



May 30th, 2017

Attention: Pat Sweeney
President, MPE Inc.
P.O. Box 2429
Park City, UT 84060

RE: Treasure Hill Construction Feasibility and Mitigation

At your request Big-D has reviewed the most recent Treasure CUP application materials. To recap, Big-D has been working with MPE Inc. on the Treasure Project located in Park City, Utah, since 2004 regarding its feasibility and mitigation of impacts on surrounding neighbors. We made detailed presentations before the Planning Commission on January 26, 2005, and January 11, 2006. These presentations addressed the topics of project phasing, staging, traffic, seasonal scheduling, environmental impacts, circulation, personnel management, communication with neighbors, project duration and sequencing, fencing and cleanup, SWPPP, safety, and other matters.

Big-D has extensive experience in constructing large complex projects similar to the Treasure Project. As part of analysis of these projects we employ a methodology of constructability, time frame, and impact estimation. Taking all of this into account, we conclude that the Treasure Project is buildable with an estimated timeline of 3-5 years in the general configuration of its present form.

A big part of what Big-D does centers around managing and decreasing the impact of construction on neighbors. The following are measures that can be implemented towards this goal in connection with the Treasure Project.

- Placement of excavated material on site (or above the site on the Park City Mountain) significantly reducing construction traffic.
- Construction fencing/screening/berming to maximize safety and minimize visual and noise impacts of construction on nearby neighbors.
- Aggressive revegetation and landscaping of areas closest to neighbors and relocation of the construction fence away from neighbors as the landscape improvements are completed.
- A controlled construction entrance.
- Construction staging and parking on site including a plan for material storage and laydown areas.
- Assignment and management of parking for construction vehicles and workers; depending on circumstances and working in line with City directed initiatives, parking workers off-site to be bussed in; prohibiting workers and construction vehicles from parking on nearby streets.
- Planned material delivery and truck travel routes with heavy construction traffic limited to Lowell Avenue in consideration of the recently enhanced road section engineered



and constructed for this purpose; deliveries coordinated and scheduled for times that minimize disruption to neighbors and pedestrians.

- Scheduling of construction work hours and associated noise to ensure compliance with Park City ordinances and implementation of reduced hours and/or skeleton crews during busy holidays periods and special events.
- Employment of safety-certified flaggers for activities within public rights-of-ways that may interfere with normal flow of pedestrians or vehicle movement.
- Installation and maintenance of environmental protection (temporary erosion and sedimentation control facilities) in accordance with Best Management Practices.
- Employment of approved DEQ fugitive dust control measures including attentive watering of the work areas and other dust control measures.
- If necessary, installation of a construction wash station on site to decrease tracking of mud and dirt onto City streets; removal of dirt and debris carried from the construction site on tires of vehicles to the street at the end of each working day.
- A project website to communicate schedules to neighbors as well as receive input from neighbors; availability of the construction superintendent to communicate directly with neighbors.

Big-D fully recognizes the forgoing measures will be part of an approved Construction Mitigation Plan which will be collaboratively developed in concert with the Park City Building Department based on final design and in advance of receiving a building permit as part of a detailed permitting review process. This plan will be monitored, improved as necessary, and employed during all phases of construction.

In summary, after careful evaluation of the Treasure CUP application materials, we are confident the Treasure Project can be constructed in a timely and safe manor while effectively mitigating impacts on surrounding neighbors and the City.

We look forward to further involvement in the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cory R. Moore". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cory R. Moore

Executive Vice President

Big-D Construction