

## Alta Town Council

### Staff Report



**To:** Alta Town Council

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

**Re:** Capital Projects Update

**Date:** July 6 2022

**Attachments:** Approved 2023 Capital Projects Plan; Future Capital Projects List

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### Background

The Alta Town Council approved the FY 2023 Town of Alta Capital Projects Plan in the June 2022 council meeting. During the meeting, the council expressed a desire to discuss the plan and some of the projects included in the plan, and the process the town follows to update the plan. Staff agreed to provide more frequent updates on the status of projects approved for funding and to facilitate a town council discussion on capital projects in the near future.

### Capital Projects Plan Basics

The **Town of Alta Capital Projects Plan** has a few purposes:

- To keep track of major equipment, infrastructure, or building needs and provide a plan for meeting those needs
- To appropriate to specific projects the monies held in the Town of Alta capital projects account at the Utah Public Treasurer's Investment Fund
  - The Town can proactively save for major future projects by transferring funds to the capital projects account, or it can place revenues that exceed general fund expenditures in the capital account to be assigned to specific projects

The **Capital Projects Committee** is responsible for maintaining and updating the plan:

- The Capital Projects Committee includes the mayor, town administrator, assistant town administrator, and town clerk
- The committee meets a few times annually to discuss existing and known future capital projects needs
- The committee takes recommendations from Town of Alta building maintenance staff, other Town of Alta departments, the Town Council, and constituents for projects to include in the plan

**Projects** on the plan typically bear the following characteristics:

- Essential maintenance or improvements of existing Town of Alta property
- Project feasibility has been confirmed
- Project cost estimate has been obtained through consultation with potential contractor or solicitation of formal bids
- The Town maintains a list of ideas for future capital projects; projects on this list have either not been deemed essential as of the last approved capital projects plan update; or details of the project scope or budget have not been adequately developed. The future capital projects list is attached to this report.

## **Update on 2023 Projects**

Below are updates on projects approved for funding in FY 2023 that staff has made progress toward completing since the June 15 Alta Town Council meeting.

**Project:** Town Office Window Replacement

**Description:** The Town of Alta Office Building was built in the early 1990s and contains all its original windows. Several of these windows need to be replaced because the seal between the panes has failed, limiting visibility and reducing thermal efficiency.

**Cost Estimate Notes:** \$6,000 estimate is more than 1 year old

**Next Steps:** Staff requested an updated bid from most recent bidder, anticipating receipt of updated bid during week of July 4<sup>th</sup>. Staff will seek another bid.

**Estimated Duration and Completion:** Contractor would be onsite for 2-3 days. Estimated completion by September 30<sup>th</sup>.

**Project:** Community Center Rear Yard Erosion Control

**Description:** The erosion control or rockfall netting that retains the hillside behind the Town of Alta Community Center is over forty years old and is badly damaged, creating risks for the building and for the safety of those working in and around it. Staff recently met with rockfall mitigation experts from UDOT, a vendor of rockfall mitigation products and a contractor to discuss the feasibility of replacing or repairing the system.

**Cost Estimate Notes:** \$10,000 is most likely a fraction of the cost to replace the entire system. If smaller-scale repair is feasible, \$10,000 may be a reasonable estimate. Cost drivers include cost of materials, and cost to rent a crane to safely access project site.

**Next Steps:** Await feasibility opinion and cost estimate from contractor; request additional bid; update funding request if necessary; schedule project.

**Estimated Duration and Completion:** Contractor suggested crew would not be available until roughly September 1 depending on contracting timeline. Crew would be on site for 2-3 days. Project would ideally be completed by October 1.

**Project:** Firehouse Garage Heater Ventilation Modification

**Description:** A pipe that vents heater exhaust from the firehouse garage bays at the community center building is rusted through and needs to be replaced, because rain and meltwater leaks through the corroded pipe into the garage near an electrical panel. Completing this project may entail accessing the back of the building and setting up a work

station to remove and cap the exterior of the old vent, which poses some safety risks as the erosion control netting that secures the hillside behind the building is badly damaged. **Cost Estimate Notes:** Although the council approved an \$8,000 expense for this project, staff recently received a bid for \$5,567. Staff has sought additional bids but has not received any. **Next Steps:** Await feasibility opinion and cost estimate from erosion control contractor; determine whether to move forward with erosion control repair project; if erosion control project is scheduled, attempt to schedule ventilation modification shortly after erosion control project. **Estimated Duration and Completion:** Contractor would be onsite for 2-3 days. Estimated completion by November 1<sup>st</sup>.

<b>Capital Projects Committee:</b>	<b>Town of Alta Capital Projects Plan FY 2023- APPROVED</b>	
Roger Bourke, Mayor		
John Guldner, Town Administrator	Date of most recent Capital Projects Plan Approval by Alta Town Council	<b>6/15/2022</b>
Jen Clancy, Town Clerk	Date of last update to this document	<b>7/6/2022</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

## Town of Alta Capital Projects Plan - Future Project Ideas

Number	Name	Description	Project Manager	Timeline	Estimate
1	<b>Re-roof the post office</b>	A project to change the pitch of the roof over the post office so that snow slides off the roof more easily.			\$ 20,000.00
2	<b>New TOA Website</b>	The Town website is over five years old and the Wordpress software it runs on is not ideal from a security and useability standpoint.			\$ 20,000.00
3	<b>Town Park Playground Equipment</b>	Community members are requesting the town install playground equipment at the Town of Alta Park.			\$ 30,000.00
4	<b>Alta Central Dispatch Radio System Upgrade Centracom Phase 2</b>	Additional funds may be required to fully upgrade the Alta Central Dispatch Radio System			
5	<b>Trailhead-Style Public Restroom</b>	The Town has begun discussion with USFS about locating a public restroom somewhere along SR 210 in central Alta. A project could be funded by the Town, by a collaboration of multiple parties, or by grant funding.			\$ 50,000.00
6	<b>Town Office Concrete Steps to Lower Door</b>	When the snowpack melts from in front of the building, it exposes the hillside before the concrete path to the door is exposed, which causes people to walk on the vegetation and erodes the slope.			\$ 2,000.00