MINUTES

SUMMIT COUNTY

BOARD OF COUNTY COUNCIL
MONDAY, SEPTEMBER 19, 2016
UTAH OLYMPIC PARK
PARK CITY, UTAH

PRESENT:

Roger Armstrong, *Council Chair*
Chris Robinson, *Council Vice-Chair*
Kim Carson, *Council Member*
Claudia McMullin, *Council Member*
Talbot Adair, *Council Member*

Tom Fisher, *Manager*
Anita Lewis, *Assistant Manager*
Kent Jones, *Clerk*
Robert Hilder, *Attorney*

QUARTERLY MEETING WITH PARK CITY COUNCIL, PARK CITY SCHOOL DISTRICT BOARD, AND COUNTY COUNCIL

The Council met with members of the Park City Council and Park City School District Board to discuss items of common interest. The issues included the Basin Master Plan, the bond initiatives on the November ballot, outreach, and enrollment and construction projects for the school district. The next meeting will be December 12, 2016 at the Richins Building.

COUNTY COUNCIL RETREAT

- Discussion and direction on the Kamas Building

Matt Jensen and Todd Drennan met with the Council and continued discussion regarding the construction of the Kamas Services Building. They presented refined numbers for proposed cost savings and estimates for value engineering efforts and cost/savings breakdown for solar installation.

After reviewing the information presented, the Council accepted the proposed value engineering efforts and solar estimates as proposed and directed that the project move ahead as discussed.

Kamas Services Center - Budget Worksheet

9/16/2016

Index	Item	Area	Unit Cost	Itemized Cost	Cost
	Building Construction Cost				
001a	Building Construction Bid	17,600	$272.95	$ 4,803,964	
001b	Site Improvement			$ 515,036	
001c	Subtotal (Building and Site)				$ 5,319,000
	Design/Engineering Fee				
002a	Architect Fee			$ 250,000	
002b	Owner's Rep			$ 86,320	
002c	Site Master Plan			$ 9,422	
002d	Soils Report			$ 5,450	
002e	Alta Survey			$ 5,320	
002f	Special Inspections and Material Testing			$ 40,000	
002g	Site Alternate 'A' Fee			$ 4,500	
002h	Total Design Fee				$ 401,012
	Miscellaneous Project Costs				
003a	Builder Risk Insurance			$ 13,000	
003b	Building Permit			$ 10,500	
003c	Printing, Advertising, Bidding, Reimbursalbles			$ 25,000	
003d	Utility Connection Fees			$ 60,000	
003f	Tenant Relocation Costs			$ 30,000	
003g	TOTAL MISC				$ 138,500
	FF&E				
004a	Tele-data Equipment			$ 40,000	
004b	Furniture (non Seniors)			$ 145,000	
004c	Library Shelving			$ 105,000	
004d	Kitchen & Furniture (Seniors)			$ 50,000	
004e	Total FF&E				$ 340,000
	Project Totals				
005a	Sub Total				$ 6,198,512
005b	Owner Contingency			$ 250,000	
005c	**Project Total Costs**				**$ 6,448,512**
	Proposed Cost Savings and Additional Revenues				
006a	Value Engineering Efforts			$ 525,000	
006b	WIC Furniture Grant			$ 22,000	
006c	Total Proposed Cost Savings				**$ 547,000**
007a	TOTAL FUNDING CONSIDERATION				$ 5,901,512

	Additional Options for Consideration		
008a	Core-and-shell: Seniors	SAVE	$ 165,000
008b	Core-and-shell: Seniors & Conference Room	SAVE	$ 225,000
008c	Solar PV Array - 20kW	ADD	$ 45,000
008d	Solar PV Array - 30kW	ADD	$ 67,500
008e	Mechanical - Hyrbid Heat Pump	ADD	$ 250,000
008f	Mechanical - Geothermal	ADD	$ 529,000

LEED Version 3

Points	% Eff > Ref Stnd			
		Min Furnace		minimum
1	12%			
2	14%			
3	16%	HE Furnace		
4	18%			
5	20%			
6	22%	RTU/Dx		good
7	24%			
8	26%			
9	28%	ASHP	VAV RH ACC	
10	30%			
11	32%	VRF		better
12	34%	WSHP	VAV RH WCC	
13	36%	GSHP	VAV RH CHP	
14	38%	Thermal Disp		
15	40%	CH Beam		
16	42%			best
17	44%			
18	46%			
19	48%			

KEY

Min Furnace	Code Minimum Furnace
HE Furnace	High Efficiency Furnace
RTU/Dx	Gas Fired Roof Top Units
ASHP	Air Source Heat Pump Roof Top Units
VAV RH ACC	Variable Air Volume Reheat with Air Cooled Chiller
VRF	Variable Refridgerant Flow
WSHP	Water Source Heat Pumps
VAV RH WCC	Variable Air Volume Reheat with Water Cooled Chiller
GSHP	Geothermal Ground Source Heat Pumps
VAV RH CHP	Variable Air Volume Reheat with Central Water to Water Heat Pump
Thermal Disp	Variable Air Volume Reheat with Thermal Displacement Air Distribution
CH Beam	Chilled Beams and Radiant Heaters

HVAC SYSTEM		Est HVAC Cost	Difference	HVAC Cost/sf	Est ECI ($/ft^/yr)	Est Annual Utility $	Est Annual Savings	Est Payback (years)	Notes
Code Minimum		$ 315,000		$ 17.90	$ 1.35	$ 23,760	$ -		
Gas fired Roof top units	Value Engineered Option	$ 370,000	$ 55,000	$ 21.02	$ 1.00	$ 17,600	$ 6,160	9	Spindler VE Nur
Air Source Heat Pump, with gas fired backup	Current Design	$ 620,000	$ 250,000	$ 35.23	$ 0.80	$ 14,080	$ 9,680	26	Spindler Bid
Geothermal Ground Source Heat Pump		$ 899,400	$ 529,400	$ 44.00	$ 0.65	$ 11,440	$ 12,320	43	Estimated Cost

Geothermal Ground Source Heat Pump

and site testing, 2 months to design HVAC system and mech rooms, 2 weeks for bidding, $35,000 in fees, $15,000 in soft costs, additioanl 500 SF to the building for mech room (assume $150/sf = $75,000) (included above)

Energy Cost Index (ECI)

Annual utility cost (natural gas and electricity). This the metric used by LEED to demonstrate energy efficiency. Measured as dollars/ft^2/year. Current code is approx $1.35/ft^2/year.

SOLAR PV SYSTEM	Est. Electrical Demand (kWh/yr)	Est Cost	Electrical Production (kWh/yr)	% of Building Usage	Est Annual Savings	Est Payback (years)
20 KW Solar PV Array	547,085	$ 45,000	29,750	5.44%	$ 2,716.18	16.57
30 KW Solar PV Array	547,085	$ 67,500	44,610	8.15%	$ 4,072.89	16.57

The Council continued the retreat meeting discussing with various department heads.

- JRI discussion
- Water Quality and future sewer service
- Sustainability direction
- Public Land Inititive and response
- Road Maintenance and solid waste
- Affordable /Workforce housing

All other business being completed, the Council dismissed at 4:10pm.

Roger Armstrong, Chair

Kent Jones, Clerk

COUNTY CLERKS SEAL
SUMMIT COUNTY
1854
STATE OF UTAH