



City Council Staff Report

Subject: Park City Golf Maintenance Building –
Project Schematic Design

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Department: Public Utilities

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Type of Item: Administrative

Summary Recommendation

Staff is seeking City Council input and direction with respect to the proposed Park City Golf Maintenance Building 'Project' Schematic Design.

Executive Summary

The Golf Maintenance Building Project Schematic Design has been completed to a stage where Staff recommends submitting the Project to Park City Planning for Conditional Use Permit (CUP) approval.

Work Session Question for City Council

Based on identified Project schematic design, does Council support submitting the Golf Maintenance Building Project to Park City Planning?

Project Purpose and Background

Demolition of the existing Park City Golf Maintenance Building is necessary to provide the space required to reconstruct the 3Kings Water Treatment Facility (which will improve water quality, increase usable water supply, increase resiliency, and meet regulatory obligations) in its current location.

At the November 16, 2017 City Council Work Session, <http://parkcityut.igmp.com/Citizens/FileOpen.aspx?Type=1&ID=2306&Inline=True>, Staff presented the Concept Phase for a new golf maintenance building, at a location selected by the Golf Department, to Council and received direction to proceed with the schematic design phase.

Project Schematic Design

The Golf Maintenance Building Project consists of the following:

- 2,575 s.f. of Operations and Repair building
- 5,335 s.f. of tempered Golf Equipment Storage building
- 931 s.f. of Pesticide and Fertilizer Storage building
- 896 s.f. of covered Material Storage area
- Protected Yard operations and staging areas
- Off-site parking

Key Design Considerations:

- Worker Safety (including protected work zones from golf tee box and fairway activities) and Operations Efficiency
- Sustainability and Energy Efficiency (including establishing building heating & cooling conditions based on use and occupancy, utilize natural lighting, low maintenance building interiors)
- Aesthetic Compatibility with the neighborhood

This Staff Report and the City Council presentation address the Golf Maintenance Building Schematic Design and the following items:

- Site layout and massing required to meet facility goals;
- Viewshed perspectives, illustrative plans, floor plans, and elevations;
- Energy critical priority, approach to *Resolution 28-2017*;
- Subdivision platting required for building development (Park City Back Nine Subdivision);
- Project Schedule. The proposed Project schedule, as summarized below, meets the requirements for relocation of the golf facilities to meet the water treatment facility construction schedule:
 - ECI Pre-Construction Services Contract Award – July 2018
 - Design complete – August 2018
 - Planning CUP Approval – September 2018
 - ECI Construction Service Contract Award – September 2018
 - Construction – October 2018 thru April 2019

Next Steps:

- Submit a CUP application to Park City Planning
- Submit a Plat application to Park City Planning
- Continue with the design development of the off-site golf facility related utilities
- Solicit for Golf Maintenance Building Project contractor pre-construction and construction services through an Early Contractor Involvement methodology.

Department Review

This report has been reviewed by representatives of Public Utilities, City Attorney's Office, Sustainability, and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The funding for this contract is from water service fees. Partial funding has been approved as part the 5 year CIP. Once cost estimates have been completed, additional funding for design and construction will be requested as part of future FY budget processes.