



# STATE OF UTAH CONTRACT AMENDMENT

AMENDMENT # 1 To CONTRACT # 200056

TO BE ATTACHED TO AND MADE A PART OF the above numbered contract by and between the State of Utah, Utah Division of Wildlife Resources referred to as State Entity and, Weber County, referred to as Contractor.

**THE PARTIES AGREE TO AMEND THE CONTRACT AS FOLLOWS:**

**1. Contract period:**

July 2, 2019 (original starting date)

July 2, 2039 (current ending date)

July 2 2046 **new ending date**

**2. Contract amount:**

750,000.00 (current contract amount)

350,000.00 (amendment amount)

1,100,000.00 **new contract amount**  
add current amount to amendment amount

**3. Other changes:** (attach other sheets if necessary):

See updated scope of work in grant narrative.

**4. Effective Date of Amendment:** July 1, 2020.....

All other conditions and terms in the original contract and previous amendments remain the same.

IN WITNESS WHEREOF, the parties sign and cause the amendment to be executed.

**CONTRACTOR**

**STATE**

\_\_\_\_\_  
Contractor's signature Date

\_\_\_\_\_  
Agency's signature Date

James H. "Jim" Harvey, Commissioner  
Type or Print Name and Title

\_\_\_\_\_  
Director, Division of Purchasing Date

\_\_\_\_\_  
DWR Financial Manager Date

\_\_\_\_\_  
Director, Division of Finance Date

<u>Gary Cook</u> Agency Contact Person	<u>801-538-4719</u> Telephone Number	Fax Number	<u>garycook@utah.gov</u> Email
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## GRANT NARRATIVE

**State:** Utah  
**Grant Number:**  
**Grant Title:** Statewide Shooting Range Development  
**Project Title:** Weber County, Observatory Park Outdoor Shooting Range Complex Development  
**Grant Period:** August 15, 2018 to December 31, 2020

**NEED:** The Utah Division of Wildlife Resources (UDWR) has identified shooting range development as a high priority in the recruitment and retention of hunters and shooters. Range facilities provide a location for shooting sports and hunter education programs as well as a place for hunters to practice and become proficient. A third party range grant program coordinated through the Utah Division of Wildlife Resources agency has been established to address this need. The UDWR has identified a project in partnership with Weber County on the Northern Wasatch Front. The County owns property at Observatory Park that has been identified for many years as a possible location to develop an outdoor firearms and archery shooting range complex. Weber County has begun to develop this property by fencing the perimeter for security and implementing a 20 target outdoor walk through public field archery course. The next phase of the development will include improvements to the access road, a parking lot, and the administrative and education building and outdoor static archery range. It is proposed that the UDWR will provide partial assistance in the form of federal aid funding to Weber County for this phase of the range development project. Upon completion of this phase of the project Weber County will be able to offer the public users restroom facilities, indoor archery shooting, a static distance outdoor archery range, as well as hunter education courses and other related educational courses at the facility.

**OBJECTIVE:** Construct and Renovate 1 facility by 12-31-2020.

**EXPECTED RESULTS:** The Observatory Park range project is located in Weber County, which is a highly populated area along the Wasatch Front. The facility would provide service to approximately 40,000 potential target shooters and hunters within a 20 mile radius. Additionally, within the same radius of the facility there are over 119,000 concealed firearm permit holders who need a suitable public facility where they can practice. Public access to the facility will also allow for the expansion of a variety of shooting sport programs and a place where the residents of Weber County and the surrounding area can go to safely participate in the shooting sports or develop and practice their hunting skills. It will also provide an additional facility for hunter education program courses and activities to be held. This would potentially result in an increase of the annual participation numbers for the hunter education program. Completion of the proposed project will enable Weber County to offer additional public archery shooting and programming, provide educational classroom facilities, and to be better positioned to move forward with the additional construction and development of any related outdoor firearm shooting facilities as the County determines appropriate. At

this point in time, the County is focused on the archery park aspect of the project exclusively. Currently, no plans are being considered to add additional firearm facilities to this location. The County has other firearm ranges that provide rifle, handgun and shotgun shooting and feel the addition of similar firearm range venues would detract business from the other existing facilities. The project will provide a safe and suitable public shooting facility in this area of Utah. Currently, the hours of public access on the walk-through field archery course are seven days a week during daylight hours. Upon completion of this proposed project the anticipated schedule of operation for the outdoor static archery range will be 4 days a week, approximately 5 PM until dusk on Wednesday and Thursday evenings and 9 AM until dusk on Friday and Saturday for an estimated average of 28 – 30 hours weekly. The indoor archery ranges and classroom facilities will be open Wednesday and Thursday from 5 until 9 PM and Friday and Saturday from 9 AM until 9 PM for an estimated 32 hours weekly.

**APPROACH:** This project consists of grading and paving the access road into the project site, adding an asphalt parking lot that will serve all outdoor ranges and indoor facilities, installation of sewer and water lines, construction of an outdoor static archery range, and construction of an administrative building containing office space, classrooms and indoor archery ranges. Anticipated project completion date is on or before June 30, 2020. See Attachments A1 through A5 for a map of the general project area, site maps, preliminary floor plans and artist renderings. See Attachment B for a Summary Business Plan from Weber County. Since the project was initially approved, Weber County has gone through a variety changes both in planning and design from the initial proposal as well as the project management and oversight. The preliminary design of the building has been changed to a more cost effective construction, and the overall size of the building has more than doubled- mainly to provide more indoor archery shooting opportunities out to a much greater distance. Additionally, the management of the project has changed. Initially, Weber County staff were working along with a cooperative range committee made up of representatives from a variety of interests and local business. That range committee no longer exists and Weber County Parks and Recreation department staff have stepped up and taken over complete management and oversight on the project. Since this change in leadership and management, the project has begun to move along much more quickly and efficiently. Weber County will be responsible for securing all permitting and regulatory approvals, engineering, design and construction plans, contracting and labor needed to complete this project as described and agreed upon with the UDWR. The project plans have been approved and finalized, all of the required conditional use permits and cooperative agreements with Ogden City have been put into place, and improvements to the facility site are in progress and the building construction under way. The County may use its own employee and equipment resources as needed with the project, or contract out any or all portions of the project. Weber County will submit invoices to the UDWR for reimbursement of approved activities and/or materials associated with the project up to the agreed upon limit of federal current expense funding. UDWR will reimburse Weber County for qualifying expenditures from approved Wildlife Restoration funding. Weber County will track and provide proof to UDWR of all approved expenditures submitted as qualifying state matching funds on the project. Weber County will work with other partner groups to secure the additional

funding needed for the balance of the defined project beyond the budget identified in the federal aid grant.

**USEFUL LIFE:** The expected life of the project is a minimum of 20 years. The UDWR and Weber County will enter into a cooperative agreement that will include a draft summary operational plan for the facility including the UDWR hunter education and shooting sport program opportunities at the facility. UDWR and Weber County will amend the current contract to reflect the additional financial contribution of WSFR funds to the project. It is estimated that the contract term will be extended an additional 5 -7 years. See Attachment C for a draft MOU between Weber County and the UDWR.

**BUDGET NARRATIVE:** Estimated project budget:

<u>Description of Materials or Work</u>	<u>Estimated Amount</u>
Demolition and site preparation	\$3,500.00
Utilities and Underground: Sewer, waterlines, meters, valves, hydrants, lift station, etc	\$328,676.00
Grading and Paving: Curb, gutter, asphalt, fencing, earthwork, etc.	\$496,820.00
Striping, Landscape and Irrigation	\$68,345.00
Administrative Building: 11,280 SF @ \$160.00/SF	\$1,800,000.00
Outdoor Archery Range: 3,000 SF @ \$60.00/SF	\$180,000.00
10,800 SF @ \$20/SF	\$60,000.00
<b>Subtotal</b>	<b>\$2,937,341.00</b>
10% Contingency	\$293,734.00
<b>Total</b>	<b>\$3,231,075.00</b>

**Updated, modified project budget estimate:**

<u>Description of Materials or Work</u>	<u>Estimated Amount</u>
Perimeter Fencing	\$68,000.00
Administrative Building: <ul style="list-style-type: none"> <li>• Footings, foundation, main structure,</li> </ul>	\$751,008.15

Under slab plumbing and drainage,  
50,000+ cubic feet of Engineered fill

• Interior build out	\$422,033.81
Fire Suppression System:	\$51,843.00
Waterline, hydrants, connections:	\$89,000.00
Septic System:	\$25,000.00
Electrical System:	\$25,000.00
Alarm Systems (fire and security):	\$24,000.00
FF&E:	\$250,000.00
Parking, Entry, Flat Work, Walkways:	\$97,000.00
Exterior Pavilion:	\$18,500.00
Signage:	\$8,700.00
<b>TOTAL:</b>	<b>\$1,830,084.96</b>

Overall project cost estimates were reduced from \$3,231,075.00 to \$1,830,085.00, a cost savings of \$1,400,990.00. UDWR intends to continue as a partner in the revised project with Weber County and provide additional financial support of WSFR funds.

It is proposed that the UDWR will provide \$750,000.00 in Wildlife Restoration Program funding towards the project total. Based on current direction and budget estimates for the project, UDWR proposes to amend this project and add an additional \$350,000.00 in WSFR funds to the project. Weber County will be responsible to perform or contract all proposed work associated with the project.

**ESTIMATED PROJECT COST:**

Travel	
Current Expense	750,000.00
Indirect Cost (18%)	-
<b>Total</b>	<b>\$ 750,000.00</b>
<b>Federal Share</b>	<b>\$ 750,000.00</b>
<b>State Share*</b>	<b>\$ 250,000.00</b>
<b>Total Project</b>	<b>\$ 1,000,000.00</b>

**UPDATED PROJECT COST ESTIMATE:**

Travel	
Current Expense	1,100,000.00
Indirect Cost (18%)	-
<b>Total</b>	<b>\$ 1,100,000.00</b>
<b>Federal Share</b>	<b>\$ 1,100,000.00</b>
<b>State Share*</b>	<b>\$ 366,666.67</b>
<b>Total Project</b>	<b>\$ 1,466,666.67</b>

\*State share matching funds in the amount of \$250,000.00 will be provided by Weber County in the form of general fund money that they have secured from the state legislature for the project. Additionally, Weber County has secured RAMP grant funding of \$290,000.00 to be available for use as matching funds for the project. This combined amount of available funding exceeds the required \$366,666.67 of state share matching funds. The County may also provide equipment and labor on the project. In-kind match for the project may include but not be limited to: Heavy equipment time estimated at \$100/hour (standard billing rate for Weber County public works equipment and operator). Any balance of required matching funds will be provided by Weber County as cash contributions to the project. Weber County will be responsible for securing and contributing all additional funds for the balance of the proposed project.

**PROJECT LEADER:** Gary L. Cook, Wildlife Recreation Program Coordinator

**LOCATION:** The proposed project activities will take place at the Weber County Observatory Park, approximately 2800 F Avenue, Ogden, Weber County, Utah 84401.

**EXTERNAL COMPLIANCE ISSUES:**

**NEPA** – No uncertain and potentially significant environmental effects or unique/unknown environmental risks are expected to result from the proposed project. The proposed project is located on Weber County property that has been previously disturbed. Therefore, these actions fall within the USFWS Categorical Exclusions- section B (2) and (3a) and are categorically excluded from any further documentation in an environmental impact statement or an environmental assessment.

**404 PERMIT** – The project will not cause any disturbance of wetland areas. The project is located outside of all previously identified wetland areas. USACE permits are not required and do not apply.

**FLOODPLAINS/WETLANDS** –The project will have no negative effects on any of these resources. This project is considered maintenance in previously disturbed areas and will not have any effects on the floodplain.

**PRIME AND/OR UNIQUE FARMLAND** – The proposed project is in previously disturbed areas and will not affect any of these resources.

**HISTORIC AND CULTURAL PRESERVATION** – The proposed actions have been reviewed by the UDWR staff archeologist and are covered under the programmatic agreement in place between the UDWR, State History Office (SHPO) and the USFWS that lists activities not requiring review by SHPO or Council. This list includes activities being implemented in areas of previously disturbed ground. No further action is required.

**HUMAN HEALTH** - The proposed activities will not have disproportionately high and adverse human health or environmental effects on low-income populations, minority populations or Indian tribes.

**ENDANGERED SPECIES** - The federal list of threatened and/or endangered species and candidate species for Utah has been consulted. Based upon recent surveys, the proposed actions are not likely to adversely affect any listed species (i.e., these species are not present within the proposed project areas). See Attachment D for detailed letters regarding threatened and endangered species for the project site.