

## Alta Town Council

### Staff Report



**To:** Alta Town Council

**From:** Chris Cawley, Assistant Town Administrator

**Re:** 2022 Capital Projects Update and Draft Proposed Capital Projects Plan

**Date:** June 8, 2022

**Attachments:** 2023 Proposed Capital Projects Plan

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#### Proposed FY 2023 Capital Projects Plan

The Town Council needs to approve a capital projects plan in order to allocate funds held in the Town of Alta Capital Projects Account with the Utah Public Treasurer's Investment Fund. The attached, proposed 2023 Capital Projects Plan is not significantly different from the plan staff presented to the council in May 2023. Staff is proposing to fund capital projects with combined projected value of \$122,000 in FY 23. Certain projects are more likely than others to cost more than what is outlined in the document, including project #4 "Community Center Rear Yard Erosion Control," and project #9 "Tom Moore Historic Structure." As staff collects more detailed bids or proposals to complete those project, it may be necessary to ask the Town Council to approve larger allocations from the capital projects account by adopting an updated capital projects plan.

|                                    |                                                                              |                      |
|------------------------------------|------------------------------------------------------------------------------|----------------------|
| <b>Capital Projects Committee:</b> | <b>Town of Alta Capital Projects Plan FY 2023- PROPOSED</b>                  |                      |
| Roger Bourke, Mayor                |                                                                              |                      |
| John Guldner, Town Administrator   | Date of most recent Capital Projects Plan Approval by Alta Town Council      | <b>9/8/2021</b>      |
| Jen Clancy, Town Clerk             | Date of last update to this document                                         | <b>6/8/2022</b>      |
| Chris Cawley, Assist. Town Admin.  | Capital Projects Fund balance per most recent PTIF statement: March 31, 2022 | <b>\$ 586,308.62</b> |
| Mike Morey, Town Marshal           |                                                                              |                      |

## Project Descriptions

| Number | Name                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Project Manager | Timeline | Estimate     |
|--------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|--------------|
| 1      | <b>Community Center Roof Access</b>                     | There is no safe method to access the roof the Alta Community Center building. The Town is considering one of three alternatives to access the roof, including a long, caged aluminum ladder; a doorway exiting the second floor of the community center with a shorter ladder, and a trapdoor-style opening in the roof.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Chris Cawley    | FY 2023  | \$ 5,000.00  |
| 2      | <b>Town Office Window Replacement</b>                   | At least 4 windows in the town office building could be replaced because the seal between the panes has been compromised and condensation has formed in between them.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Chris Cawley    | FY 2023  | \$ 6,000.00  |
| 3      | <b>Firehouse Garage Heater Ventilation Modification</b> | A pipe that ventilates heater exhaust from the firehouse garage bays is worn out and needs to be replaced. Because the location of the pipe is directly above an electrical panel, where leaks in the pipe can allow water to leak into the garage very near this electrical panel, we recommend moving the vent to a diferent wall of the building. The project could become complex depending on how contractors feel about accessing the rear of the building, where rockfall hazard appears to be significant (see below).                                                                                                                                                                                                                                  | Chris Cawley    | FY 2023  | \$ 8,000.00  |
| 4      | <b>Community Center Rear Yard Erosion Control</b>       | The hillside behind the community center is retained by chainlink fence and rebar installed almost 40 years ago, but the fencing is in disrepair and the hillside is eroding down on to the back wall. Staff met with a shoring contractor with Alta project experience in October 2021 to discuss a potential project and learned that the cost of doing this project could be much more than \$10,000 depending on what kind of erosion control techniques are applied. We'd like to consider this a placeholder amount with the understanding that we may need to amend the plan to fund a larger project or find an alternative to the project altogether.                                                                                                  | Chris Cawley    | FY 2023  | \$ 10,000.00 |
| 5      | <b>Marshals Office Security Cameras</b>                 | The camera system for the Bay City Water Storage Facility is inoperable. The existing camera system does not meet some of the Marshal's Department needs for avalanche control. This project would be to replace the Bay City camera system with cameras and telemetry that are compatible with the CCTV operating and recording hardware at Alta Central. Additionally, placing another camera at the Peruvian Ridge Gun Mount, and replacing the Goldminer's roof camera with another that is capable of pan/tilt/zoom controls to see the ridgelines of the canyon. Marshal's Office cameras have been used successfully for monitoring of critical infrastructure, avalanche control monitoring, criminal investigations, and search and rescue operations. | Mike Morey      | FY 2023  | \$ 13,000.00 |

| Number                                | Name                                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Project Manager | Timeline | Estimate      |
|---------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|---------------|
| 6                                     | Community Center A/V System                             | In 2021, town staff received a proposal from an audio-visual consultant to provide a sophisticated A/V platform in the Alta Community Center. The specifications were based on Mayor Sondak's goals to allow in-person and remote attendees to participate and make presentations on equal terms. Staff assumes that hybrid public meetings will be popular or even expected in the future and so we propose to continue pursuing this project.                                                                                                                                                                                                                                                                                                 | Chris Cawley    | FY 2023  | \$ 15,000.00  |
| 7                                     | Marshals Office Phase 2 Radio upgrade                   | The Utah Communications Authority plans to transition to a digital secured radio network. This project is commonly referred to as "Phase 2". Phase 1 is the truncated system we are currently operating on. Some but not all of our existing radios are Phase 2 capable. We will need to start saving for additional phase 2 radios, mostly dual band portables. The costs are estimated to be \$4-\$5000 per radio.                                                                                                                                                                                                                                                                                                                            | Mike Morey      | FY 2023  | \$ 20,000.00  |
| 8                                     | Marshals Office Inventory Management Closet @ Firehouse | The Alta Marshal's Office lacks an evidence storage facility and enhanced security area for sensitive and/or expensive assets. A preferred solution is to make better use of space in the "firehouse" by adding a mezzanine with secure fencing and gate. In order to accomplish this, the obsolete sewage holding tank in the northwest corner of the firehouse will need to be removed. A similar secured area was constructed at fire station #113 about 10 years ago and has proven itself to be effective. Our current facilities are not compliant with evidence room standards.                                                                                                                                                          | Mike Morey      | FY 2023  | \$ 20,000.00  |
| 9                                     | Tom Moore Historic Structure                            | The Tom Moore Toilet is an important part of Alta's History. It was constructed in 1938 by the Civilian Conservation Corps at the same time as the original Snowpine Lodge. The Tom Moore Toilet is the only visible piece of history from that time period. Some of the same original granite from the 1938 construction is still visible inside the newly expanded Snowpine Lodge, but nothing is visible outside. The estimated cost includes work to repair the concrete roof and add a roof membrane; footing and foundation repair, and repairs to walls, doors, and windows. Staff has been in contact with the State of Utah Office of Historic Preservation for guidance on short- and long-term use and maintenance of the structure. | Chris Cawley    | FY 2023  | \$ 25,000.00  |
| 10                                    | Alta Central Complete Window Replacement                | Roughly 8 windows in Alta Central could be replaced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Chris Cawley    | FY 2024  | \$ 5,000.00   |
| 11                                    | Alta Central Dispatch Console Upgrade                   | The "Centracom" dispatch console we operate with is more than 20 years old, and the product is no longer supported by Motorola. Valley Emergency Communications Center is transitioning to a new platform and Alta Central will need to upgrade to a compatible system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Mike Morey      | FY 2024  | \$ 15,000.00  |
| 12                                    | Future Community Center Phase 2                         | Following the conclusion of the Community Center Feasibility Study, the Town of Alta will need to determine the scope of a subsequent phase in the design and construction of a future facility. The town may opt to fund design development on its own, or to fund design development and construction simultaneously. Any amount of funds could be set aside to begin saving for a future phase of community center development.                                                                                                                                                                                                                                                                                                              | John Guldner    | ?        | \$ 444,308.62 |
| <b>Total Estimates - All Projects</b> |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |          | \$ 586,308.62 |
| <b>Total 2023 Projects</b>            |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |          | \$ 122,000.00 |
| <b>Total 2024 Projects</b>            |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |          | \$ 20,000.00  |