AMERICAN FORK CITY COUNCIL
NOVEMBER 7, 2023
SPECIAL SESSION, WORK SESSION AGENDA

Notice of Electronic Meeting

One or more City Council Members may be physically absent from this meeting but may participate electronically.

Notice is hereby given that the American Fork City Council will meet in a special session and work session on Tuesday, November 7, 2023, in the American Fork City Administration Offices, located at 51 East Main Street, commencing at 4:00 p.m. The agenda shall be as follows:

SPECIAL SESSION

1. Presentation by Altabank.
2. Discussion and action on Condition #5 of the Harrington Center of the Arts site plan approval at 50 North Center Street relating to the reduced number of parking stalls.
3. Review and action on the award of the contract for the 200 South Multi-Modal Roadway Improvements Project (Phase 1) Contract to Condie Construction Company.
4. Adjourn to work session.

WORK SESSION

1. Discussion on allowing flagpoles in the city right-of-way.
2. Adjourn.

Dated this 6th day of November 2023.

/s/Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 7, 2023

Department Planning **Director Approval** *Patrick O'Brien*

AGENDA ITEM Review and action on a parking reduction for Harrington Center for the Arts, from the required 96 parking stalls to 89 parking stalls, located in the area of 50 N Center Street in the Central Commercial (CC-1) Zone.

SUMMARY RECOMMENDATION Planning Commission has given a positive recommendation for the parking reduction to 89 stalls from the required 96.

BACKGROUND The applicant, Harrington Center for the Arts has received a conditional site plan approval for a performing arts center in the historical downtown area of American Fork. The site is adjacent to the Historical American Fork City Hall, and south of the Fire Station headquarters.

The required parking number has not been met by the applicant, and the Planning Commission has approved the site plan, conditional to City Council approving a reduced number of parking stalls.

All stalls cannot be accommodated on site, and the applicant is seeking to utilize 38 on-street parking stalls, as outlined in Sec. 17.5.133, and as may be permitted by the Development Services Director, as outlined in Sec. 17.5.133(E)(2)

The City Council may approve the reduction of stalls from the required 96 stalls to 89 stalls, inclusive of the on-street stalls being utilized.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the parking reduction request for Harrington Center for the Arts, located in the area of 50 N Center Street, to 89 parking stalls from the required 96 parking stalls

Move to deny the parking reduction request for Harrington Center for the Arts, located in the area 50 N Center Street, to 89 parking stalls from the required 96 parking stalls.

Move to table the parking reduction request for Harrington Center for the Arts, located in the area of 50 N Center Street, to 89 parking stalls from the required 96 parking stalls and instruct staff/developer to.....

SUPPORTING DOCUMENTS

(2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (PDF)
(2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 PLAT (PDF)
(2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (PDF)
04.19.2023 UNAPPROVED PC - Harrington Center for the Arts - Meeting Minutes (PDF)

American Fork City
Development Review
Committee

Planning Department:
Reviewed
pobrien 02/14/2023

Fire Department
Reviewed
M. Sacco 02/23/2023

Engineering Division
Reviewed
jmortimer 02/23/2023

DRC Plan Review Meetings

These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPILL CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR

SHEET INDEX

C0	COVER SHEET
C1.0-C1.3	SITE LAYOUT
C2	UTILITY PLAN
C3.0-C3.5	GRADING & DRAINAGE PLAN
C4	DEMO
C5	PARCEL BOUNDARIES
PLAT	PROPOSED FINAL PLAT
GN1	GENERAL NOTES
D1-D4	CONSTRUCTION DETAILS
ALTA	SURVEY
A201-A202	EXTERIOR ELEVATIONS
G102-G103	CODE+LIFE SAFETY
REND 1	WEST COLOR RENDERING
REND 2	EAST COLOR RENDERING

PARKING NOTES

REGULAR PARKING STALLS SHALL BE STRIPED USING 4 INCH SOLID WHITE/YELLOW LINES

ADA STALLS SHALL BE STRIPED USING 4 INCH SOLID BLUE LINES

MAXIMUM SLOPE OF PARKING LOT IS 3.5%

MINIMUM SLOPE OF PARKING LOT IS 1.0%

CONSTRUCTION NOTES

ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS

CODE ANALYSIS

ZONE =	CCI
TYPE OF BUILDING =	XXX
TYPE OF OCCUPANCY =	XXX
FIRE SPRINKLED =	YES
TYPE OF CONSTRUCTION =	XXX
MAX BLDG HEIGHT =	XXX

SURVEY CONTROL

SITE BENCHMARK
SOUTH QUARTER CORNER SEC 14, T5S, R1E, SLB&M
FOUND BASE CAP (ELEV 4594.27')

BASIS OF BEARING
S 89°56'34" E FROM THE S¼ COR TO THE SE COR OF SEC 14, T5S, R1E, SLB&M

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
FSA	FINISHED SURFACE - ASPHALT
HP	HIGH POINT
LIP	LIP OF CROSS GUTTER
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB
TOW	TOP OF SIDEWALK

TABULATIONS

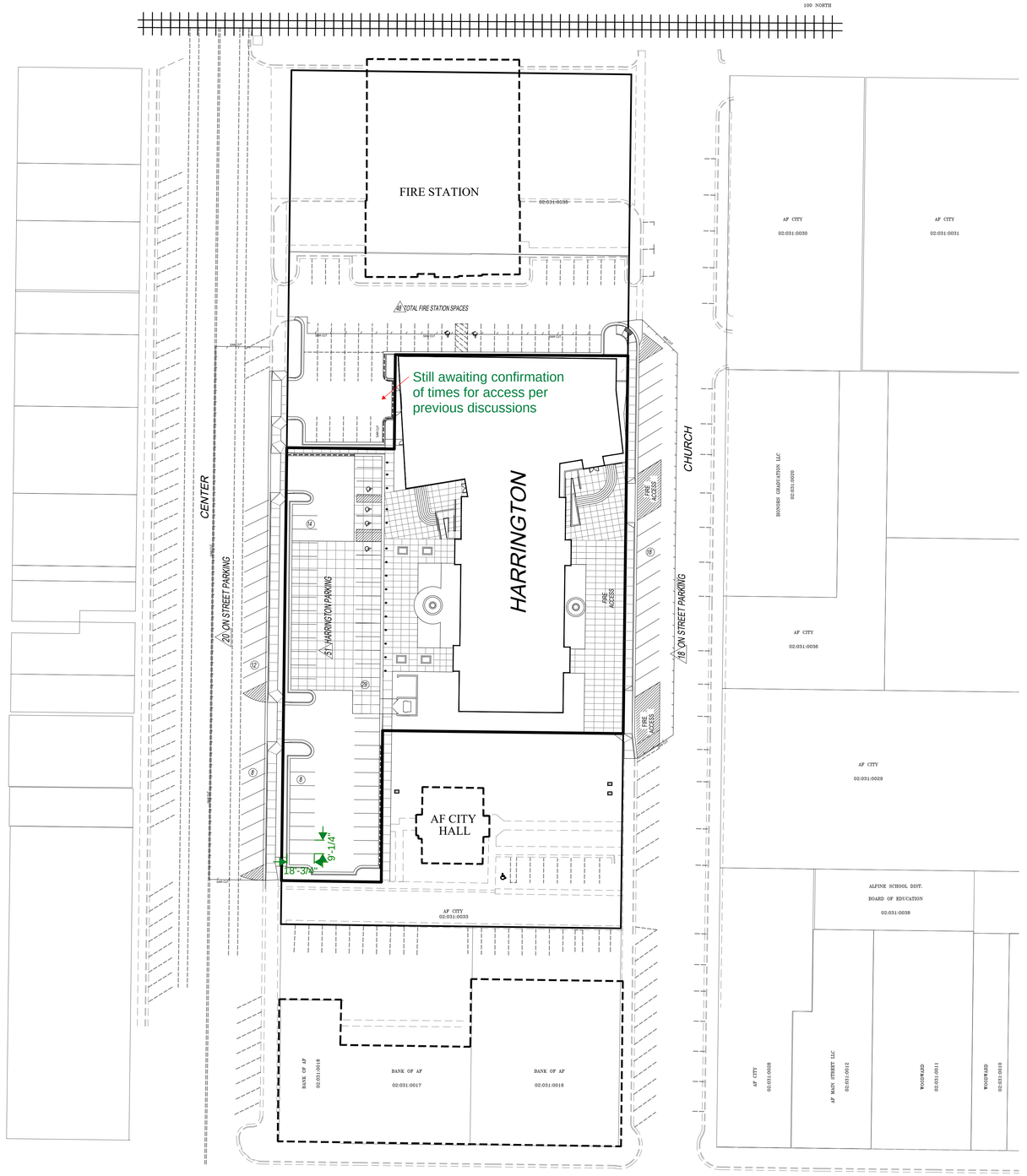
TOTAL AREA	1.34 AC	58,296 SF (100%)
IMPERVIOUS AREA	1.16 AC	48,835 SF (83.8%)
LANDSCAPING AREA	0.22 AC	9,461 SF (16.2%)
TOTAL BUILDING AREA		67,973 SF
BASEMENT		15,686 SF
LEVEL 1		21,795 SF
LEVEL 2		22,329 SF
LEVEL 3		8,163 SF

FEMA FLOODPLAIN

FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168F
EFFECTIVE DATE:	JUNE 19, 2020

Next Step

Revise and Resubmit based off comments made from staff



Blue Stakes of UTAH 811
Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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SEAL
STATE OF UTAH
KYLE P. BERG
343602
PROFESSIONAL ENGINEER
02/06/23

ACTION	DATE
SITE PLAN	02/06/23

PROJECT
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

HARRINGTON CENTER FOR THE ARTS

Parking Ordinance Sec 17.5.133

C. Number of Required Parking — Required # spaces

2.	Retail / Service commercial uses.	a. General Retail	4.5 / 1000 sf
3.	Office and Business uses.	a. General Business office - Fixed Wall	4.5 / 1000 sf
5.	Public assembly uses.	c. Theater (Live)	0.4 / seat

D. Adjustments permitted

E. Exception to standard in downtown area.

F. Location of off-street parking areas

1. The uses is part of a comvined parking facility as authorized under subsection I.1 of this section
2. The location of the proposed off-site spaces are reasonable and conveniently accessible to the use they are intended to serve

I. Combined parking areas and shared parking arrangements authorized - Conditions.

1. Combined parking authorized.
2. Shared parking arrangement authorized. The off-site parking for a development project containing a variety of uses having different parking demand characteristics and time-of-day demand may be combined
   a. The total number of spaces shall be sufficient to meet the maxiumum time-of-day requirements for the project
   b. The area devoted to off-street parking shall be part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area by a specific owner or tenant and which establish responsibility for maintenance thereof.
   c. The location and design of the parking areas within the project area shall provide an adequate number of spaces in the proximity of the use intended to be served.

SHARED USE PARKING STUDY (Sec 17.5.133.I.2)

Level	Description	# of Classrooms	# of Students Per Classroom	Total # Students	Office Space (sf)	# of Seats	
Basement	Studio / Classroom	4	30-38	140	600		
Level 1	Studio	4	12	48			
	Studio	2	14	28			
	Business				1400		
	Theatre/Cinema					175	
Level 2	Studio	1	26	26			
	Studio	2	12	24			
	Studio	2	15	30			
	Classroom	2	34	68			
	Theatre/Cinema					63	
	Business				1000		
	TOTALS	17		364	3000	238	

REQUIRED PARKING

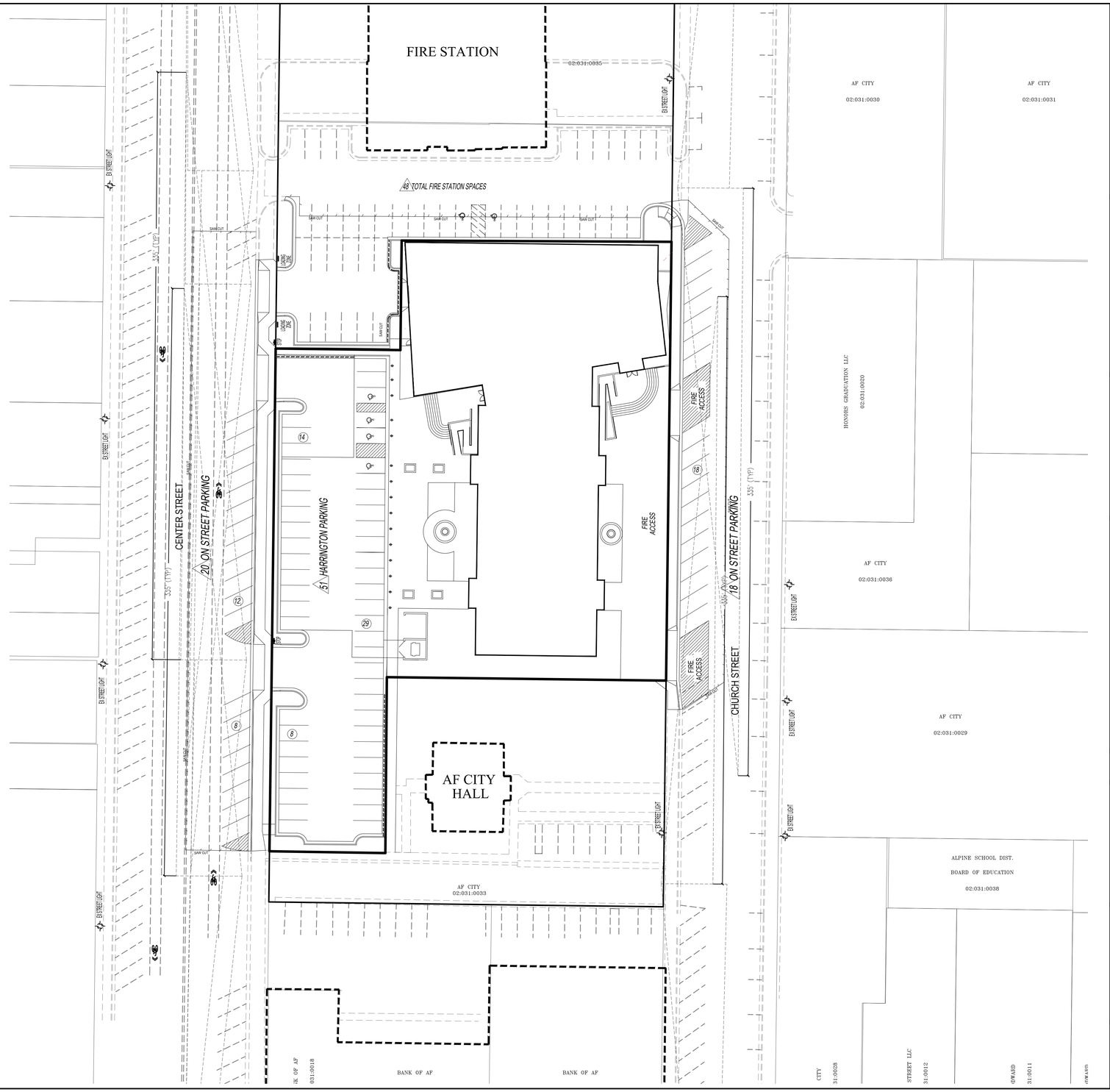
Use	Description	Parking Requirement Ratio		Unit Total	# of Spaces	SHARED USE (TIME OF DAY) Classes	Performance
TEACHERS		1	Teacher	17	17	17	
Student (K-8) (67%)		1	10 Students	244	24	24	
Student (9-12+) (33%)		1	3.5 Students	120	34	34	
Office Space		4.5	1000 SF	3000	14	14	
Theatre Seats (Live)		0.40	Seat	238	95	N/A	95
						89	95

PROVIDED PARKING

Property	# of Spaces
Harrington On-Site	51
Church Street On-street	18
Center Street On-street	20
Total Provided =	**89**

PARKING ANALYSIS NOTE

*** Alternate plans have been provided to City Planning staff that shows compliance with the required 95 parking stalls. In working with staff, an additional driveway access along Center Street was requested by staff, this additional access reduced the provided parking by 6 spaces to the 89 spaces shown. ***



Blue Stakes of UTAH 811 — Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — KYLE R. BERG — 343602 — 02/06/23 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C1.0

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

EGRESS / INGRESS EASEMENT

THE PROPOSED EGRESS / INGRESS EASEMENT FOR THE SERVICE ACCESS TO THE THEATER HAS THE FOLLOWING CRITIERIA.

1. NO LOADING / UNLOAD WHEN FIRE STATION SHIFT TURNOVER IS HIGHEST
2. LIMIT THE AMOUNT OF TIME LOADING / UNLOAD

PROPOSED LOADING ZONE SIGNS (2)

THEATER
LOADING ZONE ONLY
2 HR MAX
NO STANDING
BETWEEN 7AM - 9 AM

EX STREET LIGHT
EX STREET LIGHT
EX STREET LIGHT

CENTER STREET

SAW CUT
SAW CUT
SAW CUT
SAW CUT
SAW CUT
SAW CUT
SAW CUT

20 ON STREET PARKING

51 HARRINGTON PARKING

ASPHALT
CONCRETE
ASPHALT
CONCRETE
EXISTING ASPHALT

STOP
STOP
LOADING ZONE
LOADING ZONE

EGRESS / INGRESS EASEMENT FOR LOT 2 ENTRY#

48 TOTAL FIRE STATION SPACES

AF CITY HALL

AF CITY
02:031:0033

20' WATER LINE AND P.U.E.
20' WATER LINE AND P.U.E.

6' WALK
5' P.U.E.
10' P.U.E.
9.00' TYP
26.00
24.00
8.00
5.29' WALK
12.00'
20.50'
47'
111.84'
146.73'
18.44'
18.53'
4.77'
2.85'
4.07'
2.35'

0 7.5 15 30 45
SCALE: 1"= 15'

Blue Stakes of UTAH 811
Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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SEAL

STATE OF UTAH
V. R. BERG
343602
02/06/23
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
WEST SIDE LAYOUT	C1.1

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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

CULTEC RECHARGER 330XLHD
5,707 CF STORAGE VOLUME (72 UNITS)

51 HARRINGTON PARKING

CONCRETE

48 TOTAL FIRE STATION SPACES

AF CITY HALL

AF CITY
02:031:0033

20' WATER LINE AND P.U.E.

EGRESS / INGRESS EASEMENT FOR LOT 2 ENTRY #

SAW CUT

EXISTING ASPHALT

EX STREET LIGHT

FIRE ACCESS

CHURCH STREET

18 ON STREET PARKING

EX STREET LIGHT

EX STREET LIGHT

EX STREET LIGHT

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Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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SCALE: 1"= 15'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

STATE OF UTAH
KYLE R. BERG
343602
02/06/23
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

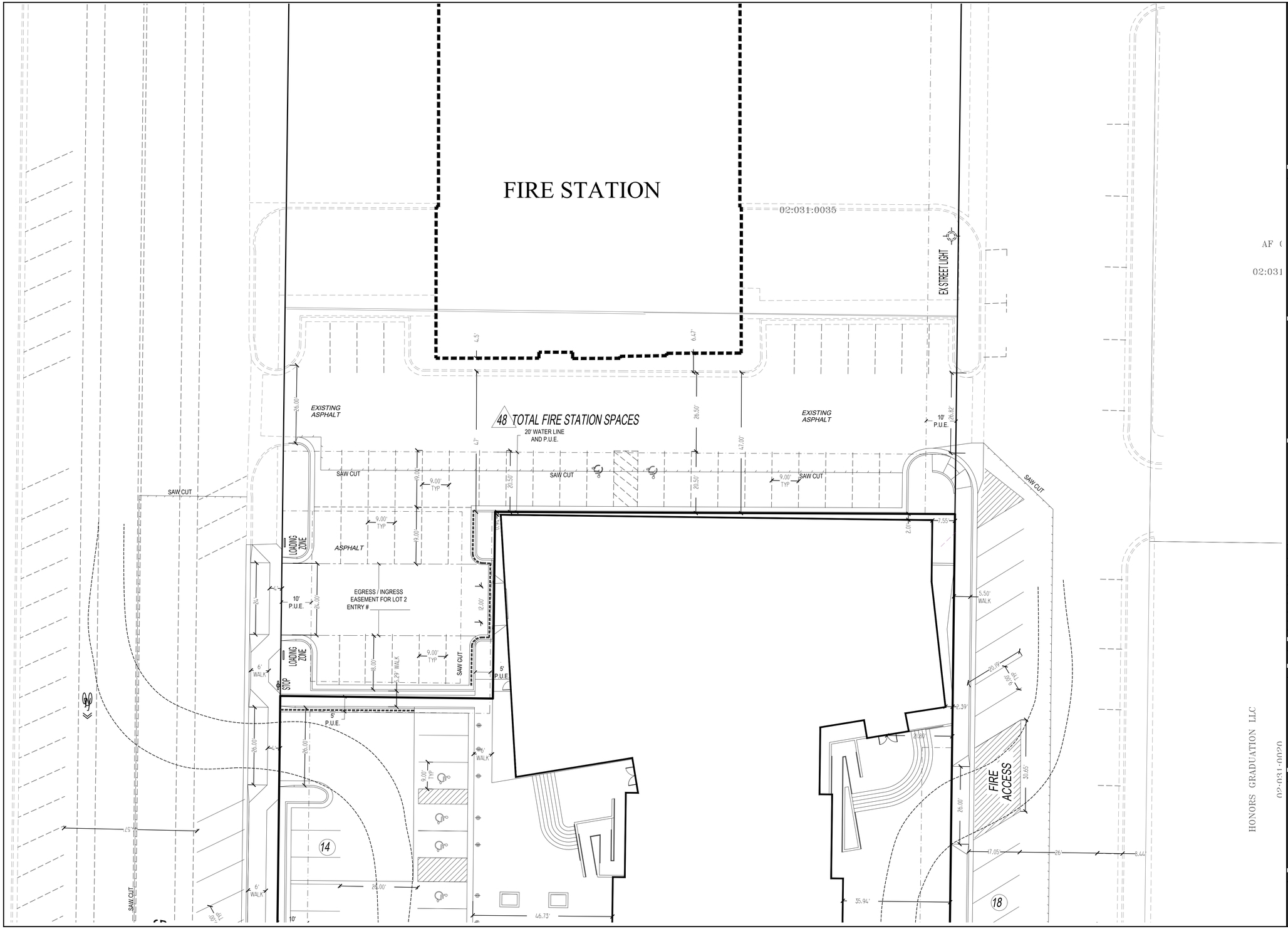
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
EAST SIDE LAYOUT	C1.2

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



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DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 7.5 15 30 45
SCALE: 1"= 15'

berg CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH K. R. BUM 343602 PROFESSIONAL ENGINEER 02/06/23
2			
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

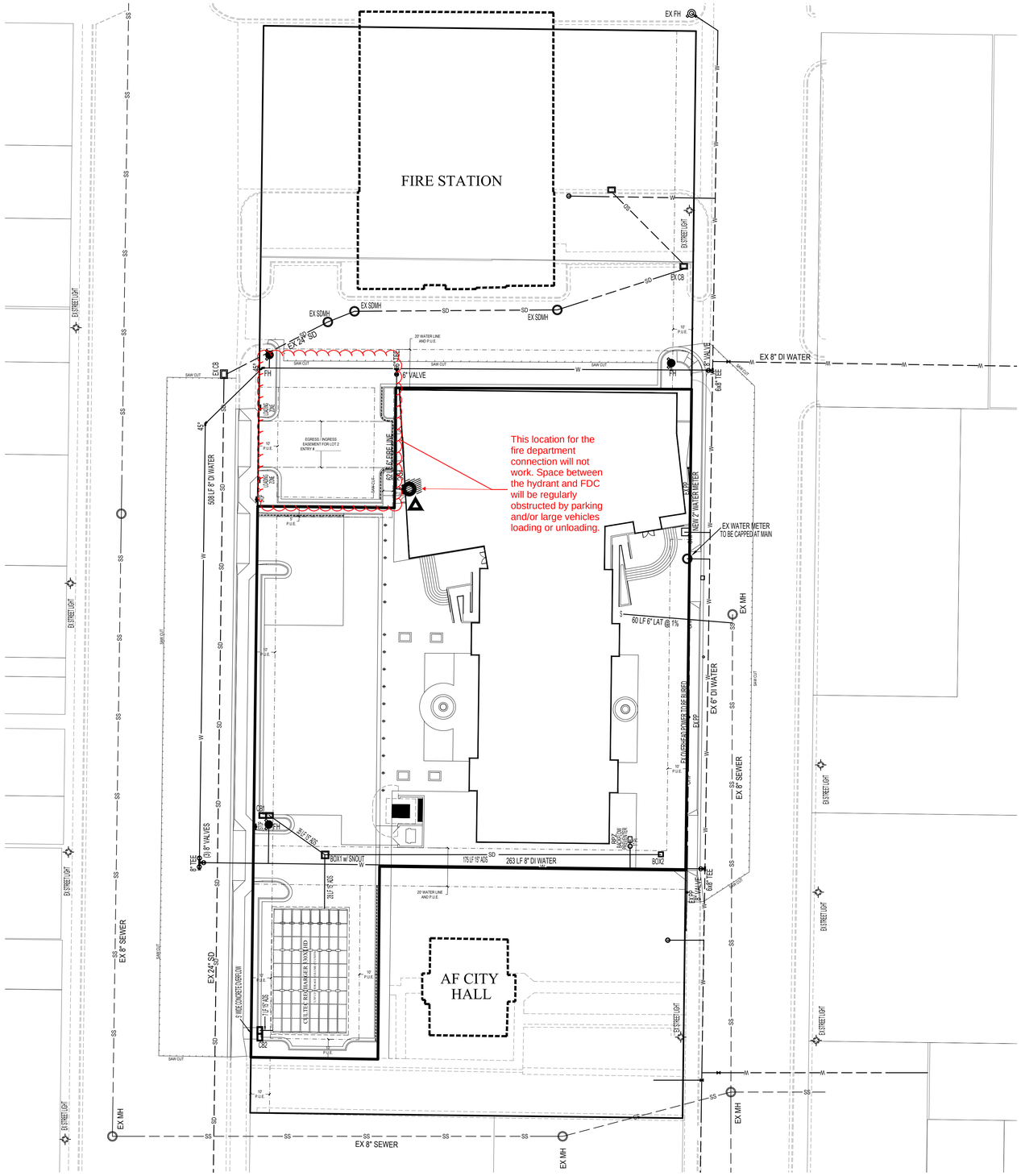
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
NORTH SIDE LAYOUT	C1.3

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



GENERAL NOTES

1. SURVEYED AS-BUILTS WILL BE REQUIRED OF ALL PUBLIC UTILITIES INCLUDING OPEN TRENCH SURVEY OF ALL PIPES, FITTINGS, AND OTHER RELATED PIPING INFORMATION; DIMENSIONS TO SURFACE IMPROVEMENTS, AS-CONSTRUCTED CONTOURS AND FINAL SURFACE INFORMATION, AND AS-BUILT PLAN AND PROFILE DRAWINGS OF ANY GRAVITY FLOW DEPENDENT UTILITIES.

WATER NOTES

1. WATER MAIN SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51. DUCTILE IRON PIPE SHALL BE CLASS 51.
2. WATER LINE MINIMUM COVER IS 48 INCHES TO THE TOP OF THE PIPE.

SEWER NOTES

1. SEWER LATERAL TO BE INSPECTED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING.
2. NEW SERVICE LATERAL SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR35.
3. LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR wye AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
4. THERE SHALL BE A MINIMUM OF 3 FEET OF COVER OVER SEWER LATERAL LINE.
5. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT.
6. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
7. CLEANOUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

FIRE NOTES

1. BUILDING HEIGHT = xxxx FEET
2. HARD SURFACE DRIVE PATH MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS, OR PROVIDE EMERGENCY VEHICLE TURN AROUND.
3. FIRE DEPARTMENT CONNECTION LOCATION
4. FIRE RISER ROOM LOCATION
5. KNOX BOX KEY LOCATION
6. PROVIDE A WATER FLOW ANALYSIS

STORM DRAIN NOTES

1. MINIMUM STORM DRAIN PIPE COVER IS 24 INCHES

PI NOTES

1. NO EXISTING PI MAIN IS IN THE AREA. ALL LANDSCAPE IRRIGATION WILL BE CONNECTED TO THE NEW CULINARY WATER CONNECTION WITH ALL REQUIRED BACK-FLOW DEVICES.

You show the Overhead power and indicate to bury. Have you identified all other dry utilities and dealt with potential conflicts? (Repeat Comment). Previous meeting indicated you were figuring out on Plat. Have you figured this out?

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

N

0 15 30 60 90
SCALE: 1"= 30'

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SEAL

STATE OF UTAH — Vern R. Berg — 5/16/23 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

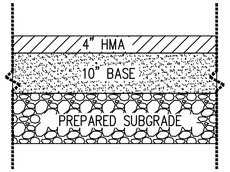
SHEET NAME	SHEET NUMBER
UTILITY	*C2*

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

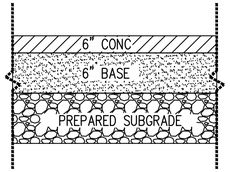
KEY NOTES

1. 2' HIGH BACK CURB (AS PER SHEET D0)
2. 2' HIGH BACK SPILL CURB (AS PER SHEET D0)
3. FLARED DRIVE APPROACH (AS PER SHEET D0)
4. SIDEWALK (WIDTH VARIES) (AS PER SHEET D0)

6 NEW PAVEMENT SECTION



7 NEW CONCRETE SECTION



STORM DRAIN NOTES

1. ALL STORM DRAIN TO PROVIDE A MINIMUM OF 24" OF COVER.

CENTER STREET IMPROVEMENTS

SECTION 15.01.1250.F

EXISTING ROADWAYS NOT HAVING PAVEMENT STRUCTURAL NUMBER EQUIVALENT TO DESIGN REQUIREMENTS SHALL BE RECONSTRUCTED TO CENTERLINE OF ROADWAY BY DEVELOPMENT ABUTTING THE ROADWAY FRONTAGE

DESIGN REQUIREMENTS (15.1.1250.A & 15.1.1250.B)

6" BASE COURSE	x	0.23	=	1.38
3" ASPHALT	x	0.40	=	1.20
		DESIGN PAVEMENT SN =		2.58
		PAVEMENT CORE SN	=	xxxx

CHURCH STREET IMPROVEMENTS

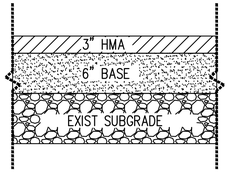
SECTION 15.01.1250.F

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DESIGN REQUIREMENTS (15.1.1250.A & 15.1.1250.B)

6" BASE COURSE	x	0.23	=	1.38
3" ASPHALT	x	0.40	=	1.20
		DESIGN PAVEMENT SN =		2.58
		PAVEMENT CORE SN	=	xxxx

8 PUBLIC STREET SECTION





Blue Stakes of UTAH811 Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 15 30 60 90
SCALE: 1"= 30'

berg
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SEAL

STATE OF UTAH
KYLE R. BERG
343602
05/06/23
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

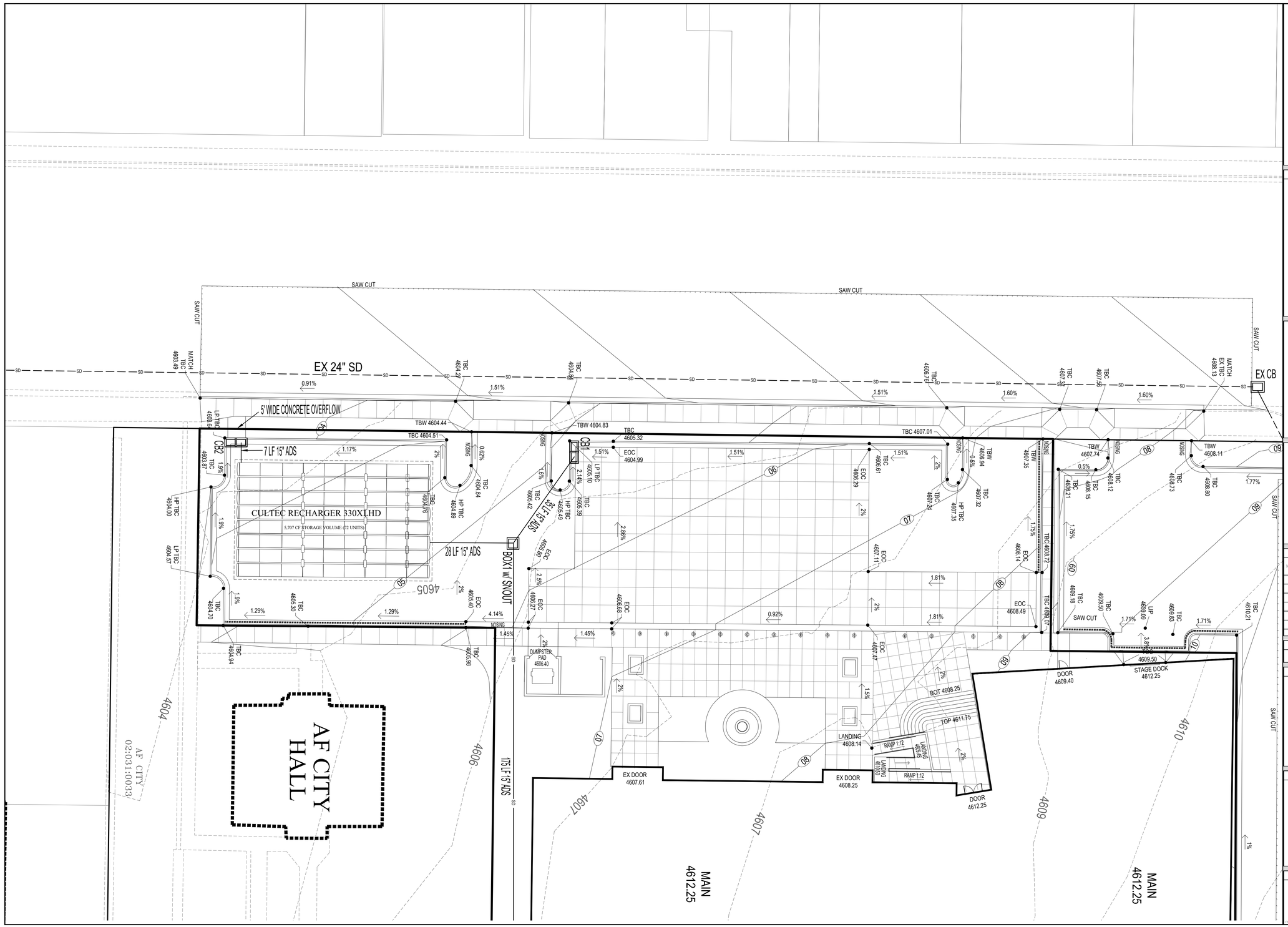
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
OVERALL GRADING	C3.0

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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



Blue Stakes of UTAH811 Bluestakes.org

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HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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SCALE: 1"= 15'

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SEAL

STATE OF UTAH — R. BUG — 343602 — 02/06/23 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
WEST SIDE GRADING	C3.1

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH — KYLE R. BERG — 343602 — PROFESSIONAL ENGINEER — 02/06/23

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

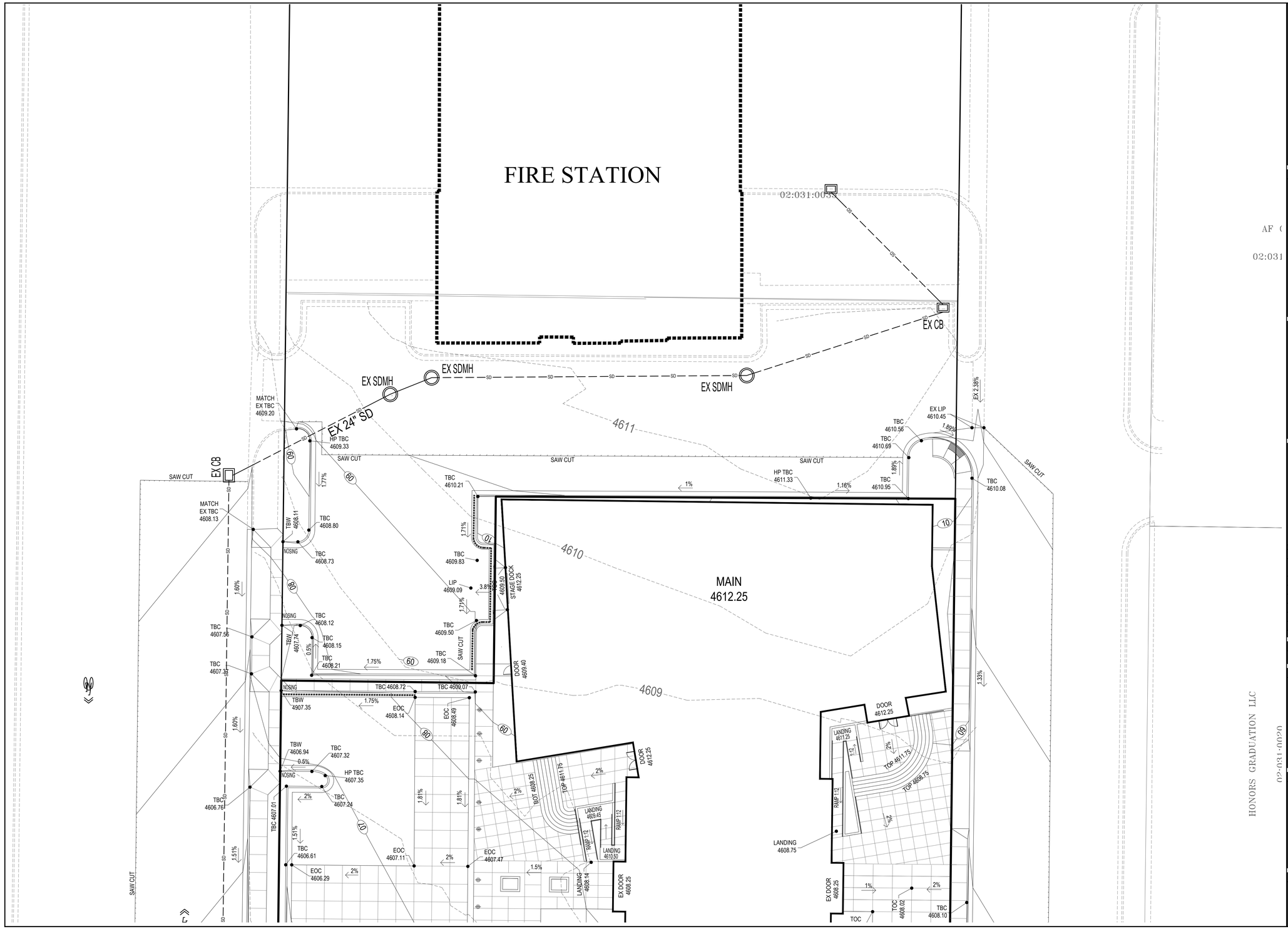
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
EAST SIDE GRADING	C3.2

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



Blue Stakes of UTAH811
Bluestakes.org

DEVELOPMENT
HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 7.5 15 30 45
SCALE: 1"= 15'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, V. R. BERG, 343602, 02/06/23, PROFESSIONAL ENGINEER
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

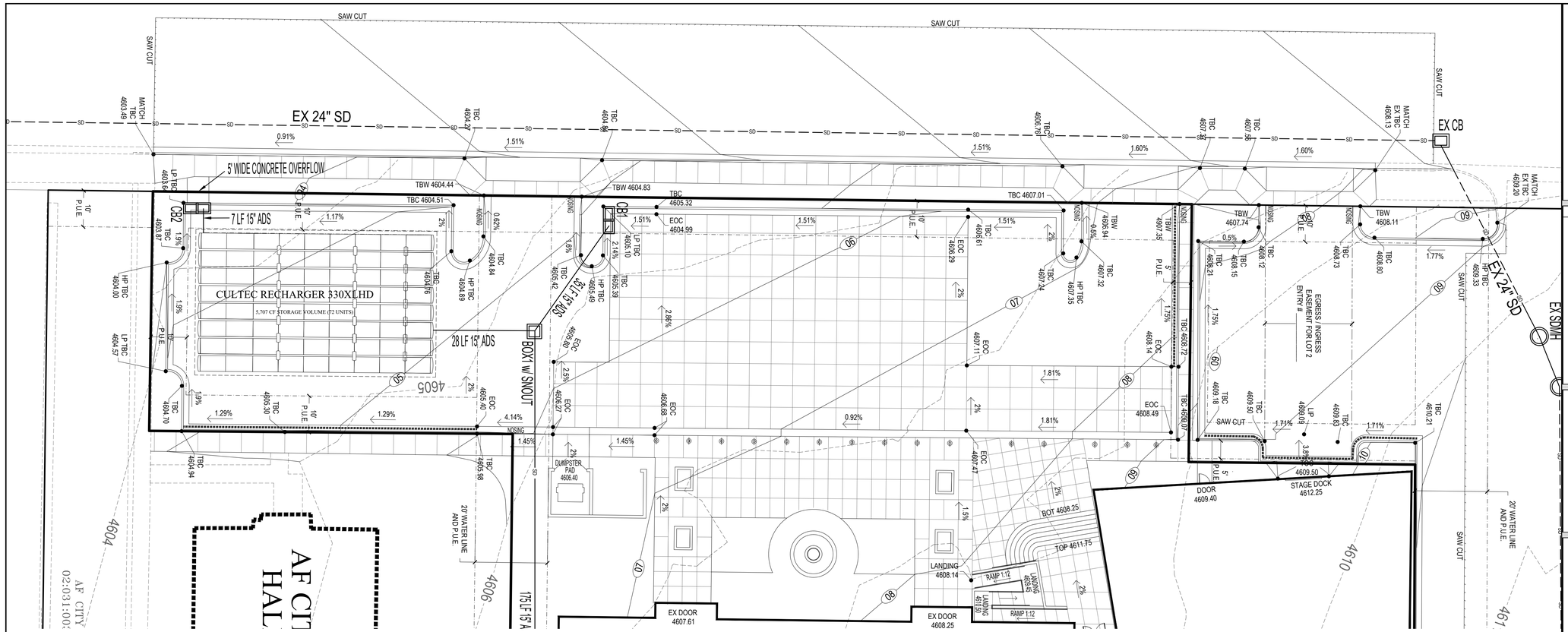
HARRINGTON CENTER FOR THE ARTS

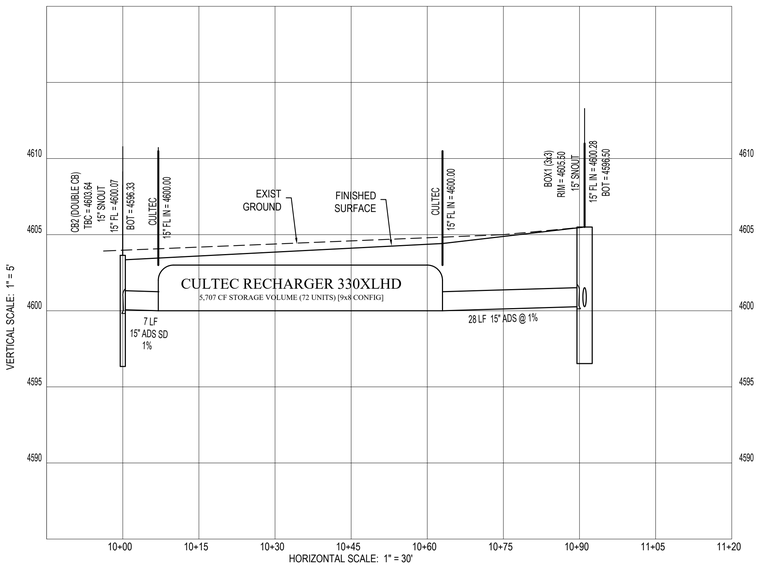
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
NORTH SIDE GRADING	*C3.3*

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)





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DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

SCALE: 1"= 15'

CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH — V. R. BUNG — REGISTERED ENGINEER — 02/06/23 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

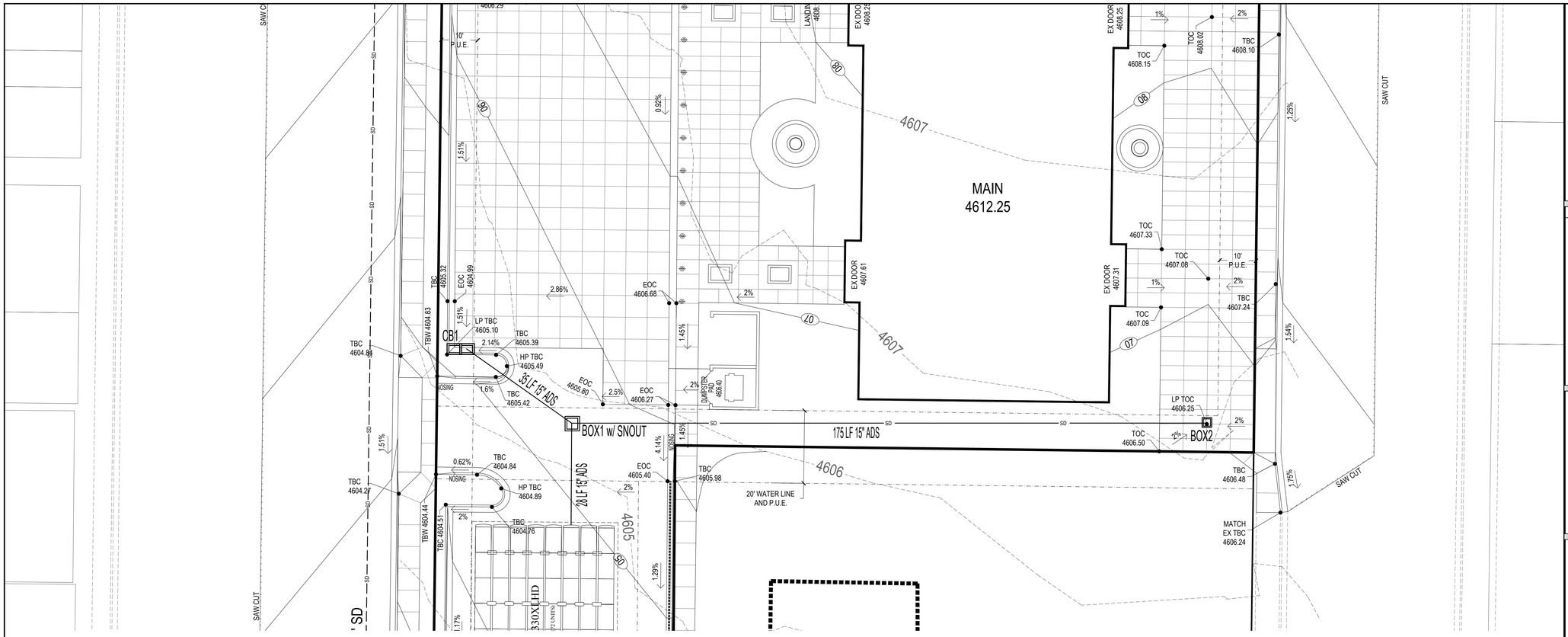
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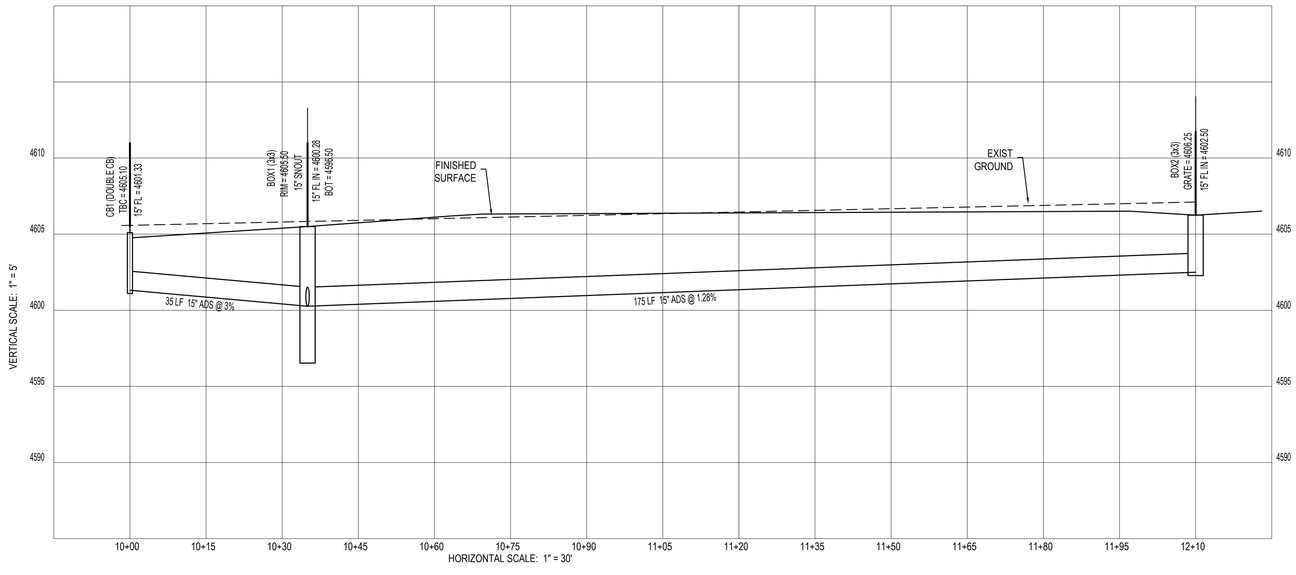
SITE PLAN

SHEET NAME	SHEET NUMBER
STORM DRAIN	C3.4

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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)





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DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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SCALE: 1"= 15'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
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SEAL
STATE OF UTAH
V. R. BERG
CIVIL ENGINEERING
02/06/23
343602
PROFESSIONAL ENGINEER

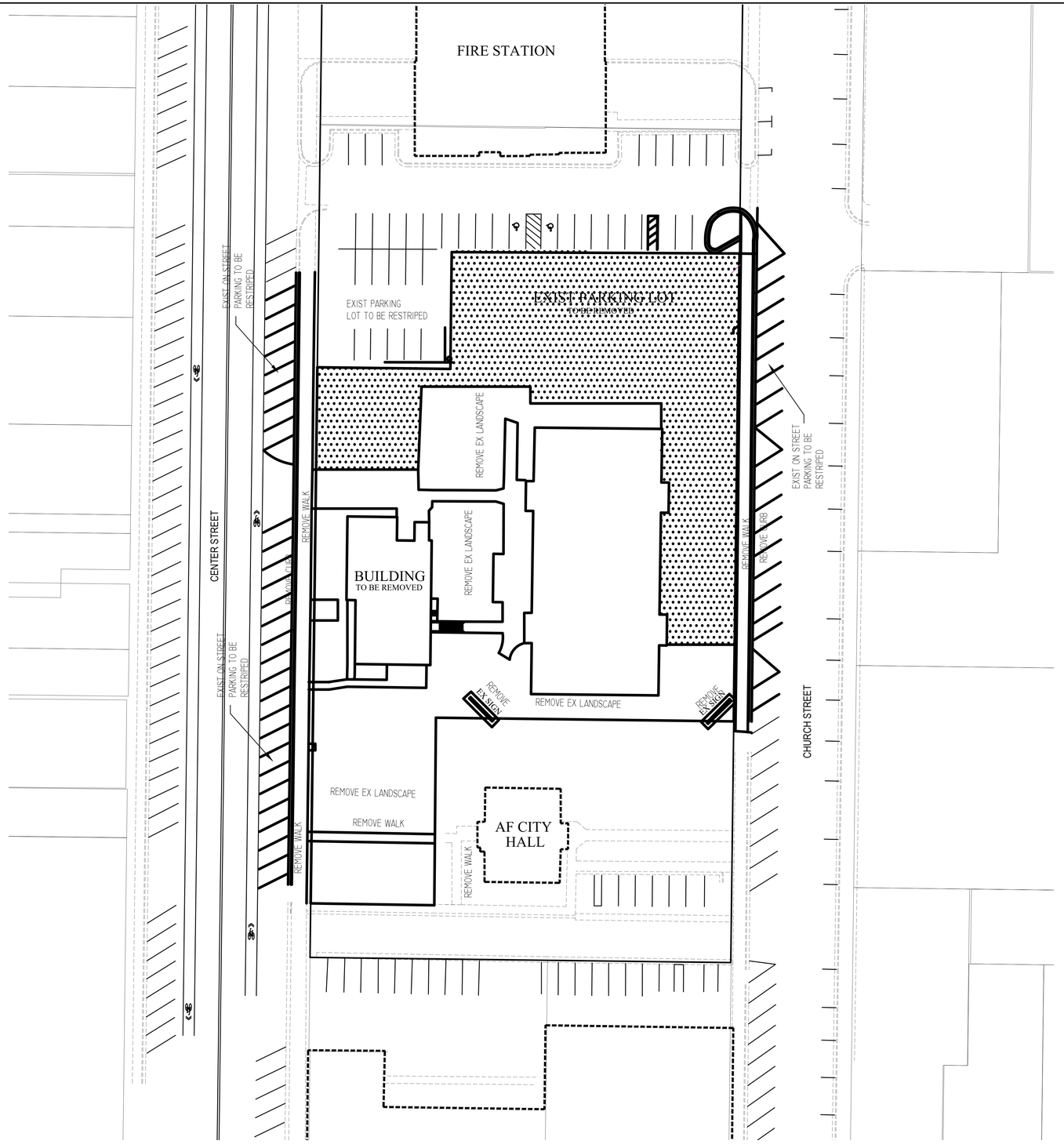
ACTION	DATE
SITE PLAN	02/06/23

PROJECT
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
STORM DRAIN	C3.5

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



Blue Stakes of UTAH811 Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
KYLE B. BERG
343602
02/06/23
PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
DEMO	*C4*

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

BOUNDARY DESCRIPTION

47/50 PARCEL
Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 0°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence North 0°42'30" East 186.60 feet; thence South 89°17'30" East 225.00 feet; thence South 0°42'30" West 186.60 feet; thence North 89°17'30" West 225.00 feet to the point of beginning.

Area = 0.964 Acres

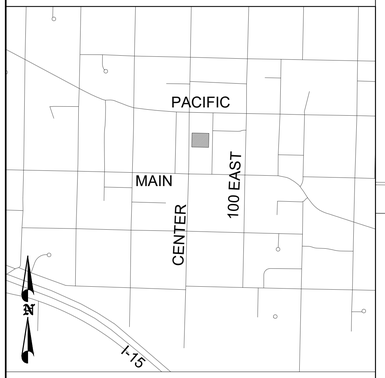
LEASE PARCEL A
Beginning at the northeast corner of Utah County Lot # 02:031:0040 (Harrington School Parcel) and bearing N89°17'30"W 159.85 feet; thence N00°39'46"E 62.44 feet; thence S89°43'41"E 159.91 feet; thence S00°42'30"W 63.66 feet to the point of beginning.

Area = 0.23 Acres

CITY HALL PARCEL B (NEW WEST PARKING)
Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 00°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence South 89°17'30" East 65.73 feet; thence South 00°29'39" West 100.31 feet; thence North 89°07'00" West 66.11 feet; thence North 00°42'30" East 100.11 feet to the point of beginning.

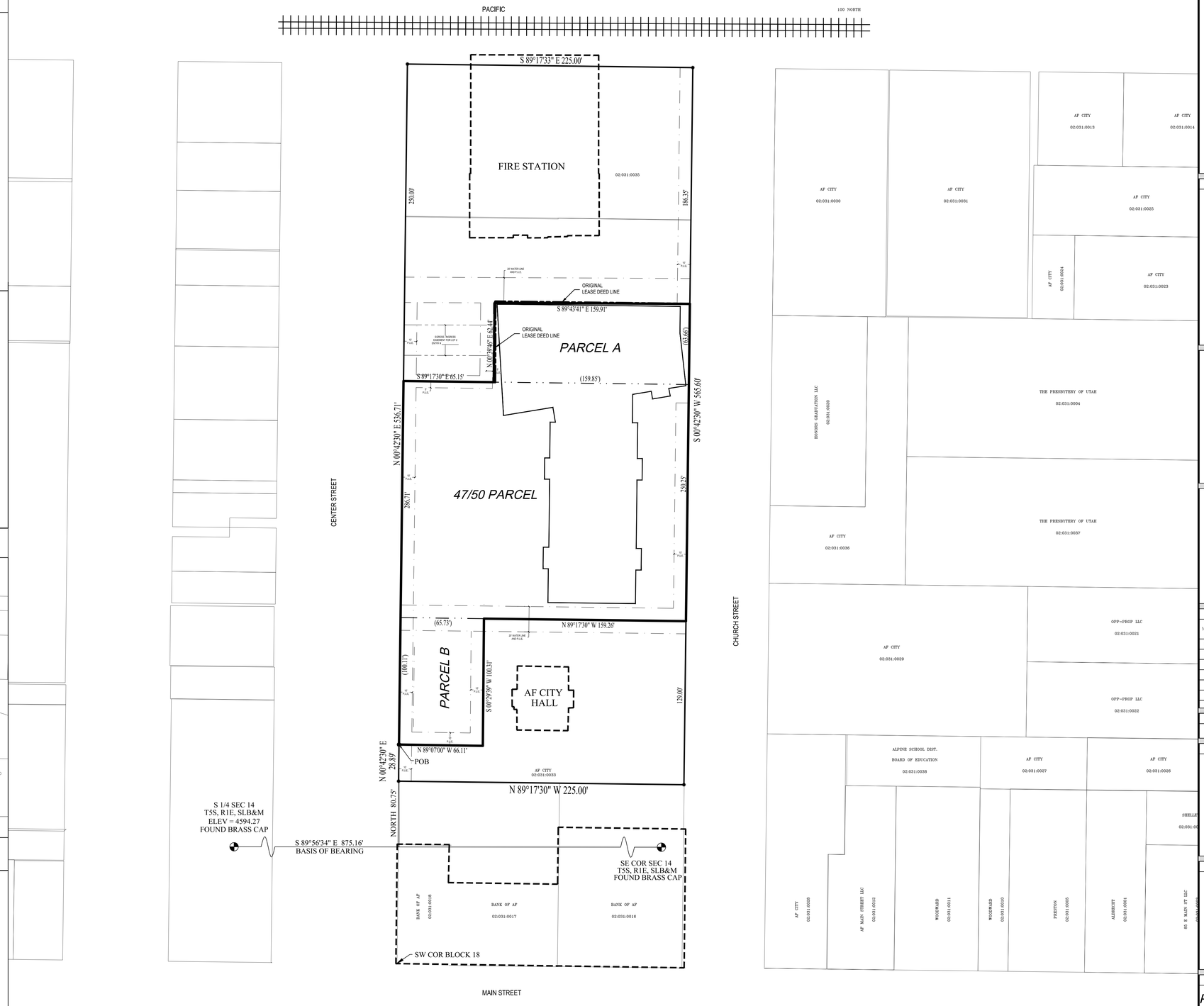
Area = 0.15 Acres

VICINITY SKETCH



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPILL CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR



Blue Stakes of UTAH 811 Bluestakes.org

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — R. BUG — 5/16/23 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C5*

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

GENERAL NOTES

1. CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
9. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

UTILITIES

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

STRIPING AND SIGNING

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

SANITARY SEWERS

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
14. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
15. ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

SECONDARY WATER

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 24 INCHES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

MAIL DELIVERY

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

STATE OF UTAH · KYLE R. BERG · 343602 · 02/06/23 · PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

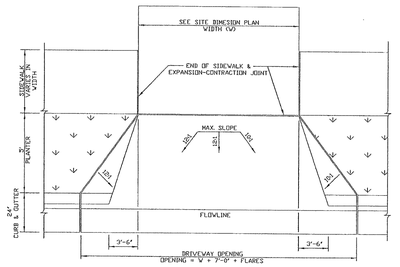
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.

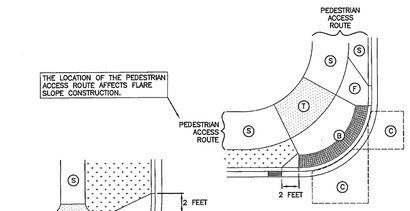


FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS IN MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



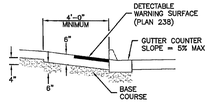
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

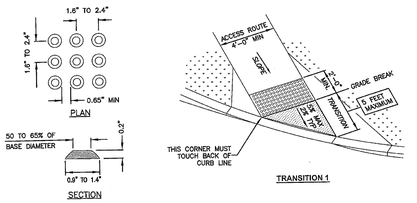
SLOPE TABLE

Corner curb cut assembly

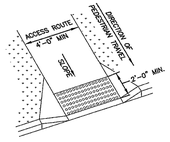
Plan **235** Sheet 1 of 4

September 2011

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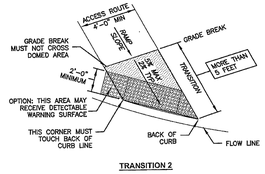


TRUNCATED DOME DETAIL



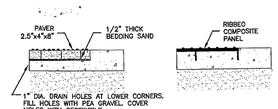
PERPENDICULAR ASSEMBLY

TRANSITION 1



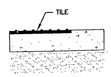
TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



STYLE P

STYLE R



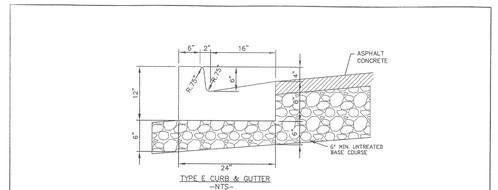
STYLE T

Detectable warning surface

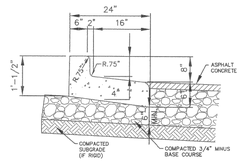
Plan **238**

July 2011

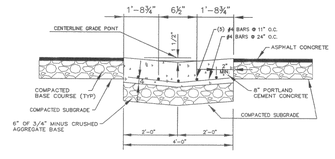
79



TYPE E CURB & GUTTER
-NTS-

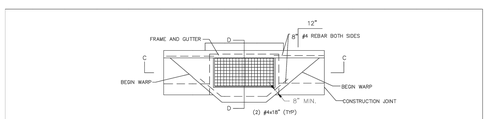


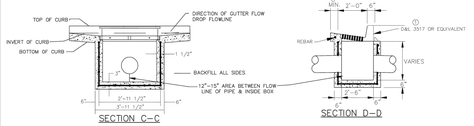
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-



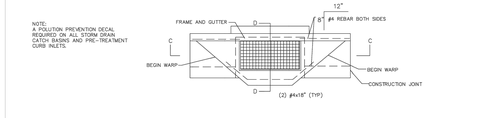
4.0' VALLEY GUTTER
-NTS-

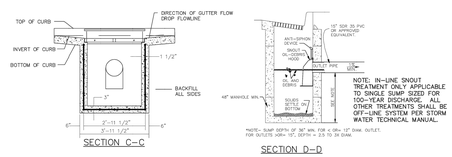
DRAWN: JRP	Northern ENGINEERING AND PLANNING CONSULTANTS IN MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				





STORM DRAIN CATCH BASIN
-NTS-



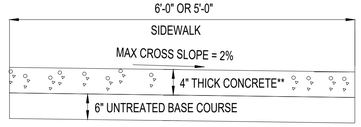


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS				
DATE: APRIL 2012				
SCALE: VARIES				

SIDEWALK DETAIL

NOT TO SCALE



**SIDEWALK AT DRIVE APPROACHES TO BE 6" THICK

6" UNTREATED GRANULAR BASE
CURB & SIDEWALK
EXTENDING 6" LATERALLY IN FRONT AND BACK
COMPACT TO 95% DENSITY ASTM D 1557-78

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUD, 343602, 02/06/23, PROFESSIONAL ENGINEER
1			
2			
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

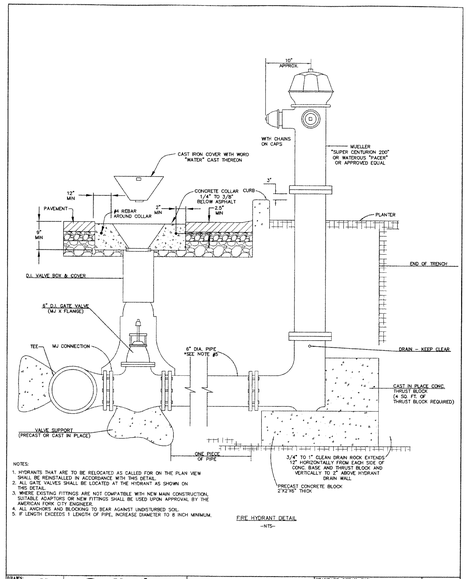
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

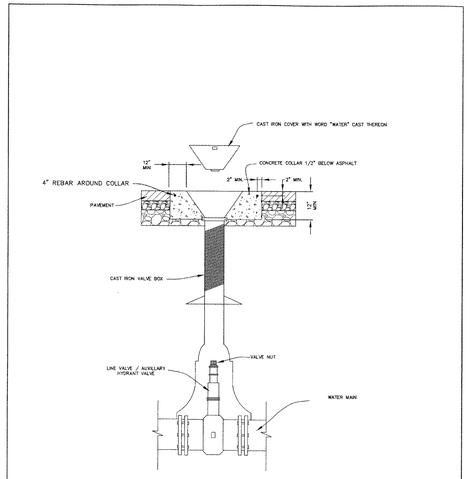
Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. 4" LENGTH EXCLUDES 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

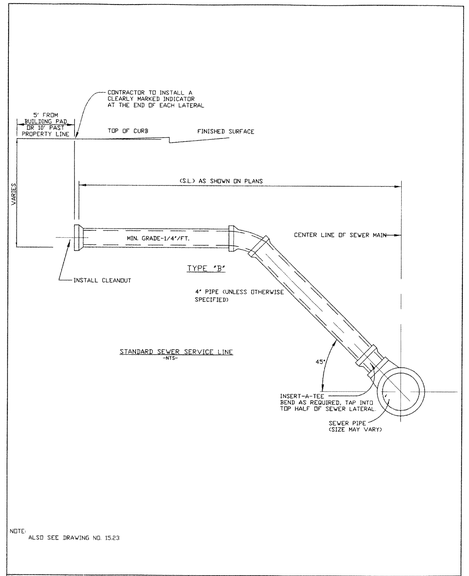
FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6



VALVE BOX DETAIL

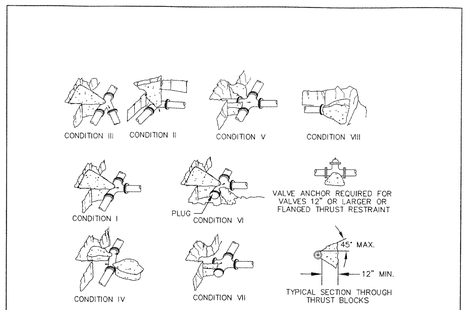
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4



STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19

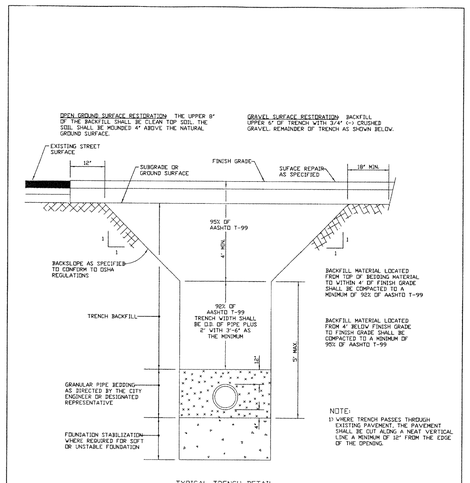


NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ. FEET								
PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

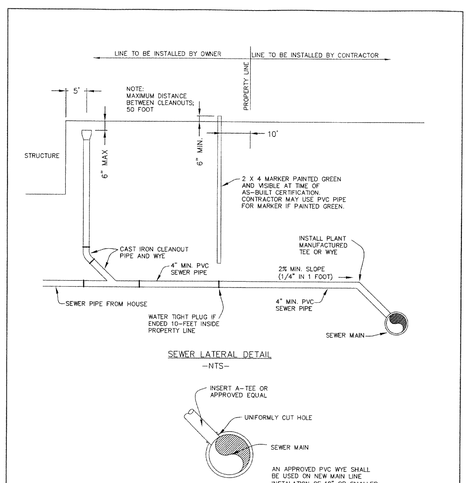
WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22



SEWER LATERAL DETAIL
-NTS-

SEWER SURVICE LATERAL SADDLE
-NTS-

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
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STATE OF UTAH — KYLE R. BERG — 343602 — REGISTERED PROFESSIONAL ENGINEER — 02/06/23

ACTION	DATE
SITE PLAN	02/06/23

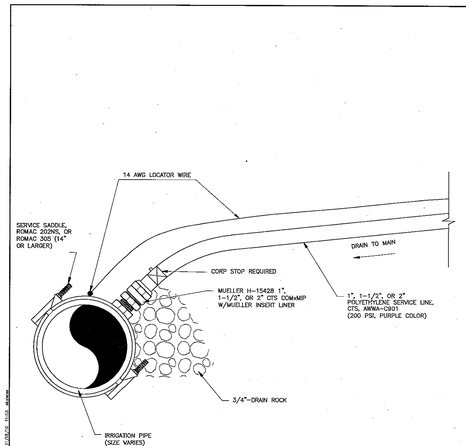
PROJECT
HARRINGTON CENTER FOR THE ARTS

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

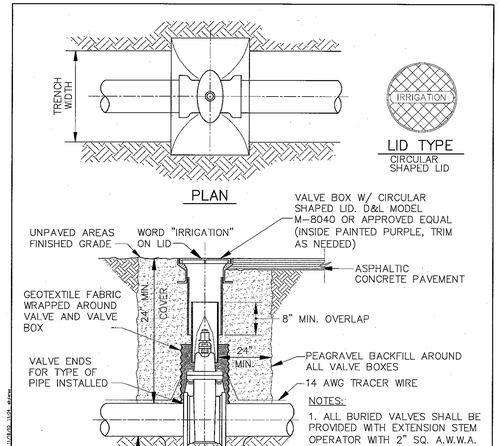
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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



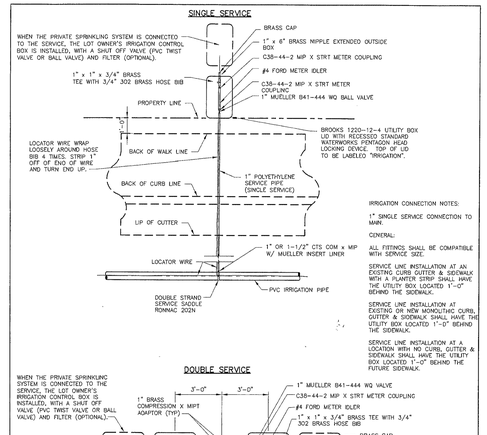
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	TYPICAL SECONDARY WATER MAIN TAP	15.3A
DATE:			
SCALE:			

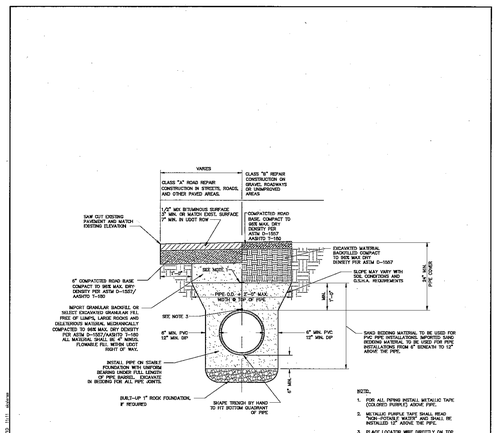


VALVE BOX INSTALLATION

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	SECONDARY WATER VALVE BOX DETAIL	15.4A
DATE:			
SCALE: NONE			

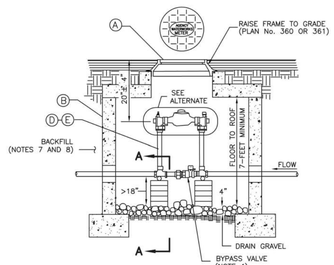


DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	15.5A
DATE:			
SCALE:			



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	TYPICAL SECONDARY WATER TRENCH DETAIL	15.22A
DATE:			
SCALE:			



LEGEND			
No.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	PLAN No. 502
B		CONCRETE BOX	PLAN No. 505
C		METER BOLTS	5/8" x 2 3/4" BRASS
D		1 1/2" CUSTOM SETTER WITH BYPASS	
E		2" CUSTOM SETTER WITH BYPASS	

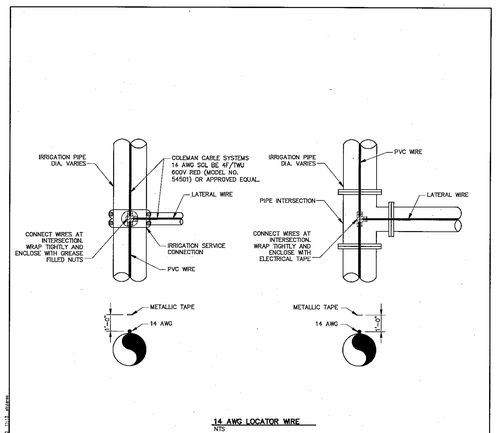
* FURNISHED BY UTILITY AGENCY

1 1/2" and 2" meter

August 2001

217

Plan No. **522**



14 AWG LOCATOR WIRE
NTS

NOTES:
1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	LOCATOR WIRE DETAIL	15.33
DATE:			
SCALE:			

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

berg
CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH — R. BUG — 343602 — PROFESSIONAL ENGINEER — 02/06/23
2			
3			
4			
5			
6			
7			

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D2*

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

CULTEC Recharger® 330XLHD Stormwater Chamber

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.



Size (L x W x H)	8.5' x 52" x 33.5" 2.59 m x 1321 mm x 775 mm
Installed Length	7' 2.13 m
Length Adjustment per Run	1.50' 0.46 m
Chamber Storage	7.46 ft³/ft 0.69 m³/m 52.21 ft³/unit 1.48 m³/unit
Min. Installed Storage	11.32 ft³/ft 1.05 m³/m 79.26 ft³/unit 2.24 m³/unit
Min. Area Required	33.83 ft² 3.14 m²
Chamber Weight	73.0 lbs 33.11 kg
Shipping	30 chambers/skid 2,335 lbs/skid 10 skids/48' flatbed
Min. Center-to-Center Spacing	4.83' 1.47 m
Max. Allowable Cover	12' 3.66 m
Max. Inlet Opening in End Wall	24" HDPE, PVC 600 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC 250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. Installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58° (1473 mm) center-to-center spacing.

	Stone Foundation Depth		
	6" 152 mm	12" 305 mm	18" 457 mm
Chamber and Stone Storage Per Chamber	79.26 ft³ 2.24 m³	86.03 ft³ 2.44 m³	92.79 ft³ 2.63 m³
Min. Effective Depth	3.54' 1.08 m	4.04' 1.23 m	4.54' 1.38 m
Stone Required Per Chamber	2.50 yd³ 1.91 m³	3.13 yd³ 2.39 m³	3.76 yd³ 2.87 m³

Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58°(1473 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.

Recharger® 330XLHD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume			Cumulative Storage		
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
30.5	775	0.000	0.000	0.000	0.000	52.213	1.479
30	762	0.019	0.002	0.133	0.004	52.213	1.479
29	737	0.051	0.005	0.357	0.010	52.080	1.475
28	711	0.084	0.008	0.588	0.017	51.723	1.465
27	686	0.124	0.012	0.868	0.025	51.135	1.448
26	660	0.150	0.014	1.05	0.030	50.267	1.424
25	635	0.173	0.016	1.211	0.034	49.217	1.394
24	609	0.191	0.018	1.337	0.038	48.006	1.360
23	584	0.207	0.019	1.449	0.041	46.669	1.322
22	559	0.221	0.021	1.547	0.044	45.220	1.281
21	533	0.233	0.022	1.631	0.046	43.673	1.237
20	508	0.244	0.023	1.708	0.048	42.042	1.191
19	483	0.254	0.024	1.778	0.050	40.334	1.142
18	457	0.264	0.025	1.848	0.052	38.556	1.092
17	432	0.271	0.025	1.897	0.054	36.708	1.040
16	406	0.283	0.026	1.981	0.056	34.811	0.986
15	381	0.294	0.027	2.058	0.058	32.830	0.930
14	356	0.296	0.027	2.072	0.059	30.772	0.871
13	330	0.299	0.028	2.093	0.059	28.700	0.813
12	305	0.301	0.028	2.107	0.060	26.607	0.754
11	279	0.303	0.028	2.121	0.060	24.500	0.694
10	254	0.304	0.028	2.128	0.060	22.379	0.634
9	229	0.306	0.028	2.142	0.061	20.251	0.574
8	203	0.313	0.029	2.191	0.062	18.109	0.513
7	178	0.321	0.030	2.247	0.064	15.918	0.451
6	152	0.322	0.030	2.254	0.064	13.671	0.387
5	127	0.323	0.030	2.261	0.064	11.417	0.323
4	102	0.324	0.030	2.268	0.064	9.156	0.259
3	76	0.325	0.030	2.275	0.064	6.888	0.195
2	51	0.327	0.030	2.289	0.065	4.613	0.131
1	25	0.332	0.031	2.324	0.066	2.324	0.066
Total		7.459	0.693	52.213	1.479	52.213	1.479

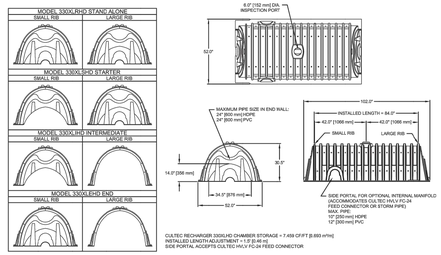
Calculations are based on installed chamber length.

Visit http://cultec.com/downloads/ for Product Downloads and CAD details.

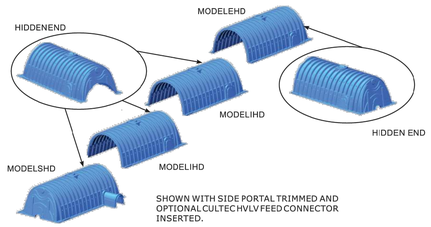
© CULTEC, Inc., June 2020 SUB330XLHD 06-20

CULTEC Recharger® 330XLHD Stormwater Chamber

Three View Drawing



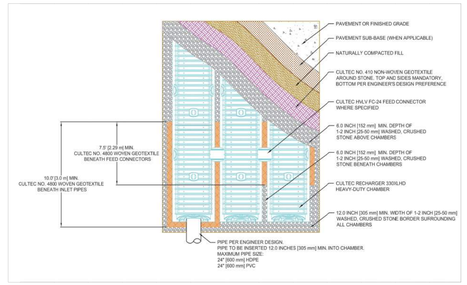
Typical Interlock Installation



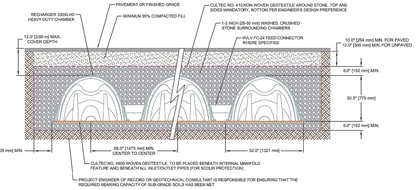
© CULTEC, Inc., June 2020 SUB330XLHD 06-20

CULTEC Recharger® 330XLHD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application



© CULTEC, Inc., June 2020 SUB330XLHD 06-20

CULTEC Recharger® 330XLHD Stormwater Chamber

CULTEC Recharger® 330XLHD Specifications

GENERAL

CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Recharger® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharger® 330XLHD shall be 7 feet (2.13 m).
7. Maximum inlet opening on the chamber end wall is 24 inches (600 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
10. The nominal storage volume of the Recharger® 330XLHD chamber shall be 7.459 ft³ / ft (0.693 m³ / m) - without stone. The nominal storage volume of a single Recharger® 330XLHD Stand Alone unit shall be 63.40 ft³ (1.80 m³) - without stone. The nominal storage volume of a joined Recharger® 330XLHD Intermediate unit shall be 52.213 ft³ (1.478 m³) - without stone. The nominal storage volume of the length adjustment amount per run shall be 11.19 ft³ (1.04 m³) - without stone.
11. The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft³ / ft (0.026 m³ / m) - without stone.
12. The Recharger® 330XLHD chamber shall have fifty-six discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Recharger® 330XLHD chamber shall have 16 corrugations.
14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
15. The Recharger® 330XLHDD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
16. The Recharger® 330XLSHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
17. The Recharger® 330XLHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
18. The Recharger® 330XLHDEHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
19. The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 330XLHD and act as cross feed connections.
20. Chambers must have horizontal stiffening flex reduction steps between the ribs.
21. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
22. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
23. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
24. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
25. The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agreement Board Certificate for Cultec Attenuation and Infiltration.
26. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
27. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

© CULTEC, Inc., June 2020 SUB330XLHD 06-20

DEVELOPMENT

HARRINGTON CENTER FOR THE ARTS
50 N CENTER

berg CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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7		

SEAL

STATE OF UTAH — KEVIN R. BERG — 343602 — 02/06/23 — PROFESSIONAL ENGINEER

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

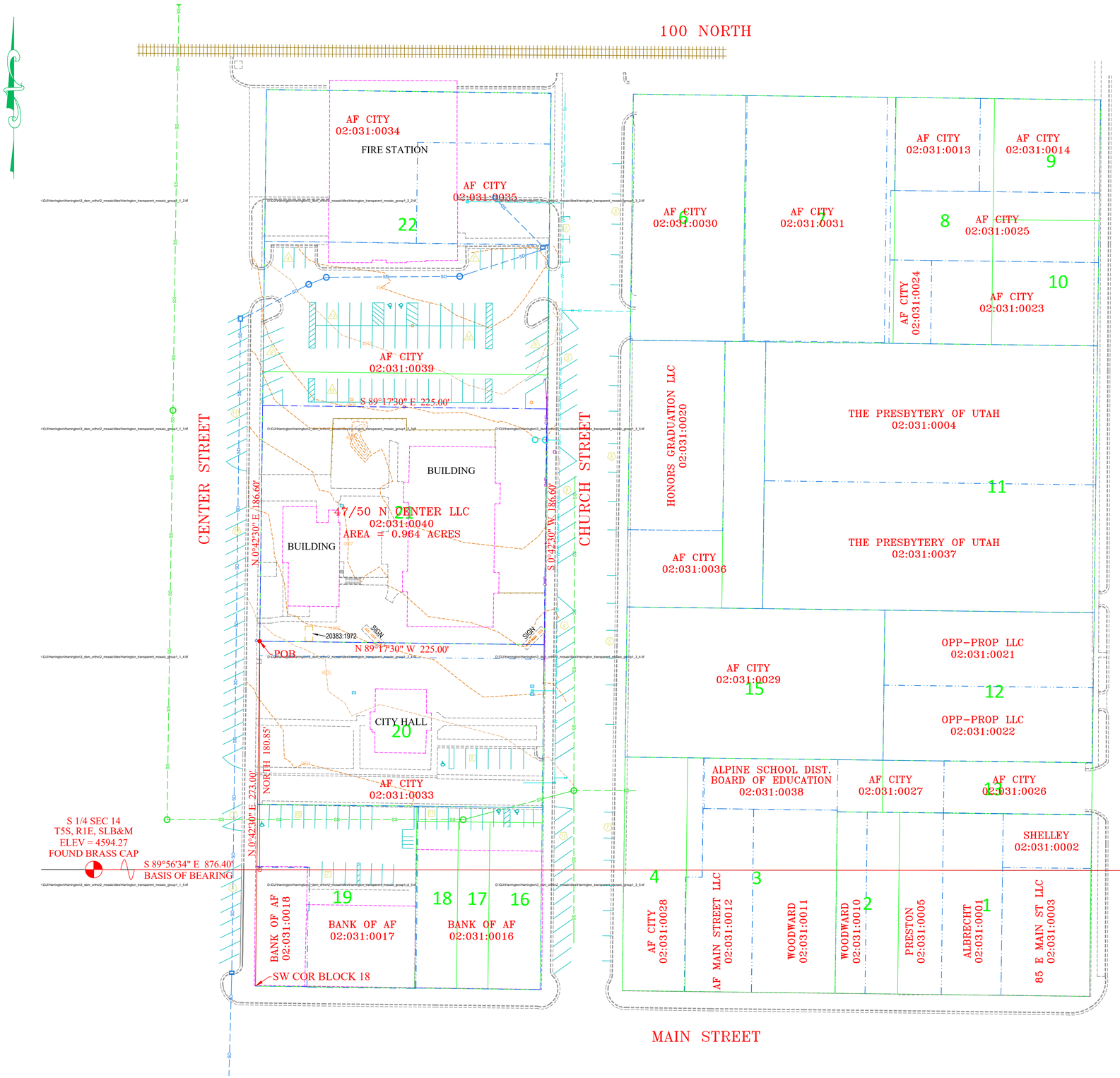
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D3

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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

RECORD DESCRIPTION

Beginning at the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence East 225 feet; thence South 448.1 feet; thence West 225 feet; thence North 448.1 feet to the place of beginning. Being all of Lots 21 and 22, and part of Lot 20, of said Block 18, and situate in Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Less and Excepting:
Commencing at the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots, which point may be further described as being North 759.00 feet and East 66.00 feet from the Survey Monument in the intersection of Main and Center Streets; thence South 89°55' East along the north line of Block 18, the same being the south line of 1st North Street, 225.05 feet to the west line of Church Street; thence South along the west line of Church Street 40.00 feet; thence North 89°55' West 105.05 feet; thence South 80.00 feet; thence North 89°55' West 120.00 feet; thence North 120.0 feet, more or less, to the point of beginning.

Less and Excepting:
Commencing at a point on the west line of Church Street, American Fork, Utah, which point is South 89°55' East 225.05 feet and South 40.00 feet from the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence South along the west line of Church Street 80.00 feet; thence North 89°55' West 105.05 feet; thence North 80.00 feet; thence South 89°55' East 105.05 feet to the point of beginning.

Less and Excepting:
Commencing 144 North of the Southwest Corner of Block 18, new plat of Block 18, American Fork City, thence running East 225 feet; thence North 129 feet; thence West 225 feet; thence South 129 feet to the point of beginning.

Less and Excepting:
Commencing 120 feet South of the Northwest Corner of Lot 22, Block 18, Plat A, American Fork City Survey of Building Lots; thence East 225 feet; thence South 130 feet; thence West 225 feet; thence North 130 feet to the point of beginning. Being a part of Lot 21 and 22 of said Block 18.

AS-SURVEYED DESCRIPTION

Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 0°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence North 0°42'30" East 186.60 feet; thence South 89°17'30" East 225.00 feet; thence South 0°42'30" West 186.60 feet; thence North 89°17'30" West 225.00 feet to the point of beginning.
Area = 0.964 Acres

NARRATIVE

The Basis of Bearing for this survey is South 89°56'34" East along Section Line from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Southeast Corner of said Section 14. Both monuments were located as shown on county tie sheets. The block survey is based on the Amended Plat of Block 18, Plat "A", American Fork City Survey. Block definition shows Center Street, Church Street and 100 East Street as parallel to one another with Main Street being perpendicular. Locations of said street improvements show that Center and Church Streets are parallel with Main Street being perpendicular. The East/West position of the block definition is based on the existing street improvements along Church Street and verified by existing buildings and fence lines. The North/South position of the block is based on existing sidewalks, building lines and fence lines. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE #310932, ISSUED BY OLD REPUBLIC NATIONAL TITLE COMPANY, DATED JUNE 30, 2021.

SCHEDULE B-II EASEMENTS:
ITEM 13 MOUNTAIN STATES TELEPHONE AND TELEGRAPH - ENTRY 20383:1972. SEE MAP FOR EASEMENT LOCATION.

CERTIFICATION

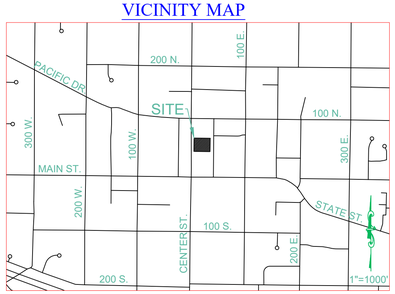
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in July 2021, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
10-22-21
STATE OF UTAH

AARON D. THOMAS - PLS NO. 6418780

VICINITY MAP



40 20 0 40 80 120
Scale 1" = 40'

SURVEY TYPE:	BOUNDARY & TOPOGRAPHIC SURVEY
ADDRESS +/-	50 NORTH CENTER STREET
CITY: AMERICAN FORK	COUNTY: UTAH / STATE: UTAH

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER: CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

HARRINGTON SCHOOL

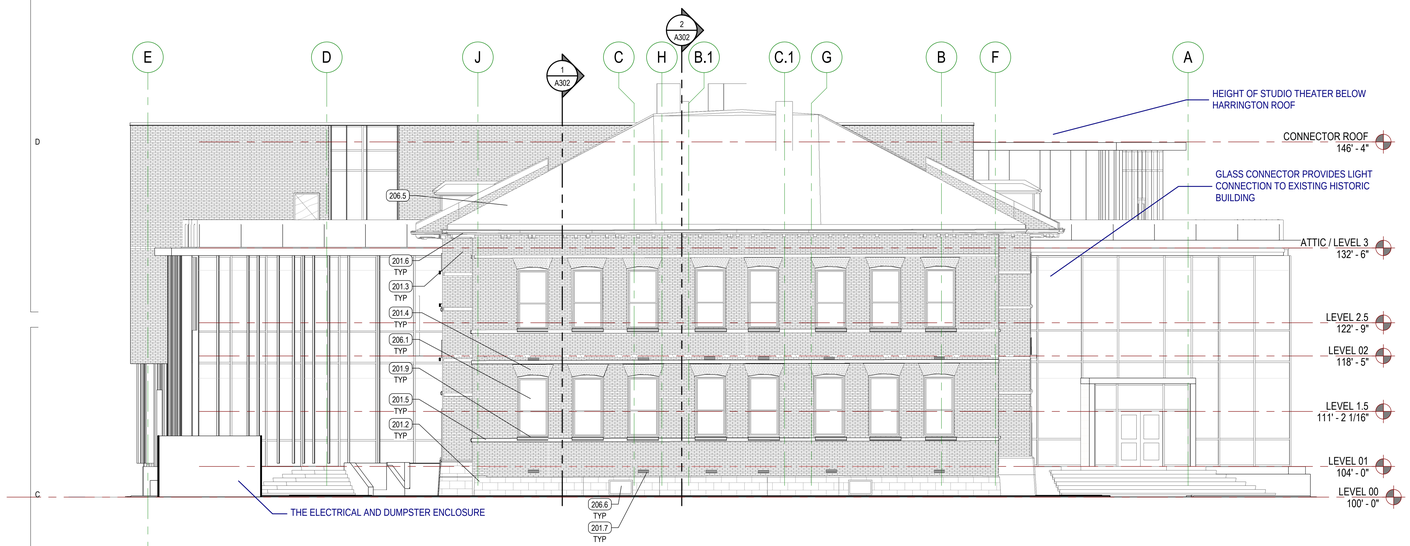
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET:	1 OF 1
DATE:	OCT. 22, 2021
SCALE:	1"=40'

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

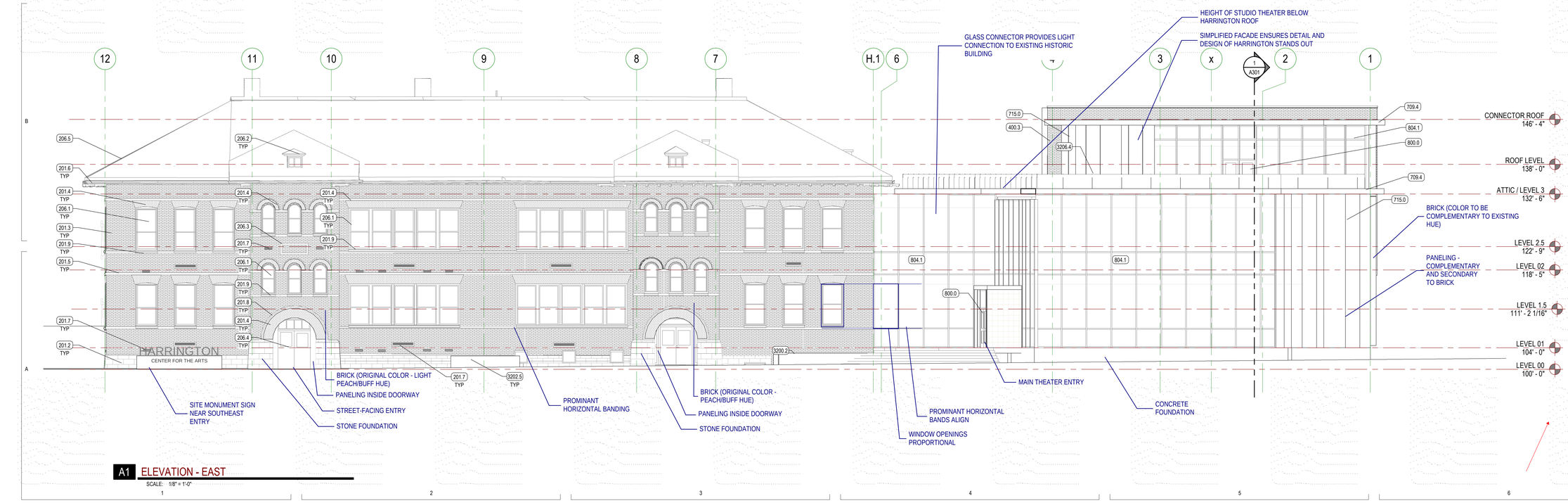
KEYED NOTES

201.2	EXISTING NATURAL STONE BASE, REPAIR AND RESTORE
201.3	EXISTING BRICK, REPAIR AND RESTORE
201.4	EXISTING EYEBROW ASSEMBLY, REPAIR AIR RESTORE
201.5	EXISTING BRICK ACCENT RIBS, REPAIR AND RESTORE
201.6	EXISTING ROOF EAVE, REPAIR AND RESTORE
201.7	EXISTING LOUVER, REMOVE IN ENTIRETY, REPLACE W/ NEW GRATE AND INSULATION
201.8	EXISTING CAST CONCRETE ARCH, REPAIR AND RESTORE
201.9	EXISTING WINDOW CAST SILL, REPAIR AND RESTORE
206.1	EXISTING WINDOW AND FRAME, REMOVE IN ITS ENTIRETY - REPLACE WITH SCHEDULED GLAZING AND FRAME
206.2	EXISTING DORMERS, REPAIR AND RESTORE
206.3	EXISTING BUILDING NAME PLATE, RELOCATE BASED ON OWNER INSTRUCTION
206.4	EXISTING DOOR, REMOVE IN ENTIRETY - REPLACE WITH SCHEDULED DOOR AND FRAME
206.5	EXISTING ROOF, REPAIR AND RESTORE
206.6	EXISTING BASEMENT WINDOW, INFILL AS DIRECTED
400.3	BRICK VENEER ASSEMBLY
709.4	PRE-FINISHED METAL CANOPY
715.0	PREFINISHED METAL COMPOSITE MATERIAL (MCM) PANEL SYSTEM
800.0	SCHEDULED DOOR & FRAME
804.1	ANODIZED ALUMINUM CURTAIN WALL SYSTEM
2604.0	LIGHT FIXTURE - POLE MOUNTED - W/ CONCRETE BASE - REFER TO DETAILS & ELECTRICAL DRAWINGS
3200.2	4" CONCRETE RAMP & LANDING W/ BROOMED FINISH, OVER SUBBASE - PROVIDE 4" HIGH RAISED CURBS EACH SIDE - REFER TO DETAILS
3202.5	WATER FOUNTAIN, SEE LANDSCAPE SHEETS FOR FURTHER DETAILS
3206.4	GLASS GUARDRAIL



C1 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



A1 ELEVATION - EAST

SCALE: 1/8" = 1'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 18200
CLIENT NUMBER: 00000
DATE: 2021-01-14

HARRINGTON CENTER

HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT

SCHEMATIC DESIGN

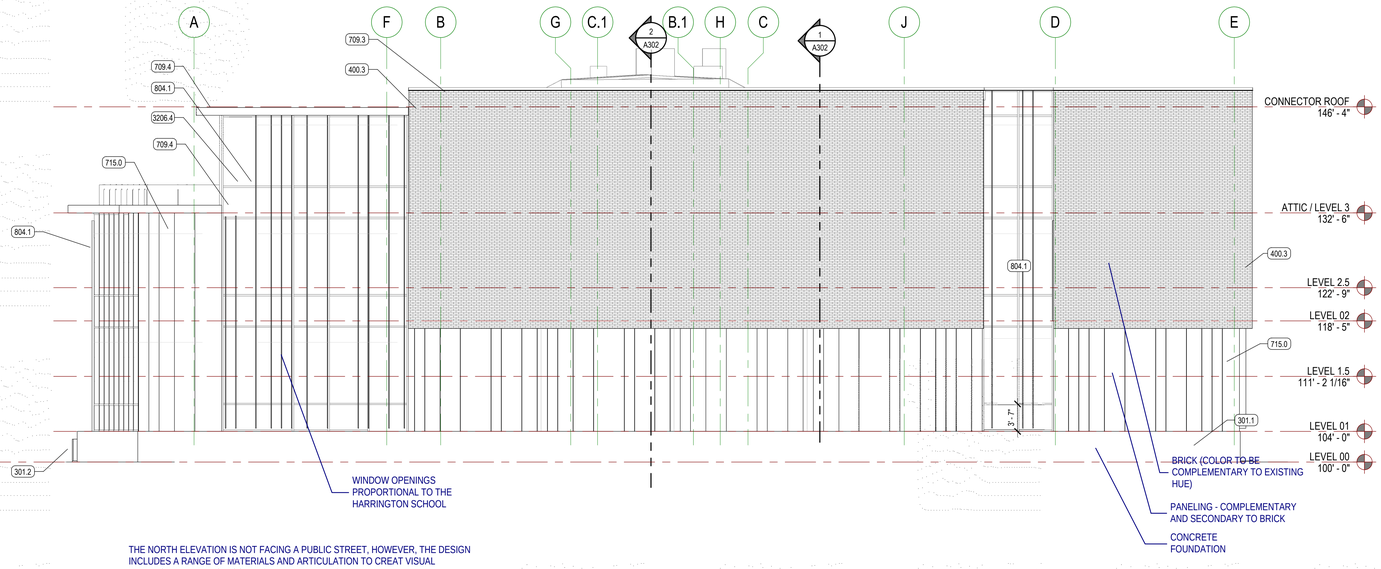
EXTERIOR ELEVATIONS

A201

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

KEYED NOTES

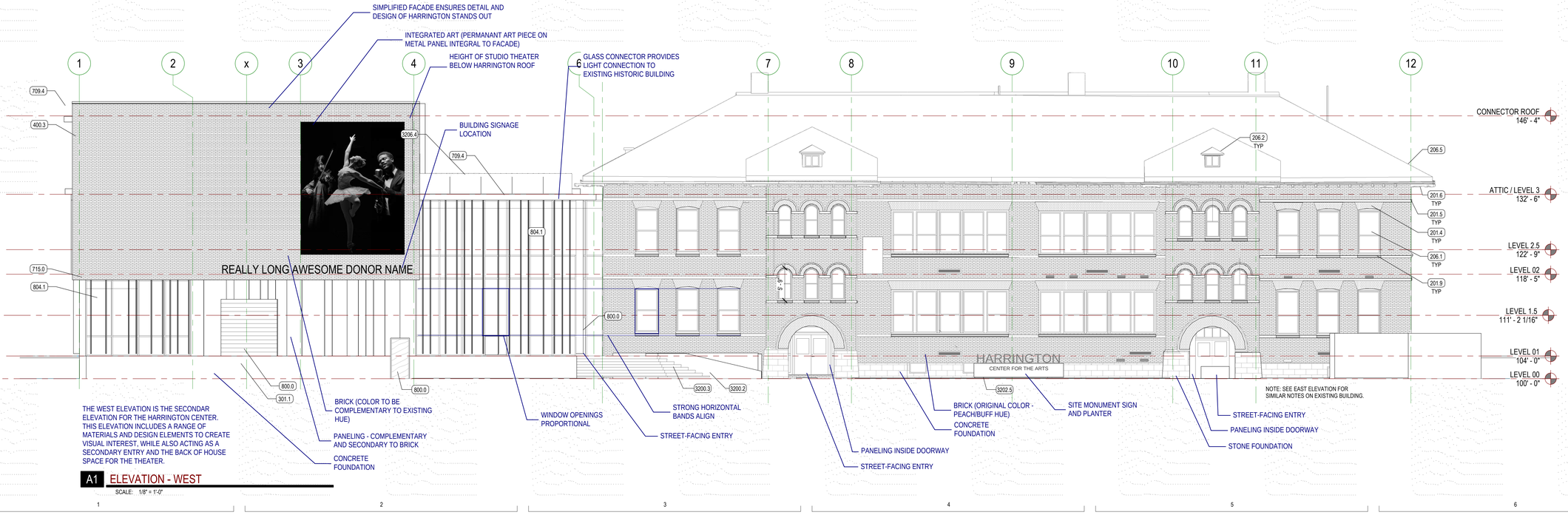
201.4	EXISTING EYEBROW ASSEMBLY, REPAIR AND RESTORE
201.5	EXISTING BRICK ACCENT RIBS, REPAIR AND RESTORE
201.6	EXISTING ROOF EAVE, REPAIR AND RESTORE
201.9	EXISTING WINDOW CAST SILL, REPAIR AND RESTORE
206.1	EXISTING WINDOW AND FRAME, REMOVE IN ITS ENTIRETY - REPLACE WITH SCHEDULED GLAZING AND FRAME
206.2	EXISTING DORMERS, REPAIR AND RESTORE
206.5	EXISTING ROOF, REPAIR AND RESTORE
301.1	REINFORCED CONCRETE FOUNDATION WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER TO STRUCTURAL DRAWINGS
301.2	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER TO STRUCTURAL DRAWINGS
400.3	BRICK VENEER ASSEMBLY
709.3	PRE-FINISHED METAL CAP AND CLEAT
709.4	PRE-FINISHED METAL CANOPY
715.0	PREFINISHED METAL COMPOSITE MATERIAL (MCM) PANEL SYSTEM
800.0	SCHEDULED DOOR & FRAME
804.1	ANODIZED ALUMINUM CURTAIN WALL SYSTEM
2604.0	LIGHT FIXTURE - POLE MOUNTED - W/ CONCRETE BASE - REFER TO DETAILS & ELECTRICAL DRAWINGS
3200.2	4" CONCRETE RAMP & LANDING W/ BROOMED FINISH, OVER SUBBASE - PROVIDE 4" HIGH RAISED CURBS EACH SIDE - REFER TO DETAILS
3200.3	CONCRETE STAIR
3202.5	WATER FOUNTAIN, SEE LANDSCAPE SHEETS FOR FURTHER DETAILS
3206.4	GLASS GUARDRAIL



THE NORTH ELEVATION IS NOT FACING A PUBLIC STREET, HOWEVER, THE DESIGN INCLUDES A RANGE OF MATERIALS AND ARTICULATION TO CREAT VISUAL INTEREST WITH THE GLASS, BRICK, AND PANELING.

C1 ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



THE WEST ELEVATION IS THE SECONDAR ELEVATION FOR THE HARRINGTON CENTER. THIS ELEVATION INCLUDES A RANGE OF MATERIALS AND DESIGN ELEMENTS TO CREATE VISUAL INTEREST, WHILE ALSO ACTING AS A SECONDARY ENTRY AND THE BACK OF HOUSE SPACE FOR THE THEATER.

A1 ELEVATION - WEST

SCALE: 1/8" = 1'-0"

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	18200
CLIENT NUMBER:	00000
DATE:	2021-01-14

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

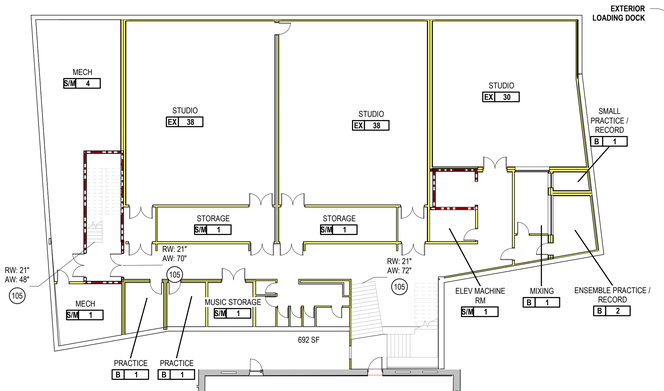
HARRINGTON CENTER

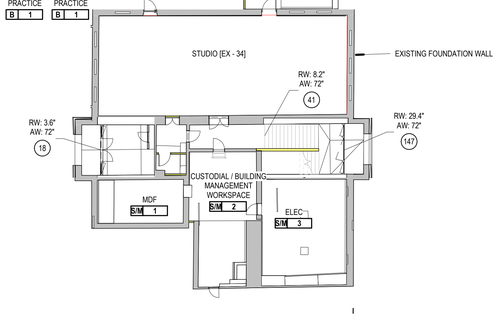
HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT

SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

A202





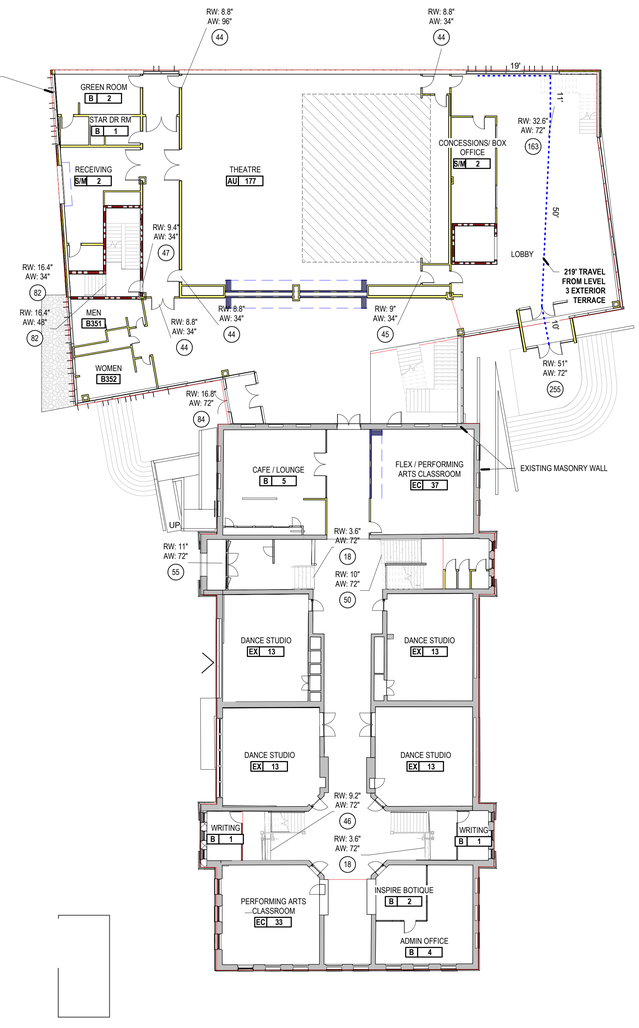


390 SQUARE FEET TOTAL (NOT INCLUDING BASEMENT LEVEL AREA)

15,686 SQUARE FEET TOTAL (BASEMENT, NOT INCLUDED IN BUILDING AREA PER 506.1.3)

A1 PLAN - BASEMENT - CODE + LIFE SAFETY

SCALE: 1/16" = 1'-0"



21,795 SQUARE FEET TOTAL

A3 PLAN - LEVEL 01 - CODE + LIFE SAFETY

SCALE: 1/16" = 1'-0"

PLUMBING FIXTURE ANALYSIS

IBC 2015 2902.1		
OCCUPANCY TYPE	**E**	
OCCUPANTS DIVIDE BY 2	**1050** **525**	EA. MALE & FEMALE
WATER CLOSETS		
FEMALE (1:50)	**11** **14**	REQUIRED PROVIDED
MALE (1:50) URINALS (67% of WC in A and E, 50% all other occupancies)	**11** **12** **2**	REQUIRED (2 WC, 3 URINALS) WC PROVIDED URINAL PROVIDED
LAVATORIES		
FEMALE (1:**50**)	**11** 11	REQUIRED PROVIDED
MALE (1:**50**)	**11** **11**	REQUIRED PROVIDED
DRINKING FOUNTAINS (HIGH/LOW PER 1109.5.1)		
1:**100** (50% may be water coolers or bottled water per IPC 2012 410.3 Substitution)	**6** **TBD**	REQUIRED PROVIDED
SERVICE SINK		
	1 **1**	REQUIRED PROVIDED

LEGEND - OCCUPANCY

Occupancy Category	Table 10-A	Occupant Load Factor	Total Occupants	Level
B	Business Area	150	6	BASEMENT
EX	Excercise Rooms	50	106	BASEMENT
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	9	BASEMENT
BASEMENT			121	
EX	Excercise Rooms	50	34	EX BASEMENT
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	8	EX BASEMENT
EX BASEMENT			42	
AU	Assembly - Unconcentrated (tables and chairs)	15	177	LEVEL 01
B	Business Area	150	14	LEVEL 01
EC	Education - Classroom	20	70	LEVEL 01
EX	Excercise Rooms	50	52	LEVEL 01
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	4	LEVEL 01
LEVEL 01			317	
B	Business Area	150	2	LEVEL 1.5
LEVEL 1.5			2	
AF	Assembly - Fixed Seating	0	63	LEVEL 02
B	Business Area	150	11	LEVEL 02
EC	Education - Classroom	20	67	LEVEL 02
ES	Educational Shop and Vocational Area	50	14	LEVEL 02
EX	Excercise Rooms	50	67	LEVEL 02
L	Locker Room	50	13	LEVEL 02
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	2	LEVEL 02
LEVEL 02			237	
B	Business Area	150	5	LEVEL 2.5
LEVEL 2.5			5	
AG	Assembly - Exhibit Gallery and Museum	30	32	ATTIC / LEVEL 3
AU	Assembly - Unconcentrated (tables and chairs)	15	187	ATTIC / LEVEL 3
K	Kitchen - Commercial	200	1	ATTIC / LEVEL 3
ATTIC / LEVEL 3			220	
Grand total			944	

FIRE RATING LEGEND

- SMOKE PARTITION - WALL CONSTRUCTION
- 1 HOUR FIRE BARRIER - WALL CONSTRUCTION
- 2 HOUR FIRE BARRIER - WALL CONSTRUCTION
- 2 HOUR FIRE WALL - WALL CONSTRUCTION
- 3 HOUR FIRE BARRIER - WALL CONSTRUCTION
- DRAFT CURTAIN W/ AUTOMATIC SPRINKLER HEAD @ 6'-0" O.C. MAX. EACH SIDE
- PATH OF TRAVEL TO EXIT
- COMMON PATH OF TRAVEL TO EXIT

PLANS FOR PRELIMINARY REFERENCE ONLY - NOT FOR PERMIT OR CONSTRUCTION

#	CODE MAX. OCCUPANCY

DESIGN DATA

GOVERNING BUILDING CODES:
IBC 2018, to include Appendix J; ANSI 117-1 2009; NFPA 101 LIFE SAFETY 2018; IMC 2018; IPC 2018; IECC 2018, for commercial projects; IFGC 2018; NEC 2017

OCCUPANCY TYPE - CH.3
- **E - EDUCATIONAL**

ALLOWABLE BUILDING HEIGHT: PER TABLE 504.3: **75** FEET
- EXCEPTION: TOWERS, SPIRES, STEEPLES AND OTHER ROOF STRUCTURES:
- THE STRUCTURES SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).
- **ACTUAL HEIGHT** - **51** FEET

ALLOWABLE STORIES ABOVE GRADE PLANE: PER TABLE 504.4: **3**
- **ACTUAL STORIES** - **3**

BUILDING AREA: PER TABLE 506.2: **229,125** SQUARE FEET
- **ACTUAL AREA** - **52,617** SQUARE FEET

Aa = Allowable area (square feet).
At = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
Sa = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

- AREA MODIFICATIONS - 506.2.3 **Single-occupancy, multistory buildings**
Aa = At + (NS x If) x Sa (Equation 5-2)
Aa = **43,500** + (**43,500** x .**75**) x (**3**) = **229,125** SQUARE FEET

INCIDENTAL USE AREAS: PER TABLE 509
- Furnace room where any piece of equipment is over 400,000 Btu per hour input
  - 1 hour **or** provide automatic sprinkler system
- Boiler Rooms where the largest piece of equipment is over 15 psi and 10 horsepower
  - 1 hour **or** provide automatic sprinkler system
- Paint shops, not classified as Group H, located in occupancies other than Group F
  - 2 hours; **or** 1 hour and provide automatic sprinkler system
- In Group E occupancies, laboratories and vocational shops not classified as Group H
  - 1 hour **or** provide automatic sprinkler system
- In Group I-2 or ambulatory care facilities, laboratories not classified as Group H
  - 1 hour **and** provide automatic sprinkler system
- Laundry rooms over 100 square feet
  - 1 hour **or** provide automatic sprinkler system
- In Group I-2, laundry rooms over 100 square feet
  - 1 hour
- In Group I-2, physical plant maintenance shops
  - 1 hour
- In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
  - 1 hour
- In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
  - 1 hour **or** provide automatic sprinkler system
- In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
  - 1 hour

PROTECTION: PER SECTION 509.4.2
- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
PER TABLE 601
- PRIMARY STRUCTURAL FRAME - **0** HOUR
- BEARING WALLS
  - EXTERIOR - **0** HOUR
  - INTERIOR - **0** HOUR
- NON-BEARING WALLS & PARTITION
  - INTERIOR - **0** HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903 - **AUTOMATIC SPRINKLER SYSTEM PROVIDED**

DESIGN OCCUPANCY LOAD: PER SECTION 1004
- BASEMENT - **158** OCCUPANTS
- LEVEL 1 - **321** OCCUPANTS
- LEVEL 2 - **287** OCCUPANTS
- LEVEL 3 - **220** OCCUPANTS

EGRESS WIDTH FOR OCCUPANCY SERVED: PER 1005
- STAIRS: 0.3 IN / OCC. **OR** 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. **OR** 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- REQUIRED STAIR WIDTH: **XXX** OCCS. x 0.2 = **XXX"** TOTAL STAIR WIDTH PROVIDED
- BASEMENT: 158 OCCS x 0.2 = 31.6" REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **192"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 1: **321** OCCS. x 0.2 = **64.2"** REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **406"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 2: **287** OCCS. x 0.2 = 57.4" REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **318"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 3: **220** OCCS. x 0.2 = **44"** REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **192"** (NOT INCL. MECH. RM. EXIT DOORS)

EXIT ACCESS - CH. 10

COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1
- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) **75** FEET
- **1006.2.1** Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

2 EXITS REQUIRED - PER 1006.3.1
- WHERE THE OCCUPANCY LOAD TOTALS MORE THAN 50
- PLACE FAR ENOUGH APART - NOT LESS THAT 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS)

THROUGH INTERVENING SPACES PER 1016.2
- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

TRAVEL DISTANCE: PER TABLE 1017.2
- WITHOUT SPRINKLER SYSTEM - 200' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL DISTANCE
- WITH SPRINKLER SYSTEM - **250'** MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

CORRIDOR FIRE RESISTANCE RATING: PER TABLE 1020.1
- WITHOUT SPRINKLER SYSTEM - 1 HOUR FIRE RATED CONSTRUCTION WITH AN OCCUPANT LOAD OF ≥ 30
- WITH SPRINKLER SYSTEM - **X** HOUR FIRE RATED CONSTRUCTION

MINIMUM CORRIDOR WIDTH: PER TABLE 1020.2 IN INCHES
- 44 UNLESS NOTED OTHERWISE
- 36 WITH AN OCCUPANT LOAD OF LESS THAN 50
- 72 AMBULATORY CARE AND AREAS SERVING STRETCHERS
- 72 GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

DEAD ENDS: PER 1020.4
- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED;
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

INTERIOR WALL & CEILING FINISH REQUIREMENTS: PER TABLE 803.11
- IN SPRINKLERED BUILDING :
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

INTERIOR FLOORS FINISH: PER 804
- IN SPRINKLERED BUILDING - CLASS I & II

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 18200
CLIENT NUMBER: 00000
DATE: 2021-01-14

HARRINGTON CENTER

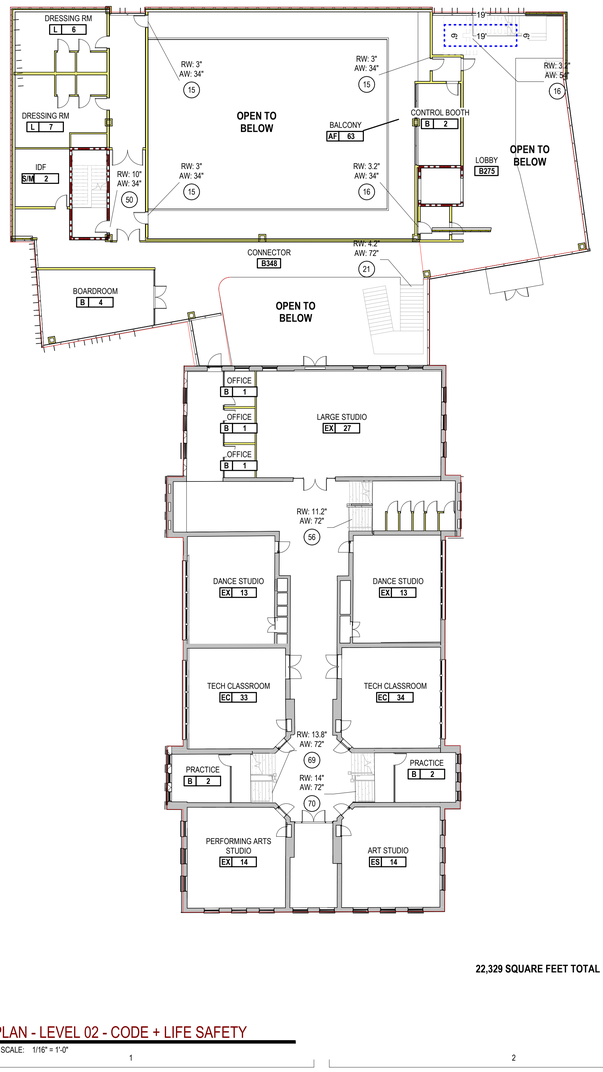
HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT

SCHEMATIC DESIGN

CODE + LIFE SAFETY

G102

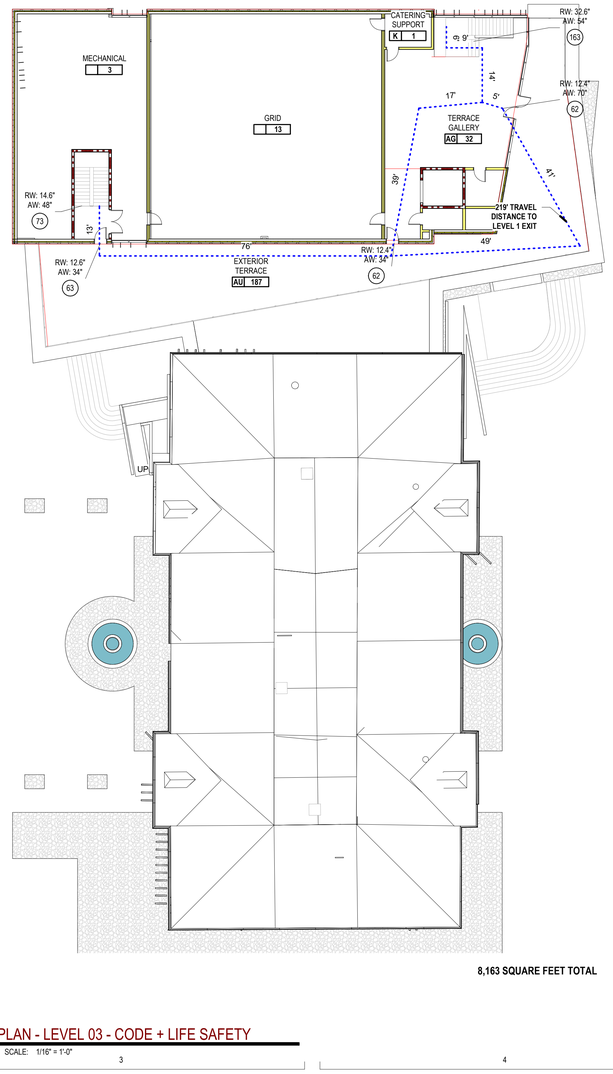
Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)



22,329 SQUARE FEET TOTAL

3 PLAN - LEVEL 02 - CODE + LIFE SAFETY

SCALE: 1/16" = 1'-0"



8,163 SQUARE FEET TOTAL

4 PLAN - LEVEL 03 - CODE + LIFE SAFETY

SCALE: 1/16" = 1'-0"

PLUMBING FIXTURE ANALYSIS

IBC 2015 2902.1		
OCCUPANCY TYPE	**E**	
OCCUPANTS DIVIDE BY 2	**1050** **525**	EA. MALE & FEMALE
WATER CLOSETS		
FEMALE (1:50) MALE (1:50) URINALS (67% of WC in A and E, 50% all other occupancies)	**11** **14** **11** **12** **2**	REQUIRED PROVIDED REQUIRED (2 WC, 3 URINALS) WC PROVIDED URINAL PROVIDED
LAVATORIES		
FEMALE (1:**50**) MALE (1:**50**)	**11** 11 **11** **11**	REQUIRED PROVIDED REQUIRED PROVIDED
DRINKING FOUNTAINS (HIGH/LOW PER 1109.5.1)		
1:**100** (50% may be water coolers or bottled water per IPC 2012 410.3 Substitution)	**6** **TBD**	REQUIRED PROVIDED
SERVICE SINK		
	1 **1**	REQUIRED PROVIDED

LEGEND - OCCUPANCY

Occupancy Category	Table 10-A	Occupant Load Factor	Total Occupants	Level
B	Business Area	150	6	BASEMENT
EX	Excercise Rooms	50	106	BASEMENT
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	9	BASEMENT
BASEMENT			121	
EX	Excercise Rooms	50	34	EX BASEMENT
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	8	EX BASEMENT
EX BASEMENT			42	
AU	Assembly - Unconcentrated (tables and chairs)	15	177	LEVEL 01
B	Business Area	150	14	LEVEL 01
EC	Education - Classroom	20	70	LEVEL 01
EX	Excercise Rooms	50	52	LEVEL 01
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	4	LEVEL 01
LEVEL 01			317	
B	Business Area	150	2	LEVEL 1.5
LEVEL 1.5			2	
AF	Assembly - Fixed Seating	0	63	LEVEL 02
B	Business Area	150	11	LEVEL 02
EC	Education - Classroom	20	67	LEVEL 02
ES	Educational Shop and Vocational Area	50	14	LEVEL 02
EX	Excercise Rooms	50	67	LEVEL 02
L	Locker Room	50	13	LEVEL 02
S/M	Accessory Storage Area, Mechanical, Equipment Room	300	2	LEVEL 02
LEVEL 02			237	
B	Business Area	150	5	LEVEL 2.5
LEVEL 2.5			5	
AG	Assembly - Exhibit Gallery and Museum	30	32	ATTIC / LEVEL 3
AU	Assembly - Unconcentrated (tables and chairs)	15	187	ATTIC / LEVEL 3
K	Kitchen - Commercial	200	1	ATTIC / LEVEL 3
ATTIC / LEVEL 3			220	
Grand total			944	

FIRE RATING LEGEND

- SMOKE PARTITION - WALL CONSTRUCTION
- 1 HOUR FIRE BARRIER - WALL CONSTRUCTION
- 2 HOUR FIRE BARRIER - WALL CONSTRUCTION
- 2 HOUR FIRE WALL - WALL CONSTRUCTION
- 3 HOUR FIRE BARRIER - WALL CONSTRUCTION
- DRAFT CURTAIN W/ AUTOMATIC SPRINKLER HEAD @ 6'-0" O.C. MAX. EACH SIDE
- PATH OF TRAVEL TO EXIT
- COMMON PATH OF TRAVEL TO EXIT

PLANS FOR PRELIMINARY REFERENCE ONLY - NOT FOR PERMIT OR CONSTRUCTION

[#] CODE MAX. OCCUPANCY

DESIGN DATA

GOVERNING BUILDING CODES:
IBC 2018, to include Appendix J; ANSI 117-1 2009; NFPA 101 LIFE SAFETY 2018;
IMC 2018; IPC 2018; IECC 2018, for commercial projects; IFGC 2018; NEC 2017

OCCUPANCY TYPE - CH.3
- **E - EDUCATIONAL**

ALLOWABLE BUILDING HEIGHT: PER TABLE 504.3: **75** FEET
- EXCEPTION: TOWERS, SPIRES, STEEPLES AND OTHER ROOF STRUCTURES:
- THE STRUCTURES SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).
- **ACTUAL HEIGHT** - **51** FEET

ALLOWABLE STORIES ABOVE GRADE PLANE: PER TABLE 504.4: **3**
- **ACTUAL STORIES** - **3**

BUILDING AREA: PER TABLE 506.2: **229,125** SQUARE FEET
- **ACTUAL AREA** - **52,617** SQUARE FEET

Aa = Allowable area (square feet).
At = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
Sa = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

- AREA MODIFICATIONS - 506.2.3 **Single-occupancy, multistory buildings**
Aa = At + (NS x If) x Sa (Equation 5-2)
Aa = **43,500** + (**43,500** x .**75**) x (**3**) = **229,125** SQUARE FEET

INCIDENTAL USE AREAS: PER TABLE 509
- Furnace room where any piece of equipment is over 400,000 Btu per hour input
  - 1 hour **or** provide automatic sprinkler system
- Boiler Rooms where the largest piece of equipment is over 15 psi and 10 horsepower
  - 1 hour **or** provide automatic sprinkler system
- Paint shops, not classified as Group H, located in occupancies other than Group F
  - 2 hours; **or** 1 hour and provide automatic sprinkler system
- In Group E occupancies, laboratories and vocational shops not classified as Group H
  - 1 hour **or** provide automatic sprinkler system
- In Group I-2 or ambulatory care facilities, laboratories not classified as Group H
  - 1 hour **and** provide automatic sprinkler system
- Laundry rooms over 100 square feet
  - 1 hour **or** provide automatic sprinkler system
- In Group I-2, laundry rooms over 100 square feet
  - 1 hour
- In Group I-2, physical plant maintenance shops
  - 1 hour
- In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
  - 1 hour
- In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
  - 1 hour **or** provide automatic sprinkler system
- In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
  - 1 hour

PROTECTION: PER SECTION 509.4.2
- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
PER TABLE 601
- PRIMARY STRUCTURAL FRAME - **0** HOUR
- BEARING WALLS
  - EXTERIOR - **0** HOUR
  - INTERIOR - **0** HOUR
- NON-BEARING WALLS & PARTITION
  - INTERIOR - **0** HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903 - **AUTOMATIC SPRINKLER SYSTEM PROVIDED**

DESIGN OCCUPANCY LOAD: PER SECTION 1004
- BASEMENT - **158** OCCUPANTS
- LEVEL 1 - **321** OCCUPANTS
- LEVEL 2 - **287** OCCUPANTS
- LEVEL 3 - **220** OCCUPANTS

EGRESS WIDTH FOR OCCUPANCY SERVED: PER 1005
- STAIRS: 0.3 IN / OCC. **OR** 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. **OR** 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- REQUIRED STAIR WIDTH: **XXX** OCCS. x 0.2 = **XXX"** TOTAL STAIR WIDTH PROVIDED
- BASEMENT:158 OCCS. x 0.2 = 31.6" REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **192"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 1: **321** OCCS. x 0.2 = **64.2"** REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **466"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 2: **287** OCCS. x 0.2 = 57.4" REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **318"** (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 3: **220** OCCS. x 0.2 = **44"** REQUIRED (DOORS, CORRIDOR, ETC) PROVIDED: **102"** (NOT INCL. MECH. RM. EXIT DOORS)

EXIT ACCESS - CH. 10

COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1
- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) **75** FEET
- **1006.2.1** Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

2 EXITS REQUIRED - PER 1006.3.1
- WHERE THE OCCUPANCY LOAD TOTALS MORE THAN 50
- PLACE FAR ENOUGH APART - NOT LESS THAT 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS)

THROUGH INTERVENING SPACES PER 1016.2
- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

TRAVEL DISTANCE: PER TABLE 1017.2
- WITHOUT SPRINKLER SYSTEM - 200' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL DISTANCE
- WITH SPRINKLER SYSTEM - **250'** MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

CORRIDOR FIRE RESISTANCE RATING: PER TABLE 1020.1
- WITHOUT SPRINKLER SYSTEM - 1 HOUR FIRE RATED CONSTRUCTION WITH AN OCCUPANT LOAD OF ≥ 30
- WITH SPRINKLER SYSTEM - **X** HOUR FIRE RATED CONSTRUCTION

MINIMUM CORRIDOR WIDTH: PER TABLE 1020.2 IN INCHES
- 44 UNLESS NOTED OTHERWISE
- 36 WITH AN OCCUPANT LOAD OF LESS THAN 50
- 72 AMBULATORY CARE AND AREAS SERVING STRETCHERS
- 72 GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

DEAD ENDS: PER 1020.4
- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED;
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

INTERIOR WALL & CEILING FINISH REQUIREMENTS: PER TABLE 803.11
- IN SPRINKLERED BUILDING :
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

INTERIOR FLOORS FINISH: PER 804
- IN SPRINKLERED BUILDING - CLASS I & II

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 18200
CLIENT NUMBER: 00000
DATE: 2021-01-14

HARRINGTON CENTER

HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT

SCHEMATIC DESIGN

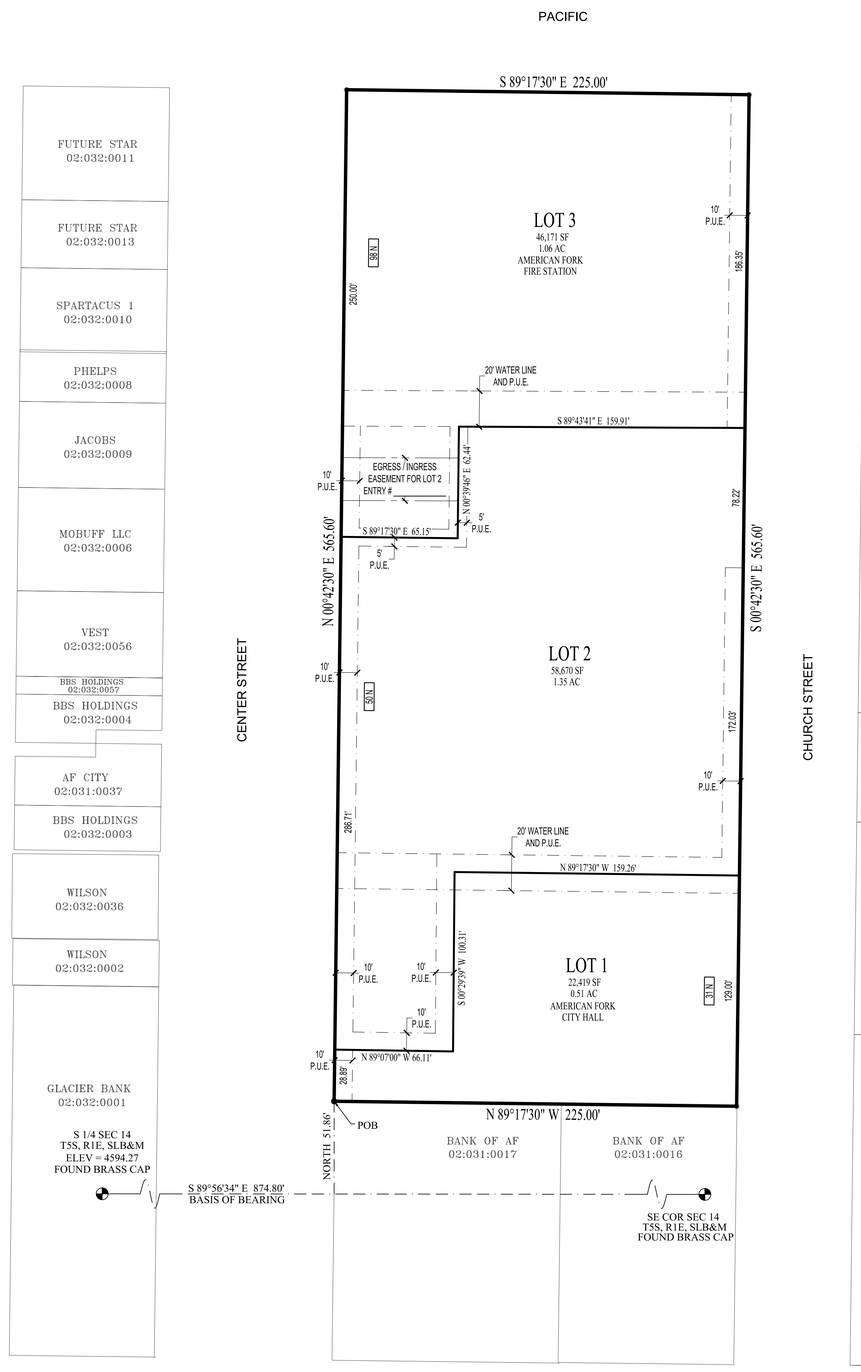
CODE + LIFE SAFETY

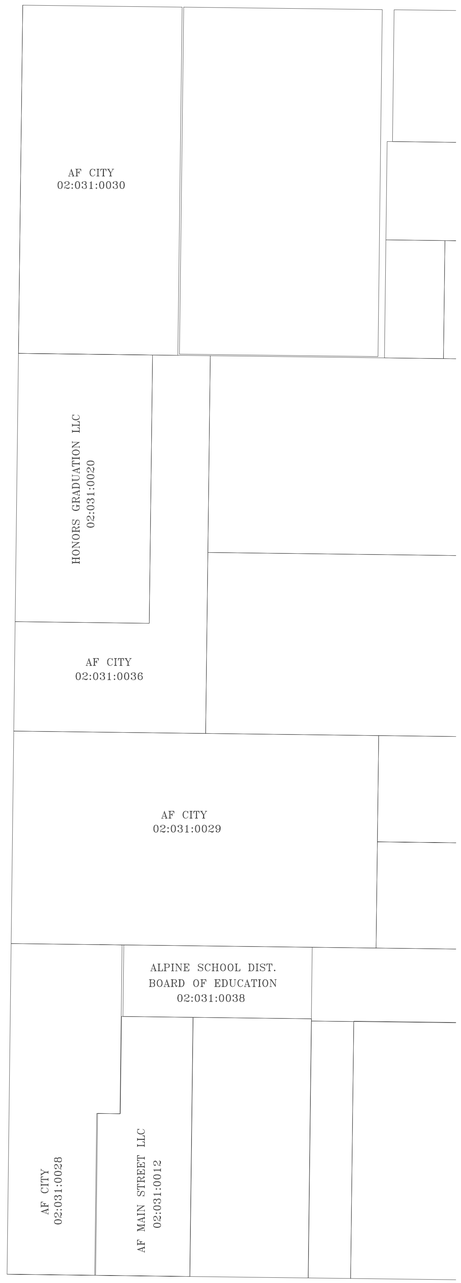
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Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 (Harrington Center for the Arts - Parking Reduction Request)

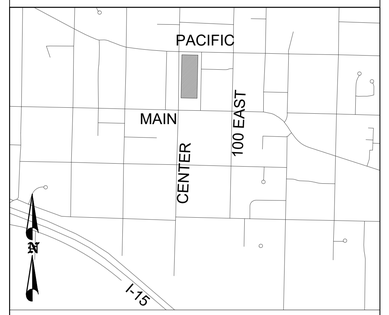
HARRINGTON PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH





VICINITY SKETCH



SCALE 1"=1000'

TABULATIONS

DEVELOPMENT AREA	2.92 AC
EXISTING ZONING:	CC-1
LAND USE:	COMMERCIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168 F
EFFECTIVE DATE:	JUNE 19, 2020

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT

N

40 0 40 80 120

SCALE 1"=40'

SURVEYOR

ENGINEER

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°56'34"E 874.80 FEET ALONG THE SECTION LINE AND NORTH 51.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE NORTH 00°42'30" EAST 565.60 FEET; THENCE SOUTH 89°17'30" EAST 225.00 FEET; THENCE SOUTH 00°42'30" EAST 565.60 FEET; THENCE NORTH 89°17'30" WEST 225.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 127,260 SF OR 2.92 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS 3

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

NAME/TITLE: _____ 40/50 N CENTER LLC

NAME/TITLE: _____ MAYOR, AMERICAN FORK CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF 47/50 N CENTER LLC IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

MAYOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

APPROVED _____ CITY ENGINEER ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE AMERICAN FORK CITY PLANNING COMMISSION

PLANNER _____ CHAIRMAN, PLANNING COMMISSION

HARRINGTON PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

U:\My Drive\Berg Civil\2021\Harrington School\Harrington Site Plan\Harrington Plat A.dwg

01-06-2023

Attachment: (2023.02.23) HARRINGTON SITE PLAN SUBMITTAL 02-06-2023 PLAT (Harrington Center for the Arts - Parking Reduction Request)

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction

Memo

CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine Ut, 84003
office (801) 492-1277
cell (801) 616-1677

To: American Fork Planning Department

From: Ken R. Berg, PE

Date: 2/6/2023

Re: Harrington Center for the Arts – Site Plan

Responses to City review Comments for the above project.

Engineering (blue)

C0

1. **What is the total square footage? What are the Traffic Impacts for the facility?**
   The total SF of the building has been included in the tabulations
   A traffic study has been submitted for review.
2. **Still waiting on time fame information for easement hours**
   The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

C1.0

3. **Site triangle needs to follow AF City Standards**
   The site triangles have been updated to the American Fork City standard and not the AASHTO site triangles as previously shown.
4. **Provide dimensioning between Fire Station building and property line. Demonstrate that you meet the 51 feet requirement.**
   The required dimensions have previously been detailed on sheet C1.3. Refer to the multiple dimensions contained on this sheet for compliance to the 51 foot requirement.
5. **Install ADA ramps at the drive approaches.**
   The proposed drive approaches are the flared driveway approach with a 4 foot ADA sidewalk path behind the approach. This type of drive approach does not require ADA ramps.
6. **Provide 26' drive lane for Church Street.**
   The required 26 feet width has previously been dimensions on sheet C1.2 Refer to the dimensions contained on this sheet for compliance with this requirement.
7. **Assuming the access remains, how are the vehicles in the end stall backing out?**
   The boundaries of the project have been adjusted to allow for a backout area for the fire station parking lot.

C1.1

8. **Still waiting on time fame information for easement hours**
   The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

C1.2

9. **Still waiting on time fame information for easement hours**
   The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.
10. **Provide 26' drive lane for Church Street.**
    Refer to the dimensions contained on this sheet for compliance with this requirement.

C1.3

11. **Provide dimensioning between Fire Station building and property line. Demonstrate that you meet the 51 feet requirement.**
    Refer to the multiple dimensions contained on this sheet for compliance to the 51 foot requirement.

C2.0

12. **Aside from this note, show on the plans where the irrigation and backflow connection are located. Include dry PI lines along the frontage as required per code.**
    The PI and backflow connection is shown near the Southeast corner of the property. This connection was shown on previous submittals in this location.

    Past review meetings with staff removed the requirement for dry PI lines along the frontage. Please remove this comment.

C3.0

13. **Show emergency overflow location (direct to ROW)**
    A 5' wide concrete overflow has been shown in the Southwest corner of the site.

Planning (green)

C0

1. **Confirm the boundaries of the surpluses land and what is proposed for area around theater location.**
   Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station.
2. **Parking issue has been addressed and staff understands constraint of request that has caused barrier to previously met parking requirement.**
   Thanks for your assistance on meeting the parking requirements.
3. **While not required, staff is inquiring if there will be any landscaping provided in the project? If yes, please outline through a basic landscaping plan to determine locations of plantings and proposed irrigation plans.**
   We are working on a final landscape plan that we will provide to staff.
4. **Please provide brief statement on the renderings or façade plans outlining statement of where architectural considerations have been made in reference to the historical downtown character and how it informs or has been considered in building design.**

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction

The rehabilitation of the original Harrington building reestablishes this iconic structure as a home for arts education and training in the heart of American Fork City. A significant part of arts training is performance. Without a place to perform, the training remains untested. The Studio Theater provides the performance venue that is critical to the success of the Harrington Center for the Arts. The Studio Theater is a performance venue designed to provide "opportunities" for various performances and events.

The design of the Studio Theater has been envisioned to be complementary to the Harrington school, but not overshadow the existing school and detailing by challenging it in complexity or materiality. Per the Secretary of the Interior Standards on Rehabilitation – New Exterior Addition to Historic Building Guidance, new additions should:

Construct a new addition on a secondary or non-characterdefining elevation and limit its size and scale in relationship to the historic building.

Construct a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition that is compatible with the historic building.

Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it but distinguishes the addition from the original building.

Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, the relationship of solids to voids, and color.

Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.

Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.

The Studio Theater expansion has been located north of the Harrington School, which is the newest, and, therefore, the least contributing façade of the school. The connection between the Harrington School and Studio Theater expansion is glass and set back from the east and west facades of the Harrington School to maintain the prominence of the historic building.

The existing north façade is exposed and highlighted within the lobby of the Studio Theater Addition to minimize the loss of historic material and character and highlight the beauty of the craftsmanship of the historic building, both around the exterior of the current school and within the interior of the new lobby.

The Studio Theater expansion references many features of the historic Harrington School without mimicking these features. The primary materials for the new expansion are brick and glass, with concrete foundations and site elements in keeping with the primary materials of the Harrington School. It should be noted that the current brick color reflects a non-historic stain that was added to the exterior at some point in the school's history. The goal is to expose the original brick color and ensure the brick color of the new expansion is complementary to the original color, as feasible.

The metal panel is used as a fourth material to align with American Fork City's requirement for four distinct materials. This material has been selected to have a lighter touch and allow for a material that reflects a human scale based on the vertical patterning of the material. The team chose not to integrate the deeper red highlighted in the intricate brick details at the lintels over the windows and horizontal details to ensure these elements continue to be prominently highlighted at the historic school and do not have competition from the Studio Theater.

The mullion pattern in the window system maintains and enhances the strong horizontal alignment defined by the Harrington School while reflecting the vertical pattern and variation in the school's façade.

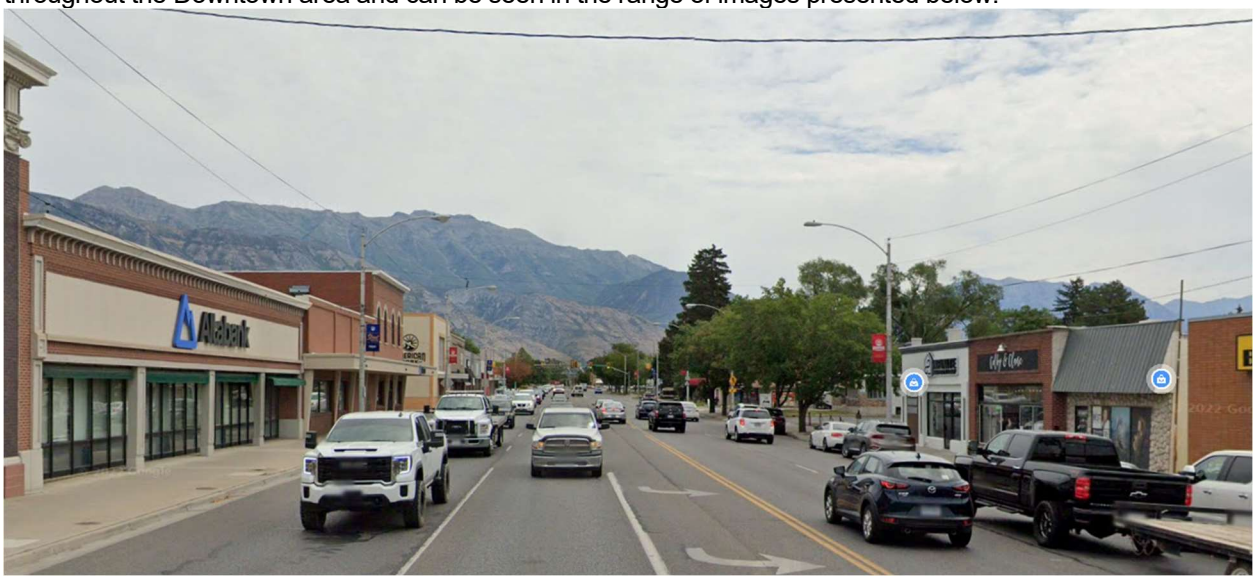
The exterior elevation diagrams have been overlaid to illustrate the historic elements reflected within the new expansion to support and complement the Harrington School without replicating or duplicating the historic building.

The exterior elevation diagrams have been overlaid to illustrate the historic elements reflected within the new expansion to support and complement the Harrington School without replicating or duplicating the historic building.

The final color of the brick will be selected to complement the brick at the Harrington School while also reflecting and complementing the range of brick hues in Downtown American Fork. Specifically, a

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction

lighter brick that ties into the Harrington while supporting and highlighting the red brick of the City Hall and Fire Station will be selected. This lighter brick is also reflected in the two-tone design of the nearby District Courthouse.
The combination of large brick panels, supported by storefront and metal panel is also common throughout the Downtown area and can be seen in the range of images presented below.



A range of materials and detail levels can be seen driving down Main Street. Large panels of a secondary material above the ground level are common, highlighting the storefront and detailing at the ground level.



Light-colored brick is consistent with the American Fork Administration Building and the District Courthouse. The secondary facades have fewer windows and less detailing than the primary facades within the downtown. The Apollo Theater also has less detail as a historic, but secondary building to the Harrington School and City Hall.

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction





The rear or service side of buildings is largely large, blank brick walls with access for egress, and utility services, even when seen from a public right-of-way.

C1.0

5. **Confirm the boundaries of the surpluses land and what is proposed for area around theater location.**

   Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station.

6. **Parking issue has been addressed and staff understands constraint of request that has caused barrier to previously met parking requirement.**

   Thanks for your assistance on meeting the parking requirements.

FINAL PLAT

7. **Plat needs to be confirmed with JUB and City. City confirmation requires ensuring what is proposed matches what has been previously surplussed , and what is intended for surplussing related to southern City owned parcel.**

   Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station. The proposed surplus parcels are also shown on this sheet along with the Fire Station Lease Parcel A and the City Hal Parcel B descriptions.

Fire Department (red)

C1.0

1. **What are time restraints for use of this building access? Without written plan or definition, these parking stalls can be blocked or vehicles parked and unable to move due to obstructions potentially deeming these stalls not usable for FD, PD and Court, and City use in general. See also question on drawing C2**

   The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review

Proposed time frame will not work. The hours of 7am-9am are peak times when shift changes occur.

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction

C2.0

2. **This proposed access is still to be on designated fire department parking area. If this access is allowed, even with time restrictions, how will time restraints be enforced? Will FD be allowed to fence off the area to secure ability to park?**

   The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

   Additional discussion will be required by City Council on these points. I expect these details will be defined in the actual easement document that needs to be prepared, review and approved by the city. This is why I refer a proposed easement that will outline access, time restrictions, enforcement and other issues as determined by the City.

3. **Parking stalls in this area will need to be removed to allow unobstructed access to the fire department connections.**

   Location of fire riser room has changed and final location has been updated on site plan. This location allows access without obstructing parking spaces

4. **Exterior access to the fire riser room will be needed. Identify access.**

   Location of fire riser room has changed and final location has been updated on site plan. This location provides an exterior access door as shown.

Storm Drain Review

The site storm drain calculations have been updated in response to the questions asked in this review.

1. Perc rate and perc area has been used to calculate the overall perc volume with an applied safety factor to allow for long term capacity.
2. City 1.25 factor has been applied to the 100-YR storm runoff volume calculations
3. Orifice calculations have been removed. No connection to City system.
4. Uni-screen detail has been removed. Pretreatment before runoff enters chamber system is by snouts.

This location for the fire department connection will not work. Space between the hydrant and FDC will be regularly obstructed by parking and/or large vehicles loading or unloading.

Attachment: (2023.02.23) COMMENTS - HARRINGTON SITE PLAN SUBMITTAL 02-06-20233 (Harrington Center for the Arts - Parking Reduction

the sewer and some other things that were done incorrectly by the previous developer.

Christine Anderson: Personally, I love the idea of a neighborhood grocer. Giving residents more access to groceries so we don't have as many car trips, which means less traffic, I like the idea of that.

Harold Dudley motioned to give a positive recommendation to the City Council for the Cascade Zone Change, located at approximately 383 S 500 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

David Bird seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

ACTION ITEMS

1. **Review and action on a Site Plan application for the Harrington Center, located at 50 N Center Street, in the Central Commercial (CC-1) Zone.**

Patrick O'Brien reviewed the background information for action item number 1: The applicant, Harrington Center for the Arts is seeking site plan approval for a performing arts center in the historical downtown area of American Fork. The site is adjacent to the Historical American Fork City Hall, and south of the Fire Station headquarters. The proposal includes a redevelopment and repurposing of the existing

Attachment: 04.19.2023 UNAPPROVED PC - Harrington Center for the Arts - Meeting Minutes (Harrington Center for the Arts - Parking

vacant building on site, and a proposal to build a theatre building to the north of the existing structure, which is proposed on property currently owned by American Fork City.

The site plan is being proposed without a final plat approval, and additional land is required to support the parking and theatre use. The applicant is seeking site plan approval for their proposal, conditional to the acquisition of the required land to support the development per the site plan as presented.

The required parking number is not being met by the applicant, and they are seeking conditioned approval of the site plan with a recommendation to City Council to approve the reduced number of stalls.

All stalls cannot be accommodated on site, and the applicant is seeking to utilize 38 on-street parking stalls, as outlined in Sec. 17.5.133, and as may be permitted by the Development Services Director, as outlined in Sec. 17.5.133(E)(2)

Staff recommended conditions of approval (project specific):

1. Successful acquisition of the two additional parcels of land is required
2. Termination of shared parking agreement between American Fork City and 4750 North Center LLC, if any such agreement exists, must occur prior to final plat approval for the Harrington Center for the Arts
3. All lots to be used in association with the Harrington Center for the Arts site plan are to be consolidated into one single parcel of land as a part of the final plat approval
4. Site plan approval is conditioned upon an ingress/egress easement approval by City Council limited to the hours of 8pm-7am, for loading and unloading only, and for a maximum of two hours at a time. Parking for theatre use is not permitted.
5. Reduced stall numbers need to be approved by City Council
6. No theatre or Centre for the Arts patrons are permitted to park on Fire Station/Public Safety building site at any hours
7. Remaining geotechnical report comments need to be addressed including boring logs as well as any other outstanding DRC comments.

Ben Hunter: They have addressed most of our comments but ensuring that they can maintain the current spacing between the fire station building and their building to allow for sidewalks and driveway access for the fire department. Some of the utility work also needs to be addressed. It looks like they need a waterline loop around the

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perimeter because there is an existing infrastructure for that. If those items are met, including those revolving around parking, that would be sufficient. It appears that everything of concern has been addressed.

David Bird: What you are saying is that they do have adequate parking contingent upon acquiring the proposed land?

Ben Hunter: No, and because there is not adequate parking, we want to make sure that in trying to accommodate adequate parking, that they don't disrupt the drive access and sidewalks, and make sure site distances are maintained so you don't have blind spots. While they have not fully met everything, we just want to make sure that moving forward we are able to ensure that all conditions are met.

Patrick O'Brien: On top of that, in terms of the parking, there is an overall parking requirement, utilizing a Time-of-day need. Because parking is combined, the requirement is higher than the 96 or 98 required. The time-of-day use would allow them to utilize that, by controlling the different uses so that they would only have one of those needs at any given time.

David Bird: So, the time schedule would compensate for the lack of parking?

Patrick O'Brien: Potentially.

Rodney Martin: During the business day versus the evening?

Patrick O'Brien: The applicant may be able to speak better to the specifics, but they have a daytime element of their project, and a nighttime element, and they should be able to offset one another to some extent. However, if the theater proposed to be a nighttime use, starts planning events for daytime use, they would double up on the uses. In this scenario, the 160 plus stalls would need to be required.

Christine Anderson: If the two parcels are not consolidated, then they do not have enough parking, but if they are consolidated, then we are within the 6 stalls?

Patrick O'Brien: With the time-of-day use, yes. Staff is satisfied if all the conditions are met, and we will recommend that it be approved. However, if there are changes to some of these things, we would change our recommendation. I believe the plan is to consolidate.

Bruce asks to see the consolidated parcels.

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Patrick O'Brien: The parcels would be created later, as they are currently in city ownership, and they would need to be subdivided. One of them will be this northern portion for the theater building project, and this other portion located just to the west of City Hall is to accommodate parking for the project.

Christine Anderson: How much of this will be on street parking? I love this project. I want it to work so I am concerned about having enough parking, so the activities will be able to be attended. I drove this at 1pm today, and more than half (of the parking stalls) were occupied. Even now more than half of them are occupied.

Patrick: There will be 38 on street parking stalls. They are only able to utilize the ones along their 2 street frontages. They can not extend down in front of the City Hall building, or on the other side of the street.

Cherylyn Egner: The property the city is contemplating the sale of is essentially the Fire Station parking lot. There could potentially be some impact where fire and police are currently parking. Parking is something that has been heavily contemplated throughout this process. There have been code text amendments made to help multiple projects within this general area. Part of that was allowing on street parking because that is the only way to allow some of these projects to work. There certainly is a significant concern about parking by staff and the City Council. If I could just talk on one issue, this is a very unique way to present a site plan to planning commission. We do not typically bring plans forward with so many conditions, especially where the project doesn't already have the land. This is one of those situations where it is either the chicken or the egg, and somebody had to make that first step. Without a site plan that works, there are funding concerns, and without knowing the funding, the City Council is struggling with whether to sell land. That is why we are before you with this project. I do want to address the parking agreement that has been brought forward by the property owner of the Harrington building. Many years ago, there were negotiations that took place as part of a litigation. There is an agreement that was provided to the city indicating a cross-parking agreement between the city and the current owner of the Harrington building. Without acknowledging that, or getting into a back and forth, ultimately, we do not know if that is in effect or not. It cannot be in effect for this project to work and for the Fire Department to still have the adequate amount of parking. That is why that condition is there. If that agreement is still in place, The Fire department will not meet the necessary parking requirements today, and it certainly will not meet it at the time of expansion. While we don't typically condition someone's approval

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on something outside of the applicant, this is a collective effort as we are trying to find a way to make it all work.

(The applicant has slides he wants to show the planning commission, but there is no way for the files to be viewed. In the past, the applicant was required to provide the files to the staff in advance.)

Curtis Myer: I am a local architect, and I am also on the board for Harrinton center for the arts. My role on the board is chair of facilities. I have been working with the board and planning staff for the better part of a year trying to get this project going, and we are excited to be here for your consideration on our site plan approval. I want to spend a few minutes to explain to you our vision for this project. Many years ago, American Fork City recognized an opportunity. They recognized that the Harrington building, which was built in 1903, was ending it's useful life as a school. There was something that needed to be done to the building in order for it to be a contributing part of the culture of American Fork. As they worked on that vision over time, that became the beginning of The Harrington Center for the Arts. As we worked on the question of 'What can that building be', we came up with 3 distinct reasons why we think this is what this building should be. First, there is a very large unmet need in Utah County for arts organizations. There are literally 50 organizations who do not have a home due to lack of facilities. Our goal is to create a facility that will accommodate those groups. If the Harrington Center is gone, we will lose out on historical preservation, and American Fork is less than what it would have been otherwise. We feel like this is a good solution to preserve that building. We have funding in place to perform some sizematic upgrades. We plan to renovate the mechanical electrical systems, fix the accessibility problems, and find a site plan that keeps us in compliance with American Fork City code. Finally, we believe that as this project is developed, it will become an economic engine for the redevelopment and revitalization of downtown American Fork.

Whitney Ward: As Curtis mentioned, this project has been a long time in the making. The Harrington school has been a contributing element in downtown American Fork for over a century. There were expansions done to the building in 1923, and 1934. Alpine school district occupied the building and ran it as a school from 1915 to 1985. It was then transitioned to an office building until the Bell family purchased it in 1994. The parking agreement discussed earlier came into place in 1997, and the Fire

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Station was constructed in 2003. While this building has contributed and evolved over time, it has sat empty since the late 90's. We are excited for the opportunity to bring it forward. In 2018 the Harrington Center of the Arts created a master plan in order to understand the financial contributions, and how it could become that contributing component. In that master plan a vision for an arts education facility, complemented by a community sized theater was established to make it financially feasible and to better serve the needs of community. There were some problematic elements realized at that time, and that is when conversation started with the city about acquiring part of the current parking between the Harrington building, and the Fire Station. The conversation has continued as we have looked at the range of parking requirements and elements to make sure this plan can be successful. We are excited to continue working with the city to find a productive solution. The Harrington school is envisioned to be an arts education building. As most of you are probably aware, most arts education happens in the hours after school, roughly 2:00 to 6:00. The educational aspect will be complemented by the studio theater that will have 238 seats, used mainly in the evenings and weekends. That is where the shared parking agreement came in to be complimentary in those hours of use. Our goal is the same as yours, to ensure it is well parked, not under parked. As you know, in the CC-1 district land is at a premium so we are doing our best to maximize the parking on site. The city requested that we adjust our plans to reevaluate an ally way, which caused us to be short on 6 parking stalls, which is why we are here today requesting that per city code allow us to move forward with 7 less stalls. We are also requesting the time of use be considered, so we are allowed to go to Council and continue to have this conversation there. The other thing that we wanted to note is, due to the limitations to the site, and our goal to get as much parking for the Fire Station, there is an easement that goes from the south side of the fire station, to the north side of the Harrington building, that we would like to use as a loading dock. We are requesting access for loading and unloading in that area. One of the conditions that has been noted is that we need to continue coordinating the hours of use. We would like the specific hours that will be required for us to meet that condition be removed, as we plan to continue working with the city and staff to find a timeline that works well for both the Harrington building and the fire station.

Patrick O'Brien: Hours are specific for the city's need because any use outside of those specific times will render the fire station to be out of compliance with their parking need. Removing those hours moving forward, as I mentioned before, would cause staff to remove recommendation of approval. We are not interested in moving

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forward with something that would cause the city to be non-compliant. The same way that the applicant is seeking time of day hours to be compliant, the city is seeking time to be in compliance with fire needs.

Christine Anderson: It is not possible for us to approve something that would put another building's parking in non-compliance.

Chris Christiansen: Is that the only condition you disagree with?

Whitney Ward: It is. This would put a heavy burden on the Harrington center, as they could only load and unload in the middle of the night.

Christine Anderson: The Hours are 8pm to 7am?

Whitney Ward: The conversation we want to continue would be what the language opportunity is there, so we can have deliveries during regular business hours.

Patrick O'Brien: Those are the same hours that staff needs to utilize those spaces. It is problematic to have staff coming and going and not being able to get in and out of those stalls. The fire station need is 40 stalls. The plans say there are 48 stalls, but I counted 44 stalls on site. The potential of 12 to be blocked, would put the fire station to be in a huge deficit of their parking need.

Rodney Martin: So we are talking specifically about shift changes at the fire station?

Patrick O'Brien: Shift changes, training that happens. I will let the Fire Marshall speak to tell you about all the potential things that happen there. They work with Utah County as well, and they have many people in and out. It is more than just combat and admin staff.

Rodney Martin: The loading dock could be used by a 20-foot box truck, or a semi-truck?

Whitney Ward: It would be a box truck.

Rodney Martin: I have seen other businesses block Main Street while unloading a semi-truck.

Curtis Myer: There is no intention on the part of Harrington Center to use a semi-truck for loading in or loading out.

Rodney Martin: Well, intention or what you will need to do could be different things.

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Mat Sacco: I am the Fire Marshall, and I Thank you for this opportunity. I am going to try and stay on topic, so I don't take this into the weeds. For clarification, what was the proposed time frame?

Patrick O'Brien: 8pm – 7am.

Mat Sacco: So to what Patrick was saying, just to make sure that we are all on the same page. I would request that be moved to 8pm to 6am, and this has been discussed with our fire chief. We are part of the North County Training Alliance, and we have people showing up at 7 O'clock in the morning for 6 months out of the year, so we need those stalls. This would help to facilitate our needs for our small fleet, along with the people coming in, and our shift changes which will include our personal vehicles.

Christine Anderson: When does your shift change happen?

Mat Sacco: Shift change is 7:30. The training camps we do 3 times a year, last for 30 to 60 days each, so those parking spots are occupied by 7am, for 6 months out of the year. There is also Incoming and outgoing traffic because we do combine with Pleasant Grove, Lone Peak, and Lehi as well.

Christine Anderson: One of the items was that the theater parking would not be allowed in the fire stations designated parking area.

Mat Sacco: Intentions are fantastic, but we cannot really know for sure what people will or won't do. If a production comes in that brings in a larger apparatus, this could affect the intentions vs the reality of the loading zone. That being said, it is likely that in the future, we will have to secure our parking lot with a perimeter fence. PD is overwhelmed and understaffed as it is, without adding a need to mitigate parking coming in and out. That may be the way we would have to go to secure our parking.

David Bird: I have a question for Mr. Myer or Ms. Ward. If this window of time is not lifted, could you guys live with it? I would hate to see this project tabled, or scrapped because we couldn't work out a time frame.

Whitney Ward: I think that is what we are asking. For that opportunity to continue the conversation and work out the time frame. Spencer may be better equipped to answer as he will be operating it.

Spencer Stevens: Hi Commissioners, Spencer Stevens, Vice president of Harrington Center of the Arts. This can be solved in different ways. As you can see there is a

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time restriction there for loading and unloading. The restriction we are trying to solve is that anyone loading or unloading stays with the vehicle. If someone is trying to get in or out, they will be there to move. As cities urbanize, trucks will load and unload in the streets, as is happening currently for other businesses downtown. It is a broader conversation on the definition of standing, which is stopping to unload persons or merchandise. In these densely urbanized areas, there is a need to negotiate that in detail. That is what we would like the opportunity to do, discuss what flexibility do we have, is it narrower time windows that are during regular operating hours that are in the morning, or after a performance is finished. The other thought is the access easement would need to be approved by Council, so would Council reserve the right to change anything in this condition? How would that be addressed if Council decided to change the times listed here? Would we have to come back to this body for approval?

Cherylyn Egner: Planning commission is the body that would approve the site plan on this project. That is why the request from staff is to have those time frames on there. Could Council decide on a different time frame for that easement? Yes, but that would require the site plan to come back before this body. Frankly, that is why we are requesting that condition of approval, because if the easement is changed, then it changes the whole situation with the fire department parking.

Christine Anderson: So is it possible to allow for other time blocks within the day that they could load in and out?

Cherylyn Egner: The fire marshal would have to speak more on that, I do not know the specifics of their needs. I do know that our Fire Marshall and Planning have spoken extensively about the fire department's need, and there is a significant concern about that daytime shift change at 7:00. There is a lot of training that takes place at our fire department, so it might not be every day of every week, but it would impact on those days that they have significant training. Frankly, I do not think the city wants the burden of having to coordinate to use it’s own property.

Christine Anderson: If there is a truck on the road that is unloading, and that space is needed, then I can see that we would do that shared thing where the truck moves on so that the people can get in. But if it is in a parking stall, I would imagine that car coming by just thinking those spots are not available, without a change for dialog.

Mat Sacco: There are residual issues as well with the parking that affects the other businesses in the area. Subconsciously, if we come to park our vehicles after coming

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back from doing inspections throughout the day, there are times I have to drive around a few times looking for a stall because the parking lot is full. We have the police department there, we have the courts that also park there. Last week there was an event at the Veterans of Foreign wars building, and center street was full. Once we have issues with those stalls being full, people want to start using the fire department parking lot and that affects us and our ability to do what we need to do.

Jeff Sermon: I am a member of the Harrington Center for the Arts board. Parking, we all understand, is a premium in downtown. With any project, parking becomes an issue, and if we let it stop us, our downtown will continue to die. There is going to be parking issues. Maybe we need some parking garages, I'm not sure what the city has planned long term but we need to adjust for growth. I guess my question is if 40 stalls are required for the fire department, is that a code? How do they get that number? A lot of stores and other places don't get to have what they would like to have when it comes to parking. As we grow and work downtown, we've got to give and take a little bit, and share. There are fire departments around that don't have hardly any parking, and I don't want to be like that either. I want them to have what they need to have, they save us, and they put our fires out. I also agree that city should not have to negotiate to use their own property. We are suggesting that we will negotiate and do the work. When there are times that there is going to be a show, we will come to the city and see if it works for us to load on this specific day. We are going to have to work together as downtown businesses to help each other. The congestion here makes that a requirement. Everyone has got to give and take a little bit to make downtown grow. I hope that all the entities, including the fire department, can recognize what this does for downtown and the community. You've got a group of people who are laser focused on bringing something like this to the city. I applaud them for helping to make American Fork a better place to live, work, and to raise your family. It is going to be tougher to get parking stalls no matter what happens, whether Harrington comes or not. Whether we end up with a parking garage like they did for Hale Center Theater in Sandy or not, we are going to have to do something, or this will stay a deserted and unused area.

Patrick O'Brien: Parking availability is a city code requirement.

Christine Anderson: I think that we all see the vision, and the good that this can bring. We all want to make it work. We want to make sure that when Harrington is loading, if you talk to the fire department and they say 'I'm sorry, we don't have a spot for you today' Then what? What happens when it is not available.

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Summerisa Stevens: President of Harrington Center for the arts. I want to talk to you a little bit about this theater. Many of you have not been to a theater like this. It's very small. It's a 238-seat theater. I know that a lot of you talked about a Semi-truck. That is not even possible. If you were to look into the type of theater that we are proposing, these are for local piano recitals. These are for city debates; we are not bringing in national touring acts. The whole purpose of us building this theater, came from 6 years of study, along with countless interviews. This is not for huge organizations, this is for our community, and I want to make that very clear. Everything we have proposed, down to the size of the loding dock, is not even close enough in size to need a semi-truck. This is for a box truck. This is for a mom and Dad coming with their van to unload, so we want to make it very clear as to what the purpose of what this 238-seat theater is. With this whole process, we want to be allies with American Fork City. I am curious what the parking requirement is for the fire department, because I don't know that information.

Patrick O'Brien: 40 stalls. And there are 44 stalls on site.

Summerisa Stevens: If you look at it, we are not asking for access to the stalls, just an access easement to the loading and unloading doc.

Christine Anderson: The issue here is access to the stalls.

Patrick O'Brien: Yes, getting in and out of the stalls. If we can't get in and out of the stalls, then the stall does not actually count as a usable parking space.

Summerisa Stevens: When we discussed your shift change, you had discussed a 7-9. In our proposed, as you can see on there, we said we won't touch 7-9 am. Ever. So if you look at the document that is in there, you will see our proposed time that we had originally suggested to staff. That way you can see that we are not trying to cross over time, we were trying to have access to times during the day.

Christine Anderson: What are your proposed times?

Whitney Ward: The proposal is that there will be no loading or unloading between 7am to 9am. No standing or leaving your truck unattended during loading or unloading, so they would be there when it was necessary to accommodate the fire station.

Mat Sacco: I stand by the statement that we have constant movement. People are coming and going all day long. We have people coming from other stations, we have

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preschools that come in to do tours. Those things are not happening between 7-9am, but will be an issue with the parking situation.

Christine Anderson: From my view, this is something that needs to be resolved before we can pass it. I don't think we can pass something that puts another building in non-compliance.

Chris Christiansen: It sounds like there is need for more negotiations, and we have a process for that, so I'm ready to make a motion.

Christine Anderson: I have a question, for maybe the architect. Out of these 7 things, are you comfortable that all the conditions are met except this one?

Whitney Ward: We are fine with addressing all of the conditions. The only question is just that timeline.

Christine Anderson: Would it be worth it to you to have this tabled in order to have more conversation?

Jeff Sermon: No, we would rather live with the time.

Spencer Stevens: We would prefer approval or denial, because like you said, it is City Council who will approve the access easement. If the City Council chose to pick some different times, we would have to come back to this body anyway, to adjust those conditions. We have yet to have that negotiation in any form. Staff asked us to propose times, we proposed them on our site plan. We didn't receive any feedback until we received this admission. We have not been able to have an open honest conversation besides what has been discussed here.

Christine Anderson: Is City Council the authority on access easement? Is that accurate?

Patrick O'Brien: Yes, that would have to be agreed with them. Our recommendations from staff would be to approve the site plan with conditions as they are. If there are changes that need to be made, then it could come back, but if Council doesn't change anything, then the site plan approval is already in place at that point.

Christine Anderson: So what you are saying is, in order to move this project forward, that approving them tonight would get them into the next phase, and they would only come back if City Council changes something.

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Patrick O'Brien: Correct, other than Mat suggested a change in a condition made to the time frame, to accommodate the needs of the fire department.

Rodney Martin: 8pm to 6am, Rather than 7am?

Matt Sacco: Correct, along with one other condition.

Patrick O'Brien: As a standard condition of approval, those are outlined to get the site plan approved, and any outstanding comments will be approved after. That way we won't have to get back in front of an approval body if the approval body is satisfied with those conditions. You are the approval body for CC-1 projects.

Rodney Martin: So the fire connection will be addressed in that?

Patrick O'Brien: Correct.

Christine Anderson: Am I correct that we have the authority as the planning commission to change those hours in our motion tonight?

Patrick O'Brien: Correct.

Cherylyn Egner: Can I just clarify on that point? Planning commission would be approving the site plan conditioned upon an easement being reached within those hours. Planning cannot approve that easement at all, that is solely City Council. The condition would be that an easement would need to be negotiated in that time frame, or they would have to come back to planning commission, because it would go outside of the conditions of approval.

Christine Anderson: Good clarification.

Chris Christensen motioned to table action on the site plan for Harrington Center for the Arts, located at 50 N Center Street, in the CC-1 zone, and instruct the applicant/developer/staff to continue to negotiate the parking hours and parking requirements.

Christine Anderson: Because there is no second, the motion dies. Do we have another motion?

Rodney Martin motioned to approve the site plan and recommend the reduction of parking stalls from _96____ to __89____ stalls, for the Harrington Center for the Arts project, located at 50 N Center Street, in the CC-1 zone, subject to all of the conditions specified in the Staff Report, and conditional to

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a final plat approval being received within the site plan approval time frame along with the negotiation time of loading and unloading hours.

Harold Dudley seconded the motion. Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**NAY**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**

The motion passed

2. **Review and action on a Final Plat for Chadwick Village Plat B Amended Plat, located at approximately 417 S 50 W, in the R2-7500 Residential Zoning designation**

Cody Opperman reviewed the background information for action item number 2: Chadwick Village Plat A was recorded in 2005 and consisted of 14 lots. The applicant is applying for a Final Plat Amendment for the Chadwick Village "Plat B", on the property located at approximately 417 S 50 W. The application has proposed combining the current lots 601 and 602 of Plat A into a single lot for the amended Plat B listed as Lot 1. The proposed lot meets the current zoning designation requirements for a subdivision.

Levi Burr: Applicant has addressed all comments.

Ed Gifford: I am the engineer for Merilyn Chadwick, she is the applicant. If you look at the aerial, you can see that this is a twin home development that was done in 2005. UTA came in around 2009 and took an 11-foot strip adjacent to the railroad. Merilyn lives in the very southeast corner, and she owns the property to the North. When they took the property, they damaged one of the twin home lots, where it is unbuildable. The reason we are doing this plat is her husband died a few years ago,

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REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
NOVEMBER 7, 2023

Department Public Works **Director Approval** *Patrick O'Brien*

AGENDA ITEM Review and Action on the Award of the contract for the 200 South Multi-Modal Roadway Improvements Project (Phase 1) Contract to Condie Construction Company.

SUMMARY RECOMMENDATION
Staff recommends the City Council award of the 200 South Multi-Modal Roadway Improvements Project -Phase 1, to Condie Construction Company (ST201802-1).

BACKGROUND
The Engineering Division followed standard procurement policy by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P). Four companies provided responsive bids on the project. Condie Construction Company was the Apparent low bidder based on the bid criteria in the issued IFB for a total of $3,844,672.00.

The Project includes the following: Construct 200 South multi-modal roadway improvements from 570 West to 300 West and
the Frontage Road from 200 South to Storrs Ave Road (approximately 0.49 miles). Demolition work includes; demolition of existing asphalt pavement, concrete, utilities, and street signs, etc. New Construction work includes construction/installation of; asphalt pavement, concrete curb and gutter, concrete sidewalk, traffic signage, roadway striping, chain link fencing, storm drain pipe, storm drain manholes, culinary water
pipe, new fire hydrants, secondary water pipe, water service laterals and meters, sanitary sewer manholes, lighting installation, fiber optic utility equipment, and other appurtenances. The Work features a railroad crossing which will require additional flagging and coordination.

Substantial completion for this project is May 31, 2024.

BUDGET IMPACT
This project is funded through the Impact Fee Fund and the Patriot Station CRA Fund.

SUGGESTED MOTION
Mr. Mayor, I move that the City award the 200 South Multi-Modal Roadway Improvements Project - Phase 1 in the amount of $3,844,672.00 to the apparent low bidder, Condie Construction Company and approve the construction contract as presented in addition to a project construction and engineering contingency of $455,000 to be held by the City.

SUPPORTING DOCUMENTS

Condie Construction Bid (PDF)
AF 200S Phase 1_00 51 00 Notice of Award (Condie) (PDF)
AF 200S Phase 1_00 52 00 Agreement (Condie) (PDF)
AF 200S Phase 1_00 55 00 Notice to Proceed (Condie) (PDF)
AF 200S Phase 1_Final Bid Summary (PDF)
AF 200S Phase 1_Final Bid Tabulation (PDF)
AF 200S Phase 1_Letter of Recommendation (PDF)

DOCUMENT 00 41 13

BID FORM

Project: 200 South Multi-Modal Roadway Improvements Project (Phase 1) – 570 West to 300 West and the Frontage Road From 200 South to Storrs Ave.

PART 1 – BID RECIPIENT

1.1 This Bid is submitted to:

American Fork City via SciQuest

1.2 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bid Documents to perform all Work as specified or indicated in the Bid Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bid Documents.

PART 2 – BIDDER'S ACKNOWLEDGEMENTS

2.1 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNER.

PART 3 – BIDDER'S REPRESENTATIONS

3.1 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bid Documents, and any data and reference items identified in the Bid Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum Date
1	10/9/2023
2	10/31/2023

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (2) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions,

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bid Documents; and any Site-related reports and drawings identified in the Bid Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bid Documents.

G. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bid Documents.

H. Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bid Documents and confirms that the written resolution thereof by ENGINEER is acceptable to Bidder.

I. The Bid Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishings of the Work.

J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Part, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bid Documents.

PART 4 – BIDDER'S CERTIFICATION

4.1 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.1.D:

1. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

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2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of OWNER, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive OWNER of the benefits of free and open competition;

3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of OWNER, a purpose of which is to establish bid prices at artificial, non-competitive levels; and

4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

PART 5 – BASIS OF BID

5.1 Low Bidder will be selected based upon base Bid Price.

5.2 Bidder will complete the Work in accordance with the Contract Documents for the price(s) listed on the attached Bid Schedule.

5.3 Unit Prices have been computed in accordance with Part 11.7 of the General Conditions. Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

PART 6 – TIME OF COMPLETION

6.1 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Part 14 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.2 Bidder accepts the provisions of the Agreement as to liquidated damages.

PART 7 – ATTACHMENTS TO THIS BID

7.1 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security as specified in the Instructions to Bidders, Part 8;

B. List of Proposed Subcontractors;

C. List of Proposed Suppliers;

D. List of Project References;

E. CONTRACTOR's License No. or Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Certificate of Non-Collusion; and

G. E-Verify Certification.

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PART 8 – DEFINED TERMS

8.1 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

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PART 9 – BID SUBMITTAL

9.1 This Bid is submitted by:

BIDDER: [Indicate correct name of bidding entity]

Condie Construction Co.

By:
[Signature] [signature]

[Printed Name] McKell Condie

If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:
[Signature] [signature]

[Printed Name] Myriah Worley

Title: Estimating Assistant

Submittal Date: 11/1/2023

Address for giving notices:

53 North 1650 West

Springville, UT 84663

Telephone Number: 801-489-3070

Fax Number:

Contact Name and Email Address: Colby Mellor

cmellor@condieconstruction.com

Bidder's License No.: 293215-5501
(where applicable)

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PART 10 – BID SCHEDULE

Low Bidder will be selected based upon base Bid price.

UNIT PRICE BID SCHEDULE

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
	BASE BID				
1	Mobilization	1	LS	260,000.00	260,000.00
2	Quality Control	1	LS	50,000.00	50,000.00
3	Traffic Control	1	LS	125,000.00	125,000.00
4	Erosion Control/SWPPP	1	LS	15,000.00	15,000.00
5	Survey Layout	1	LS	25,000.00	25,000.00
6	Clearing and Grubbing	61,200	SF	0.05	3,060.00
7	Asphalt Removal	9,500	SY	11.50	109,250.00
8	Concrete Removal	540	SY	10.50	5,670.00
9	Concrete Curb and Gutter Removal	525	LF	4.80	2,520.00
10	Traffic Sign Removal	2	EA	210.00	420.00
11	Traffic Sign Relocation	6	EA	600.00	3,600.00
12	City Monument Sign Removal	1	LS	1,755.00	1,755.00
13	Earthwork / Material Transport	1	LS	355,305.00	355,305.00
14	Soft Spot Stabilization (Contingency Item)	3,660	SY	24.40	89,304.00
15	Over-Ex & 4" Cobble for Soft Trench Stabilization (Contingency Item)	95	CY	130.00	12,350.00
16	Pothole Existing Utility	8	EA	400.00	3,200.00
17	Granular Borrow (Plan Quantity)	5,000	CY	51.50	257,500.00
18	Untreated Base Course - Plan Quantity	4,100	CY	73.00	299,300.00
19	Hot Mix Asphalt	3,100	Ton	127.00	393,700.00
20	24" Type E Curb and Gutter	3,990	LF	27.00	107,730.00

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Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
21	24" Spill Curb and Gutter	220	LF	27.00	5,940.00
22	24" Type F Curb and Gutter	160	LF	27.00	4,320.00
23	6" Type P Curb Wall (At ADA Ramps)	90	LF	35.00	3,150.00
24	8" Type Q Curb Wall	620	LF	37.00	22,940.00
25	6" Thick Concrete Sidewalk / Flatwork	12,000	SF	9.25	111,000.00
26	6" Thick Commercial Concrete Driveway	985	SF	10.00	9,850.00
27	6" Thick Stamped & Colored Concrete	1,940	SF	14.60	28,324.00
28	8" Thick Drivable Concrete	5,800	SF	14.60	84,680.00
29	8" Thick Stamped & Colored Concrete	2,600	SF	21.25	55,250.00
30	Tactile / Truncated Dome	10	EA	1,740.00	17,400.00
31	Traffic/Street Sign	23	EA	1,190.00	27,370.00
32	Relocate Gate & Replace Fencing	1	LS	1,350.00	1,350.00
33	Striping	1	LS	8,915.00	8,915.00
34	Railroad Work	1	LS	$35,000	$35,000
35	Remove 8", 10", 15", or 18" Pipe	395	LF	12.00	4,740.00
36	Remove 24", 36", or 48" x 32" Pipe	345	LF	12.00	4,140.00
37	Remove Concrete Ditch	75	LF	18.00	1,350.00
38	Remove Concrete Weir or Inlet/Outlet Structure	2	EA	580.00	1,160.00
39	Remove RR Tie Headwall	1	EA	645.00	645.00
40	Remove SD Manhole or Curb Inlet	3	EA	585.00	1,755.00
41	12" RCP (Class III)	340	LF	109.00	37,060.00
42	15" RCP (Class III)	45	LF	108.00	4,860.00
43	18" RCP (Class III)	65	LF	118.00	7,670.00
44	24" RCP (Class III)	1,750	LF	129.00	225,750.00

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Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
45	Curb Inlet Catch Basin	14	EA	3,520.00	49,280.00
46	4' x 6' Catch Basin / Manhole Combo Box	2	EA	8,190.00	16,380.00
47	4' x 4' COB	14	EA	5,775.00	80,850.00
48	5' x 5' COB	1	EA	5,325.00	5,325.00
49	12" RCP Flared Inlet with Trash Grate	1	EA	1,600.00	1,600.00
50	24" RCP Flared Inlet with Trash Grate	2	EA	1,885.00	3,770.00
51	12" HDPE Flared Outlet	1	EA	500.00	500.00
52	12" Rip Rap	9	CY	140.00	1,260.00
53	Relocate Existing Cathodic Protection Anode / Test Station	2	EA	14,950.00	29,900.00
54	Lower/Raise Lid and Add Collar (Culinary Water Valve)	8	EA	925.00	7,400.00
55	6" PVC C-900 Culinary Water Pipe	144	LF	145.00	20,880.00
56	8" PVC C-900 Culinary Water Pipe	74	LF	135.00	9,990.00
57	12"x6" Tee	1	EA	5,255.00	5,255.00
58	30"x6" Tee	3	EA	26,725.00	80,175.00
59	6" Gate Valve	2	EA	2,500.00	5,000.00
60	1" Culinary Loop	1	EA	3,800.00	3,800.00
61	6" Culinary Loop	1	EA	8,735.00	8,735.00
62	8" Culinary Loop	1	EA	12,520.00	12,520.00
63	12" Culinary Loop	3	EA	15,225.00	45,675.00
64	4" Washout/Blowoff Valve Assembly	2	EA	6,425.00	12,850.00
65	FH Assembly (without Valve)	6	EA	6,050.00	36,300.00
66	Remove 12" Pipe	53	LF	10.00	530.00
67	Relocate Existing ICV	2	EA	1,580.00	3,160.00
68	Lower/Raise Lid and Add Collar (PI Water Valve)	6	EA	925.00	5,550.00

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Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
69	1-1/2" Hot Tap & PI Service	2	EA	850.00	1,700.00
70	2" Hot Tap & PI Service	1	EA	950.00	950.00
71	1-1/2" PVC C-900 Class 200 PI Water Pipe	70	LF	70.00	4,900.00
72	2" PVC C-900 Class 200 PI Water Pipe	35	LF	69.00	2,415.00
73	8" PVC C-900 Class 200 PI Water Pipe	42	LF	160.00	6,720.00
74	12" PVC C-900 Class 200 PI Water Pipe	53	LF	172.00	9,116.00
75	6" x 12" PI Reducer	1	EA	2,250.00	2,250.00
76	1-1/2" PI Meter	2	EA	8,970.00	17,940.00
77	12" x 8" PI Tee	1	EA	5,580.00	5,580.00
78	10" x 10" x 12" PI Tee	1	EA	5,790.00	5,790.00
79	2" PI Valve	1	EA	1,600.00	1,600.00
80	8" PI Valve	1	EA	3,055.00	3,055.00
81	1" PI Loop	3	EA	4,140.00	12,420.00
82	4" PI Loop	2	EA	7,860.00	15,720.00
83	12" PI Loop	5	EA	14,000.00	70,000.00
84	Cut, Cap, & Mark Water Line	2	EA	715.00	1,430.00
85	Sewer Lateral/Terminate at Main and Remove	90	LF	21.00	1,890.00
86	Lower/Raise Lid and Add Collar (Sanitary Sewer Manhole)	5	EA	1,200.00	6,000.00
87	Type I Junction Box	16	EA	1,245.00	19,920.00
88	Type II Junction Box	14	EA	2,135.00	29,890.00
89	Underground Service Pedestal with Disconnects	3	EA	11,770.00	35,310.00
90	2" Conduit and Wire	2920	LF	18.90	55,188.00
91	Single Conductor No. 6 AWG Circuit	650	LF	2.40	1,560.00
92	4-Conductor No. 14 AWG Circuit	190	LF	1.80	342.00

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Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
93	Type III Junction Box	12	EA	6,040.00	72,480.00
94	Microduct Conduit (Future Path 7-Way) with Pull Tape	3370	LF	22.00	74,140.00
95	Place 30x48x36 Hand Hole Assembly	6	EA	1,345.00	8,070.00
96	Place 10" Buried Base Pedestal	1	EA	802.00	802.00
97	Place 10" Round Drop Pull Box Assembly	1	EA	716.00	716.00
98	Directional Bore 8": (2) 7-Way Future Path Conduit @ 36" min. Depth	970	LF	80.00	77,600.00
99	Directional Bore 4": Place (2) 18/14 Drop Conduit, (1) 2-way or (1) 7-Way Future Path Conduit @ 36" min. Depth	290	EA	52.00	15,080.00
100	Tree Removal	6	EA	1,155.00	6,930.00
101	Rebuild/Replace Storm Drain Manhole	1	EA	6,200.00	6,200.00
				Total Base Bid	**$3,844,672.00**

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PART 11 – MEASUREMENT AND PAYMENT

11.1 Mobilization – Bid Item 1

A. Payment covers cost of mobilization, demobilization, installation of temporary facilities, and bringing all necessary construction equipment to the Site. Payment will be made on a percentage of the LUMP SUM BASIS as follows:

Percent of Original Contract Amount Earned	Percent of Amount Bid for Mobilization to be Paid
5	40
35	20
50	30
70	10

B. Upon award, the CONTRACTOR shall immediately purchase all materials for the Project. These materials may be stored at the CONTRACTOR's yard or a location provided by the OWNER. The CONTRACTOR shall submit the invoices for the pre-purchased materials and mobilization cost to the OWNER for reimbursement prior to the beginning of construction. Once construction has begun, retainage will be held on each completed item. Payment shall cover the cost of storing the materials during the winter and transporting them to the job site in the spring.

C. Payment covers cost of mobilization, demobilization, installation of temporary facilities, and bringing all necessary construction equipment to the Site.

D. Payment also includes the cost of scheduling processes required per project Specifications.

E. Payment shall include conforming to all applicable local, state and federal requirements, including following American Fork City standards for Work.

11.2 Quality Control – Bid Item 2

A. Payment shall be made on a LUMP SUM BASIS.

B. Basis for payment: Payment for quality control will be paid on a percentage basis according to the percentage of the project completed.

C. Bid price includes the cost to provide the Contractor's portion of the quality control requirements described in the specifications. It includes all the labor, equipment, and incidentals necessary to complete the quality control through construction.

11.3 Traffic Control – Bid Item 3

A. Measurement shall be made on a LUMP SUM BASIS.

B. Basis for payment: Payment for traffic control will be paid on a percentage basis according to the percentage of the project completed.

C. Bid price includes developing a traffic control plan acceptable to the owner and engineer; flagging; furnishing, installing, maintaining, and moving all traffic control devices. It also includes cost of clearing, hauling, and proper disposal upon completion of the project.

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11.4 Erosion Control/SWPPP – Bid Item 4

A. Measurement shall be made on a LUMP SUM BASIS

B. Basis for payment: Payment for erosion control / SWPPP will be paid on a percentage basis according to the percentage of the project completed.

C. Bid price includes creating and maintaining a SWPPP book acceptable to OWNER and with UPDES permitting and all associated record keeping and inspections to comply with city, state, and federal regulations on site. The cost of the UDPES permit shall be included. The bid price also includes furnishing, erecting, and maintaining erosion control devices during project construction, as indicated on the approved drawings, the UPDES permit, and as directed by the city's inspector. It also includes providing dust control (spraying water) and street sweeping as required.

D. Payment for this item will be compensation in full for furnishing all materials, labor, equipment, tools, and incidentals necessary to establish adequate sediment and erosion control, implement Best Management Practices (BMPs) for the protection of waterways from sediment laden runoff due to construction activities, and dust and mud control. This item shall include installation, maintenance and removal of sediment fencing, waddles, inlet protection, construction entrance, stockpile protection, port-a-johns, orange barrier fence, etc.

A. Prepared plan shall meet the requirement of the City's current Storm Water Management Plan

11.5 Survey Layout – Bid Item 5

A. Measurement shall be made on a LUMP SUM BASIS.

B. Basis for payment: Payment for survey layout will be paid on a percentage basis according to the percentage of the project completed.

C. Bid price includes all survey control, layout, staking, and restaking to complete the project. This includes, but is not limited to survey mobilization, horizontal and vertical control, and staking construction limits, saw cuts, rough grading, drainage and utilities, curb and gutter, striping, and signs. This line item shall also include installation or replacement of all the street monuments, as shown on the right-of-way dedication plats or civil plans.

11.6 Clearing and Grubbing – Bid Item 6

A. Measurement shall be made on a PER SQUARE FOOT BASIS.

B. Bid price includes clearing, removing, and disposing of existing plant life, vegetation (trees, stumps, shrubs, root systems, tree debris, etc.), and miscellany within the limits of disturbance. Assume a depth of 6 inches for removal, to be exported off site.

11.7 Asphalt and Concrete Removal – Bid Items 7 and 8

A. Measurement shall be made on a PER SQUARE YARD BASIS.

B. Bid price includes removal, hauling, and disposal of existing asphalt/concrete materials necessary to complete work, regardless of existing depth.

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11.8 Concrete Curb and Gutter Removal – Bid Item 9

A. Measurement shall be made on a PER LINEAR FOOT BASIS.

B. Bid price includes removal, hauling, and disposal of existing concrete materials necessary to complete work, regardless of existing depth.

11.9 Traffic Sign Removal – Bid Item 10

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes removal, hauling, and disposal of existing traffic sign materials necessary to complete work.

11.10 Traffic Sign Relocation – Bid Item 11

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes removal, relocating, and installing the sign, post, hardware, and concrete base with bedding and backfill in a new location per city standards and MUTCD and as described in the drawings, as necessary to complete the work. Any damaged parts must be replaced at CONTRACTOR'S expense. This item includes any type and size of road/street sign.

11.11 City Monument Sign Removal – Bid Item 12

A. Measurement shall be made on a LUMP SUM BASIS.

B. Bid price includes all labor, equipment, and materials to excavate, transport, and reinstall the monument sign as directed in the drawings and specifications, including all incidentals to complete the work.

11.12 Earthwork / Material Transport – Plan Quality – Bid Item 13

A. Measurement shall be made on a LUMP SUM BASIS.

B. Bid price includes excavating and transporting existing earth material from one location to another within the project site and to city-owned property. This item also includes grading restoration and preparing the subgrade to line and grade.

11.13 Soft Spot Stabilization (Contingency Item) – Bid Item 14

A. Measurement shall be made on a PER SQUARE YARD BASIS.

B. Bid price includes excavation, removal, proper disposal, and replacement of soft earth as indicated in the drawings, specifications, and geotechnical report or as encounctered in the field. Soft earth is defined as existing, native material prohibiting the contractor from properly preparing the subgrade and placing the granular borrow for the roadway section. It also includes placing, stabilizing, and compacting imported granular borrow and any other material to complete the work as well as any fabric requirements as identified by the geotechnical engineer and approved by the engineer. Soft spot stabilization shall only be performed when it prevents the contractor from performing the work and as approved by the ENGINEER.

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11.14 Over-Ex & 4" Cobble for Soft Trench Stabilization (Contingency Item) – Bid Item 15

A. Payment shall be made on a PER CUBIC YARD BASIS.

B. Bid price includes cost of excavating, furnishing, hauling, grading, shaping, and installation. Material used shall be a 4" median angular rock. Rocks shall be keyed into the native earth and/or other rocks to lock them in place and complete the armoring. Cobble gradations must be approved by the ENGINEER prior to placement.

11.15 Pothole Existing Utility – Bid Item 16

A. Payment shall be made on a PER EACH BASIS.

B. Bid price includes all labor, equipment, and materials to pothole existing utilities if necessary to determine vertical alignment and depth. All utilities on the drawings are approximate and should be verified by the CONTRACTOR.

C. Potholes are to be temporally filled with soil or covered with steel plates for traffic purposes.

11.16 Granular Borrow and Untreated Base Course (Plan Quantity) – Bid Items 17 and 18

A. Measurement shall be made on a PER CUBIC YARD BASIS.

B. Bid price includes all labor, equipment, and materials to import, haul, place, and compact the material to line and grade as directed in the drawings and specifications, including all incidentals to complete the work.

C. Granular Borrow may include up to 25% recycled asphalt pavement if mechanically blended to homogeneous condition.

11.17 Hot Mix Asphalt – Bid Item 19

A. Measurement shall be on a PER TON BASIS.

B. Bid price includes all labor, equipment, and materials to import, haul, place, and compact Class III HMA to line and grade as directed in the drawings and specifications, including all incidentals to complete the work. This item includes aggregates, asphalt binder, hydrated lime, and other additives, etc. Recycled asphalt pavement content not to exceed 15% by weight.

C. This item also includes installing a tack coat to the edges of existing asphalt when paving up against an asphalt saw cut.

11.18 24" Type E / Spill / Type F Curb and Gutter, 6" Type P Curb Wall (At ADA Ramps), and 8" Type Q Curb Wall – Bid Items 20 through 24

A. Measurement shall be made on a PER LINEAR FOOT BASIS along the top back of curb.

B. Bid price includes all labor, equipment, and materials to import, haul, place, and compact the material to line and grade as directed in the plans and specifications. It also includes installing curb transitions where indicated.

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11.19 6" Thick Concrete Sidewalk / Flatwork, Commercial Concrete Driveway, and Stamped & Colored Concrete – Bid Items 25 through 27

A. Measurement shall be made on a PER SQUARE FOOT BASIS.

B. Bid price includes all labor, equipment, and materials to complete the work as directed in the plans and specifications. This item includes ADA ramps, plowable ends and other concrete transitions.

11.20 8" Thick Drivable Concrete and 8" Thick Stamped & Colored Concrete – Bid Items 28 and 29

A. Measurement shall be made on a PER SQUARE FOOT BASIS.

B. Bid price includes all labor, equipment, and materials to import, haul, place, and compact the material to line and grade as directed in the plans and specifications.

C. Stamped and colored concrete flatwork to be stamped with Ashlar Slate pattern. Horizontal joints to be perpendicular to the curb and flush with top of curb. Use integral color to match APWA Standards (Plan 232), pattern and color to be as follows:
   1. Pattern – "Ashlar Slate" or approved equal.
   2. Color – Two-part color compound; base color with color release.
      a. Base Color shall be:
         i. Yosemite Brown, per Davis Colors
         ii. Sahara No. 242, Solomon Liquid Color
         iii. Or approved equal

      Color release shall be Dark Gray (Per Brickform Standard Color Selector Brochure or equal approved by West Valley City Engineering Division).

11.21 Tactile / Truncated Dome – Bid Item 30

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all labor, equipment, and materials to install the tactile / truncated dome according to the plans, specifications, and city standards. All incidentals shall be included to complete the work.

11.22 Traffic / Street Sign – Bid Item 31

A. Measurement shall be on a PER EACH BASIS.

B. Bid price includes all labor, equipment, and materials to furnish and install the sign, post, hardware, and concrete base with bedding and backfill per city standards and MUTCD and as described on the drawings, as necessary to complete the work. This item includes any type and size of road/street sign, including multiple signs or placards on a single post or installing a sign on an existing post or pole.

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11.23 Relocate Gate & Replace Fencing – Bid Item 32

A. Measurement shall be on a LUMP SUM BASIS.

B. Bid price includes all work and materials necessary to relocate chain link fence gate and restore functionality to an equal or better condition than existing. Damaged fencing materials shall be replaced with new materials as part of this line item. Removal, hauling, and disposal of unused materials shall also be included with this line item.

C. Bid price includes removal, hauling, and installation of existing fence and all materials necessary to complete work. Damaged fencing materials shall be replaced with new materials as part of this line item. Removal, hauling, and disposal of unused materials shall also be included with this line item.

11.24 Striping – Bid Item 33

A. Measurement shall be made on a LUMP SUM BASIS.

B. Basis for payment: Payment for striping will be paid on a percentage basis according to the percentage of the project completed.

C. Bid price includes all labor, equipment, and materials to complete the work as directed in the plans and specifications and per the MUTCD. This item includes all striping of lines, legends, pictures, and text as shown on the plans. It also includes striping removal as indicated in the Drawings. Removal of unauthorized, smeared, or damaged markings will be the responsibility of the contractor and will not be reimbursed.

11.25 Railroad Work – Bid Item 34

A. Measurement shall be made on a LUMP SUM BASIS.

B. City has contracted with CRS to facilitate railroad permitting efforts.

C. Bid price includes all coordination with CRS and the railroad authority, labor, equipment, and materials to complete the work as directed in the plans and specifications, per the railroad authority having jurisdiction, and per the MUTCD.

D. Bid price includes all contractor efforts to coordinate with CRS to secure necessary permitting for Union Pacific Railroad and/or Utah Transit Authority. Contractor shall be reimbursed for the actual cost of permits. The CONTRACTOR shall include $35,000 in the base bid, representing an allowance, with adjustments made on an as-needed basis. Receipts must be submitted for payment against the allowance.

11.26 Remove 8", 10", 15", 18", 24", 36", or 48"x32" Pipe – Bid Items 35 and 36

A. Measurement shall be made on a PER LINEAR FOOT BASIS measured along centerline of pipe.

B. Bid price includes excavation, removal, hauling, and proper disposal of existing storm drain pipe and any associated end sections or other related parts. It also includes grouting holes created from pipe removal in drainage structures, backfilling, compaction of the trench, grading, restoring the surface to existing conditions, and all incidentals to complete the work.

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11.27 Remove Concrete Ditch – Bid Item 37

A. Measurement shall be made on a PER LINEAR FOOT BASIS.

B. Bid price includes removal, hauling, and disposal of existing concrete bridge and ditch materials necessary to complete work, regardless of existing depth.

11.28 Remove Concrete Weir, Inlet / Outlet Structure and RR Tie Headwall – Bid Items 38 and 39

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes removal, hauling, and disposal of existing concrete materials necessary to complete work, regardless of existing depth.

11.29 Remove Storm Drain Manhole – Bid Item 40

A. Measurement shall be made on PER EACH BASIS.

B. Bid price includes excavation, removal, hauling, and proper disposal of existing storm drain structure and related parts. It also includes backfilling, compaction, grading, restoring the surface to existing conditions, and all incidentals to complete the work.

11.30 6", 12", 18", and 24" RCP (Class III)– Bid Items 41 through 44

A. Measurement shall be made on PER LINEAR FOOT BASIS measured along centerline of pipe with no deduction for fittings.

B. Bid price includes all necessary labor, equipment, and materials to excavate the trench and furnish and install the storm drain pipe with suitable bedding and backfill to the finished grade or subgrade as indicated in the drawings. It also includes potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings, connections, control of water in the trench, sub-grade stabilization, shoring and bracing, and any necessary incidentals for a complete job.

11.31 Curb Inlets; 4'x6' Catch Basin / Manhole Combo Box; 4'x4' COBs, 5'x5' COBs – Bid Items 45 through 48

A. Measurement shall be made on PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to install a complete drainage structure including but not limited to the following: Excavation, concrete, reinforcing steel, grate/lid and frame, grade rings, steps, bedding, backfill, and any other items required in the drawings and specifications. The structure must be able to handle H-20 loading. The connection to any pipe culvert or other drainage feature, including grouting and other incidentals, will be part of this construction and no separate payment will be made for this work.

11.32 12" and 24" RCP Flared Inlet with Trash Grate; 12" HDPE Flared Outlet – Bid Items 49 through 51

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes the cost to furnish and install the type of concrete end section indicated on the plans. It also includes additional excavation outside the typical trench section due to the

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additional size of the structure; connection of the end section to existing or new pipe; adjustment of end section to final grade; placement and compaction of backfill; and any necessary incidentals for a complete job.

11.33 12" Rip Rap – Bid Item 52

A. Measurement shall be made on a PER CUBIC YARD BASIS.

B. Bid price includes cost of furnishing, hauling, grading, shaping, and installation. Material used shall be an 12" median angular rock (D50). Rocks shall be keyed into the native earth and/or other rocks to lock them in place and complete the armoring. Rip rap gradations must be approved by the ENGINEER prior to placement. The rip rap shall be placed as located and detailed on the plans.

11.34 Relocate Existing Cathodic Protection Anode / Test Station – Bid Item 53

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes excavation, removal, and relocated installation of test station, and any related parts, fittings, and structures according to the drawings and specifications. Backfilling, compaction, grading, restoring the surface to existing conditions, coordination with the property owner(s), testing, and commissioning of the relocated test station and connections, and all incidentals to complete the work shall be included under this line item. Damaged materials shall be replaced with new materials as part of this line item. Removal, hauling, and disposal of unused materials shall also be included with this line item.

11.35 Lower / Raise Lid and Add Collar (Culinary Water Valve) – Bid Item 54

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to raise or lower the culinary water valve lid elevation as indicated in the drawings. Price includes but is not limited to the following: Saw cutting and pavement removal, adjusting or reconstructing the valve structure, replacing the lid at the correct elevation, pouring a concrete collar as specified, protection during paving, and any replacement parts to the structure, sufficient to complete the work.

11.36 6" and 8" PVC C-900 DR-18 Culinary Water Pipe – Bid Items 55 and 56

A. Measurement shall be made on a PER LINEAR FOOT BASIS measured along centerline of pipe with no deduction for fittings.

B. Bid price includes all necessary labor, equipment, and materials to excavate the trench and furnish and install the water pipe with suitable bedding and backfill according to the drawings and specifications. It also includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, thrust blocking with necessary reinforcement, joint restraints, PE wrap, tape wrap, tracer wire, control of water in the trench, sub-grade stabilization, grading, surface restoration, shoring and bracing, disinfecting, flushing, testing, and commissioning, and any necessary incidentals for a complete job. There will be no payments for over-excavation unless approved by ENGINEER prior to excavating. Depths may vary in some

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locations in order to avoid other utilities and drainage pipes. The CONTRACTOR shall anticipate depths will increase in some areas, particularly at intersections.

11.37 12"x6" Tee, 30"x6" Tee, and 6" Gate Valve – Bid Items 57 through 59

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to excavate, furnish, and install the tees, water valves and box with suitable bedding and backfill according to the drawings and specifications. It includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, nut extensions, thrust blocking with necessary reinforcement, joint restraints, PE wrap, tape wrap, tracer wire, control of water in the trench, sub-grade stabilization, grading, surface restoration, shoring and bracing, and any necessary incidentals for a complete job.

11.38 1", 6", 8" and 12" Culinary Loop – Bid Items 60 through 63

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to loop the culinary water line, sufficient to avoid other drainage or utility conflicts that are part of this project according to the drawings and specifications. Price includes but is not limited to the following: Excavation, pipe connections, bedding, backfilling, and any other incidentals to complete the work. A pre-manufactured loop is acceptable, but shop drawings must be approved by the ENGINEER prior to ordering the parts.

11.39 4" Washout / Blowoff Valve Assembly – Bid Item 64

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to excavate, furnish, and install the air blow-off valve assembly with suitable bedding and backfill according to the drawings and specifications. It includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, nut extensions, thrust blocking with necessary reinforcement, joint restraints, PE wrap, tape wrap, tracer wire, control of water in the trench, sub-grade stabilization, grading, surface restoration, shoring and bracing, disinfecting, flushing, testing, and commissioning, and any necessary incidentals for a complete job.

11.40 Fire Hydrant Assembly (without Valve) – Bid Item 65

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to excavate, furnish, and install the fire hydrant assembly with suitable bedding and backfill according to the drawings and specifications. It also includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, nut extensions, thrust blocking with necessary reinforcement, joint restraints, PE wrap, tape wrap, tracer wire, control of water in the trench,

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sub-grade stabilization, grading, surface restoration, shoring and bracing, disinfecting, flushing, testing, and commissioning, and any necessary incidentals for a complete job.

11.41 Remove 12" Pipe – Bid Item 66

A. Measurement shall be made on a PER LINEAR FOOT BASIS measured along centerline of pipe.

B. Bid price includes excavation, removal, hauling, and proper disposal of existing secondary water pipe and any associated end sections or other related parts. It also includes grouting holes created from pipe removal in drainage structures, backfilling, compaction of the trench, grading, restoring the surface to existing conditions, and all incidentals to complete the work.

11.42 Relocate Existing ICV – Bid Item 67

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to relocate the secondary water valve as indicated in the drawings. Price includes but is not limited to the following: Saw cutting and pavement removal, adjusting or reconstructing the valve structure, replacing the lid at the correct elevation, protection during paving, and any replacement parts to the structure, sufficient to complete the work.

11.43 Lower / Raise Lid and Add Collar (PI Water Valve) – Bid Item 68

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to raise or lower the secondary water valve lid elevation as indicated in the drawings. Price includes but is not limited to the following: Saw cutting and pavement removal, adjusting or reconstructing the valve structure, replacing the lid at the correct elevation, pouring a concrete collar as specified, protection during paving, and any replacement parts to the structure, sufficient to complete the work.

11.44 1-1/2" and 2" Hot Tap & PI Service – Bid Items 69 and 70

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to hot tap new PI service into existing PI main while live, including trenching, backfill, and any incidental expenses, furnishing and installing tapping saddle with corporation stop on secondary water main line, as directed Any damage to existing PI main will be repaired at CONTRACTOR'S expense.

11.45 1-1/2", 2", 8" and 12" PVC C-900 Class 200 PI Water Pipe – Bid Items 71 through 74

A. Measurement shall be made on a PER LINEAL FOOT BASIS measured along centerline of pipe with no deduction for fittings.

B. Bid price includes all necessary labor, equipment, and materials to excavate the trench and furnish and install the water pipe with suitable bedding and backfill according to the drawings and specifications. It also includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, thrust blocking with necessary reinforcement, joint

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restraints, PE wrap, tape wrap, tracer wire, control of water in the trench, sub-grade stabilization, grading, surface restoration, shoring and bracing, and any necessary incidentals for a complete job. Payment also includes installation of any alternates CONTRACTOR selects as identified on the plan set. There will be no payments for over-excavation unless approved by ENGINEER prior to excavating. Depths may vary in some locations in order to avoid other utilities and drainage pipes. The CONTRACTOR shall anticipate depths will increase in some areas, particularly at intersections.

11.46 6"x12" PI Reducer – Bid Item 75

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all labor, equipment, and materials to cut the existing 6" pipe and install a new reducer with all the applicable pipe and fittings, as directed by the drawings and specifications. Price includes but is not limited to the following: Excavation, pipe connections, bedding, backfilling, and any other incidentals to complete the work. Valves associated with this connection are not a part of this bid item.

11.47 1-1/2" PI Meter – Bid Item 76

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes excavation and installation of meter and service, and any related pipe, parts, fittings, and structures according to the drawings and specifications. Backfilling, compaction, grading, restoring the surface to existing conditions, coordination with the property owner, testing, and commissioning of the service line and connections, and all incidentals to complete the work shall be included under this line item. Damaged materials shall be replaced with new materials as part of this line item. Removal, hauling, and disposal of unused materials shall also be included with this line item.

11.48 12"x8" Tee, 10"x10"12" Tee; 2" and 8" PI Valves – Bid Items 77 through 80

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to excavate, furnish, and install the tees, water valves and box with suitable bedding and backfill according to the drawings and specifications. It includes the cost of incidental work such as potholing, removal of interfering structures and obstructions, removal and disposal of excess material, pipe fittings and elbows, caps, reducers, connections, nut extensions, thrust blocking with necessary reinforcement, joint restraints, PE wrap, tape wrap, tracer wire, control of water in the trench, sub-grade stabilization, grading, surface restoration, shoring and bracing, and any necessary incidentals for a complete job.

11.49 1", 4" and 12" PI Loop – Bid Items 81 through 83

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to loop the secondary water line, sufficient to avoid other drainage or utility conflicts that are part of this project according to the drawings and specifications. Price includes but is not limited to the following: Excavation, pipe connections, bedding, backfilling, and any other incidentals to complete the

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work. A pre-manufactured loop is acceptable, but shop drawings must be approved by the ENGINEER prior to ordering the parts.

11.50 Cut, Cap, & Mark Water Line – Bid Item 84

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes excavation, cutting, capping/plugging, thrust blocking or restraining, and hauling and disposal of any removed or excess pipe, valves, and other parts, fittings, and structures associated with this work. It also includes backfilling, compaction, grading, restoring the surface to existing conditions, marking if indicated on plans, and all incidentals to complete the work.

11.51 Sewer Lateral / Terminate at Main and Remove – Bid Item 85

A. Measurement shall be made on a PER LINEAR FOOT BASIS measured along centerline of pipe.

B. Bid price includes excavation, removal, hauling, and proper disposal of existing sewer pipe and any associated end sections or other related parts. It also includes grouting holes created from pipe removal in sewer structures, backfilling, compaction of the trench, grading, restoring the surface to existing conditions, and all incidentals to complete the work.

11.52 Lower / Raise Lid and Add Collar (Sanitary Sewer Manhole) – Bid Item 86

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials required to raise or lower the sewer lid elevation as indicated in the drawings. Price includes but is not limited to the following: Saw cutting and pavement removal, adjusting or reconstructing the sewer structure, replacing the lid at the correct elevation, pouring a concrete collar as specified, protection during paving, and any replacement parts to the structure, sufficient to complete the work.

11.53 Type I and Type II Junction Box; Underground Service Pedestal with Disconnects – Bid Items 87 through 89

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials for installing the junction box including removing vegetation, excavation, installing box and conduit connections, flowable fill, backfill, landscape repair, maintenance markers, conduit plugs, grounding materials, concrete collar, bolts, expansion joint material, grout, and a locate ball or disk. Payment will cover the cost of all labor, materials, equipment and tools to complete this item.

11.54 2" Conduit and Wire, Single Conductor No. 6 AWG Circuit, and 4-Conductor No.14 AWG Circuit – Bid Items 90 through 92

A. Measurement shall be made on a PER LINEAR FOOT BASIS.

B. Bid price includes all necessary labor, equipment, and materials for installing the 2" and six 2-inch conduits including removing asphalt, excavation, installing conduit, flowable fill, bedding, backfill, landscape repair, replacing any damaged concrete, duct seal, pull tape, conduit sweeps, fittings, conduit proofing, and warning tape. Conduit may be installed by trenching, boring, or

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plowing unless otherwise specified. Payment will cover the cost of all labor, materials, equipment and tools to complete this item.

11.55 Type III Junction Box – Bid Item 93

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials for installing the junction box including removing vegetation, excavation, installing box and conduit connections, flowable fill, backfill, landscape repair, maintenance markers, conduit plugs, grounding materials, concrete collar, bolts, expansion joint material, grout, and a locate ball or disk. Payment will cover the cost of all labor, materials, equipment and tools to complete this item.

11.56 Microduct Conduit (Future Path 7-Way) with Pull Tape – Bid Item 94

A. Measurement shall be made on a PER LINEAR FOOT BASIS.

B. Bid price includes all necessary labor, equipment, tools, and materials for installing the microduct conduit including removing asphalt, excavation, installation, flow fill, bedding, backfill, landscape repair, replacing damaged concrete, duct seal, pull tape, conduit sweeps, fittings, conduit proofing, and warning tape. Conduit may be installed by trenching, boring, or plowing unless otherwise specified.

11.57 Place 30x48x36 Hand Hole Assembly – Bid Item 95

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials for installing the 18/14 conduit including removing asphalt, excavation, installing conduit, flowable fill, bedding, backfill, landscape repair, replacing any damaged concrete, duct seal, pull tape, conduit sweeps, fittings, conduit proofing, and warning tape. Conduit may be installed by trenching, boring, or plowing unless otherwise specified. Payment will cover the cost of all labor, materials, equipment and tools to complete this item.

C. Place 30x48x36 Hand Hole Assembly: Trench/Hog-Hole/D-Bore from main pathway conduit stubs to hand hole location. Provide gravel, backfill, and clean up as needed per the typical details. Install hand hole with conduits, ground rod, and locate isolation block/bond bar. Terminate all locate wires.

11.58 Place 10" Buried Base Pedestal and 10" Round Drop Pull Box Assembly – Bid Items 96 and 97

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes all necessary labor, equipment, and materials to furnish and install the conduits, junction and fuse boxes and assemblies, and any other necessary parts for a complete job according to the drawings and specifications. This item includes excavation, control of water in the excavation, potholing, , removal and disposal of excess material, pipe fittings, connections,

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sub-grade stabilization, shoring and bracing, backfill, compaction, site restoration, coordination with the city, and any necessary incidentals for a complete job.

C. Place 10" Round Drop Pull Box Assembly: Trench/Hog-Hole from drop conduit stub(s) to pull box location. Provide backfill, landscaping, and clean up as needed per the typical details. Install pull box with plugged conduit(s) and locate wire coil.

D. 10" Buried Base Pedestals: Provide gravel, backfill, and clean up as needed per the typical details. Install buried base pedestals with conduits, ground rod, and locate isolation block/bond bar. Terminate all locate wires.

11.59 Directional Bore 8": (2) 7-Way Future Path Conduit @ 36" min. Depth / Directional Bore 4": Place (2) 18/14 Drop Conduit, (1) 2-Way or (1) 7-Way Future Path Conduit @ 36" min. Depth – Bid Items 98 and 99

A. Measurement shall be made on a PER LINEAR FOOT BASIS.

B. CONTRACTOR shall provide all conduit, conduit couplers, locate or trace safe wire, locate wire connecting hardware, hand holes/fiber vaults/pull boxes with appropriate covers/lids, and connecting hardware, pedestals and connecting hardware, fiber markers, locate isolation blocks and connecting hardware, bond bars and connecting hardware, ground rods, #10 gound wire, and similar related items. All sand bedding and shading material, gravel, backfill, asphalt roadway/driveway/etc. patch, concrete roadway/sidewalk/C&G/driveway/etc. material, replacement fences, lawn replacement, replacement landscaping, materials for all contractor damaged utility repairs, etc. These items Include all material and labor required to repair, replace, or adequately patch any other property damaged by the construction. Items not requiring replacement include loss or damage to crops, gardens, trees, or ornamental flowers in the construction R.O.W. corridor necessary to the construction of the Project and not caused by the negligence of the contractor. The contractor will also provide all removal and disposal of R.O.W clearing material, construction spoil material, excess new material, or existing material moved or removed during construction of the project. The cost of extreme excess material waste and materials damaged during construction will be the responsibility of the contractor.

11.60 Tree Removal – Bid Item 100

A. Measurement shall be made on a PER EACH BASIS.

B. Bid price includes removal, hauling, and disposal of existing trees, roots, branches, and stabilizing/landscaping of the removal area.

11.61 Rebuild/Replace Storm Drain Manhole – Bid Item 101

A. Measurement shall be made on PER EACH BASIS.

B. Bid price includes excavation, reconstruction (or removal and replacement), hauling, and proper disposal of existing storm drain structure and related parts. It also includes backfilling, compaction, grading, restoring the surface to existing conditions, and all incidentals to complete the work.

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NON-LISTED ITEMS

11.62 Non-Listed Items

A. The preceding list has been prepared in a best effort to include all items necessary for construction of the Project.

B. The list is not all-inclusive of items that may be necessary for final completion of the Project. CONTRACTOR is responsible to include all construction items that may be necessary to complete the Project as shown on the Drawings and described in the Specifications. Any items not listed above shall be included in the item most closely related.

C. Any items not listed above shall be included in the item most closely related.

D. CONTRACTOR shall inform ENGINEER of any significant construction items that may be considered necessary to complete the project, but which are not included on the Plans and described in the Specifications. ENGINEER will evaluate the information and provide an addendum to include the information, if deemed necessary.

END OF DOCUMENT

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

200 South Multi-Modal Roadway Improvements Project (Phase 1)

DOCUMENT 00 43 50

BID BOND

Any singular reference to Bidder, Surety, Owner, or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:
Condie Construction Co., LLC
53 North 1650 West
Springville, Utah 84663

SURETY *(Name and Address of Principal Place of Business)*:
Employers Mutual Casualty Company
P.O. Box 712
Des Moines, Iowa 50306-0712

Owner *(Name and Address)*:
American Fork City
31 N Church St.
American Fork, Utah 84003

BID

Bid Due Date: November 1, 2023
Description *(Project Name and Include Location)*: 200 S Multi-Modal Roadway

BOND

Bond Number: Bid Bond
Date (Not earlier than Bid due date): November 1, 2023
Penal sum Five Percent of Bid (Words) $ 5% of bid (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER	**SURETY**
Condie Construction Co., LLC (Seal)	Employers Mutual Casualty Company (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: Signature	By: Signature (Attach Power of Attorney)
McKell Condie	Kevin W. Andrews
Print Name	Print Name
VP/COO	Attorney-in-Fact
Title	Title
Attest: Signature	Attest: Signature Stephanie Garahana
Myrian Worney	Surety Department Manager
Title	Title

Note: Above addresses are to be used for giving any required notice.
Provide execution by any additional parties, such as joint venturers, if necessary.

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

200 South Multi-Modal Roadway Improvements Project (Phase 1)

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder any difference between the total amount of Bidder's Bid and the total amount of the Bid of the next lowest, responsible Bidder that submitted a responsive Bid as determined by Owner for the work required by the Contract Documents, provided that:

1.1 If there is no such next Bidder, and Owner does not abandon the Project, then Bidder and Surety shall pay to Owner the penal sum set forth on the face of this Bond, and

1.2 In no event shall Bidder's and Surety's obligation hereunder exceed the penal sum set forth on the face of this Bond.

1.3 Recovery under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

3.2 All Bids are rejected by Owner, or

3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

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P.O. Box 712 • Des Moines, Iowa 50306-0712

EMC INSURANCE

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

KEVIN W. ANDREWS

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

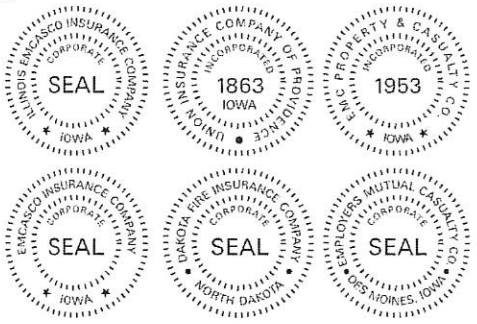
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September , 2022 .

Seals



Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

KATHY LOVERIDGE
Commission Number 780769
My Commission Expires
October 10, 2025

On this 22nd day of September , 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September , 2022 , are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 1st day of November , 2023 .

Ryan J. Springer
Vice President

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

DOCUMENT 00 43 60

CERTIFICATE OF NON-COLLUSION

200 South Multi-Modal Roadway Improvements Project (Phase 1) – 570 West to 300 West and the Frontage Road From 200 South to Storrs Ave.

State of Utah

§

County of Utah

AFFIDAVIT

The undersigned of lawful age, being first duly sworn, disposes and says:

That as a condition precedent to the award of the American Fork **200 SOUTH MULTI-MODAL ROADWAY IMPROVEMENTS PROJECT (PHASE 1) – 570 WEST TO 300 WEST AND THE FRONTAGE ROAD FROM 200 SOUTH TO STORRS AVE.** as above captioned, I McKell Condie do solemnly swear that neither I nor to the best of my knowledge any member of my firm or company have either directly or indirectly restrained free and competitive bidding on this project by entering into any agreement, participating in any collusion, or otherwise taking any action unauthorized by American Fork City, with respect to this contract.

Contractor: Condie Construction

By: _____

Title: McKell Condie, VP/COO

Subscribed and sworn to before me this 1 day of November 2023.

_____
Notary Public

9.14.2025
My Commission Expires

MYRIAH WORLEY
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 720493
COMM. EXP. 09-14-2025

SEAL

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

E-VERIFY CERTIFICATION

WHEREAS, the undersigned proposes to furnish labor and materials under a contract to provide Engineering and Construction Management Services for American Fork City Corporation, in the City of American Fork, County of Utah, which American Fork City is the Owner.

NOW THEREFORE, this 1 day of November, 2023, the undersigned firm verifies its compliance with Utah Code Ann. § G63-11-103 and 13-47-201, stating affirmatively that the individual, firm, or corporation which is contracting with American Fork City has registered with and is participating in a federal work authorization program in accordance with the applicability provisions and deadlines established in Utah Code Ann.§ G63-11-103 and 13-47-201.

The undersigned contractor/firm further agrees that should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with American Fork City, of which this certification is a part, the undersigned contractor/firm will secure from such subcontractor(s) similar verification of compliance with Utah Code Ann. G63-11-103 and 13-47-201. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to American Fork City at the time the subcontractor(s) is retained to perform such services

E-Verify Number 103843

Condie Construction Co
Contractor
(Name of sole ownership, corporation or partnership)

{AFFIX CORPORATE SEAL HERE}

(Signature of Authorized Representative)

McKell Condie, VP/COO
Title

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

200 South Multi-Modal Roadway Improvements Project (Phase 1)

DOCUMENT 00 45 00

LIST OF SUBCONTRACTORS

The bidder shall list below the names and business address of each subcontractor who will perform Work under this Contract in excess of five percent (0.05) of the total bid price and shall also list the portion of the work which will be done by such subcontractor. After the opening of proposals, no changes or substitutions will be allowed without the written approval of the Owner. NOTE: Attach additional sheets if required.

	WORK TO BE PERFORMED	SUBCONTRACTOR'S NAME AND ADDRESS
1.	Asphalt Paving	Geneva Rock Orem, UT
2.	Concrete Flatwork	CJ Concrete Orem, UT
3.	Electrical/ATMS/Fiber	EK ~~Orem, UT~~ Infrastructure Power Group Springville, UT
4.		
5.		
6.		

- END OF DOCUMENT -

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Material Suppliers	
Company	**Material Supplied**
Geneva Pipe	Precast
Core & Main	waterworks
Infinity Corrosion	Cathodic

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Project: 1000 South Water Main Replacement and Storm Drain Improvements (400 E to 1200 E)

Project Number: 2208

Location: 400 E 1000 S Springville, Utah

Description: Installation of 4400 LF of 12" C-900 culinary water line in city streets, side streets connections and tie ins, 40' of 10 C-90, 400 LF of 8" C-900, 300' of 6" C-900, 50' of 4" C-900, associated valves and fittings, installed 9 fire hydrants, 65 – 1" water service assemblies, Storm drain consisted of 196 LF of 12" HDPE, 556 LF of 15" RCP, 81' of 18" RCP, 2175 LF of 24" RCP, 9 – 60" SDMH's, 5 curb inlet boxes, 1, combo box, traffic control, 81,000 SF of 5" asphalt T patch, ADA ramps, curb and gutter and sidewalk replacement.

Original Contract: $1,951,941.00

Final Contract: $ 2,193,507.14

Start Date: 4-1-22

Completion Date: 8-31-22

Change Orders: $64,306.46

Disputes: N/A

Supervision:
Project Manager – Chad Hess
Superintendent – Travis Paulson

Owner:
Springville City Corporation
110 S Main Street
Springville, UT 84663
801-491-2780

Engineer:
Springville City Corporation
110 S Main Street
Springville, UT 84663
801-491-2780

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Project: 36" Culinary Waterline Project Segment 3 -

Project Number: 2207

Location: American Fork City, Utah

Description: Trenching and installation of 5770 LF of 36" restrained DIP in American Fork City streets, including a 42" bore under American Fork river, 17 – 36" butterfly valves, 72 - 1" culinary water services, installation of 10 – fire hydrant assemblies, 600 LF of 8" DIP and associated fitting, 4" – 10" lines tops, testing, reconnection and looping of existing utilities including irrigation, sewer, storm drain, and gas lines, side street connections, sewer lateral replacements, road restoration, curb, gutter and sidewalk restoration, and 1500 tons of ½" asphalt paving.

Original Contract: $5,291,772.00

Final Contract: $5,455,135.82

Start Date: 7-5-22

Completion Date: 11-1-22

Change Orders: $157,381.57

Disputes: N/A

Supervision: Project Manager – Chad Hess
Superintendent – Travis Paulson

Owner: American Fork City
275 East 200 North
American Fork City, Utah, 84003
Shon Fullmer
801-763-3060

Engineer: Horrocks Engineers
John Schiess
Pleasant Grove, Utah
801-763-5100

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Project:	Vine St. 1300 E. to Van Winkle Reconstruction and Road Widening
Project Number:	# 2202
Location:	Murray, UT
Description:	Installation of a new storm drain system and secondary irrigation system to replace the existing lines on Vine St. Includes precast vaults, grates, MH's, Head gates, 8"- 30" PVC Pipe, RCP, DIP, jack and bore steel casing, new AC roadway, curb & gutter, sidewalks, driveways, fences, and landscaping for the existing residents along Vine St. in Murray UT.
Original Contract:	$4,927,811.42
Final Contract:	$5,356,914.10
Start Date:	January 10, 2022
Completion Date:	November 23, 2022
Change Orders:	$429,102.68
No. of CO:	3
Disputes:	None
Supervision:	PM – Clarence Lewis SUPERINTENDENT – Tad Weight
Owner:	Murray City / Administered by UDOT 4501 South 2700 West Salt Lake City, Utah. 84114 801-965-4000
Engineer:	Horrocks Engineering 1265 East Ft. Union Blvd., Suite 200 Cottonwood Heights, UT 84047 Blake Pando 801-518-0153 blake.pando@horrocks.com

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Project: Magna 2019 Secondary Water Project

Project Number: 2109

Location: Magna, UT

Description: Installation of 2300 LF of 20" DR 11 HDPE through open field with depths ranging from 2' to 13', 650 LF of 20" C900 PVC, 2" & 4" air vacs and manholes, 6", 10", & 12" tees, and all associated tie-ins. Also included (2) jack and bores, one under a freeway (275LF), the other under a canal (60LF), both roughly 15 feet deep.

Original Contract: $1,588,239.00

Final Contract: $1,543,311.94

Start Date: Aug 01, 2021

Completion Date: Dec 17, 2021

Change Orders: 1

Change Order Amount: $5,626.94

Disputes: None

Supervision: Project Manager: Christian Wagner
Superintendent: Jake Dempsey

Owner: Magna Water District
Trevor Andra
(801)250-2118
trevor@magnawater.com

Engineer: Bowen, Collins & Associates
Josh Bean
(801)495-2224
jbean@bowencollins.com

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

Project:	Payson City 2019 Secondary Water lines
Project Number:	1906
Location:	Payson, Utah
Description:	Installed approximately 13,300 LF of 16" PVC waterline, 1720 LF of 12" C-900, replace 3 fire hydrant assemblies, replace 120 residential water services, necessary joint restraints, elbows and fittings, gate valves, 220 LF of 24'' jack and bore casing with 300 LF of 16" HDPE carrier pipe, 200,000 SF of 3" asphalt milling and repaving, survey, traffic control, potholing, testing, and all other appurtenances.
Original Contract:	$1,752,000
Final Contract:	$2,383,057
Start Date:	5-27-19
Completion Date:	8-30-19
Percent Completed by Condie:	80%
Change Orders:	$631,057.00
Completed:	Yes
Disputes:	No
Supervision:	Project Manager: Chad Hess Superintendent: Clint Paulsen
Owner:	Payson City 439 west Utah Avenue Payson, UT 84651 Travis Jockumsen 801-465-5235
Engineer:	Hansen Allen & Luce 859 W South Jordan Pkwy Ste 200 South Jordan, UT 84095 Jason Bradford 801-566-5599

Attachment: Condie Construction Bid (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie Construction

DOCUMENT 00 51 00

NOTICE OF AWARD

Date : _____

Project: 200 South Multi-Modal Roadway Improvements Project (Phase 1)

OWNER: American Fork City

Bidder: Condie Construction Company

Bidder's Address: 53 North 1650 West

Springville, Utah 84663

You are notified that OWNER has accepted your Bid dated November 1, 2023 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: 200 South Multi-Modal Roadway Improvements Project (Phase 1).

The Contract Price of the awarded Contract is $3,844,672.00.

(written out: Three Million Eight Hundred and Forty Four Thousand Six Hundred And Seventy Two Dollars and Zero Cents)

CONTRACTOR is responsible to get and use the 2017 APWA Manual of Standard Specifications on this project.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to OWNER two (2) counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement the Contract security (e.g., performance and payment bonds) and insurance documentation as specified in the Instructions to Bidders, General Conditions (Part 2.1), and Modifications to General Conditions 00 73 00.

Failure to comply with these conditions within the time specified will entitle OWNER to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

_____
OWNER

By: _____
Authorized Signature

_____
Title

Copy to ENGINEER

Attachment: AF 200S Phase 1_00 51 00 Notice of Award (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to

Attachment: AF 200S Phase 1_00 51 00 Notice of Award (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to

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Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

DOCUMENT 00 52 00

AGREEMENT

This AGREEMENT is by and between American Fork City ("OWNER") and Condie Construction Company ("CONTRACTOR").

OWNER and CONTRACTOR hereby agree as follows:

PART 1 – WORK

1.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

A. Construct 200 South multi-modal roadway improvements from 570 West to 300 West and the Frontage Road from 200 South to Storrs Ave Road (approximately 0.49 miles). Demolition work includes; demolition of existing asphalt pavement, concrete, utilities, and street signs, etc. New Construction work includes construction/installation of; asphalt pavement, concrete curb and gutter, concrete sidewalk, traffic signage, roadway striping, chain link fencing, storm drain pipe (12" RCP, 24"), storm drain manholes, culinary water pipe (6" PVC, 8" PVC), new fire hydrants, secondary water pipe (1" Service, 1½" Service, 2" Service, 4" PVC, 6" PVC, 8" PVC, 12" PVC) and meters, adjust sanitary sewer manholes, lighting installation, fiber optic utility equipment, and all appurtenances. The Work features a railroad crossing which will require flagging and coordination.

PART 2 – ENGINEER

2.1 The Project has been designed by CMT Technical Services, which is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

PART 3 – CONTRACT TIMES

3.1 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

3.2 *Dates for Substantial Completion and Final Payment*

A. The Work will be substantially completed on or before May 31, 2024, and completed and ready for final payment in accordance with Part 14 of the General Conditions on or before June 30, 2024.

3.3 *Liquidated Damages*

A. CONTRACTOR and OWNER recognize that time is of the essence as stated in Paragraph 3.1 above and that OWNER will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 3.2 above, plus any extensions thereof allowed in accordance with the Part 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: CONTRACTOR shall pay OWNER $500 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 3.2 above for Substantial Completion until the Work is substantially complete.

2. Complete of Remaining Work: After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, CONTRACTOR shall pay OWNER $**500** for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

CONTRACT PRICE

3.4 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Unit Price Work, payment will be an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. Estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER.

PART 4 – PAYMENT PROCEDURES

4.1 *Submittal and Processing of Payments*

A. CONTRACTOR shall submit Applications for Payment in accordance with Part 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

4.2 *Progress Payments; Retainage*

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the [first] day of each month during performance of the Work as provided in Paragraph 5.2.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, including but not limited to liquidated damages, in accordance with the Contract.
   a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, then as long as the character and progress of the Work remain satisfactory to OWNER and ENGINEER, there will be no additional retainage; and
   b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100 percent of the Work completed, less such amounts set off by OWNER pursuant to Part 14 of the General Conditions, and less 200 percent of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

4.3 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.8 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said Paragraph 14.9.

PART 5 – INTEREST

5.1 All moneys not paid when due as provided in Part 14 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

PART 6 – CONTRACTOR'S REPRESENTATIONS

6.1 In order to induce OWNER to enter into this Contract, CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings, and (2) reports and drawings of Hazardous Environmental Conditions, if any, at

Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings.

E. CONTRACTOR has considered the information known to CONTRACTOR itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR; and (3) CONTRACTOR's safety precautions and programs.

F. Based on the information and observations referred to in the preceding paragraph, CONTRACTOR agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

J. CONTRACTOR's entry into this Contract constitutes and incontrovertible representation by CONTRACTOR that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

PART 7 – CONTRACT DOCUMENTS

7.1 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 00 52 00-1 to 00 52 00-8, inclusive).
2. Performance, Payment, and other Bonds.
3. 2017 APWA Manual of Standard Specifications including the General Conditions.
4. Modifications to the General Conditions (Supplementary Conditions) (pages 00 73 00-1 to 00 73 00-17, inclusive).
5. All Supplemental Specifications and Special Provisions as listed in the Table of Contents.
6. Drawings as listed on the sheet index.

Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

7. Addenda as issued.

8. Exhibits to this Agreement (enumerated as follows):
   a. CONTRACTOR's Bid (pages 00 41 13-1 to 00 41 13-25, inclusive).
   b. Documentation submitted by CONTRACTOR prior to Notice of Award.

9. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
   a. Notice to Proceed.
   b. Work Change Directives.
   c. Change Orders.
   d. Field Orders.

B. The documents listed in Paragraph 8.1.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Part 8.

D. The Contract Documents may only be amended, modified, or supplemented as provided in Part 3.3 of the General Conditions.

PART 8 – MISCELLANEOUS

8.1 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

8.2 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.3 *Successors and Assigns*

A. OWNER and CONTRACTOR each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.4 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof

Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.5 *CONTRACTOR's Certifications*

A. CONTRACTOR certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 9.5:

1. "Corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of OWNER, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive OWNER of the benefits of free and open competition;

3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of OWNER, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:	CONTRACTOR
American Fork City	Condie Construction Company
By: _____	By: _____
Title: _____	Title: _____
Attest: _____	Attest: _____
Address for giving notices:	Address for giving notices:
American Fork City	_____
_____	_____
_____	_____
Phone No.	Phone No.
_____	_____
	License No.: _____ *(where applicable)*
(If OWNER is a corporation, attach evidence of authority to sign. If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)	*(If CONTRACTOR is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)*

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Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

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Attachment: AF 200S Phase 1_00 52 00 Agreement (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

DOCUMENT 00 55 00

NOTICE TO PROCEED

Date : _____

Project: 200 South Multi-Modal Roadway Improvements Project (Phase 1) – 570 West to 300 West and the Frontage Road from 200 South to Storrs Ave
OWNER: American Fork City

CONTRACTOR: Condie Construction Company

CONTRACTOR's Address: 53 North 1650 West
Springville, Utah 84663

OWNER hereby notifies CONTRACTOR that the Contract Times under the above Contract will commence to run on November 27, 2023.

On that date, CONTRACTOR shall start performing its obligations under the Contract Documents. No Work shall be done at the Site prior to such date. In accordance with the Agreement, the date of Substantial Completion is May 31, 2024, and the date of readiness for final payment is June 30, 2024.

Before starting any Work at the Site, CONTRACTOR must comply with the following:

1. Paragraph 2.1 of the General Conditions provides that CONTRACTOR and OWNER must each deliver to the other (with copies to ENGINEER and other identified additional insureds and loss payees) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Additional requirements may be defined when Notice to Proceed is issued.

_____
OWNER

By: _____
Authorized Signature

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Title

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Attachment: AF 200S Phase 1_00 55 00 Notice to Proceed (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to

Attachment: AF 200S Phase 1_00 55 00 Notice to Proceed (Condie) (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to

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200 South Intermodal Improvements
City of American Fork
Bid Results
Bid Opening Date: November 1, 2023

	Total Bid
Condie Construction Co.	**$3,844,672.00**
Red Pine Construction	**$4,168,440.00**
Landmark Excavating, Inc.	**$4,675,436.00**
Geneva Rock Products, Inc.	**$4,900,763.00**

Condie Construction Co. is the apparent low bidder.

Attachment: AF 200S Phase 1_Final Bid Summary (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

CMT TECHNICAL SERVICES

Project #: 6308.1810
Project: 200 South Intermodal Improvements
Location: American Fork, Utah

By: MJP
Date: 11/1/2023
Filename: 100%_Phase 1_Final Bid Tabulation.xls

Base Bid

	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	Condie Construction		Geneva Rock Products		Landmark Excavating		Red Pine Construction	
						UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	LS	1	$118,000.00	$118,000.00	$260,000.00	$260,000.00	$275,000.00	$275,000.00	$460,000.00	$460,000.00	$175,000.00	$175,000.00
2	Quality Control	LS	1	$22,000.00	$22,000.00	$50,000.00	$50,000.00	$62,000.00	$62,000.00	$180,000.00	$180,000.00	$25,000.00	$25,000.00
3	Traffic Control	LS	1	$34,000.00	$34,000.00	$125,000.00	$125,000.00	$260,000.00	$260,000.00	$553,000.00	$553,000.00	$280,000.00	$280,000.00
4	Erosion Control/SWPPP	LS	1	$17,000.00	$17,000.00	$15,000.00	$15,000.00	$35,000.00	$35,000.00	$128,000.00	$128,000.00	$65,000.00	$65,000.00
5	Survey Layout	LS	1	$19,000.00	$19,000.00	$25,000.00	$25,000.00	$60,000.00	$60,000.00	$36,000.00	$36,000.00	$25,000.00	$25,000.00
6	Clearing and Grubbing	SF	61,200	$0.30	$18,360.00	$0.05	$3,060.00	$1.00	$61,200.00	$0.75	$45,900.00	$0.45	$27,540.00
7	Asphalt Removal	SY	9,500	$4.25	$40,375.00	$11.50	$109,250.00	$7.00	$66,500.00	$16.40	$155,800.00	$9.00	$85,500.00
8	Concrete Removal	SY	540	$18.00	$9,720.00	$10.50	$5,670.00	$13.00	$7,020.00	$13.50	$7,290.00	$20.00	$10,800.00
9	Concrete Curb and Gutter Removal	LF	525	$6.00	$3,150.00	$4.80	$2,520.00	$13.00	$6,825.00	$12.00	$6,300.00	$12.00	$6,300.00
10	Traffic Sign Removal	EA	2	$150.00	$300.00	$210.00	$420.00	$200.00	$400.00	$200.00	$400.00	$200.00	$400.00
11	Traffic Sign Relocation	EA	6	$350.00	$2,100.00	$600.00	$3,600.00	$500.00	$3,000.00	$500.00	$3,000.00	$750.00	$4,500.00
12	City Monument Sign Removal	LS	1	$6,500.00	$6,500.00	$1,755.00	$1,755.00	$3,700.00	$3,700.00	$2,500.00	$2,500.00	$3,000.00	$3,000.00
13	Earthwork / Material Transport	LS	1	$45,000.00	$45,000.00	$355,305.00	$355,305.00	$835,000.00	$835,000.00	$250,000.00	$250,000.00	$150,000.00	$150,000.00
14	Soft Spot Stabilization (Contingency Item)	SY	3,660	$20.00	$73,200.00	$24.40	$89,304.00	$31.00	$113,460.00	$71.00	$259,860.00	$30.00	$109,800.00
15	Over-Ex & 4" Cobble for Soft Trench Stabilization (Contingency Item)	CY	95	$95.00	$9,025.00	$130.00	$12,350.00	$200.00	$19,000.00	$110.00	$10,450.00	$160.00	$15,200.00
16	Pothole Existing Utility	EA	8	$750.00	$6,000.00	$400.00	$3,200.00	$800.00	$6,400.00	$2,400.00	$19,200.00	$500.00	$4,000.00
17	Granular Borrow (Plan Quantity)	CY	5,000	$22.00	$110,000.00	$51.50	$257,500.00	$45.00	$225,000.00	$46.10	$230,500.00	$55.00	$275,000.00
18	Untreated Base Course - Plan Quantity	CY	4,100	$32.00	$131,200.00	$73.00	$299,300.00	$51.00	$209,100.00	$55.60	$227,960.00	$60.00	$246,000.00
19	Hot Mix Asphalt	Ton	3,100	$78.00	$241,800.00	$127.00	$393,700.00	$112.00	$347,200.00	$130.00	$403,000.00	$115.00	$356,500.00
20	24" Type E Curb and Gutter	LF	3,990	$22.00	$87,780.00	$27.00	$107,730.00	$39.00	$155,610.00	$32.00	$127,680.00	$30.00	$119,700.00
21	24" Spill Curb and Gutter	LF	220	$22.00	$4,840.00	$27.00	$5,940.00	$40.00	$8,800.00	$32.00	$7,040.00	$40.00	$8,800.00
22	24" Type F Curb and Gutter	LF	160	$22.00	$3,520.00	$27.00	$4,320.00	$40.00	$6,400.00	$32.00	$5,120.00	$40.00	$6,400.00
23	6" Type P Curb Wall (At ADA Ramps)	LF	90	$26.00	$2,340.00	$35.00	$3,150.00	$50.00	$4,500.00	$37.00	$3,330.00	$45.00	$4,050.00
24	8" Type Q Curb Wall	LF	620	$30.00	$18,600.00	$37.00	$22,940.00	$50.00	$31,000.00	$40.00	$24,800.00	$30.00	$18,600.00
25	6" Thick Concrete Sidewalk / Flatwork	SF	12,000	$7.00	$84,000.00	$9.25	$111,000.00	$12.00	$144,000.00	$8.50	$102,000.00	$9.00	$108,000.00
26	6" Thick Commercial Concrete Driveway	SF	985	$9.00	$8,865.00	$10.00	$9,850.00	$13.00	$12,805.00	$8.50	$8,372.50	$10.00	$9,850.00
27	6" Thick Stamped & Colored Concrete	SF	1,940	$10.00	$19,400.00	$14.60	$28,324.00	$20.00	$38,800.00	$14.00	$27,160.00	$18.00	$34,920.00
28	8" Thick Drivable Concrete	SF	5,800	$12.00	$69,600.00	$14.60	$84,680.00	$15.00	$87,000.00	$11.00	$63,800.00	$15.00	$87,000.00
29	8" Thick Stamped & Colored Concrete	SF	2,600	$14.00	$36,400.00	$21.25	$55,250.00	$21.00	$54,600.00	$15.00	$39,000.00	$18.00	$46,800.00
30	Tactile / Truncated Dome	EA	10	$650.00	$6,500.00	$1,740.00	$17,400.00	$750.00	$7,500.00	$525.00	$5,250.00	$1,500.00	$15,000.00
31	Traffic/Street Sign	EA	23	$850.00	$19,550.00	$1,190.00	$27,370.00	$500.00	$11,500.00	$300.00	$6,900.00	$850.00	$19,550.00
32	Relocate Gate & Replace Fencing	LS	1	$2,000.00	$2,000.00	$1,350.00	$1,350.00	$20,000.00	$20,000.00	$4,100.00	$4,100.00	$3,500.00	$3,500.00
33	Striping	LS	1	$6,500.00	$6,500.00	$8,915.00	$8,915.00	$9,000.00	$9,000.00	$8,300.00	$8,300.00	$7,500.00	$7,500.00
34	Railroad Work	LS	1	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00
	Road and Excavation Subtotal				**$1,311,625.00**		**$2,535,153.00**		**$3,222,320.00**		**$3,447,012.50**		**$2,389,210.00**
35	Remove 8", 10", 15", or 18" Pipe	LF	395	$26.00	$10,270.00	$12.00	$4,740.00	$43.00	$16,985.00	$17.00	$6,715.00	$80.00	$31,600.00
36	Remove 24", 36", or 48" x 32" Pipe	LF	345	$34.00	$11,730.00	$12.00	$4,140.00	$75.00	$25,875.00	$39.00	$13,455.00	$85.00	$29,325.00
37	Remove Concrete Ditch	LF	75	$30.00	$2,250.00	$18.00	$1,350.00	$82.00	$6,150.00	$20.00	$1,500.00	$40.00	$3,000.00
38	Remove Concrete Weir or Inlet/Outlet Structure	EA	2	$1,800.00	$3,600.00	$580.00	$1,160.00	$3,500.00	$7,000.00	$1,500.00	$3,000.00	$2,000.00	$4,000.00
39	Remove RR Tie Headwall	EA	1	$2,000.00	$2,000.00	$645.00	$645.00	$3,500.00	$3,500.00	$1,000.00	$1,000.00	$2,000.00	$2,000.00
40	Remove SD Manhole or Curb Inlet	EA	3	$2,500.00	$7,500.00	$585.00	$1,755.00	$1,700.00	$5,100.00	$1,300.00	$3,900.00	$1,600.00	$4,800.00
41	12" RCP (Class III)	LF	340	$64.00	$21,760.00	$109.00	$37,060.00	$123.00	$41,820.00	$95.00	$32,300.00	$235.00	$79,900.00
42	15" RCP (Class III)	LF	45	$72.00	$3,240.00	$108.00	$4,860.00	$215.00	$9,675.00	$101.00	$4,545.00	$245.00	$11,025.00
43	18" RCP (Class III)	LF	65	$80.00	$5,200.00	$118.00	$7,670.00	$171.00	$11,115.00	$120.00	$7,800.00	$210.00	$13,650.00
44	24" RCP (Class III)	LF	1,750	$86.00	$150,500.00	$129.00	$225,750.00	$180.00	$315,000.00	$145.00	$253,750.00	$205.00	$358,750.00
45	Curb Inlet Catch Basin	EA	14	$3,000.00	$42,000.00	$3,520.00	$49,280.00	$5,700.00	$79,800.00	$4,000.00	$56,000.00	$5,200.00	$72,800.00
46	4' x 6' Catch Basin / Manhole Combo Box	EA	2	$6,000.00	$12,000.00	$8,190.00	$16,380.00	$11,000.00	$22,000.00	$8,500.00	$17,000.00	$9,800.00	$19,600.00
47	4' x 4' COB	EA	14	$4,000.00	$56,000.00	$5,775.00	$80,850.00	$7,500.00	$105,000.00	$6,100.00	$85,400.00	$7,700.00	$107,800.00
48	5' x 5' COB	EA	1	$5,400.00	$5,400.00	$5,325.00	$5,325.00	$9,900.00	$9,900.00	$6,500.00	$6,500.00	$7,800.00	$7,800.00
49	12" RCP Flared Inlet with Trash Grate	EA	1	$2,000.00	$2,000.00	$1,600.00	$1,600.00	$3,700.00	$3,700.00	$2,100.00	$2,100.00	$2,600.00	$2,600.00
50	24" RCP Flared Inlet with Trash Grate	EA	2	$3,500.00	$7,000.00	$1,885.00	$3,770.00	$2,900.00	$5,800.00	$2,500.00	$5,000.00	$3,000.00	$6,000.00
51	12" HDPE Flared Outlet	EA	1	$1,200.00	$1,200.00	$500.00	$500.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$1,500.00	$1,500.00
52	12" Rip Rap	CY	9	$85.00	$765.00	$140.00	$1,260.00	$200.00	$1,800.00	$180.00	$1,620.00	$300.00	$2,700.00
	Storm Drain / Gravity Irrigation Subtotal				**$344,415.00**		**$448,095.00**		**$672,220.00**		**$503,585.00**		**$758,850.00**
53	Relocate Existing Cathodic Protection Anode / Test Station	EA	2	$3,200.00	$6,400.00	$14,950.00	$29,900.00	$15,000.00	$30,000.00	$9,500.00	$19,000.00	$14,000.00	$28,000.00
54	Lower/Raise Lid and Add Collar (Culinary Water Valve)	EA	8	$850.00	$6,800.00	$925.00	$7,400.00	$1,300.00	$10,400.00	$2,100.00	$16,800.00	$1,500.00	$12,000.00
55	6" PVC C-900 Culinary Water Pipe	LF	144	$95.00	$13,680.00	$145.00	$20,880.00	$126.00	$18,144.00	$65.00	$9,360.00	$165.00	$23,760.00

Attachment: AF 200S Phase 1_Final Bid Tabulation (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

Base Bid

	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	Condie Construction		Geneva Rock Products		Landmark Excavating		Red Pine Construction	
						UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
56	8" PVC C-900 Culinary Water Pipe	LF	74	$105.00	$7,770.00	$135.00	$9,990.00	$153.00	$11,322.00	$83.00	$6,142.00	$190.00	$14,060.00
57	12"x6" Tee	EA	1	$2,200.00	$2,200.00	$5,255.00	$5,255.00	$5,500.00	$5,500.00	$1,900.00	$1,900.00	$6,200.00	$6,200.00
58	30"x6" Tee	EA	3	$6,000.00	$18,000.00	$26,725.00	$80,175.00	$25,000.00	$75,000.00	$24,000.00	$72,000.00	$24,000.00	$72,000.00
59	6" Gate Valve	EA	2	$2,000.00	$4,000.00	$2,500.00	$5,000.00	$3,500.00	$7,000.00	$2,800.00	$5,600.00	$2,500.00	$5,000.00
60	1" Culinary Loop	EA	1	$2,000.00	$2,000.00	$3,800.00	$3,800.00	$4,200.00	$4,200.00	$2,000.00	$2,000.00	$3,500.00	$3,500.00
61	6" Culinary Loop	EA	1	$5,000.00	$5,000.00	$8,735.00	$8,735.00	$9,600.00	$9,600.00	$5,700.00	$5,700.00	$11,000.00	$11,000.00
62	8" Culinary Loop	EA	1	$6,000.00	$6,000.00	$12,520.00	$12,520.00	$11,000.00	$11,000.00	$7,200.00	$7,200.00	$13,500.00	$13,500.00
63	12" Culinary Loop	EA	3	$8,000.00	$24,000.00	$15,225.00	$45,675.00	$14,000.00	$42,000.00	$11,100.00	$33,300.00	$17,000.00	$51,000.00
64	4" Washout/Blowoff Valve Assembly	EA	2	$6,400.00	$12,800.00	$6,425.00	$12,850.00	$7,000.00	$14,000.00	$5,700.00	$11,400.00	$5,000.00	$10,000.00
65	FH Assembly (without Valve)	EA	6	$6,400.00	$38,400.00	$6,050.00	$36,300.00	$9,000.00	$54,000.00	$7,700.00	$46,200.00	$5,700.00	$34,200.00
	Culinary Water Subtotal				**$147,050.00**		**$278,480.00**		**$292,166.00**		**$236,602.00**		**$284,220.00**
66	Remove 12" Pipe	LF	53	$26.00	$1,378.00	$10.00	$530.00	$80.00	$4,240.00	$17.00	$901.00	$100.00	$5,300.00
67	Relocate Existing ICV	EA	2	$3,000.00	$6,000.00	$1,580.00	$3,160.00	$3,200.00	$6,400.00	$3,000.00	$6,000.00	$2,500.00	$5,000.00
68	Lower/Raise Lid and Add Collar (PI Water Valve)	EA	6	$850.00	$5,100.00	$925.00	$5,550.00	$1,300.00	$7,800.00	$2,100.00	$12,600.00	$1,500.00	$9,000.00
69	1-1/2" Hot Tap & PI Service	EA	2	$4,500.00	$9,000.00	$850.00	$1,700.00	$5,600.00	$11,200.00	$1,300.00	$2,600.00	$3,000.00	$6,000.00
70	2" Hot Tap & PI Service	EA	1	$5,000.00	$5,000.00	$950.00	$950.00	$9,500.00	$9,500.00	$1,500.00	$1,500.00	$3,300.00	$3,300.00
71	1-1/2" PVC C-900 Class 200 PI Water Pipe	LF	70	$50.00	$3,500.00	$70.00	$4,900.00	$97.00	$6,790.00	$37.00	$2,590.00	$50.00	$3,500.00
72	2" PVC C-900 Class 200 PI Water Pipe	LF	35	$56.00	$1,960.00	$69.00	$2,415.00	$120.00	$4,200.00	$45.00	$1,575.00	$55.00	$1,925.00
73	8" PVC C-900 Class 200 PI Water Pipe	LF	42	$80.00	$3,360.00	$160.00	$6,720.00	$197.00	$8,274.00	$86.00	$3,612.00	$190.00	$7,980.00
74	12" PVC C-900 Class 200 PI Water Pipe	LF	53	$100.00	$5,300.00	$172.00	$9,116.00	$211.00	$11,183.00	$115.00	$6,095.00	$225.00	$11,925.00
75	6" x 12" PI Reducer	EA	1	$1,500.00	$1,500.00	$2,250.00	$2,250.00	$1,100.00	$1,100.00	$1,200.00	$1,200.00	$1,400.00	$1,400.00
76	1-1/2" PI Meter	EA	2	$3,000.00	$6,000.00	$8,970.00	$17,940.00	$6,200.00	$12,400.00	$2,700.00	$5,400.00	$8,000.00	$16,000.00
77	12" x 8" PI Tee	EA	1	$2,500.00	$2,500.00	$5,580.00	$5,580.00	$3,300.00	$3,300.00	$1,900.00	$1,900.00	$6,200.00	$6,200.00
78	10" x 10" x 12" PI Tee	EA	1	$2,700.00	$2,700.00	$5,790.00	$5,790.00	$4,400.00	$4,400.00	$2,600.00	$2,600.00	$6,500.00	$6,500.00
79	2" PI Valve	EA	1	$1,200.00	$1,200.00	$1,600.00	$1,600.00	$2,000.00	$2,000.00	$2,300.00	$2,300.00	$1,200.00	$1,200.00
80	8" PI Valve	EA	1	$2,800.00	$2,800.00	$3,055.00	$3,055.00	$4,500.00	$4,500.00	$3,600.00	$3,600.00	$3,000.00	$3,000.00
81	1" PI Loop	EA	3	$1,400.00	$4,200.00	$4,140.00	$12,420.00	$4,200.00	$12,600.00	$2,000.00	$6,000.00	$3,500.00	$10,500.00
82	4" PI Loop	EA	2	$4,200.00	$8,400.00	$7,860.00	$15,720.00	$9,000.00	$18,000.00	$4,700.00	$9,400.00	$9,000.00	$18,000.00
83	12" PI Loop	EA	5	$8,600.00	$43,000.00	$14,000.00	$70,000.00	$14,000.00	$70,000.00	$11,100.00	$55,500.00	$17,000.00	$85,000.00
84	Cut, Cap, & Mark Water Line	EA	2	$1,800.00	$3,600.00	$715.00	$1,430.00	$1,500.00	$3,000.00	$950.00	$1,900.00	$1,000.00	$2,000.00
	Secondary Water Subtotal				**$116,498.00**		**$170,826.00**		**$200,887.00**		**$127,273.00**		**$203,730.00**
85	Sewer Lateral/Terminate at Main and Remove	LF	90	$26.00	$2,340.00	$21.00	$1,890.00	$210.00	$18,900.00	$25.00	$2,250.00	$180.00	$16,200.00
86	Lower/Raise Lid and Add Collar (Sanitary Sewer Manhole)	EA	5	$1,200.00	$6,000.00	$1,200.00	$6,000.00	$2,000.00	$10,000.00	$4,200.00	$21,000.00	$1,600.00	$8,000.00
	Sewer Subtotal				**$8,340.00**		**$7,890.00**		**$28,900.00**		**$23,250.00**		**$24,200.00**
87	Type I Junction Box	EA	16	$1,200.00	$19,200.00	$1,245.00	$19,920.00	$1,400.00	$22,400.00	$1,025.00	$16,400.00	$2,200.00	$35,200.00
88	Type II Junction Box	EA	14	$1,500.00	$21,000.00	$2,135.00	$29,890.00	$2,600.00	$36,400.00	$1,800.00	$25,200.00	$3,000.00	$42,000.00
89	Underground Service Pedestal with Disconnects	EA	3	$3,250.00	$9,750.00	$11,770.00	$35,310.00	$13,000.00	$39,000.00	$9,700.00	$29,100.00	$12,200.00	$36,600.00
90	2" Conduit and Wire	LF	2920	$17.50	$51,100.00	$18.90	$55,188.00	$27.00	$78,840.00	$15.60	$45,552.00	$36.00	$105,120.00
91	Single Conductor No. 6 AWG Circuit	LF	650	$22.00	$14,300.00	$2.40	$1,560.00	$4.00	$2,600.00	$2.00	$1,300.00	$2.00	$1,300.00
92	4-Conductor No. 14 AWG Circuit	LF	190	$25.00	$4,750.00	$1.80	$342.00	$7.00	$1,330.00	$1.55	$294.50	$4.00	$760.00
	Electrical and Signalization Subtotal				**$120,100.00**		**$142,210.00**		**$180,570.00**		**$117,846.50**		**$220,980.00**
93	Type III Junction Box	EA	12	$1,500.00	$18,000.00	$6,040.00	$72,480.00	$6,000.00	$72,000.00	$5,000.00	$60,000.00	$4,000.00	$48,000.00
94	Microduct Conduit (Future Path 7-Way) with Pull Tape	LF	3370	$40.00	$134,800.00	$22.00	$74,140.00	$25.00	$84,250.00	$18.10	$60,997.00	$30.00	$101,100.00
95	Place 30x48x36 Hand Hole Assembly	EA	6	$2,100.00	$12,600.00	$1,345.00	$8,070.00	$1,500.00	$9,000.00	$1,100.00	$6,600.00	$2,200.00	$13,200.00
96	Place 10" Buried Base Pedestal	EA	1	$400.00	$400.00	$802.00	$802.00	$900.00	$900.00	$660.00	$660.00	$1,800.00	$1,800.00
97	Place 10" Round Drop Pull Box Assembly	EA	1	$150.00	$150.00	$716.00	$716.00	$800.00	$800.00	$610.00	$610.00	$1,000.00	$1,000.00
98	Directional Bore 8": (2) 7-Way Future Path Conduit @ 36" min. Depth	LF	970	$46.00	$44,620.00	$80.00	$77,600.00	$100.00	$97,000.00	$67.00	$64,990.00	$80.00	$77,600.00
99	Directional Bore 4": Place (2) 18/14 Drop Conduit, (1) 2-way or (1) 7-Way Future Path Conduit @ 36" min. Depth	EA	290	$36.00	$10,440.00	$52.00	$15,080.00	$75.00	$21,750.00	$44.00	$12,760.00	$95.00	$27,550.00
	Fiber Optic Subtotal				**$221,010.00**		**$248,888.00**		**$285,700.00**		**$206,617.00**		**$270,250.00**
100	Tree Removal	EA	6	$750.00	$4,500.00	$1,155.00	$6,930.00	$1,500.00	$9,000.00	$1,200.00	$7,200.00	$1,500.00	$9,000.00
101	Rebuild/Replace Storm Drain Manhole	EA	1	$3,000.00	$3,000.00	$6,200.00	$6,200.00	$9,000.00	$9,000.00	$7,000.00	$7,000.00	$8,000.00	$8,000.00
	Landscaping Subtotal				**$7,500.00**		**$13,130.00**		**$18,000.00**		**$14,200.00**		**$17,000.00**
	TOTAL ESTIMATED PROJECT COST				**$2,276,538**		**$3,844,672.00**		**$4,900,763.00**		**$4,676,386.00**		**$4,168,440.00**

*Landmark bid incorrectly had quantity of 1 on item 84

Attachment: AF 200S Phase 1_Final Bid Tabulation (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

CMT TECHNICAL SERVICES

American Fork City
ATTN: Ben Hunter, PE (City Engineer)
275 E 200 N
American Fork, UT 84003

November 2, 2023

RE: 200 SOUTH MULTI-MODAL ROADWAY IMPROVEMENTS PROJECT (PHASE I) FROM 570 WEST TO 300 WEST AND THE FRONTAGE ROAD FROM 200 SOUTH TO STORRS AVE. LETTER OF RECOMMENDATION TO AWARD (*CMT Project #6308.1810)*

Mr. Hunter,

We have reviewed the bid submittals for the 200 South Intermodal Improvements project. We recommend Condie Construction Company as the successful bidder on the referenced project for the contract price of $3,844,672.00. Condie Construction Company's contract pricing as the apparent low bidder appears to be calculated accurately. Their submission of insurance and bond information and all other related documents demonstrates that they are a trustworthy bidder who has had success with their previous contracts.

Please contact us with any questions or comments.

Sincerely,

James J. Milligan

Jim Milligan, P.E.

Senior Engineer

Attachment: AF 200S Phase 1_Letter of Recommendation (200 South Multi-Modal Roadway Improvements Project (Ph. 1) bid award to Condie

CITY COUNCIL STUDY ITEM

City of American Fork
COUNCIL WORK SESSION
NOVEMBER 7, 2023

Department Recorder Department Terilyn Lurker

STUDY ITEM Discussion on allowing flagpoles in the city right-of-way.

BACKGROUND
The council will discuss allowing flagpoles in the city right-of-way.

SUPPORTING DOCUMENTS

11.07.23 - Flag Pole Resolution for discussion (DOCX)

DRAFT

RESOLUTION NO. _____

A RESOLUTION ADOPTING A FLAG POLE POLICY ALONG PUBLIC THOROUGHFARES IN THE CITY OF AMERICAN FORK, UTAH.

WHEREAS American Fork City desires to establish a policy allowing the installation of flag poles within the public park strips along public thoroughfares in the City of American Fork ("Park Strips");

WHEREAS the City Council acknowledges that display of an official flag of the United States of America can be a powerful symbol of honor, pride, and identity and the City wishes to allow such display within its Park Strips;

WHEREAS the City Council acknowledges the need for certain regulations and specifications related to the installation of the flag poles to protect the health safety and welfare of residents and directs City staff to develop said regulations and specifications, consistent with this resolution;

WHEREAS it is not the intent of the City Council to create a public forum of any kind or type within the Park Strips, but rather to permit only the official flag of the United States of America to be flown within the Park Strips.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of American Fork City, Utah County, Utah, as follows:

1. Subject to this resolution, the installation and use of flag poles in the Park Strip shall be permitted;
2. Installation of a flag pole within the Park Strips shall require a flag pole installation permit;
3. City staff, with the approval of the Mayor and City Administrator, shall establish certain regulations and specifications related to the installation and use of the flag poles within the Park Strip, specifically:
    a. Height and width of pole;
    b. Engineering of pole;
    c. Installation of pole, including specific location within the Park Strip;
    d. Installation limited to the Park Strip in front of Applicant's residence (must be the legal owner of said residence);
    e. Size of flag;
    f. Condition of flag;
    g. Required compliance with the Federal Flag Code;
    h. Restriction to an official flag of the United States of America; and
    i. Any regulations and specifications necessary to protect the health, safety, and welfare of the residents of American Fork City.

Attachment: 11.07.23 - Flag Pole Resolution for discussion (Flag Pole in city right-of-way discussion)

DRAFT

PASSED, APPROVED and ADOPTED by the City Council of American Fork City, Utah, this ___ day of _____, 2023.

ATTEST:

Bradley J. Frost, Mayor

Terilyn Lurker, City Recorder

Attachment: 11.07.23 - Flag Pole Resolution for discussion (Flag Pole in city right-of-way discussion)