

Public Works Director



John Angell

## **Staff Report**

October 3, 2024

To: Summit County Council  
Shayne Scott, County Manager

From: John Angell - Summit County Public Works Director

Re: Possible Approval of First Amendment to Infrastructure Agreements, FJ Gillmor Subdivision

### **Background**

The FJ Gillmor property was subdivided into 7 lots, with lot 3 (High Valley Transit), Lot 5 (Mountain Regional Water) and Lot 7 (PRI) were then sold with each entering into an Infrastructure Agreement with the County to help pay for the infrastructure costs of the Roadway, Water and Sewer installation.

In the fall of 2022 High Valley Transit began construction on their facility on Lot 3. It quickly became apparent due to the rock that the entire site would need to be blasted to prepare the site for construction. We then began to look at the entire site including the adjacent lots which would also need to be blasted and the opportunity to place the excess fill on Lot 6 and 1. It was obvious that the mass grading of entire site would provide tremendous benefits in many ways. So, we began the process of mass grading the site which included Lots 1,3,4,5 & 6. We have since be looking at how to fairly share the costs of the grading work which is benefiting that each lot. It was also recognized the existing agreement did not include dry utilities which would need to be ran to each lot to fully develop the land, the cost for this work is would also need to be considered in the agreements.

We meet as a group multiple times early in the project to try and determine the best solution to share the costs between the parties but as the work progressed it was apparent that it was not possible to understand all the costs associated with the project until the work is completed.

### **Currently**

The grading work is completed, and the utility work is nearly complete. We have all of the final costs associated with grading and utility work needed. We have meet with Mountain Regional Water and High Valley Transit to establish an equitable cost sharing method. As part of the evaluation of the cost sharing, we look at it with several different approaches including cost per Cubic Yard of Material removed or filled, cost per square foot of the lot, additional costs to process the material to make it suitable for fill. We also looked at the cost per cubic yard to purchase and place structural fill. After much discussion and negotiating it was agreed that the

County Council & Shayne Scott, County Manager  
 Possible Approval of First Amendment to Infrastructure Agreements, FJ Gillmor Subdivision  
 Oct. 3,2024

most fair and equitable payment for material received is \$15 per cubic yard of material placed on each lot.

The table below shows the breakdown the cost to be owed by High Valley Transit for Roadway infrastructure, Grading and Dry Utilities. In this case there is an amount owed to HVT from Lot 6(County) of \$703,896.03.

High Valley Transit			
Propotional Costs			
Cost Reduction to Lots Being Excavated			\$ (1,539,784.32)
Estimated Total Shared Roadway Improvement Costs			\$ 653,167.92
Utility costs			
Shared Utility costs		\$ (352,338.88)	
County paid utility cost		\$ 367,038.40	
Utility cost allocation		\$ 168,020.85	
Utility cost owed			\$ 182,720.37
Total owed Grading, Roadway and Utility costs			\$ (703,896.03)

The table below shows the breakdown the cost to be owed by Mountain Regional Water for Roadway infrastructure, Grading and Dry Utilities.

County Council & Shayne Scott, County Manager  
 Possible Approval of First Amendment to Infrastructure Agreements, FJ Gillmor Subdivision  
 Oct. 3,2024

Mountain Regional Water		
Proportional Costs		
Total Grading Cost (County Paid)	\$ 1,433,928.18	
Granular Borrow (Lot 5 Buildings)(County Paid)	\$ 322,762.70	
Utility Blasting(County Paid)	\$ 270,499.55	
Total County paid for Blasting and Grading		\$ 2,027,190.43
Shared Roadway Improvement Costs		\$ 412,837.51
Reimbursement From lot 1&6 for Fill		\$ (757,035.90)
Utility cost sharing	\$ 168,020.85	
Utility Costs Paid by MRW	\$ 123,696.80	
Utility cost owed		\$ 44,324.05
Total owed for Grading, Roadway and Utility costs		\$ 1,727,316.09

With the amount of blasting required and the difficult winters, it has been an interesting challenge for all parties involved. The benefits and cost savings associated with the joint venture has helped all parties. I would recommend that the Council approve the amendments to High Valley Transit’s and Mountain Regional Water’s Infrastructure Agreements.