

**Cirrus Sky**  
**Technology Park**  
Laramie Wyoming

**Master Plan**

**CBI • BHA DESIGN • COFFEY ENGINEERING AND SURVEYING**  
September 2, 2015

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# Acknowledgements

## **LARAMIE AREA CHAMBER OF COMMERCE**

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- Josh Boudreau, Vice President

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## **COMMUNITY MEMBERS**

- Chet Lockard

## **CONSULTANTS**

- Community Builders, Inc
- BHA Design Inc.
- Coffey Engineering and Surveying, LLC
- Gensler

# Executive Summary

The City of Laramie, the University of Wyoming, and the Laramie Chamber Business Alliance have been working together for many years to develop a “shovel ready” business park that can accommodate data centers and other technology-driven industry. This effort began in 2010, as community leaders began identifying the many local businesses that were already focused on technology products and services. Also in 2010, Verizon considered developing a data center in Laramie. Ultimately, Verizon decided to go elsewhere.

In 2011-2012, a team of planners worked with the Laramie Community to develop a Concept Plan for the Cirrus Sky Tech Park. That plan identified existing technology assets (e.g., several long-haul fiber telecommunication lines in the immediate area), and evaluated the needs of technology businesses. The plan also identified several economic development opportunities that could lead to significant economic impacts, through the creation of the Cirrus Sky Tech Park.

The Laramie Community went to work with the Concept Plan, securing several million dollars of grant funding from the Wyoming Business Council to acquire land and begin extending infrastructure (roads, water, sewer, etc.) to the site. As that infrastructure work was being completed, the City then decided to create a master plan for the project, which would include an overall design of the road structure, amenities, look and feel design, and magnitude of cost for the next steps of development. Ultimately,

the City chose Community Builders, Inc., BHA Design, Coffey Engineering and Surveying, LLC, and Gensler to develop that master plan.

Throughout the planning process for Cirrus Sky, the City has worked closely with key stakeholders, including the University of Wyoming and the Laramie Chamber Business Alliance. Those key stakeholders have now crafted a joint vision for the development. That vision creates a distinct and exciting business environment that will empower Laramie to successfully compete with communities in the Rocky Mountain Front Range to attract and grow high tech industries. Ultimately, the community wants to encourage and support real opportunities that will keep young people in Laramie.

The impact of the community's hard work is already paying off. Underwriters Laboratories (UL) has already committed to developing a new facility on the Cirrus Sky site, the University has already purchased a large tract and intends to build a new facility to accommodate business spinoffs from its incubator program, and the Chamber Business Alliance is designing a spec building to help with business recruitment efforts.

This master plan lays out an overall plan for development that is both scalable and flexible. It creates a sense of community in small "pods" located within the overall site. Amenities include lots of open space for recreation, walking and biking trails, and specific areas where support services (e.g., a restaurant or a brew pub) can continue the sense of community beyond typical office hours.

## **MOTIVATION**

**Create a fresh, vibrant and "loveable" place in the community that attracts and retains young, independent, rule breaking entrepreneurs, startups, and other innovative companies.**

## **PROJECT GOALS**

- Form a vision that serves the motivation
- Flexibility – accommodate large and small businesses
- Design should reflect Laramie's unique climate and culture
- Provide affordable spaces for budding business as they grow beyond the business incubator
- Attract and retain good paying jobs that will diversify the Laramie economy and provide a reason for University of Wyoming graduates to stay in Laramie.
- Design for accidental interactions – indoors and outdoors
- Create strong pedestrian and bicycle connections to the community, regional trail and between individual businesses within the tech park
- Provide strong connections between indoor and outdoor spaces – both visual and physical connections
- Maximize views of the Snowy Range
- Reduce visibility of buildings within the tech park from the south
- Identify needed infrastructure

# Planning Process

## BACKGROUND INFORMATION

The consultant team collected and reviewed certain project-related background information, including the Cirrus Sky Tech Park Concept Plan and the following:

- Community Master Plans
- Topographic Survey
- Roadway Plans
- Utility Plans
- Drainage Plan
- Plat
- Aerial Photographs
- “As Built” plans for infrastructure built by the City of Laramie
- Zoning
- And other relevant information

With this information, the team created a digital base map for development of the master plan.

## PROJECT MILESTONES AND MEETINGS

The consultant team arranged and facilitated several meetings with key stakeholders, including the City, the University of Wyoming, and the Laramie Chamber Business Alliance to gather more information and feedback regarding the drafting of the master plan. Meetings included the following:

- **Scoping Meeting (October 8, 2014).** At this meeting, the planning team and key stakeholders were introduced; and the scope of work and the project budget was discussed.
- **Visioning Meeting (December 2, 2014).** The City, key stakeholders, and planning team members shared their thoughts on goals, objectives, and values for CSTP. Core values for the master plan were identified and prioritized.
- **Charrette Meeting (day two of the Visioning Meeting, December 3, 2014).** The planning team presented several different master plan concepts. Meeting participants then applied the various criteria to the concepts to identify the most likely approaches for a master plan.



- **Design Meeting (January 9, 2015).** The planning team met to discuss the various master plan concepts that could be applied to CSTP, and considered how the stakeholder’s values could be accommodated in the master plan.
- **Progress Meeting #1 (February 13, 2015).** The planning team presented updated concepts for the master plan, now including parking and mixed use (residential and commercial mix). The stakeholders expressed concern about the extensive parking areas, and re-emphasized a desire for a campus feel.
- **Progress Meeting #2 (March 26, 2015).** The planning team presented two refined concepts for stakeholders to consider (the “Grid” and the “Radial” plans). The Grid plan appears to be the preferred direction to take.
- Based on the feedback from the progress meetings, the planning team prepared a series of Perspective Illustrations of CSTP. Additionally, the team developed architectural building massing for perspective illustration.
- **Engineering/Landscape Meeting (May 15, 2015).** The City asked the planning team to reconsider a master plan concept that includes the campus feel, preferably one that could be developed flexibly and that is scalable. The planning team presented an alternative concept that the City, Chamber and University leadership immediately supported.

Based on the direction from the City, the planning team proceeded to redevelop the master plan concept. The final concept for the Master Plan is attached in the Appendix. Additionally, the planning team prepared conceptual order of magnitude cost estimates for infrastructure, site, landscaping, and amenities. Those cost estimates are included in the Appendix. Finally, the planning team provided "look and feel" architectural and landscape architectural content, included in the Appendix.

Minutes from each of these meetings are included in the Appendix. In addition to the formal site visits and meetings mentioned above, the planning team engaged the City and key stakeholders with email correspondence and teleconferences. Upon completion, the consultant team prepared this report addressing key aspects of the CSTP Master Plan, for presentation to the City, UW, and LEDC.

# Master Plan

The Cirrus Sky Technology Park (CSTP) Master Plan illustrates the collective vision of the stakeholders and provides a conceptual framework for the future development of the park. The master, as drawn, is not meant to be rigid or restrictive. However, it does convey many thoughts and ideas that were important to the stakeholders, such as: the design philosophy, site organization, flexibility, building massing, campus character, and connections.



Cirrus Sky Technology Park Master Plan

## DESIGN PHILOSOPHY

A consistent theme voiced throughout the design process was the desire for a “Google style campus”. What does that mean you ask? The following article, written by Adam Alter, is helpful in understanding the thoughts and ideas that influenced the design of the Google and Pixar offices.

*Article from 99u.com*

*How to Build a Collaborative Office Space like Pixar and Google – Adam Alter*

*When the Second World War ended, universities struggled to cope with record enrollments. Like many universities, the Massachusetts Institute of Technology built a series of new housing developments for returning servicemen and their young families. One of those developments was named **Westgate West**. The buildings doubled as the research lab for three of the greatest social scientists of the 20th century and would come to reframe the way we think about office spaces.*

*In the late 1940s, psychologists Leon Festinger, Stanley Schachter, and sociologist Kurt Lewin began to wonder how friendships form. Why do some strangers build lasting friendships, while others struggle to get past basic platitudes? Some experts, including Sigmund Freud, explained that friendship formation could be traced to infancy, where children acquired the values, beliefs, and attitudes that would bind or separate them later in life. But Festinger, Schachter, and Lewin pursued a different theory that would go on to shape the thinking of contemporary prophets from Steve Jobs to Google's Sergey Brin and Larry Page.*

*The researchers believed that physical space was the key to friendship formation; that "friendships are likely to develop on the basis of brief and passive contacts made going to and from home or walking about the neighborhood." In their view, it wasn't so much that people with similar attitudes became friends, but rather that people who passed each other during the day tended to become friends and later adopted similar attitudes.*

*Festinger and his colleagues approached the students some months after they had moved into Westgate West, and asked them to list their three closest friends. The results were fascinating—and they had very little to do with values, beliefs, and attitudes. Forty-two percent of the responses were direct neighbors, so the resident of apartment 7 was quite likely to list the residents of apartments 6 and 8 as friends—and less likely to list the residents of apartments 9 and 10. Even more striking, the lucky residents of apartments 1 and 5 turned out to be the most popular, not because they happened to be kinder or more interesting, but because they happened to live at the bottom of the staircase that their upstairs neighbors were forced to use to reach the building's second floor. Some of these accidental interactions fizzled, of course, but in contrast to the isolated residents of apartments 2 and 4, those in apartments 1 and 5 had a better chance of meeting one or two kindred spirits.*

### **Westgate West as Inspiration for Pixar**

*Half a century passed, and the Westgate West message began to infiltrate office culture. Steve Jobs famously redesigned the offices at Pixar, which originally housed computer scientists in one building, animators in a second building, and executives and editors in a third. Jobs recognized that separating these groups, each with its own culture and approach to problem-solving, discouraged them from sharing ideas and solutions.*

*Perhaps the animators could introduce a fresh perspective when the computer scientists became stuck; and maybe the executives would learn more about the nuts and bolts of the business if they occasionally met an animator in the office kitchen, or a computer scientist at the water cooler. Jobs ultimately succeeded in creating a single cavernous office that housed the entire Pixar team, and John Lasseter, Pixar's chief creative officer, declared that he'd "never seen a building that promoted collaboration and creativity as well as this one."*

### **Google's "150-Foot from Food" Rule**

*Google's New York City campus capitalizes on many of the same ideas. The growing campus already has a massive footprint, occupying an entire floor (and part of some other floors) in a building that covers a city block in Manhattan's Chelsea neighborhood. The elevators that link these floors are notoriously slow, so instead of forcing workers to wait, the architects built vertical ladder chutes between adjacent floors. Workers are*

*encouraged to “casually collide,” an aim that echoes Jobs’ encouragement of “unplanned collaborations.”*

*When I visited the campus in March, my guide explained that no part of the office was more than 150 feet from food—either a restaurant, a large cafeteria, or a micro-kitchen—which encourages employees to snack constantly as they bump into coworkers from different teams within the company. Even if Google workers aren’t constantly generating new ideas, plenty of evidence suggests that they enjoy their work, and that this enjoyment feeds into motivation and eventually greater productivity.*

*Festinger and his colleagues were right to focus on physical space when they explored how friendships form—but what made their investigation doubly impressive was how deeply their insights influenced the corporate world’s smartest thinkers fifty years in the future. People with similar attitudes are more likely to get along, those with diverse backgrounds are more likely to generate novel ideas, but none of those interactions exist without the primary ingredient of casual encounters and unexpected conversations.*

*The key features that make for a collaborative office space:*

- *An open plan and other design features (e.g., high-traffic staircases) that encourage accidental interactions.*
- *More common areas than are strictly necessary—multiple cafeterias, other places to read and work that encourage workers to leave confined offices.*
- *Emphasis on areas that hold two or more people, rather than single-occupancy offices.*
- *Purpose-free generic “thinking” areas in open-plan spaces, which encourage workers to do their thinking in the presence of other people, rather than alone.*

## **SITE ORGANIZATION**

Cirrus Sky Technology Park is envisioned as a collaborative campus which can be defined as a master planned arrangement of buildings and amenities which facilitate interaction, collaboration and an overall sense of place specifically designed to be cohesive and identifiable as a whole. Pedestrian connectivity and shared amenities are critical to the success of such a campus. Variety and flexibility are also contributing factors to make such a campus attractive to perspective businesses.

The Cirrus Sky Technology Park is different from Google’s Campuses in that it will be home to many different companies. However, the philosophy of promoting “unplanned collaborations” is extended in to the campus’s outdoor spaces. Opportunities for social mixing are encouraged by placing individual buildings in close proximity to one another and by clustering them around shared outdoor spaces. In addition, trails link buildings to each other, to outdoor gathering spaces, and to the public trail, creating greater potential to meet new people.

CSTP is laid out to create a series of pedestrian scaled campuses within a larger park context. Each campus is centered on an open green connected to the ridge top open space and regional trail system. Each open green area preserves views to the southwest and consists of unique

features and shared amenities. Pedestrian connectivity and shared open spaces promote community building, establish identity and tie the tech park into the greater community.



**Pedestrian Scaled Campuses within the Larger Campus**

Buildings are intended to integrate with the open green areas with entryways, patios, terraces and other features which promote use of the open green space and facilitate community building. Encouraging interconnectivity between people by use of the open green spaces and shared amenities is a primary goal of the master plan. Parking and drive access are accommodated on the street side of each lot. Flexibility is given to allow large or small buildings to engage in each open space.

### **FLEXIBILITY**

The master plan allows for the inclusion of a variety of users from small startups to major corporations. A variety of lot types are envisioned with respect to demand and the individual needs of each facility. Remote sites may be more appropriate for security conscience facilities. Mixed use buildings are envisioned in areas intended to be more dense and pedestrian oriented. Limited secondary retail uses are also included to promote full time use of the park and increase the energy level of the site.

### **IDENTITY**

In order to compete in the regional marketplace, the CSTP campus must embody the character and caliber of the companies that it wishes to attract. This is commonly referred to as

“branding”. Cirrus Sky’s brand should reflect the campus’s mission, beliefs, values and purposes that define its unique personality and aspirations.

This master plan document provides general recommendations for the “look and feel” of the campus, but more specifics are required to craft the campus identity. Design guidelines and/or covenants are useful tools in the creation of identity and provide the following:

- A basis for making decisions that are fair
- Consistency in design review
- Incentives for investment
- A tool for property value protection and enhancement

Design guidelines should be prepared for the following:

- Signage – entry monuments, wayfinding signs, street name signs, and tenant ID signs
- Architecture
- Site Planning - building placement, setbacks and buffering
- Streetscape and Landscaping
- Design of Green Spaces
- Off-street parking

Consistent use of design elements throughout the campus will create a sense of place that is integrated into the greater Laramie context.

## **CAMPUS SIGNAGE**

Monument signage is planned at each primary entry point to the tech park. Monuments should be fully integrated into the site by means of landform, landscaping and building materials. Street name signs, wayfinding signs and tenant ID signs should carryforward the image, form, and materials used in the monument signs. Building mounted signs may vary in style and color, allowing businesses to project their own image.



**Primary Campus Entries & Monument Locations**

## LANDSCAPE

The overall concept for the landscape plan is to provide a variety of landscape treatments ranging from native in outlying and less populated areas to highly manicured at building entries and more populated areas. Each open green shall integrate seamlessly with the ridgetop open space bringing native plantings and a generally open feel into the fabric of each campus. Open drainage and detention ponds are envisioned to create interest and variety to each open green. The use of indigenous plant species and boulders should be the dominant pallet to ensure sustainability and site appropriate character. Areas of higher use shall incorporate pavers, perennial plantings, site furnishings and other pedestrian scaled features. Shade structures and wind breaks shall also be included where appropriate to facilitate extended use of outdoor areas. Site lighting especially of a pedestrian scale shall also be incorporated to promote extended outdoor use and safety. Landscaping along public right of ways shall be consistent throughout the park with increased detail and interest at intersections and highly visible or pedestrian oriented areas.

## TRAILS

Trails will link buildings to each other, to outdoor gathering spaces, and to the ridge line trail, creating greater potential to meet new people.



### Trail Connections

- Green – Ridge Line Trail, Public Trail
- Orange – Primary Campus Trail
- Pink – Secondary Campus Trail



Ridgeline Trail Schematic Rendering

## ARCHITECTURE

Innovative businesses are innovative by nature, and flexibility and creativity in terms of architectural design are encouraged. This approach is intended to create a diverse collection of interesting buildings within the campus. Again, design standards should be developed to ensure minimum standards for quality of materials, colors and finishes.



Laramie Design Precedents



Architectural Inspiration



Architectural Inspiration

## CAMPUS AMENITIES

Each open green should feature at least one amenity which may vary from a simple shade structure, garden, outdoor amphitheater, or similar feature that will encourage people to gather. Outdoor recreation should be promoted with the potential inclusion of sport courts, bicycle repair stations, trail heads, and other low impact or passive recreation activities. Other seasonal or temporary retail opportunities such as food trucks or beer gardens shall be accommodated within the open green areas. Permanent secondary uses such retail, dining or other services are also encouraged in limited areas of the master plan.



Open Green/Shared Green Spaces

# Appendices

**CIRRUS SKY MASTER PLAN**

**SITE CHARACTER LOOK AND FEEL**

**ARCHITECTURE LOOK AND FEEL**

**COST ESTIMATE EXHIBIT**

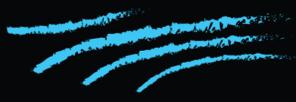
**INFRASTRUCTURE COST ESTIMATE**

**MEETING MINUTES**

**PAIRWISE REPORT**

**WAPA MEMO**

**WAPA SNOWY RANGE DISTRIBUTION LINE CONTRACT AND GRANT OF  
EASEMENT**



# Cirrus Sky - MASTER PLAN

7/14/15



### LEGEND



ENTRY FEATURE / MONUMENT



ONE AND TWO STORY BUILDINGS



TWO OR MORE STORY BUILDINGS



MIXED USE / AMENITY



SCALE: 1" = 150'-0"





# Cirrus Sky - SITE FURNISHINGS

7/31/15



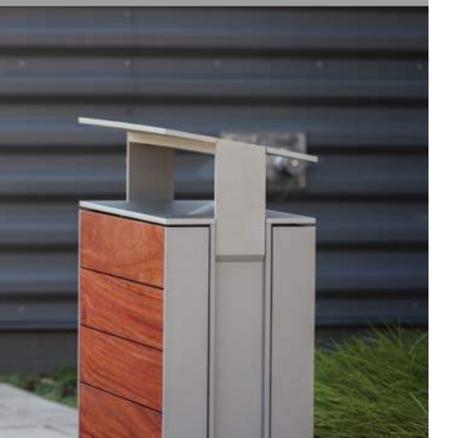
## BENCH SEATING

MODERN • DURABLE • SURFACE MOUNT • WOOD • METAL • CONCRETE • CLEAN LINES



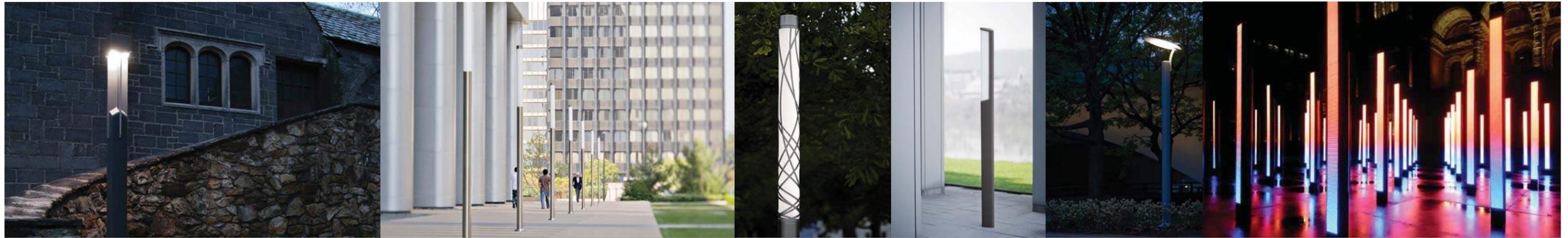
## TABLES & CHAIRS

MODERN • DURABLE • MOVABLE CHAIRS • WOOD • METAL • CONCRETE • UMBRELLAS



## SITE FURNISHINGS

PLANTERS • GREEN SCREENS • BIKE RACKS • TRASH RECEPTACLES



LIGHT COLUMNS

MODERN • DURABLE • COLOR • DIRECTIONAL • CLEAN LINES



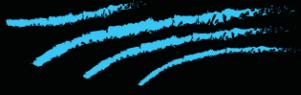
LIGHT BOLLARDS

MODERN • DURABLE • MOVABLE LIGHT • DIRECTIONAL



EMBEDDED LIGHTING

MODERN • REPETITIVE • PATTERN • SLEEK



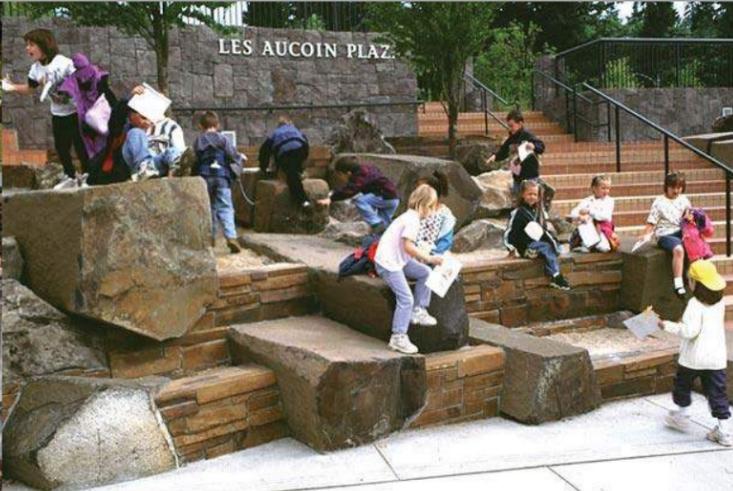
# Cirrus Sky - LANDSCAPE CHARACTER

7/31/15



OPEN SPACE

NATURAL • SOFT • LUSH • COLOR • CLIMATE • BLEND MANICURED AND NATIVE



PEOPLE SPACE

MOVABLE • VARIETY • COLLABORATIVE • WARM • INVITING



PLACE MAKING

PATTERN • MATERIAL • UNIQUE • EXPRESSIVE • GENUINE



# Cirrus Sky - LANDSCAPE CHARACTER

7/31/15



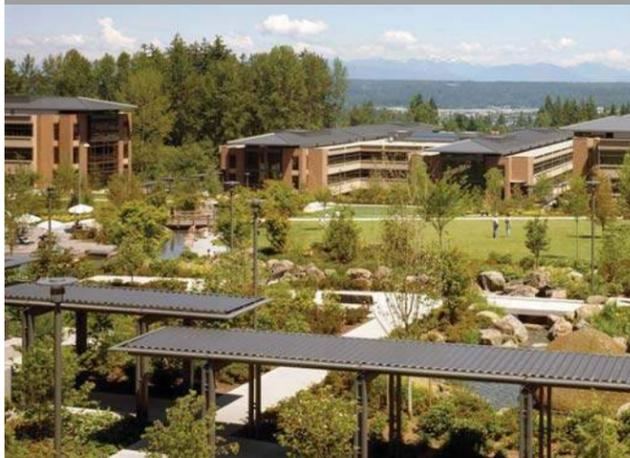
## ENTRY FEATURE

ICONIC • SUBTLE • INTEGRATED • MEMORABLE • DISTINCTIVE



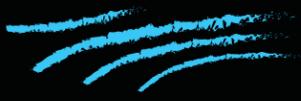
## PONDS & DRAINAGE

INTEGRATED • SUSTAINABLE • RESTORATIVE • FUNCTIONAL • HABITAT



## PUBLIC AMENITY

GATHERING • SHELTER • COLLABORATIVE • ENERGY • SPONTANEITY • FAMILIAR



# Cirrus Sky - ARCHITECTURE CHARACTER

8/25/15



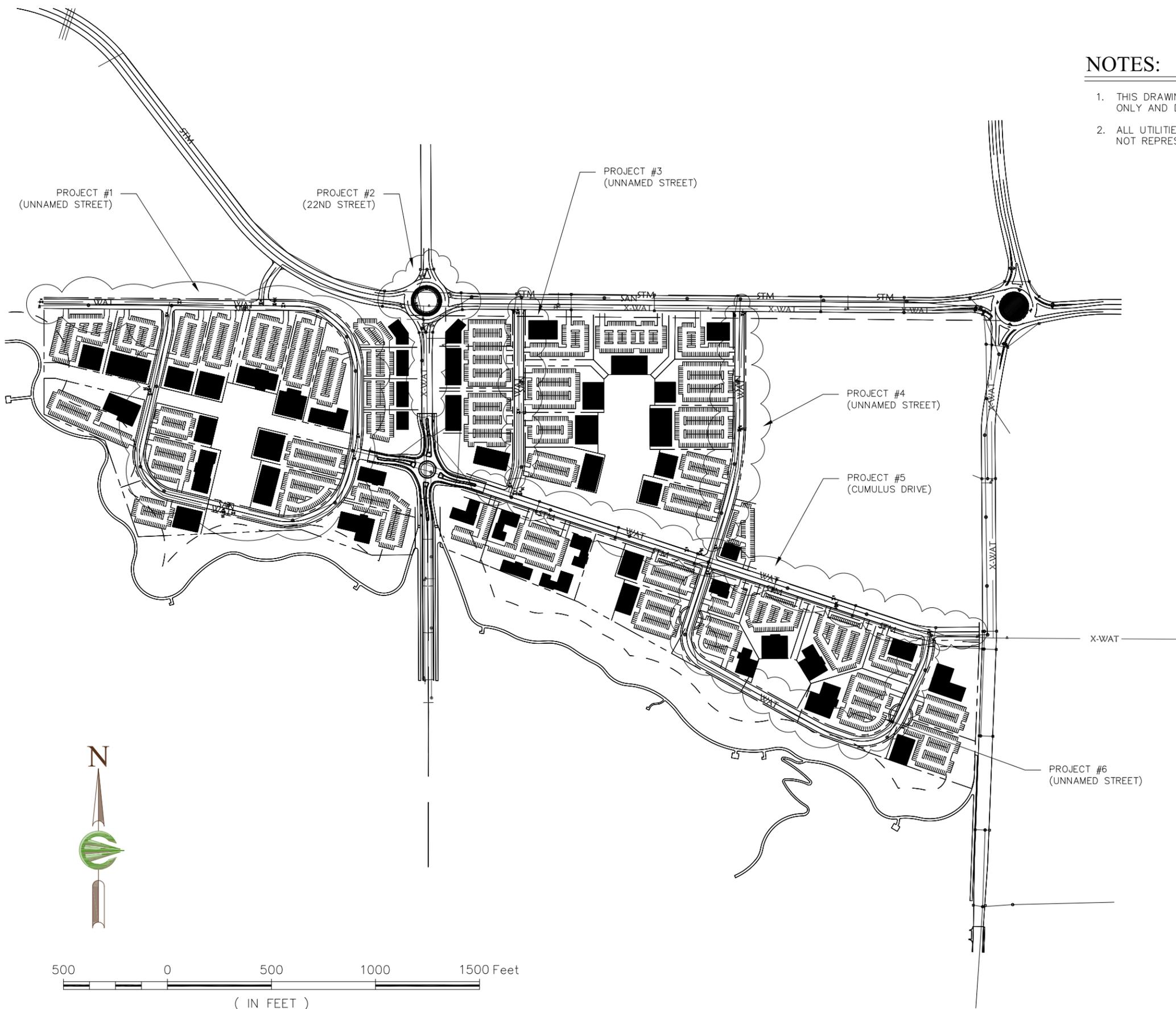
LOCAL PRECEDENTS



INNOVATIVE DESIGN



SITE INTEGRATION



**NOTES:**

1. THIS DRAWING IS TO BE USED FOR CONCEPT DESIGN PURPOSES ONLY AND DOES NOT REPRESENT ACTUAL CONSTRUCTION PLANS
2. ALL UTILITIES ARE SHOWN AS APPROXIMATE. THE DRAWINGS DOES NOT REPRESENT AND ACTUAL SURVEY

**LEGEND:**

- PROPOSED STORM WATER MANHOLE
- ⊙ EXISTING WATER METER PIT
- ⊙ PROPOSED WATER METER PIT
- EXISTING CATCH BASIN INLET
- PROPOSED CATCH BASIN INLET
- ⊙ EXISTING SANITARY SEWER CLEAN OUT
- ⊙ PROPOSED SANITARY SEWER CLEAN OUT
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ PROPOSED WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM WATER MANHOLE
- E - UNDERGROUND ELECTRIC LINE
- OHE - OVERHEAD ELECTRIC LINE
- GAS - UNDERGROUND GAS LINE
- F - FIBER OPTIC LINE
- T - TELEPHONE LINE
- X - FENCE
- X-STM- EXISTING STORM SEWER
- STM - PROPOSED STORM SEWER
- X-WAT- EXISTING WATER LINE
- WAT - PROPOSED WATER LINE (SIZE AS SHOWN)
- X-SAN - EXISTING SANITARY SEWER LINE
- SAN - PROPOSED SANITARY SEWER LINE (SIZE AS SHOWN)
- X-STM - EXISTING STORM WATER LINE



**CIRRUS SKY MASTER PLAN  
CITY OF LARAMIE**

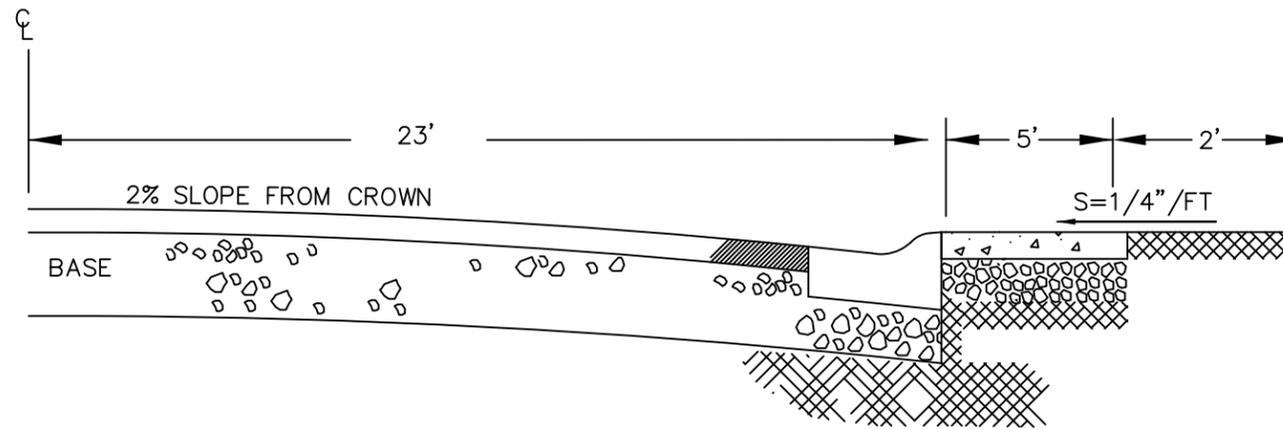
SEC. 27, T16N, R73W, 6TH P.M.  
ALBANY COUNTY, WYOMING

Sheet: **1 / 2**

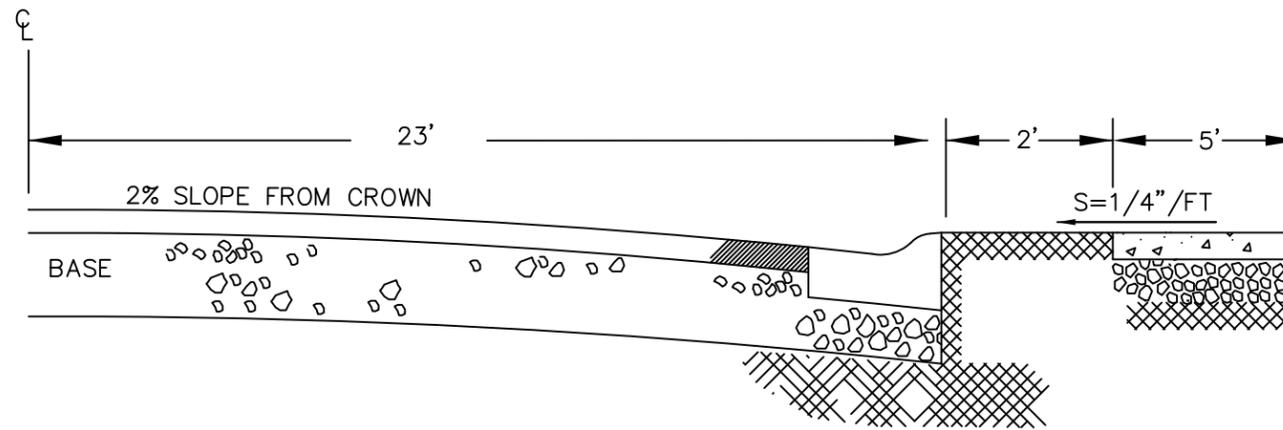
Project: 1842.01  
 Drawing: EXHIBIT  
 Drafted By: ZRH  
 Date: 8/17/2015  
 Rev. Date:  
 Check By: DRC

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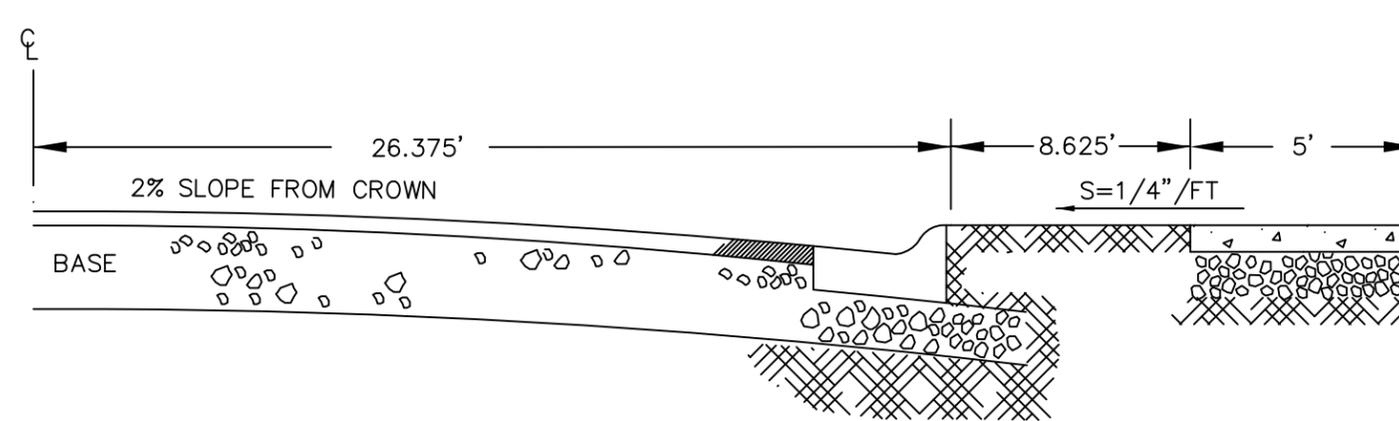
ANTICIPATED STREET CROSS-SECTION FOR  
PROJECTS 1, 3, 4, AND 6 (LOCAL ROADWAYS)



ANTICIPATED STREET CROSS-SECTION FOR  
PROJECT 5 (CUMULUS DRIVE)



ANTICIPATED STREET CROSS-SECTION FOR  
PROJECT 2 (22ND STREET)



Sheet:  
2 / 2

Project: 1842.01  
Drawing: DETAILS  
Drafted By: ZRH  
Date: 8/17/2015  
Rev. Date:  
Check By: DRC

CIRRUS SKY MASTER PLAN  
CITY OF LARAMIE

SEC. 27, T16N, R73W, 6TH P.M.  
ALBANY COUNTY, WYOMING



**COFFEY**  
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**Cirrus Sky Technology Park - Future Build Cost Estimate**



	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	All Projects
<b>Sanitary Improvements</b>	\$ 283,254	\$ 53,642	\$ 65,835	\$ 87,217	\$ 176,708	\$ 62,436	\$ 729,091
<b>Water Improvements</b>	\$ 408,131	\$ -	\$ 96,564	\$ 123,641	\$ 236,822	\$ 184,891	\$ 1,050,050
<b>Street Improvements</b>	\$ 1,477,568	\$ 446,544	\$ 307,483	\$ 426,699	\$ 863,872	\$ 712,329	\$ 4,234,494
<b>Storm Improvements</b>	\$ -	\$ 58,946	\$ -	\$ -	\$ 128,149	\$ -	\$ 187,096

<b>Subtotal of Improvements</b>	\$ 2,168,953	\$ 559,133	\$ 469,882	\$ 637,557	\$ 1,405,551	\$ 959,656	\$ 6,200,731
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<b>Engineering/Survey/Geotech (10%)</b>	\$ 216,895	\$ 55,913	\$ 46,988	\$ 63,756	\$ 140,555	\$ 95,966	\$ 620,073
<b>Construction Staking/Testing (3%)</b>	\$ 65,069	\$ 16,774	\$ 14,096	\$ 19,127	\$ 42,167	\$ 28,790	\$ 186,022

<b>Mobilization (LS) (5%)</b>	\$ 108,448	\$ 27,957	\$ 23,494	\$ 31,878	\$ 70,278	\$ 47,983	\$ 310,037
<b>Contingency (LS) (10%)</b>	\$ 216,895	\$ 55,913	\$ 46,988	\$ 63,756	\$ 140,555	\$ 95,966	\$ 620,073

<b>Total Improvements</b>	\$ 2,776,260	\$ 715,690	\$ 601,449	\$ 816,072	\$ 1,799,105	\$ 1,228,360	\$ 7,936,935
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<b>Notes</b>	
1	Cost for Franchise Utilities not determined as of 07/09/12
2	ROW Acquisition not included with these costs as of 07/09/12
3	Engineering and Construction Staking costs are a percentage of the subtotal of improvements for each project
4	Mobilization and Contingency costs are a percentage of the subtotal of improvements for each Project
5	Alternative costs for each project where mobilization is a total (not percent) is provided on the bid items but not shown here.

CIRRUS SKY COST ESTIMATE - Project #1

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	13	\$ 4,211.78	\$ 54,753.14
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	4143.39	\$ 55.05	\$ 228,093.62
SA-4	Install Sewer Cleanout Assembly	0	1	\$ 407.19	\$ 407.19
SUBTOTAL					\$ 283,253.95

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	0	\$ 3,673.90	\$ -
W-2	Connect to Existing Main (12")	EA	1	\$ 1,838.97	\$ 1,838.97
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	4267	\$ 74.02	\$ 315,833.72
W-4	Install Gate Valve (12")	EA	12	\$ 3,075.55	\$ 36,906.60
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	0	\$ 3,098.40	\$ -
W-8	Install Fittings (12"x 12" Cross)	EA	0	\$ 2,931.60	\$ -
W-9	Install Fittings (12"x 24" Reducer)	EA	0	\$ 1,719.13	\$ -
W-10	Install Fittings (12"x 12" Tee)	EA	6	\$ 1,696.95	\$ 10,181.70
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	7	\$ 1,542.61	\$ 10,798.27
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	7	\$ 890.00	\$ 6,230.00
W-13	Install Fittings (12" Plug)	EA	2	\$ 616.66	\$ 1,233.32
W-14	Install Fire Hydrant Assembly	EA	3	\$ 8,369.47	\$ 25,108.41
SUBTOTAL					\$ 408,130.99

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	18880	\$ 35.33	\$ 667,028.82
ST-2	Placement of Base Material for Roadway (10")	CY	5244	\$ 42.83	\$ 224,611.13
ST-3	Placement of Base Material for Flatwork (6")	CY	767	\$ 89.87	\$ 68,974.36
ST-4	Install Rollover Curb and Gutter	LF	8289	\$ 25.67	\$ 212,770.42
ST-5	Install Concrete Flatwork (6")	SY	4559	\$ 57.19	\$ 260,716.29
ST-6	Install Concrete Valley Pan (8')	SY	46	\$ 43.31	\$ 1,971.47
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	6	\$ 491.61	\$ 2,949.66
ST-8	Unclassified Excavation	CY	11013	\$ 3.50	\$ 38,546.09
SUBTOTAL					\$ 1,477,568.23

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		0	\$ 2,371.87	\$ -
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		0	\$ 38.00	\$ -
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		0	\$ 43.37	\$ -
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' di)		0	\$ 2,992.76	\$ -
SUBTOTAL					\$ -

SUB TOTAL CONSTRUCTION COST	\$ 2,168,953.17
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 216,895.32	\$ 216,895.32
M-3	Force Account (@ 10%)	LS	1	\$ 216,895.32	\$ 216,895.32

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 2,644,653.57
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CIRRUS SKY COST ESTIMATE - Project #2

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	3	\$ 4,211.78	\$ 12,635.34
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	744.9	\$ 55.05	\$ 41,006.75
SA-4	Install Sewer Cleanout Assembly	0	0	\$ 407.19	\$ -
SUBTOTAL					\$ 53,642.09

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	0	\$ 3,673.90	\$ -
W-2	Connect to Existing Main (12")	EA	0	\$ 1,838.97	\$ -
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	0	\$ 74.02	\$ -
W-4	Install Gate Valve (12")	EA	0	\$ 3,075.55	\$ -
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	0	\$ 3,098.40	\$ -
W-8	Install Fittings (12"x 12" Cross)	EA	0	\$ 2,931.60	\$ -
W-9	Install Fittings (12"x 24" Reducer)	EA	0	\$ 1,719.13	\$ -
W-10	Install Fittings (12"x 12" Tee)	EA	0	\$ 1,696.95	\$ -
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	0	\$ 1,542.61	\$ -
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	0	\$ 890.00	\$ -
W-13	Install Fittings (12" Plug)	EA	0	\$ 616.66	\$ -
W-14	Install Fire Hydrant Assembly	EA	0	\$ 8,369.47	\$ -
SUBTOTAL					\$ -

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	3960	\$ 78.19	\$ 309,636.62
ST-2	Placement of Base Material for Roadway (10")	CY	1121	\$ 37.81	\$ 42,376.31
ST-3	Placement of Base Material for Flatwork (6")	CY	329	\$ 61.50	\$ 20,218.69
ST-4	Install Rollover Curb and Gutter	LF	1494	\$ 25.21	\$ 37,672.82
ST-5	Install Concrete Flatwork (6")	SY	822	\$ 42.83	\$ 35,201.89
ST-6	Install Concrete Valley Pan (8')	SY	0	\$ 74.00	\$ -
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	16	\$ 89.87	\$ 1,437.92
ST-8	Unclassified Excavation	CY	0	\$ 9.27	\$ -
SUBTOTAL					\$ 446,544.25

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		8	\$ 2,371.87	\$ 18,974.96
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		0	\$ 38.00	\$ -
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		715	\$ 43.37	\$ 30,993.07
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' dia)		3	\$ 2,992.76	\$ 8,978.28
SUBTOTAL					\$ 58,946.31

SUB TOTAL CONSTRUCTION COST	\$ 559,132.65
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 72,687.24	\$ 72,687.24
M-3	Force Account (@ 10%)	LS	1	\$ 55,913.26	\$ 55,913.26

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 729,642.92
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CIRRUS SKY COST ESTIMATE - Project #3

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	3	\$ 4,211.78	\$ 12,635.34
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	966.38	\$ 55.05	\$ 53,199.22
SA-4	Install Sewer Cleanout Assembly	0	0	\$ 407.19	\$ -
SUBTOTAL					\$ 65,834.56

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	1	\$ 3,673.90	\$ 3,673.90
W-2	Connect to Existing Main (12")	EA	1	\$ 1,838.97	\$ 1,838.97
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	892	\$ 74.02	\$ 66,051.01
W-4	Install Gate Valve (12")	EA	3	\$ 3,075.55	\$ 9,226.65
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	1	\$ 3,098.40	\$ 3,098.40
W-8	Install Fittings (12"x 12" Cross)	EA	0	\$ 2,931.60	\$ -
W-9	Install Fittings (12"x 24" Reducer)	EA	1	\$ 1,719.13	\$ 1,719.13
W-10	Install Fittings (12"x 12" Tee)	EA	1	\$ 1,696.95	\$ 1,696.95
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	0	\$ 1,542.61	\$ -
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	1	\$ 890.00	\$ 890.00
W-13	Install Fittings (12" Plug)	EA	0	\$ 616.66	\$ -
W-14	Install Fire Hydrant Assembly	EA	1	\$ 8,369.47	\$ 8,369.47
SUBTOTAL					\$ 96,564.48

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	3922	\$ 35.33	\$ 138,562.90
ST-2	Placement of Base Material for Roadway (10")	CY	1089	\$ 42.83	\$ 46,658.81
ST-3	Placement of Base Material for Flatwork (6")	CY	155	\$ 89.87	\$ 13,926.60
ST-4	Install Rollover Curb and Gutter	LF	1722	\$ 25.67	\$ 44,199.12
ST-5	Install Concrete Flatwork (6")	SY	947	\$ 57.19	\$ 54,158.99
ST-6	Install Concrete Valley Pan (8')	SY	23	\$ 43.31	\$ 985.74
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	2	\$ 491.61	\$ 983.22
ST-8	Unclassified Excavation	CY	2288	\$ 3.50	\$ 8,007.24
SUBTOTAL					\$ 307,482.61

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		0	\$ 2,371.87	\$ -
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		0	\$ 38.00	\$ -
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		0	\$ 43.37	\$ -
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' di)		0	\$ 2,992.76	\$ -
SUBTOTAL					\$ -

SUB TOTAL CONSTRUCTION COST	\$ 469,881.65
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 61,084.61	\$ 61,084.61
M-3	Force Account (@ 10%)	LS	1	\$ 46,988.16	\$ 46,988.16

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 619,864.18
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CIRRUS SKY COST ESTIMATE - Project #4

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	4	\$ 4,211.78	\$ 16,847.12
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	1278.29	\$ 55.05	\$ 70,369.86
SA-4	Install Sewer Cleanout Assembly	0	0	\$ 407.19	\$ -
SUBTOTAL					\$ 87,216.98

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	1	\$ 3,673.90	\$ 3,673.90
W-2	Connect to Existing Main (12")	EA	1	\$ 1,838.97	\$ 1,838.97
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	1217	\$ 74.02	\$ 90,051.99
W-4	Install Gate Valve (12")	EA	4	\$ 3,075.55	\$ 12,302.20
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	1	\$ 3,098.40	\$ 3,098.40
W-8	Install Fittings (12"x 12" Cross)	EA	0	\$ 2,931.60	\$ -
W-9	Install Fittings (12"x 24" Reducer)	EA	1	\$ 1,719.13	\$ 1,719.13
W-10	Install Fittings (12"x 12" Tee)	EA	1	\$ 1,696.95	\$ 1,696.95
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	0	\$ 1,542.61	\$ -
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	1	\$ 890.00	\$ 890.00
W-13	Install Fittings (12" Plug)	EA	0	\$ 616.66	\$ -
W-14	Install Fire Hydrant Assembly	EA	1	\$ 8,369.47	\$ 8,369.47
SUBTOTAL					\$ 123,641.01

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	5452	\$ 35.33	\$ 192,632.23
ST-2	Placement of Base Material for Roadway (10")	CY	1514	\$ 42.83	\$ 64,865.78
ST-3	Placement of Base Material for Flatwork (6")	CY	215	\$ 89.87	\$ 19,360.96
ST-4	Install Rollover Curb and Gutter	LF	2394	\$ 25.67	\$ 61,446.28
ST-5	Install Concrete Flatwork (6")	SY	1317	\$ 57.19	\$ 75,292.64
ST-6	Install Concrete Valley Pan (8')	SY	23	\$ 43.31	\$ 985.74
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	2	\$ 491.61	\$ 983.22
ST-8	Unclassified Excavation	CY	3181	\$ 3.50	\$ 11,131.78
SUBTOTAL					\$ 426,698.62

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		0	\$ 2,371.87	\$ -
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		0	\$ 38.00	\$ -
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		0	\$ 43.37	\$ -
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' di)		0	\$ 2,992.76	\$ -
SUBTOTAL					\$ -

SUB TOTAL CONSTRUCTION COST	\$ 637,556.62
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 82,882.36	\$ 82,882.36
M-3	Force Account (@ 10%)	LS	1	\$ 63,755.66	\$ 63,755.66

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 826,104.40
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CIRRUS SKY COST ESTIMATE - Project #5

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	8	\$ 4,211.78	\$ 33,694.24
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	2597.88	\$ 55.05	\$ 143,013.29
SA-4	Install Sewer Cleanout Assembly	0	0	\$ 407.19	\$ -
SUBTOTAL					\$ 176,707.53

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	1	\$ 3,673.90	\$ 3,673.90
W-2	Connect to Existing Main (12")	EA	1	\$ 1,838.97	\$ 1,838.97
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	2305	\$ 74.02	\$ 170,646.45
W-4	Install Gate Valve (12")	EA	7	\$ 3,075.55	\$ 21,528.85
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	0	\$ 3,098.40	\$ -
W-8	Install Fittings (12"x 12" Cross)	EA	1	\$ 2,931.60	\$ 2,931.60
W-9	Install Fittings (12"x 24" Reducer)	EA	1	\$ 1,719.13	\$ 1,719.13
W-10	Install Fittings (12"x 12" Tee)	EA	5	\$ 1,696.95	\$ 8,484.75
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	0	\$ 1,542.61	\$ -
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	1	\$ 890.00	\$ 890.00
W-13	Install Fittings (12" Plug)	EA	0	\$ 616.66	\$ -
W-14	Install Fire Hydrant Assembly	EA	3	\$ 8,369.47	\$ 25,108.41
SUBTOTAL					\$ 236,822.06

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	11336	\$ 35.33	\$ 400,514.41
ST-2	Placement of Base Material for Roadway (10")	CY	3149	\$ 42.83	\$ 134,866.73
ST-3	Placement of Base Material for Flatwork (6")	CY	448	\$ 89.87	\$ 40,254.66
ST-4	Install Rollover Curb and Gutter	LF	4977	\$ 25.67	\$ 127,757.02
ST-5	Install Concrete Flatwork (6")	SY	2737	\$ 57.19	\$ 156,545.90
ST-6	Install Concrete Valley Pan (8')	SY	0	\$ 43.31	\$ -
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	8	\$ 491.61	\$ 3,932.88
ST-8	Unclassified Excavation	CY	0	\$ 3.50	\$ -
SUBTOTAL					\$ 863,871.60

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		12	\$ 2,371.87	\$ 28,462.44
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		2623	\$ 38.00	\$ 99,686.92
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		0	\$ 43.37	\$ -
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' di)		0	\$ 2,992.76	\$ -
SUBTOTAL					\$ 128,149.36

SUB TOTAL CONSTRUCTION COST	\$ 1,405,550.55
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 182,721.57	\$ 182,721.57
M-3	Force Account (@ 10%)	LS	1	\$ 140,555.06	\$ 140,555.06

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 1,770,736.94
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CIRRUS SKY COST ESTIMATE - Project #6

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>SANITARY SEWER ITEMS</b>					
SA-1	Intsall Sanitary Manhole (4'-dia)	EA	3	\$ 4,211.78	\$ 12,635.34
SA-2	Install Sanitary Service (4" - dia)	EA	0	\$ 920.75	\$ -
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35)- open cut	FT	904.65	\$ 55.05	\$ 49,800.98
SA-4	Install Sewer Cleanout Assembly	0	0	\$ 407.19	\$ -
SUBTOTAL					\$ 62,436.32

<b>WATER ITEMS</b>					
W-1	Connect to Existing Main (24")	EA	0	\$ 3,673.90	\$ -
W-2	Connect to Existing Main (12")	EA	2	\$ 1,838.97	\$ 3,677.94
W-3	Install Water Main Open Trench ( PVC - C900 - 12")	LF	2059	\$ 74.02	\$ 152,386.45
W-4	Install Gate Valve (12")	EA	7	\$ 3,075.55	\$ 21,528.85
W-5	Install Meter Vault (2")	EA	0	\$ 9,307.75	\$ -
W-6	Install Water Service (2")	EA	0	\$ 3,010.63	\$ -
W-7	Install Fittings (24"x 12" TEE)	EA	0	\$ 3,098.40	\$ -
W-8	Install Fittings (12"x 12" Cross)	EA	0	\$ 2,931.60	\$ -
W-9	Install Fittings (12"x 24" Reducer)	EA	0	\$ 1,719.13	\$ -
W-10	Install Fittings (12"x 12" Tee)	EA	0	\$ 1,696.95	\$ -
W-11	Install Fittings (12" 45 degree bend w/ TB)	EA	3	\$ 1,542.61	\$ 4,627.83
W-12	Install Fittings (12" 11 1/4 degree bend w/ TB)	EA	3	\$ 890.00	\$ 2,670.00
W-13	Install Fittings (12" Plug)	EA	0	\$ 616.66	\$ -
W-14	Install Fire Hydrant Assembly	EA	0	\$ 8,369.47	\$ -
SUBTOTAL					\$ 184,891.07

<b>STREET ITEMS</b>					
ST-1	Placement of Plant Mix Bituminous Pavement (4 ")	SY	9132	\$ 35.33	\$ 322,622.97
ST-2	Placement of Base Material for Roadway (10")	CY	2536	\$ 42.83	\$ 108,638.05
ST-3	Placement of Base Material for Flatwork (6")	CY	361	\$ 89.87	\$ 32,425.99
ST-4	Install Rollover Curb and Gutter	LF	4009	\$ 25.67	\$ 102,911.03
ST-5	Install Concrete Flatwork (6")	SY	2205	\$ 57.19	\$ 126,101.09
ST-6	Install Concrete Valley Pan (8')	SY	23	\$ 43.31	\$ 985.74
ST-7	Install ADA Ramp (single diagonal ramp detail)	EA	0	\$ 491.61	\$ -
ST-8	Unclassified Excavation	CY	5327	\$ 3.50	\$ 18,643.65
SUBTOTAL					\$ 712,328.52

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
<b>STORM WATER ITEMS</b>					
SS-1	Install Single Inlet		0	\$ 2,371.87	\$ -
SS-2	Install Double Inlet		0	\$ 4,806.61	\$ -
SS-3	Install STM Sewer Open Trench ( 15" Cor HDPE)		0	\$ 38.00	\$ -
SS-4	Install STM Sewer Open Trench ( 18" Cor HDPE)		0	\$ 43.37	\$ -
SS-5	Install STM Sewer Open Trench ( 30" Cor HDPE)		0	\$ 54.00	\$ -
SS-6	Install STM Sewer Open Trench ( 36" Cor HDPE)		0	\$ 76.94	\$ -
SS-7	Install Storm MH (4' di)		0	\$ 2,992.76	\$ -
SUBTOTAL					\$ -

SUB TOTAL CONSTRUCTION COST	\$ 959,655.92
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<b>MISC</b>					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 41,909.76	\$ 41,909.76
M-2	Engineering Package (@ 13 %)	LS	1	\$ 124,755.27	\$ 124,755.27
M-3	Force Account (@ 10%)	LS	1	\$ 95,965.59	\$ 95,965.59

ESTIMATED TOTAL FUTURE DEVELOPMENT COST	\$ 1,222,286.54
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LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard  
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

**CSTP Scoping Meeting**  
**Laramie City Hall Annex**  
**Oct. 8, 2014, 2:30 – 4:00 p.m.**

Attending:

- Roger Sherman and Jason Messaros, BHA Design
- Tim Stamp, Coffey Engineering
- Joe Coyne (and Bobbe Fitzhugh on telephone), Community Builders, Inc. (CBI)
- Joe Lauro and William Rice, Gensler (on telephone)
- Derek Teini and Randy Hunt, City of Laramie
- Dan Furphy and Josh Boudreau, Laramie Chamber Business Alliance (LCBA)
- Christine Langley, UW

Introductions, Contacts, and Attendees' Expectations:

Each party introduced themselves and briefly discussed their firm's interest in the project. Joe Coyne will be the primary contact for the planning team, and Randy Hunt will be the primary contact for the City of Laramie. Contact information was exchanged

The current state of planning for CSTP, the UW facility, and the UL facility was discussed. Several people made commitments to share existing plans and other background documents:

- Derek Teini: Will share applicable zoning code sections and other ordinances; current infrastructure plans; trails plan & grant; draft covenants; CSTP development applications; UL plans & grant application; etc.
- Christine Langley: Will share Phase I Planning report for the UW facility
- Dan Furphy: Will share any existing plans for the UL building, including programming needs

Joe Coyne will circulate these documents to the planning team, and will arrange a Dropbox/FTP site if necessary.

Tasks & Timing:

CBI led a review of the proposed tasks and timing for completion. The group reached a consensus that it would be helpful to send a team to another tech/business park in a similar climate, to consider how other communities had developed a similar project. The City has a \$5,000 contingency in this project to pay for travel costs.

Gensler and BHA emphasized the need for planning ahead of the next site visit to Laramie. Gensler will send out some preliminary questions to prepare. Focus of the visioning meeting(s) needs to determine the drivers for the project – what makes it viable – what is the long-term vision? Need to look at macro and micro approach to plans, and design from the “inside out,” focusing on programming needs/uses.

The attendees also discussed the need to connect UL to the planning process as soon as possible. The timing of the City's grant application for construction of the UL building will proceed during this Master Plan process.

With the adjustments discussed above, the attendees agreed that the proposed planning process is appropriate for development of the CSTP Master Plan.

Next Steps:

- Attendees will share background documents identified above with CBI, who will forward them to the rest of the planning team
- Gensler and BHA will coordinate the timing for the next site visit to Laramie for the visioning meeting(s), sometime before mid-November
- We may need to schedule a teleconference prior to the site visit (CBI will do upon request)

**CSTP Visioning Session  
Laramie City Hall Annex  
December 2, 2014**

Stakeholders Attending: Jon Benson (WTBC), Larry Blake (UW), Dan Furphy (LEDC), Paul Harrison (City), Derek Teini (City), Chet Lockard, Josh Boudreau (LEDC), and Christine Langley (WTBC)

Planning Team Attending: Rob Siegel (Gensler), Joe Lauro (Gensler), Roger Sherman (BHA), Jason Messaros (BHA), Tim Stamp (Coffey), and Joe Coyne (CBI)

One word openings:

- Excited
- Ready
- Curious
- Fresh
- Optimistic
- Concerned

Background

There's a history and excitement about CSTP. Now's the time to identify how to make the project and the community a future success.

Stakeholder Presentations

City/Planning:

City has been involved with CSTP a long time. Discussion began with Verizon's interest in data center here, and City had to evaluate what they had and what they didn't have to meet Verizon's needs. CSTP is a large project, and a new experience, for City. The CSTP Master Plan is a great way start with initial lots and to look beyond for future expansions. Want CSTP to fit in with other growth going on. Long range: CSTP infrastructure will help "get up the hill" with future growth north of town. Laramie doesn't have large developers. Landowners around town don't typically have money or ability to develop. CSTP could jumpstart such development. Excited to have "shovel ready" lots to attract high tech industry. Lots of public investment in the site – need to get it right and set good example. Want CSTP to be a model for other development in Laramie. The CSTP must succeed, or risk backlash on future similar projects. Scale and landscaping is short-term need, but we must also be selective long-term when recruiting businesses that we allow to locate in CSTP. Can't afford that kind of mistake either. State and City are investing lots of money. Keys: Good design standards, proper gateway (funding??), landscaping should not be blue grass (instead choose hardscape and natural vegetation). Community is very concerned about the ridgeline view/open space, and City wants to preserve it. City has noticed a change of the guard – much less opposition to new businesses now than there was just a few years ago. Willing to take chances now.

#### City/Parks & Rec:

Concerns about preserving open space and ridgeline view. Citizens organized to protect view and residential area. Public wants buffer with walking trail that protects the view of the ridgeline. City has acquired the land and preserved it. Now, concern is with gateways. Funding is a concern – not enough to do the trail correctly (TAP grant \$430,000). First couple of buildings are going to set example. Landscaping is non-existent, but needs to be done correctly. Community is split – some want trees, some want open space. Community feels like it owns the ridge and the trail. Will need some sort of buffer. Blue grass or natural grass? Emphasis should be on developing 22<sup>nd</sup> Street. How do we achieve connectivity between buildings and trails? And with the rest of the community? Trails Master Plan (not yet adopted) is on City website. With grant funds, cannot go on private land – must be public land or permanent easement. Trail on ridgeline has special restrictions for building height (set back guideline, based on building height, to protect view ridgeline). Need to develop a good long-term plan, with good design (buildings and landscape) that fits in with rest of community.

#### LEDC:

Must have a long-term vision. Example: planting trees on 22<sup>nd</sup> and Harney. People fought it (blocks view of Snowy Range Mtns), but now they enjoy the trees. Community no longer is fighting growth. People want change, want jobs for their kids. This is an exciting change! Community residents want to grow to 50,000 to attract bigger retail and improve quality of life.

Chamber started in 1940's. Economic Development grew out of that in 1985. Merged back together in 2014 when executive directors both left. CSTP is a big change, even though we have 70+ technology-related companies in Laramie area. Credit for growth goes to UW and Tech Incubator (2005 start).

Laramie is competing against several communities for tech business – Cheyenne, Ft. Collins, Denver, Boulder, etc. Laramie has a better lifestyle than those communities, but we lack a space with infrastructure to get/keep them. Need to move quickly with a couple of companies. UL is going to use Chicago architect for interior; use Chet to develop plans for Laramie-appropriate exterior design. Want to also build a spec building as a showcase (using funds on hand). Can do better job than Cheyenne building excitement here.

In this since, CHANGE = STABILITY (long-term). Need to focus on what makes Laramie sustainable. LEDC identified community desire to grow to 50,000 people, including the retail and business that comes with community that size. Need to manage growth, and develop a scalable growth plan.

#### Tech Incubator:

Focus is on working with people who are already here, not recruitment oriented. Success is now attracting new success. E2E organization was formed to encourage entrepreneurship process. Have lots of prospects, now also providing incubator assistance in Casper, Sheridan and Gillette. Focus is on \$3-\$5 million businesses with 20% profit margin. We want to be a

Tech Hub. Keep the tech growth growing. Need to help entrepreneurs create their vision for future, then help them accomplish that vision. View CSTP as another tool to build Laramie as a Tech Hub. Ongoing interaction is important and possible in a community like Laramie. In Incubator, lots of collaboration and interaction happens in the shared kitchen. Must have social interaction space (small town provides this contact). Access to talent (such as UW graduates) is another key. Many move downtown because they like the image there. CSTP provides context for what entrepreneurs “want to be” when they graduate from the incubator.

University of Wyoming:

Working on several new facilities now. Example: new \$106 million College of Engineering building, resulting from push to become Tier I Engineering program. Programming is a lengthy (political) process. Also a new \$45 million high bay research facility with structural testing lab and other labs, outside of main campus. Could be expanded in the future. Looking at long-range plans, pedestrian walkways, quadrangle, other building footprints. Stone exterior. Hoping that CSTP will not require UW building standards to be followed – in fact, UW has represented that no University buildings, per se, will be located in CSTP. University building guidelines are online. Currently updating the historic preservation plan for renovating buildings. Some legislators want all buildings to be stone and to look like they could fit in at Prexy’s Pasture. May have new President sometime in 2016. Currently seek LEED Silver or Gold standards, but not necessarily certification. Push for Tier I Engineering program is pressuring other programs to improve as well, especially the Sciences. Hoping legislature will fund replacement of residence halls next.

#### Who Are We?

- CSTP:
- Laramie: 7,200’ elevation, cool temperatures, dry climate
- Wyoming:
- USA:
- Globally:

What will be at CSTP?

- Work space
- Research
- Inviting collaborative areas
- Kitchen/place to cook
- Place to eat/~~Restaurant~~
- Brew pub
- Personal services available (ex: dry cleaning, coffee, day care, salon/spa, bus stop, convenience store, travel agency, FedEx/UPS drop off, gym, ATM/bank, organic food market, B&B/hotel, gallery, pet care, dog run

#### Amenities:

- Performing arts space, inside and outside
- Gallery

- Events coordinated with downtown (indoor/outdoor)
- Bus or shuttle – connecting campus, downtown
- Corn hole toss
- Volleyball
- Ice skating rink
- Fire pits to deal with the cold
- Frisbee golf
- Cross country ski trail
- Patio space with wind break
- Greenhouse
- Some manicured space
- Wind breaks along walking path (50+ mph winds!)

Why come to Laramie?

People

- Community values
- Lifestyle
- Job/career opportunities
- University
- Retirees
- Culture
- Good mix of ag/outdoor rec/culture/sports
- Proximity to Denver/Front Range

Business

- Fiber optic infrastructure
- Low power costs
- Low/no taxes
- Space to grow
- Interstate 80
- Rail access

Why stay in Laramie?

Businesses:

- Low taxes
- Great community of students – educated workforce
- People (co-workers/owners) are here
- Opportunity
- Access to legislators and other decision-makers

Personal:

- Outdoor recreation
- Hathaway scholarship

- Safe for kids
- Proximity to Denver
- Short commute
- Can live & work in community

What's the target market?

- Data center
- Technology services
- Professional services that use technology?
- Knowledge-based, high growth (\$3-5 million business with 20% profit) companies
- Energy research
- High tech manufacturing companies – robotics, AI, lasers

### Critical Success Factors

- Cost – Capital and maintenance costs
- Flexibility & Scalability – accommodates buildings in a variety of sizes and uses, clear growth strategy
- Approvals – Ease of approvals through City of Laramie and other processes
- Constructability – Ease of construction with minimal disruption
- Community (local and state) engagement – planning that ensures local voices are heard and concerns are integrated
- Amenities – high quality and desirable amenities both inside and outside, usable by tenants and community
- Clearly unique – one of a kind offering for a defined market
- Creates demand for space – highly likely to become destination of choice for high-growth and knowledge-based companies
- ~~Access to bus transit~~
- Community transit connections – bus and bicycle route integration
- ~~Security~~
- Environmental Leadership – provides a sustainable model for other future master plans, demonstrates stewardship
- Community Impact – reduces impact to existing social and political relationships and to stakeholders' economic interests
- ~~Synergy of companies~~

Top Factors: As determined by Pairwise exercise. Every attendee scored each of the criteria against all other criteria, results were compiled and scored. Top scores were for:

- Flexible & Scalable
- Clearly Unique
- Cost
- Amenities
- Create demand for space

### Plan Options:

- Campus Plan – geometric facilities around pastoral open space with connections
- Urban Plan – more intense space (like streets) made by buildings, sort of a plaza
- Sprawl
- Hyperlink – ergonomic design with interconnections between thematic/temporal zones
- Growth – start at core site, then continually wrap around with linear growth
- Ring – adaption of Growth and Campus Plan, with core – ring of green – next is bigger

### Breakout Groups

Stakeholders and Planning Team members split into 2 groups, keeping balanced representation on each, to discuss different plant options

#### Group 1:

- Wanted to create lots of street frontage abutting 22<sup>nd</sup> Street to create buzz
- Develop points of axis's for streets; others for pedestrians
- Trail along ridge is a tie between town and CSTP, and ridge has best views, so property along the trail is most prime
- Trail should be fronted with buildings; needs a walking bridge across 22<sup>nd</sup>
- Build taller buildings on north side
- Scale construction in 5,000 sq. ft. buildings (5-10-15-20), with amenities inside each and with amenities outside that tie all buildings together
- Must start with amenities with first building and be ready for next one – such as spec building. Add amenities as buildings get developed.
- Construction materials need to be natural for Laramie area, but unique texture/feel
- Want parking on main east/west street, not 22<sup>nd</sup> Street (keep it intimate)
- Scale personal service additions to new development milestones
- Emphasis on connections that lead to collaboration
- Need to look for a large developer, ex: one who can develop a large site for multiple tenants
- Should not feel like a business park; need to have diversity not uniformity

#### Group 2:

- UW wants to develop land with LEDC/City, without keeping track of who owns what
- Need to appreciate size of CSTP and compare to existing Laramie grid & development
- Use typical size city blocks to get feel for size and to orient construction/connections
- Push the buildings to the fronts of lots (parking in the back), to create connection and open space.
- Consider orienting buildings in U-shape, with open end facing nice views over the ridge
- Another idea is to create lots of green space on north end of 22<sup>nd</sup> Street
- Another idea is to create open space with full city block, surrounded on all sides with buildings

- Could also re-orient roads along power lines and Asphalt Lane
- Another idea: Develop site in four quadrants with different orientation
- Keep open space overlooking ridge
- Consider adding residential or mixed use, which would extend and enhance the activity level (and speed up process of reaching critical mass)
- Need proximity to build connections and community

#### Topics for tomorrow

- Need to refine options – come up with 2 that are viable
- Apply Pairwise factors
- Need to start thinking of elevations, and a rendering
- Follow the spirit of what community agreed to do – color within the lines
- Identify areas to explore: Mixed use (incl. live-work); shared UW/LEDC ownership; live/work community; zoning

**CSTP Visioning Session  
Laramie City Hall Annex  
December 3, 2014**

Stakeholders Attending: Jon Benson, Larry Blake, Dan Furphy, Derek Teini, Chet Lockard, Josh Boudreau, Christine Langley, and Dave Coffey

Planning Team Attending: Rob Siegel, Roger Sherman, Tim Stamp, and Joe Coyne

**One Word Open**

- Engaged
- Interested
- Optimistic
- Tempting
- Intrigued
- Optimistic
- Deciding

**Review Charette Options**

- Keys: Buildings that relate to each other and are oriented to create space; should feel like everything belongs there
- Live/work space (north side) would generate more activity
- Open/Green space – Big or small? Series of open spaces? One Key: View over the ridge, but other view directions are nice too
- Use 22<sup>nd</sup> Street or Cumulus Drive as the central focal point?
- North-South or East West orientation?
- City: Is open changing some/all of the zoning to PUD
- City: 1:4 setback is designed to protect the view shed, not the trail, but people will argue about where it starts/ends if the line is ambiguous
- Prevailing winds are from the SW; worst of the storms come from the East
- Remember, the City's walking trail on ridge is already creating a lot of open/green space
- Consider future development potential of adjacent land
- Size and scale of CSTP allows flexibility and opportunity for changing future plans
  
- Properly scaled spaces
- Parking – need to consider initial construction and long-term strategy
- WAPA power lines (and 75' easement) – what do we do there? Service/access roads, parking, dog park, etc. Key: Must use as open space, since can't build structures within easement area.
- Trail area and power line provide open space; will need to provide North-South connections.
- Geometry of site can accommodate topography and be oriented toward the ridge and power line

- Building design – team will provide “look and feel” – it might make sense to create architectural control committee (same as POA?)
  - Entryway: long-term, looking at 3<sup>rd</sup> Street to Asphalt, and also 30<sup>th</sup> Street from I-80 will be primary entryways, not 22<sup>nd</sup> Street
  - Trail bridge over 22<sup>nd</sup> Street? At minimum, need to landscape area nicely. There is a very real community relationship issue with development at that spot.
  - Try to not undo anything that is in place (e.g., roundabout)
  - City has other trails in the area that would preferably be connected – one might require a switchback trail down the ridge face
  - Create uniqueness
  - Grid – organic or rigid?
  - Parking – ok to walk from parking to buildings
  - What’s up with the dirt piles? Temporary or not?
  - Use the urban plan, blended with campus setting
- 
- Concerned about delays for buildings that are ready to go now. When we will have architectural design standards? Need to delay construction until planning phase is done.
  - Need to coordinate master plan approval with City Council, and then create timeline for being able to finalize building plans and commence construction.

One Word Close:

- Thoughtful
- Busy
- Optimistic-excited
- Confident
- Concerned
- Challenged
- Concerned
- Engaged
- Confident

**CSTP Design Meeting  
GoTo Meeting/teleconference  
January 9, 2015**

Participants: Rob Siegel (Gensler), Michelle Nam (Gensler), Roger Sherman (BHA), and Joe Coyne (CBI)

**Discussion:**

- Michelle and Rob reviewed their understanding of the site and its various constraints (power lines, walking path, height limit, lot lines, surrounding streets, geography, etc.)
- Michelle and Rob presented several options and layouts for street grid and green space

Group also discussed several factors to design site:

- Orientation of streets – can be shifted from rigid north/south east/west orientation to align better with views and power line easement
- Prefer entry into the site to be inviting, not along power lines
- Want to know if any or all of the power lines can be moved, and at what cost
- Do we really need a street on the north side of the site, or is Asphalt Lane a public ROW?
- Need to consider concepts with and without roundabout
- Can create several pockets of development within site, some green, some looking north, some looking south/southwest, etc.
- Want to consider moving lot lines of walking path lots to be closer to height restriction area, and perhaps move south side street right against the new lot line

**Option 1A:**



**Option 2A:**



**Option 2B:**



- Gensler and BHA will continue to work on the concept alternatives
- Need to set up next site visit – February
- Gensler wants to hand off concepts to Roger for presentation at the next site visit

# Meeting Notes

**Gensler**

<b>Project</b>	Cirrus Sky Technology Park	<b>Project Number</b>	06.9737.000
<b>Meeting Location</b>	Go-To Meeting	<b>Meeting Date and/or Time</b>	01/20/2015 3:30 PM EST
<input type="checkbox"/> <b>Via Telephone</b>			
<b>Meeting Subject</b>	Site Plan Options - Progress	<b>Meeting Number</b>	
		<b>File</b>	1MN
		<b>This is page</b>	1 of 4
<b>Present</b>	Rob Siegel, Michelle Nam/Gensler Roger Sherman, Jason Messaros/BHA Tim Stamp, Dave Coffey/Coffey Engineering and Surveying		
<b>Distribution</b>	Those present, Joe Coyne (CBI)		
<b>Prepared by</b>	Michelle Nam	<b>Date Issued</b>	1/21/2015

Gensler will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless written notice to the contrary is received by Gensler within seven calendar days of the issue date of these meeting notes.

<b>Discussion</b>	<b>Action / Decisions Pending / Follow up</b>
<p><b>GENERAL</b></p> <ol style="list-style-type: none"><li>1. The modified site plan options (based on options from the January 9<sup>th</sup> Go-To meeting) were reviewed and discussed by the design team.</li><li>2. It was determined that Options A &amp; A-2 will not be further developed at this time.</li><li>3. The team is to focus on further developing Options B and C-2. Option B was selected as it places more emphasis on the southwest view corridors. Option B-2 is to be tweaked as an alternate. It was decided that Option C-2 would be developed in order to maintain the existing 22<sup>nd</sup> Street cut and roundabout as this approach may be more acceptable to the City of Laramie.</li><li>4. Although the detention pond may possibly be located to the north side of Asphalt Lane, the detention pond/area is to be integrated into the proposed site plan. One solution is for the detention to be in the form of a wetlands area in the center of the site (along the WAPA easement).</li><li>5. It was noted that street intersections must be at 90 degree angles.</li><li>6. The hierarchy of the streets are currently shown and this hierarchy should be maintained. However, the street widths should be shown as accurately as possible. Each scheme is to show the vehicular and pedestrian loops.</li><li>7. Blocks are to be regular dimensions (as much as possible).</li><li>8. Alleys within the blocks are to be shown in the diagrams.</li></ol>	

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Fax: +1 212.492.1472

<b>Project</b>	Cirrus Sky Technology Park	<b>Project Number</b>	06.9737.000
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<b>Meeting Date</b>	01/20/2015 3:30 PM EST	<b>This is page</b>	2 of 4
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<b>Discussion</b>	<b>Action / Decisions Pending / Follow up</b>
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9. All options assume that the Pacific Power easement running east-west will be re-located.

**OPTION B - "The Parkway Scheme"**



- a. Half-blocks are to be added to the 7 acre open space area.
- b. The "outer loop" (parkway road along ridgeline/site perimeter) is to be for vehicular use and an "inner loop" (triangular path around the central open spaces) is to be pedestrian-oriented.
- c. Main amenities are to be along the perimeter of the open spaces.
- d. Design team is to propose extending Asphalt Road along the north edge of the site in order to continue the "parkway". A road along the north edge of the site (within the property line) is also to be studied.



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**Project** Cirrus Sky Technology Park **Project Number** 06.9737.000

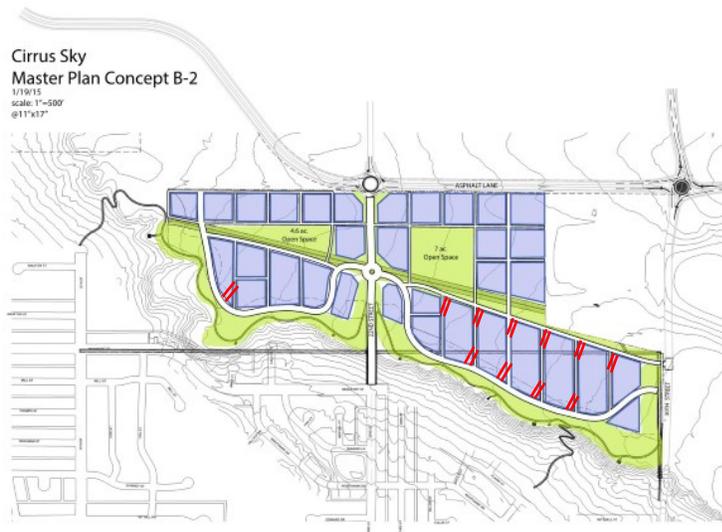
**Meeting Date** 01/20/2015 3:30 PM EST **This is page** 3 of 4

**Discussion**

**Action / Decisions Pending / Follow up**

Option B-2

Team is to study keeping the orthogonal grid through the site; one thought is to tweak the road ends to create 90 degree intersections.



**OPTION C - "The Grand Boulevard Scheme"**



- a. Half-blocks are to be added to the 7 acre open space area.
- b. In this scheme, pedestrian and vehicular traffic are more joined in the center of the site around a more linear open space. Site entry (to

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**CSTP Landscaping/Engineering meeting  
City of Laramie Annex (Planning Office Conference Room)  
May 15, 2015, 3:00 p.m.**

**Participants:**

- Jason – BHA Architect (phone)
- Randy Hunt – City of Laramie
- Derek Teini – City of Laramie/Planner
- Dan Furphy – Laramie Chamber Business Alliance
- Josh Boudreau– Laramie Chamber Business Alliance
- Dave Coffey – Engineer
- Tim Stamp – Coffey Engineering
- Joe Coyne – CBI

**Discussion:**

- Joe began by reviewing budget and time constraints for finishing the project
- Jason reviewed BHA’s questions about landscaping, parking, plans for intersections and connecting streets
- Dave indicated that the plan coincided with the infrastructure work that has been completed thus far (by the City)

**Feedback:**

- Randy had not reviewed connector streets and intersections, but suggested that they could be addressed with a side street on the north side of CSTP
- Randy felt that there was too much parking on the south side, and wanted to see building dimensions
- Derek does not want a “parkway” on the south side, because it would become a Sunday drive for the community and generate too much unnecessary traffic.
- Both Randy and Derek felt that the southern most roadway should be broken up more to support development in stages, rather than opening up the whole park at one time
- Randy and Derek also expressed growing concern that the community would not like the layout as it was presented at the last stakeholder meeting
  
- Dave emphasized that we need to get the plan right the first time, and that time/money pressures require honest and immediate guidance from the City and the Alliance (as the client), even if it differs from the stakeholders’ input
- Randy and Derek said they would prefer a more organic and flexible plan
- They liked several features of the plan, including the “pod” concept, that Gensler developed, but not the circles
- They liked several of the building styles presented
- They think the area is just too big to create a sense of a cohesive community, and would prefer to see the plan develop more organically in several areas of the park

- They were very concerned about parking – it was not close enough to work facilities, the parking lots were too massive for the community’s taste, and the central parking scheme would require common ownership that they would not want to manage
- Dan and Josh indicated that they were in agreement with Randy and Derek, and were not excited about the development plan as it currently existed
- Given the negative feedback, the planning team asked the City and Alliance if they were happy with the plan or not. They were not.
- BHA’s sketch of an alternative development was shared, and both the City and the Alliance immediately expressed a desire to shift to that plan
- Derek indicated that the preliminary planning for the UL and the Alliance’s spec building was being completed in a flexible manner that just about any master plan would accommodate

**Specific comments on BHA’s sketch:**

- Randy wants to add another loop at the southeast corner
- Randy does not want streets anywhere that do not have facility development adjacent to them (northwest corner)
- Randy does not want common parking lots, nor does he want them to be massive
- Randy and Derek want to incorporate parking and “taller” landscaping adjacent to the WAPA site
- All indicated that the corridors – especially Cumulus Drive – could (should?) be a mix of street and green space initially, and that as development occurs the green space could be converted to trails (or vice versa)
- All prefer that the south side NOT have a single boulevard or street
- Derek wants to apply PUD zoning and encourages mixed-use development

**Next Steps:**

- Jason indicated that he felt that adjustments could be quickly made to the BHA sketch, and then hand it off to Coffey for cost estimating, etc.
- Coffey thinks they will need a few weeks to complete their work
- Randy indicated that the May-June Planning & Zoning meetings, and the City Council meetings, already have very full agendas. Accordingly, we might not be able to schedule time with them until July.
- Randy thinks the BHA sketch will face less opposition from Council and the community, but that the presentation(s) need to emphasize it is still a preliminary plan and the team needs to be prepared to make additional changes prior to finalization.

**CSTP Progress Meeting**  
**UW Tech Business Incubator**  
**Feb. 13, 2015, 10:00 am**

**Participants:**

- Jason – BHA Architect
- Randy Hunt – City of Laramie/Planner
- Larry Blake – UW Facilities
- Dan Furphy – Economic Development
- Josh Boudreau– Economic Development
- Jon Benson – UW Tech Incubator
- Christine Langley – UW Tech Incubator
- Chet Lockard – local architect (works a lot with UW and other big clients in Laramie)
- Dave Coffey – Engineer
- Tim Stamp – Coffey Engineering
- Michelle Nam (on phone/GoTo Meeting)
- Rob Siegel (on phone/GoTo Meeting)

**Introduction - Rob:**

- “Cirrus Sky Technology Community”
- Review of planning process completed thus far
- Housing/residential possibility? Need to refer to as “live/work” not residential
- Parking can be difficult to accommodate
  - 1 space per 400 SF of office space (worst case scenario)
  - Data Centers and other uses have lower space requirement
  - Did not factor in parking on street, but that would reduce parking areas
- Have considered view, shared amenities, mixed use to help make sure site gets fully developed

**Discussion:**

- Options need to factor in funding source concerns (WBC grant), especially regarding any kind residential development
  - One way to mitigate residential development concerns is simply to sell those areas to private developers
  - Also need plan to not emphasize residential use, nor make it look like the central purpose of CSTP
- Parking may be 3 blocks away
- Can we count on street parking? Randy says that is doable. Assumptions by planners so far had been no.
- Rob: Want to pursue campus strategy, where people park far away to spend their entire day on campus, then go home.
  - Concern is that Laramie people don’t like to walk that far, especially for their residence

- Can we pursue a mixed strategy, with a limited number of parking spaces near offices/residences, then larger parking areas further out?
- Certainly makes sense to put parking next to electric substation, and to put green space under power line corridor
- First building (UL building is 8,400 SF, on 2 floors) is locked into developing the block on 22<sup>nd</sup>, southeast of the roundabout.
- Second building (LEDC's spec building, about 10,000 SF) is supposed to go in the same area – share a parking lot initially?
- Can put parking & outdoor activities in the “courtyards” in center of each block- key is to give people a choice
- ADA concerns need to be addressed: parking, elevators, sidewalks/trails, etc.
- People like the parkway entrance, along the ridge. Easier to attract potential businesses because of its attractiveness and interest.
- Could allow parking on one side of parkway for easy access to the trail.
- Build some “trail head” parking areas?
- Tim: Concern about putting residential use in center of what is supposed to be a commercial/tech development. If we include residential at all, it should be pushed to the back (north) side of the site.
- Do we start with parking initially on street, the transition to parking further away, and then add transit options?
- Dave: Big problem with taking southeast blocks out of consideration for development, because those areas would have a lot of value if sold
- Need to revisit land ownership with UW. Not fair to put all the commercial/tech buildings on UW's current site, and then only parking or greenspace on City/LEDC's share of property.

**Application of Pair Wise values/factors:**

- Cost – linear model takes most of City/LEDC property out of development consideration
- Flexibility – need to make adjustments to plan to accommodate parking or reallocate parking areas to development
- Temporal – flexibility and ability to sell are both critical, especially the first 5 years
- Strategically, should use “live-work” phrase instead of residential - YES
- Do we really want a campus feel if it requires massive parking lots on the periphery?
- Today's tech firms want proximity to people and activity, want to share time with others for a variety of reasons – that is why they like being downtown
- Need to engage WBC to discuss live-work concept and scope

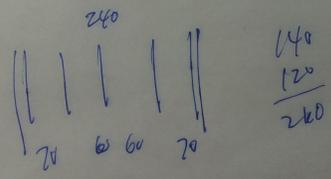
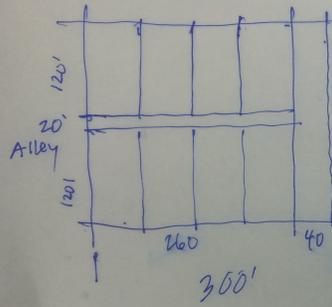
- Architects will create more detailed look at specific block where UL and LEDC's spec building will be located
- Can we distribute two schemes and Pair Wise score card, and seek more input from team? Yes

# **Visioning Session & Pairwise Criteria**

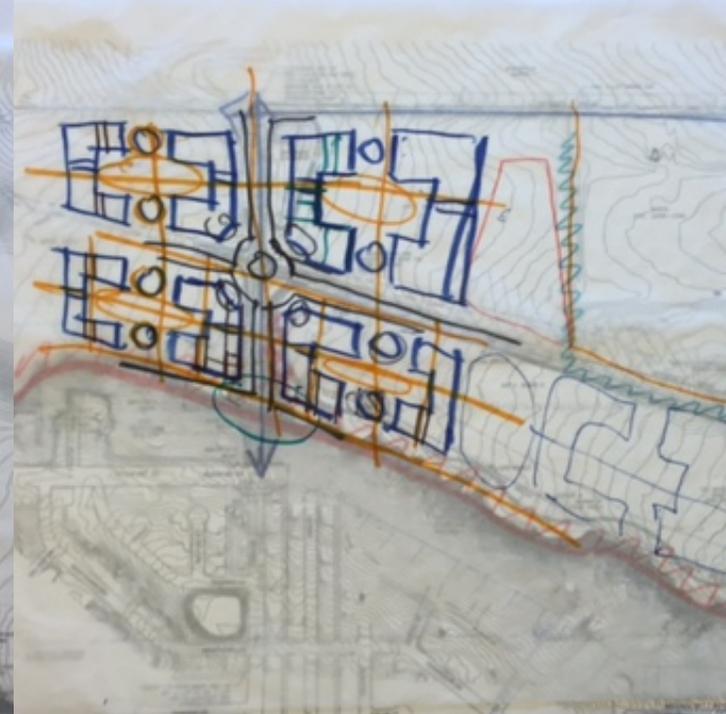
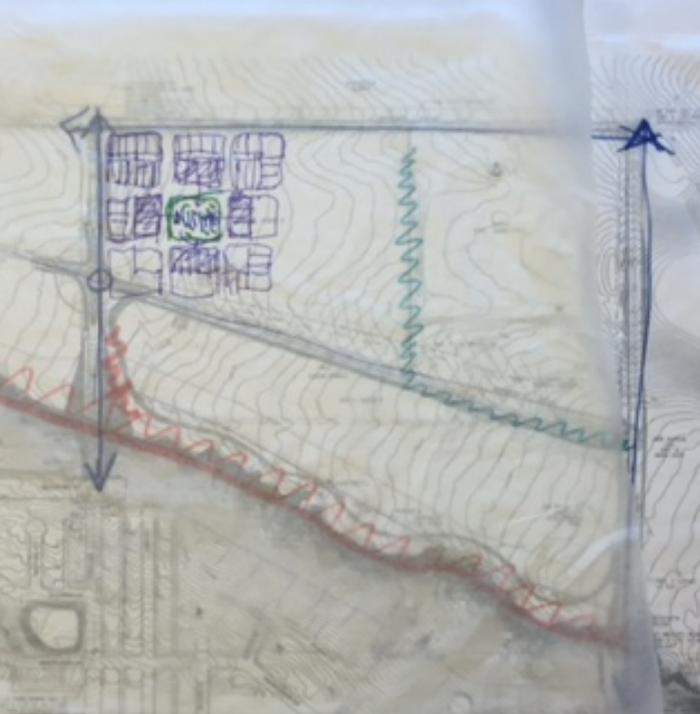




260x260 =  
67,600 SF



- Properly scaled exterior spaces
- Parking  $\left\{ \begin{array}{l} \text{long term strategy} \\ \text{initial built} \end{array} \right.$
- WAPA Power lines - what to do below them?  $\left\{ \begin{array}{l} \text{open space} \\ \text{parking} \\ \text{reserve road} \\ \text{dog park} \end{array} \right.$  **75' wide easement req'd**
- Wind (Prevailing Southwest winds)
- Open space is pedestrian ridge-trail, Provide N-S connections.
- Geometry can accommodate topography
- Provide zone for data centers near substation.
- Provide clear design guidelines that allow individual creativity while providing consistent look/feel.
- Entry Way - 30<sup>th</sup> Street (connects in future to ~~R300~~ <sup>I-90</sup>)  
  - \* 22<sup>nd</sup> St. - connects to UW (Future ~~shuttle~~ <sup>shuttle bus</sup>)
  - 15<sup>th</sup> St. secondary entry in future.
- Try not to undo anything already built.
- create uniqueness.
- Organic vs Rigid?
- Urban plan meets campus setting
- Parking - OK to walk from parking to bldg.



**Cost**

**Approvals**

**Constructability**

**Community  
Engagement**

**Environmental  
Leadership**

**Community  
Impact**

**Amenities**

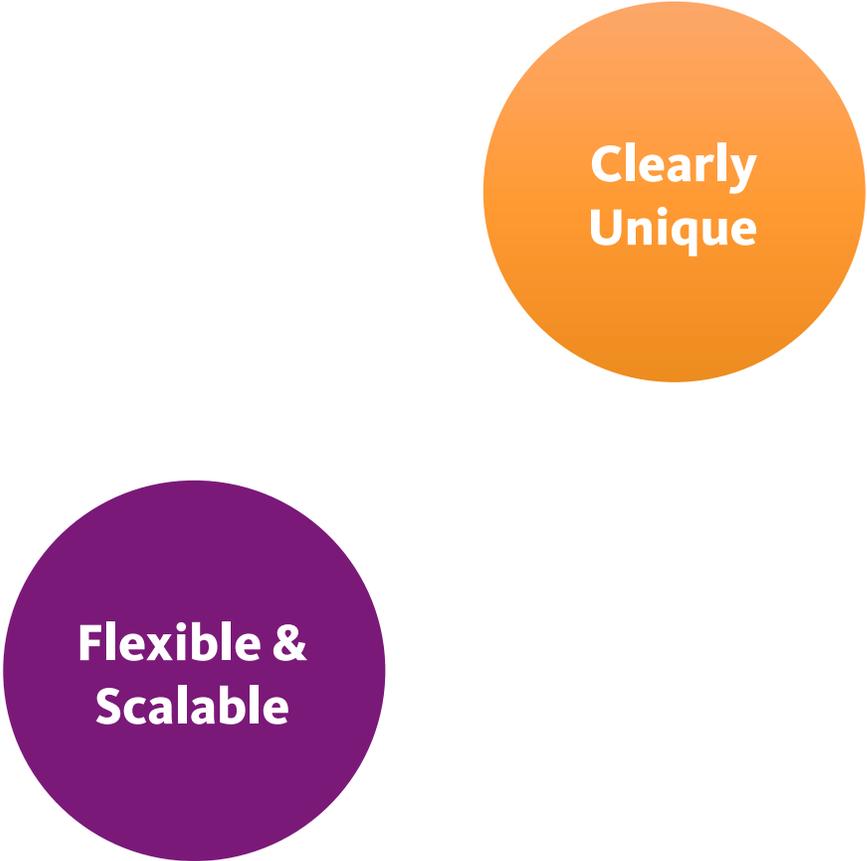
**Clearly  
Unique**

**Creates  
Demand**

**Community  
Transit  
Connection**

**Scalable  
Solution**

**Flexibility**

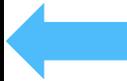


**Clearly  
Unique**

**Flexible &  
Scalable**

**Criteria**

Reference	Title	Description	Pairwise Weighting
A	Cost	Capital and Maintenance costs	12%
B	Approvals	Ease of approvals through City of Laramie and other AHJ process	5%
C	Constructability	Ease of construction with minimal disruption to operations	5%
D	Community Engagement	Planning that ensures local voices are heard and concerns are integrated	8%
E	Environmental Leadership	Provides a sustainable model for other future master plans, demonstrates stewardship	5%
F	Community Impact	Reduces impact to existing social and political relationships and to stakeholder's economic interests	9%
G	Clearly Unique	One-of-a-kind offering for a defined market	13%
H	Amenities	High quality and desirable amenities both inside and outside, usable by tenants and community	12%
I	Creates demand for space	Highly likely to become destination of choice for high-growth and knowledge-based companies	12%
J	Community transit connection	Bus and bicycle route integration	3%
K	Flexibility & Scalability	Accommodates buildings in a variety of sizes and uses, clear growth strategy	14%

 **Cost**

 **Clearly Unique**

 **Amenities**

 **Creates Demand**

 **Flexible & Scalable**

Turning Results by Question

CSTP PRELIMINARY PLAN - PAIRWISE CRITERIA

Created: 3/26/2015

4.) Cost (12.3%) Capital and Maintenance Costs (multiple choice)

Grid plan is better  
Both plans are equal  
Radial plan is better

	Responses		Weight
	(percent)	(count)	12.29%
Grid plan is better	60%	9	7.37%
Both plans are equal	40%	6	4.92%
Radial plan is better	0%	0	0.00%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>12.29%</b>

5.) Approvals (5.1%) Ease of approvals through City of Laramie and other processes (multiple choice)

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	5.07%
Grid plan is better	46.67%	7	2.37%
Both plans are equal	53.33%	8	2.71%
Radial plan is better fit	0%	0	0.00%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>5.07%</b>

6.) Constructability (5.3%) Ease of construction with minimal disruption to operations (multiple choice)

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	5.35%
Grid plan is better	60%	9	3.21%
Both plans are equal	26.67%	4	1.43%
Radial plan is better fit	13.33%	2	0.71%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>5.35%</b>

7.) Community Engagement (7.8%) Planning that ensures local voices are heard & concerns are integrated (multiple choice)

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	7.80%
Grid plan is better	6.67%	1	0.52%
Both plans are equal	86.67%	13	6.76%
Radial plan is better fit	6.67%	1	0.52%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>7.80%</b>

8.) Environmental Leadership (4.9%) Provides a sustainable model for other future master plans, demonstrates stewardship (multiple choice)

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	4.94%
Grid plan is better	13.33%	2	0.66%
Both plans are equal	40%	6	1.98%
Radial plan is better fit	46.67%	7	2.31%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>4.94%</b>

**9.) Community Impact (9.5%) Reduces impact to existing social & political relationships, and to stakeholder's economic interests (multiple choice)**

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	9.49%
	20%	3	1.90%
	80%	12	7.60%
	0%	0	0.00%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>9.49%</b>

**10.) Clearly Unique (13.3%) One-of-a-kind offering for a defined market (multiple choice)**

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	13.27%
	13.33%	2	1.77%
	26.67%	4	3.54%
	60%	9	7.96%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>13.27%</b>

**11.) Amenities (12.3%) High quality and desirable amenities both inside and outside, usable by tenants & community (multiple choice)**

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	12.31%
	53.33%	8	6.56%
	40%	6	4.92%
	6.67%	1	0.82%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>12.31%</b>

**12.) Creates Demand for Space (12.0%) Highly likely to become destination of choice for high-growth & knowledge-based companies (multiple choice)**

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	12.04%
	6.67%	1	0.80%
	60%	9	7.22%
	33.33%	5	4.01%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>12.04%</b>

**13.) Community Transit Connection (3.1%) Bus and bicycle route integration (multiple choice)**

Grid plan is better  
Both plans are equal  
Radial plan is better fit

	Responses		Weight
	(percent)	(count)	3.15%
	80.00%	12	2.52%
	20.00%	3	0.63%
	0%	0	0.00%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>3.15%</b>

**14.) Flexibility & Scalability (14.3%) Accommodates buildings in a variety of sizes & uses, clear growth strategy (multiple choice)**

Grid plan is better  
 Both plans are equal  
 Radial plan is better fit

	Responses		Weight <b>14.29%</b>
	(percent)	(count)	
Grid plan is better	46.67%	7	6.67%
Both plans are equal	26.67%	4	3.81%
Radial plan is better fit	26.67%	4	3.81%
<b>Totals</b>	<b>100%</b>	<b>15</b>	<b>14.30%</b>

**SUMMARY:**

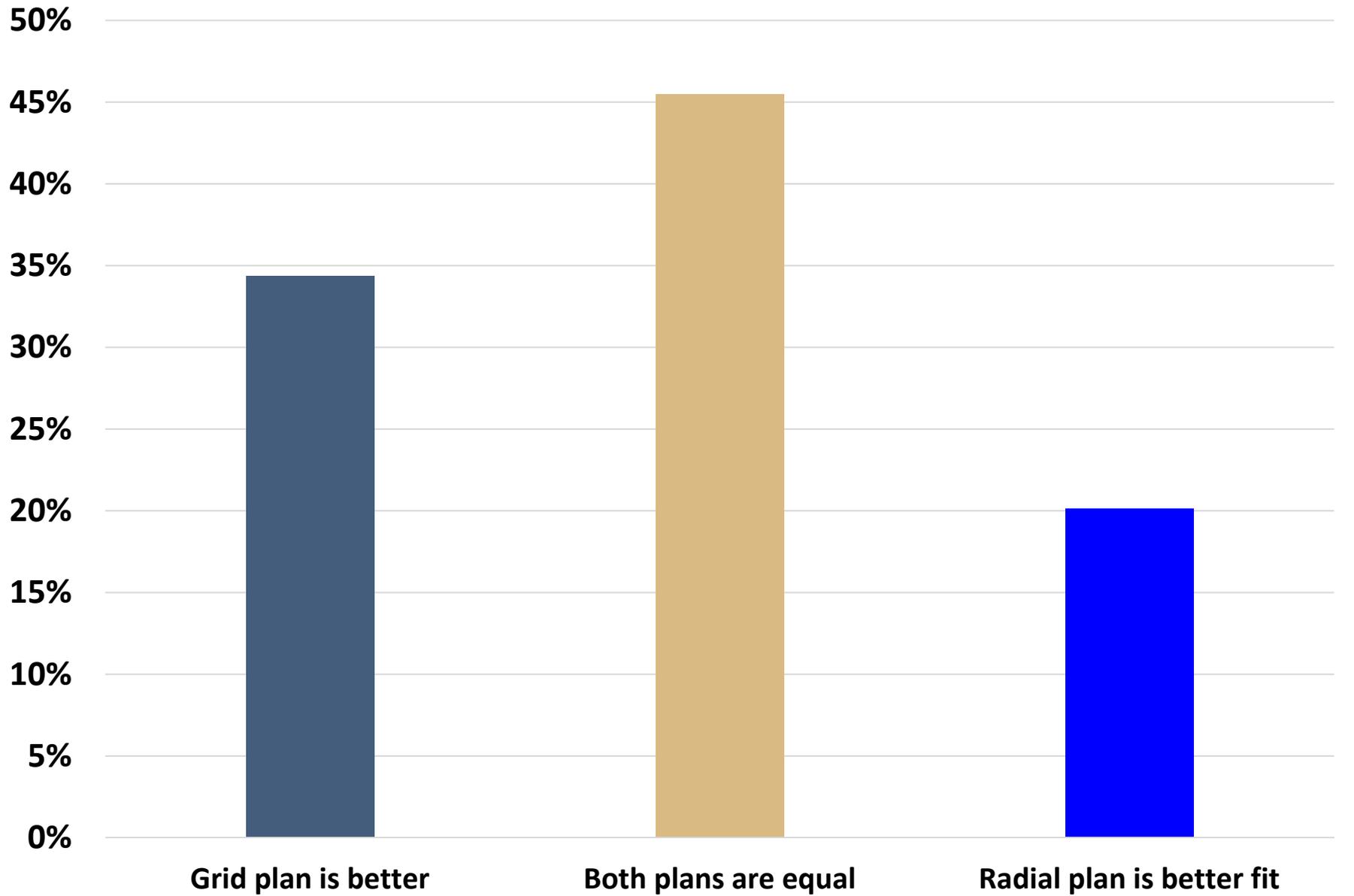
**Weighted Score**

**100.0% All Pairwise Criteria**  
**34.35% Grid plan is better**  
**45.51% Both plans are equal**  
**20.14% Radial plan is better fit**  
**100.0%**

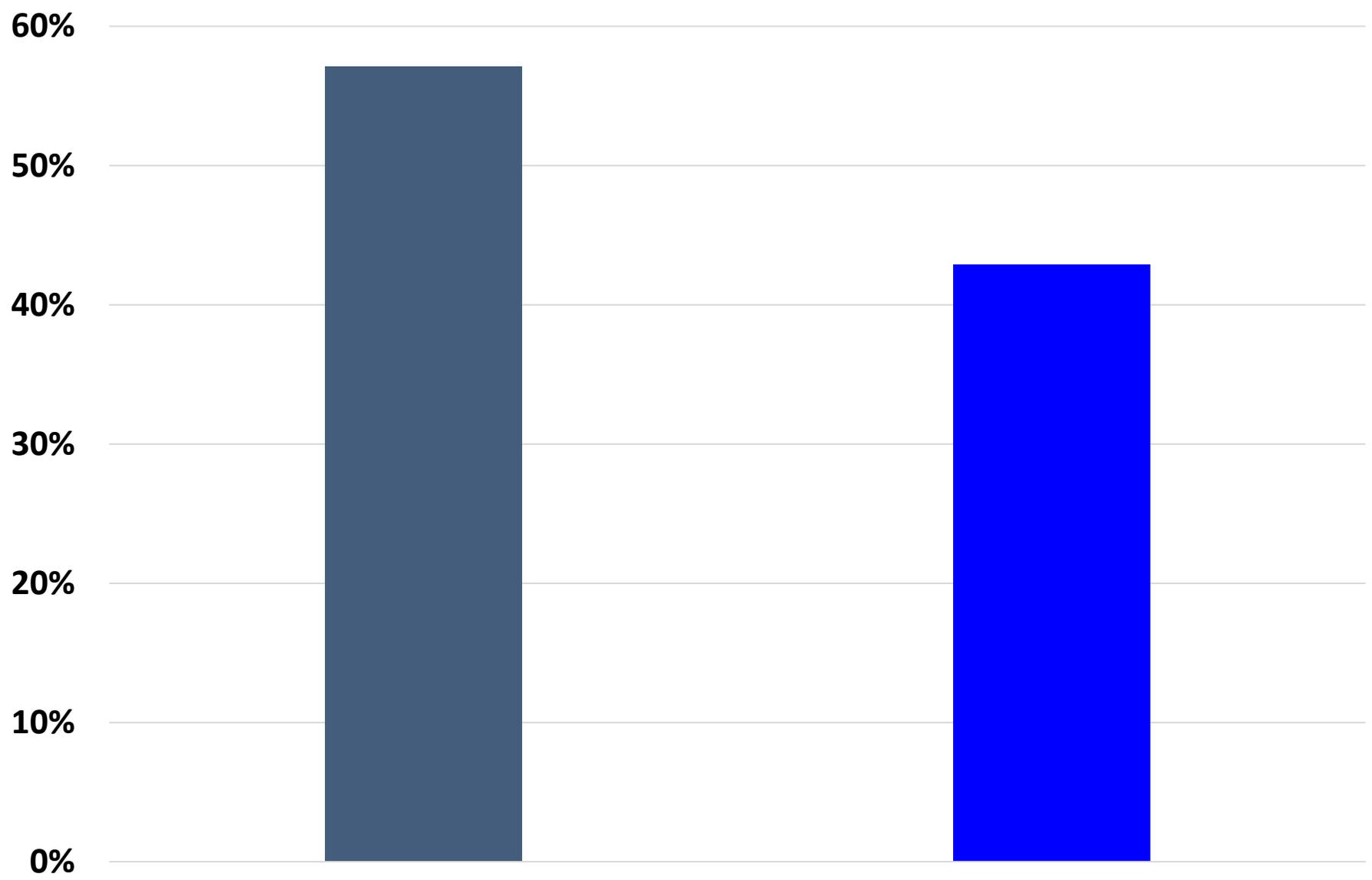
**Weighted Score**

**100.0% All Pairwise Criteria**  
**57.1% Grid plan is better**  
**Both plans are equal**  
**42.9% Radial plan is better fit**  
**100.0%**

## CSTP Pairwise Criteria



### CSTP Pairwise Criteria



**Grid plan is better**

**Radial plan is better fit**



**Department of Energy**  
Western Area Power Administration  
Rocky Mountain Customer Service Region  
P.O. Box 3700  
Loveland, CO 80539-3003

October 8, 2013

Mr. Randy Hunt  
Community Development Director  
City of Laramie  
P.O. Box C  
Laramie, WY 82073

**RE: Cirrus Sky Technology Park FP-13-04**

Dear Mr. Hunt:

With regard to the Cirrus Sky Technology Park development in T16N, R73W, Section 27, Albany County, State of Wyoming, Western Area Power Administration's (Western) comments are as follows:

1. All construction activities within Western's Miracle Mile-Snowy Range #1, 115-kV Transmission Line easements should be coordinated with this office.
2. If an updated plat is submitted for recording, it should indicate the transmission line easement areas with the following language included: "The United States easements are restricted areas and all construction activities within said easements should be coordinated with WESTERN AREA POWER ADMINISTRATION, P.O. Box 3700, Loveland, Colorado 80539-3003. No trees are allowed within the easement, only low growing plants not exceeding 10 feet in maximum mature height." Note: The easement width is 75 feet, 37.5 feet each side of the center line.
3. Induced voltages and currents may occur on the facility constructed or placed under or near high voltage transmission lines. The owner shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facility.
4. No buildings are allowed within the easement areas.
5. A minimum overhead clearance of 15 feet from the conductors of Miracle Mile-Snowy Range #1, 115-kV Transmission Line must be maintained at all times.

If you have any questions, please contact Barbara O'Rourke at (970) 461-7284.

Sincerely,

A handwritten signature in cursive script that reads "Cary Astor".

Realty Officer

Enclosure

Contract No. *JJ-LR-2006186*

United States of America  
Department of Energy  
Western Area Power Administration

Snowy Range Distribution Line

CONTRACT AND GRANT OF EASEMENT

*11/603/971943*

THIS AGREEMENT made as of the *17<sup>th</sup>* day of *OCTOBER*, 2006, between Charles E. Coughlin, Jr. (GRANTOR), whether one or more, and the UNITED STATES OF AMERICA, Department of Energy, Western Area Power Administration (UNITED STATES), represented by the officer executing this agreement, pursuant to the Reclamation Act, Act of June 17, 1902, 32 Stat. 388, and acts amendatory thereof and supplementary thereto, and the Department of Energy Organization Act, Act of August 4, 1977, 91 Stat. 565.

WITNESSETH:

That the parties hereto covenant and agree as follows:

1. The GRANTOR, for and in consideration of the sum of Six hundred dollars (\$600.00) and the provisions contained in this agreement, does hereby grant and convey to the UNITED STATES OF AMERICA, and its licensees, lessees, and assigns, a perpetual easement and right-of-way for electric power and transmission purposes in, upon, over, and under the land described in Exhibit A, attached hereto and made a part hereof.

2. The grant of easement shall include the unimpeded right to enter the above-described easement area and to locate, survey, construct, reconstruct, operate, maintain, repair, rebuild, upgrade, remove, permit the attachment of wires of others, and patrol a transmission line consisting of one line of poles or structures and appurtenances thereto, supporting conductors of one or more electric circuits of any voltage. The grant shall also include the present and future right to cut down and clear away or otherwise remove any and all brush, timber, trees, fire hazards, unauthorized structures or any other materials deemed by the UNITED STATES to interfere with the safe operation and maintenance of the transmission line, provided however, that growing crops, excluding orchards, shall not be considered to be fire hazards.

3. The rights granted herein are subject to easements of record or in use as well as outstanding mineral rights in third parties.

4. The UNITED STATES shall exercise due care and diligence in the exercise of rights and privileges granted herein. The UNITED STATES agrees to repair or reasonably compensate the GRANTOR for damage to agricultural crops (excluding orchards), fences, irrigation systems, drainage systems or other improvements within the transmission line right-of-way that occurs as a result of the exercise of the rights granted herein.

5. The GRANTOR is the sole owner of the property over which this easement is granted, and has the lawful right to convey this easement interest.

6. The UNITED STATES shall pay to record this instrument and for the procurement of abstracts or title insurance.

7. The GRANTOR shall have the right to cultivate, graze, use, occupy, and have access to and across the easement area described herein for any purposes which will not constitute a safety hazard or interfere with any of the rights and privileges herein granted to the UNITED STATES. The UNITED STATES will notify the GRANTOR in writing of any

activity of the GRANTOR within the easement area that constitutes a safety hazard, or interferes with any of the rights and privileges herein granted to the UNITED STATES.

The following activities are prohibited within the easement area unless written permission is granted by the UNITED STATES.

(a) GRANTOR shall not erect any structures; by way of example, structures shall include, but are not limited to buildings, mobile homes, signs, light standards, storage tanks, septic systems, swimming pools, tennis courts, or similar facilities.

(b) GRANTOR shall not drill wells or conduct mining operations.

(c) GRANTOR shall not construct, install or operate above-ground mechanical irrigation facilities.

(d) GRANTOR shall not appreciably change the character of existing topography, normal farming practices excluded.

(e) GRANTOR shall not plant trees within the easement.

The UNITED STATES shall not unreasonably withhold permission, and it shall be the intention of the UNITED STATES to allow the GRANTOR a reasonable right to use and have access across the easement area when and where such use shall not interfere with the rights of the UNITED STATES as provided herein. If, however, GRANTOR proceeds without permission to conduct any of the prohibited activities named in this article, the UNITED STATES shall have the right, upon discovery of such activity, to take any action deemed appropriate to prevent such activity including the right to remove if necessary.

8. In the event of permanent abandonment of any or all rights to the easement granted herein to the UNITED STATES, said abandonment shall be effected by the execution and recording of a quitclaim deed by the UNITED STATES in favor of the GRANTOR, or his successors, and the easement granted herein, or any portions therein abandoned, shall terminate. The UNITED STATES, or its assigns, shall have the right to remove, within a reasonable time, all structures, facilities, and equipment placed on the easement by or on behalf of the UNITED STATES, from such abandonment area whether before or after execution of the quitclaim deed.

9. The provisions hereof shall inure to the benefit of and be binding upon the heirs, executors, personal representatives, administrators, successors, and assigns of the GRANTOR, and the licensees, lessees, and assigns of the UNITED STATES.

IN WITNESS WHEREOF, the parties hereto have signed their names, the day and year first above written.

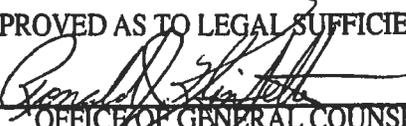
GRANTOR

UNITED STATES OF AMERICA

  
Charles E. Coughlin Jr.

  
Steven W. Webber  
Lands Team Lead

APPROVED AS TO LEGAL SUFFICIENCY

BY   
OFFICE OF GENERAL COUNSEL

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

On this 17<sup>th</sup> day of October, 2006, before me, a Notary Public, personally appeared Charles E. Coughlin Jr., known to be or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)



  
\_\_\_\_\_  
Notary Public

My commission expires: June 25, 2008

EXHIBIT A

FACILITY: SNG  
TRACT: 105ET

WESTERN AREA POWER ADMINISTRATION  
SNOWY RANGE SUBSTATION DISTRIBUTION LINE

That portion of the east half of the northeast quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section 27, Township 16 North, Range 73 West of the Sixth Principal Meridian, County of Albany, State of Wyoming, being a strip of land 20.00 feet wide, 10.00 feet each side of the following described centerline:

Commencing at the east quarter corner of said Section 27; thence North 14°37'56" West a distance of 1,395.96 feet to an existing wood pole of the Pacificorp distribution line, the **POINT OF BEGINNING**;

Thence North 30°00' West a distance of 87.63 feet to the south property boundary of the Snowy Range Substation, the **POINT OF TERMINATION**;

Thence for a closing tie, North 14°26'36" East a distance of 1,417.45 feet to the northeast corner of said Section 27.

Containing 0.04 acres, more or less.

The sidelines of said strip are lengthened or shortened to intersect the centerline of the Pacificorp distribution line, and the south property boundary of the Happy Jack Substation.

Checked as to Engineering Data:

By: 

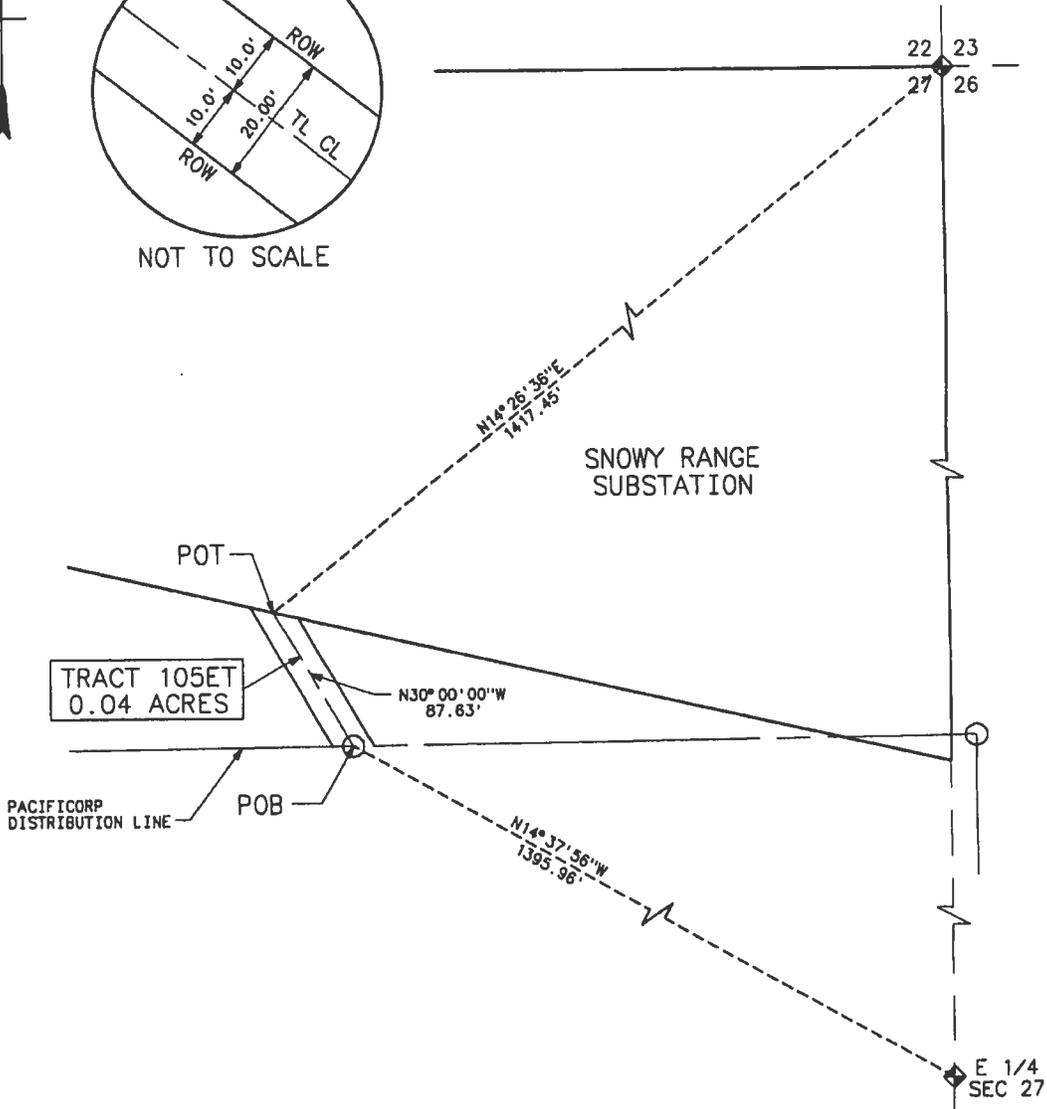
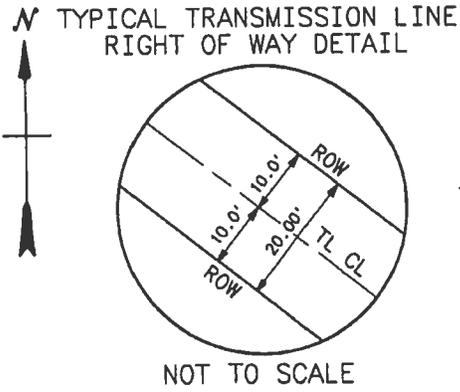
Title: LANDS FROM ESN

Date: 10-12-07

ALBANY COUNTY, LARAMIE, WY  
JACKIE R. GONZALES, ALBANY COUNTY CLERK

1/30/2007 #2007-774  
2:51 PM 4 OF 5

Plotted By: Knezel on 10/12/2006 10:50 AM  
 IMAGES:  
 S:\Projects\Snowy\_Range\Design\Lands\105et.dwg Lost Saved By: Chris Knezel on 10/12/2006 10:50 AM



SCALE IN FEET

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27,  
 TOWNSHIP 16 NORTH, RANGE 73 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,  
 ALBANY COUNTY, WYOMING

- LEGEND**
- ◆ --- SECTION CORNER (FOUND OR SET)
  - --- MONUMENT
  - --- CALCULATED CORNER
  - --- SECTION LINE
  - --- OWNERSHIP LINE
  - --- CENTERLINE
  - --- TRANSMISSION LINE RIGHT-OF-WAY
  - --- ACCESS ROAD RIGHT-OF-WAY
  - --- BEARING AND DISTANCE TIES

UNITED STATES DEPARTMENT OF ENERGY WESTERN AREA POWER ADMINISTRATION CORPORATE SERVICES OFFICE - LAKEWOOD, COLORADO			
SNOWY RANGE ALBANY COUNTY, WYOMING TRACT PLAT			
DESIGNED	---	APPROVED	S. WEBBER LANDS MANAGER
CAE	OCTOBER 12, 2006	SNG	105ET

ALBANY COUNTY, LARAMIE, WY  
 JACKIE R. GONZALES, ALBANY COUNTY CLERK

1/30/2007 #2007-774  
 2:51 PM 5 OF 5