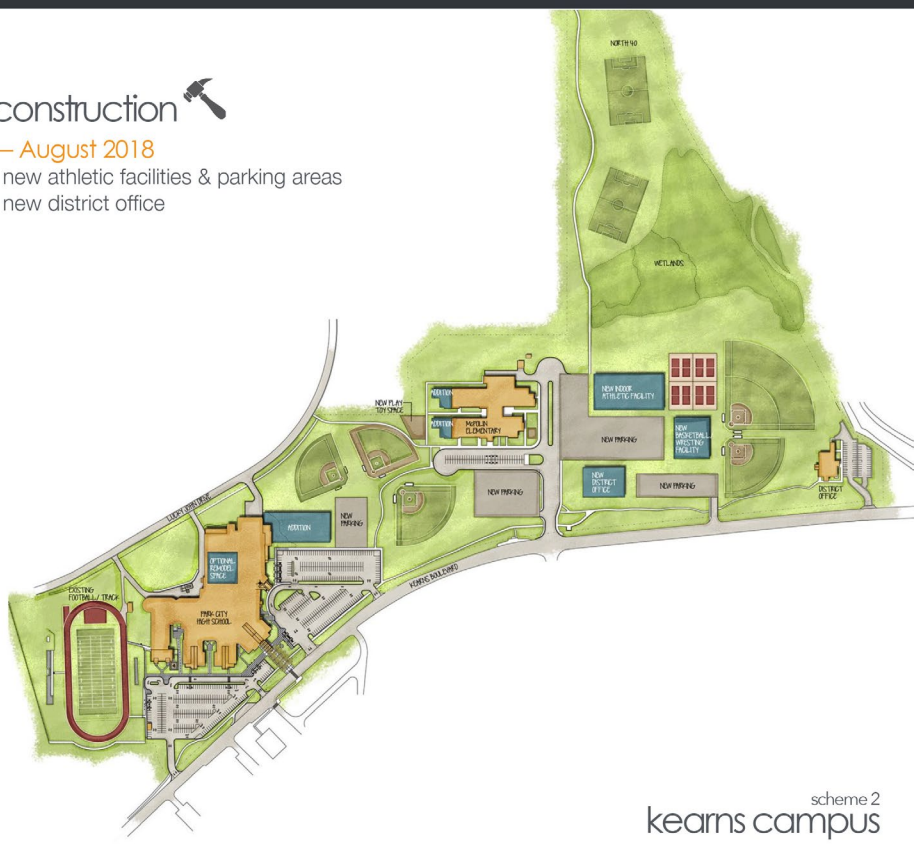
phase 2: construction

August 2017 — August 2018

- design/build new athletic facilities & parking areas
- design/build new district office



scheme 2
kearns campus

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phase 3: construction

August 2018 — August 2019

- convert old district office into community resource center

scheme 2
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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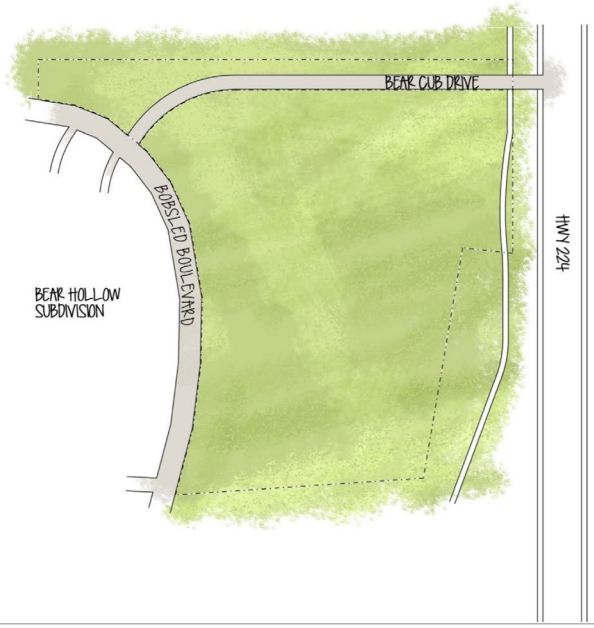
scheme 2: summary of work

- no construction — available for future use



bear hollow site

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scheme 2: summary of work

August 2017 completion

- grades 5-6 occupy new elementary school
- grades 7-8 occupy middle school

ecker hill site

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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01

phase 1: construction

2015 — August 2017

- current grades remain
- design new 5-6 grade elementary school

scheme 2
ecker hill site

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

02
01

phase 2:

August 2017 — August 2018

- grades 5-6 occupy elementary school
- grades 7-8 occupy middle school

scheme 2
ecker hill site

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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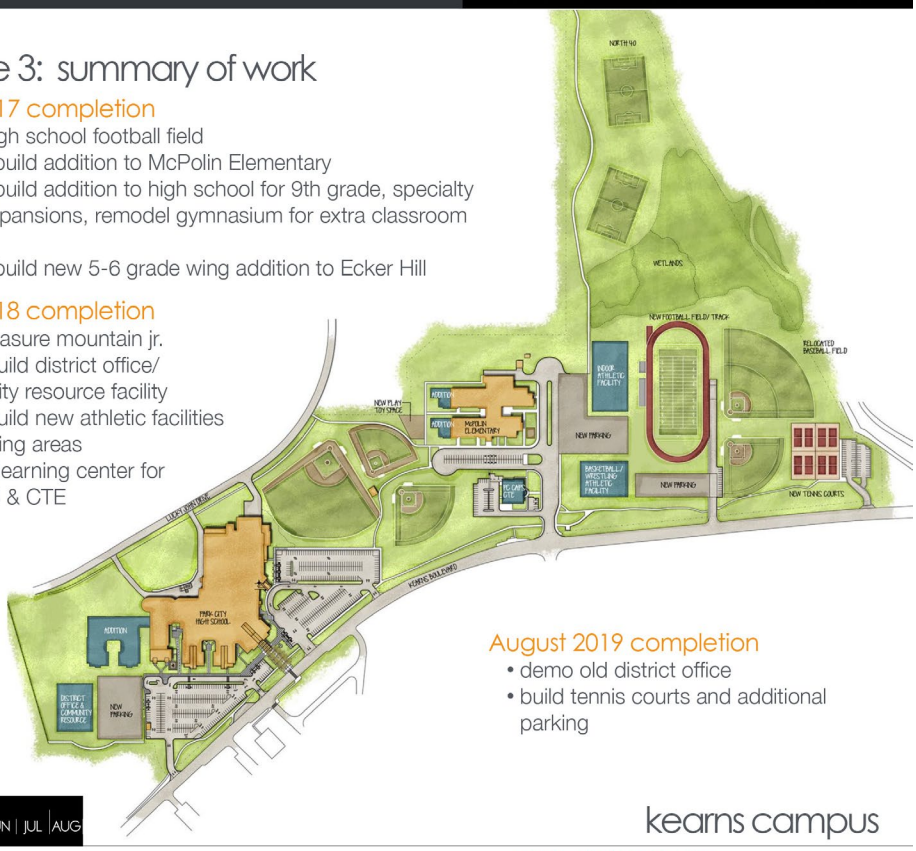
scheme 3: summary of work

August 2017 completion

- demo high school football field
- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions, remodel gymnasium for extra classroom space
- design/build new 5-6 grade wing addition to Ecker Hill

August 2018 completion

- demo treasure mountain jr.
- design/build district office/ community resource facility
- design/build new athletic facilities and parking areas
- remodel learning center for PCCAPS & CTE



August 2019 completion

- demo old district office
- build tennis courts and additional parking

kearns campus

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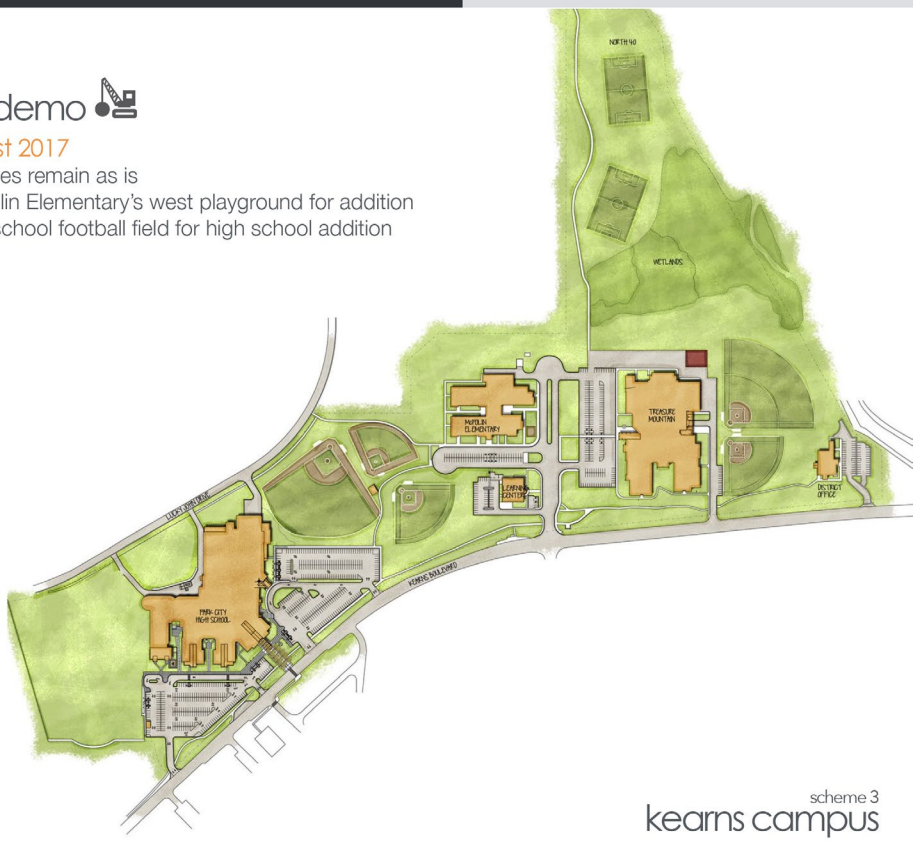
phase 1: demo

01

2015 — August 2017

- current grades remain as is
- demo McPolin Elementary's west playground for addition
- demo high school football field for high school addition



scheme 3
kearns campus

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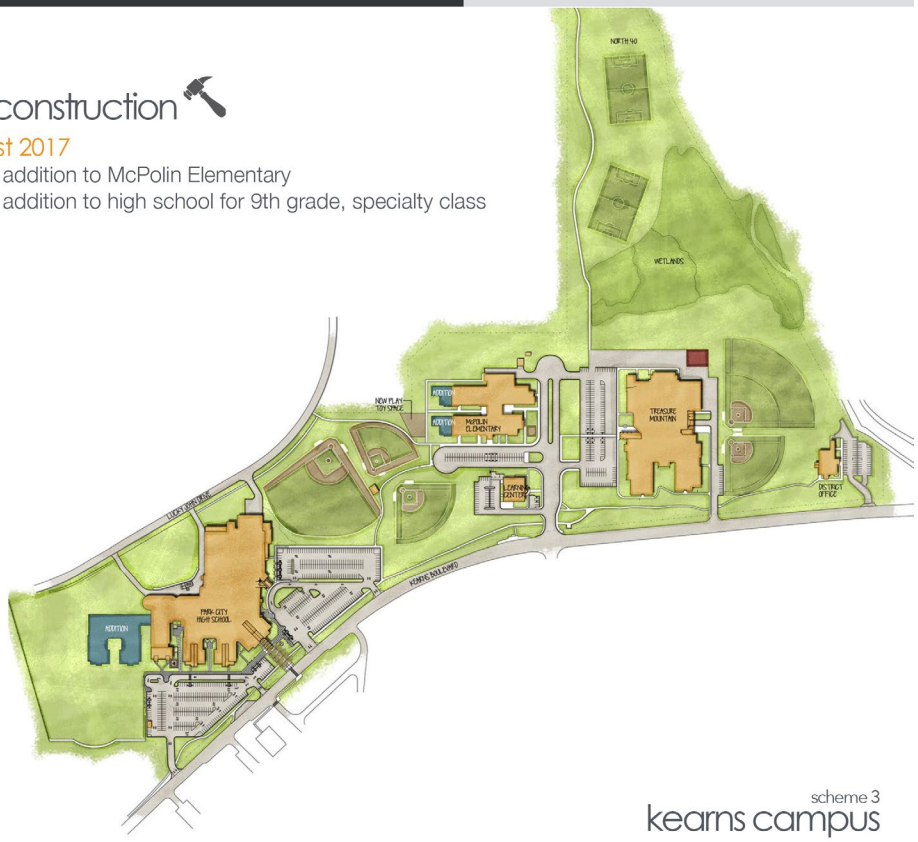
phase 1: construction

2015 — August 2017

- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions



scheme 3
kearns campus

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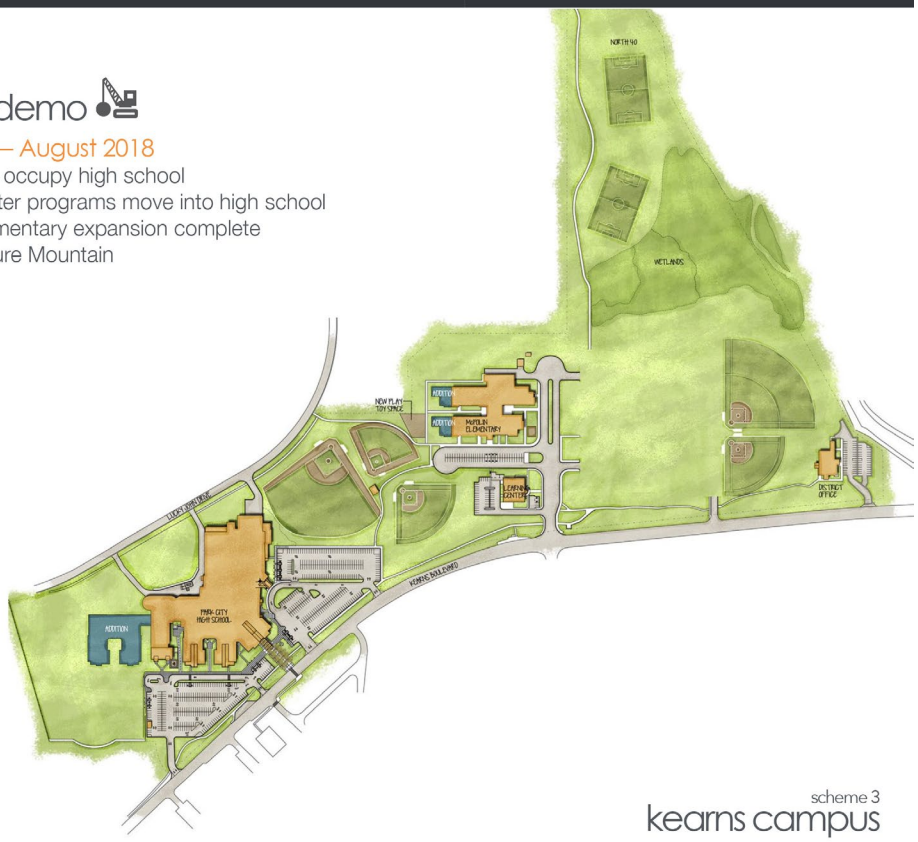
phase 2: demo

August 2017 — August 2018

- 9-12 grades occupy high school
- learning center programs move into high school
- McPolin Elementary expansion complete
- demo Treasure Mountain



scheme 3
kearns campus

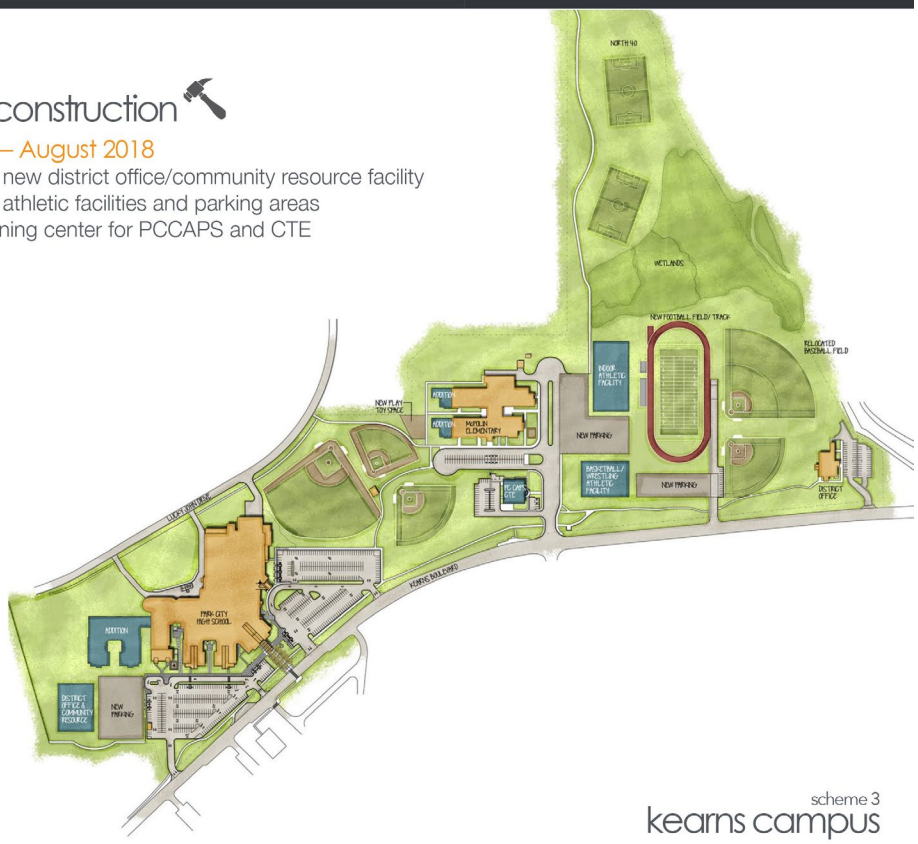
MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 2: construction

August 2017 — August 2018

- design/build new district office/community resource facility
- design/build athletic facilities and parking areas
- remodel learning center for PCCAPS and CTE



scheme 3
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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phase 3: demo

August 2018 — August 2019

- district office moves into new facility
- PCCAPS & CTE move into remodeled learning center
- demo district office building

2019 SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

scheme 3
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 3: construction

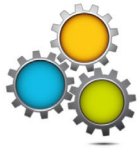
August 2018 — August 2019

- build tennis courts and additional parking

2019 SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

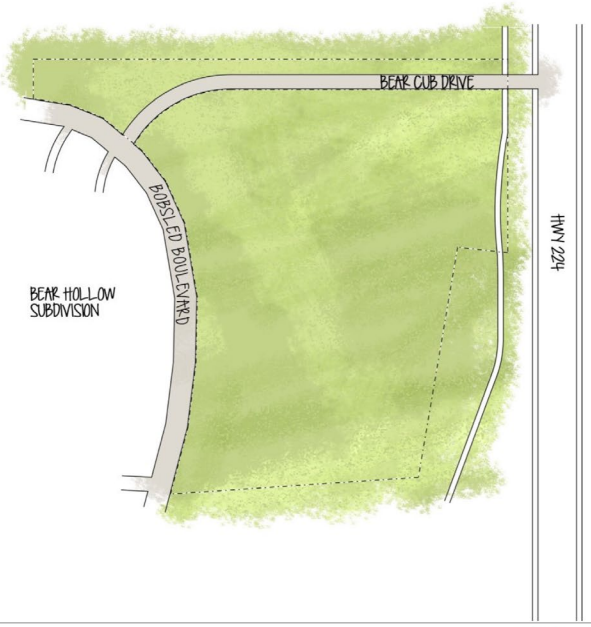
scheme 3
kearns campus

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG



scheme 3: summary of work

- no construction — available for future use



bear hollow site

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

scheme 3: summary of work

August 2017 completion

- Grades 5-8 occupy school

ecker hill site

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 1: construction

2015 — August 2017

- design/build new 5-6 grade additional wing to Ecker Hill & additional parking

scheme 3
ecker hill site

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

02
01

phase 2:

August 2017 — August 2018

- grades 5-8 occupy Ecker Hill

scheme 3
ecker hill site

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

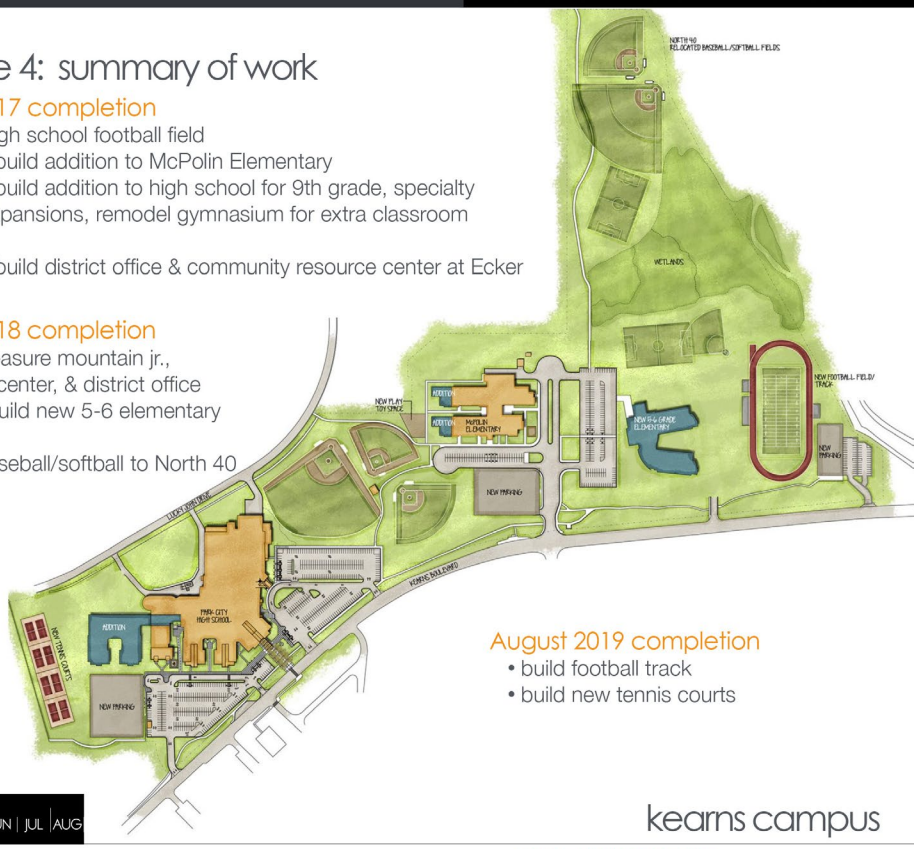
scheme 4: summary of work

August 2017 completion

- demo high school football field
- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions, remodel gymnasium for extra classroom space
- design/build district office & community resource center at Ecker Hill

August 2018 completion

- demo treasure mountain jr., learning center, & district office
- design/build new 5-6 elementary school
- move baseball/softball to North 40



August 2019 completion

- build football track
- build new tennis courts

2019 SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

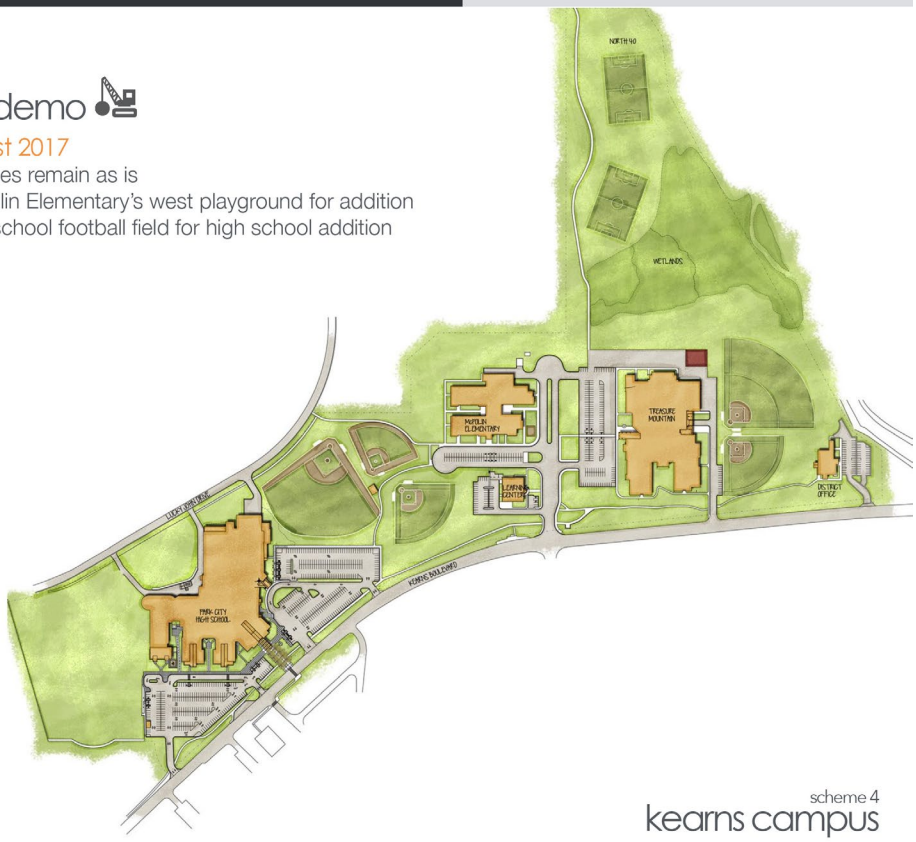
kearns campus

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 1: demo

2015 — August 2017

- current grades remain as is
- demo McPolin Elementary's west playground for addition
- demo high school football field for high school addition



scheme 4
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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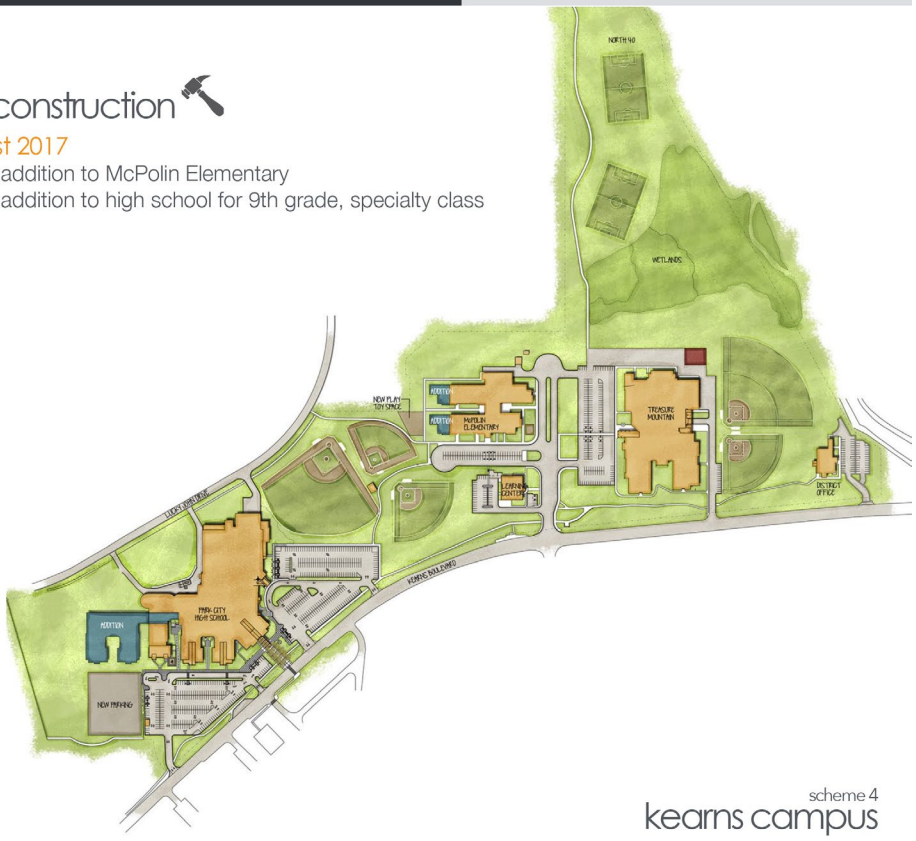
phase 1: construction

2015 — August 2017

- design/build addition to McPolin Elementary
- design/build addition to high school for 9th grade, specialty class expansions



scheme 4
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

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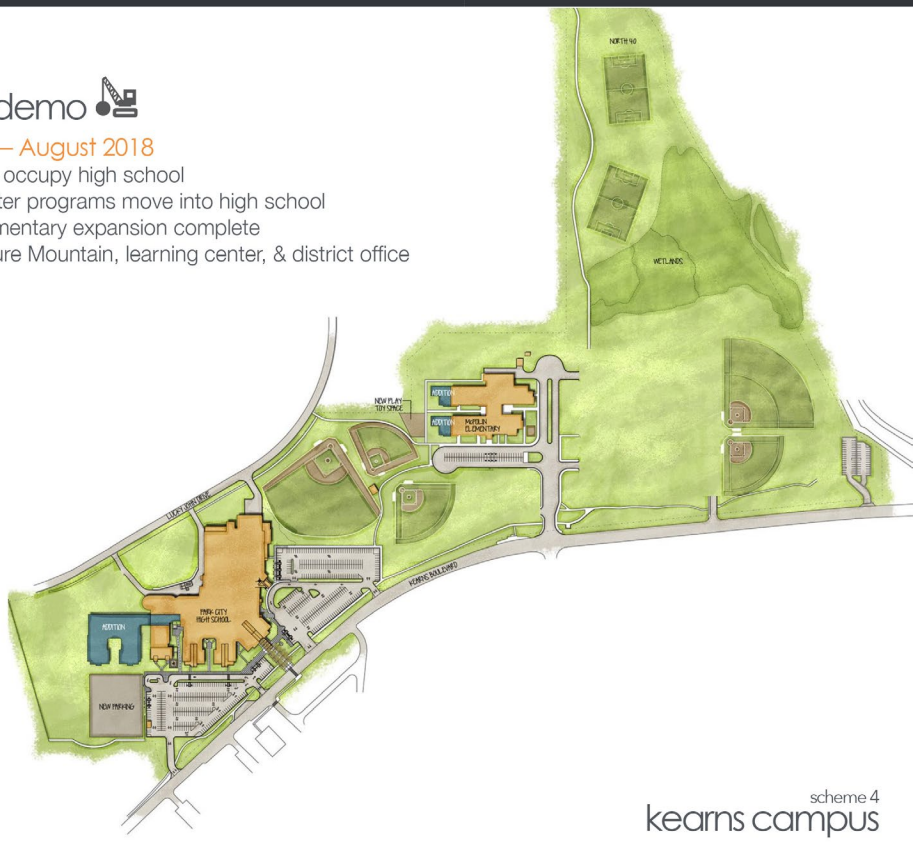
phase 2: demo

August 2017 — August 2018

- 9-12 grades occupy high school
- learning center programs move into high school
- McPolin Elementary expansion complete
- demo Treasure Mountain, learning center, & district office



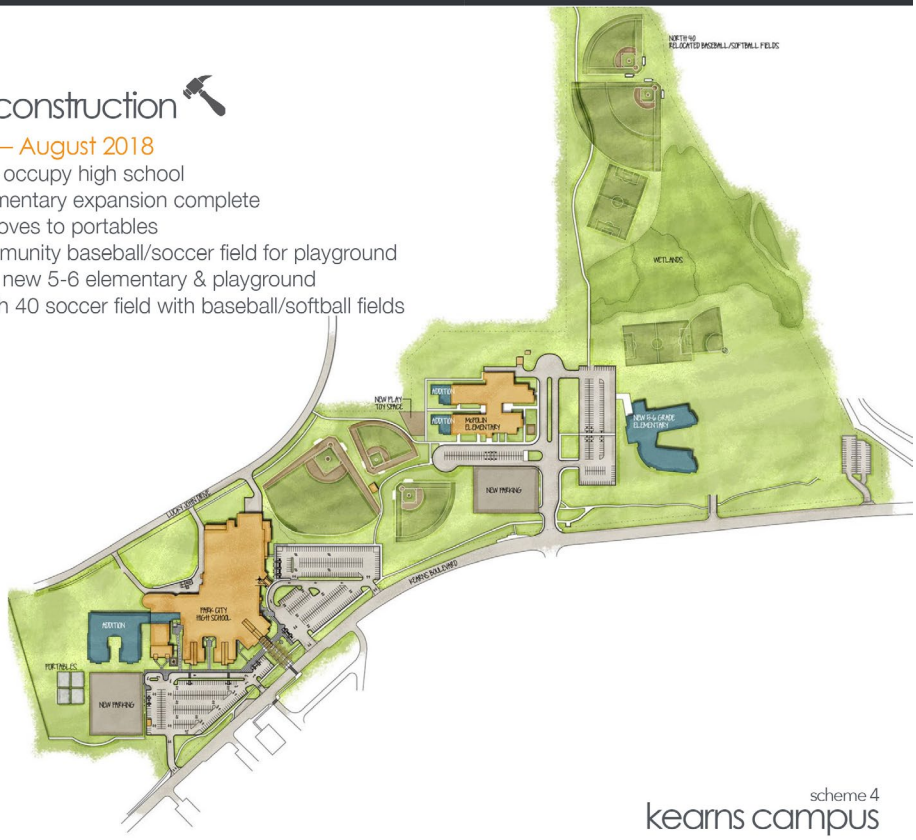
scheme 4
kearns campus

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 2: construction

August 2017 — August 2018

- 9-12 grades occupy high school
- McPolin Elementary expansion complete
- 8th grade moves to portables
- remove community baseball/soccer field for playground
- design/build new 5-6 elementary & playground
- replace North 40 soccer field with baseball/softball fields



scheme 4
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 3: demo

August 2018 — August 2019

- 5-6 grades occupy new elementary
- remove portables

SEP | OCT | NOV | DEC | JAN | 2019 FEB | MAR | APR | MAY | JUN | JUL | AUG

scheme 4
kearns campus

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 3: construction

August 2018 — August 2019

- build tennis courts
- build football field/track & additional parking

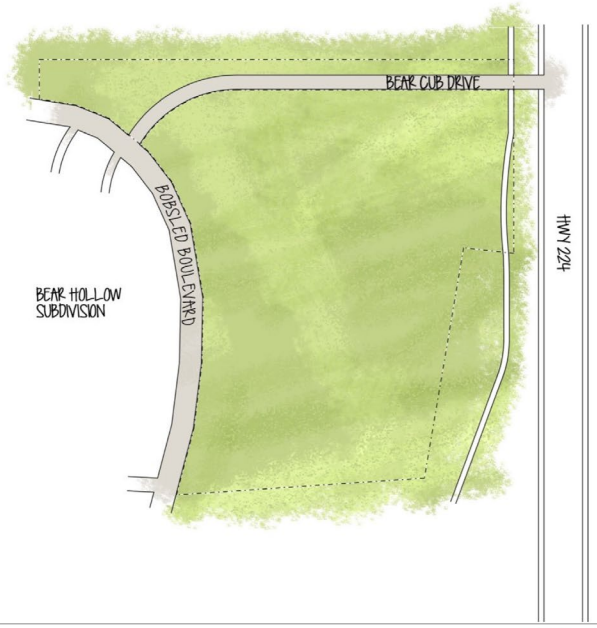
SEP | OCT | NOV | DEC | JAN | 2019 FEB | MAR | APR | MAY | JUN | JUL | AUG

scheme 4
kearns campus

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

scheme 4: summary of work

- no construction — available for future use



bear hollow site

2015 AUG| SEP |OCT|NOV|DEC | 2016 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG| SEP |OCT|NOV|DEC | 2017 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG| SEP |OCT|NOV|DEC | 2018 JAN | FEB |MAR| APR |MAY| JUN | JUL |AUG

scheme 4: summary of work

August 2017 completion

- grades 7-8 occupy school
- design/build new district office/community resource building

ecker hill site

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 1:

2015 — August 2017

- no change

scheme 4
ecker hill site

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 2: construction

August 2017 — August 2018

- design/build district office/community resource facility

scheme 4
ecker hill site

MASTER PLAN | PARK CITY SCHOOL DISTRICT | VCBO ARCHITECTURE

2015 AUG | SEP | OCT | NOV | DEC | 2016 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2017 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | 2018 JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG

phase 3:

August 2018 — August 2019

- move into facility

SEP | OCT | NOV | DEC | JAN | 2019 FEB | MAR | APR | MAY | JUN | JUL | AUG

scheme 4
ecker hill site

KEARNS CAMPUS SCHEME 1

PHASE I

- Commence summer 2016 to complete August 2017
- Demo Treasure Mountain Junior
- Re-locate high school football field
- Design/build addition to high school for 9th grade, specialty class expansions

PHASE II

- Commencement and completion: TBD
- Design/build addition to McPolin, new playfields/playground
- Potentially build new athletic facilities & parking
- Potentially build new district office & re-purpose existing for day care facility
- Potentially re-purpose learning center for community center
- Potentially build a district warehouse: location TBD

KEARNS CAMPUS SCHEME 1

Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

KEARNS CAMPUS ALTERNATE 1

PHASE I

- Commence summer 2016 to complete August 2017
- Demo Treasure Mountain Junior
- Design/build addition to high school for 9th grade, specialty class expansions

PHASE II

- Commencement and completion: TBD
- Design/build addition to McPolin, new playfields/playground
- Potentially build new athletic facilities & parking
- Potentially build new district office & re-purpose existing for day care facility
- Potentially re-purpose learning center for community center
- Potentially build a district warehouse: location TBD

KEARNS CAMPUS - ALTERNATE 1

Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

KEARNS CAMPUS ALTERNATE 2

PHASE I

- Commence summer 2016 to complete August 2017
- Demo Treasure Mountain Junior
- Design/build addition to high school for 9th grade, specialty class expansions

PHASE II

- Commencement and completion: TBD
- Design/build addition to McPolin, new playfields/ playground
- Potentially build new athletic facilities & parking
- Potentially build new district office & re-purpose existing for day care facility
- Potentially re-purpose learning center for community center
- Potentially build a district warehouse: location TBD

KEARNS CAMPUS - ALTERNATE 2

Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

KEARNS CAMPUS ALTERNATE 3

PHASE I

- Commence summer 2016 to complete August 2017
- Demo Treasure Mountain Junior
- Design/build addition to high school for 9th grade, specialty class expansions

PHASE II

- Commencement and Completion: TBD
- Design/build addition to McPolin, new play fields/ playground
- Potentially build new athletic facilities & parking
- Potentially build new district office & re-purpose existing for day care facility
- Potentially re-purpose learning center for community center
- Potentially build a district warehouse: location TBD

KEARNS CAMPUS - ALTERNATE 3

Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

KEARNS CAMPUS ALTERNATE 4

PHASE I

- Commence Summer 2016 to Complete August 2017
- Demo Treasure Mountain Junior
- Re-locate high school football field
- Design/build addition to high school for 9th grade, specialty class expansions

PHASE II

- Commencement and Completion: TBD
- Design/build addition to McPolin, new play fields/playground
- Potentially build new athletic facilities & parking
- Potentially build new district office & re-purpose existing for day care facility
- Potentially re-purpose learning center for community center
- Potentially build a district warehouse: location TBD

MCBO ARCHITECTURE

KEARNS CAMPUS - ALTERNATE 4

Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

ECKER HILL SITE SCHEME 1

PHASE I

- Commence summer 2016 to complete August 2017
- Grades 7-8 occupy Ecker Hill
- Design/build new 5-6 grade elementary

PHASE II

- Commencement and completion: TBD
- Potential expansion of Ecker Hill Aquatic Center

ECKER HILL SITE SCHEME 1
Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

ECKER HILL SITE ALTERNATE 1

PHASE I

- Commence summer 2016 to complete August 2017
- Grades 7-8 occupy Ecker Hill
- Design/build new 5-6 grade elementary wing

PHASE II

- Commencement and completion: TBD
- Potential expansion of Ecker Hill Aquatic Center

ECKER HILL SITE - ALTERNATE 1
Park City School District Kearns Campus Master Plan | Park City, Utah

EXISTING PARKING | NEW PARKING | EXISTING BUILDING | PHASE I CONSTRUCTION | PHASE II CONSTRUCTION

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Park City School District Master Plan - Ecker Hill

Traffic Study

Summit County, Utah

July 2015

UT15-721

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed changes to the Ecker Hill Middle School in Park City, Utah. Ecker Hill Middle school is located on the southwest side of Kilby Road, approximately one mile south of Homestead Road. Figure 1 shows a vicinity map of the campus.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and proposed alternative conditions (conditions after the reconfiguration of the site) at key intersections and roadways in the vicinity of the site.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2015) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak period traffic counts at the following intersection:

- Ecker Hill Middle School Access / Kilby Road
- Ecker Hill Middle School Bus Access / Kilby Road

The morning volumes were slightly higher than the afternoon volumes. Therefore, it was determined that the morning peak hour would be used for this analysis to represent the worst case conditions. The a.m. peak hour was determined to be between the hours of 7:45 and 8:45 a.m.

As shown in Table ES-1, the study intersections are currently operating at acceptable levels of service during the a.m. peak hour. There is approximately 240 feet of queuing in the eastbound at the Kilby Road / School Access intersection.

Project Conditions Analysis

The proposed land use for the development has been identified as follows:

- Middle School 850 Students

The total trip generation (including busses) for the development is as follows:

- a.m. Trips Entering 260
- a.m. Trips Exiting 280

Future (2020) Background Conditions Analysis

As shown in Table ES-1, the intersection of Kilby Road / School Access is anticipated to perform at a LOS F. It is also anticipated that the intersection of Kilby Road / Bus Access will performed at a LOF E. The intersection of Kilby Road / School Access is anticipated to have a queue length of approximately 340 feet in the eastbound direction. There is no other significant queuing anticipated at any of the other intersections during the a.m. peak hour.

Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, the intersections of Kilby Road / School Access and Kilby Road / Bus Access are anticipated to operate at a LOS of F. The intersection of Kilby road / School Access is anticipated to have a queue length of approximately 275 feet in the southbound direction.

Future (2020) Plus Project Mitigated Conditions Analysis

As shown in Table ES-1, the performance at both intersections is anticipated to improve with the installation of the roundabouts, and each are expected to operate at an acceptable LOS. The intersection of Kilby Road / School Access is anticipated to have approximately 250 feet of queueing in the southeastbound direction which backs up to the roundabout at Kilby Road / Bus Access. It is also anticipated that the intersection at Kilby Road / Bus Access will have approximately 280 feet of queueing in the southbound direction. This queue length may be a result of the queue that was formed at the Kilby Road / School Access roundabout.

TABLE ES-1
A.M. Peak Hour
Park City - Ecker Hill TS

Intersection	Existing 2015 Background	Future 2020 Background	Future 2020 Plus Project	Future 2020 Plus Project - Mitigated
Description	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])
Kilby Road / School Access	**C (24.7) / EB**	**E (39.3) / EB**	**F (> 50) / EB**	**A (8.9)**
Kilby Road / Bus Access	**A (7.6) / EB**	**A (9.0) / EB**	**F (>50) / EB**	**A (7.9)**

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, July 2015

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2015) Background Conditions Analysis

No mitigation measures are recommended. It is typical for some queuing and congestion to occur at school sites when school begins/ends. However, at the Ecker Hill site, the queuing and congestion did not last long and wasn't severe.

Future (2020) Background Conditions Analysis

To mitigate the LOS E at Kilby Road / School Access, it is recommended that a roundabout be constructed. However, it is generally expected that the surrounding roadway network will experience large amounts of traffic during the 15 minute period before school begins and after students are dismissed as many parents are dropping off or picking up students.

Future (2020) Background Plus Project Conditions Analysis

To mitigate the poor levels of service at the Kilby Road / School Access and Kilby Road / Bus Access intersections, it is recommended that roundabouts be constructed at both of these locations. The location of these roundabouts should be placed as far apart as possible to allow for any significant queueing that may occur and one roundabout to not interfere with the operations of the other roundabout.

An alternative mitigation strategy would be to construct a roundabout at the school access to the south and restrict the bus access to a ¾ access using medians. A ¾ access would allow right-turns in and out of the access as well as left-turns into the access. However, left-turns would be prohibited from exiting at that access. Any vehicles wanting to make a left-turn could make a right-turn out of the bus access and turn around at the roundabout at the school access to head northwest. Alternatively, a connection could be constructed on the school grounds that allows drivers to connect from the proposed school to the south parking lot and exit at the roundabout if they want to turn left.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at acceptable levels of service.
- In year 2020, it is anticipated that Kilby Road / School Access will operate at LOS E.
- With project traffic added in 2020, it is anticipated that all study intersections will operate an unacceptable LOS.
- To mitigate the poorly performing intersections, it is recommended that roundabouts be constructed at both study intersections. It is also recommended that the roundabouts, when built, be placed as far apart as possible.
- An alternative mitigation strategy would be to construct a roundabout at the school access to the south and restrict the bus access to a ¾ access using medians. A ¾ access would allow right-turns in and out of the access as well as left-turns into the access. However, left-turns would be prohibited from exiting at that access. Any vehicles wanting to make a left-turn could make a right-turn out of the bus access and turn around at the roundabout at the school access to head northwest. Alternatively, a connection could be constructed on the school grounds that allows drivers to connect from the proposed school to the south parking lot and exit at the roundabout if they want to turn left.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY i

TRAFFIC ANALYSIS I
RECOMMENDATIONS III
SUMMARY OF KEY FINDINGS/RECOMMENDATIONS IV

TABLE OF CONTENTS v

LIST OF TABLES vii

I. INTRODUCTION 1

A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2

II. EXISTING (2015) BACKGROUND CONDITIONS 4

A. Purpose 4
B. Roadway System 4
C. Traffic Volumes 4
D. Level of Service Analysis 4
E. Queuing Analysis 5
F. Mitigation Measures 5

III. PLANNED IMPROVEMENTS 7

A. Purpose 7
B. Project Description 7
C. Trip Generation 7
D. Trip Distribution and Assignment 8
E. Access 8

IV. FUTURE (2020) BACKGROUND CONDITIONS 10

A. Purpose 10
B. Traffic Volumes 10
C. Level of Service Analysis 10
D. Queuing Analysis 11
E. Mitigation Measures 11

V. FUTURE (2020) PLUS PROJECT CONDITIONS 13

A. Purpose 13
B. Traffic Volumes 13
C. Level of Service Analysis 13
D. Queuing Analysis 13
E. Mitigation Measures 13
F. Future (2020) Plus Project Mitigated 14
G. Alternative Mitigation Measures 15

Appendix A: Turning Movement Counts
Appendix B: LOS Results

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Appendix C: Project Site Plan
Appendix D: Queuing Results

LIST OF TABLES

Table 1 Level of Service Descriptions 3
Table 2 Existing (2015) Background a.m. Peak Hour Level of Service 5
Table 3 Future (2020) Background a.m. Peak Hour Level of Service 11
Table 4 Future (2020) Plus Project a.m. Peak Hour Level of Service 14
Table 5 Future (2020) Roundabouts Plus Project a.m. Peak Hour Level of Service 15

LIST OF FIGURES

Figure 1 Vicinity map showing the project location in Park City, Utah 1
Figure 2 Existing (2015) background a.m. peak hour traffic volumes 6
Figure 3 Trip assignment for a.m. peak hour 9
Figure 4 Future (2020) Background a.m. peak hour traffic volumes 12
Figure 5 Future (2020) Plus Project a.m. peak hour traffic volumes 16
Figure 6 Future (2020) Plus Project Mitigated a.m. peak hour traffic volumes 17

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed changes to the Ecker Hill Middle School in Park City, Utah. Ecker Hill Middle school is located on the southwest side of Kilby Road, approximately one mile south of Homestead Road. Figure 1 shows a vicinity map of the campus.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and proposed alternative conditions (conditions after the reconfiguration of the site) at key intersections and roadways in the vicinity of the site.

Figure 1 Vicinity map showing the project location in Park City, Utah

B. Scope

The study area was defined based on conversations with project team and the Park City School District. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Ecker Hill Middle School Access / Kilby Road
- Ecker Hill Middle School Bus Access / Kilby Road

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The Highway Capacity Manual 2010 (HCM 2010) methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections LOS is reported based on the worst approach.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1 Level of Service Descriptions

Level of Service	Description of Traffic Conditions	Average Delay (seconds/vehicle)
	Signalized Intersections	**Overall Intersection**
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	0 ≤ 10.0
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	> 10.0 and ≤ 20.0
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	>20.0 and ≤ 35.0
D	Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained.	> 35.0 and ≤ 55.0
E	Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity.	> 55.0 and ≤ 80.0
F	Unacceptable progression with forced or breakdown operating conditions.	> 80.0
	Unsignalized Intersections	**Worst Approach**
A	Free Flow / Insignificant Delay	0 ≤ 10.0
B	Stable Operations / Minimum Delays	>10.0 and ≤ 15.0
C	Stable Operations / Acceptable Delays	>15.0 and ≤ 25.0
D	Approaching Unstable Flows / Tolerable Delays	>25.0 and ≤ 35.0
E	Unstable Operations / Significant Delays Can Occur	>35.0 and ≤ 50.0
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

Source: Hales Engineering Descriptions, based on Highway Capacity Manual, 2010 Methodology (Transportation Research Board, 2010)

II. EXISTING (2015) BACKGROUND CONDITIONS

A. Purpose

The purpose of the existing (2015) background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified and potential mitigation measures recommended. This analysis will provide a baseline condition that may be compared to the build conditions to identify the impacts of the project.

B. Roadway System

The primary roadway that will provide access to the project site is described below:

Kilby Road – is a county-maintained roadway that provides direct access to the site. Kilby Road has one travel lane in each direction adjacent to the site and is classified by the Snyderville Basin Master Transportation Plan as a “major collector.” The posted speed limit on Kilby Road adjacent to the site is 25 mph.

C. Traffic Volumes

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.) and afternoon (2:00 to 4:00 p.m.) peak period traffic counts at the following intersections:

- Ecker Hill Middle School Access / Kilby Road
- Ecker Hill Middle School Bus Access / Kilby Road

These counts were performed on Tuesday, May 12, 2015.

The morning volumes were slightly higher than the afternoon volumes. Therefore, it was determined that the morning peak hour would be used for this analysis to represent the worst case conditions. The a.m. peak hour was determined to be between the hours of 7:45 and 8:45 a.m. Detailed count data are included in Appendix A.

Figure 2 shows the existing a.m. peak hour volume as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the a.m. peak hour LOS was computed for the study intersections. The results of this analysis are reported in Table 2 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction at the

intersections. These results serve as a baseline condition for the impact analysis of the proposed project during existing (2015) conditions. As shown in Table 2, all study intersections are currently operating at acceptable levels of service.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for the study intersection. The queue reports can be found in Appendix D. The 95th percentile queue on the School Access is approximately 240 feet. No other significant queuing was observed during the a.m. peak hour.

F. Mitigation Measures

No mitigation measures are recommended. It is typical for some queuing and congestion to occur at school sites when school begins/ends. However, at the Ecker Hill site, the queuing and congestion did not last long and wasn't severe.

Table 2 Existing (2015) Background a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Kilby Road / School Access	EB Stop	EB	24.7	C	-	-
Kilby Road / Bus Access	EB Stop	EB	7.6	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

Park City - Ecker Hill Middle School TS
Existing (2015) Background

a.m. Peak Hour
Figure 2

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5/13/2015

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III. PLANNED IMPROVEMENTS

A. Purpose

The planned improvements section explains the type and intensity of the proposed changes. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction.

B. Project Description

A new school is proposed to be constructed next to the existing Ecker Hill Middle School. The proposed school will be located northwest of the existing Ecker Hill Middle School. Ecker Hill Middle School is located west of Kilby Road on the southwest side of I-80. The existing Ecker Hill Middle School currently has the 6th and 7th grades. Once the new school is built, it is planned that the existing Ecker Hill Middle School will be converted to have the 7th and 8th grades and the new proposed school will take on the 5th and 6th grades. It is planned that students from across the district will attend both the new and existing school at the Ecker Hill site. It is anticipated that there will be approximately 850 students attending both schools. A concept plan for the proposed development has been included in Appendix C.

The proposed addition to the Ecker Hill site has been identified as follows:

- Middle School / Junior High School: 850 Students

C. Trip Generation

Trip generation for the planned improvements were calculated using the traffic volume counts, performed by Hales Engineering, and the number of students that attend Ecker Hill. The counts were performed during the a.m. peak hour. From these volume counts, the number of trips to and from the school were observed. The total number of trips to and from the school during the a.m. peak hour was approximately 540 trips. The current enrollment at Ecker Hill is approximately 850 students. Based on these two values, a trip generation rate of 0.64 trips / student was calculated for the Ecker Hill School site. This rate was used to calculate the number of new trips expected, as seen below.

A.M. Peak Hour Trip Generation:

- Trips Entering (includes buses) 260
- Trips Exiting (includes buses) 280

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially in close proximity to the site. The resulting distribution of project generated trips is as follows:

A.M. Peak Period To/From Project:

- 45% North
- 55% South

These trip distribution assumptions were used to assign the a.m. peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed accesses for the site will be gained at the following location (see also site plan in Appendix C):

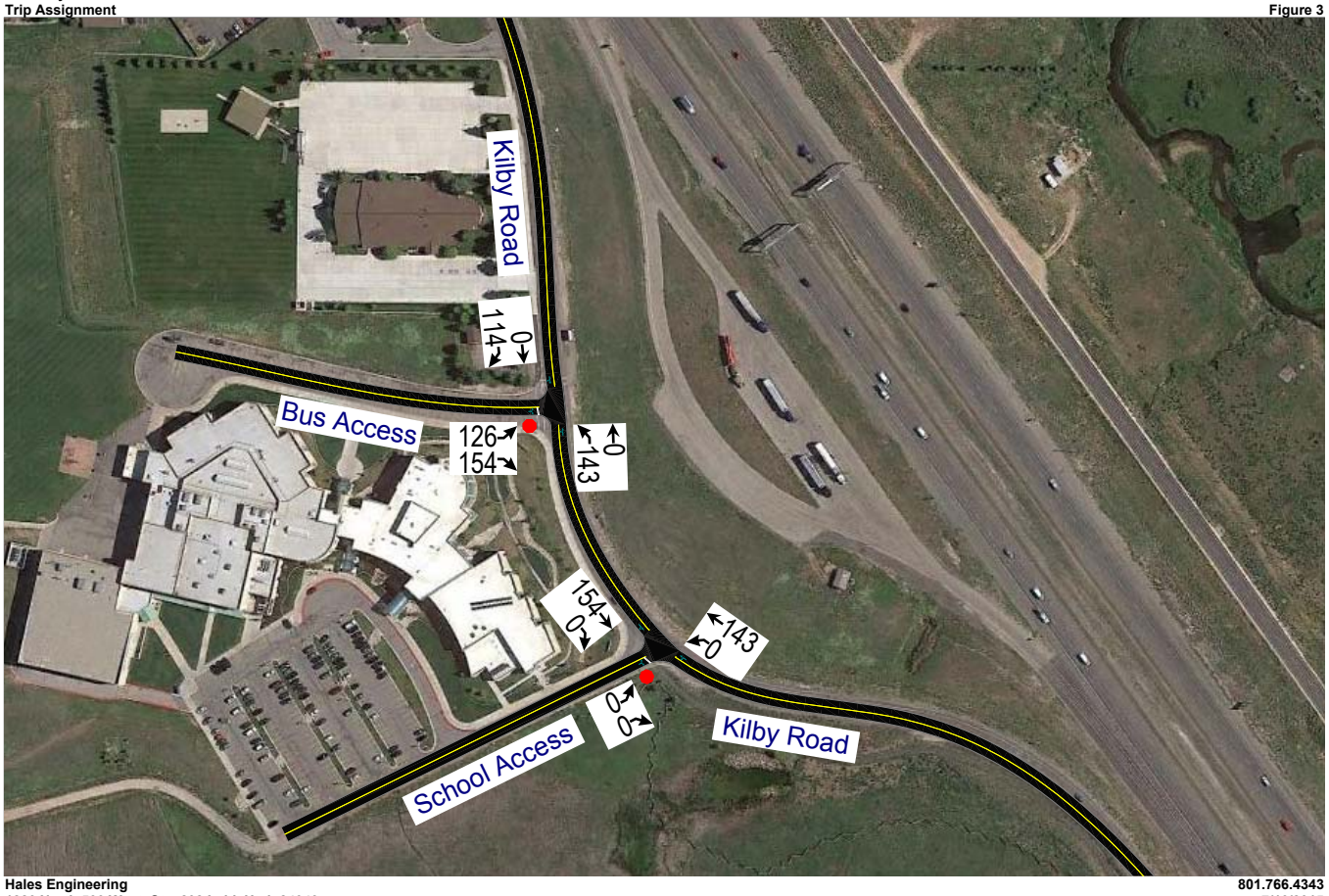
Existing Bus Access:

- There is one proposed full movement access to be shared with the existing Ecker Hill School. This access currently exists as a bus access and is located on Kilby Road just north of the Ecker Hill School.

There are plans for a road to connect the existing bus access to the existing Ecker Hill Middle School access by going around the backside of the school. However, for this analysis, the road was not included.

Park City - Ecker Hill Middle School TS
Trip Assignment

a.m. Peak Hour
Figure 3



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7/10/2015

IV. FUTURE (2020) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2020) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified and potential mitigation measures recommended.

B. Traffic Volumes

According to the Snyderville Basin Long Range Transportation Plan, dated August 21, 2014, the existing (2010) Average Daily Traffic (ADT) on Kilby Road is approximately 5,600 vehicles per day. The plan also includes a projected ADT of 9,500 vehicles for future growth. Using these values, an estimated 2020 ADT was calculated for Kilby Road. An estimated ADT was calculated based on a.m. peak hour volume counts to be approximately 7,800 trips per day. It is anticipated that the volume of traffic at the school would not increase since there are no plans to increase the enrollment at the existing Ecker Hill Middle School.

According to the Snyderville Basin Long Range Transportation Plan-Short Term Needs Identification (Revised August 2014), there are plans to widen Kilby Road from Pinebrook Boulevard to the Factory Store (Outlets) entrance. To be conservative, the remaining analyses was performed without this roadway improvement. If the roadway widening project were to occur, it is assumed that the roadway network performance will improve.

The future (2020) background a.m. peak hour volumes were generated for the study intersections and are shown in Figure 4.

C. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the a.m. peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 3 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. These results serve as a baseline condition for the impact analysis of the proposed development for future (2020) conditions. As shown in Table 3, the intersection of Kilby Road / School Access is anticipated to operate at a LOS of E. All other intersections are anticipated to operate at acceptable levels of service during the a.m. peak hour.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. The intersection of Kilby road / School Access is anticipated to have a queue length of approximately 340 feet in the eastbound direction.

E. Mitigation Measures

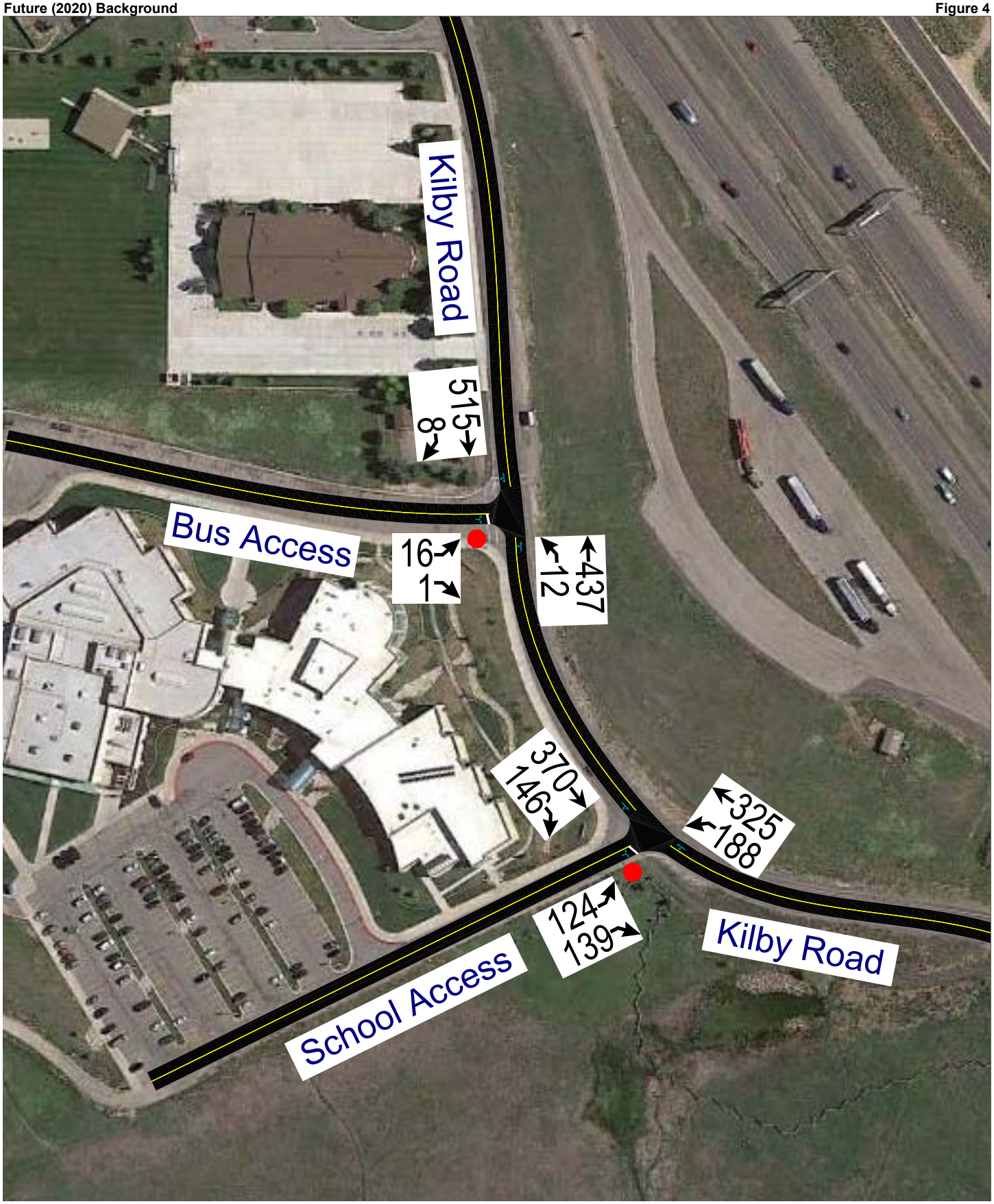
To mitigate the LOS E at Kilby Road / School Access, it is recommended that a roundabout be constructed. However, it is generally expected that the surrounding roadway network will experience large amounts of traffic during the 15 minute period before school begins and after students are dismissed as many parents are dropping off or picking up students.

Table 3 Future (2020) Background a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Kilby Road / School Access	EB Stop	EB	39.3	E	-	-
Kilby Road / Bus Access	EB Stop	EB	9.0	A	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015


Kilby Road
515
8
Bus Access
16
1
437
12
370
146
325
188
124
139
Kilby Road
School Access

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V. FUTURE (2020) PLUS PROJECT CONDITIONS

A. Purpose

This section of the report examines the traffic impacts of the proposed project assuming full build-out at each of the study intersections during future 2020 conditions. The trips generated by the proposed development were combined with the future 2020 background traffic volumes to create the future plus project conditions. The future plus project scenario evaluates the impacts of the project traffic on the surrounding roadway network as discussed in Chapter III of this report. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Trips were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements.

The future (2020) plus project a.m. peak hour volumes were generated for the study intersections and are shown in Figure 5.

C. Level of Service Analysis

Using the Synchro/SimTraffic Software which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the future 2020 plus project p.m. peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 4 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used for the analysis to provide a statistical evaluation of the interaction between the intersections. As shown in Table 4, the intersection of Kilby Road / School Access is anticipated to perform at a LOS F. It is also anticipated that the intersection of Kilby Road / Bus Access will performed at a LOF F.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. It is anticipated that the intersection of Kilby Road / School Access will have an approximate queue length of 275 feet in the southbound direction.

E. Mitigation Measures

To mitigate the poor levels of service at the Kilby Road / School Access and Kilby Road / Bus Access intersections, it is recommended that roundabouts be constructed at both of these locations. The location of these roundabouts should be placed as far apart as possible to allow

for any significant queueing that may occur and one roundabout to not interfere with the operations of the other roundabout.

Table 4 Future (2020) Plus Project a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Kilby Road / School Access	EB Stop	EB	> 50	F	-	-
Kilby Road / Bus Access	EB Stop	EB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

F. Future (2020) Plus Project Mitigated

An additional analysis was performed assuming that the mitigation measures from section E had been implemented. The future (2020) plus project p.m. peak hour volumes with the roundabout mitigation measures installed are shown in Figure 6.

Using the Synchro/SimTraffic Software which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the future 2020 plus project p.m. peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 5 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used for the analysis to provide a statistical evaluation of the interaction between the intersections. As shown in Table 5, the performance at both intersections is anticipated to improve significantly with the installation of the roundabouts, and each are expected to operate at an acceptable LOS.

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. The intersection of Kilby Road / School Access is anticipated to have approximately 250 feet of queueing in the southeastbound direction which backs up to the roundabout at Kilby Road / Bus Access. It is also anticipated that the intersection at Kilby Road / Bus Access will have approximately 280 feet of queueing in the southbound direction. This queue length may be a result of the queue that was formed at the Kilby Road / School Access roundabout. It is expected that during the 15 minute period directly before and after school, that the roadway network will be congested as many parents are dropping off or picking up students.

Table 5 Future (2020) Roundabouts Plus Project a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach [1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Kilby Road / School Access	Roundabout	-	-	-	8.9	A
Kilby Road / Bus Access	Roundabout	-	-	-	7.9	A

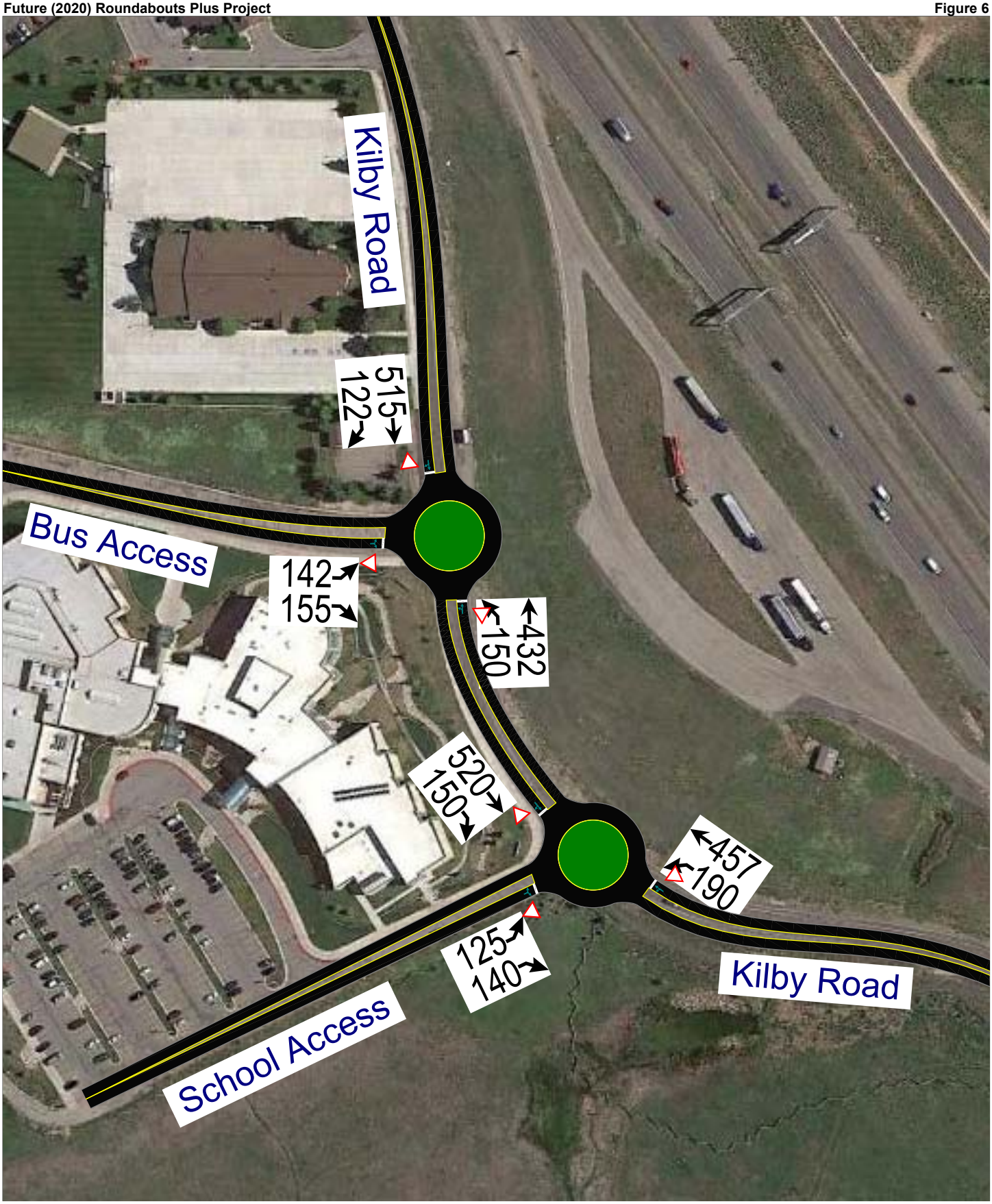
1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

G. Alternative Mitigation Measures

An alternative mitigation strategy would be to construct a roundabout at the school access to the south and restrict the bus access to a ¾ access using medians. A ¾ access would allow right-turns in and out of the access as well as left-turns into the access. However, left-turns would be prohibited from exiting at that access. Any vehicles wanting to make a left-turn could make a right-turn out of the bus access and turn around at the roundabout at the school access to head northwest. Alternatively, a connection could be constructed on the school grounds that allows drivers to connect from the proposed school to the south parking lot and exit at the roundabout if they want to turn left.


Kilby Road
515
122
Bus Access
142
155
432
150
520
150
457
190
125
140
School Access
Kilby Road


Kilby Road
515
122
Bus Access
142
155
432
150
520
150
457
190
125
140
Kilby Road
School Access

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Park City School District Master Plan – Kearns Boulevard Campus

Traffic Impact Study

Park City, Utah

July 2015

UT15-721

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed changes to the Kearns Boulevard Campus for the Park City School District in Park City, Utah. The Kearns Boulevard Campus is located on the north side of SR-248 west of Bonanza Drive.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and proposed alternative conditions (conditions after the reconfiguration of the site) at key intersections and roadways in the vicinity of the site.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2015) Background Conditions Analysis

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.) and afternoon (2:00 to 4:00 p.m.) peak period traffic counts at the following intersections:

- West High School Egress / Kearns Boulevard (SR-248)
- Cook Drive (West High School Ingress) / Kearns Boulevard (SR-248)
- East High School Egress / Kearns Boulevard (SR-248)
- East High School Ingress / Kearns Boulevard (SR-248)
- Treasure Mountain Middle School Access / Kearns Boulevard (SR-248)
- Park City District Office Access / Kearns Boulevard (SR-248)

These counts were performed on Thursday, April 16, 2015. Additional counts were collected by UDOT and provided for this study through the Park City Traffic Engineer at the following intersections:

- Bonanza Drive / Kearns Boulevard (SR-248)
- Comstock Drive / Kearns Boulevard (SR-248)

The morning volumes were slightly higher than the afternoon volumes and had a lower peak hour factor, meaning the traffic was more spread out in the afternoon peak hour. Therefore, it was determined that the morning peak hour would be used for this analysis to represent the worst case conditions. The a.m. peak hour was determined to be between the hours of 7:15 and 8:15 a.m.

As shown in Table ES-1, most of the study intersections are currently operating at acceptable levels of service. However, Cooke Drive, the Middle School Access and the District Office Access are all currently operating at LOS F during the a.m. peak hour.

Planned Improvements Analysis

This analysis studied two different alternatives that are being considered for the Kearns Boulevard Campus. Both options involve adding on to the High School to accommodate an additional grade (9 – 12 grade), adding additional classrooms to McPolin Elementary School, and removing Treasure Mountain Middle School. Option 1 involves a High School addition to the south side of the building and Option 2 involves a High School addition to the west side of the building. Additional details about each option are provided in the report.

The total trip generation for each school during the a.m. peak hour was calculated and is shown below:

McPolin Elementary School:

- Total Trips Entering (includes buses) 155
- Trips Exiting (includes buses) 135

Treasure Mountain Middle School (planned to be demolished):

- Total Trips Entering (includes buses) -260
- Trips Exiting (includes buses) -280

Park City High School (grades 9 - 12):

- Total Trips Entering (includes buses) 625
- Trips Exiting (includes buses) 265

District Office:

- Total Trips Entering 22
- Trips Exiting 7

Future (2020) Plus Project Conditions Analysis

Option 1:

As shown in Table ES-1, all school accesses are anticipated to operate at failing level of service during the a.m. peak hour (LOS E or F). Both signalized intersections are anticipated to operate well during the a.m. peak hour. The Comstock Drive intersection improves because there is less traffic demand at that access with the removal of the Treasure Mountain Middle School.

The 95th percentile queue in the westbound direction during the a.m. peak hour is anticipated to be almost 700 feet long at the Comstock Drive / Kearns Boulevard (SR-248) intersection. The East HS Egress is anticipated to have over 250 feet of internal queuing.

Option 2:

As shown in Table ES-1, all school accesses are anticipated to operate at failing level of service during the a.m. peak hour (LOS E or F). Both signalized intersections are anticipated to operate well during the a.m. peak hour. The Comstock Drive intersection improves because there is less traffic demand at that access with the removal of the Treasure Mountain Middle School.

The 95th percentile queue in the westbound direction during the a.m. peak hour is anticipated to be almost 700 feet long at the Comstock Drive / Kearns Boulevard (SR-248) intersection. The East HS Egress is anticipated to have almost 150 feet of internal queuing. The West HS Egress is anticipated to have approximately 300 feet of internal queuing.

TABLE ES-1
A.M. Peak Hour
Park City School District Master Plan - Kearns Blvd Campus

Intersection	Existing 2015 Background	Future 2020 - Option 1	Future 2020 - Option 2
Description	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])	LOS (Sec/Veh[1])
Bonanza Drive / Kearns Boulevard (SR-248)	**D (35.2)**	**D (44.4)**	**D (37.4)**
West HS Egress / Kearns Boulevard (SR-248)	**D (29.9) / SB**	**F (> 50) / SB**	**F (> 50) / SB**
Cooke Drive (West HS Ingress) / Kearns Boulevard (SR-248)	**F (> 50) / NB**	**F (> 50) / NB**	**F (> 50) / NB**
East HS Egress / Kearns Boulevard (SR-248)	**D (27.1) / SB**	**F (> 50) / SB**	**F (> 50) / SB**
East HS Ingress / Kearns Boulevard (SR-248)	**C (20.2) / EBL**	**E (48.0) / EBL**	**D (32.1) / EBL**
Comstock Drive / Kearns Boulevard (SR-248)	**D (36.7)**	**C (26.3)**	**C (26.9)**
Middle School Access / Kearns Boulevard (SR-248)	**F (> 50) / SB**	**F (> 50) / SB**	**F (> 50) / SB**
District Office Access / Kearns Boulevard (SR-248)	**F (> 50) / SB**	**F (> 50) / SB**	**F (> 50) / SB**

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

Source: Hales Engineering, July 2015

RECOMMENDATIONS

The following mitigation measures are recommended:

Existing (2015) Background Conditions Analysis

No mitigation measures are recommended.

Future 2020 Plus Improvements Conditions Analysis

Option 1:

All school accesses are anticipated to operate at failing levels of service (LOS E or F). Some level of congestion and delay are expected near schools when school begins/ends, however, the ingress & egress to the east parking lot at the High School is anticipated to be severe. The following recommendations are provided:

- It is recommended that an additional access to the east High School parking lot be considered. It is unlikely that UDOT would allow an additional access on SR-248. Therefore, it is recommended that an access to Lucky John Drive be considered. This would disperse the High School traffic much faster and reduce congestion on SR-248.
- It is recommended that the north leg of Comstock Drive be reconstructed with a separate right-turn and shared left / thru lanes for exiting vehicles. A raised median that extends north on Comstock Drive to the parent drop-off is also recommended. This would prevent conflicts from vehicles from making a U-turn early.
- It is recommended that a clear circulation drive aisle exists around the McPolin parking lot to allow for parent drop-off queuing on-site.

Option 2:

All school accesses are anticipated to operate at failing levels of service (LOS E or F). Some level of congestion and delay are expected near schools when school begins/ends, however, the ingress & egress to the west parking lot at the High School is anticipated to be excessive. The following recommendations are provided:

- It is recommended that a cross access agreement with the adjacent LDS Church be explored. This would disperse the High School traffic much faster and reduce congestion on SR-248. If this is not possible, it is recommended that an access to Lucky John Drive be considered.
- It is recommended that an internal circulation road around the campus be considered to allow vehicles to travel from the High School, to the football and tennis facilities, the District Office and back. With the current layout, many people will drive on SR-248 instead of walk, which causes additional congestion on the roadway.

- It is recommended that the north leg of Comstock Drive be reconstructed with a separate right-turn and shared left / thru lanes for exiting vehicles. A raised median that extends north on Comstock Drive to the parent drop-off is also recommended. This would prevent conflicts from vehicles from making a U-turn early.
- It is recommended that a clear circulation drive aisle exists around the McPolin parking lot to allow for parent drop-off queuing on-site.

Pros and Cons for Option 1 & 2

Option 1: High School Addition to South

- PROS:
    - The football field remains close to the High School, reducing additional trips between the school and the field
    - Treasure Mountain Middle School is demolished, reducing the number trips to/from Comstock Drive
    - The parking lot and parent drop-off to McPolin Elementary School are reconfigured in a way that improves traffic flow and reduces pedestrian/vehicle conflicts
    - A separate bus drop-off area and access are created for the McPolin Elementary School
    - A separate bus drop-off area and access are created for the High School
- CONS:
    - All of the High School parking is consolidated to one large lot on the east side of the High School, causing more congestion and delay to enter/exit the parking area
    - An additional access to the High School Parking lot is needed to help reduce congestion, however UDOT is unlikely to allow an additional access on SR-248
    - The baseball fields and tennis courts are far from the high school, which encourages additional vehicle trips between them

Option 2: High School Addition to West

- PROS:
    - Treasure Mountain Middle School is demolished, reducing the number trips to/from Comstock Drive
    - The parking lot and parent drop-off to McPolin Elementary School are reconfigured in a way that improves traffic flow and reduces pedestrian/vehicle conflicts
    - A separate bus drop-off area and access are created for the McPolin Elementary School
    - Two High School parking lots are retained, with a separate ingress/egress for each, which allows traffic to distribute faster
    - A possible cross-access agreement could be reached with the LDS church west of the school site, which would provide better traffic flow

- CONS:
    - The football field and tennis courts are far from the high school, which encourages additional vehicle trips between them

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- Some level of congestion and delay are expected near schools when school begins/ends.
- Several of the school accesses are currently operating at LOS F during the a.m. peak hour.
- Two options for improvements to the Kearns Boulevard Campus have been proposed and analyzed in this study. Option 1 involves a High School addition to the south side of the building and Option 2 involves an addition to the west side of the building.
- Future 2020 traffic volumes were calculated for Kearns Boulevard (SR-248) and the associated side streets in the study area. Trip generation for each of the schools on Kearns Boulevard Campus was calculated and added to the future 2020 background traffic volumes.
- All school accesses are anticipated to fail with both Option 1 and Option 2 by 2020 if no improvements to Kearns Boulevard (SR-248) are completed.
- It is recommended that the north leg of Comstock Drive be reconstructed with a separate right-turn and shared left / thru lanes for exiting vehicles. A raised median that extends north on Comstock Drive to the parent drop-off is also recommended. This would prevent conflicts from vehicles from making a U-turn early.
- It is recommended that a clear circulation drive aisle exists around the McPolin parking lot to allow for parent drop-off queuing on-site.
- Option 1: It is recommended that an additional access to the east High School parking lot be considered. It is unlikely that UDOT would allow an additional access on SR-248. Therefore, it is recommended that an access to Lucky John Drive be considered. This would disperse the High School traffic faster and reduce congestion on SR-248.
- Option 2: It is recommended that a cross access agreement with the adjacent LDS Church be explored. This would disperse the High School traffic much faster and reduce congestion on SR-248. If this is not possible, it is recommended that an access to Lucky John Drive be considered.
- Option 2: It is recommended that an internal circulation road around the campus be considered to allow vehicles to travel from the High School, to the football and tennis facilities, the District Office and back. With the current layout, many people will drive on SR-248 instead of walk, which causes additional congestion on the roadway.
- Although both options would benefit from an additional access to the High School (potentially from Lucky John Drive), Option 2 provides better traffic flow at the High

School by dispersing the traffic between two parking areas and multiple accesses. Option 1 creates a severe congestion problem at the East HS Ingress/Egress by consolidating almost all of the High School traffic to this location.

- Park City is in the process of completing a study that will analyze potential future improvements on the SR-248 corridor. Although the exact nature and timeframe of the future improvements to SR-248 have not yet been determined, it is anticipated that any of the considered improvements would improve traffic flow to/from the Kearns Boulevard campus. To provide a conservative analysis, it was assumed that none of these improvements are completed by 2020.

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TABLE OF CONTENTS

EXECUTIVE SUMMARY i

TRAFFIC ANALYSIS I
RECOMMENDATIONS IV
SUMMARY OF KEY FINDINGS/RECOMMENDATIONS VI

TABLE OF CONTENTS viii

LIST OF TABLES ix

I. INTRODUCTION 1

A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2

II. EXISTING (2015) BACKGROUND CONDITIONS 4

A. Purpose 4
B. Roadway System 4
C. Traffic Volumes 4
D. Level of Service Analysis 5
E. Queuing Analysis 5
F. Mitigation Measures 5

III. PLANNED IMPROVEMENTS 8

A. Purpose 8
B. Project Description 8
C. Trip Generation 9
D. Trip Distribution and Assignment 9
E. Access 10

IV. FUTURE (2020) PLUS IMPROVEMENTS CONDITIONS 13

A. Purpose 13
B. Traffic Volumes 13
C. Option 1 Level of Service Analysis 13
D. Option 1 Queuing Analysis 14
E. Option 1 Mitigation Measures 14
F. Option 2 Level of Service Analysis 17
G. Option 2 Queuing Analysis 17
H. Option 2 Mitigation Measures 18
I. Pros and Cons 18
J. Future Improvements 19

Appendix A: Turning Movement Counts
Appendix B: LOS Results
Appendix C: Option 1 & 2 Site Plans
Appendix D: Queuing Results

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LIST OF TABLES

Table 1 Level of Service Descriptions 3
Table 2 Existing (2015) Background a.m. Peak Hour Level of Service 6
Table 3 Future (2020) Plus Option 1 a.m. Peak Hour Level of Service 14
Table 4 Future (2020) Plus Option 2 a.m. Peak Hour Level of Service 17

LIST OF FIGURES

Figure 1 Vicinity map showing the project location in Park City, Utah 1
Figure 2 Existing (2015) background a.m. peak hour traffic volumes 7
Figure 3 Option 1 Trip assignment for a.m. peak hour 11
Figure 4 Option 2 Trip assignment for a.m. peak hour 12
Figure 5 Future (2020) plus Option 1 a.m. peak hour traffic volumes 16
Figure 6 Future (2020) plus Option 2 a.m. peak hour traffic volumes 20

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed changes to the Kearns Boulevard Campus for the Park City School District in Park City, Utah. The Kearns Boulevard Campus is located on the north side of SR-248 west of Bonanza Drive. Figure 1 shows a vicinity map of the campus.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and proposed alternative conditions (conditions after the reconfiguration of the site) at key intersections and roadways in the vicinity of the site.

Figure 1 Vicinity map showing the project location in Park City, Utah

B. Scope

The study area was defined based on conversations with project team and the Park City School District. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Bonanza Drive / Kearns Boulevard (SR-248)
- West High School Egress / Kearns Boulevard (SR-248)
- Cook Drive (West High School Ingress) / Kearns Boulevard (SR-248)
- East High School Egress / Kearns Boulevard (SR-248)
- East High School Ingress / Kearns Boulevard (SR-248)
- Comstock Drive / Kearns Boulevard (SR-248)
- Treasure Mountain Middle School Access / Kearns Boulevard (SR-248)
- Park City District Office Access / Kearns Boulevard (SR-248)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The Highway Capacity Manual 2010 (HCM 2010) methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections LOS is reported based on the worst approach.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1 Level of Service Descriptions

Level of Service	Description of Traffic Conditions	Average Delay (seconds/vehicle)
	Signalized Intersections	**Overall Intersection**
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	0 ≤ 10.0
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	> 10.0 and ≤ 20.0
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	>20.0 and ≤ 35.0
D	Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained.	> 35.0 and ≤ 55.0
E	Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity.	> 55.0 and ≤ 80.0
F	Unacceptable progression with forced or breakdown operating conditions.	> 80.0
	Unsignalized Intersections	**Worst Approach**
A	Free Flow / Insignificant Delay	0 ≤ 10.0
B	Stable Operations / Minimum Delays	>10.0 and ≤ 15.0
C	Stable Operations / Acceptable Delays	>15.0 and ≤ 25.0
D	Approaching Unstable Flows / Tolerable Delays	>25.0 and ≤ 35.0
E	Unstable Operations / Significant Delays Can Occur	>35.0 and ≤ 50.0
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

Source: Hales Engineering Descriptions, based on Highway Capacity Manual, 2010 Methodology (Transportation Research Board, 2010)

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II. EXISTING (2015) BACKGROUND CONDITIONS

A. Purpose

The purpose of the existing (2015) background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified and potential mitigation measures recommended. This analysis will provide a baseline condition that may be compared to the build conditions to identify the impacts of the project.

B. Roadway System

The primary roadway that will provide access to the project site is described below:

Kearns Boulevard (SR-248) – is a state-maintained roadway (classified by UDOT access management standards as a "Community Rural importance" facility, or access category 7 roadway) that provides direct access to the proposed site. Kearns Boulevard (SR-248) has one travel lane in each direction and a two-way left-turn lane (TWLTL) adjacent to the site. As identified and controlled by UDOT, a category 7 roadway classification identifies minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum street spacing of 300 feet, and minimum access spacing of 150 feet. The posted speed limit on Kearns Boulevard (SR-248) adjacent to the site is 35 mph.

Kearns Boulevard (SR-248) is constructed as a 5-lane cross section from west of the Kearns Boulevard Campus and narrows down to a 3-lane cross section at the Sidewinder Drive intersection. Kearns Boulevard (SR-248) is also constructed as a 5-lane cross section east of the campus beginning at the Round Valley Drive intersection. This leaves a section of Kearns Boulevard (SR-248) adjacent to the campus that is just over two miles long that only has a 3-lane cross section. This section of Kearns Boulevard (SR-248) is typically congested during the peak hours.

C. Traffic Volumes

Hales Engineering performed weekday morning (7:00 to 9:00 a.m.) and afternoon (2:00 to 4:00 p.m.) peak period traffic counts at the following intersections:

- West High School Egress / Kearns Boulevard (SR-248)
- Cook Drive (West High School Ingress) / Kearns Boulevard (SR-248)
- East High School Egress / Kearns Boulevard (SR-248)
- East High School Ingress / Kearns Boulevard (SR-248)
- Treasure Mountain Middle School Access / Kearns Boulevard (SR-248)
- Park City District Office Access / Kearns Boulevard (SR-248)

These counts were performed on Thursday, April 16, 2015. Additional counts were collected by UDOT and provided for this study through the Park City Traffic Engineer at the following intersections:

- Bonanza Drive / Kearns Boulevard (SR-248)
- Comstock Drive / Kearns Boulevard (SR-248)

The morning volumes were slightly higher than the afternoon volumes and had a lower peak hour factor, meaning the traffic was more spread out in the afternoon peak hour. Therefore, it was determined that the morning peak hour would be used for this analysis to represent the worst case conditions. The a.m. peak hour was determined to be between the hours of 7:15 and 8:15 a.m. Detailed count data are included in Appendix A.

Figure 2 shows the existing a.m. peak hour volume as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the a.m. peak hour LOS was computed for the study intersections. The results of this analysis are reported in Table 2 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction at the intersections. These results serve as a baseline condition for the impact analysis of the proposed project during existing (2015) conditions. As shown in Table 2, most of the study intersections are currently operating at acceptable levels of service. However, Cooke Drive, the Middle School Access and the District Office Access are all currently operating at LOS F during the a.m. peak hour.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for the study intersection. The queue reports can be found in Appendix D. There is some significant queuing in the westbound direction at the Comstock Drive / Kearns Boulevard (SR-248) intersection. This queuing can back up past the Middle School Access and even as far as the District Office Access. The left-turn queue into the High School Entrances can also back up as much as 16 – 17 vehicles during the a.m. peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

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Table 2 Existing (2015) Background a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Bonanza Drive / Kearns Blvd (SR-248)	Signal	-	-	-	35.2	D
West HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	29.9	D	-	-
Cooke Drive (West HS Ingress) / Kearns Blvd (SR-248)	NB Stop	NB	> 50	F	-	-
East HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	27.1	D	-	-
East HS Ingress / Kearns Blvd (SR-248)	Yield	EBL	20.2	C	-	-
Comstock Drive / Kearns Blvd (SR-248)	Signal	-	-	-	36.7	D
Middle School Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
District Office Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

Park City School District Master Plan - Kearns Boulevard Campus
Existing 2015 Background

a.m. Peak Hour
Figure 2

Hales Engineering
1220 North 500 West, Ste. 202 Lehi, Utah 84043

801.766.4343
7/29/2015

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III. PLANNED IMPROVEMENTS

A. Purpose

The planned improvements section explains the type and intensity of the proposed changes. This provides the basis for trip generation, distribution, and assignment of trips to the surrounding study intersections defined in the Introduction.

B. Project Description

The Kearns Boulevard Campus is located on the north side of SR-248 west of Bonanza Drive. This analysis studied two different alternatives that are being considered for the Kearns Boulevard Campus. Both options involve adding on to the High School to accommodate an additional grade (9 – 12 grade), adding additional classrooms to McPolin Elementary School, and removing Treasure Mountain Middle School. A concept plan for both options has been included in Appendix C.

Option 1: High School Addition to South

- High school addition occurs on the south side of the building (additional ~450 students)
- Most of the south parking lot is removed with a small portion (including both accesses) to accommodate buses
- Additional parking is added to the east side of the High school
- The football field remains in its existing location
- 6 additional classrooms are added to McPolin Elementary
- McPolin Elementary School parking lot is reconfigured further east
- The Treasure Mountain Access becomes a bus only access for McPolin Elementary
- Additional baseball fields, tennis courts, fields, etc. are added to the site

Option 2: High School Addition to West

- High school addition occurs on the west side of the building (additional ~450 students)
- The south parking lot is expanded to the west with an option to connect to adjacent church parking lot / access
- The football field is relocated to the east end of the Kearns Boulevard campus
- 6 additional classrooms are added to McPolin Elementary
- McPolin Elementary School parking lot is reconfigured further east
- The Treasure Mountain Access becomes a bus only access for McPolin Elementary
- Additional baseball fields, tennis courts, fields, etc. are added to the site

C. Trip Generation

Trip generation for the planned improvements were calculated using the traffic volume counts, performed by Hales Engineering, and the number of students that attend Park City High School, McPolin Elementary School, and Treasure Mountain Middle School. The counts were performed during the a.m. peak hour. From these volume counts, the number of trips to and from each school were observed. The current enrollment at Park City High School is approximately 1,200 students. The current enrollment at McPolin Elementary School is approximately 400 students. The current enrollment at Treasure Mountain Middle School is approximately 800 students. The total number of trips entering / exiting the McPolin Elementary / Treasure Mountain Middle Schools during the a.m. peak hour was 770. Based on these values, a trip generation rate of 0.64 trips / student was calculated for the elementary and middle school trip generation. A trip generation rate of 0.53 trips / student was calculated for the high school. The total trip generation for each school during the a.m. peak hour is shown below:

McPolin Elementary School:
- Total Trips Entering (includes buses) 155
- Trips Exiting (includes buses) 135

Treasure Mountain Middle School (planned to be demolished):
- Total Trips Entering (includes buses) -260
- Trips Exiting (includes buses) -280

Park City High School (grades 9 - 12):
- Total Trips Entering (includes buses) 625
- Trips Exiting (includes buses) 265

District Office:
- Total Trips Entering 22
- Trips Exiting 7

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially in close proximity to the site. The resulting distribution of project generated trips is as follows:

A.M. Peak Period To/From Project:
- 30% East
- 5% South (via Comstock Drive)

- 15% South (via Bonanza Drive)
- 40% West
- 10% North (via Monitor Drive)

These trip distribution assumptions were used to assign the a.m. peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for Option 1 is shown in Figure 3 and trip assignment for Option 2 is shown in Figure 4.

E. Access

The proposed accesses for the site will be gained at the following locations (see also site plans in Appendix C):

Option 1: High School Addition to South

- The ingress and egress accesses to the parking on the south side of the High School are proposed to remain in the same location. However, most of the parking lot will be removed and the remainder will be for buses only.
- The ingress and egress accesses to the parking lot on the east side of the High School are proposed to remain the same. The parking lot is proposed to be expanded.
- Comstock Drive is proposed to remain in the same location, but the parking area and parent drop-off would be reconfigured as shown in Appendix C.
- The Treasure Mountain Middle School access would remain in the same location, but be reconfigured to become a bus only access for the bus drop-off area at McPolin Elementary School.

Option 2: High School Addition to West

- The ingress and egress accesses to the parking on the south side of the High School are proposed to remain in the same location. The parking lot on the south side of the High School is proposed to be expanded. A possible cross-access agreement could be considered with the LDS Church located just west of the site.
- The ingress and egress accesses to the parking lot on the east side of the High School are proposed to remain the same.
- Comstock Drive is proposed to remain in the same location, but the parking area and parent drop-off would be reconfigured as shown in Appendix C.
- The Treasure Mountain Middle School access would remain in the same location, but be reconfigured to become a bus only access for the bus drop-off area at McPolin Elementary School.

Park City SChool District Master Plan - Kearns Boulevard Campus
Option 1 Trip Assignment

a.m. Peak Hour
Figure 3

Hales Engineering
1220 North 500 West, Ste. 202 Lehi, Utah 84043

801.766.4343
7/29/2015

rict Master Plan - Kearns Boulevard Campus **a.m. Peak Hour**
ıent **Figure 4**

Ste. 202 Lehi, Utah 84043 **801.766.4343**
7/29/2015

IV. FUTURE (2020) PLUS IMPROVEMENTS CONDITIONS

A. Purpose

This section of the report examines the traffic impacts of the proposed project at the study intersections. The net trips generated by the proposed development were combined with the existing background traffic volumes to create the existing plus project conditions. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

All anticipated improvements to the Kearns Boulevard Campus are anticipated to be complete by 2020. Future 2020 traffic volumes were calculated for the study area using growth rates developed by a transportation study for Park City that is currently being conducted. The study will examine possible improvements on SR-248 and SR-224 through Park City. For the purposes of this study, it was assumed that the improvements identified in that study have not been completed by 2020. The study did identify a growth rate of 2.8% annual growth for SR-248 and a rate of 0.5% annual growth for all side street approaches to SR-248.

Project trips were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements. The future (2020) plus Option 1 a.m. peak hour volumes were generated for the study intersections and are shown in Figure 5, and the future (2020) plus Option 2 a.m. peak hour volumes are shown in Figure 6.

C. Option 1 Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the a.m. peak hour LOS was computed for the study intersections. The results of this analysis are reported in Table 3 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction at the intersections. As shown in Table 3, all school accesses are anticipated to operate at failing level of service during the a.m. peak hour (LOS E or F). Both signalized intersections are anticipated to operate well during the a.m. peak hour. The Comstock Drive intersection improves because there is less traffic demand at that access with the removal of the Treasure Mountain Middle School.

Table 3 Future (2020) Plus Option 1 a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Bonanza Drive / Kearns Blvd (SR-248)	Signal	-	-	-	44.4	D
West HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
Cooke Drive (West HS Ingress) / Kearns Blvd (SR-248)	NB Stop	NB	> 50	F	-	-
East HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
East HS Ingress / Kearns Blvd (SR-248)	Yield	EBL	48.0	E	-	-
Comstock Drive / Kearns Blvd (SR-248)	Signal	-	-	-	26.3	C
Middle School Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
District Office Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

D. Option 1 Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. The 95th percentile queue in the westbound direction during the a.m. peak hour is anticipated to be almost 700 feet long at the Comstock Drive / Kearns Boulevard (SR-248) intersection. The East HS Egress is anticipated to have over 250 feet of internal queuing.

E. Option 1 Mitigation Measures

All school accesses are anticipated to operate at failing levels of service (LOS E or F). Some level of congestion and delay are expected near schools when school begins/ends, however, the ingress & egress to the east parking lot at the High School is anticipated to be severe. The following recommendations are provided:

- It is recommended that an additional access to the east High School parking lot be considered. It is unlikely that UDOT would allow an additional access on SR-248.

Therefore, it is recommended that an access to Lucky John Drive be considered. This would disperse the High School traffic much faster and reduce congestion on SR-248.

- It is recommended that the north leg of Comstock Drive be reconstructed with a separate right-turn and shared left / thru lanes for exiting vehicles. A raised median that extends north on Comstock Drive to the parent drop-off is also recommended. This would prevent conflicts from vehicles from making a U-turn early.
- It is recommended that a clear circulation drive aisle exists around the McPolin parking lot to allow for parent drop-off queuing on-site.

Park City School District Master Plan - Kearns Boulevard Campus **a.m. Peak Hour**
Future 2020 Option 1 **Figure 5**

Hales Engineering **801.766.4343**
1220 North 500 West, Ste. 202 Lehi, Utah 84043 **7/29/2015**

F. Option 2 Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the a.m. peak hour LOS was computed for the study intersections. The results of this analysis are reported in Table 4 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction at the intersections. As shown in Table 4, all school accesses are anticipated to operate at failing level of service during the a.m. peak hour (LOS E or F). Both signalized intersections are anticipated to operate well during the a.m. peak hour. The Comstock Drive intersection improves because there is less traffic demand at that access with the removal of the Treasure Mountain Middle School.

Table 4 Future (2020) Plus Option 2 a.m. Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach[1,3]	Aver. Delay (Sec/Veh)[1]	LOS[1]	Aver. Delay (Sec/Veh)[2]	LOS[2]
Bonanza Drive / Kearns Blvd (SR-248)	Signal	-	-	-	37.4	D
West HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
Cooke Drive (West HS Ingress) / Kearns Blvd (SR-248)	NB Stop	NB	> 50	F	-	-
East HS Egress / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
East HS Ingress / Kearns Blvd (SR-248)	Yield	EBL	32.1	D	-	-
Comstock Drive / Kearns Blvd (SR-248)	Signal	-	-	-	26.9	C
Middle School Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-
District Office Access / Kearns Blvd (SR-248)	SB Stop	SB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
3. SB = Southbound approach, etc.

Source: Hales Engineering, July 2015

G. Option 2 Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. The 95th percentile queue in the westbound direction during the a.m. peak hour is anticipated to be almost 700 feet long at the Comstock

Drive / Kearns Boulevard (SR-248) intersection. The East HS Egress is anticipated to have almost 150 feet of internal queuing. The West HS Egress is anticipated to have approximately 300 feet of internal queuing.

H. Option 2 Mitigation Measures

All school accesses are anticipated to operate at failing levels of service (LOS E or F). Some level of congestion and delay are expected near schools when school begins/ends, however, the ingress & egress to the west parking lot at the High School is anticipated to be excessive. The following recommendations are provided:

- It is recommended that a cross access agreement with the adjacent LDS Church be explored. This would disperse the High School traffic much faster and reduce congestion on SR-248. If this is not possible, it is recommended that an access to Lucky John Drive be considered.
- It is recommended that an internal circulation road around the campus be considered to allow vehicles to travel from the High School, to the football and tennis facilities, the District Office and back. With the current layout, many people will drive on SR-248 instead of walk, which causes additional congestion on the roadway.
- It is recommended that the north leg of Comstock Drive be reconstructed with a separate right-turn and shared left / thru lanes for exiting vehicles. A raised median that extends north on Comstock Drive to the parent drop-off is also recommended. This would prevent conflicts from vehicles from making a U-turn early.
- It is recommended that a clear circulation drive aisle exists around the McPolin parking lot to allow for parent drop-off queuing on-site.

I. Pros and Cons

<u>Option 1: High School Addition to South</u>

- PROS:
    - The football field remains close to the High School, reducing additional trips between the school and the field
    - Treasure Mountain Middle School is demolished, reducing the number trips to/from Comstock Drive
    - The parking lot and parent drop-off to McPolin Elementary School are reconfigured in a way that improves traffic flow and reduces pedestrian/vehicle conflicts
    - A separate bus drop-off area and access are created for the McPolin Elementary School
    - A separate bus drop-off area and access are created for the High School
- CONS:
    - All of the High School parking is consolidated to one large lot on the east side of the High School, causing more congestion and delay to enter/exit the parking area

- An additional access to the High School Parking lot is needed to help reduce congestion, however UDOT is unlikely to allow an additional access on SR-248
- The baseball fields and tennis courts are far from the high school, which encourages additional vehicle trips between them

Option 2: High School Addition to West

- PROS:
  - Treasure Mountain Middle School is demolished, reducing the number trips to/from Comstock Drive
  - The parking lot and parent drop-off to McPolin Elementary School are reconfigured in a way that improves traffic flow and reduces pedestrian/vehicle conflicts
  - A separate bus drop-off area and access are created for the McPolin Elementary School
  - Two High School parking lots are retained, with a separate ingress/egress for each, which allows traffic to distribute faster
  - A possible cross-access agreement could be reached with the LDS church west of the school site, which would provide better traffic flow
- CONS:
  - The football field and tennis courts are far from the high school, which encourages additional vehicle trips between them

J. Future Improvements

As stated previously, Park City is in the process of completing a study that will analyze potential future improvements on the SR-248 corridor. These improvements would likely include widening SR-248 to a five-lane cross section through the study area. However, there are several possibilities about how the five lanes would be used. These include:

- Two general purpose lanes in each direction with a TWLTL
- One general purpose lane in each direction, a high occupancy vehicles (HOV) lane in each direction, and a TWLTL
- One general purpose lane in each direction, a transit only lane in each direction, and a TWLTL
- Additional alternatives are also being considered

Although the exact nature and timeframe of the future improvements to SR-248 have not yet been determined, it is anticipated that any of the aforementioned improvements would improve traffic flow to/from the Kearns Boulevard campus. To provide a conservative analysis, it was assumed that none of these improvements are completed by 2020.

Park City School District Master Plan - Kearns Boulevard Campus
Future 2020 Option 2

a.m. Peak Hour
Figure 6

Hales Engineering
1220 North 500 West, Ste. 202 Lehi, Utah 84043

801.766.4343
7/29/2015

AGEC
Applied GeoTech

July 10, 2015

VCBO Architecture
524 South 600 East
Salt Lake City, Utah 84102

Attention: Vern Latham

Subject: Environmental Summary Report
Park City School District Kearns Blvd. Parcels
1750 to 2700 West Kearns Boulevard
Park City, Utah
AGEC Project No. 1150219

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) has prepared the following Environmental Summary Report for the Park City School District (PCSD) Kearns Boulevard Parcels at 1750 to 2700 West Kearns Boulevard in Park City, Utah (Figures 1 to 8). The summary report has been prepared to review the previous environmental work performed at the PCSD parcels that may have been historically impacted by deposits of nearby mine tailings.

PARK CITY MINING HISTORY

Mining operations in the Park City area began around 1869. Approximately 16 million tons of ore were produced between 1875 and 1982. The mining operations involved numerous milling facilities and involved the disposal of tailings and other mine waste throughout the Park City mining district. Over the course of time, mine tailings and waste have washed down from the upper watershed and have been relocated during the development of Park City. The largest area of mine tailings is known as the Richardson Flat Tailings site. The site initially covered about 258 acres about 1½ miles east of the school properties. The site consists of a tailings dam and impoundment that were used to capture and hold mill tailings from the Ontario Mine near Park City. Hazardous substances at the site include heavy metals such as arsenic, cadmium, copper, lead, mercury, silver, and zinc.

The Richardson Flat Tailings site is located next to Silver Creek, which is classified by the state of Utah as a cold-water fishery. In 1989, EPA and State of Utah officials observed mine tailings at the site sinking into an on-site diversion ditch and Silver Creek. Surface water coming from a diversion ditch surrounding the site is contaminated with heavy metals. This ditch empties into wetlands below the tailings dam and flows into Silver Creek. Groundwater below the site is also contaminated with heavy metals. The entire Silver Creek watershed is

being investigated by EPA, the state of Utah and UPCM through a cooperative, community-based stakeholder group. Tailings and metal impacted soils have been detected along the drainage and flood plain of Lower Silver Creek. In July 2005, the EPA issued a Record of Decision (ROD) providing for the removal of contaminated sediments from nearby wetlands covering contaminated sediments in the diversion ditch, capping the tailings impoundment, and imposing deed restrictions on future land use and groundwater use. The ROD was subsequently modified to allow for the removal of contaminated sediments in the diversion ditches. United Park City Mines (UPCM) and the EPA entered into a consent decree in October 2007 whereby UPCM is implementing the ROD.

The EPA has since expanded the Richardson Flat site to include additional areas of contamination associated with historical mining operations. The Richardson Flat tailings impoundment is now designated as operable unit one (OU-1). The EPA designated operable unit 2 (OU-2) of the site to address mine waste and tailings that had been transported downstream of the tailings impoundment more than 12 miles along the banks of Lower Silver Creek, from U.S. Highway 40 on the southern end to Interstate 80 on the northern end, in an area of more than 400 acres. UPCM agreed to perform a remedial investigation/feasibility study for OU-2 pursuant to an administrative order on consent executed in September 2009.

The EPA recently identified two additional operable units. Along Lower Silver Creek there is a stretch of the creek below Park City referred to as the "Middle Reach." The EPA created operable unit 3 (OU-3), which encompasses approximately 836 acres in the Middle Reach and approximately 720 acres along the flood plain of Lower Silver Creek that were formerly part of OU-2.

The EPA also created operable unit 4 (OU-4), which consists of the discharge from Prospector Drain, an underground pipe that runs through a subdivision of Park City known as Prospector Square and a municipal park named Prospector Park. The Prospector Drain collects shallow groundwater from areas in and around Prospector Park and Prospector Square. It then discharges a portion of this flow to a constructed treatment wetland and the remainder to a natural wetland area on or near property known as the Silver Maple Claims. The Prospector Drain was constructed in conjunction with the development of the Prospector Park and Prospector Square area during the late 1970s when buildings were built atop tailings material. The EPA was concerned that if the outfall from the Prospector Drain was not addressed, recontamination of OU-2 and 3 would occur. OU-4 extends to approximately 800 feet east of the PCSD offices (Figure 9).

SITE BACKGROUND

The PCSD operates the Park City High School (PCHS) at 1750 West Kearns Boulevard, the McPolin Elementary School (MPES) at 2270 West Kearns Boulevard, the Park City Learning Center (PCLC) at 2400 West Kearns Boulevard south of the elementary school, the Treasure Mountain Junior High School (TMJHS) at 2530 West Kearns Boulevard and the school district offices at 2700 West Kearns Boulevard on adjacent parcels on the north side of Kearns Boulevard. The PCHS, MPES and PCLC are located within the Park City Soil Ordinance Boundary as per Park City Municipal Code 11-15-1. The TMJHS and PCSD office along with the North 40 Playing Fields and adjacent wetlands are on a 39.81 acre parcel (Summit County Parcel PCA-98-A-X) east of the soil ordinance boundary.

The PCMC Soil Ordinance boundary was established due to previous investigations indicating the surface and subsurface soils on the properties may have been impacted by historical nearby mining activities resulting in elevated concentrations of heavy metals (lead and arsenic) in the soil. The school sites are adjacent to Prospector Square, a known area where mine tailings were deposited by Silver Creek from the early 1900s. Historical aerial photographs indicate the majority of the PCHS property and south end of the TMJHS property were disturbed and likely impacted by the deposition of the tailings. Prospector Square began to be redeveloped with residential and commercial construction in the 1970s. The PCHS was built in 1977. The TMJHS was built in 1983. The MPES was built in the early 1990s.

The code requires the site soils be characterized to comply with the Park City Municipal Corporation (PCMC) "Landscaping and Maintenance of Soil Cover Ordinance." Soil with lead concentrations above 200 mg/kg are required to be capped by buildings, pavements, "approved topsoil" or by weed barrier fabric and 6 inches of bark or rock.

All of the property within the PCMC Soil Ordinance boundary including the PCHS and PCLC property (Parcel PC-2-2300-X), the northwest end of the MPES property (Parcel PCA-2-2101-6-A-X) and the northeast end of the MPES (Parcel PCA-2-2101-6-X) have current Certificates of Compliance from the PCMC.

The EPA has established a residential health-based risk standard of 400 mg/kg lead and 100 mg/kg arsenic for the nearby Richardson Flat site. This standard has been applied to some of the sampled cap locations around the MPES, PCLC and PCHS properties where the lead content was between 200 and 400 mg/kg.

We understand the PCSD wants to apply the PCMC Soil Ordinance standards on the remaining PCSD parcels in this area. We understand the PCSD may renovate or possibly remove the TMJHS entirely. The EPA has indicated that they will work with the PCSD to manage the handling of the contaminated soil and facilitate its proper disposal on this parcel. The EPA may agreed to, in conjunction with the TMJHS's actual renovation, excavate and remove contaminated soil as needed and ensure that at least 6 inches of a clean cover material exist over all areas of the property upon completion of the final project.

PREVIOUS AMEC STUDIES

The PCSD provided AGEC with the following environmental reports performed on the school district parcels:

AMEC Earth and Environmental, "Geotechnical Consultation Renovation of Portions of Existing Park City High School," March 9, 2005.

AMEC Earth and Environmental, "Work Plan for Soil Cover at Park City High School," April 11, 2006.

AMEC Earth and Environmental, "Soil Cap Lead and Arsenic Sampling, Park City High School, McPolin Elementary, The Learning Center," October 27, 2006.

AMEC Earth and Environmental, “Mitigation Work Plan for Soil Removal, Capping and Verification Sampling, Park City High School Properties,” June 14, 2007.

AMEC Earth and Environmental, “Phase 1 Environmental Site Assessment, Park City High School,” March 7, 2008.

AMEC Earth and Environmental, “Soil Mitigation Results 2007, Park City High School, McPolin Elementary and the Learning Center,” May 2, 2008.

AMEC REPORT SUMMARIES

The AMEC reports from 2005 to 2008 involved the initial soil sampling, mitigation and post-removal/confirmation sampling on portions of the PCHS, MPES and PCLC properties. The AMEC reports indicated that the PCHS football field was sampled by AMEC in January 2006 with the findings presented in an AMEC letter report, "Lead and Arsenic Soil Sampling," dated January 20, 2006. A Work Plan for sampling and disposal were presented in a letter report from PCSD, "Park City High School inclusion in Soil Ordinance" dated March 1, 2006. The football field was scheduled for construction activities and soil disposal between April and August 2006. AGEC was not provided these letter reports.

In addition, the AMEC reports have indicated that the PCHS baseball fields have been previously sampled and the necessary mitigation work was completed. The PCSD did not have reports summarizing this work.

The October 2006 AMEC report summarized the sampling of the soil cover in areas on the PCHS, MPES and PCLC properties that were not under construction or planned construction. The sampling was performed generally on a 50-foot grid pattern with the samples obtained between 4 and 5 inches below the surface of the assumed soil cap. Areas that indicated concentrations of lead above the Park City Soil Ordinance screening level of 200 mg/kg included four sample locations by the PCLC, 16 sample locations near the MPES and six sample locations in the area of the PCHS football field. The soil lead concentrations ranged up to 5,900 mg/kg. The identified areas with lead concentrations above 400 mg/kg were presumably mitigated in the summers of 2007 and 2008. The areas where the lead concentration was above the PCMC ordinance of 200 mg/kg but below the EPA standard of 400 mg/kg were not mitigated. The May 2008 AMEC report indicated that some mitigation work was scheduled for the summer of 2008 in the vicinity of the football field, the MPES and PCLC. The mitigation work was to include the removal of up to 6-inches of the impacted soil and the subsequent placement of a 6-inch soil cap over the areas with the elevated lead impacted soil. A summary report documenting the planned work performed in the summer of 2008 was not provided to AGEC.

Based on the AMEC reports and the PCMC Certificates of Compliance, the PCHS, MPES and PCLC properties should have a functioning soil cap where necessary with the upper 6-inches containing concentrations of lead below 400 mg/kg and arsenic below 100 mg/kg. However, as the 2006 AMEC sampling report indicated a number of locations adjacent to the northeast end of the baseball fields contained elevated lead concentrations, additional confirmation sampling of the soil cap on the ball fields in this area may be prudent.

EPA REPORT SUMMARY

In 2014, the US EPA performed a limited surface/subsurface sampling investigation in the vicinity of the TMJHS and PCSD office on the south end of Parcel PCA-98-A-X. Findings of the investigation were reported to the PCSD in a letter dated March 26, 2015. The EPA utilized in-situ x-ray fluorescence (XRF) analysis to evaluate the extent of lead contamination in the soil on these parcels. The sampling investigation indicated the surface cover (mostly grass and infield material) was found to be intact and protective but lead concentrations in the first 6 inches beneath this protective cover were elevated and found to be as great as 19,000 mg/kg. Lead concentrations at depths greater than 6 inches from the surface were also elevated. The sampling in some locations extended to a maximum depth of 36 inches. The sampling suggests the surrounding soil by the TMJHS and PCSD office have been impacted in a similar manner as the adjacent school properties to the west and similar soil management practices should be performed.

The EPA sampling did not extend more than 100 feet north of the TMJHS parking lots into the adjacent wetlands and the North 40 Playing Fields. As the wetlands and playing field are both utilized by school children, there is a potential for an exposure pathway if the surface soils in this area has been impacted above the EPA residential screening level or PCMC Soil Ordinance screening level.

SOIL MANAGEMENT PRACTICES

Based on the previous AMEC and EPA studies, it can be assumed that the subsurface soils below the soil cap on the PCSD properties along Kearns Boulevard may contain concentrations of lead and/or arsenic above the PCMC Soil Ordinance screening levels and should be properly managed if they are disturbed during construction activities. The depth of the impacted soils have not been established.

The PCSD did not have a soil management plan (SMP) available for review. Most soil management plans include a review of the site history, sampling reports, institutional controls and engineering controls (soil cap). Major repair procedures including confirmation sampling, soil disposal procedures, equipment decontamination procedures and contingency plans should be outlined. The maintenance, inspection and verification of the institutional/engineering controls on the PCSD properties should be performed by personnel selected by the PCSD on a scheduled basis. The inspectors and any contractors involved in construction work extending below the existing pavement or soil cap should be provided with a disclosure document that provides a brief disclosure of the site safety and environmental concerns at the subject properties. The signed forms should be collected and filed at the PCSD.

Annual inspection report forms could include a review of the existing soil cap, pavement conditions and record inquiries made to construction offices with the PCSD about the potential for future construction activities in the vicinity of the soil cap. Deficiencies observed should be noted and the appropriate personnel with the school district contacted about the need for corrective actions. Corrective action reports documenting the repairs should be completed and submitted as soon as the corrective actions have been completed to the PCSD. The success of the repair will be noted in the following inspection report.

If major excavations or utility repairs will extend through the pavement system on the PCSD properties or through the existing soil cap into the underlying contaminated soils, the following procedures should be followed and documented.

A. The contractor will be provided with the disclosure forms that will be prepared and signed prior to allowing the contractor or other personnel to disturb the existing soils below the soil cap/pavement system/sidewalk/utilities. The disclosure form will provide a brief disclosure of the site safety and environmental concerns at the subject property. The signed forms will be collected and kept on file by the PCSD. The construction personnel in contact with the potentially contaminated soils should be required to be 40-hour Hazwoper trained.

B. The soils below the pavement system/sidewalk/utilities will be assumed to be contaminated with lead and/or arsenic above the remedial action levels unless sufficiently tested and documented to be below the action levels of 200 mg/kg lead and 100 mg/kg arsenic. Unless the soils are shown to contain lead and/or arsenic below the action levels, the soils excavated from below the soil cap/pavement system/sidewalk/utilities will be required to be managed within the PCMC Soil Ordinance requirements.

C. Soil imported onto the property for proposed capping purposes should be tested as necessary to help confirm it meets the PCMC Soil Ordinance requirements.

D. During the excavation work, dust will be controlled as necessary with the use of water trucks or other devices.

E. Construction equipment potentially affected by the contaminated soil will be decontaminated as described in the soil management plan prior to removal of the affected construction equipment from the site.

F. If the soil cap is disturbed, the soil cap will be replaced as necessary and confirmation samples obtained and documented.

DISPOSAL/RELOCATION/CAPPING OPTIONS

As outlined in the PCMC Soil Ordinance, work on the parcels that involves the excavation or disturbance of soils which cannot be reintroduced on the same property, the property owners must sample the soil and send it to a State certified laboratory for a Toxicity Characteristic Leaching Procedure (TCLP) test. Soils that fail the TCLP test (greater than 5 mg/L lead or arsenic) must be managed as a hazardous waste and disposed at a Utah Department of Environmental Quality permitted facility. Soils that do not fail the TCLP test may be disposed at a municipal landfill, so long as the owner obtains a “Disposal Acceptance Letter” from the landfill. No soils generated within the Soils Ordinance Boundary, regardless of the lead content, are allowed to be exported for use as fill outside the Soils Ordinance Boundary. Reuse of generated soils within the Soils Ordinance Boundary is acceptable provided the receiving property is covered with 6 inches of clean topsoil or covered with an acceptable media, i.e. vegetation, bark, rock, as required by the code.

Relocation of excavated soils on site could be performed providing sufficient long-term space is available and may necessitate the construction of soil berms or other fill locations that would be subsequently capped. The capped areas should be mapped for future reference.

The removal of the impacted soils from the properties should be considered as the last option due to the excessive disposal costs to transport the impacted soil to a regulated disposal facility. Unless special permission is granted to dispose the material at the nearby Richardson Flat repository, the nearest permitted disposal facility is located at the Clean Harbors Grassy Mountain landfill in Tooele County. Disposal and transportation fees to dispose soil at Clean Harbors can exceed $200 per ton.

RECOMMENDATIONS/ITEMS REQUIRING FURTHER ACTION

Based on a review of the available documents, the majority of the PCSD properties in this area have been impacted by historical mine tailings and elevated concentrations of lead and/or arsenic are likely present below the 6-inch thick soil cap, buildings and pavements. To help manage the contaminated soil and help prevent potential exposure pathways to the soil by the students and faculty on site, the following items should be addressed:

1. The PCSD should prepare and implement a site specific Soil Management Plan that includes the maintenance, inspection and verification of the existing and future soil caps. Annual inspection summary reports as part of the SMP are recommended.

2. Previous sampling investigations adjacent to the baseball fields in 2006 indicate elevated lead concentrations were present in the surface soils. It is unknown to AGEC how the soil cap boundary was developed or maintained between the baseball fields and the adjacent MPES property so there may be additional areas on the baseball fields that are not adequately capped. The previously referenced sampling reports documenting the soil cap on the football and baseball fields should be considered in determining the need for remediation in these areas or the fields could be resampled to help confirm the soil cap is in-place and adequate in depth.

3. The remainder of Parcel PCA-98-A-X north of the TMJHS should be sampled to help determine if the wetlands and North 40 Playing Fields have been adversely impacted.

4. Disclosure documents should be prepared for use by visiting contractors that have the potential for penetrating the soil cap or pavement. The document should include the necessary site safety procedures and environmental concerns at the subject property.

5. As half the property is governed by the PCMC Soil Ordinance with a 200 mg/kg action level for the required soil cap, it is recommended that the TMJHS and PCSD office parcel also be managed with the same capping requirements. There has been some previous overlap on the MPES and PCLC properties with the application or acceptance of the EPA residential screening level of 400 mg/kg lead instead of the PCMC 200 mg/kg action level. Future investigations of the soil cap should apply the same acceptance standards, preferably using the PCMC 200 mg/kg action level.

6. Further discussions with the EPA are recommended to help determine the extent the EPA will help with future remedial work on site, including the potential removal and disposal of the impacted soils off site.

7. Soil sampling of the tailings on site appears to be limited to the upper 3 feet. Deeper soil sampling could be performed to help determine how deep the impacted soil extends on site.

8. Unless the EPA allows disposal of the impacted soils at nearby Richardson Flat, the off-site disposal fees to remove the impacted soils from the school properties may be cost prohibitive. Consideration for planning disposal locations on site is recommended.

If you have any questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Thomas R. Atkinson

HISTORICAL AERIAL PHOTOGRAPHS AND PARCEL MAPS

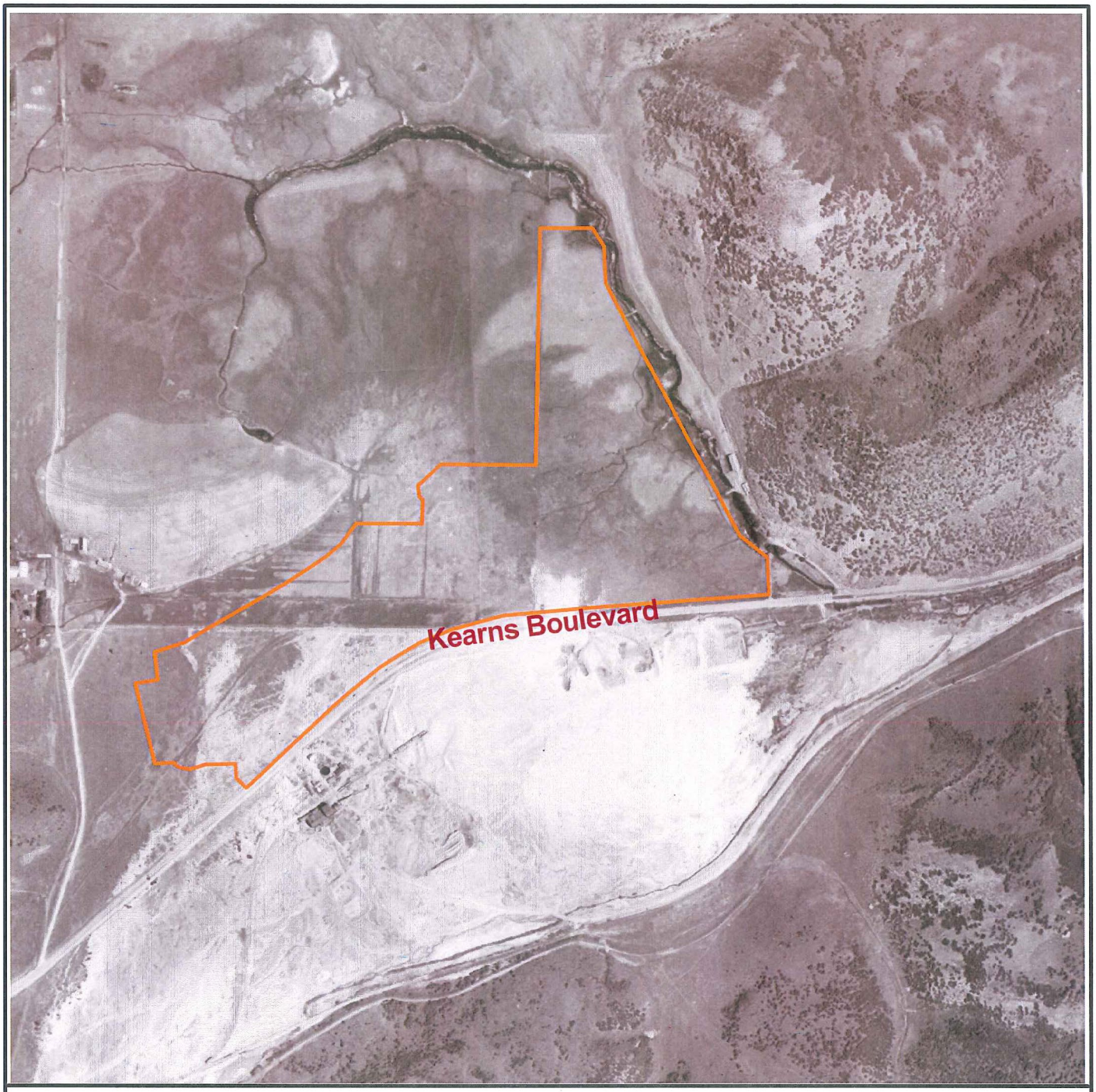
BPK Aerial Photograph 9-10
September 14, 1938

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 1,090 feet

1150219	AGEC	1938 Aerial Photograph of Site	Figure 1



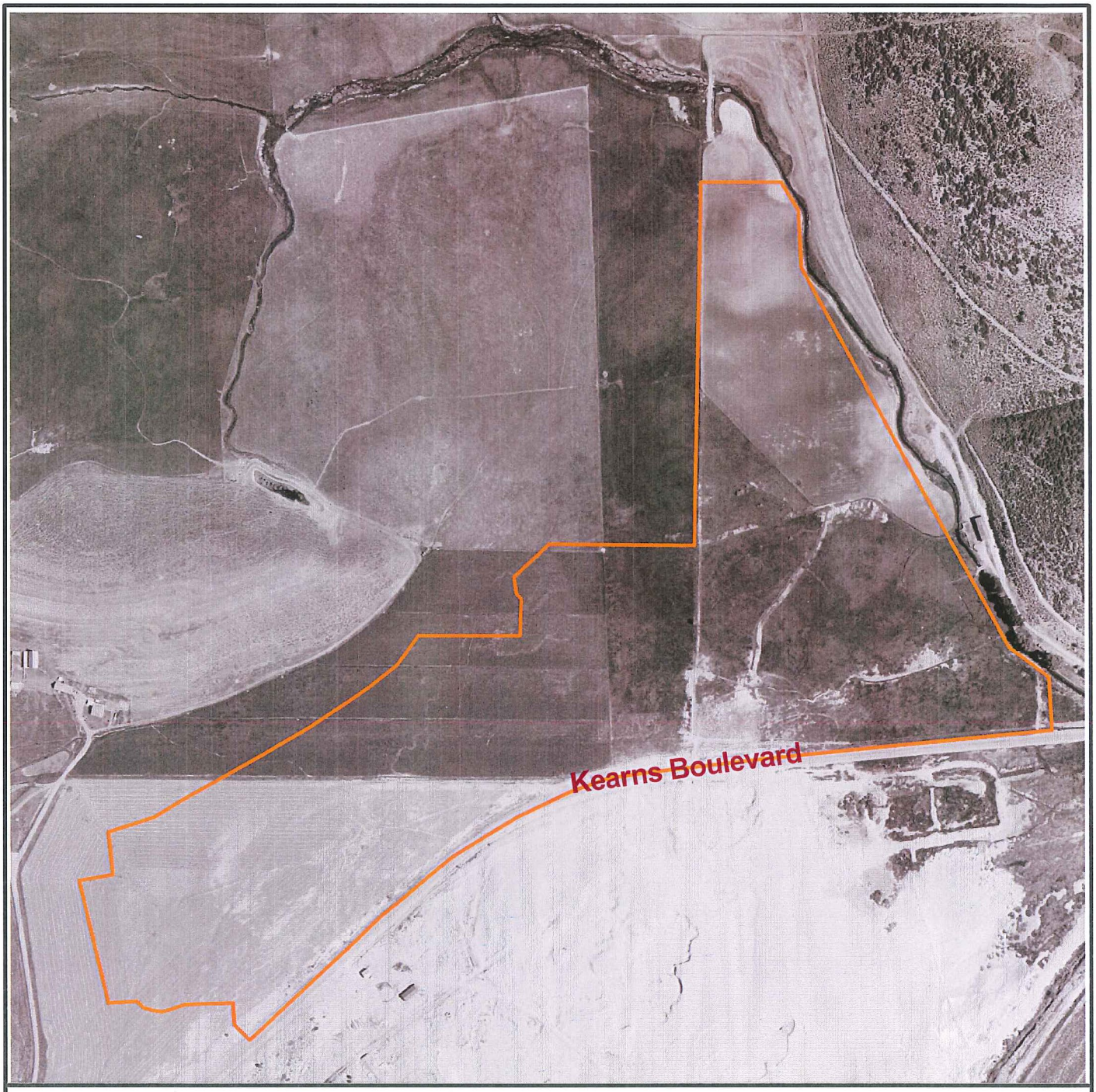
USDA Aerial Photograph 5K-180-B
August 4, 1953

N

Approximate Scale
1 inch = 800 feet

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

1150219	AGEC	1953 Aerial Photograph of Site	Figure 2



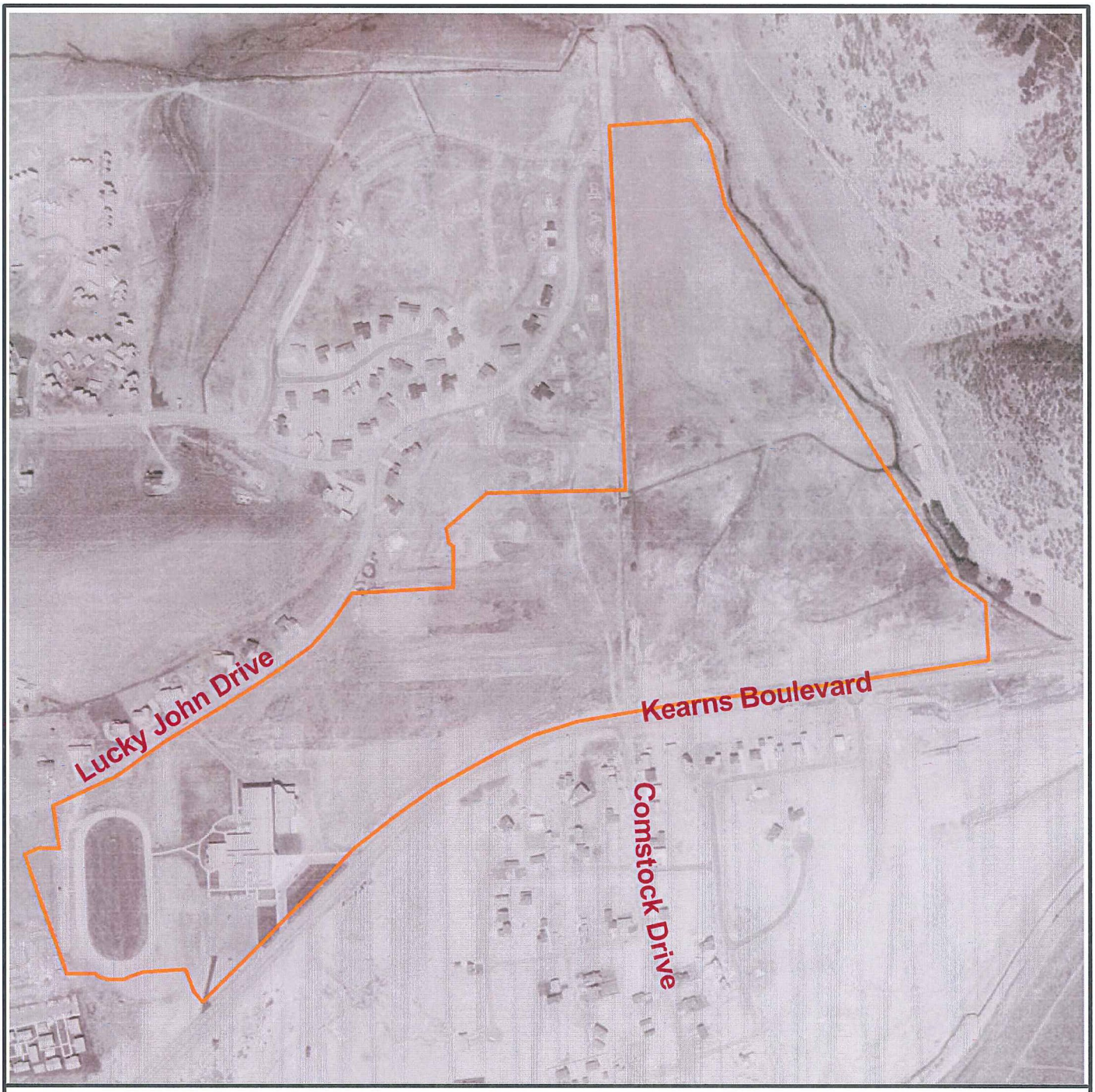
USDA Aerial Photograph 3HH-147
July 11, 1967

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 525 feet

1150219	AGEC	1967 Aerial Photograph of Site	Figure 3



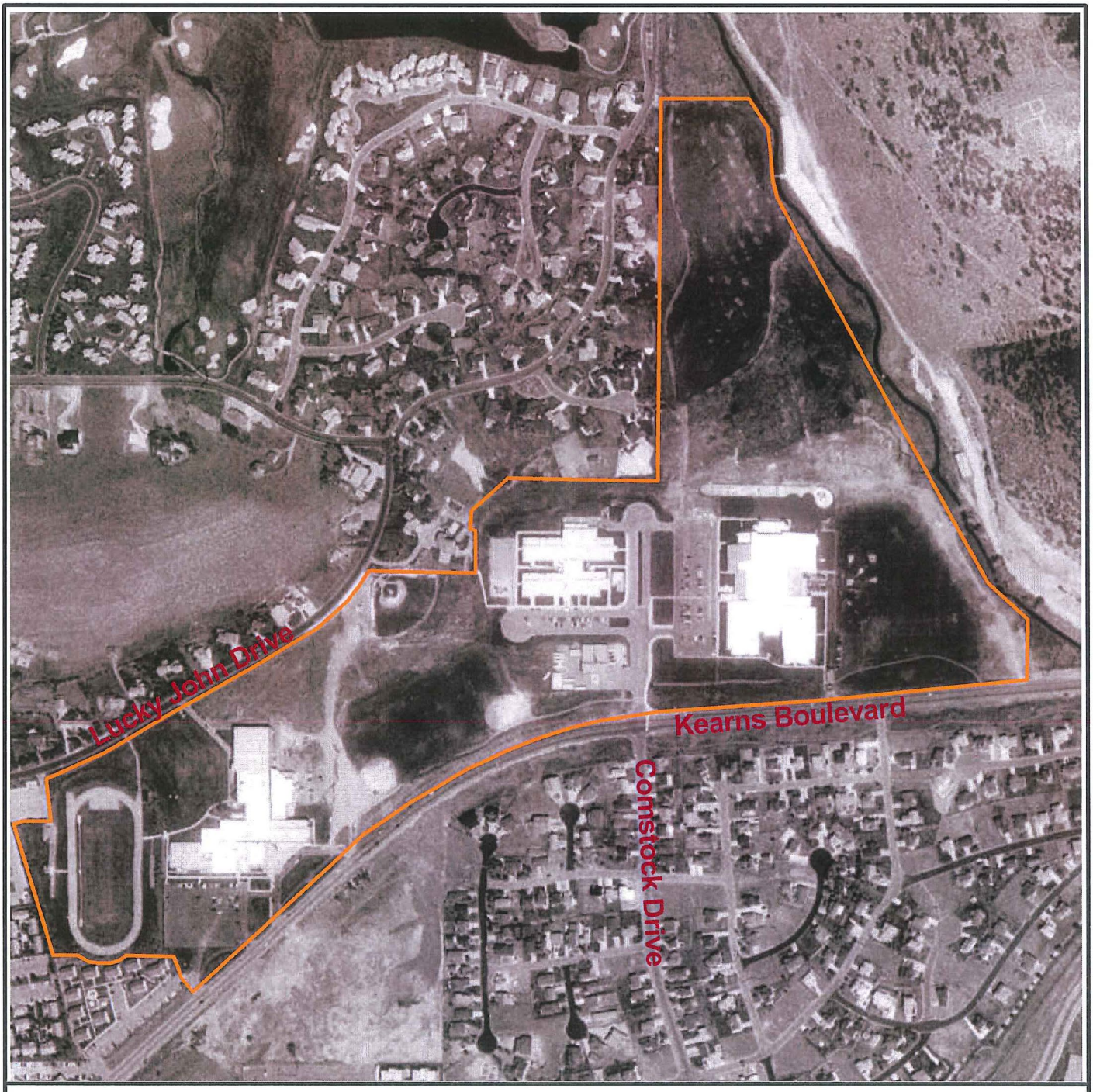
USDA Aerial Photograph 178-175
August 24, 1978

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 525 feet

1150219	AGES	1978 Aerial Photograph of Site	Figure 4



USGS Aerial Photograph 5911-47
August 23, 1993

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 500 feet

1150219	AGEC	1993 Aerial Photograph of Site	Figure 5

AGRC Aerial Photograph 12TVL560000
October 12, 2006

N

Approximate Scale
1 inch = 500 feet

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

1150219	AGEC	2006 Aerial Photograph of Site	Figure 6

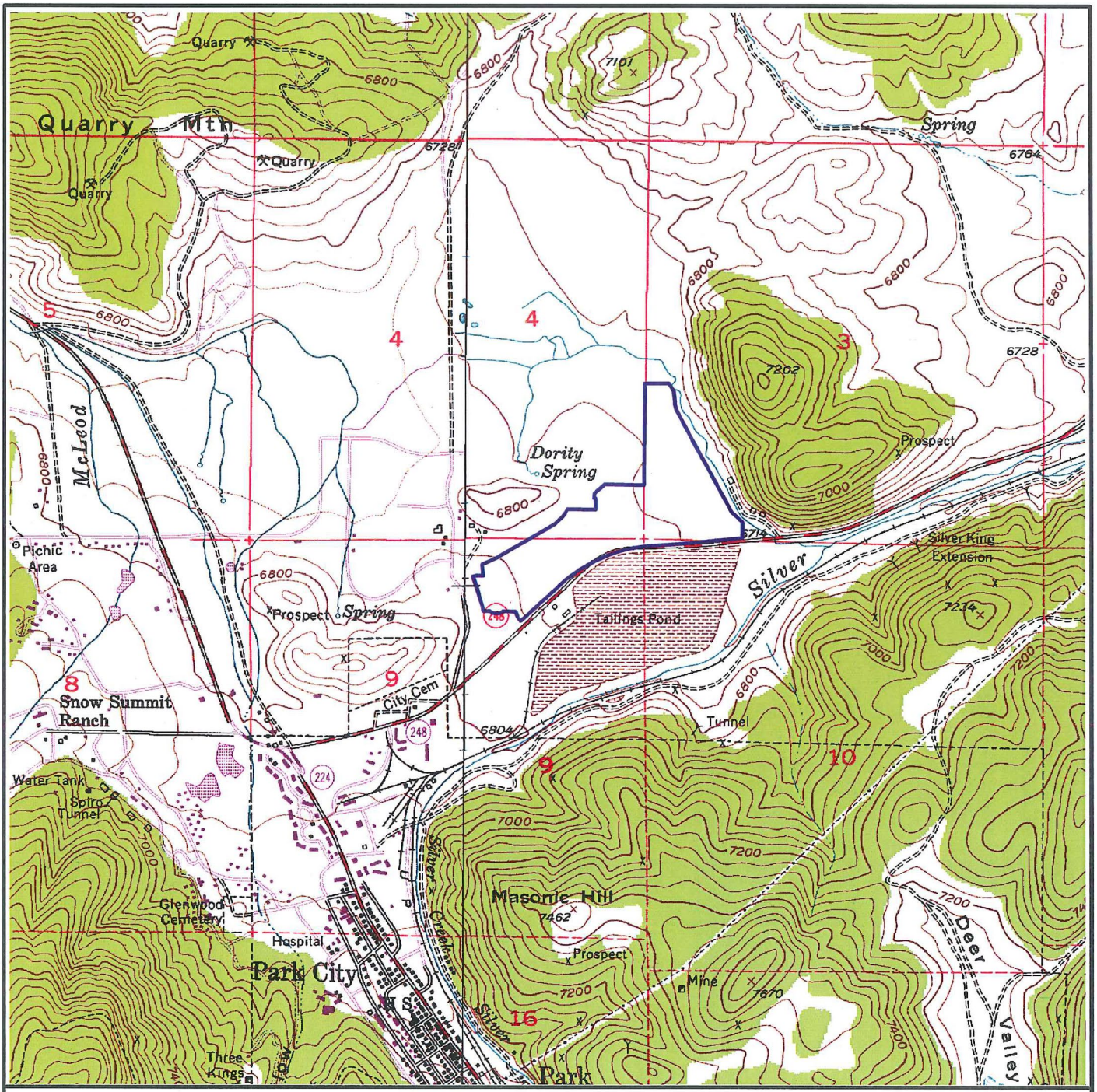
USDA NAIP Aerial Photograph
June 2014

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 500 feet

1150219	AGES	2014 Aerial Photograph of Site	Figure 7



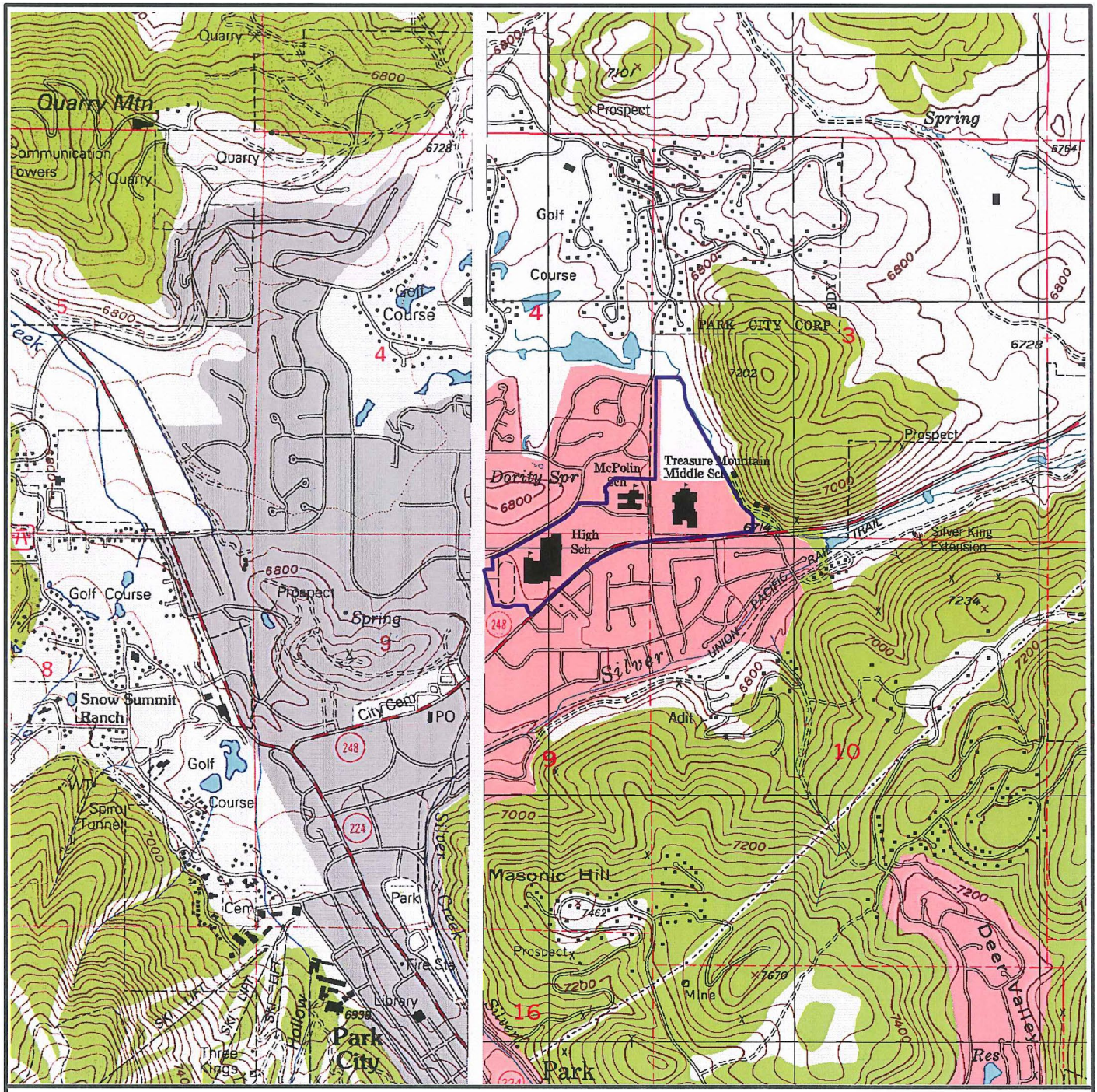
From USGS Park City East and Park City West Quadrangles (1955 & 1975)

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 2,000 feet

1150219	AGEC	1955-1975 USGS Topographic Map of Site	Figure 8-A



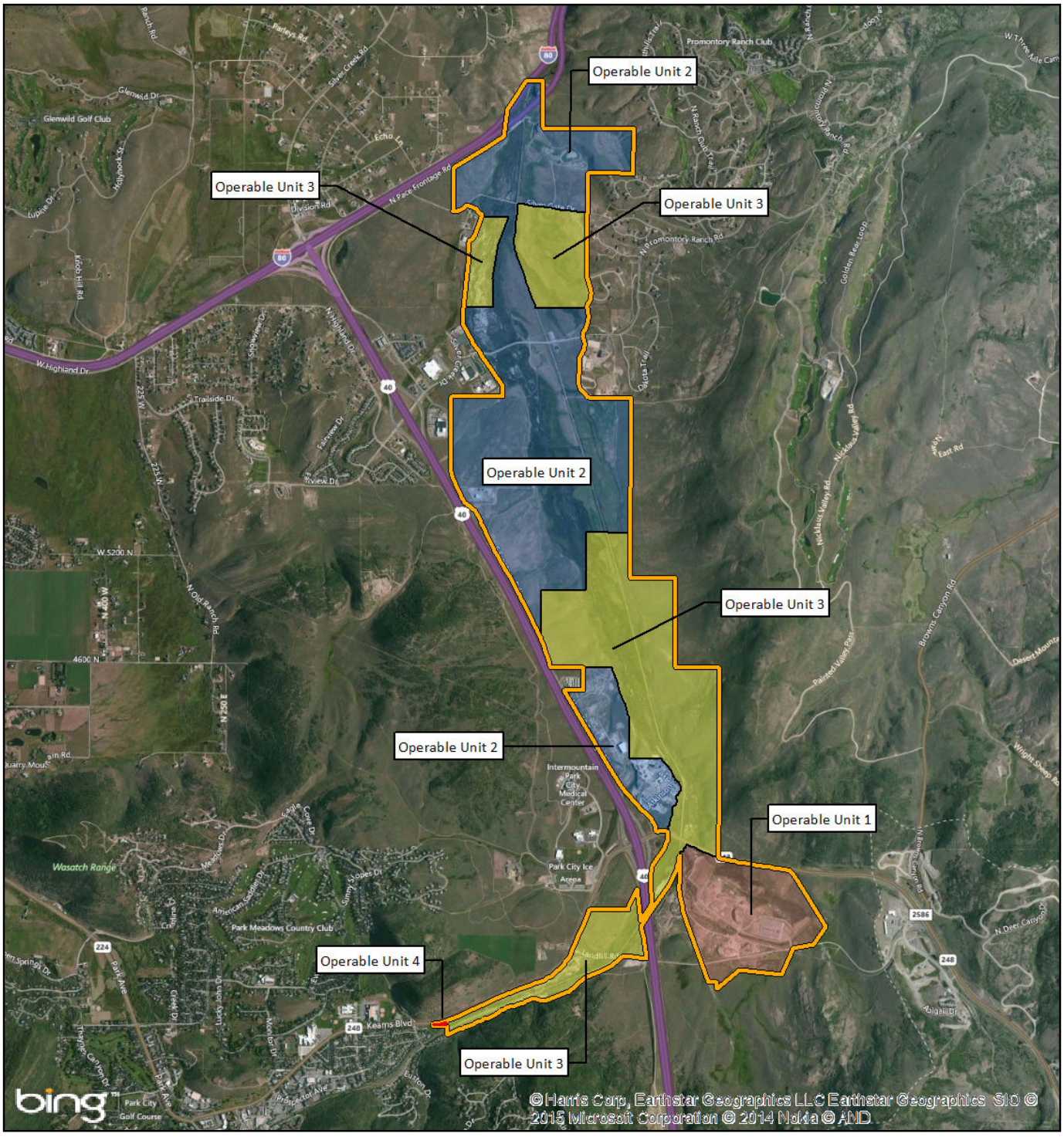
From USGS Park City East and Park City West Quadrangles (1999 & 1998)

PARK CITY SCHOOL DISTRICT PARCELS
1750 TO 2700 WEST KEARNS BOULEVARD
PARK CITY, UTAH

N

Approximate Scale
1 inch = 2,000 feet

1150219	AGEC	1998-1999 USGS Topographic Map of Site	Figure 8-B



Richardson Flat Tailings NPL Site

Operable Units

Summit County, Utah

NPL Boundary

OU 1 OU 2 OU 3 OU 4

Map Date: January 22, 2015

Map Projection: UTM, Meters, 12 North, NAD83
Data Sources: *Boundaries* - U.S. EPA Region 8 (2015);
Imagery - Microsoft Bing web services (2015).

*Institutional Controls do not exist for this site.

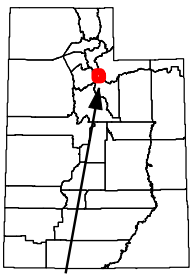
**Boundaries are based on the nature and extent of contamination and are subject to change.

N

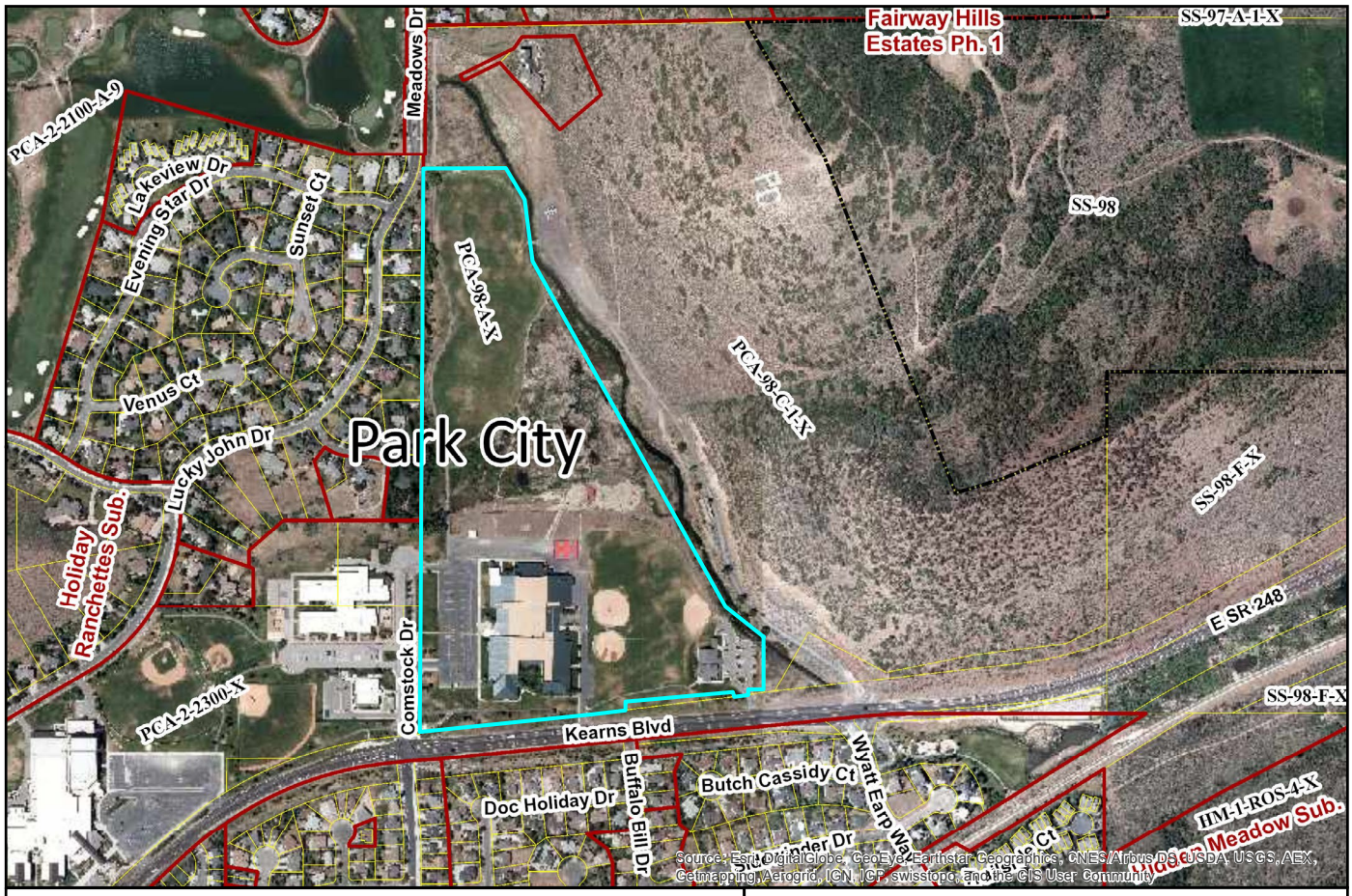
0 0.5 1 Miles

0 0.5 1 Kilometers

Utah



Area Enlarged



SUMMIT COUNTY

Parcel PCA-98-A-X

Summit County Online Parcel Reference Map

1 in = 667 feet

Printed on: 7/8/2015

N
W E
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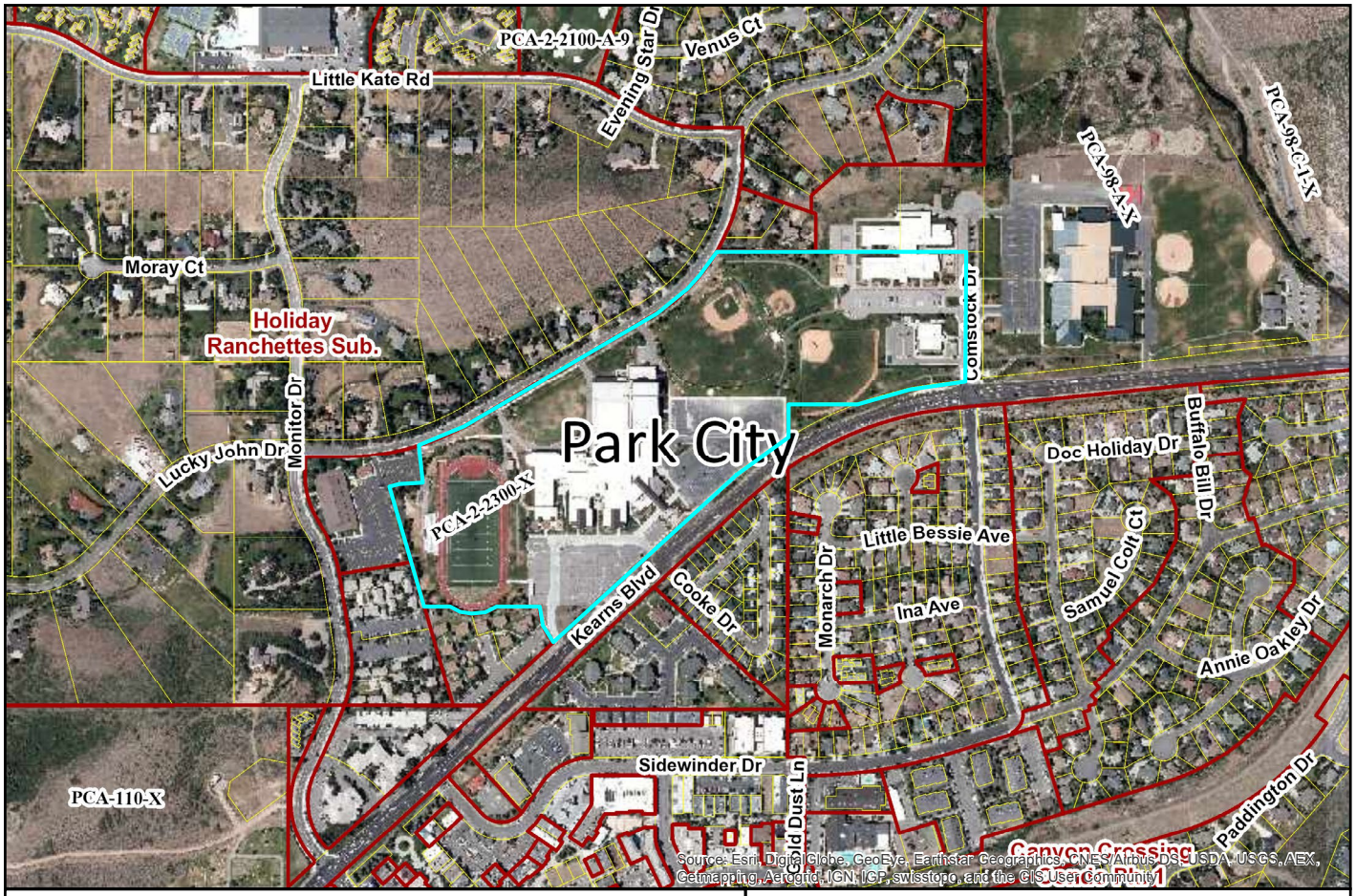
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



SUMMIT COUNTY

Parcel PCA-2-2300-X

Summit County Online Parcel Reference Map

1 in = 667 feet

Printed on: 7/8/2015

N W E S

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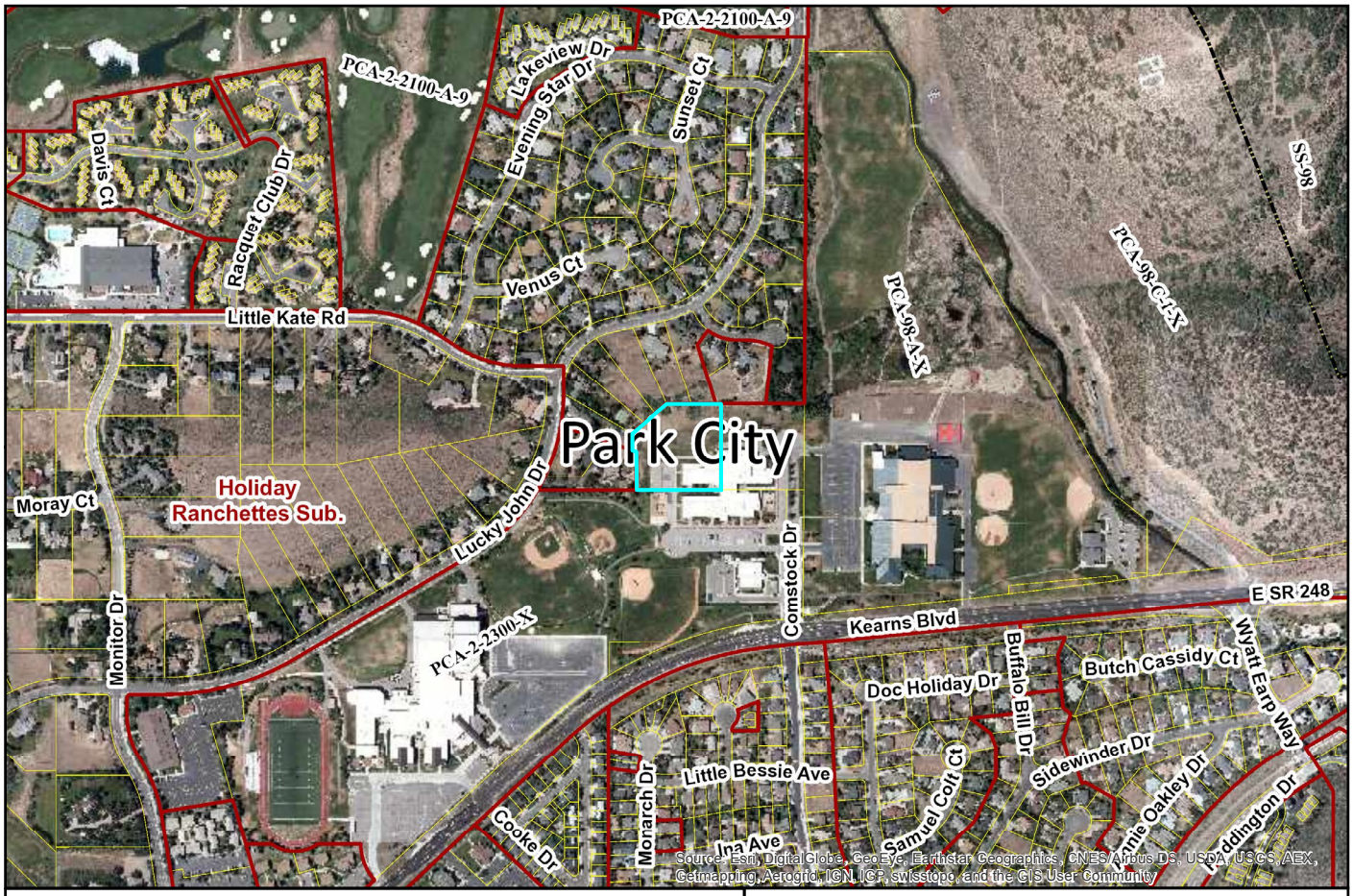

SUMMIT COUNTY

Parcel PCA-2-2101-6-A-X

Summit County Online Parcel Reference Map

1 in = 667 feet

Printed on: 7/8/2015

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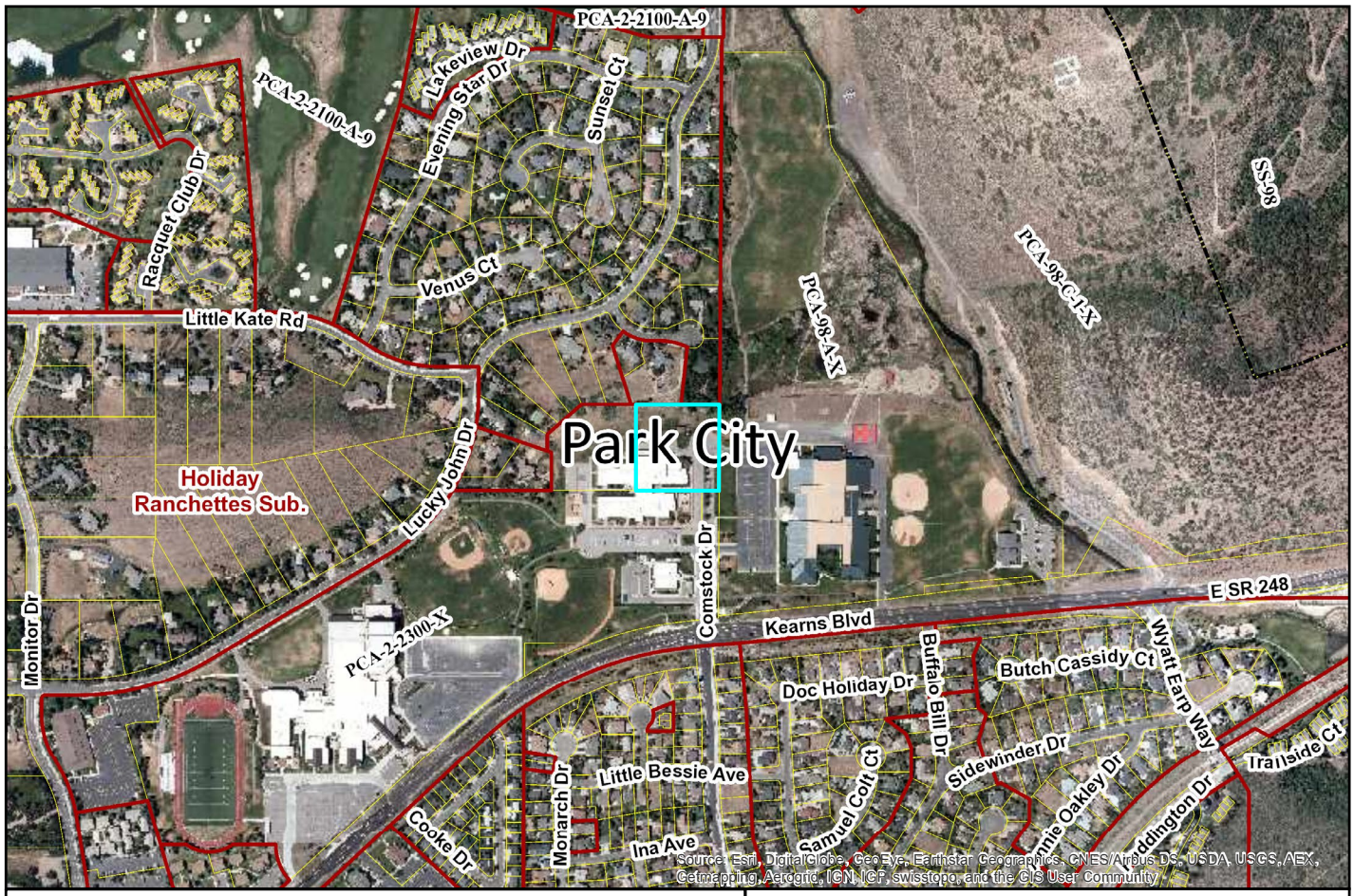

SUMMIT COUNTY

Parcel PCA-2-2101-6-X

Summit County Online Parcel Reference Map

1 in = 667 feet

Printed on: 7/8/2015

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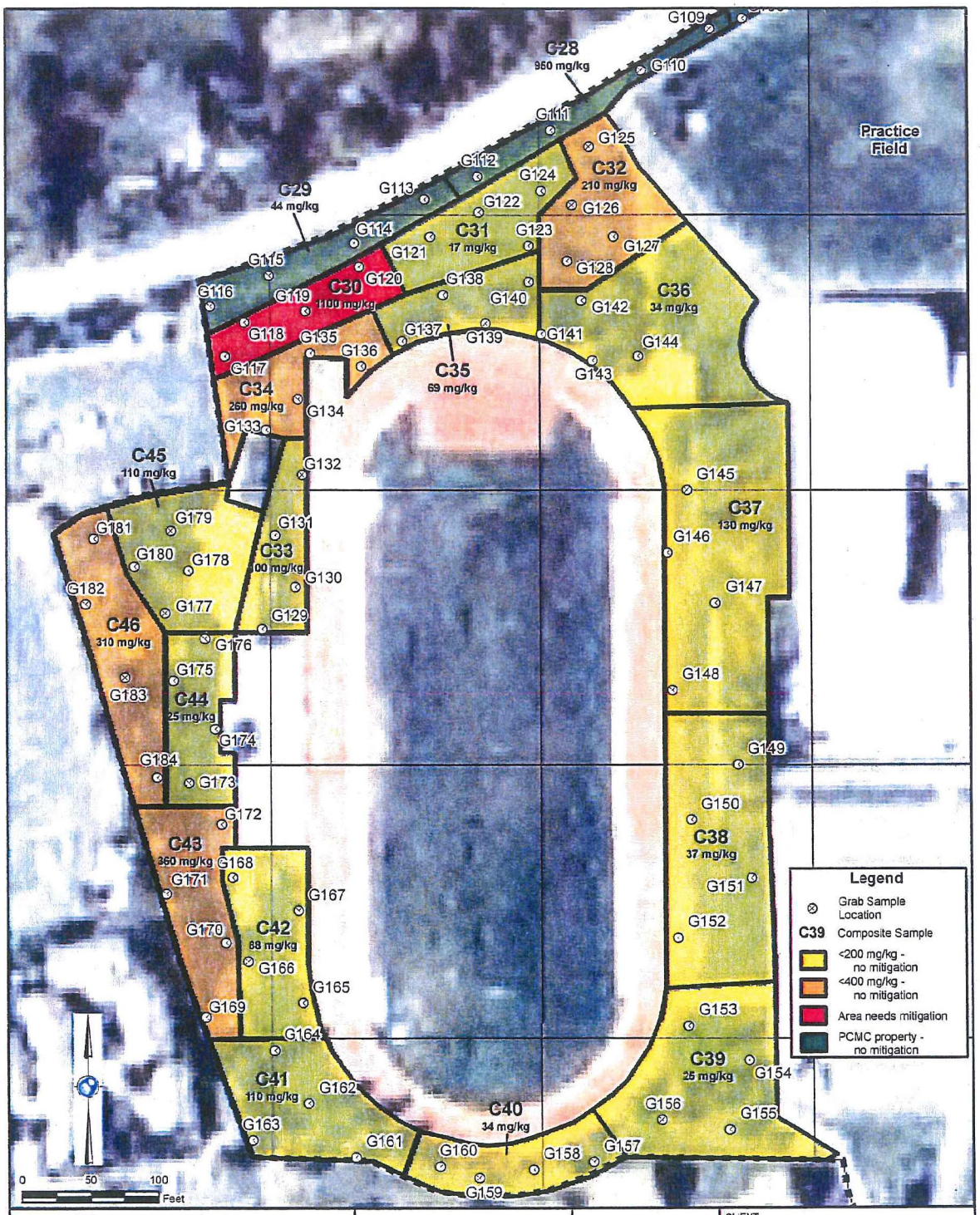
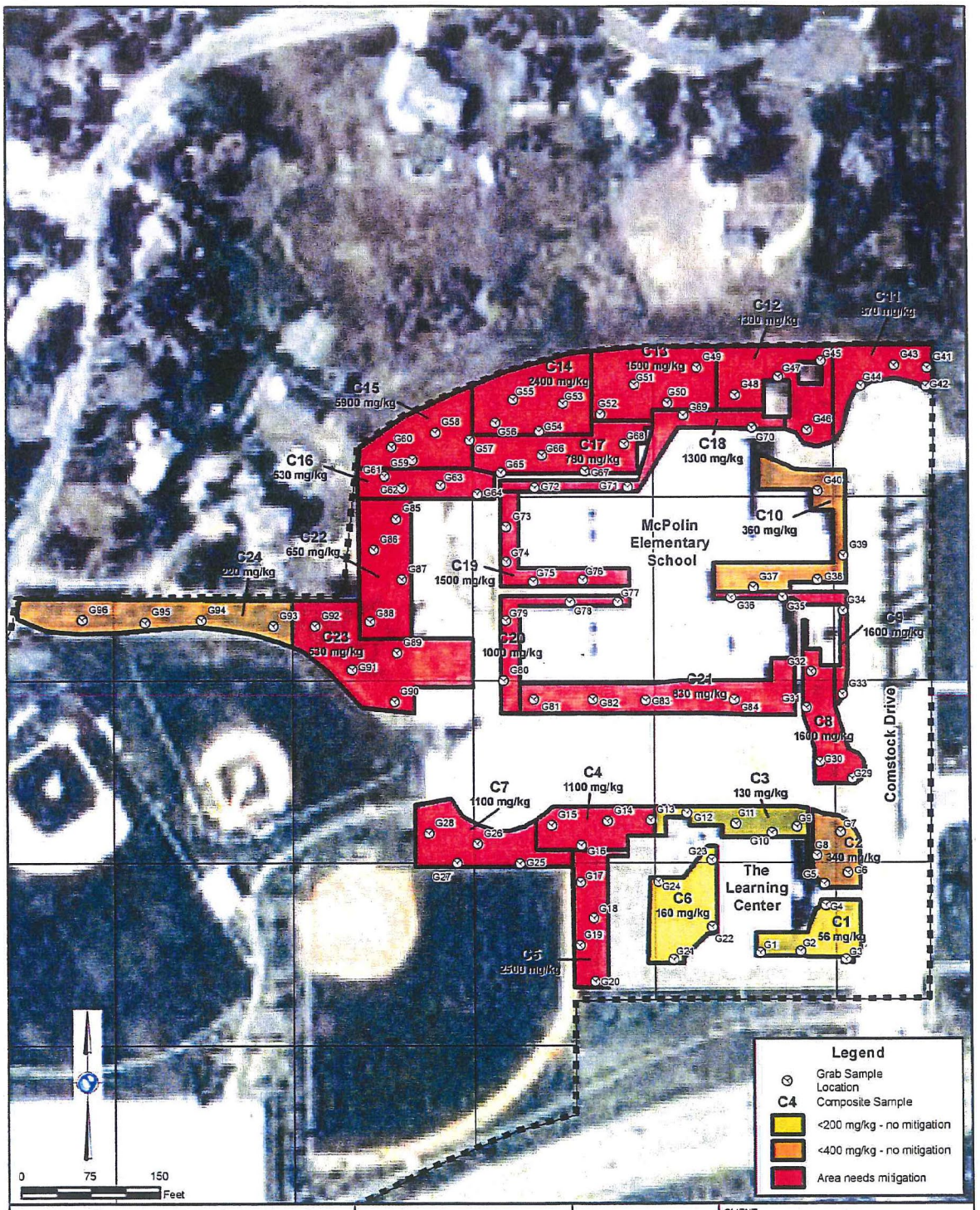
AMEC AND EPA SAMPLING FIGURES



AMEC Earth & Environmental 9865 South 500 West Sandy, Utah 84070 Tel: (801) 999-2002 Fax: (801) 999-2035	amec	Aerial photography provided by National Agricultural Imagery Program (NAIP), 2004.	CLIENT Park City School District 2700 Kearns Boulevard Park City, Utah 84060
PROJECT PARK CITY HIGH SCHOOL 2100 Kearns Boulevard Park City, Utah 84060		DWN BY: MKW CHK'D BY: KH PROJECTION: UTM 12 North	DATUM: NAD 83 P:\Env\Proj\2006\64-0249\GIS\Figure5 SCALE: 1 inch equals 100 feet	DATE: 06/01/07 PROJECT NO: 6-814-000249 FIGURE NO: 3
TITLE COMPOSITE SAMPLE LOCATIONS AT FOOTBALL FIELD				



AMEC Earth & Environmental
9865 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035

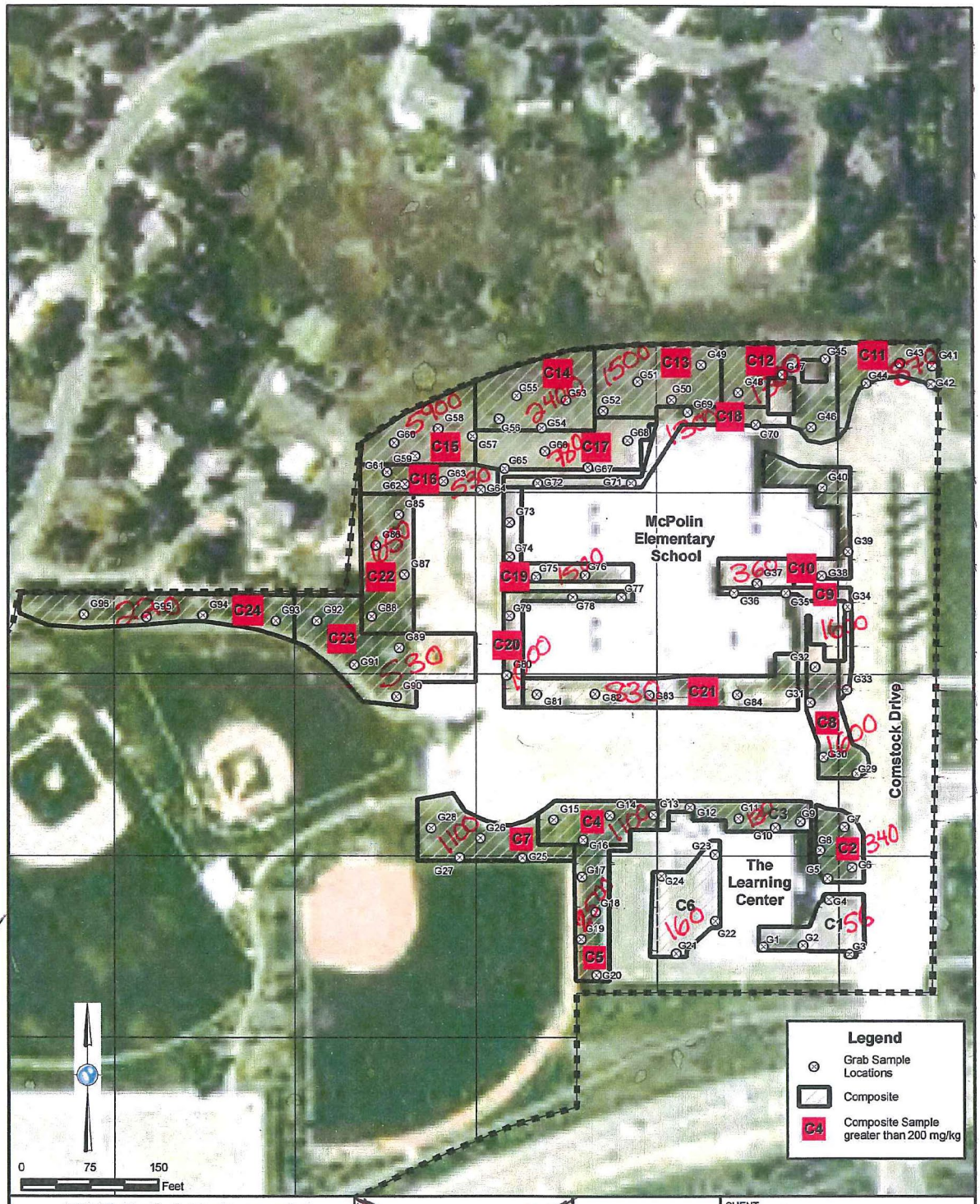
Aerial photography provided by National Agricultural Imagery Program (NAIP), 2004.

CLIENT
Park City School District
2700 Kearns Boulevard
Park City, Utah 84060

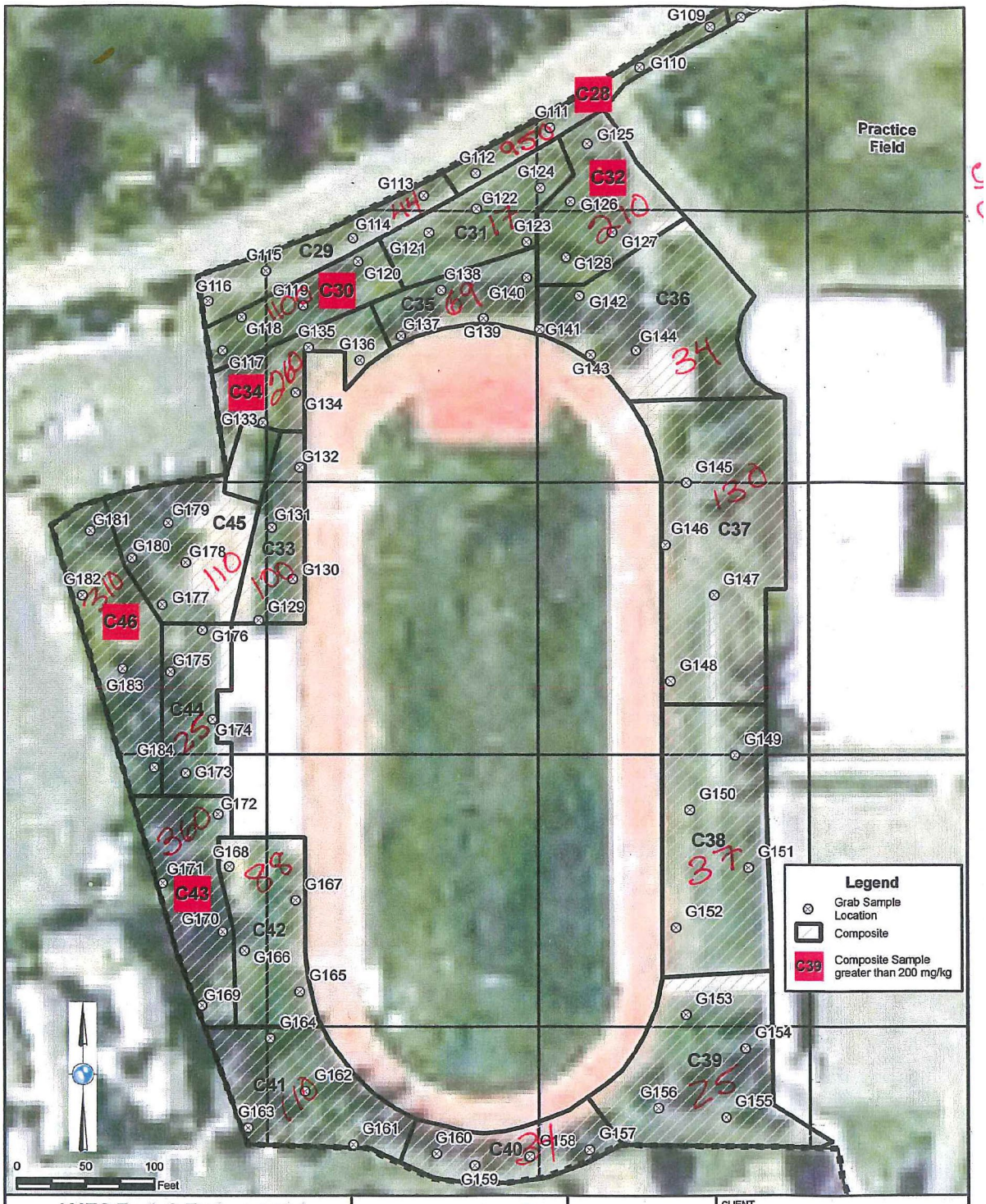
PROJECT
PARK CITY HIGH SCHOOL
2100 Kearns Boulevard
Park City, Utah 84060

DWN BY:	DATUM:	DATE:
MKW	NAD 83	06/01/07
CHK'D BY:	P:\Env\Proj2006\64-02491\GIS\Figure4	PROJECT NO:
KH		6-814-000249
PROJECTION:	SCALE:	FIGURE NO:
UTM 12 North	1 inch equals 150 feet	4

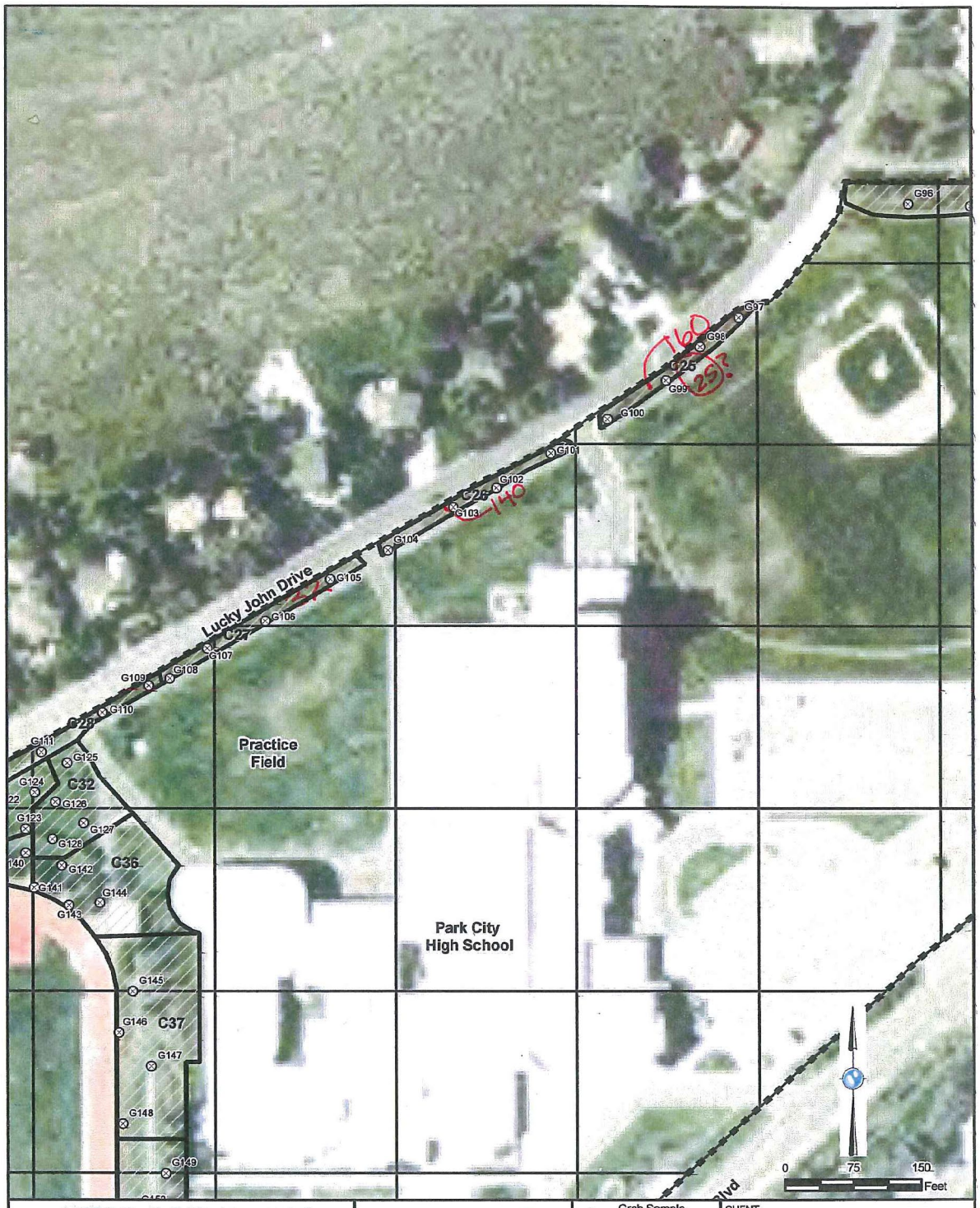
TITLE
COMPOSITE SAMPLE LOCATIONS AT MCPOLIN ELEMENTARY AND THE LEARNING CENTER



AMEC Earth & Environmental 9865 South 500 West Sandy, Utah 84070 Tel: (801) 999-2002 Fax: (801) 999-2035		Aerial photography provided by National Agricultural Imagery Program (NAIP), 2004.	CLIENT Park City School District 2700 Kearns Boulevard Park City, Utah 84060
PROJECT PARK CITY HIGH SCHOOL 2100 Kearns Boulevard Park City, Utah 84060		DWN BY: MKW	DATUM: NAD 83
		CHKD BY: KH	P:\Environmental\Projects\64-0249\GIS\October\Figure4
		PROJECTION: UTM 12 North	SCALE: 1 inch equals 150 feet
		DATE: 10/26/06	PROJECT NO: 6-814-000249
TITLE COMPOSITE SAMPLE LOCATIONS AT MCPOLIN ELEMENTARY			FIGURE NO: 4



AMEC Earth & Environmental 9865 South 500 West Sandy, Utah 84070 Tel: (801) 999-2002 Fax: (801) 999-2035	amec	Aerial photography provided by National Agricultural Imagery Program (NAIP), 2004.	CLIENT Park City School District 2700 Kearns Boulevard Park City, Utah 84060
PROJECT PARK CITY HIGH SCHOOL 2100 Kearns Boulevard Park City, Utah 84060		DWN BY: MKW CHK'D BY: KH	DATUM: NAD 83 P:\Environmental\Projects\64-0249\GIS\October\Figure5
TITLE COMPOSITE SAMPLE LOCATIONS AT FOOTBALL FIELD		PROJECTION: UTM 12 North SCALE: 1 inch equals 100 feet	DATE: 10/26/06 PROJECT NO: 6-814-000249 FIGURE NO: 5

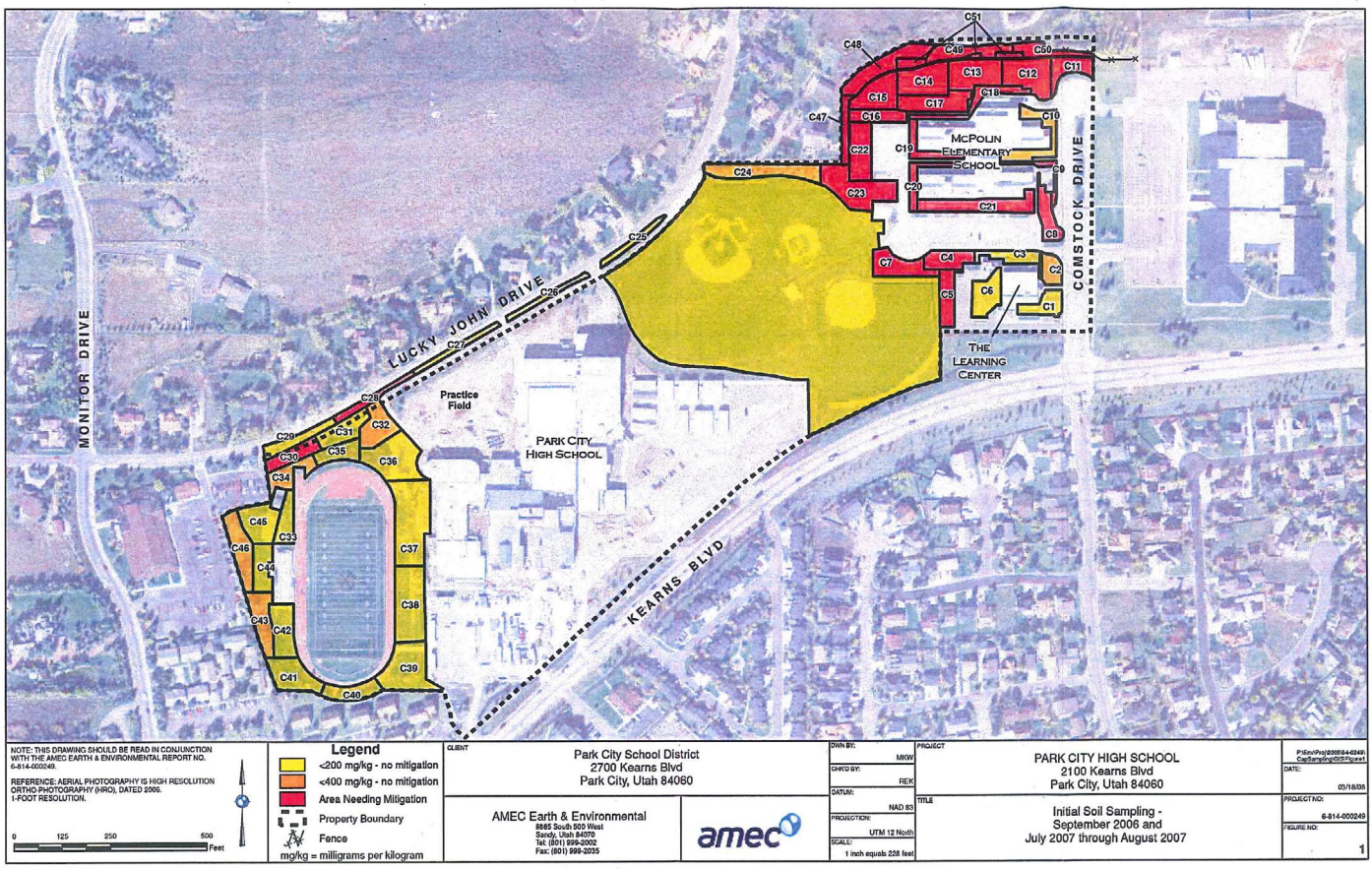


AMEC Earth & Environmental
9865 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035

Grab Sample Location
Composite
Aerial photography provided by National Agricultural Imagery Program (NAIP), 2004.

CLIENT
Park City School District
2700 Kearns Boulevard
Park City, Utah 84060

PROJECT: PARK CITY HIGH SCHOOL 2100 Kearns Boulevard Park City, Utah 84060	DWN BY: MKW	DATUM: NAD 83	DATE: 10/24/06
	CHK'D BY: KH	P:\Environmental\Projects\64-0249\GIS\October\Figure6	PROJECT NO: 6-814-000249
TITLE: COMPOSITE SAMPLE LOCATIONS ALONG WALKWAY	PROJECTION: UTM 12 North	SCALE: 1 inch equals 150 feet	FIGURE NO: 6


C51
C48
C49
C50
C14
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C12
C11
C15
C17
C18
C47
C16
C10
McPolin Elementary School
C22
C19
C9
C24
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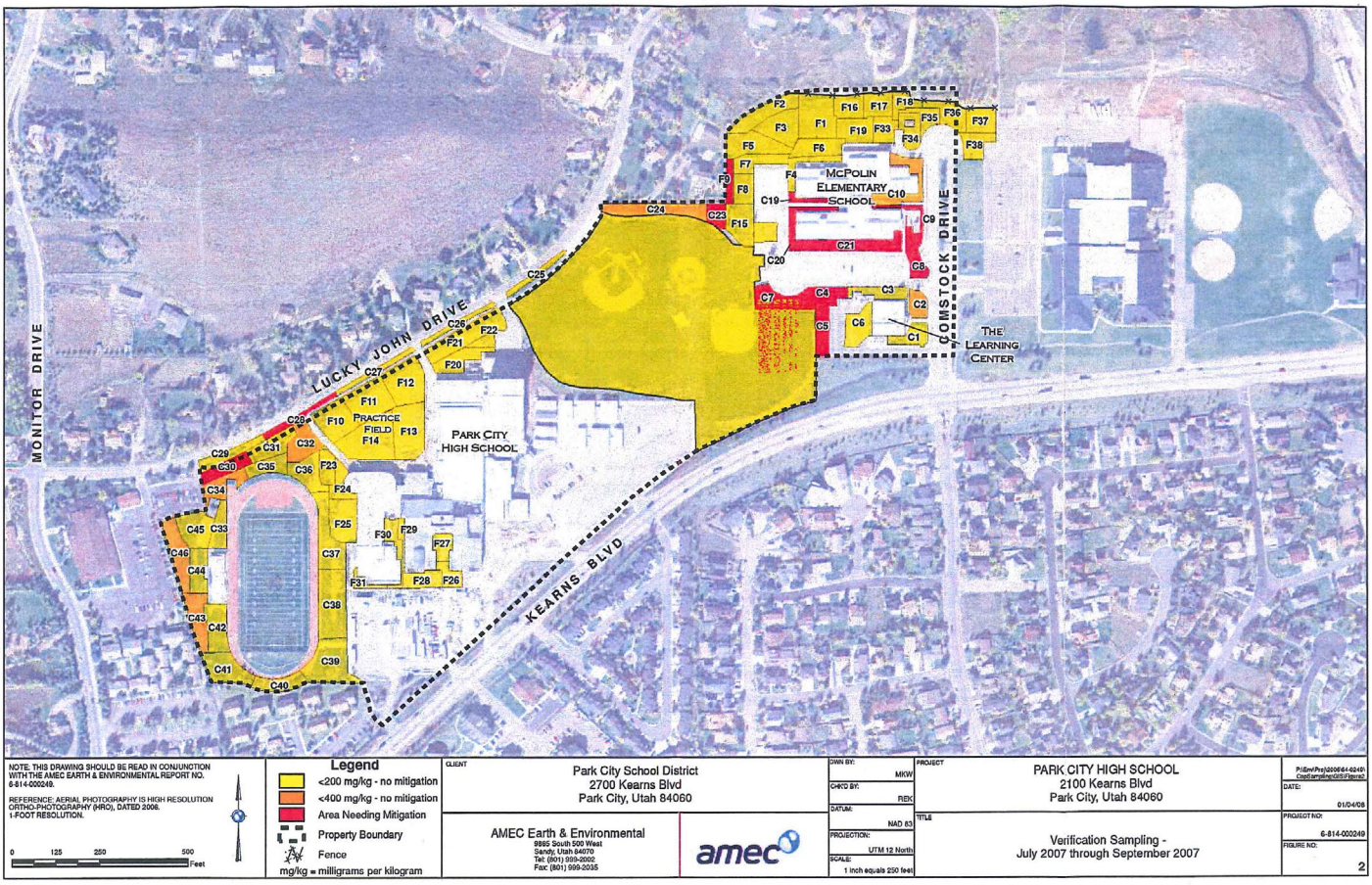
C21
C8
C25
C7
C4
C3
C2
C5
C6
C1
COMSTOCK DRIVE
C26
LUCKY JOHN DRIVE
C27
MONITOR DRIVE
C28
Practice Field
C29
C31
C32
C30
C35
C36
Park City High School
C34
C45
C33
C37
C46
C44
C38
C43
C42
C39
C41
C40
KEARNS BLVD
The Learning Center
NOTE: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC EARTH & ENVIRONMENTAL REPORT NO. 6-814-000249.
REFERENCE: AERIAL PHOTOGRAPHY IS HIGH RESOLUTION ORTHO-PHOTOGRAPHY (HRO), DATED 2005. 1-FOOT RESOLUTION.
0 125 250 500 Feet
Legend
<200 mg/kg - no mitigation
<400 mg/kg - no mitigation
Area Needing Mitigation
Property Boundary
Fence
mg/kg = milligrams per kilogram
CLIENT
Park City School District
2700 Kearns Blvd
Park City, Utah 84060
AMEC Earth & Environmental
8685 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035
amec
DWN BY: MKW
CHKD BY: REK
DATUM: NAD 83
PROJECTION: UTM 12 North
SCALE: 1 inch equals 228 feet
PROJECT
PARK CITY HIGH SCHOOL
2100 Kearns Blvd
Park City, Utah 84060
TITLE
Initial Soil Sampling -
September 2006 and
July 2007 through August 2007
P:\Env\Proj\6000\84-0249\CapSamp\mxd\GIS\Figure1
DATE: 05/18/06
PROJECT NO: 6-814-000249
FIGURE NO: 1



NOTE: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE AMEC EARTH & ENVIRONMENTAL REPORT NO. 6-814-000249.

REFERENCE: AERIAL PHOTOGRAPHY IS HIGH RESOLUTION ORTHO-PHOTOGRAPHY (HRO), DATED 2006. 1-FOOT RESOLUTION.

0 125 250 500 Feet

Legend

- <200 mg/kg - no mitigation
- <400 mg/kg - no mitigation
- Area Needing Mitigation
- Property Boundary
- Fence

mg/kg = milligrams per kilogram

CLIENT: Park City School District
2700 Kearns Blvd
Park City, Utah 84060

AMEC Earth & Environmental
9885 South 500 West
Sandy, Utah 84070
Tel: (801) 999-2002
Fax: (801) 999-2035

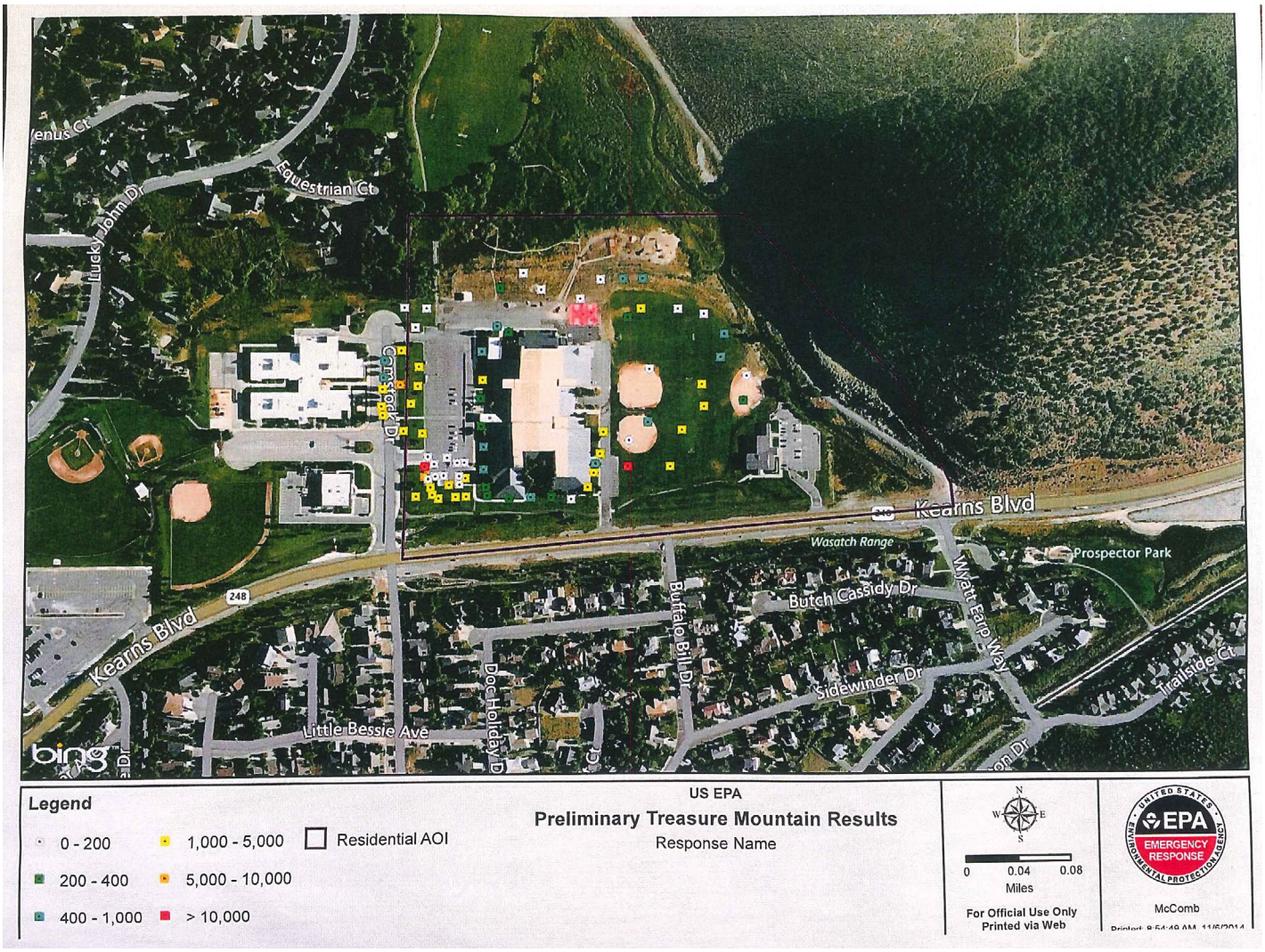
amec

DWN BY: MKW
CHK'D BY: REK
DATUM: NAD 83
PROJECTION: UTM 12 North
SCALE: 1 inch equals 250 feet

PROJECT: PARK CITY HIGH SCHOOL
2100 Kearns Blvd
Park City, Utah 84060

TITLE: Verification Sampling -
July 2007 through September 2007

P:\Env\Proj\2006\6-814-249\...\Figure2
DATE: 01/04/08
PROJECT NO: 6-814-000249
FIGURE NO: 2


Equestrian Ct
Lucky John Dr
Kearns Blvd
Wasatch Range
Prospector Park
Butch Cassidy Dr
Wyatt Earp Way
Buffalo Bill Dr
Sidewinder Dr
Trailside Ct
Kearns Blvd
248
Little Bessie Ave
Doc Holiday Dr
bing
Legend
0 - 200
200 - 400
400 - 1,000
1,000 - 5,000
5,000 - 10,000
> 10,000
Residential AOI
US EPA
Preliminary Treasure Mountain Results
Response Name
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W
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Miles
For Official Use Only
Printed via Web
EPA
EMERGENCY RESPONSE
McComb

Figure 1: Assessment of the cover at the Junior High School (each point represents a composite of many samples in each

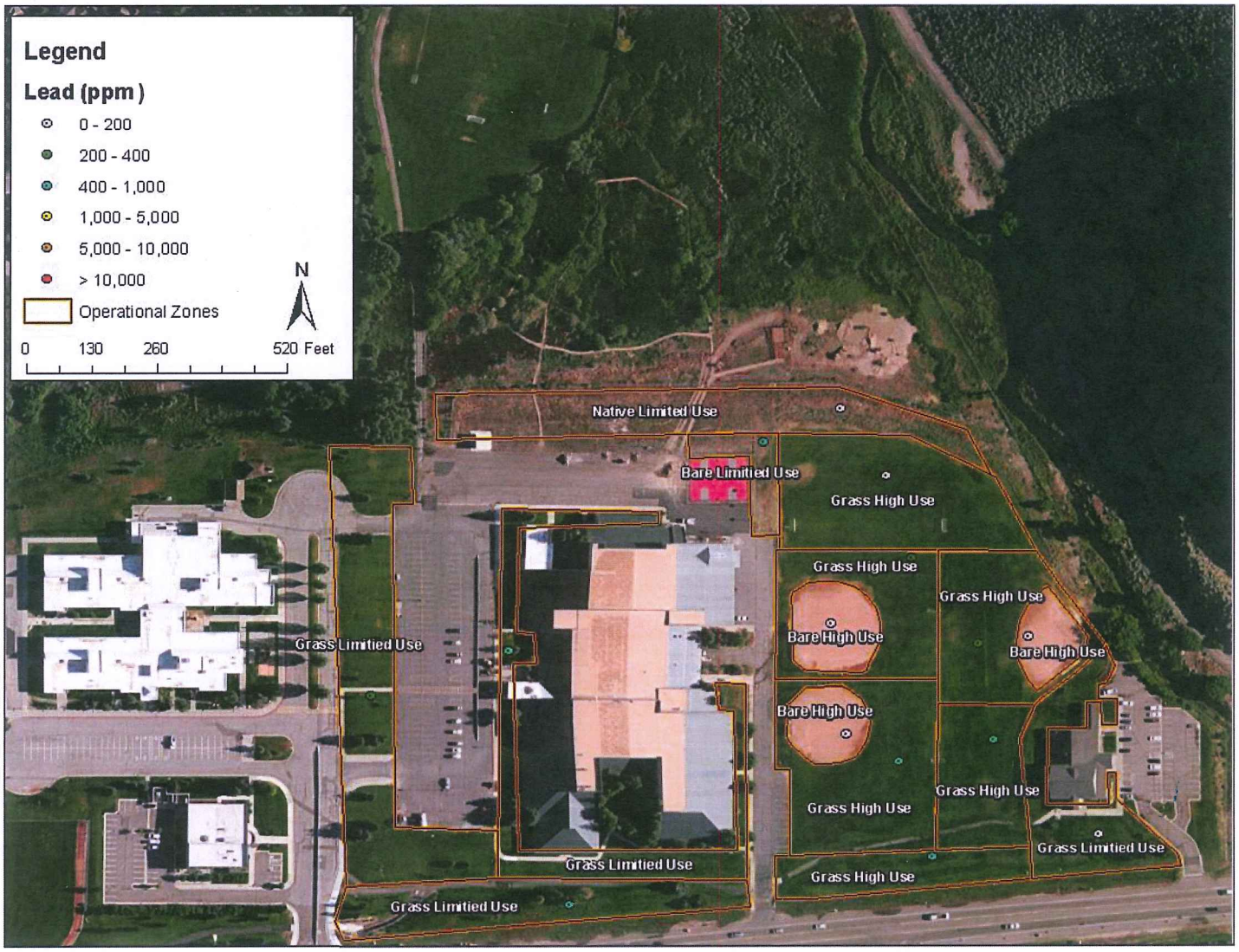


Figure 2: Soil lead concentrations between 0 and 6 inches below the surface at the Junior High School.

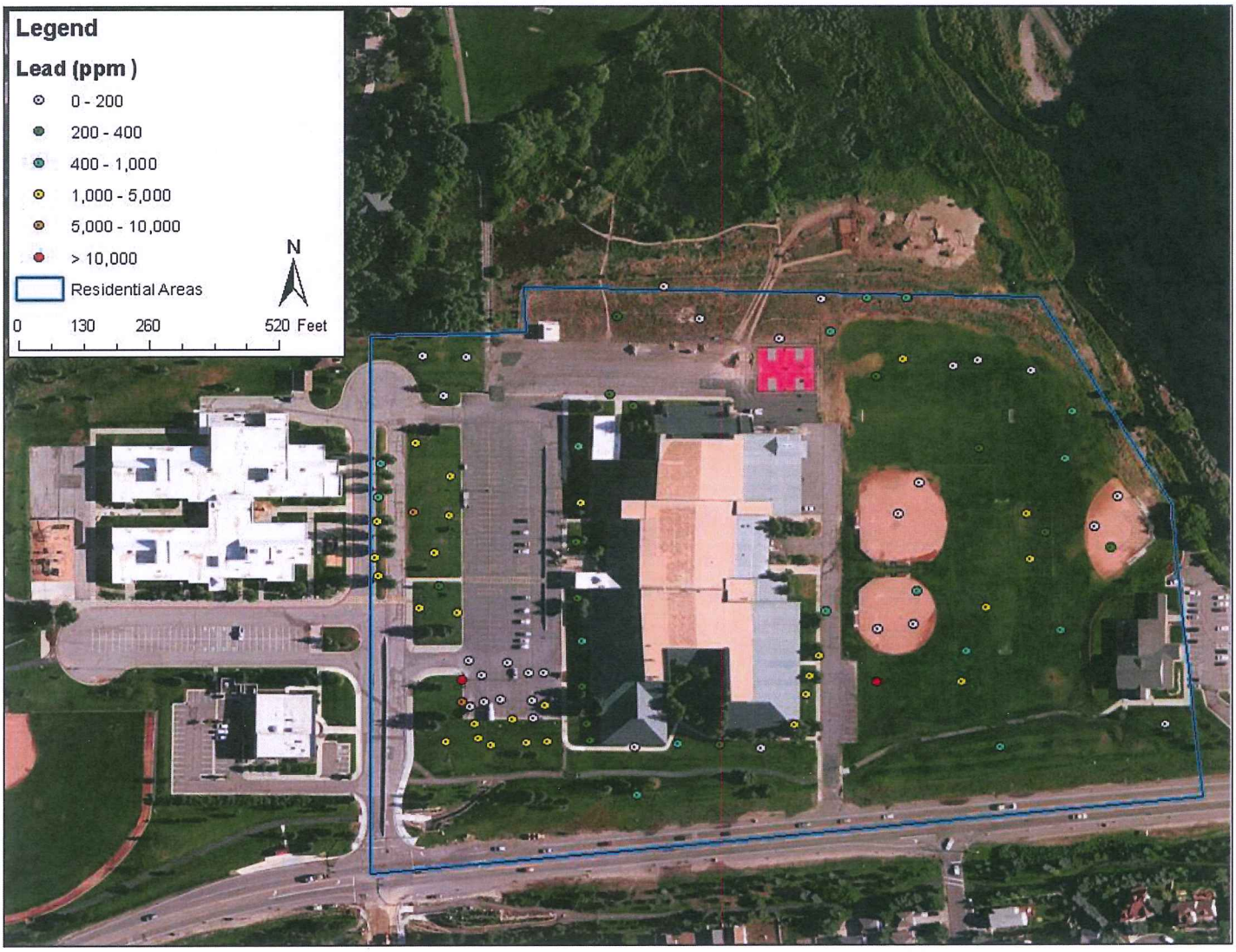


Figure 3: Soil lead concentrations between 6 and 18 inches below the surface at the Junior High School.

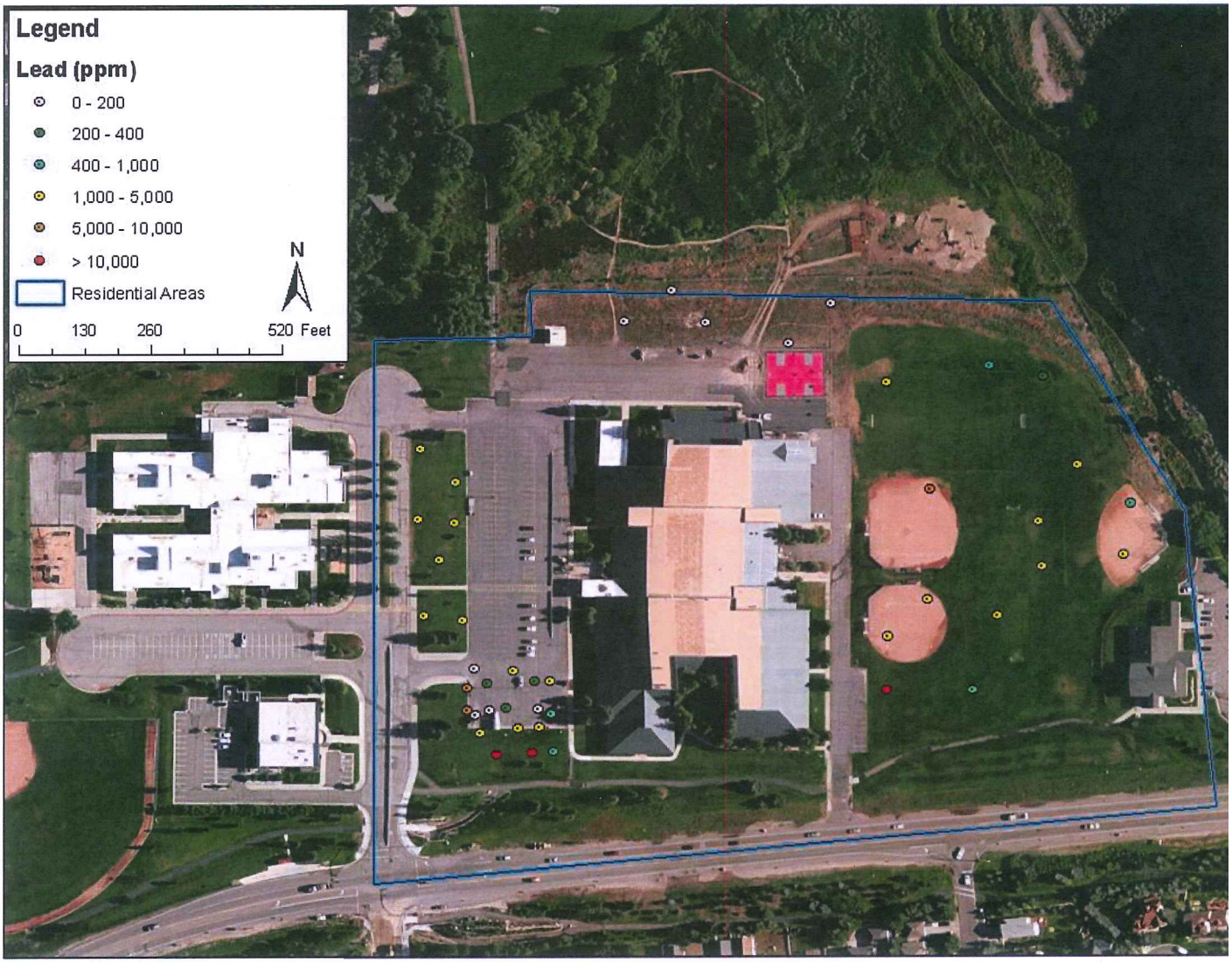
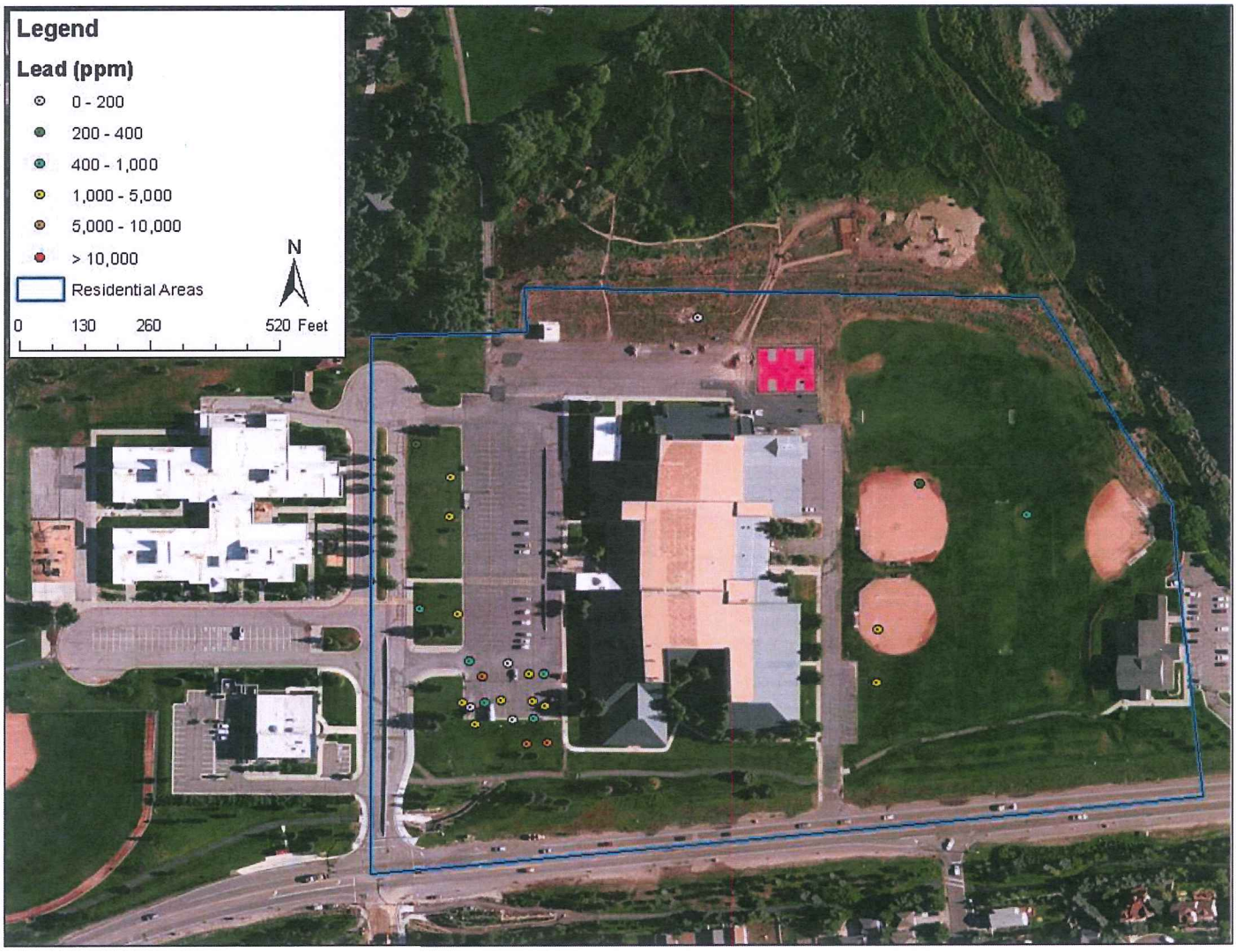
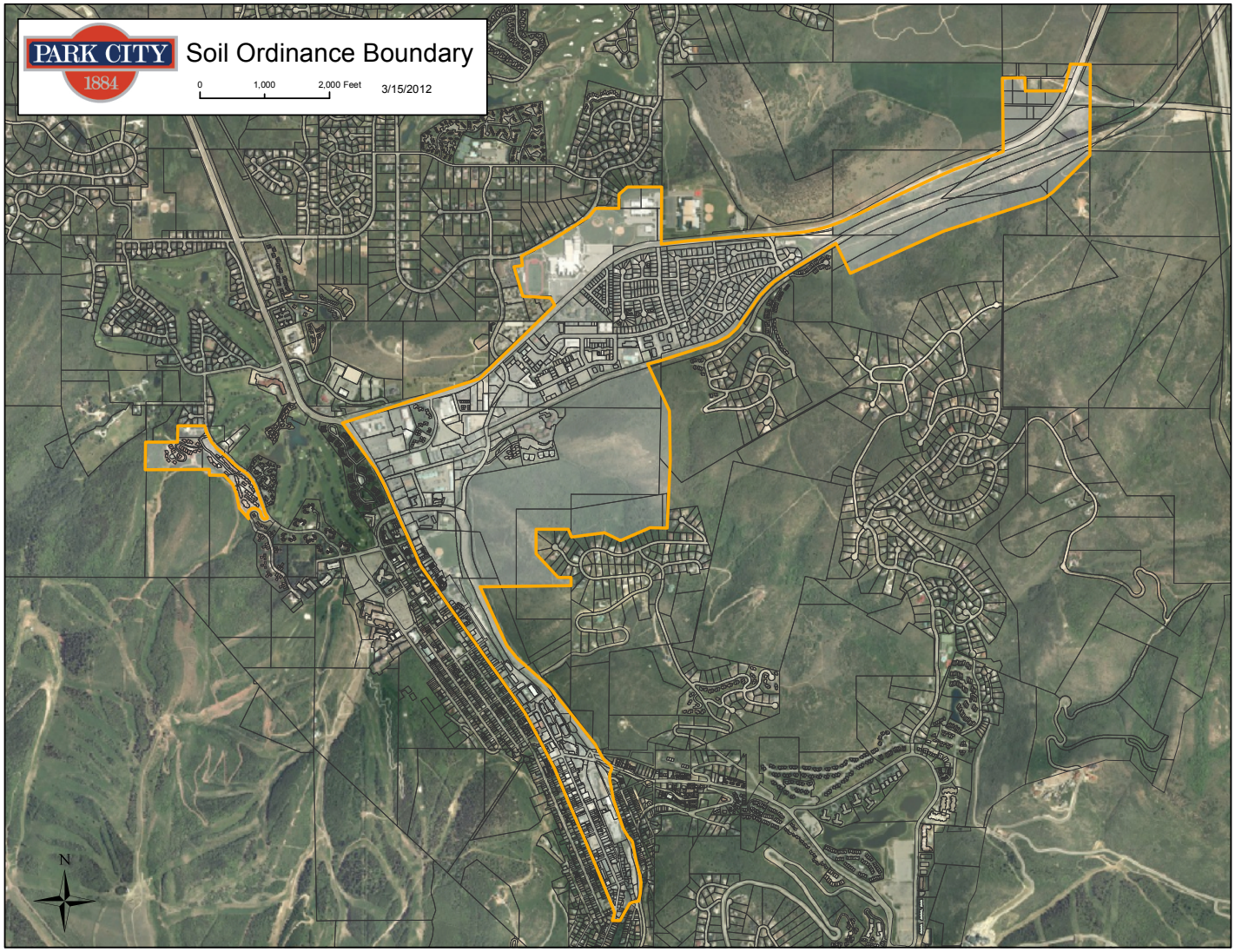


Figure 4: Soil lead concentrations between 18 and 36 inches below the surface at the Junior High School.



PCMC SOIL ORDINANCE

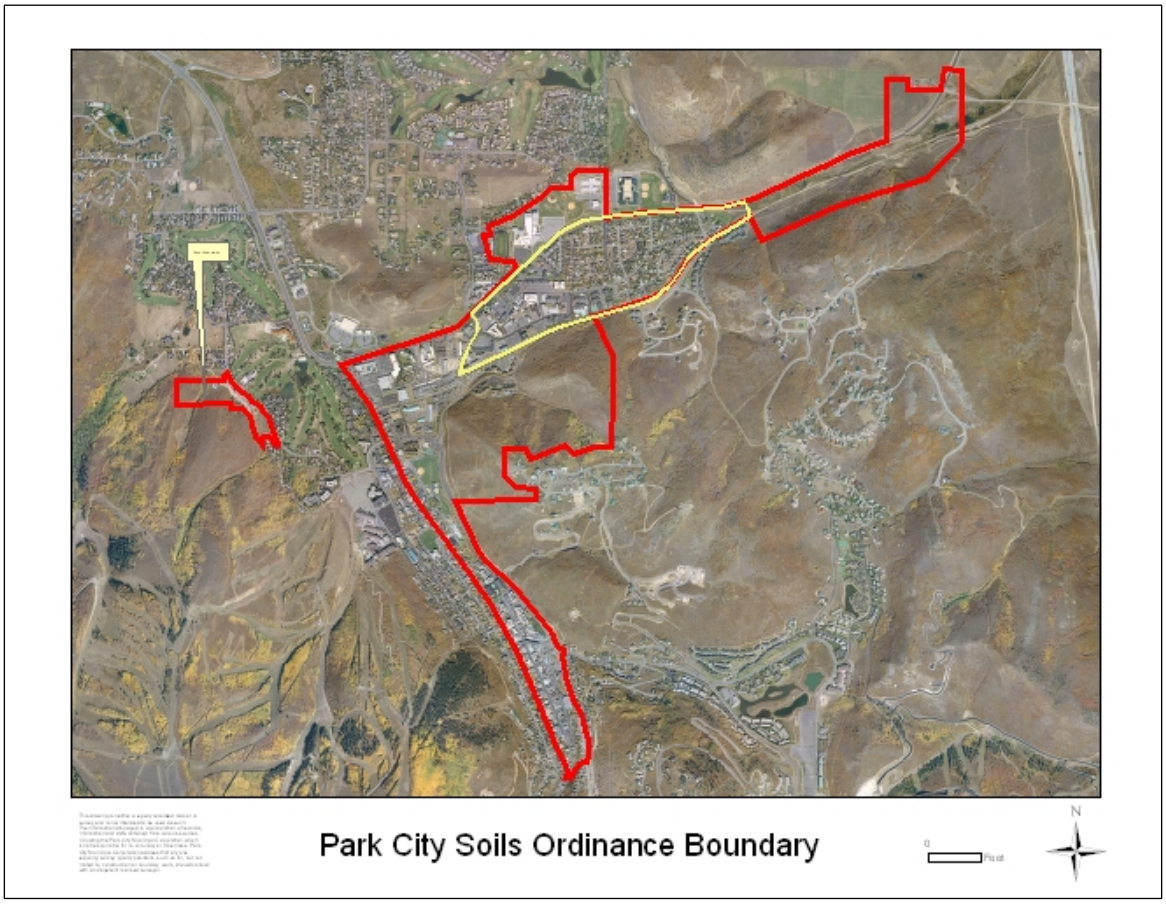


CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER

11-15- 1. AREA.

This Chapter shall be in full force and effect only in that area of Park City, Utah, which is depicted in the map below and accompanied legal description, hereinafter referred to as the Soils Ordinance Boundary.

(Amended by Ord. No. 03-50)



MAP OF AREA SUBJECT TO LANDSCAPING AND TOPSOIL REQUIREMENTS (ORIGINAL MAP AMENDED BY THIS ORDINANCE ON FILE IN THE CITY RECORDER'S OFFICE) and as described as follows:

Beginning at the West 1/4 Corner of Section 10, Township 2 South, Range 4 East, Salt Lake Base & Meridian; running thence east along the center section line to the center of Section 10, T2S, R4E; thence north along the center section line to a point on the easterly Park City limit line, said point being South 00°04'16" West 564.84 feet from the north 1/4 corner of Section 10, T2S, R4E; thence along the easterly Park City limit line for the

following thirteen (13) courses: North 60°11'00" East 508.36'; thence North 62°56' East 1500.00'; thence North 41°00' West 30.60 feet; thence North 75°55' East 1431.27'; thence North 78°12'40" East 44.69 feet; thence North 53°45'47" East 917.79 feet; thence South 89°18'31" East 47.22 feet; thence North 00°01'06" East 1324.11 feet; thence North 89°49'09" West 195.80 feet; thence South 22°00'47" West 432.52'; thence South 89°40'28" West 829.07 feet; thence North 00°09'00" West 199.12 feet; thence West 154.34 feet to a point on the west line of Section 2, T2S, R4E; thence south on the section line to the southerly right-of-way line of State Route 248; thence westerly along said southerly right-of-way line to the easterly right-of-way line of State Route 224, also known as Park Avenue; thence southerly along the easterly line of Park Avenue to the west line of Main Street; thence southerly along the westerly line of Main Street to the northerly line of Hillside Avenue; thence easterly along the northerly line of Hillside Avenue to the westerly line of Marsac Avenue, also known as State Route 224; thence northerly along the westerly line of Marsac Avenue to the westerly line of Deer Valley Drive; thence northerly along the westerly line of Deer Valley Drive, also known as State Route 224, to the southerly line of Section 9, T2S, R4E; thence easterly to the west line of Section 10, T2S, R4E; thence northerly to the point of beginning.

Together with the following additional parcels:

Spiro Annexation Area Legal Description:

A parcel of land located in Summit County, Utah, situated in the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point that is South 396.80 feet and West 1705.14 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being a 5/8” rebar on the westerly right-of-way line of Three Kings Drive, as described on the Arsenic Hall Annexation Plat, recorded no. 345954 in the office of the Summit County Recorder, said point also being on a curve to the left having a radius of 625.00 feet of which the radius point bears North 71°08’49” East; and running thence southeasterly along said right-of-way line the following three (3) courses: (1) southeasterly along the arc of said curve 352.91 feet through a central angle of 32°21’09”; thence (2) South 51°12’20” east 141.13 feet to a point on a curve to the right having a radius of 290.00 feet, of which the radius point bears South 38°47’40” West; thence (3) along the arc of said curve 70.86 feet through a central angle of 14°00’00”; thence along the southwesterly right-of-way line of Three Kings Drive and along the arc of a 680.00 foot radius curve to the left, of which the chord bears South 47°16’17” East 235.91 feet; thence along the westerly boundary of the Dedication Plat of Three Kings Drive and Crescent Road, recorded no.116010 in the office of the Summit County Recorder, the following eight (8) courses: (1) South 57°12’20” east 39.07 feet to a point on a curve to the right having a radius of 495.00 feet, of which the radius point bears South 32°47’40” West; thence (2) along the arc of said curve 324.24 feet through a central angle of 37°31’50”; thence(3) South 19°40’30” East 385.45 feet to a point on a curve to the left having a radius of 439.15 feet, of which the radius point bears North

70°19’30” East; thence (4) along the arc of said curve 112.97 feet through a central angle of 14°44’21” to a point of reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 55°35’09” West; thence (5) southerly along the arc of said curve 22.24 feet through a central angle of 84° 57’02” to a point of compound curve to the right having a radius of 54.94 feet, of which the radius point bears North 39°27’49” West; thence (6) westerly along the arc of said curve 115.99 feet through a central angle of 120°57’49”; thence (7) North 08°30’00” West 31.49 feet to a point on a curve to the left having a radius of 105.00 feet, of which the radius point bears South 81°30’00” West; thence (8) along the arc of said curve 378.43 feet through a central angle of 206°30’00” to a point on the easterly line of Park Properties, Inc. parcel, Entry no. 129128, Book M73, page 31, in the office of the Summit County Recorder; thence along the easterly boundary of said parcel the following five (5) courses: (1) North 42°30’00” West 220.00 feet; thence (2) North 11°00’00” West 235.00 feet; thence (3) North 21°32’29” West 149.57 feet (deed North 21°30’00” West 150.00 feet) to a 5/8” rebar; thence (4) North 42 30’49” West 195.18 feet (deed North 42°30’00” West 195.29 feet) to a 5/8” rebar; thence (5) North 89°57’46” West 225.95 feet (deed West 224.19 feet) to a 5/8” rebar; thence along a boundary of Park Properties, Inc. parcel, Entry no. 324886, Book 565, Page 717, in the office of the Summit County Recorder the following three (3) courses: (1) North 02°45’19” East 99.92 feet (deed North 100.20 feet) to a 5/8” rebar; thence (2) North 89°51’20” West 496.04 feet to a 5/8” rebar; thence (3) North 89°35’52” West 481.94 feet (deed North89 45’00” West 992.17 feet for courses (2) and (3) to a point on the west line of the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Basin and Meridian; thence along said quarter section line North 00°15’24” West 407.62 feet to a point on the Bernolfo Family Limited Partnership parcel, Entry no. 470116, Book 1017, Page 262, in the office of the Summit County Recorder, thence North 89°59’54” East 482.91 feet (deed East 493.92 feet) to a point on the Vince D. Donile parcel, Entry no. 423999, Book 865, Page 287, in the office of the Summit County Recorder, said point being a 5/8” rebar and cap; thence along said parcel the following five (5) courses: (1) South 89°59’49” East 358.30 feet (deed East 358.35 feet) to a point on a non tangent curve to the right having a radius of 110.00 feet, of which the radius point bears South 88°41’47” East (deed South 88°44’18” East); thence (2) northerly along the arc of said curve 24.32 feet (deed 24.14 feet) through a central angle of 12°39’58” to a 5/8” rebar cap; thence (3) North 13°46’17” East 49.98 feet (deed North 13°50’00” East 50.00 feet) to a 5/8” rebar and cap on a curve to the right having a radius of 60.00 feet (chord bears North 27 16’47” East 28.00 feet); thence (4) northeasterly along the arc of said curve 28.26 feet (deed 28.27 feet) through a central angle of 26°59’09” to a 5/8” rebar and cap; thence (5) North 40°46’38” East 83.23 feet (deed North 40°50’00” East 83.24 feet) to the point of beginning.

The basis for bearing for the above description is South 00°16’20” West 2627.35 feet between the Northeast corner of Section 8, and the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base & Meridian. TAX SERIAL NOS. PP-25-A AND PCA-1002-C-1

To be combined with a parcel of land located in Summit County, Utah, situated in the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point that is West 1727.82 feet and South 310.72 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the westerly right-of-way of Three Kings Drive and running thence West 417.99 feet; thence South 246.59 feet; thence East 358.35 feet to a point on a curve to the right, the radius point of which bears South 88°44'18" east 110.00 feet; thence northeasterly along the arc of said curve 24.14 feet to the point of tangency; thence North 13°50'00" East 50.00 feet to the point of a 60.00 foot radius curve to the right; thence northeasterly along the arc of said curve 28.27 feet to the point of tangency; thence North 40°50'00" East 83.24 feet to a point on the westerly right-of-way of Three Kings Drive, said point being on a curve to the right, the radius point of which bears North 71°07'38" East 625 feet; thence northwesterly along the arc of said curve and along the right-of-way 89.33 feet to the point of beginning. TAX SERIAL NOS. PCA-1002-F

Also including the Park City High School and Elementary School properties identified as Tax Serial Numbers (PCA-2-2300-X, PCA-2-2300-A-1-X, PCA-2-2101-6-A-X, PCA-2-2101-6-X).

EXCEPTING THEREFROM all lots and parcels platted as Chatham Crossing Subdivision, Hearthstone Subdivision, Aerie Subdivision and Aerie Subdivision Phase 2, according to the official plats thereof recorded in the office of the Summit County Recorder.

(Amended by Ord. No. 03-50)

11-15- 2. MINIMUM COVERAGE WITH TOPSOIL OR OTHER ACCEPTABLE MEDIA.

(A) All real property within the Soils Ordinance Boundary must be covered and maintained with a minimum cover of six inches (6") of approved topsoil and acceptable cover described in Section 11-15-3 over soils exceeding the lead levels specified in Section 11-15-7, except where such real property is covered by asphalt, concrete, permanent structures or paving materials.

(B) As used in this Chapter, "approved topsoil" is soil that does not exceed 200 mg/Kg (total) lead representatively sampled and analyzed under method SW-846 6010.

(C) Parking of vehicles or recreational equipment shall be contained on impervious surfaces and not areas that have been capped with acceptable media.

(Amended by Ord. No. 03-50)

11-15- 3. ACEPTABLE COVER.

(A) All areas within the Soils Ordinance Boundary where real property is covered with six inches (6") or more of "approved topsoil" defined in Section 11-15-2 (B) must be vegetated with grass or other suitable vegetation to prevent erosion of the 6" topsoil layer as determined by the Building Department.

(B) Owners that practice xeriscape are allowed to employ a weed barrier fabric if the property is covered with six inches (6") of rock or bark and maintained to prevent soil break through.

(C) As used in this Chapter, "soil break through" is defined as soil migrating through the fabric and cover in a manner that exposes the public and shall be deemed in violation of this Chapter.

(D) As used in this Chapter, "xeriscape" is defined as a landscaping practice that uses plants that grow successfully in arid climates and a landscaping design intended to conserve City water resources.

(Amended by Ord. No. 03-50)

11-15- 4. ADDITIONAL LANDSCAPING REQUIREMENTS.

In addition to the minimum coverage of topsoil requirements set forth in Section 11-15-2 and the vegetation requirements set forth in Section 11-15-3, the following additional requirements shall apply:

(A) **FLOWER OR VEGETABLE PLANTING BED AT GRADE**. All flower or vegetable planting beds at grade shall be clearly defined with edging material to prevent edge drift and shall have a minimum depth of twenty-four inches (24") of approved topsoil so that tailings are not mixed with the soil through normal tilling procedures. Such topsoil shall extend twelve inches (12") beyond the edge of the flower or vegetable planting bed.

(B) **FLOWER OR VEGETABLE PLANTING BED ABOVE GRADE**. All flower or vegetable planting beds above grade shall extend a minimum of sixteen inches (16") above the grade of the six inches (6") of approved topsoil cover and shall contain only approved topsoil.

(C) **SHRUBS AND TREES**. All shrubs planted after the passage of this Chapter shall be surrounded by approved topsoil for an area, which is three times bigger than the rootball and extends six inches (6") below the lowest root of the shrub at planting. All trees planted after the passage of this Chapter shall have a minimum of eighteen inches (18") of approved topsoil around the rootball with a minimum of twelve inches (12") of approved topsoil below the lowest root of the tree.

(Amended by Ord. No. 03-50)

11-15- 5. DISPOSAL OR REMOVAL OF AREA SOIL.

(A) Following any work causing the disturbance of soils within the Soils Ordinance Boundary, such as digging, landscaping, and tilling soils, all disturbed soils must be collected and reintroduced onsite by either onsite soil capping specified in Section 11-15-2 or off-site disposal as required by this Chapter and/or State and/or Federal law.

(B) All soil generated from the Soils Ordinance Boundary that cannot be reintroduced within the Soils Ordinance Boundary and are destined for off-site disposal must be sampled and characterized with representative sampling and tested at a State Certified Laboratory.

(C) Soils exhibiting a hazardous characteristic exceeding the following Toxic Characteristic Leaching Procedure (TCLP) standards, must be managed as a hazardous waste and disposed of within a Utah Department of Environmental Quality permitted facility:

Arsenic – 5.0 mg/L (TCLP) Method 6010 B

Lead – 5.0 mg/L (TCLP) Method 6010 B

(D) Soils not failing the TCLP standards may be disposed within a non-hazardous landfill facility providing a "Disposal Acceptance Letter" to the Building Department is issued by the disposal facility.

(E) No soils generated within the Soils Ordinance Boundary are allowed to be exported for use as fill outside the Soils Ordinance Boundary.

(F) Reuse of generated soils within the Soils Ordinance Boundary is acceptable provided the receiving property is covered with six inches (6") of clean topsoil or covered with an acceptable media, i.e. vegetation, bark, rock, as required by this Chapter.

(G) Soils that are relocated within the Soils Ordinance Boundary must be pre-approved by the Building Department before being relocated and reused.

(Amended by Ord. No. 03-50)

11-15- 6. DUST CONTROL.

Contractor or owner is responsible for controlling dust during the time between beginning of construction activity and the establishment of plant growth sufficient to control the emissions of dust from any site. Due care shall be taken by the contractor or owner, to protect workmen while working within the site from any exposure to dust emissions during construction activity by providing suitable breathing apparatus or other appropriate control.

11-15- 7. CERTIFICATE OF COMPLIANCE.

(A) Upon application by the owner of record or agent to the Park City Building Department and payment of the fee established by the department, the Park City Building Department shall inspect the applicant's property for compliance with this Chapter. When the property inspected complies with this Chapter, a Certificate of Compliance shall be issued to the owner by the Park City Building Department.

(B) Verifying soil cap depth and representative samples results that are equal to or below the following standards will result in full compliance and eligibility for the certificate:

Occupied Property – Lead 200 mg/Kg (Total) Method SW-846 6010

Vacant Property – Lead 1000 mg/Kg (Total) Method SW-846 6010

(Amended by Ord. No. 03-50)

11-15- 8. TRANSIT CENTER DISTURBANCE

All construction activity, utility modification, and landscaping that results in the breach of the installed protective cap or the generation of soils must be conducted in accordance to the implemented Site Management Plan, which is retained within the Building Department.

(Amended by Ord. No. 02-32; 03-50)

11-15- 9. PROPERTY WITH KNOWN NON-COMPLIANT LEVELS OF LEAD

(A) Property exceeding the lead levels defined in Section 11-15-7 that have been representatively sampled and have not been capped per Section 11-15-2 are required to comply with this Chapter by December 31, 2004.

(B) Non-compliant lots exceeding the criteria within Section 11-15-7 will be sent two (2) warning notices in an effort to correct the non-compliance issue.

(Amended by Ord. No. 03-50)

11-15- 10. WELLS.

All wells for culinary irrigation or stock watering use are prohibited in the Area (Soils Ordinance Boundary).

11-15- 11. NON-SAMPLED AND UNCHARACTERIZED LOTS.

(A) Lots that have not been characterized through representative sampling and are

within the original Soils Ordinance Boundary are required to be sampled by the year 2006.

(B) After the property has been sampled, lots exceeding the lead levels within Section 11-15-7 are required to comply with this Chapter within a 12-month period.

11-15- 12. FAILURE TO COMPLY WITH CHAPTER.

Any person failing to landscape, maintain landscaping, control dust or dispose of tailings as required by this Chapter and/or comply with the provisions of this Chapter, shall be guilty of a Class B misdemeanor. Any person failing to comply with the provisions of this Chapter may be found to have caused a public nuisance as determined by the City Council of Park City, and appropriate legal action may be taken against that person.

(Amended by Ord. No. 03-50)

A.7 ACOUSTIC AND LIGHTING IMPACT STUDY

PARK CITY SCHOOL DISTRICT – MASTER PLAN ACOUSTICAL AND LIGHTING IMPACTS STUDY

LIGHTING IMPACTS

Removal of the football field from the west side of the high school will allow an addition to the west of the high school and extend the south parking lot to the west. When the existing football field lights are removed new parking lot lights will be added. The amount of light trespass created by the football field lights will be gone and the lighting added to the parking lot can be controlled much more precisely. The residences to the south will notice a much more acceptable condition.

Expanding the parking lot at the Day Care Building will not have an effect on any residential areas. There is lighting poles in the current parking area and shielded by trees and bushes to the road.

Expansion of the elementary school will not have impact on adjacent residential spaces.

The proposal of locating the high school football field, an indoor sports facility and parking area in the area currently occupied by Treasure Mountain Middle School will have some effect. Currently a small plaza exists in the southwest corner of the property that transitions to an underground passageway across Kearns Boulevard. The plaza is lighted by some light fixtures at both levels. Some lighting extends to the east along the pathway and the south end of the Middle School parking lot is illuminated by a pole light. From the south end of the football field new parking would occupy the area to a pathway with a grassy area extending to Kearns Boulevard. Some fairly mature trees are scattered through the grassy area. On the south side of Kearns Boulevard is another grassy area with more mature trees scattered through north of the residences. Newer sports lighting fixtures will have a greater ability to shield the light output onto the field. More controlled lighting optics, the distance from the field to the residences and the number of trees appears to diminish the trespass of light to neighboring residences. Refer to attached visual to see expected lighting levels at the edges of the field. This is not the exact installation, only a similar illustration.

ACOUSTICAL IMPACTS

Relocation of the football field from the southwest corner of the property to the current location of Treasure Mountain Middle School will result in different sound levels for the surrounding community during events at the football field. Neighbors to the east of the property will experience louder sound levels, and neighbors to the south and west will experience quieter sound levels. The mountain to the east also has an effect on sound levels. However, it is not a significant impact. In most locations, it results in an increase of 1-2 dB in sound pressure level.

I have attached a map showing 8 locations with corresponding sound levels with the existing stadium location and the new stadium location. I have used a nominal sound level of 110 dB within the stadium. Therefore, the absolute value of the sound level will change based on many factors. But the difference between the old stadium location and the new stadium location is relevant in comparing the effect of moving the stadium.

Location #	**Existing** Stadium Location Approx. Sound Level (dB)	**New** Stadium Location Approx. Sound Level (dB)	**Difference** Approx. dB	**Difference** w/ Sound System
1	76	85	9	3
2	75	84	9	3
3	80	94	14	8
4	79	94	15	9
5	85	87	2	-3
6	89	84	-5	-9
7	92	81	-11	-14
8	96	81	-15	-18

As expected, the locations near the new stadium will be louder, and the areas near the old stadium will be quieter.

It is important to note as well that the sound could be contained within the stadium better than it is currently through the audiovisual design of the new stadium. The loudspeaker system could be designed to concentrate the sound energy on the seating areas and the field, and avoid excess spillover outside the stadium. The current system has significant spillover to the north of the stadium. Therefore, with a sound system designed specifically to minimize spillover, the impact on the neighbors to the north and east could be lessened. I have included above a prediction of the sound level impact based on an ideal sound system as well as the base prediction.


1
2
NEW STADIUM
3
4
5
6
7
EXISTING STADIUM
8

Newer sports lighting fixtures will have a greater ability to shield the light output onto the field. More controlled lighting optics, the distance from the field to the residences and the number of trees appears to diminish the trespass of light to neighboring residences. Refer to attached visual to see expected lighting levels at the edges of the field. This is not the exact installation, only a similar illustration.

Bsumek Mu and Associates P.C.
CONSULTING ENGINEERS

July 6, 2015

V.C.B.O.
524 South 600 East
Salt Lake City, UT 84102

Attention: Vern Latham

Subject: Treasure Mountain Middle School
Park City, UT

Dear Mr. Latham:

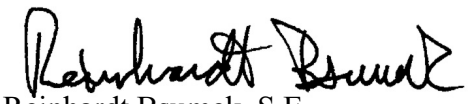
- The original school was built in 1981 and was designed by others with a Snow Load of 60 psf and Importance factor of I_{sn} = 1.0.
- The 2001 remodel and additions were design for 90 psf Snow Load with I_{sn} = 1.0, and a seismic Importance Factor $I_{seismic}$ = 1.0 under the 1997 U.B.C.
- The 2012 IBC requires a Seismic Importance Factor of 1.25 for this school. Current Snow Load requirements for this school is 107 psf, multiplied by 1.1 I_{sn}, therefore, Snow Live Load requirement is now 118 psf.
- The original school was adapted from a St. George, Utah design with wood trusses and plywood roof sheathing. This construction mode is not allowed nor recommended for snow country.

- In the 2001 remodeling, we satisfied shear stresses requirements required by the 1997 IBC code even though CMU walls were not reinforced with the then required minimum reinforcing steel.

- Today's code places even greater demand on these structural systems which would require at least partial school shut-down to implement at costs between $60 to $80 per square foot.

Should you have further questions or comments, please contact us.

Best Regards,



Reinhardt Bsumek, S.E.

RB:kc

2225 E MURRAY-HOLLADAY RD., #108 • HOLLADAY, UTAH 84117 • TELEPHONE 801-575-8223

HOGAN
CONSTRUCTION MANAGER • GENERAL CONTRACTOR

Hogan & Associates Construction, Inc.
940 North 1250 West • Centerville, Utah 84014
(801) 951.7000 • (801) 951.7100 fax
www.hoganconstruction.com

July 31st, 2015
Todd Hansen
Director, Buildings and Grounds
Park City School District

Re: Treasure Mountain Jr. High School
Conceptual Facility Upgrade Analysis &
Resulting Conceptual Budget / Estimate

Todd,

Thanks to you and the Park City School District for the opportunity to provide this service.

The goal being to upgrade the facility to current energy, building and seismic codes as well as to upgrade to a new century learning environment and technologies. The information contained within this packet illustrates and documents Hogan and Associates Const. Inc.'s review as well as our consulting mechanical, electrical and structural engineers' observations, assessments and conceptual cost estimates.

Our areas of study and analysis are:

1. Seismic and structural analysis of wall and roof systems
2. Mechanical, heating, cooling and air distribution systems
3. Plumbing, culinary water line replacement and hot water systems
4. Hazardous material abatement (as per asbestos report provided by owner)
5. Adequate daylighting of spaces to promote a good learning environment
6. Upgrading interior finishes (floor coverings, ceilings, cabinets and paint)
7. Construct new 12,000 square foot auditorium addition

Our analysis does not include soil analysis, air quality sampling, destructive testing or investigation, full energy analysis, surveying under slab utility piping, other associated costs due to housing students during the extensive remodel process or costs associated with the District's facilities master plan.

Our conceptual cost estimate to upgrade these systems, including contingency and design fees, is $16,517,559 with an additional $3,248,673 to construct the auditorium addition for a total estimated project construction/design cost of $19,766,232.

Please see the accompanying, supporting documentation and again, thank you for the opportunity.

Respectfully,

Hogan & Associates Construction, Inc.

Dave Andersen, Vice President / Project Director

VAN BOERUM
& FRANK ASSOCIATES, INC.
40+ YEARS
CONSULTING ENGINEERS

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T: 435.674.4800
F: 435.674.2708

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40 W. Cache Valley Blvd.
Building 1, Suite B
Logan, UT 84341
T: 435.752.5081
F: 435.752.0335

Arizona
1602 S. Priest Drive
Suite 103
Tempe, AZ 85281
T: 480.889.5075
F: 480.889.5076

TRANSMITTAL LETTER

DATE: July 31, 2015

TO: Dave Anderson
Hogan Construction
Centerville, UT

FROM: Randall Logan

PROJECT NO. 15349

PROJECT: Treasure Mountain Junior High School

RE: Mechanical and Electrical Facility Assessment

Please notify us immediately if enclosures are not as noted!

WE TRANSMIT FOR YOUR:

___ approval/signature
___ review and comment
___ other:
___ information
_x_ use
___ record
___ distribution to parties

THE FOLLOWING:

___ drawing(s)
_x_ report(s)
___ design data
___ other:
___ specification(s)
___ CD-ROM
___ DVD-ROM
___ form(s)
___ correspondence
___ submittal(s)

COPIES	DATE	DESCRIPTION
one	7-31-2015	PDF - Mechanical & Electrical Facility Assessment

OTHER INFORMATION:

Park City School District Facility Assessment

Treasure Mountain Junior High School

Mechanical Executive Summary

- The two hydronic hot-water boilers were installed new in 2001. They have leaking water tubes. Tubes have been replaced by a boiler service company and the service company has recommended replacement of both boilers.

- As outlined below, much of the mechanical and plumbing equipment connected to the domestic water (such as: boilers, softeners, piping, plumbing fixtures, etc.) have problems that can be traced to the water quality issues. A water quality specialist should evaluate the chemistry of the culinary water and recommend a pretreatment system for the culinary water.

- The original culinary water piping (both hot and cold) in the school is galvanized steel. Because of extensive leaks experienced over the years, wherever the culinary water piping is accessible, it has been replaced with copper or plastic piping. Calcium in the pipes, especial the hot water pipes have substantially reduced pipe diameters and water flow. All of the remaining culinary water piping will require replacement in the near future.

- The mixing and shutoff valves throughout the building have experienced an unusual failure rates because of the water quality issues. All of the plumbing valves, including the flush valves and mixing valves in the restrooms; the valves in classrooms, kitchen and custodian rooms; and the water coolers should be replaced when the water quality issues have been addressed.

- Spare parts for the Siemens building management system are no longer available from the manufacturer. The district is maintaining the system with used spare parts recovered from de-commissioned systems.

- The automatic regeneration function of water softener controls has malfunctioned and the softener must be manually regenerated. Missed regeneration cycles have contributed to the water quality issue in the building.

- The air handler mechanical rooms function as return air plenums. There is evidence, at the return air silencers and at the supply diffuser throughout the building, that the air ducts are dirty and may require cleaning. This should be investigated by a company with environmental testing experience.

- The air systems including the air handlers; exhaust fans; VAV boxes; dampers, diffusers, grilles and register have exceeded their ASHRAE Estimated Mean Service Life. Increased service, repair and maintenance costs can be expected as components and systems continue to age.

Van Boerum & Frank Associates, Inc. July 27, 2015

Electrical Executive Summary

- The main electrical distribution is original to the building and installed in 1982. It appears to be in satisfactory condition. The distribution voltage is delivered at 3 phase 277/480 Volts. A distribution voltage of this size should have ground fault protection per the latest adopted version of the National Electric Code which is 2011 in Utah. This has not been installed but it may not have been required when the building was originally built. It is recommended that a complete thermal scan be completed to determine potential hotspots, overloading, or other problem areas within branch breakers and main distribution panels. The school district has mentioned that the 1600 amp main breaker has tripped occasionally. This could be due to a failing breaker or overloading, a load study should be completed on the service to help determine the cause. It is recommended that a 1600 amp 3 pole main breaker with ground fault protection be installed. There is power factor correction that has been installed to fix some power factor problems and to eliminate the large power factor penalty from Rocky Mountain Power. The emergency distribution appears to be functioning fine but the school district has mentioned that there have been several instances where the generator has failed to start or has unfortunately dropped the load. It is recommended that a study of the emergency distribution be completed with a load analysis of the connected devices and equipment be performed so that a complete understanding of what is connected to the system is known. This will help identify and hopefully prevent unnecessary problems when an emergency situation occurs for the building.

- The majority of the lighting is comprised of T5 and T8 fluorescent lamps and ballasts. It was mentioned by the district personnel that the majority of the ballasts are magnetic which contributes to the poor power factor on the electrical service, resulting in remediation that has been installed to correct this. The school district also mentioned that they have had numerous complaints regarding the poor lighting in the classrooms. There are no local or central controls for the lighting that were observed. Installation of occupancy sensors and daylight sensors would greatly reduce the energy usage of the building. There seems to be an over abundance of light fixtures in the classrooms but it isn't distributed very well due to the manner in which the light fixtures are mounted in the ceiling. This contributes to a large energy usage for the building and could be drastically reduced by replacing the lights with LED fixtures. Rocky Mountain Power has some great incentives to help offset the cost of installations and to help reduce the energy consumption in the building by switching to LED fixtures and installing occupancy sensors.

- The fire alarm system is manufactured by FCI and is comprised of horn strobes and smoke and heat detectors throughout the building. Due to its age, it may be difficult to procure parts for this system. The strobes aren't synchronized and the fire alarm contractors have tried numerous times to get them to synchronized but have been unsuccessful. It is important to synchronize strobes to prevent seizures in some building occupants. Due to the size and occupancy load of

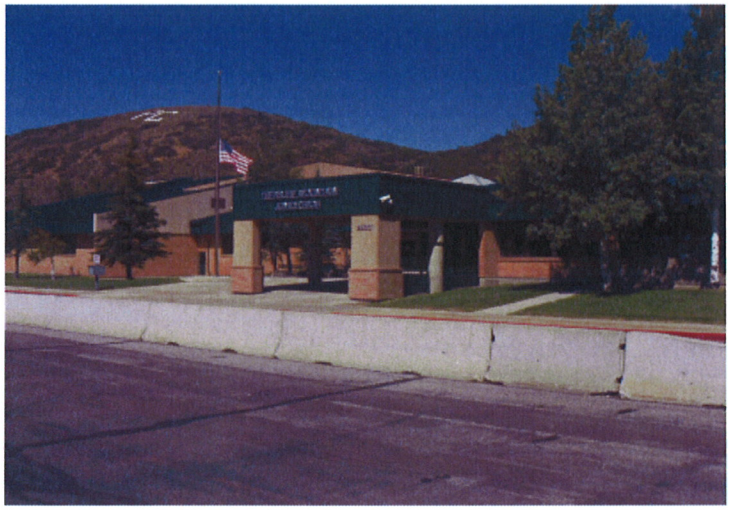
the school it is recommended that a voice evacuation system be installed. This system can be programmed for specific messages of the owners request including flood, fire, shooter, earthquake, etc. The system has been installed in conduit so the pathways are present and accessible for a future fire alarm upgrade. Due to the new intelligibility requirements of the NFPA, additional speakers will be required but the majority of the existing locations will be fine for strobe coverage.

- The access control system didn't appear to be significant. It is recommended that a complete access control system be installed at all major entrances to the building and tied into the fire alarm system.

Facility Assessment Summary
Date of Assessment: July 27, 2015

Treasure Mountain Junior High School
Park City School District, Park City UT

Project	Year	Square Feet
Orig. Building	1982	120,000 s.f.
Addition & Remodel:	2001	8,000 s.f.
Total Gross S.F.		129,000 s.f.



Heating, Ventilation and Air Conditioning

Eleven multizone and single zone air handlers; variable speed drives on the multizone units; glycol preheat coils; fan powered VAV boxes with hot water reheat coils; two gas-fired hot water boilers; variable speed hydronic pumps; Five classrooms rooms are cooled with fancoil units with DX coils and outdoor condensing units. Siemens building management system.

Domestic Hot Water

Three gas-fired domestic hot water heaters.

Mechanical Assessment
Heating, Ventilation, & Air Conditioning

Treasure Mountain Junior High School

Factors

Type of Energy Source : Natural Gas	Currently purchase gas and use Questar for transportation/delivery.
Heating Plant: Gas Fired Flextube Hotwater Boiler(s)	
Approximate Age: 12 years	Boilers in poor condition with leaking tubes
HW Pump(s) Condition	Damaged and in poor condition
HW Pump(s) Control: VFD	
System Efficiency: 80%	Non-condensing boilers
Cooling System: None	
Approximate Age: 12 years	Fancoils with condensing unit is computer labs
System Efficiency	Less than current code requirements
Air Handlers	
Approximate Age: 33 years	
System Condition:	Near the normal life expectancy for this type of equipment
VAV Boxes	
Approximate Age: 33 years	
System Condition:	Near the normal life expectancy for this type of equipment
HVAC Ducts	
Approximate Age: 33 years	
System Condition:	Evidence of dust/dirt accumulation
Exhaust Fans	
Approximate Age: 33 years	
System Condition:	Near the normal life expectancy for this type of equipment
Office & Administration	
Custodian	
Thermostatic Controls: Siemens	
Approximate Age: Upgrade 12 years ago	
System Condition:	Difficult to maintain, as spare parts are no longer available
Systems Insulation	
Approximate Age: 33 years	
System Condition:	Adequate, less than current code requirements
Mechanical Spaces	
Boiler Room	Adequate
Air Handler Rooms	Crowded, used as return air plenums

Mechanical Assessment Plumbing	Treasure Mountain Junior High School

Factors

Culinary Water Supply	
Approximate Age: 33 years	
Size: 6 inch	
Piping:	Original galvanized, accessible pipe replace, inaccessible needs replacement
Water Quality:	Reported high TDS, and acidic
Kitchen Water Supply	Adequate
Backflow Prevention	Yes
Domestic Hot Water Service	
Water Heaters	Need replacement
Storage Tank: none	
Domestic HW Piping	Original galvanized, accessible pipe replace, inaccessible needs replacement
Sanitary Sewer System: cast iron	Have had leaks in the past
Roof Drainage System	
Primary Roof Drains	Adequate
Secondary Roof Drains	Yes
Grease Separator	Malfunctioning, needs replacement.
Restroom Fixtures	
Water Closets	Flush valves need replacement
Urinals	Flush valves need replacement, Waterless, ureic acid buildup in waste lines
Restroom Lavatories	Adequate
Restroom Faucets	Mixing valves need replacement
Classroom Fixtures	
Classroom Sinks	Adequate
Classroom Faucets	Mixing valves need replacement
Shower Room Fixtures	Adequate
Custodial Room Fixtures	Adequate
Faculty and Teacher Prep Fixtures	
Sinks	Adequate
Faucets	Mixing valves need replacement
Electric Water Coolers & Fountains	Need replacement
Fuel Gas Piping	Adequate

Mechanical Assessment Fire Protection	Treasure Mountain Junior High School

Factors

Fire Protection Water Supply	
Approximate Age: 33 years	
Size: 6"	
Piping	Black steel, adequate
Alarm Valve & Riser	Four zones

VAN BOERUM & FRANK ASSOCIATES, INC. 40+

WINNER
BEST OF STATE UTAH

Mechanical Engineering
2009, 2010, 2011, 2012, 2013, 2014

TREASURE MOUNTAIN JUNIOR HIGH SCHOOL

COST ESTIMATE

		Quantity	Unit		Unit Cost		Total
22 Plumbing							
	Remove galvanized steel piping Hot and cold culinary copper piping Replace water heaters Replace water softeners Replace valves, faucets, water coolers Replace grease intercepter	1	lot	$	1,560,000.00	$	1,560,000
	22 Plumbing Total					**$**	**1,560,000**
23 Mechanical							
	Hydronic piping, boilers, pumps Air handlers, ducts, VAV boxes, grilles and diffusers Chiller, pumps, chilled water piping Automatic Temperature Controls	1	lot	$	3,000,000.00	$	3,000,000
	23 Mechanical Total					**$**	**3,000,000**
26 Electrical							
Div 26	**Electrical**						
	Misc. Demolition	1	EA	$	13,000.00	$	13,000
	Generator/ATS Demolition	1	EA	$	10,000.00	$	10,000
	Misc. Conduit/Breakers	1	EA	$	24,000.00	$	24,000
	New 75kw Generator/ATS	1	EA	$	110,000.00	$	110,000
	Misc. Wiring	1	EA	$	25,000.00	$	25,000
	Subtotal for Electrical					**$**	**182,000**
	General						
	Unforseen conditions	1	EA	$	42,000.00	$	42,000
	Lighting						
	Demolition	1	EA	$	60,000.00	$	60,000
	Interior Light fixtures	1,700	EA	$	325.00	$	552,500
	Branch Circuit wiring and labor	1	EA	$	125,000.00	$	125,000
	Controls	1	EA	$	80,000.00	$	80,000
	Exit Signs	60	EA	$	280.00	$	16,800
	Exterior Lighting	21	EA	$	1,500.00	$	31,500
	Subtotal for Lighting					**$**	**865,800**
	26 Electrical power and lighting Total					**$**	**1,089,800**

Bsumek Mu and Associates P.C.
CONSULTING ENGINEERS

July 31, 2015

Hogan & Associates Construction
940 North 1250 West
Centerville, UT 84014

Attention: John Cox

Subject: Treasure Mountain Middle School Structural Evaluation

Dear Mr. Cox:

The original school was built in 1981 and was designed by others with a Snow Load of 70 psf and Importance factor of $I_{SN} = 1.10$.

The 2001 remodel and additions were design for 90 psf Snow Load with $I_{SN} = 1.0$, and seismic Importance Factor $I_{SEISMIC} = 1.0$ under the 1997 U.B.C.

The 2012 IBC requires a Seismic Importance Factor of 1.25 for this school. Current Snow Load requirements for this school is 107 psf, multiplied by 1.1 I_{SN}, therefore, Snow Live Load requirement is now 118 psf.

The original school was adapted from a St. George, Utah design with wood trusses and plywood roof sheathing. This construction mode is not allowed nor recommended for snow country.

In the 2001 remodeling, shear stresses and axial load requirements were satisfied per the 1997 UBC code even though some of the CMU walls were not reinforced with the then required minimum reinforcing steel.

Today's code places even greater demand on these structural systems which require extensive analysis to implement. Retrofit costs are as outlined below:

Wall Repair Costs:

A. Investigate reinforcing and grout presence by using a combination of pacometers, ground penetrating radar, and thermal imaging.. . . . . $25,000

B. Based on the result of the investigation we estimate CMU wall repairs[1] to cost approximately. $250,000

Wood Roof Repairs:

A. Existing wood trusses do not meet current snow load requirements.

Existing roof trusses can be brought up to current load requirements by sistering 2x members to existing truss elements or adding microlam beams to reduce load on existing truss at a cost of. $830,000

B. Allowance for load test on existing 5/8" (32/16) plywood is required to establish load capacity for the existing 24" o.c. truss spacing. $5,000

Steel Joist Roof Area Repairs:

A. Snow Loads of 75 psf specified on sheet S-1. 70 psf is specified on Roof Framing Plans. Snow drift loads are not indicated on documents.

Estimated costs to bring steel roof joists up to current code requirements are $457,000

If a structural retrofit of the school is initiated, I estimate that structural engineering services would cost. $80,000

These costs do not include removal and replacement of wall finishes, ceilings, mechanical, or electrical items. If concentrated loads for mechanical/electrical equipment are added, additional retrofit would be required.

Should you have further questions or comments, please contact us.

Best Regards,

Reinhardt Bsumek, S.E.

RB:kc

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[1]Assuming that 10% of wall surfaces require repairs.

Project name	Treasure MT Middle School
Job size	129169 SF

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
00 General Remodel				
00001 General Project Information				
Main Level SF	124,656.0 gsf	/gsf		
Level-02 SF	4,513.0 gsf	/gsf		
02050 Demolition				
Ceiling Tile	72,931.0 sf	1.00 /sf	72,931	
Hard Lid Demo	22,406.0 sf	1.75 /sf	39,211	
VCT Demo	5,807.0 sf	0.75 /sf	4,355	
Carpet Demo	56,213.0 sf	0.75 /sf	42,160	
Wall Demo for Structural	1.0 ls	0.01 /ls	0	w/ Structural Upgrade Cost
Mechanical Demo	1.0 ls	0.01 /ls	0	w/ Mechanical Upgrade Cost
Fire Alarm Demo	1.0 ls	0.01 /ls	0	w/ Electrical Upgrade Cost
Lighting Demo	1.0 ls	0.01 /ls	0	w/ Electrical Upgrade Cost
02050 Demolition	**129,169.0 gsf**	**1.23 /gsf**	**158,657**	
02080 Hazardous Materials Abatement				
Hazardous Material Abatement	1.0 ls	150,000.00 /ls	150,000	
02080 Hazardous Materials Abatement	**129,169.0 gsf**	**1.16 /gsf**	**150,000**	**Estimates range from $102K - $200K**
05120 Structural Upgrade				
Structural Upgrade to Code (Concrete, Masonry, Steel, Wood Framing)	129,169.0 sf	25.50 /sf	3,294,000	includes selective demo for seismic upgrades, concrete & reinforcing upgrades, masonry upgrades and wood/steel structure upgrades.
05120 Structural Upgrade	**129,169.0 gsf**	**25.50 /gsf**	**3,294,000**	**Engineer's Estimate $65/SF**
06100 Rough Carpentry				
Misc rough carp	129,169.0 sf	1.12 /sf	144,669	
06100 Rough Carpentry	**129,169.0 gsf**	**1.12 /gsf**	**144,669**	
06400 Cabinets & Casework				
Cabinets & casework	1.0 ls	400,000.00 /ls	400,000	
06400 Cabinets & Casework	**129,169.0 gsf**	**3.10 /gsf**	**400,000**	**Allowance (ranges from $350K - $600K)**
07210 Building Insulation				
Bldg Insulation	129,169.0 sf	0.75 /sf	96,877	to meet new energy codes
Spray foam	129,169.0 sf	1.83 /sf	236,379	
07210 Building Insulation	**129,169.0 gsf**	**2.58 /gsf**	**333,256**	
07500 Roofing				
Metal Roofing replacement	56,076.0 sf	12.38 /sf	694,221	Extensive roof structure upgrades will require roof removal in certain areas
Flat Roofing replacement	36,310.7 sf	/sf	0	
07500 Roofing	**129,169.0 gsf**	**5.38 /gsf**	**694,221**	
07811 Sprayed Fireproofing				
Fireproofing	32,292.3 sf	1.13 /sf	36,490	
07811 Sprayed Fireproofing	**129,169.0 gsf**	**0.28 /gsf**	**36,490**	
07900 Joint Sealants				
Joint sealants	129,169.0 sf	0.15 /sf	19,375	
Firestopping	129,169.0 sf	0.15 /sf	19,375	
07900 Joint Sealants	**129,169.0 gsf**	**0.30 /gsf**	**38,751**	
08050 Doors & Hardware				
HM Door w/Steel Frame - Double 6'0"x7'0" (6'8")	4.0 ea	2,350.00 /ea	9,400	
HM Door w/Steel Frame - Single 3'0"x7'0" (6'8")	25.0 ea	1,350.00 /ea	33,750	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
08050 Doors & Hardware	**129,169.0 gsf**	**0.33 /gsf**	**43,150**	**Allowance to replace 29 doors - only**
08305 Access Doors				
Access Doors-FOB	12.0 ea	400.00 /ea	4,800	
08305 Access Doors	**129,169.0 gsf**	**0.04 /gsf**	**4,800**	
08620 Additional Skylights or Windows				
Unit Skylights @ Commons	12.0 ea	2,500.00 /ea	30,000	
Unit Skylights, Windows @ Interior Classroom	44.0 ea	2,500.00 /ea	110,000	added skylights or windows for daylight teaching spaces
08620 Additional Skylights or Windows	**129,169.0 gsf**	**1.08 /gsf**	**140,000**	**Added @ Commons Area, Interior Classrooms**
08830 Overhead & Coiling Doors				
Overhead Door @ Jewelry Shop	1.0 ls	3,500.00 /ls	3,500	
08830 Overhead & Coiling Doors	**129,169.0 gsf**	**0.03 /gsf**	**3,500**	
09260 Gypsum Board Systems				
Interior Stud Walls	36,540.0 sf	1.38 /sf	50,425	
Finished drywall (1 layer, 1 side)	36,540.0 sf	1.35 /sf	49,329	
Suspended gyp ceilings - repair demo'd	22,406.0 sf	3.88 /sf	86,935	
09260 Gypsum Board Systems	**129,169.0 gsf**	**1.45 /gsf**	**186,689**	
09310 Ceramic Tile				
Ceramic Tile Patch & Repair	1.0 ls	0.01 /ls	0	
09310 Ceramic Tile	**129,169.0 gsf**	**/gsf**	**0**	**ceramic tile repair included w/ mechanical costs**
09600 Flooring				
VCT	1.0 sf	0.01 /sf	0	LVT used vs. VCT
Carpet (Sheet or squares)	56,213.0 sf	5.25 /sf	295,118	
LVT Luxury Vinyl Tile	5,807.0 sf	8.33 /sf	48,372	
09600 Flooring	**129,169.0 gsf**	**2.66 /gsf**	**343,491**	
09705 Resinous Flooring				
Resinous Flooring @ kitchen	3,196.0 sf	17.00 /sf	54,332	
09705 Resinous Flooring	**129,169.0 gsf**	**0.42 /gsf**	**54,332**	
09900 Painting				
Paint	129,169.0 sf	1.46 /sf	188,587	
09900 Painting	**129,169.0 gsf**	**1.46 /gsf**	**188,587**	
11400 Food Service Equipment				
Food Service Equipment	1.0 ls	0.01 /ls	0	
11400 Food Service Equipment	**129,169.0 gsf**	**/gsf**	**0**	**no allowance included**
210000 Fire Sprinkler Systems				
Fire Sprinkler	129,169.0 gsf	1.23 /gsf	158,878	
210000 Fire Sprinkler Systems	**129,169.0 gsf**	**1.23 /gsf**	**158,878**	**flush system, replace heads**
230000 Mechanical				
Mechanical Complete	129,169.0 sf	31.30 /sf	4,043,315	includes demo of existing system ,repair of walls
Plumbing - general repair budget	129,169.0 sf	4.00 /sf	516,685	allowance
Controls	1.0 ls	0.01 /ls	0	w/mech complete
Snow Melt System (conc. slab)	1.0 sf	0.01 /sf	0	none included
230000 Mechanical	**129,169.0 gsf**	**35.30 /gsf**	**4,560,000**	
260000 Electrical				
Electrical Complete	129,169.0 gsf	8.44 /gsf	1,089,800	
Electrical Allowance	129,169.0 gsf	3.50 /gsf	452,092	Unforseen Conditions
260000 Electrical	**129,169.0 gsf**	**11.94 /gsf**	**1,541,892**	

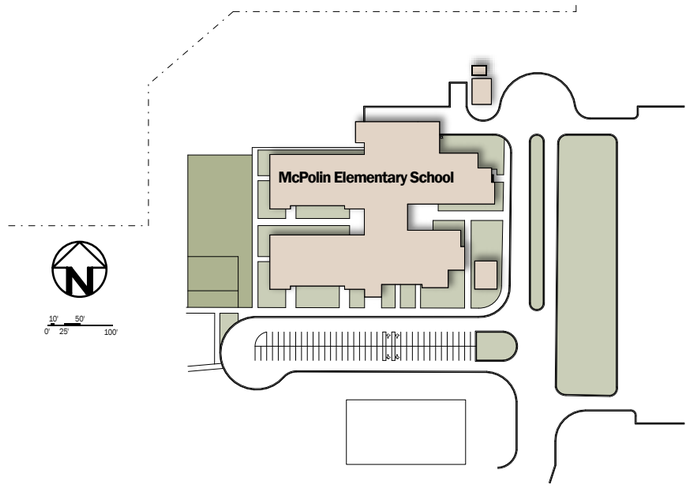
Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
00 General Remodel	129,169.0 gsf	96.58 /gsf	12,475,362	

Estimate Totals

Description	Amount	Totals	Rate	
Subtotal	**12,475,362**	**12,475,362**		
Preconstruction Fee	15,000			
General Conditions (2 years)	654,262			
Supervision (17K @ 24mo)	408,000			
Bond & Insurance	197,662			
CM Fee	592,987			
Construction Total	**1,867,911**	**14,343,273**		
Construction Contingency	988,312		5.00 %	
Design Fee	1,185,974		6.00 %	
	2,174,286	**16,517,559**		**127.88 /SF**
Auditorium Budget per attached	3,248,673			
Remodel & Auditorium Total	**3,248,673**	**19,766,232**		
Builders Risk Ins BY OWNER				
Building Permit/Fees BY OWNER				
Testing & Inspection BY OWNER				
Total		**19,766,232**		

McPolin Elementary School

2270 Kearns Blvd. 435-645-5630



Facility Assessment Summary

Site Information

	Acres
Landscaped	5.15
Asphalt	1.5
Playground	0.41
Parking	0.75
# of Parking Stalls	72
Total Site Acreage	**8**

Building Information

Project	**Year**	**Square Feet**
Original Building	1991	58,824 s.f.
Additions	NA	NA
Total Gross S.F.		58,824 s.f.

Number of Floors	1
Grades Housed	K - 5th
Student Enrollment	361
Number of Teaching Stations	27
Type of Construction:	Load Bearing Masonry
Exterior Material:	Masonry

Facility Conditions Summary

Facility Condition Score:	5.8
Total Deficiencies (Cost to Update):	
Replacement Cost (New Facility):	10,294,700

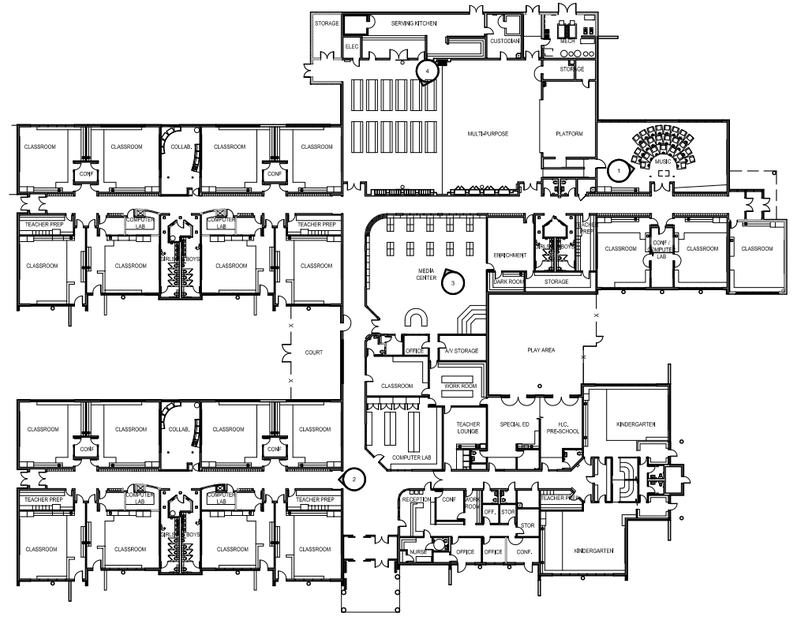
Recommended Actions

Immediate Plan:
- Add (2) Early Childhood Learning Classrooms

5 Year Plan:
- Maintain current facility
- Technological upgrades as necessary

20 Year Plan:
- Building may need significant renovation and/or partial replacement near the end of this period.

McPolin Elementary School



Site Summary

McPolin Elementary School is located in a well-developed residential area, on the east side of Park City. As part of a multi-building district campus, McPolin is immediately adjacent to the Learning Center, Treasure Mountain International School and nearby Park City High School. The site is somewhat smaller than other district elementary schools and lacks playfield area, but because of its proximity to both Park City High and Treasure Mountain International School, students are able to utilize these playfields easily. There is ability for expansion to the north, assuming students will continue to utilize adjacent campus playfields.

The automobile entrance to the site is shared with the Learning Center and Treasure Mountain International School. The parking lot accommodates 72 vehicles and shares access with the parent drop-off. The bus drop off is separated to the drive east of the building. If the building is expanded, additional parking will be necessary and needs to be evaluated for location and traffic flow.

The primary entry is on the south side of the building. The site is relatively flat, making the entries and pathways easily accessible and ADA compliant. Site amenities include large courtyard spaces and three playgrounds with equipment, one of which is in the fenced kindergarten play area.

Storm water detention was seen at the north side of the site. Some areas need to be regraded for water to slope efficiently to the drain.

Facility Summary

McPolin Elementary School is a single level, masonry structure built in 1991. The K-5 school houses approximately 361 students each year. A current summary of spaces includes 24 classrooms, 2 breakout spaces, a music classroom, multi-purpose room and stage, media center, office space and restrooms. The corridors and exterior of the building are equipped with security cameras and fencing around the kindergarten play area.

The exterior of the building is primarily masonry and EIFS and is in good shape overall. There is minor damage and staining to the EIFS and some graffiti near the service area.

Aluminum entry and window systems are in good condition and have many years of service left. The exterior window systems have double-pane glass and at least one operable window at the classrooms. The openings provide excellent daylighting to the classrooms. Hollow metal entry and window systems show normal wear and need occasional paint touch-up. Most door hardware and occasionally, door placement, is not ADA compliant and needs to be addressed. The roof is in fairly good shape and should not need immediate replacement.

The interior finishes are in fairly good condition overall. Corridors are painted masonry with carpeting and acoustical tile ceilings. The ceilings show occasional water damage and normal wear on the carpet and walls. Corridors have skylights at main intersections, but feel somewhat bleak in general. With lockers lining the corridors and some doors opening into the corridor space, traffic flow may become too condensed in the future. The finishes in the classrooms and general spaces need minor touch-up work or cleaning. Restrooms throughout the building are currently being remodeled to be ADA compliant. Split-faced masonry that occurs at the lower half of the multi-purpose room is somewhat of a safety concern because of the activity happening in the space. It may be beneficial to add wall padding at higher impact locations.

Two classrooms need to be designated to Early Childhood Learning, which should accommodate 35 students each. Comprehensively, the school has been well maintained and can function as is with minimal repairs and meeting ADA code compliance as noted.

1.1 Facility Assessment - Architectural — **McPolin Elementary School**
Building Condition/Educational Environment
(Adequacy For Learning)

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors	Rating	Score
1.1.a Exterior		5.5
1.1.a.1 General Aesthetics	6	
1.1.a.2 Exterior Materials	5	
1.1.b Interior		5.8
1.1.b.1 General Aesthetics	5	
1.1.b.2 Environmental Comfort	6	
1.1.b.3 Acoustic Comfort	6	
1.1.b.4 Artificial Illumination	5	
1.1.b.5 Daylighting	5	
1.1.b.6 Toilet/Water Cooler Locs.	7	
1.1.b.7 Wayfinding	7	
1.1.b.8 Breakout Areas	5	
1.1.b.9 Internal Traffic Flow	6	
1.1.c Roofing		5.0
1.1.c.1 Material - Single-Ply Membrane	5	
1.1.c.2 Approximate Age - 18 yrs.		
1.1.c.3 Flashings - Metal	4	
1.1.c.4 Gutters & Scuppers - Overflow drain	6	
1.1.d Windows		5.5
1.1.d.1 Exterior Window Frames - Aluminum	5	
1.1.d.2 Exterior Window Glazing - Double Pane	6	
1.1.d.3 Interior Window Frames - HM	5	
1.1.d.4 Interior Window Glazing - Single Pane	6	
1.1.e Doors		4.8
1.1.e.1 Exterior Door Frames - Aluminum & HM	6	
1.1.e.2 Exterior Doors - Aluminum with glass & HM	6	
1.1.e.3 Exterior Door Hardware	6	
1.1.e.4 Interior Door Frames - HM	4	
1.1.e.5 Interior Doors - Solid core wood veneer with & without glass	6	
1.1.e.6 Interior Door Hardware - Not ADA Compliant	1	
1.1.f Walls		5.8
1.1.f.1 Foundation - concrete	6	
1.1.f.2 Exterior Walls - Brick over CMU Block	5	
1.1.f.3 Interior Walls		
a. Typical Classroom - CMU & Metal Stud with Tackwall	6	
b. Typical Corridor - CMU	6	
c. Typical Toilet Room - Currently Being Remodeled	NA	
d. Specialty Clsrm. - Handicapped - CMU & Metal Studs with Tackwall	6	
e. Gym/Multi-Purpose - CMU w/ Partition - Split-Face @ Lower Wall	5	
f. Kitchen/Serving - CMU and Tile	6	
g. Auditorium - N/A	NA	
h. Administration - Metal Studs and CMU	6	
i. Media Center - CMU & Metal Studs w/ Tackwall	6	

1.1 Facility Assessment - Architectural — **McPolin Elementary School**
Building Condition/Educational Environment
(Adequacy For Learning)

Factors	Rating	Score
1.1.g Ceilings		5.7
1.1.g.1 Typical Classroom[1]	5	
1.1.g.2 Typical Corridor[1/2]	4	
1.1.g.3 Typical Toilet Room - Currently Being Remodeled	NA	
1.1.g.4 Specialty Clsrm.[1]	6	
1.1.g.5 Gym/Multi-Purpose[3]	6	
1.1.g.6 Kitchen/Serving[4]	6	
1.1.g.7 Auditorium - N/A	NA	
1.1.g.8 Administration[1]	6	
1.1.g.9 Media Center[2]	7	
1.1.h Flooring		4.7
1.1.h.1 Typical Classroom - Carpet and VCT	5	
1.1.h.2 Typical Corridor - Carpet	5	
1.1.h.3 Typical Toilet Room - Currently Being Remodeled	NA	
1.1.h.4 Specialty Clsrm. - Carpet and VCT	3	
1.1.h.5 Gym/Multi-Purpose - VCT	5	
1.1.h.6 Kitchen/Serving - Quarry Tile	5	
1.1.h.7 Auditorium - N/A	NA	
1.1.h.8 Administration. - Carpet	5	
1.1.h.9 Media Center - Carpet	5	
1.1.i Multi-Levels		5.0
1.1.h.1 Ramps	5	
1.1.h.2 Stairs	5	
1.1.j Capability for Expansion		

Total Score 1.1 — **5.3**

Specific Comments:

[1] 24x48 Lay-in Acoustical Tile.
[2] 24x24 Lay-in Acoustical Tile.
[3] Glue-Up Acoustical Tile
[4] Suspended Gyp. Bd.

1.2 Facility Assessment - Architectural Safety & Code Compliance	McPolin Elementary School	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	YES	
1.2.a.2 Fire Horn/Strobes	YES	
1.2.a.3 Fire Alarm Pull Stations		
1.2.a.4 Fire Extinguisher Cabinets	YES	
1.2.a.5 Building Security system	YES	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	YES	
1.2.b.2 Coat Racks/Lockers in Corridors	YES	
1.2.b.3 Tempered Glass where requ'd - safety glass	YES	
1.2.c **Single Story** - Exiting/Circulation		
1.2.c.1 Compliant Corridor Widths	YES	
1.2.c.2 Corridors - Dead Ends	NO	
1.2.c.3 Compliant Number of Exits - 23	YES	
1.2.c.4 Compliant Travel Distance	YES	
1.2.c.5 Exit Doors Swing in Dir. of Travel	PARTIAL	
1.2.c.6 Exit Doors have Panic Hardware	YES	
1.2.c.7 Emergency Exits Marked	YES	
1.2.c.8 Clsrm. Exits Compliant # for Load	YES	
1.2.d **Multi-Story** - Exiting/Circulation		NA
1.2.d.1 Compliant Corridor Widths		
1.2.d.2 Dead end Corridors		
1.2.d.3 Compliant Number of Exits - 31		
1.2.d.4 Compliant Travel Distance		
1.2.d.5 Exit Doors Swing in Dir. of Travel		
1.2.d.6 Exit Doors have Panic Hardware		
1.2.d.7 Emergency Exits Marked		
1.2.d.8 Clsrm. Exits Compliant # for Load		
1.2.d.9 Stairs - Compliant # and Location		
1.2.d.10 Stairs - Compliant Width for Load		
1.2.d.11 Rated Stair Enclosures		
1.2.d.12 Stair Tread/Riser Compliance		
a. More than 7" rise		
b. Non-uniform rise		
c. Less than 11" tread		
d. Non-uniform tread dimensions		
1.2.d.13 Stair Total Run Compliance btwn. Landings - 12' or less		
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	YES	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	YES	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas (except roof) - Doors & Hdwr	NO	
1.2.f.2 Code Compliant Toilet Room Facilities	PARTIAL	
1.2.g Extent of Asbestos Contamination	NO	

Specific Comments:

1.3 Facility Assessment - Architectural Facility Maintainability	McPolin Elementary School	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		6.0
1.3.a.1 Exterior		
a. Walls - Brick over CMU Block	6	
b. Roofs - Single-Ply Membrane	5	
c. Soffits/Fascia - metal	7	
1.3.a.2 Windows		6.5
a. Exterior - Aluminum	7	
b. Interior - HM	6	
1.3.a.3 Doors, Frames & Hardware		6.0
a. Exterior - Aluminum & HM	6	
b. Interior - HM with Solid Core Wood Veneer	6	
1.3.a.4 Interior Walls		6.4
a. Classroom - CMU & Metal Stud with Tackwall	6	
b. Corridor - CMU	7	
c. Toilet Room - Currently Being Remodeled	NA	
d. Specialty Clsrm. - CMU & Metal Stud with Tackwall	6	
e. Gym/Multi-Purpose - CMU Block with Partition	7	
f. Kitchen/Serving - CMU and Tile	7	
g. Auditorium - N/A	NA	
h. Administration - Metal Studs and CMU	6	
i. Media center - CMU & Metal Studs w/ Tackwall	6	
1.3.a.5 Flooring		6.1
a. Classroom - Carpet and VCT	6	
b. Corridor - Carpet	6	
c. Toilet Room - Currently Being Remodeled	NA	
d. Specialty Clsrm. - Carpet and VCT	6	
e. Gym/Multi-Purpose - VCT	6	
f. Kitchen/Serving - Quarry Tile	7	
g. Auditorium - N/A	NA	
h. Administration. - Carpet	6	
i. Media Center - Carpet	6	
1.3.a.6 Ceilings		7.0
a. Teaching Spaces - Acoustical Tile	7	
b. Corridors - Acoustical Tile	7	
c. General Purpose Rooms - Acoustical Tile	7	
1.3.b Building Equipment/Fixtures - Maintainability		7.0
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves - Being Remodeled	NA	
1.3.b.2 Toilet Room Fixtures - lavatories/faucets - Being Remodeled	NA	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	7	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	7	
1.3.c Building Maintenance Factors		6.0
1.3.c.1 Adequacy of Custodial Space	6	
1.3.c.2 Location of Custodial Space	6	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	6	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs		

Specific Comments: **Total Score 1.3** 6.4

Total Score - Architectural 5.8

2.1 Facility Assessment - Site	McPolin Elementary School	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
2.1.a Size - ability to meet educational needs	6	6.0
2.1.b Site Location - neighborhood & environment	7	7.0
2.1.c Access		6.4
2.1.c.1 Vehicular - Public		
a. Sep. of Bus & Parent Drop Zones	4	
b. Bus Turning & Parking Capability	6	
2.1.c.2 Vehicular - Service	7	
2.1.c.3 Pedestrian	7	
2.1.c.4 ADA Access. - Curb Cuts, etc.	8	
2.1.d Landscaping		4.3
2.1.d.1 Irrigation System[1]	5	
2.1.d.2 Plantings	5	
2.1.d.3 Fencing - No fencing around the site, Kindergarten is fenced	3	
2.1.e Paving		5.3
2.1.e.1 Pedestrian Walks	7	
2.1.e.2 Roadways - Public	5	
2.1.e.3 Roadways - Service	5	
2.1.e.4 Hard Play Surface	4	
2.1.f Drainage & Storm Water		4.0
2.1.f.1 Site Drainage	4	
2.1.f.2 Storm Drain Detention	4	
2.1.g Site Playfields/Playgrounds:		5.2
2.1.g.1 Playgrounds - Shared		
a. Equipment Suitability	4	
b. Safety	5	
c. Size	4	
2.1.g.2 Playfields		
a. Drainage	6	
b. Size - Shared	7	
2.1.h Safety		6.5
2.1.h.1 Fire Truck Access	7	
2.1.h.2 Fire Hydrant Locs./Dist. from bldg.	6	

Total Score 2.1 - Site **5.6**

Parking Summary

Shared	68
Student	0
H.C.	4
Total:	72

Specific Comments:

[1]Auto front lawn area - field secondary.

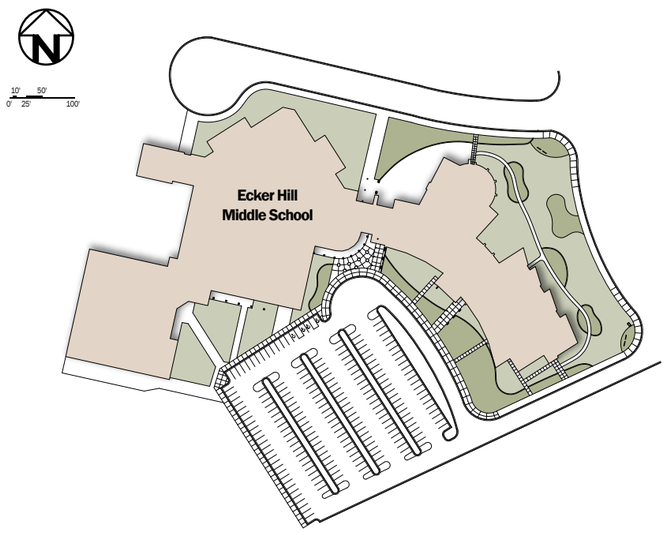
Well maintained outdoor learning areas, including a mix of hard and softscape, present opportunities for education beyond the classroom setting.

Similarly to its sister school at Jeremy Ranch, McPolin's masonry corridors minimize flexibility of the spaces.

The exterior materials are in fair shape generally, however, the metal parapet shows some dents and warping. This should be maintained to prevent against the possibility of future leakage.

Ecker Hill International Middle School

2465 West Kilby Rd. 435-645-5610



Facility Assessment Summary

Site Information

	Acres
Landscaped	9.8
Asphalt	3.04
Playground	0
Parking	2.24
# of Parking Stalls	200
Total Site Acreage	**16**

Building Information

Project	Year	Square Feet
Original Building:	1996	130,700 s.f.
Additions:	2005	48,425 s.f.
Total Gross S.F.		179,195 s.f.

Number of Floors	2
Grades Housed	6th - 7th
Student Enrollment	729
Number of Teaching Stations	46
Type of Construction:	Load Bearing Masonry
Exterior Material:	Masonry / Metal

Facility Conditions Summary

Facility Condition Score:	6.8
Replacement Cost (New Facility):	$31,359,125

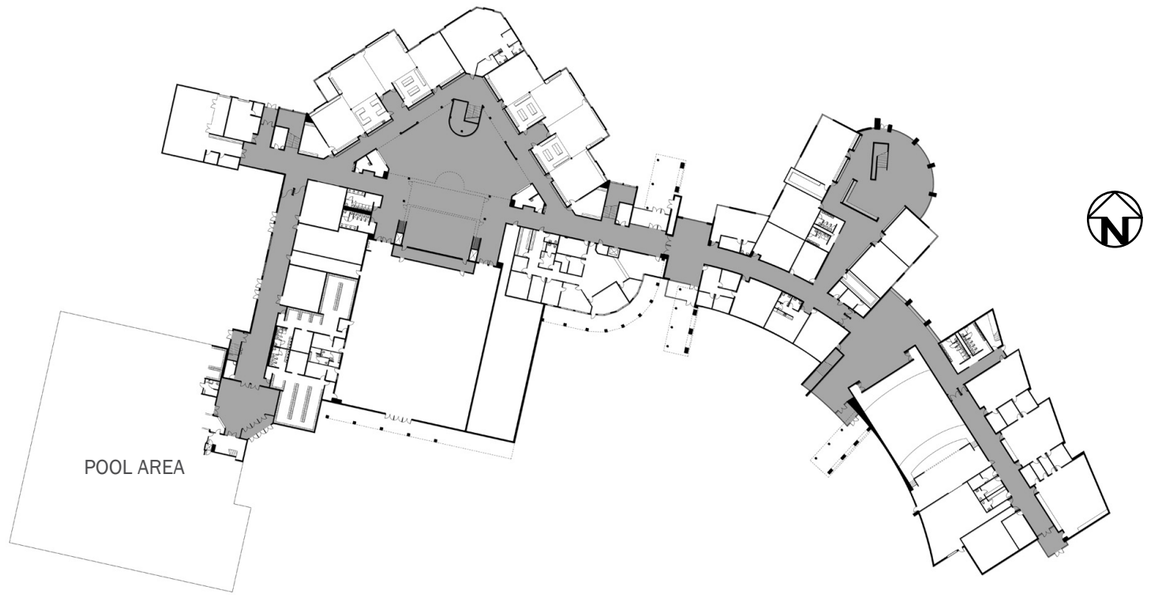
Recommended Actions

Immediate:
- Significant water damage at older areas
- Lighter surfaces in older areas to improve light reflectance

5 Year Plan:
- Maintain new portion of facility
- Replacement or significant upgrade of older area

20 Year Plan:
- Building may need material replacement and technological upgrades depending on renovations made in accordance with the five year plan.

Ecker Hill International Middle School



Site Summary

Ecker Hill International Middle School sits on a 16 acre site, near a well-developed residential area in Park City. Site amenities include generous green space for playfields and landscaping around the building, a separate entry for bus drop off and pedestrian pathways surrounding the site.

The primary entrance is located on the south side of the building. Entry to the site is off one of Park City's main frontage roads, Kilby Road and is easily accessible in this low traffic area. A 200 stall parking lot is shared between Ecker Hill and the Aquatic Center at the west end of the building.

Entrances and pathways to the school are ADA compliant and easy to locate. Pathways around the school were laid out well and allow the students and faculty to better experience the landscape surrounding their school.

On site storm drain detention was not seen, but the grade appears to slope away from the building and to the east side of the site.

Facility Summary

Park City's Ecker Hill International Middle School is a near 180,000 square foot, two-level masonry structure. The structure was added to and modified in the 1990's and underwent a major remodel/addition which was completed in 2005. This most recent transformation opened the school up to its environment, bringing in much needed daylight and the ability for students to interact with the site around them. The school houses approximately 729 students in the 6th and 7th grade. Unique to this school is the Aquatic Center, which is integrated into the school curriculum and located at the west end of the building.

A current summary of spaces includes 36 classrooms, auditorium and stage, drama classrooms, home economics, shop, art classrooms, computer labs, music classrooms, breakout spaces, gymnasium, Aquatic Center, media center, office space and restrooms. The corridors and exterior of the building are equipped with security cameras.

The exterior of the building is primarily masonry and is in excellent condition at the new addition. The original building's exterior is primarily masonry as well and is in fairly good condition, but has consistent efflorescent staining. Metal panel at the original building is in poor condition, the finish has worn down to the point that the panels are rusting significantly. The roof is in fairly good condition, but because of significant leaks in the original building's southwest end, needs to be inspected. Entry and windows systems are in good condition overall. Operable windows occur in the classrooms and also at some corridor window locations.

Interior finishes in the new addition are in very good condition. Walls are typically masonry and gypsum board, with carpet or VCT flooring. Ceilings are typically lay-in acoustical tile, the commons and main corridors in the new building are suspended perforated metal panel. Daylighting is prevalent in the new addition, but somewhat less so at the public spaces in the original portion of the building. Artificial lighting is adequate in the building, some lighting meant to wash the corridor walls with light do not and could be adjusted to enhance the lighting in those spaces.

Interior finishes in the original building classrooms are similar to the addition's and are in fairly good condition. The corridors are masonry, in below average condition. The coloring of the block darkens the spaces significantly; it would be beneficial to consider painting it as a low cost alternative to lighten the space and match the new addition's color scheme. The original masonry consistently shows signs of moisture absorption, it is unclear if efflorescent staining is from new water leakage or past in most cases. As noted previously, there is obvious water leakage at the southwest corner of the original building, at the exterior stair wall near the TLC classrooms. Moisture was also seen trapped within window panes in that same corridor. Carpet in this section of the building is damaged in some areas of the corridor and should be replaced at the TLC classrooms. It would also be pertinent to consider replacing carpet at the commons/cafeteria space with hard surface flooring; VCT would be a fairly low cost alternative.

In general, finishes need normal touch-up work to walls and floors, replace stained ceiling tiles and so on. The exterior of the building is in good condition overall, with the exception of metal panel roofing at the canopies of the original building. The damaged panels could be sanded and refinished, replacing the metal will be less of a maintenance issue in the near future and possibly more cost effective in the long run. The overall design and character of this school is an asset to the community and more importantly, to it's students.

1.1 Facility Assessment - Architectural — **Ecker Hill International Middle School**
Building Condition/Educational Environment
(Adequacy For Learning)

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors	Rating	Score
1.1.a Exterior		6.5
1.1.a.1 General Aesthetics	7	
1.1.a.2 Exterior Materials	6	
1.1.b Interior		7.0
1.1.b.1 General Aesthetics	7	
1.1.b.2 Environmental Comfort	7	
1.1.b.3 Acoustic Comfort	6	
1.1.b.4 Artificial Illumination	5	
1.1.b.5 Daylighting	6	
1.1.b.6 Toilet/Water Cooler Locs.	8	
1.1.b.7 Wayfinding	8	
1.1.b.8 Breakout Areas	8	
1.1.b.9 Internal Traffic Flow	8	
1.1.c Roofing		3.3
1.1.c.1 Material - Single-Ply Membrane, Mtl. Panel/Kalwall @ Canopies	4	
1.1.c.2 Approximate Age - 13 yrs.		
1.1.c.3 Flashings - Metal - Orig. Bldg Needs Maintenance	3	
1.1.c.4 Gutters & Scuppers - Overflow drain	3	
1.1.d Windows		7.8
1.1.d.1 Exterior Window Frames - Aluminum	8	
1.1.d.2 Exterior Window Glazing - Double Pane	8	
1.1.d.3 Interior Window Frames - HM and Aluminum	7	
1.1.d.4 Interior Window Glazing - Single Pane	8	
1.1.e Doors		7.7
1.1.e.1 Exterior Door Frames - Aluminum & HM	7	
1.1.e.2 Exterior Doors - Aluminum & HM with glass	7	
1.1.e.3 Exterior Door Hardware	8	
1.1.e.4 Interior Door Frames - HM and Aluminum	8	
1.1.e.5 Interior Doors - Solid core wood veneer with & without glass, Alum.	8	
1.1.e.6 Interior Door Hardware	8	
1.1.f Walls		6.0
1.1.f.1 Foundation - concrete	8	
1.1.f.2 Exterior Walls - CMU & Brick, Curtainwall - Orig. Bldg Efflorescents	6	
1.1.f.3 Interior Walls		
a. Typical Classroom - Metal Stud, Tackwall, CMU	5	
b. Typical Corridor - CMU, Metal Stud - Orig. Bldg: Dark/Efflorescents	5	
c. Typical Toilet Room - CMU & Tile	7	
d. Specialty Clsrm. - Handicapped - Metal Stud, Tackwall, CMU	5	
e. Gym/Multi-Purpose - CMU, Tectum Panels	5	
f. Kitchen/Serving - CMU, Tile	5	
g. Auditorium - CMU, Acoustical Panels	8	
h. Administration - CMU, Metal Stud	6	
i. Media Center - CMU, Metal Stud	6	

*Note: Ratings reflect an average of new and original building elements for each category applicable.

1.1 Facility Assessment - Architectural — **Ecker Hill International Middle School**
Building Condition/Educational Environment
(Adequacy For Learning)

Factors	Rating	Score
1.1.g Ceilings		5.8
1.1.g.1 Typical Classroom[1]	6	
1.1.g.2 Typical Corridor[1/4] - Water Damage at Orig. Bldg.	4	
1.1.g.3 Typical Toilet Room[3]	6	
1.1.g.4 Specialty Clsrm.[1]	7	
1.1.g.5 Gym/Multi-Purpose - Exposed Structure	6	
1.1.g.6 Kitchen/Serving[1] - Moisture Resistant	5	
1.1.g.7 Auditorium - N/A	NA	
1.1.g.8 Administration[1]	6	
1.1.g.9 Media Center[1]	6	
1.1.h Flooring		6.7
1.1.h.1 Typical Classroom - Carpet	7	
1.1.h.2 Typical Corridor - Carpet (with VCT at Entry & Break Out Spaces)	7	
1.1.h.3 Typical Toilet Room - Ceramic Tile	8	
1.1.h.4 Specialty Clsrm. - Carpet	7	
1.1.h.5 Gym/Multi-Purpose - Wood	7	
1.1.h.6 Kitchen/Serving - VCT	3	
1.1.h.7 Auditorium - Carpet	7	
1.1.h.8 Administration. - Carpet	7	
1.1.h.9 Media Center - Carpet	7	
1.1.i Multi-Levels		7.0
1.1.h.1 Ramps	7	
1.1.h.2 Stairs	7	
1.1.j Capability for Expansion	4	

Total Score 1.1 — **6.4**

Specific Comments:

[1] 24x48 Lay-in Acoustical Tile.
[2] 24x24 Acoustical Tile.
[3] Suspended Gyp. Bd.
[4] Perforated Metal Panel
[5] Suspended Gyp. Bd. Ceiling Cloud

*Note: Ratings reflect an average of new and original building elements for each category applicable.

1.2 Facility Assessment - Architectural Safety & Code Compliance	Ecker Hill International Middle School	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	**YES**	
1.2.a.2 Fire Horn/Strobes	**YES**	
1.2.a.3 Fire Alarm Pull Stations		
1.2.a.4 Fire Extinguisher Cabinets - F.E.'s have been taken out	**See Note**	
1.2.a.5 Building Security system	**YES**	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	**YES**	
1.2.b.2 Coat Racks in Corridors	**YES**	
1.2.b.3 Tempered Glass where requ'd - safety glass	**YES**	
1.2.c **Single Story** - Exiting/Circulation		**NA**
1.2.c.1 Compliant Corridor Widths		
1.2.c.2 Corridors - Dead Ends		
1.2.c.3 Compliant Number of Exits		
1.2.c.4 Compliant Travel Distance		
1.2.c.5 Exit Doors Swing in Dir. of Travel		
1.2.c.6 Exit Doors have Panic Hardware		
1.2.c.7 Emergency Exits Marked		
1.2.c.8 Clsrm. Exits Compliant # for Load		
1.2.d **Multi-Story** - Exiting/Circulation		
1.2.d.1 Compliant Corridor Widths	**YES**	
1.2.d.2 Dead end Corridors	**NO**	
1.2.d.3 Compliant Number of Exits - 19	**YES**	
1.2.d.4 Compliant Travel Distance	**YES**	
1.2.d.5 Exit Doors Swing in Dir. of Travel	**YES**	
1.2.d.6 Exit Doors have Panic Hardware	**YES**	
1.2.d.7 Emergency Exits Marked	**YES**	
1.2.d.8 Clsrm. Exits Compliant # for Load	**YES**	
1.2.d.9 Stairs - Compliant # and Location	**YES**	
1.2.d.10 Stairs - Compliant Width for Load	**YES**	
1.2.d.11 Rated Stair Enclosures	**NA**	
1.2.d.12 Stair Tread/Riser Compliance	**YES**	
a. More than 7" rise	**NO**	
b. Non-uniform rise	**NO**	
c. Less than 11" tread	**NO**	
d. Non-uniform tread dimensions	**NO**	
1.2.d.13 Stair Total Run Compliance btwn. Landings - 12' or less	**YES**	
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	**YES**	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	**YES**	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas (except roof)	**YES**	
1.2.f.2 Code Compliant Toilet Room Facilities	**PARTIAL**	
1.2.g Extent of Asbestos Contamination		

Specific Comments:

*Note: Ratings reflect both new and original building elements for each category applicable.

1.3 Facility Assessment - Architectural Facility Maintainability	Ecker Hill International Middle School	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		**7.0**
1.3.a.1 Exterior		
a. Walls - CMU & Brick, Curtainwall	**7**	
b. Roofs - Single-Ply Membrane, Mtl. Panel & Kalwall @ Canopies	**6**	
c. Soffits/Fascia - Metal	**8**	
1.3.a.2 Windows		**7.0**
a. Exterior - Aluminum	**7**	
b. Interior - HM & Aluminum	**7**	
1.3.a.3 Doors, Frames & Hardware		**8.0**
a. Exterior - Aluminum & HM	**8**	
b. Interior - HM/WD & Aluminum	**8**	
1.3.a.4 Interior Walls		**6.6**
a. Classroom - Metal Stud, Tackwall, CMU	**6**	
b. Corridor - CMU, Metal Stud	**4**	
c. Toilet Room - CMU & Tile	**7**	
d. Specialty Clsrm. - Metal Stud, Tackwall, CMU	**4**	
e. Gym/Multi-Purpose - CMU Block with Tectum	**8**	
f. Kitchen/Serving - CMU and Tile	**8**	
g. Auditorium - CMU and Acoustical Panels	**8**	
h. Administration - CMU, Metal Stud	**7**	
i. Media center - CMU, Metal Stud	**7**	
1.3.a.5 Flooring		**6.6**
a. Classroom - Carpet	**7**	
b. Corridor - Carpet & VCT - Suggest VCT @ Cafeteria In Lieu Of Carpet	**6**	
c. Toilet Room - CT	**8**	
d. Specialty Clsrm. - Carpet	**7**	
e. Gym/Multi-Purpose - Wood	**6**	
f. Kitchen/Serving - VCT	**4**	
g. Auditorium - Carpet	**7**	
h. Administration. - Carpet	**7**	
i. Media Center - Carpet	**7**	
1.3.a.6 Ceilings		**8.0**
a. Teaching Spaces - Acoustical Tile	**8**	
b. Corridors - Acoustical Tile	**8**	
c. General Purpose Rooms - Acoustical Tile	**8**	
1.3.b Building Equipment/Fixtures - Maintainability		**7.0**
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves	**7**	
1.3.b.2 Toilet Room Fixtures - lavatories/faucets	**6**	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	**7**	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	**8**	
1.3.c Building Maintenance Factors		**7.0**
1.3.c.1 Adequacy of Custodial Space	**7**	
1.3.c.2 Location of Custodial Space	**7**	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	**7**	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs		

Specific Comments: **Total Score 1.3** **7.1**

	Total Score - Architectural	**6.8**

2.1 Facility Assessment - Site — **Ecker Hill International Middle School**

Rating System 1=Poor, 5=Average, 10=Excellent

Factors	Rating	Score
2.1.a Size - ability to meet educational needs	8	8.0
2.1.b Site Location - neighborhood & environment	7	7.0
2.1.c Access		7.6
2.1.c.1 Vehicular - Public		
a. Sep. of Bus & Parent Drop Zones	8	
b. Bus Turning & Parking Capability	8	
2.1.c.2 Vehicular - Service	8	
2.1.c.3 Pedestrian	6	
2.1.c.4 ADA Access. - Curb Cuts, etc.	8	
2.1.d Landscaping		6.3
2.1.d.1 Irrigation System[1]	8	
2.1.d.2 Plantings	7	
2.1.d.3 Fencing - Partial	4	
2.1.e Paving		7.3
2.1.e.1 Pedestrian Walks	8	
2.1.e.2 Roadways - Public	7	
2.1.e.3 Roadways - Service	7	
2.1.e.4 Hard Play Surface	NA	
2.1.f Drainage & Storm Water		7.0
2.1.f.1 Site Drainage	7	
2.1.f.2 Storm Drain Detention	7	
2.1.g Site Playfields/Playgrounds:		7.0
2.1.g.1 Playgrounds	NA	
a. Equipment Suitability		
b. Safety - Minor tripping hazard potential, due to asphalt cracking		
c. Size		
2.1.g.2 Playfields		
a. Drainage	7	
b. Size	7	
2.1.h Safety		8.0
2.1.h.1 Fire Truck Access	8	
2.1.h.2 Fire Hydrant Locs./Dist. from bldg.	8	

Parking Summary

Shared	196
H.C.	4
Total:	200

Total Score 2.1 - Site **7.3**

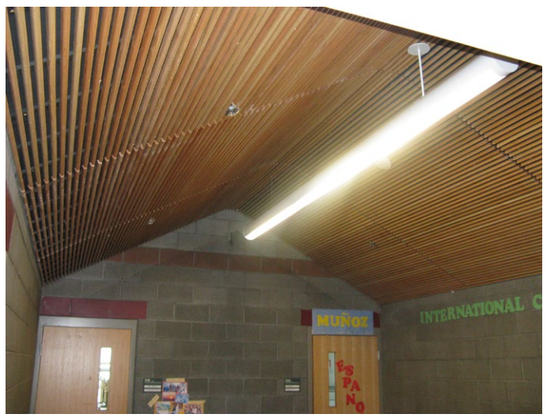
Specific Comments: [1]Auto front lawn area - field secondary.

*Note: Ratings reflect an average of new and original building elements for each category applicable.

A state of the art auditorium provides ample opportunity for the staging of productions, and, in this case a learning seminar.

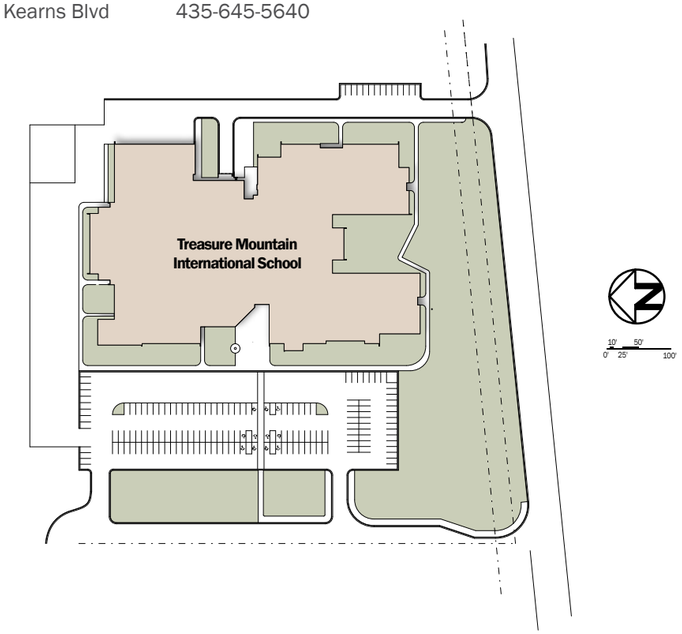
The new addition to the school has open learning areas and an abundance of natural light which make the spaces feel warm and welcoming.

The older wing has some nice components, such as the exposed wood ceilings. However, the colors are very dark and the lighting is dated.



Treasure Mountain International School

2530 Kearns Blvd 435-645-5640



Facility Assessment Summary

Site Information

	Acres
Landscaped	8.49
Asphalt	3.61
Playground	0
Parking	2.97
# of Parking Stalls	166
Total Site Acreage	**15**

Building Information

Project	Year	Square Feet
Original Building	1982	126,320 s.f.
Additions	n/a	n/a
Total Gross S.F.		126,320 s.f.

Number of Floors	1
Grades Housed	8th - 9th
Student Enrollment	717
Number of Teaching Stations	45
Type of Construction:	Load Bearing Masonry
Exterior Material:	Masonry / Metal / Other/Combo

Facility Conditions Summary

Facility Condition Score:	4.1
Replacement Cost (New Facility):	$22,106,000

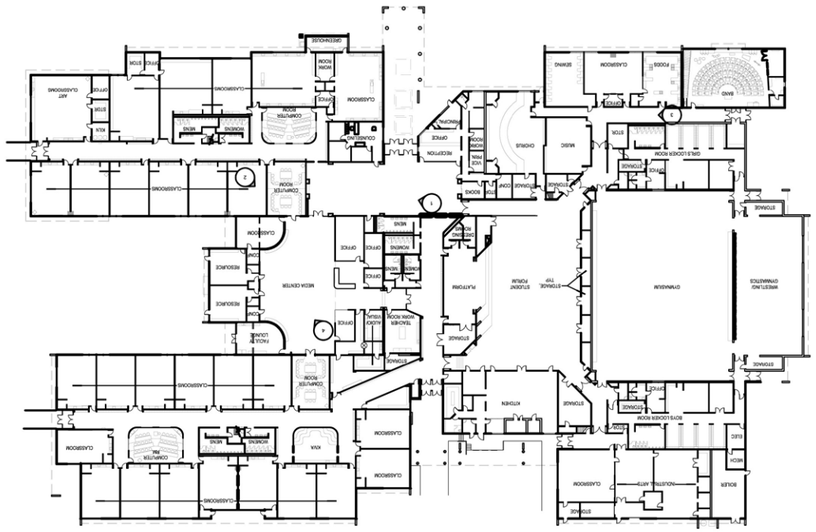
Recommended Actions

Immediate:
- Heavy maintenance to maintain systems and facility

5 Year Plan:
- Replace or extensive remodel and rebuild

20 Year Plan:
- Replacement required

Treasure Mountain International School



Site Summary

Treasure Mountain International School is located in a multi-building district campus, on the east side of Park City. It is surrounded by a well-developed residential area with ample pedestrian and vehicle access. The building is immediately adjacent to the Learning Center, McPolin Elementary School, the District Administrative building and nearby Park City High School.

The automobile entrance to the site is shared with the Learning Center and McPolin Elementary School and is accessed via Kearn's Boulevard to the south. The parking lot accommodates 166 vehicles and shares access with the bus and parent drop-off. Overflow parking is located at the north side of the building and is not striped.

The primary entry is on the west side of the building. Pathways are easily accessible around and to the site; however, much of the concrete sidewalk and asphalt paving is damaged. Most of the damage is considered a tripping hazard and should be addressed promptly.

Site amenities include generous green space, a large courtyard space, playfields and a basketball sport court.

Facility Summary

Treasure Mountain International School is approximately 126,000 square feet on a single level. The building is a masonry structure, built in 1982. The school houses approximately 717 students for 8th and 9th grade levels. A current summary of spaces includes 31 classrooms, 4 computer rooms, 3 music rooms, art, food service and sewing rooms, 3 industrial art rooms, breakout space, multi-purpose room and stage, locker rooms, media center, office space and restrooms. Security cameras were seen at the exterior of the building, as well as, within the Mac computer labs.

The exterior of the building is primarily brick and EIFS, with both single-ply and standing seam metal roofing systems. The brick and EIFS are both in average condition. There is some damage to the brick on occasion, such as holes, spawling and stains. EIFS needs normal touch-up work; however, there is poor patching in the EIFS at the rear of the building. The roof is in fairly good condition and should not need immediate replacement.

Entry and window systems are hollow metal throughout the building, which are more difficult to maintain than aluminum systems in general. The systems are in average to below-average condition currently and would recommend replacement of exterior entry systems and any additionaldamaged entry and window systems. The classrooms do have operable windows, but the number of windows per classroom is inconsistent. In some cases, classrooms only have a single window in the room, letting in very little daylight.

Overall, the general interior spaces are much too dark for an education facility. The gymnasium and student forum have no natural lighting at all and corridors are much too dark in general. The finishes in these spaces are also inconsistent. It would be beneficial aesthetically to modify the finishes in public spaces to create a lighter, more unified look. The flooring throughout the building is typically carpet and is in average condition. Adding entry carpet at the main entrances would help preserve the carpeting within the building. The carpet in the student forum, which is also used as cafeteria space, is rather stained and is pulling up in places. A hard surface floor covering would be more durable and easier to maintain for this type of use. VCT would be a relatively inexpensive alternative to consider. Acoustical ceiling tile is common throughout the building and is also in average to below average condition. There are several tiles where water damage has occurred and need to be replaced.

Restrooms within the school have recently been remodeled to be ADA compliant. Handrails in the student forum will also need to be made ADA compliant, the current handrails do not meet code.

In general, the school needs a significant amount of touch-up work. Wall finishes, base and damaged ceiling tiles need to be fixed and/or replaced. Wayfinding is also somewhat difficult without an obvious central space in this floor plan. Despite some wear to the exterior of the building, the exterior has been well maintained and needs no immediate action.

1.1 Facility Assessment - Architectural — **Treasure Mountain International School**
Building Condition/Educational Environment
(Adequacy For Learning)

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors	Rating	Score
1.1.a Exterior		4.0
1.1.a.1 General Aesthetics	4	
1.1.a.2 Exterior Materials	4	
1.1.b Interior		3.0
1.1.b.1 General Aesthetics	2	
1.1.b.2 Environmental Comfort	2	
1.1.b.3 Acoustic Comfort	4	
1.1.b.4 Artificial Illumination	2	
1.1.b.5 Daylighting - Inconsistent in Classrms, Poor in Gen. Purpose Typ.	2	
1.1.b.6 Toilet/Water Cooler Locs.	6	
1.1.b.7 Wayfinding	3	
1.1.b.8 Breakout Areas	2	
1.1.b.9 Internal Traffic Flow	4	
1.1.c Roofing		3.7
1.1.c.1 Material - Single-Ply Membrane, Standing Seam Mtl.	4	
1.1.c.2 Approximate Age -		
1.1.c.3 Flashings - Metal	4	
1.1.c.4 Gutters & Scuppers - Overflow drain - Location issues	3	
1.1.d Windows		4.5
1.1.d.1 Exterior Window Frames - HM	3	
1.1.d.2 Exterior Window Glazing - Double Pane	6	
1.1.d.3 Interior Window Frames - HM	4	
1.1.d.4 Interior Window Glazing - Single Pane	5	
1.1.e Doors		4.2
1.1.e.1 Exterior Door Frames - HM	3	
1.1.e.2 Exterior Doors - HM With & W/O glass	3	
1.1.e.3 Exterior Door Hardware	5	
1.1.e.4 Interior Door Frames - HM	5	
1.1.e.5 Interior Doors - Solid core wood veneer with & without glass	3	
1.1.e.6 Interior Door Hardware	6	
1.1.f Walls		4.1
1.1.f.1 Foundation - concrete	4	
1.1.f.2 Exterior Walls - Brick, CMU, EIFS	3	
1.1.f.3 Interior Walls		
a. Typical Classroom - CMU, Brick, Metal Stud, Tackwall	4	
b. Typical Corridor - Brick, Metal Stud, Metal Panel	3	
c. Typical Toilet Room - Brick, Metal Stud & Tile	4	
d. Specialty Clsrm. - Handicapped - Brick, Metal Stud, Tackwall		
e. Gym/Multi-Purpose - CMU, Brick, Tectum Panels	4	
f. Kitchen/Serving - Brick, Metal Stud, Tile	5	
g. Commons/Cafeteria - Brick, Metal Panel, Wood Panel	4	
h. Administration - Brick, Metal Stud	5	
i. Media Center - Metal Stud, Wood Panel, Metal Panel	5	

1.1 Facility Assessment - Architectural — **Treasure Mountain International School**
Building Condition/Educational Environment
(Adequacy For Learning)

Factors	Rating	Score
1.1.g Ceilings		4.0
1.1.g.1 Typical Classroom[1]	4	
1.1.g.2 Typical Corridor[1]	3	
1.1.g.3 Typical Toilet Room[3]	5	
1.1.g.4 Specialty Clsrm.[1]		
1.1.g.5 Gym/Multi-Purpose - Exposed Structure - No Daylighting	3	
1.1.g.6 Kitchen/Serving[1] - Moisture Resistant	4	
1.1.g.7 Commons/Cafeteria - Exposed Structure - No Daylighting	3	
1.1.g.8 Administration[1]	5	
1.1.g.9 Media Center[1]	5	
1.1.h Flooring		4.0
1.1.h.1 Typical Classroom - Carpet & VCT	3	
1.1.h.2 Typical Corridor - Carpet - No Walk-Off Entry Carpet	3	
1.1.h.3 Typical Toilet Room - Ceramic Tile	6	
1.1.h.4 Specialty Clsrm. - Carpet		
1.1.h.5 Gym/Multi-Purpose - Wood	5	
1.1.h.6 Kitchen/Serving - Tile		
1.1.h.7 Commons/Cafeteria - Carpet (Suggest using VCT)	3	
1.1.h.8 Administration. - Carpet	4	
1.1.h.9 Media Center - Carpet	4	
1.1.i Multi-Levels		2.0
1.1.h.1 Ramps - Handrails Do Not Meet Code	2	
1.1.h.2 Stairs - Handrails Do Not Meet Code	2	
1.1.j Capability for Expansion		

Total Score 1.1 — **3.7**

Specific Comments:

[1] 24x48 Lay-In Acoustical Tile.
[2] 24x24 Lay-In Acoustical Tile.
[3] Suspended Gyp. Bd.

1.2 Facility Assessment - Architectural Safety & Code Compliance	Ecker Hill International Middle School	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	**YES**	
1.2.a.2 Fire Horn/Strobes	**YES**	
1.2.a.3 Fire Alarm Pull Stations		
1.2.a.4 Fire Extinguisher Cabinets - F.E.'s have been taken out	**See Note**	
1.2.a.5 Building Security system	**YES**	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	**YES**	
1.2.b.2 Coat Racks in Corridors	**YES**	
1.2.b.3 Tempered Glass where requ'd - safety glass	**YES**	
1.2.c **Single Story** - Exiting/Circulation		**NA**
1.2.c.1 Compliant Corridor Widths		
1.2.c.2 Corridors - Dead Ends		
1.2.c.3 Compliant Number of Exits		
1.2.c.4 Compliant Travel Distance		
1.2.c.5 Exit Doors Swing in Dir. of Travel		
1.2.c.6 Exit Doors have Panic Hardware		
1.2.c.7 Emergency Exits Marked		
1.2.c.8 Clsrm. Exits Compliant # for Load		
1.2.d **Multi-Story** - Exiting/Circulation		
1.2.d.1 Compliant Corridor Widths	**YES**	
1.2.d.2 Dead end Corridors	**NO**	
1.2.d.3 Compliant Number of Exits - 19	**YES**	
1.2.d.4 Compliant Travel Distance	**YES**	
1.2.d.5 Exit Doors Swing in Dir. of Travel	**YES**	
1.2.d.6 Exit Doors have Panic Hardware	**YES**	
1.2.d.7 Emergency Exits Marked	**YES**	
1.2.d.8 Clsrm. Exits Compliant # for Load	**YES**	
1.2.d.9 Stairs - Compliant # and Location	**YES**	
1.2.d.10 Stairs - Compliant Width for Load	**YES**	
1.2.d.11 Rated Stair Enclosures	**NA**	
1.2.d.12 Stair Tread/Riser Compliance	**YES**	
a. More than 7" rise	**NO**	
b. Non-uniform rise	**NO**	
c. Less than 11" tread	**NO**	
d. Non-uniform tread dimensions	**NO**	
1.2.d.13 Stair Total Run Compliance btwn. Landings - 12' or less	**YES**	
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	**YES**	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	**YES**	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas (except roof)	**YES**	
1.2.f.2 Code Compliant Toilet Room Facilities	**PARTIAL**	
1.2.g Extent of Asbestos Contamination		

Specific Comments:

*Note: Ratings reflect both new and original building elements for each category applicable.

1.3 Facility Assessment - Architectural Facility Maintainability	Ecker Hill International Middle School	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		**7.0**
1.3.a.1 Exterior		
a. Walls - CMU & Brick, Curtainwall	**7**	
b. Roofs - Single-Ply Membrane, Mtl. Panel & Kalwall @ Canopies	**6**	
c. Soffits/Fascia - Metal	**8**	
1.3.a.2 Windows		**7.0**
a. Exterior - Aluminum	**7**	
b. Interior - HM & Aluminum	**7**	
1.3.a.3 Doors, Frames & Hardware		**8.0**
a. Exterior - Aluminum & HM	**8**	
b. Interior - HM/WD & Aluminum	**8**	
1.3.a.4 Interior Walls		**6.6**
a. Classroom - Metal Stud, Tackwall, CMU	**6**	
b. Corridor - CMU, Metal Stud	**4**	
c. Toilet Room - CMU & Tile	**7**	
d. Specialty Clsrm. - Metal Stud, Tackwall, CMU	**4**	
e. Gym/Multi-Purpose - CMU Block with Tectum	**8**	
f. Kitchen/Serving - CMU and Tile	**8**	
g. Auditorium - CMU and Acoustical Panels	**8**	
h. Administration - CMU, Metal Stud	**7**	
i. Media center - CMU, Metal Stud	**7**	
1.3.a.5 Flooring		**6.6**
a. Classroom - Carpet	**7**	
b. Corridor - Carpet & VCT - Suggest VCT @ Cafeteria In Lieu Of Carpet	**6**	
c. Toilet Room - CT	**8**	
d. Specialty Clsrm. - Carpet	**7**	
e. Gym/Multi-Purpose - Wood	**6**	
f. Kitchen/Serving - VCT	**4**	
g. Auditorium - Carpet	**7**	
h. Administration. - Carpet	**7**	
i. Media Center - Carpet	**7**	
1.3.a.6 Ceilings		**8.0**
a. Teaching Spaces - Acoustical Tile	**8**	
b. Corridors - Acoustical Tile	**8**	
c. General Purpose Rooms - Acoustical Tile	**8**	
1.3.b Building Equipment/Fixtures - Maintainability		**7.0**
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves	**7**	
1.3.b.2 Toilet Room Fixtures - lavatories/faucets	**6**	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	**7**	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	**8**	
1.3.c Building Maintenance Factors		**7.0**
1.3.c.1 Adequacy of Custodial Space	**7**	
1.3.c.2 Location of Custodial Space	**7**	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	**7**	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs		

Specific Comments: **Total Score 1.3** **7.1**

2.1 Facility Assessment - Site	Treasure Mountain International School	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
2.1.a Size - ability to meet educational needs	7	7.0
2.1.b Site Location - neighborhood & environment	7	7.0
2.1.c Access		5.2
2.1.c.1 Vehicular - Public		
a. Sep. of Bus & Parent Drop Zones	3	
b. Bus Turning & Parking Capability	4	
2.1.c.2 Vehicular - Service	6	
2.1.c.3 Pedestrian	8	
2.1.c.4 ADA Access. - Curb Cuts, etc.	5	
2.1.d Landscaping		4.3
2.1.d.1 Irrigation System[1]	5	
2.1.d.2 Plantings	5	
2.1.d.3 Fencing - Partial	3	
2.1.e Paving		5.5
2.1.e.1 Pedestrian Walks	3	
2.1.e.2 Roadways - Public	6	
2.1.e.3 Roadways - Service	6	
2.1.e.4 Hard Play Surface - Basketball Courts	7	
2.1.f Drainage & Storm Water		5.0
2.1.f.1 Site Drainage	5	
2.1.f.2 Storm Drain Detention	5	
2.1.g Site Playfields/Playgrounds:		5.0
2.1.g.1 Playgrounds		
a. Equipment Suitability	5	
b. Safety	5	
c. Size	5	
2.1.g.2 Playfields		
a. Drainage	5	
b. Size	5	
2.1.h Safety		4.0
2.1.h.1 Fire Truck Access	4	
2.1.h.2 Fire Hydrant Locs./Dist. from bldg.	4	

Parking Summary

Shared	155
H.C.	11
Total:	166

Total Score 2.1 - Site 5.4

Specific Comments: [1]Auto front lawn area - field secondary.

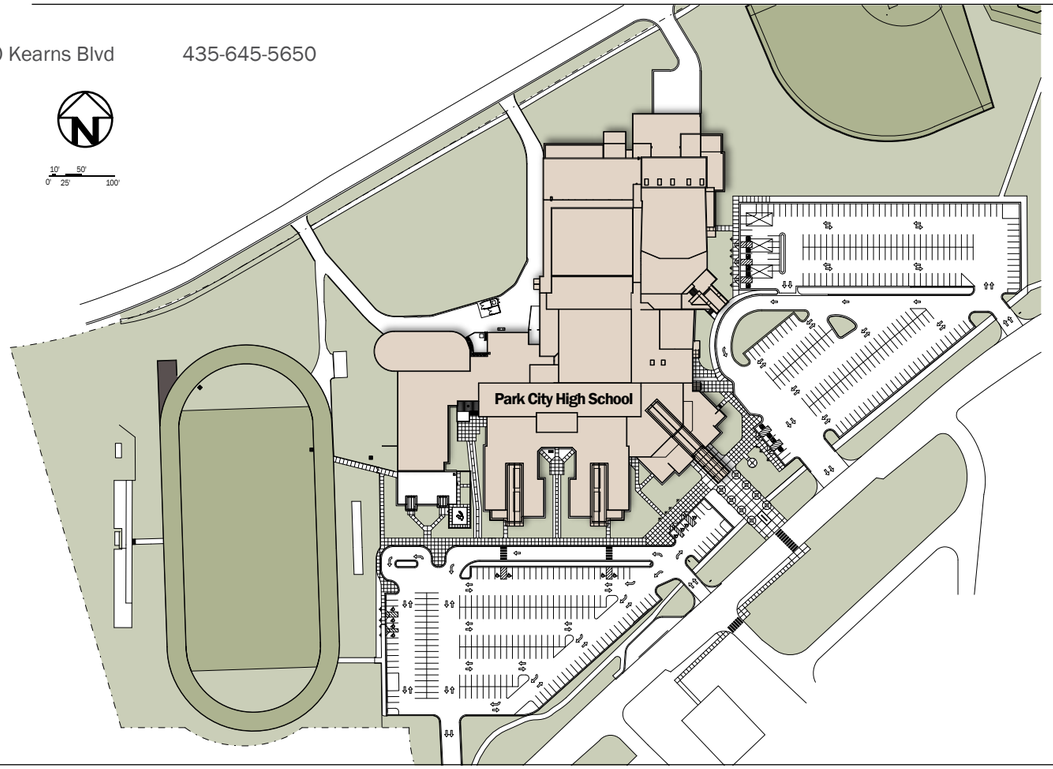
Narrow, dark corridors winding throughout the building make observation of the students and security difficult.

Interior classrooms without natural lighting are harmful to the student's learning experience and makes the classroom inhospitable.

A large sloped metal roof creates large snow banks and ice at the perimeter of the building. Landscape features such as benches and trees have been added to minimize the impact.

Park City High School

1750 Kearns Blvd 435-645-5650



Facility Assessment Summary

Site Information

	Acres
Landscaped	30
Asphalt	5.62
Playground	0
Parking	5.02
# of Parking Stalls	463
Total Site Acreage	**40**

Building Information

Project	Year	Square Feet
Original Building	1977	286,000 s.f.
Addition/Remodel	2008	298,000 s.f.
Total Gross S.F.		298,000 s.f.

Number of Floors	2
Grades Housed	10th-12th
Student Capacity	1,500
Student Enrollment	983
Number of Teaching Stations	63

Type of Construction:	Load Bearing Masonry
Air Conditioning System:	Central
Heating System:	Forced Air
Exterior Material:	Other/Combo

Facility Conditions Summary

Facility Condition Score:	9.0
Replacement Cost (New Facility):	$47,680,000

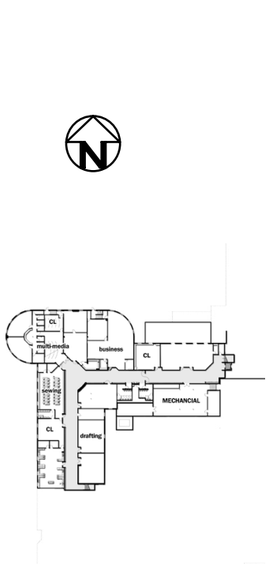
Recommended Actions

Immediate:
- No action necessary

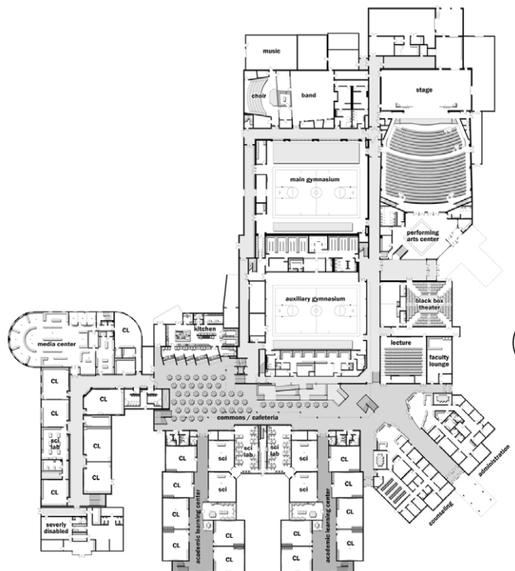
5 Year Plan:
- Maintain Current Facility
- Technological upgrades as necessary

20 Year Plan:
- Building may need partial replacement and technological upgrades.

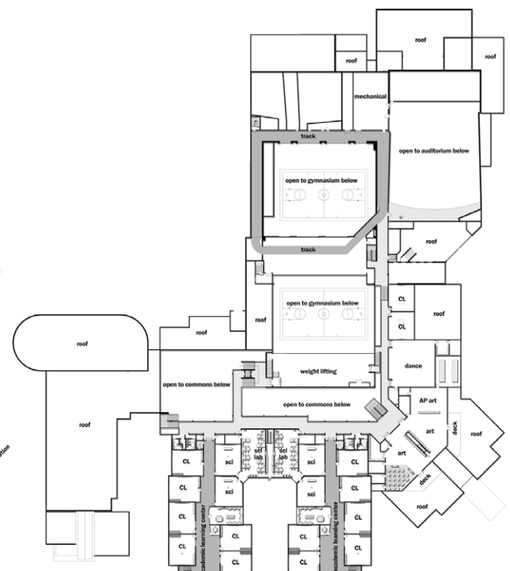
Park City High School



basement



main level



upper level

Site Summary

The building is located in a well-developed residential area with fully matured vegetation. There is no adjacent vacant ground. The 40 acres is adequate for the size of the current building, playfields and provides ample parking. Any future additions would require a site use analysis to evaluate parking and traffic flows and may require alteration of the play field areas. In addition, the high school property is part of a larger district campus which includes an elementary, middle school, district learning center and district offices.

Site amenities include a field-turf stadium field, two large parking areas with 463 parking stalls and a separate delivery area/ drop-off area. There are also two baseball fields and a softball diamond on site.

The primary building entrance is along Kearns Boulevard. It is accessible from both parking lots via a sidewalk. All entrances are ADA compliant.

The site is primarily flat with minimal topographical changes. A slope has been man-made to create natural light access to the lower-level classrooms. Storm water detention was seen throughout the site. Given the climate and annual snowfall of Park City, areas for snow fall removal to be placed should be identified and may use some parking stalls during winter.

Facility Summary

Park City High School is a multi-level, masonry structure constructed during multiple building campaigns starting in 1977. The structure was added to most recently in a campaign completed in 2008. While the school has grown over the years it still maintains its originally programmed use as a high school.

Given the school's recent renovation and addition, PCHS will be available for utilization for many years to come. The current student body population is near 1,000 and the school has been programmed for 1,500 students to provide adequate growth space for many years to come.

A current summary of spaces includes 63 teaching spaces, cafeteria, commons, administration offices, restrooms, library, two gymnasiums, an indoor track and weight room and auditorium.

The exterior of the building is primarily masonry and is in excellent shape. The majority of aluminum entry systems are new and the existing frames have many years of service left. The exterior window systems are primarily aluminum and have double-pane glass. The openings provide plentiful natural light to the interior spaces. The roof is in fairly good shape and should not need immediate replacement.

The general interior finishes in the older areas of the school have recently been painted and replaced as necessary. The hallways in the older areas of the school have new lighting but minimal natural light. All interior finishes in the new and renovated areas of the school were chosen for aesthetics and durability and have long life spans ahead. The building is entirely ADA compliant with ramps and elevators to the many different levels.

Comprehensively, the building requires no immediate action on behalf of the district. The building shell is mostly new and the older areas have been well maintained. Likewise the interior is suitable for continued use without modifications.

1.1 Facility Assessment - Architectural — **Park City High School**
Building Condition/Educational Environment
(Adequacy For Learning)

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors		Rating	Score
1.1.a Exterior			9.5
	1.1.a.1 General Aesthetics	10	
	1.1.a.2 Exterior Materials	9	
1.1.b Interior[1]			9.7
	1.1.b.1 General Aesthetics	10	
	1.1.b.2 Environmental Comfort	10	
	1.1.b.3 Acoustic Comfort	10	
	1.1.b.4 Artificial Illumination	9	
	1.1.b.5 Daylighting	9	
	1.1.b.6 Toilet/Water Cooler Locs.	9	
	1.1.b.7 Wayfinding	10	
	1.1.b.8 Breakout Areas[2]	10	
	1.1.b.9 Internal Traffic Flow	10	
1.1.c Roofing			9.0
	1.1.c.1 Material - Single-Ply Membrane	-	
	1.1.c.2 Approximate Age - 2 yr. on new, remainder varies	9	
	1.1.c.3 Flashings - Metal	9	
	1.1.c.4 Gutters & Scuppers - Overflow drain	9	
1.1.d Windows[3]			9.0
	1.1.d.1 Exterior Window Frames - aluminum	9	
	1.1.d.2 Exterior Window Glazing - double pane	9	
	1.1.d.3 Interior Window Frames - HM	9	
	1.1.d.4 Interior Window Glazing - single pane	9	
1.1.e Doors			8.7
	1.1.e.1 Exterior Door Frames - HM	9	
	1.1.e.2 Exterior Doors - HM with glass	8	
	1.1.e.3 Exterior Door Hardware	9	
	1.1.e.4 Interior Door Frames - HM	9	
	1.1.e.5 Interior Doors - SC wood with Door Grilles	8	
	1.1.e.6 Interior Door Hardware	9	
1.1.f Walls			8.8
	1.1.f.1 Foundation - concrete	9	
	1.1.f.2 Exterior Walls	9	
	1.1.f.3 Interior Walls	9	
	a. Typical Classroom	9	
	b. Typical Corridor	9	
	c. Typical Toilet Room	8	
	d. Specialty Clsrm. - Handicaped	9	
	e. Gym/Multi-Purpose	9	
	f. Kitchen/Serving	8	
	g. Auditorium	9	
	h. Other Spaces - Administration	9	
	i. Media Center	9	

[1]Score takes into account non-renovated building areas.

1.1 Facility Assessment - Architectural — **Park City High School**
Building Condition/Educational Environment
(Adequacy For Learning)

Factors		Rating	Score
1.1.g Ceilings			8.6
	1.1.g.1 Typical Classroom[1]	9	
	1.1.g.2 Typical Corridor[1]	9	
	1.1.g.3 Typical Toilet Room - plaster	7	
	1.1.g.4 Specialty Clsrm.[1]	9	
	1.1.g.5 Gym/Multi-Purpose	8	
	1.1.g.6 Kitchen/Serving	9	
	1.1.g.7 Auditorium	9	
	1.1.g.8 Other Spaces - Multi-media	9	
1.1.h Flooring			8.8
	1.1.h.1 Typical Classroom - CPT	9	
	1.1.h.2 Typical Corridor - CPT	9	
	1.1.h.3 Typical Toilet Room - CT	9	
	1.1.h.4 Specialty Clsrm. - CPT	9	
	1.1.h.5 Gym/Multi-Purpose	8	
	1.1.h.6 Kitchen/Serving	9	
	1.1.h.7 Auditorium	8	
	1.1.h.8 Other Spaces - Admin. - CPT	9	
1.1.i Multi-Levels - #			9.5
	1.1.h.1 Ramp	9	
	1.1.h.2 Stairs	10	
1.1.j Capability for Expansion		Y	

Total Score 1.1 — **9.1**

Specific Comments:

[1]Accoustical tile

1.2 Facility Assessment - Architectural Safety & Code Compliance	Park City High School	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	Y	
1.2.a.2 Fire Horn/Strobes	Y	
1.2.a.3 Fire Alarm Pull Stations	Y	
1.2.a.4 Fire Extinguisher Cabinets	Y	
1.2.a.5 Building Security system	Y	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	Y	
1.2.b.2 Coat Racks in Corridors(Lockers)	Y	
1.2.b.3 Tempered Glass where requ'd - safety glass	Y	
1.2.c **Single Story** - Exiting/Circulation		N/A
1.2.c.1 Corridor width (72" min.) - 10'+		
1.2.c.2 Corridors - Dead Ends		
1.2.c.3 Compliant Number of Exits		
1.2.c.4 Compliant Travel Distance		
1.2.c.5 Exit Doors Swing in Dir. of Travel		
1.2.c.6 Exit Doors have Panic Hardware		
1.2.c.7 Emergency Exits Marked		
1.2.c.8 Clsrm. Exits Compliant # for Load - no exits required		
1.2.d **Multi-Story** - Exiting/Circulation - N/A		
1.2.d.1 Corridor width (72" min.)	Y	
1.2.d.2 Corridors - dead ends	N	
1.2.d.3 Compliant Number of Exits	Y	
1.2.d.4 Compliant Travel Distance	Y	
1.2.d.5 Exit Doors Swing in Dir. of Travel	Y	
1.2.d.6 Exit Doors have Panic Hardware	Y	
1.2.d.7 Emergency Exits Marked	Y	
1.2.d.8 Clsrm. Exits Compliant # for Load	N/A	
1.2.d.9 Stairs - Compliant # and Location	Y	
1.2.d.10 Stairs - Compliant Width for Load	Y	
1.2.d.11 Rated Stair Enclosures	Y	
1.2.d.12 Stair Tread/Riser Dims.		
a. More than 7" rise	N	
b. Non-uniform rise	N	
c. Less than 11" tread	N	
d. Non-uniform tread dimensions	N	
1.2.d.13 Stair Total Run btwn. Landings - greater than 12'	N	
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	Y	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	Y	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas	Y	
1.2.f.2 Code Compliant Toilet Room Facilities	Y	
1.2.g Extent of Asbestos Contamination-None		N/A

Specific Comments:

1.3 Facility Assessment - Architectural Facility Maintainability	Park City High School	
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		9.0
1.3.a.1 Exterior		
1. Walls - Brick	9	
2. Roofs - Single Ply Membrane	9	
3. Soffits/Fascia - metal	9	
1.3.a.2 Windows		9.0
1. Exterior - Aluminum	9	
2. Interior - HM	9	
1.3.a.3 Doors, Frames & Hardware		8.5
1. Exterior - Aluminum/HM	9	
2. Interior - HM	8	
1.3.a.4 Interior Walls		8.8
1. Classroom - masonry/stud	9	
2. Corridor - masonry/stud	9	
3. Toilet Room - masonry/ CT	9	
4. Specialty Clsrm. - masonry/stud	9	
5. Gym/Multi-Purpose - masonry	9	
6. Kitchen/Serving - masonry/stud	9	
7. Auditorium - masonry	8	
8. Other Spaces - Media center-masonry/stud	8	
1.3.a.5 Flooring		8.6
1. Classroom - CPT	9	
2. Corridor - CPT	9	
3. Toilet Room - CT	9	
4. Specialty Clsrm. - CPT	9	
5. Gym/Multi-Purpose - Wood	8	
6. Kitchen/Serving - CT	9	
7. Auditorium - CPT	8	
8. Other Spaces - Media center - CPT	8	
1.3.a.6 Ceilings		8.7
1. Teaching Spaces - AC tile	9	
2. Corridors - AC tile	9	
3. General Purpose Rooms - AC tile	8	
1.3.b Building Equipment/Fixtures - Maintainability		9.0
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves	9	
1.3.b.2 Toilet Room Fixtures - lavatories/flush valves	9	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	9	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	9	
1.3.c Building Maintenance Factors		9.0
1.3.c.1 Adequacy of Custodial Space	9	
1.3.c.2 Location of Custodial Space	9	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	9	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs	9	

Specific Comments:

Total Score 1.4 8.8

Total Score - Architectural 8.9

2.1 Facility Assessment - Site		Park City High School
Factors	**Rating**	**Score**
2.1.a Size - ability to meet educational needs	**9**	**9.0**
2.1.b Site Location - neighborhood & environment	**9**	**9.0**
2.1.c Access		**9.3**
2.1.c.1 Vehicular - Public	**9**	
a. Sep. of Bus & Parent Drop Zones	**9**	
b. Bus Turning & Parking Capability	**9**	
2.1.c.2 Vehicular - Service	**9**	
2.1.c.3 Pedestrian	**10**	
2.1.c.4 ADA Access. - Curb Cuts, etc.	**10**	
2.1.d Landscaping		**8.7**
2.1.d.1 Irrigation System[1]	**8**	
2.1.d.2 Plantings	**10**	
2.1.d.3 Fencing	**8**	
2.1.e Paving		**9.3**
2.1.e.1 Pedestrian Walks	**10**	
2.1.e.2 Roadways - Public	**9**	
2.1.e.3 Roadways - Service	**9**	
2.1.e.4 Hard Play Surface	**9**	
2.1.f Drainage & Storm Water		**9.0**
2.1.f.1 Site Drainage	**9**	
2.1.f.2 Storm Drain Detention	**9**	
2.1.g Site Playfields/Playgrounds:		**9.0**
2.1.g.1 Playgrounds	**N/A**	
a. Equipment Suitability		
b. Safety		
c. Size		
2.1.g.2 Playfields	**-**	
a. Drainage	**9**	
b. Size	**9**	
2.1.h Safety		
2.1.h.1 Fire Truck Access	**-**	
2.1.h.2 Fire Hydrant Locs./Dist. from bldg.	**-**	

Parking Summary

Faculty	50
Visitor	-
Student	0
H.C.	22
Total:	72

Total Score 2.1 **9.0**

Specific Comments:

A two-story commons with natural light gives the students a comfortable place to eat lunch, meet, or do work outside of the classroom without leaving campus.

Bright colors and transparency between classrooms and corridors gives the classroom wings a connected and open feel.

The school colors and local design flavor have been integrated into the exterior. These features help integrate the building into the community and its surrounding context while creating it's own identity.

District Office Building

2700 Kearns Blvd 435-645-5600

Facility Assessment Summary

Site Information

	Acres
Landscaped	1
Asphalt	0.5
Playground	0
Parking	0.5
# of Parking Stalls	59
Total Site Acreage	**1.5**

Building Information

Project	Year	Square Feet
Original Building	1998	26,381 s.f.
Additions		
Total Gross S.F.		26,381 s.f.

Number of Floors	3
Number of Offices	21

Type of Construction:	Load Bearing Masonry / Wood
Air Conditioning System:	Central
Heating System:	Forced Air
Exterior Material:	Masonry / Wood / Other/Combo

Facility Conditions Summary

Facility Condition Score:	4.3
Replacement Cost (New Facility):	$4,616,675

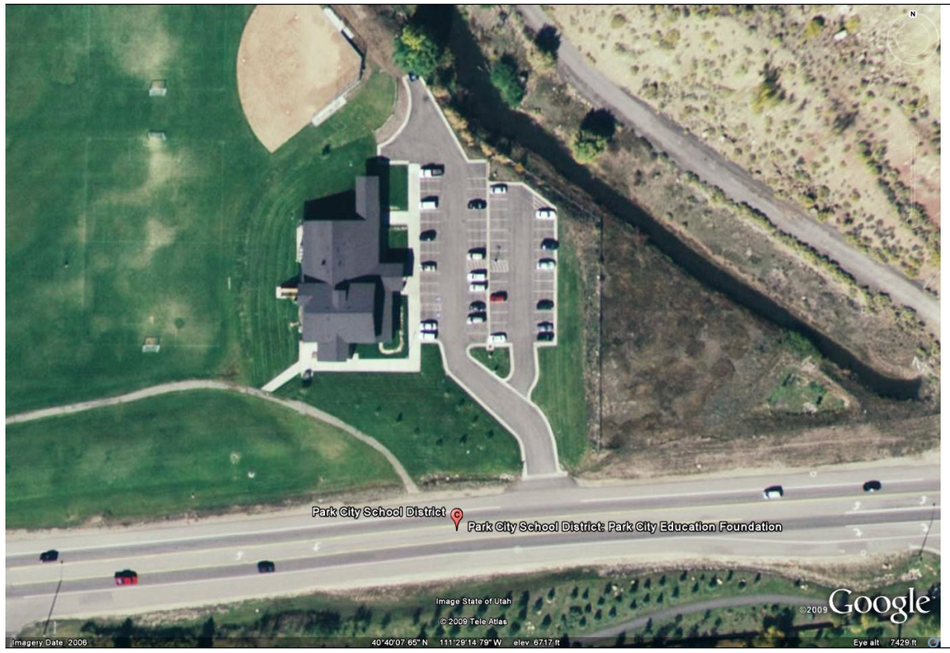
Recommended Actions

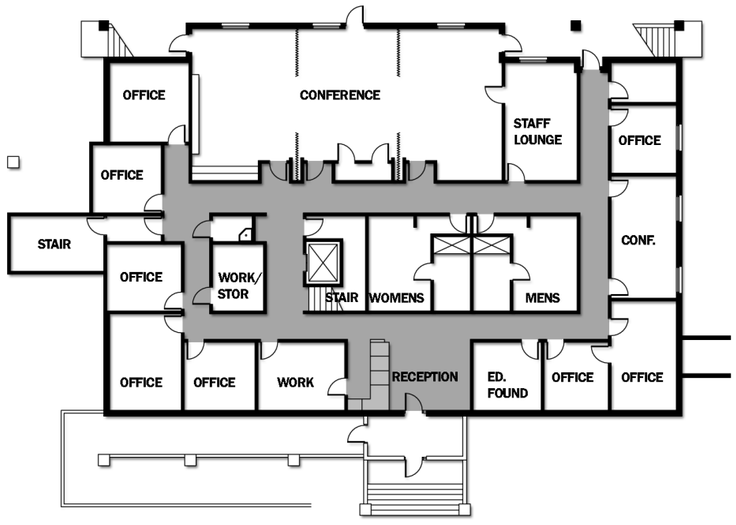
Immediate:
- Review building program and redistribute occupants
- Possible replacement w/ reuse of site for CTE

5 Year Plan:
- New facility will likely be needed, the Bear Hollow site would be the ideal location

20 Year Plan:
- None

District Office Building





Site Summary

The District Office Building is located at the easternmost corner of the school district and just east of the Park City downtown area. The office building resides on the edge of a larger campus, including Park City High School, Treasure Mountain International School, McPolin Elementary School and the Learning Center.

Site amenities include ample green space due to its adjacency to the playfields east of Treasure Mountain, side entries, 59 parking stalls and a connection to the city walking path.

The primary building entrance is on the east side. There are exterior entries to both the main and lower levels and both are ADA accessible via ramps.

The site is primarily flat on the east side and is sloped on the west side to allow daylighting to the basement level.

Facility Summary

The School District Office Building is a three level masonry and wood stud structure, constructed in 1998. The building has been remodeled and added to over the years and is currently 26,381 SF. The floor plan includes 21 offices, reception space, 2 small conference rooms, 2 large conference rooms, district IT department, restrooms, work rooms and storage space.

The exterior of the building is primarily masonry and EIFS and is in good condition overall. Some stucco damage on the west side of the building needs to be patched. Also several masonry column bases have cracked and will need to be evaluated further to correct. Rusted handrails need to be refinished where occurs. Entry and window systems are hollow metal and also in good condition, needing normal touch-up paint as necessary. The openings provide average natural lighting to the interior spaces. The roof is in fairly good shape and should not need immediate replacement. Water damage is evident on the north wall of the building, just west of the canopy roof. Adding a gutter system to the north upper roof line would prevent this from continuing to occur.

The general interior finishes are painted gypsum board walls, carpet floors and a combination of acoustical tile and suspended gypsum board ceilings. The corridor carpet is coming up in places and needs to be tacked back down and cleaned for any staining. A few ceiling tiles show signs of water damage and need to be replaced. Basement occupants noted that there have been water leaks periodically at the exterior walls. Otherwise, normal touch-up paint needs to take place throughout the building.

Spaces on the main and upper levels appear adequate for the most part. There are boxes stacked in some of the corridors, indicating that more storage space may be needed for those floors. Additional conference space is required for public board meetings as well. The IT department, currently located in the basement level of the building, has inadequate space for their people and equipment. The server room is located under a restroom currently and should be relocated. IT engineers also pointed out that the server room has inadequate air conditioning. The department needs far more work space for both their occupants and equipment. Staging and storage areas are needed as well. Given the current space issues, the IT department should be relocated, but need to remain close to Kearns Boulevard. The basement of the building is currently undergoing a small remodel.

The facility is equipped with a fire sprinkler system and security system. There is ADA access and compliance throughout the facility and an ADA entrance at the main east entry. In general, the structure of the building makes it extremely difficult to remodel and adapt to the needs of its occupants. The building will need further evaluation for programming and facility use.

In general, the structure of the building makes it extremely difficult to remodel and adapt to the needs of its occupants.

1.1 Facility Assessment - Architectural Building Condition/Educational Environment (Adequacy For Learning)	District Office Building

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors	Rating	Score
1.1.a Exterior		4.2
1.1.a.1 General Aesthetics	6	
1.1.a.2 Exterior Materials	3	
1.1.b Interior		4.3
1.1.b.1 General Aesthetics	4	
1.1.b.2 Environmental Comfort	5	
1.1.b.3 Acoustic Comfort	5	
1.1.b.4 Artificial Illumination	4	
1.1.b.5 Daylighting	4	
1.1.b.6 Toilet/Water Cooler Locs.	3	
1.1.b.7 Wayfinding	5	
1.1.b.8 Internal Traffic Flow	4	
1.1.c Roofing		3.7
1.1.c.1 Material - Shingled	4	
1.1.c.2 Approximate Age - 11 yrs.		
1.1.c.3 Flashings - Metal	4	
1.1.c.4 Gutters & Scuppers - No Gutters, need to add at North side	3	
1.1.d Windows		4.5
1.1.d.1 Exterior Window Frames - HM	4	
1.1.d.2 Exterior Window Glazing - Double Pane	5	
1.1.d.3 Interior Window Frames - HM	4	
1.1.d.4 Interior Window Glazing - Single Pane	5	
1.1.e Doors		4.5
1.1.e.1 Exterior Door Frames - HM	4	
1.1.e.2 Exterior Doors - HM with glass	4	
1.1.e.3 Exterior Door Hardware	5	
1.1.e.4 Interior Door Frames - HM	4	
1.1.e.5 Interior Doors - Solid core wood veneer, HM	5	
1.1.e.6 Interior Door Hardware	5	
1.1.f Walls		4.1
1.1.f.1 Foundation - concrete	4	
1.1.f.2 Exterior Walls - CMU, EIFS, Wood	3	
1.1.f.3 Interior Walls		
a. Typical Office - Wood Stud	5	
b. Typical Corridor - Wood Stud	4	
c. Typical Toilet Room - Wood Stud	4	
d. Conference/Meeting Rooms. - Wood Studs	5	
e. Storage - Wood Stud	4	

1.1 Facility Assessment - Architectural Building Condition/Educational Environment (Adequacy For Learning)	District Office Building

Factors	Rating	Score
1.1.g Ceilings		4.8
1.1.g.1 Typical Office[1/2]	5	
1.1.g.2 Typical Corridor[1]	4	
1.1.g.3 Typical Toilet Room[2]	5	
1.1.g.4 Conference/Meeting Rooms[1/2]	5	
1.1.g.5 Storage[1/2]	5	
1.1.h Flooring		4.6
1.1.h.1 Typical Office - Carpet	5	
1.1.h.2 Typical Corridor - Carpet - Need to re-tack down & clean	4	
1.1.h.3 Typical Toilet Room - Ceramic Tile	5	
1.1.h.4 Conference/Meeting Rooms. - Carpet	5	
1.1.h.5 Storage - Carpet, Sealed Concrete	4	
1.1.i Multi-Levels		2.5
1.1.h.1 Ramps - Rusting at exterior handrails	2	
1.1.h.2 Stairs - Rusting at exterior handrails	3	
1.1.j Capability for Expansion		
Total Score 1.1		4.1

Specific Comments:

[1] 24x48 Lay-in Acoustical Tile.
[2] Suspended Gyp. Bd.

1.2 Facility Assessment - Architectural Safety & Code Compliance	District Office Building	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	**YES**	
1.2.a.2 Fire Horn/Strobes	**YES**	
1.2.a.3 Fire Alarm Pull Stations		
1.2.a.4 Fire Extinguisher Cabinets		
1.2.a.5 Building Security system	**YES**	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	**YES**	
1.2.b.2 Tempered Glass where requ'd - safety glass	**YES**	
1.2.c **Single Story** - Exiting/Circulation		**NA**
1.2.c.1 Compliant Corridor Widths		
1.2.c.2 Corridors - Dead Ends		
1.2.c.3 Compliant Number of Exits		
1.2.c.4 Compliant Travel Distance		
1.2.c.5 Exit Doors Swing in Dir. of Travel		
1.2.c.6 Exit Doors have Panic Hardware		
1.2.c.7 Emergency Exits Marked		
1.2.c.8 Clsrm. Exits Compliant # for Load		
1.2.d **Split-Story** - Exiting/Circulation		
1.2.d.1 Compliant Corridor Widths - Occupants need to keep clear	**YES**	
1.2.d.2 Dead end Corridors	**NO**	
1.2.d.3 Compliant Number of Exits - 7 - Occupants need to keep clear	**YES**	
1.2.d.4 Compliant Travel Distance	**YES**	
1.2.d.5 Exit Doors Swing in Dir. of Travel	**YES**	
1.2.d.6 Exit Doors have Panic Hardware	**YES**	
1.2.d.7 Emergency Exits Marked	**YES**	
1.2.d.8 Stairs - Compliant # and Location	**YES**	
1.2.d.9 Stairs - Compliant Width for Load	**YES**	
1.2.d.10 Rated Stair Enclosures	**YES**	
1.2.d.11 Stair Tread/Riser Compliance	**YES**	
a. More than 7" rise	**NO**	
b. Non-uniform rise	**NO**	
c. Less than 11" tread	**NO**	
d. Non-uniform tread dimensions	**NO**	
1.2.d.12 Stair Total Run Compliance btwn. Landings - 12' or less	**YES**	
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	**YES**	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	**YES**	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas (except roof)	**YES**	
1.2.f.2 Code Compliant Toilet Room Facilities	**PARTIAL**	
1.2.g Extent of Asbestos Contamination	**NONE**	

Specific Comments:

1.3 Facility Assessment - Architectural Facility Maintainability	District Office Building	
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		**4.3**
1.3.a.1 Exterior		
a. Walls - CMU, EIFS, Wood	**4**	
b. Roofs - Shingled	**4**	
c. Soffits/Fascia - Metal	**5**	
1.3.a.2 Windows		**5.0**
a. Exterior - HM	**5**	
b. Interior - HM	**5**	
1.3.a.3 Doors, Frames & Hardware		**5.0**
a. Exterior - HM	**5**	
b. Interior - HM/WD	**5**	
1.3.a.4 Interior Walls		**3.8**
a. Typical Office - Wood Stud	**5**	
b. Corridor - Wood Stud	**3**	
c. Toilet Room - Wood Stud	**3**	
d. Conference/Meeting Rooms. - Wood Studs	**5**	
e. Storage - Wood Stud	**3**	
1.3.a.5 Flooring		**4.6**
a. Typical Office - Carpet	**4**	
b. Corridor - Carpet - Need to re-tack down & clean	**3**	
c. Toilet Room - CT	**6**	
d. Conference/Meeting Rooms. - Carpet	**5**	
e. Storage - Carpet, Sealed Concrete	**5**	
1.3.a.6 Ceilings		**5.0**
a. Offices - Susp. Gyp. Board, Acoustical Tile	**5**	
b. Corridors - Acoustical Tile	**5**	
c. General Purpose Rooms - Susp. Gyp. Board, Acoustical Tile	**5**	
1.3.b Building Equipment/Fixtures - Maintainability		**5.0**
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves	**5**	
1.3.b.2 Toilet Room Fixtures - lavatories/faucets	**5**	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	**5**	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	**5**	
1.3.c Building Maintenance Factors		**3.5**
1.3.c.1 Adequacy of Custodial Space	**3**	
1.3.c.2 Location of Custodial Space	**3**	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	**4**	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs	**4**	

Specific Comments: **Total Score 1.3** **4.5**

Total Score - Architectural **4.3**

2.1 Facility Assessment - Site		District Office Building
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
2.1.a Size - ability to meet occupant needs	5	5.0
2.1.b Site Location - neighborhood & environment	7	7.0
2.1.c Access		5.3
2.1.c.1 Vehicular - Public	7	
2.1.c.2 Vehicular - Service	2	
2.1.c.3 Pedestrian	5	
2.1.c.4 ADA Access. - Curb Cuts, etc.	7	
2.1.d Landscaping		5.5
2.1.d.1 Irrigation System[1]	7	
2.1.d.2 Plantings	4	
2.1.d.3 Fencing - No fencing around the site	NA	
2.1.e Paving		5.0
2.1.e.1 Pedestrian Walks	5	
2.1.e.2 Roadways - Public	5	
2.1.e.3 Roadways - Service	5	
2.1.f Drainage & Storm Water		5.0
2.1.f.1 Site Drainage	5	
2.1.f.2 Storm Drain Detention	5	
2.1.g Safety		4.0
2.1.g.1 Fire Truck Access	4	
2.1.g.2 Fire Hydrant Locs./Dist. from bldg.	4	

Parking Summary

Faculty	30
Visitor	27
Student	0
H.C.	2
Total:	59

Total Score 2.1 - Site 5.3

Specific Comments:

[1]Auto front lawn area - field secondary.

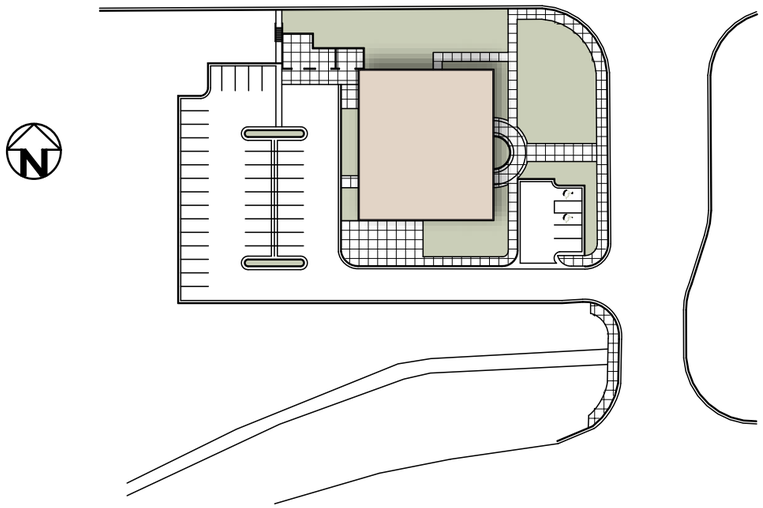
The district technology department has been moved into basement offices with as many as three people sharing a small office. In addition, the equipment running the district is stored in the basement below restrooms which have caused water problems in the past.

Limited storage space requires district personnel to store items in the hallways.

The exterior materials on the building are in poor shape. Masonry has begun breaking apart and the stucco is cracking.

Learning Center

2400 Kearns Blvd 435-645-5626



Facility Assessment Summary

Site Information

	Acres
Landscaped	1.34
Asphalt	0.43
Playground	0
Parking	0.34
# of Parking Stalls	42
Total Site Acreage	**2**

Building Information

Project	Year	Square Feet
Original Building	2000	10,185 s.f.
Remodels		
Total Gross S.F.		10,185 s.f.

Number of Floors	1
Grades Housed	9th-12th
Student Enrollment	60
Number of Teaching Stations	6
Type of Construction:	Load Bearing Masonry / Wood
Exterior Material:	Masonry / Other/Combo

Facility Conditions Summary

Facility Condition Score:	7.0
Replacement Cost (New Facility):	$1,782,375

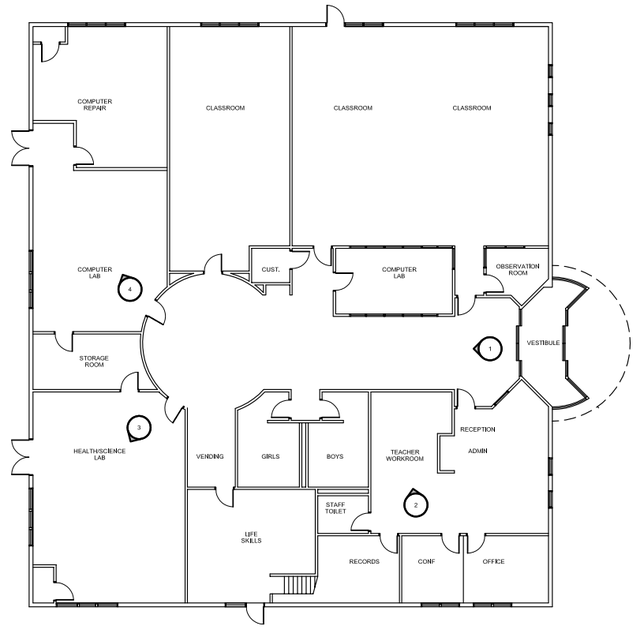
Recommended Actions

Immediate:
- Establish program for facility use. Potential IT location

5 Year Plan:
- Maintain current facility
- Technological upgrades as necessary

20 Year Plan:
- Extensive renovation/remodel

Learning Center



Site Summary

The Learning Center is a component of the multi-building district campus on the east side of Park City. Located on a 2 acre parcel, the site is sufficient in size for the building and 42 parking stalls. The only room for building expansion would be to the west and would require the removal of parking areas.

The building shares an automobile entrance with Treasure Mountain International School and McPolin Elementary off of Kearns Boulevard. The main door faces east and is accessible via walking path along Kearns or by sidewalks from the parking area.

The site has minimal topographical change making the entries easily accessible and ADA compliant.

Facility Summary

The Park City School District Learning Center is approximately 10,185 square feet on a single level. The school was constructed in 2000 to be used as an alternative high school and continues to serve the district in that capacity. In addition, the Learning Center also functions as a community learning facility after hours. A current summary of spaces includes 5 classrooms, 2 computer labs, restrooms, reception and administrative offices.

The exterior of the building is primarily masonry and EIFS with aluminum entry and window systems. The exterior finishes are in good condition overall. There is cracking in masonry joints above some of the north windows, also, a portion of the masonry wall has been patched on the north side. Other damage or wear includes: efflorescence at the masonry walls, openings for scuppers in the masonry need to be sealed, exterior handrails are rusting and need to be replaced, and a broken concrete cap at the dumpster enclosure has to be repaired.

The general interior finishes are primarily painted gypsum board, lay-in acoustical ceilings, with carpet and VCT flooring. VCT in the main corridor is easy to maintain and is in very good condition. Tackwalls in the corridor & classrooms help with acoustics in the spaces in addition to allowing teachers and students to use for displays. Additional corner guards are recommended in the corridors and typical patch and paint is needed throughout the building. There is water damage evident in the main corridor, however, roof patching has already taken place and the ceiling is scheduled to be fixed. Overall, the interior finishes are in good condition and need only minor repairs for normal wear.

The building has excellent daylighting, adding daylight sensors for the artificial lighting would be beneficial for this school. The science lab needs additional equipment to fully function as a typical science lab and wire management is needed in the main computer lab. Otherwise, the school appears to be well equipped for its current uses. Director of Student Services, Tom VanGorder agreed, saying that the Learning Center functions “fine as is”.

Because the district is considering adding a Career Technical Education Center, alternative uses could be considered for this building. One alternative is a district computer and technical center for the district’s IT Department. This department is currently contained in the basement of the district office building and requires additional space.

1.1 Facility Assessment - Architectural — **Learning Center**
Building Condition/Educational Environment
(Adequacy For Learning)

Rating System 1=Replacemnt Necessary, 5=Average, 10=New

Factors	Rating	Score
1.1.a Exterior		6.0
1.1.a.1 General Aesthetics	6	
1.1.a.2 Exterior Materials	6	
1.1.b Interior		7.0
1.1.b.1 General Aesthetics	6	
1.1.b.2 Environmental Comfort	7	
1.1.b.3 Acoustic Comfort	6	
1.1.b.4 Artificial Illumination	7	
1.1.b.5 Daylighting	7	
1.1.b.6 Toilet/Water Cooler Locs.	8	
1.1.b.7 Wayfinding	8	
1.1.b.8 Breakout Areas	6	
1.1.b.9 Internal Traffic Flow	8	
1.1.c Roofing		7.0
1.1.c.1 Material - Single-Ply Membrane	7	
1.1.c.2 Approximate Age - 9 yrs.		
1.1.c.3 Flashings - Metal	7	
1.1.c.4 Gutters & Scuppers - Overflow drain	7	
1.1.d Windows		7.0
1.1.d.1 Exterior Window Frames - Aluminum	7	
1.1.d.2 Exterior Window Glazing - Double Pane	7	
1.1.d.3 Interior Window Frames - HM	7	
1.1.d.4 Interior Window Glazing - Single Pane	7	
1.1.e Doors		7.0
1.1.e.1 Exterior Door Frames - Aluminum	7	
1.1.e.2 Exterior Doors - Aluminum with glass	7	
1.1.e.3 Exterior Door Hardware	7	
1.1.e.4 Interior Door Frames - HM	7	
1.1.e.5 Interior Doors - Solid core wood veneer with & without glass	7	
1.1.e.6 Interior Door Hardware	7	
1.1.f Walls		6.3
1.1.f.1 Foundation - Concrete	7	
1.1.f.2 Exterior Walls - Brick, EIFS	6	
1.1.f.3 Interior Walls		
a. Typical Classroom - Metal Stud, Tackwall	6	
b. Typical Corridor - Metal Stud, Wood Paneling, Tackwall	5	
c. Typical Toilet Room - Metal Stud with Tile	7	
d. Specialty Clsrm. - NA	NA	
e. Gym/Multi-Purpose - NA	NA	
f. Kitchen/Serving - NA	NA	
g. Auditorium - N/A	NA	
h. Administration - Metal Studs	7	
i. Media Center - NA	NA	

1.1 Facility Assessment - Architectural — **Learning Center**
Building Condition/Educational Environment
(Adequacy For Learning)

Factors	Rating	Score
1.1.g Ceilings		6.6
1.1.g.1 Typical Classroom[1]	7	
1.1.g.2 Typical Corridor[4]	5	
1.1.g.3 Typical Toilet Room[4]	7	
1.1.g.4 Specialty Clsrm.	7	
1.1.g.5 Gym/Multi-Purpose	NA	
1.1.g.6 Kitchen/Serving	NA	
1.1.g.7 Auditorium	NA	
1.1.g.8 Administration[1]	7	
1.1.g.9 Media Center	NA	
1.1.h Flooring		6.5
1.1.h.1 Typical Classroom - Carpet and VCT	6	
1.1.h.2 Typical Corridor - VCT	6	
1.1.h.3 Typical Toilet Room - Ceramic Tile	7	
1.1.h.4 Specialty Clsrm. - NA	NA	
1.1.h.5 Gym/Multi-Purpose - NA	NA	
1.1.h.6 Kitchen/Serving - NA	NA	
1.1.h.7 Auditorium - N/A	NA	
1.1.h.8 Administration. - Carpet	7	
1.1.h.9 Media Center - NA	NA	
1.1.i Multi-Levels		4.0
1.1.h.1 Ramps	NA	
1.1.h.2 Stairs - Exterior - Handrails are damaged, rusted	4	
1.1.j Capability for Expansion		

Total Score 1.1 — **6.4**

Specific Comments:

[1] 24x48 Lay-in Acoustical Tile.
[2] 24x24 Lay-in Acoustical Tile.
[3] Tectum Sound Panels
[4] Suspended Gyp. Bd.
[5] Perforated Metal Panel

1.2 Facility Assessment - Architectural Safety & Code Compliance	Learning Center	
Factors	**Rating**	**Score**
1.2.a Safety Systems		
1.2.a.1 Fire Sprinkler system	YES	
1.2.a.2 Fire Horn/Strobes	YES	
1.2.a.3 Fire Alarm Pull Stations	YES	
1.2.a.4 Fire Extinguisher Cabinets	NO	
1.2.a.5 Building Security system	YES	
1.2.b Safety/Construction Type		
1.2.b.1 Fire Resistive Construction	YES	
1.2.b.2 Coat Racks in Corridors	NO	
1.2.b.3 Tempered Glass where requ'd - safety glass	YES	
1.2.c **Single Story** - Exiting/Circulation		NA
1.2.c.1 Compliant Corridor Widths	YES	
1.2.c.2 Corridors - Dead Ends	NO	
1.2.c.3 Compliant Number of Exits - 5	YES	
1.2.c.4 Compliant Travel Distance	YES	
1.2.c.5 Exit Doors Swing in Dir. of Travel	YES	
1.2.c.6 Exit Doors have Panic Hardware	YES	
1.2.c.7 Emergency Exits Marked	YES	
1.2.c.8 Clsrm. Exits Compliant # for Load	YES	
1.2.d **Split-Story** - Exiting/Circulation		NA
1.2.d.1 Compliant Corridor Widths		
1.2.d.2 Dead end Corridors		
1.2.d.3 Compliant Number of Exits - 31		
1.2.d.4 Compliant Travel Distance		
1.2.d.5 Exit Doors Swing in Dir. of Travel		
1.2.d.6 Exit Doors have Panic Hardware		
1.2.d.7 Emergency Exits Marked		
1.2.d.8 Clsrm. Exits Compliant # for Load		
1.2.d.9 Stairs - Compliant # and Location		
1.2.d.10 Stairs - Compliant Width for Load		
1.2.d.11 Rated Stair Enclosures		
1.2.d.12 Stair Tread/Riser Compliance		
a. More than 7" rise		
b. Non-uniform rise		
c. Less than 11" tread		
d. Non-uniform tread dimensions		
1.2.d.13 Stair Total Run Compliance btwn. Landings - 12' or less		
1.2.e Additional Code Compliance Issues		
1.2.e.1 Compliant Number of Toilet Room Fixtures	YES	
1.2.e.2 Compliant Number of Drinking Fountain Fixtures	YES	
1.2.f ADA Accessibility		
1.2.f.1 Ability to Access **ALL** Building Areas (except roof)	YES	
1.2.f.2 Code Compliant Toilet Room Facilities	YES	
1.2.g Extent of Asbestos Contamination	NONE	

Specific Comments:

1.3 Facility Assessment - Architectural Facility Maintainability	Learning Center	
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
1.3.a Materials & Finishes - Maintainability		6.7
1.3.a.1 Exterior		
a. Walls - Brick, EIFS	6	
b. Roofs - Single-Ply Membrane - Leaks recently patched	6	
c. Soffits/Fascia - metal	8	
1.3.a.2 Windows		7.5
a. Exterior - Aluminum	8	
b. Interior - HM	7	
1.3.a.3 Doors, Frames & Hardware		7.5
a. Exterior - Aluminum	8	
b. Interior - HM/WD	7	
1.3.a.4 Interior Walls		7.5
a. Classroom - Metal Stud,Tackwall	7	
b. Corridor - Metal Stud, Wood Paneling, Tackwall	7	
c. Toilet Room - Metal Stud with Tile	8	
d. Specialty Clsrm. - NA	NA	
e. Gym/Multi-Purpose - NA	NA	
f. Kitchen/Serving - NA	NA	
g. Auditorium - N/A	NA	
h. Administration - Metal Studs	8	
i. Media center - NA	NA	
1.3.a.5 Flooring		7.5
a. Classroom - Carpet and VCT	7	
b. Corridor - VCT	8	
c. Toilet Room - CT	8	
d. Specialty Clsrm. - NA	NA	
e. Gym/Multi-Purpose - NA	NA	
f. Kitchen/Serving - NA	NA	
g. Auditorium - N/A	NA	
h. Administration. - Carpet	7	
i. Media Center - NA	NA	
1.3.a.6 Ceilings		9.0
a. Teaching Spaces - Acoustical Tile	9	
b. Corridors - Suspended Gyp. Board	9	
c. General Purpose Rooms - Acoustical Tile/Suspended Gyp. Board	9	
1.3.b Building Equipment/Fixtures - Maintainability		7.5
1.3.b.1 Toilet Room Fixtures - W.C.'s/flush valves	7	
1.3.b.2 Toilet Room Fixtures - lavatories/faucets	7	
1.3.b.3 Light Fixture Lamps - Replacement Avail.	8	
1.3.b.4 Mech. Unit Filters - Replacement Avail.	8	
1.3.c Building Maintenance Factors		8.0
1.3.c.1 Adequacy of Custodial Space	8	
1.3.c.2 Location of Custodial Space	8	
1.3.c.3 Adequacy of Elec. Outlets for Custodial	8	
1.3.c.4 Quantity & Loc. of Outdoor Hose Bibbs		

Specific Comments:

Total Score 1.3 7.6

Total Score - Architectural 7.0

2.1 Facility Assessment - Site		Learning Center
Rating System 1=Poor, 5=Average, 10=Excellent		
Factors	**Rating**	**Score**
2.1.a Size - ability to meet educational needs	**8**	**8.0**
2.1.b Site Location - neighborhood & environment	**9**	**9.0**
2.1.c Access		**9.0**
2.1.c.1 Vehicular - Public		
a. Sep. of Bus & Parent Drop Zones - Shared with McPolin?	**NA**	
b. Bus Turning & Parking Capability	**8**	
2.1.c.2 Vehicular - Service	**10**	
2.1.c.3 Pedestrian	**8**	
2.1.c.4 ADA Access. - Curb Cuts, etc.	**10**	
2.1.d Landscaping		**9.0**
2.1.d.1 Irrigation System[1]	**9**	
2.1.d.2 Plantings	**9**	
2.1.d.3 Fencing - No fencing around the site	**NA**	
2.1.e Paving		**8.3**
2.1.e.1 Pedestrian Walks	**9**	
2.1.e.2 Roadways - Public	**8**	
2.1.e.3 Roadways - Service	**8**	
2.1.e.4 Hard Play Surface	**NA**	
2.1.f Drainage & Storm Water		**8.0**
2.1.f.1 Site Drainage	**8**	
2.1.f.2 Storm Drain Detention	**8**	
2.1.g Site Playfields/Playgrounds:		**NA**
2.1.g.1 Playgrounds		
a. Equipment Suitability	**NA**	
b. Safety - Minor tripping hazard potential, due to asphalt cracking	**NA**	
c. Size	**NA**	
2.1.g.2 Playfields		
a. Drainage	**NA**	
b. Size	**NA**	
2.1.h Safety		**10.0**
2.1.h.1 Fire Truck Access	**10**	
2.1.h.2 Fire Hydrant Locs./Dist. from bldg.	**10**	

Parking Summary

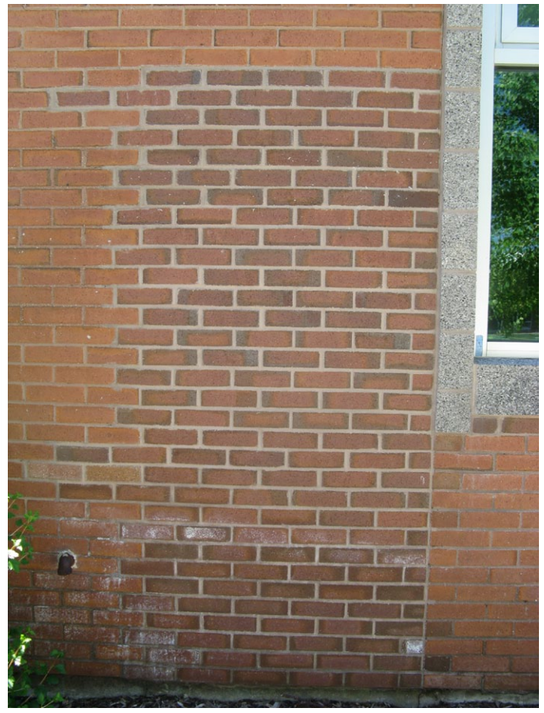
Shared	38
Visitor	2
H.C.	2
Total:	42

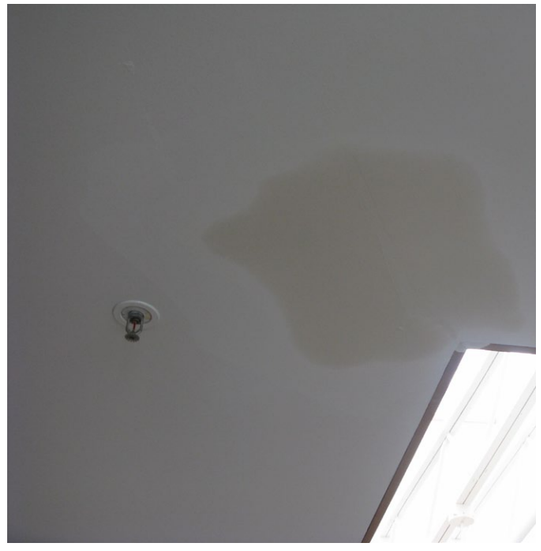
Total Score 2.1 - Site **8.8**

Specific Comments:

[1]Auto front lawn area - field secondary.

The Learning Center has some aesthetic issues at the exterior of the building. In the photo to the right the brick has been patched with a non-matching brick. The photos on the left shows an example of the cracking occurring in the masonry.





On the interior, the walls need to be touched up and the ceiling requires patching in many areas. A number of locations have already been patched and painted where water damage had occurred.