



**REGULAR MEETING AGENDA**  
Mapleton City Council Meeting  
Wednesday, August 6, 2025 at 6:00 p.m.  
**Mapleton City Council Chambers**  
125 W 400 N, Mapleton, UT 84664

**CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE**

**MAYOR'S COMMENTS:**

**PUBLIC FORUM:** Members of the audience may bring to the attention of the Mayor and Council any item that is not on the agenda. Please sign in. Speakers are generally given two to three minutes, at the discretion of the Mayor to address the Council. State law prohibits the Council from acting on items that do not appear on the agenda. **The Mayor reserves the right to amend the order of the agenda items and to delete items no longer required for consideration.**

**CONSENT AGENDA:** Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council may ask to remove any items from the consent agenda to be considered individually. Unless that is done, one motion may be used to adopt all recommended actions. If the public has questions or comments regarding the consent agenda, please contact staff prior to the meeting.

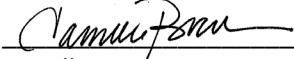
1. Approval of City Council meeting minutes- July 16, 2025
2. Consideration of a Resolution awarding the contract for the Mapleton City Park Renovations Phase I to Visco LLC. *Logan Miner, Parks and Recreation Director*
3. Consideration of a Resolution to award the 800 West Maple Street Road Improvements project to Rino Construction for \$144,082.50. *Rob Hunter, Public Works Director/City Engineer*
4. Consideration of a Resolution to award the 800 North Intersection Improvements project to RC Enterprise for \$326,142. *Rob Hunter, Public Works Director/City Engineer*
5. Consideration of a Resolution to approve change orders for Newman Construction on the Highway 89 Culinary Waterline Replacement Phase I project totaling \$61,552. *Rob Hunter, Public Works Director/City Engineer*

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

**ADJOURNMENT FROM REGULAR SESSION**

**CLOSED MEETING:**

Mapleton City Council may adjourn the regular meeting and convene into a closed session pursuant to §52-4-205, as provided by Utah Code.

  
\_\_\_\_\_  
Camille Brown, City Recorder

The public is invited to participate in all Mapleton city council meetings. This meeting will also be streamed via You Tube at Mapleton City Meetings. There will be no public comment via You Tube viewing. The link for the meeting is: <https://www.youtube.com/channel/UCx8-QGmCOXWQOsZq8pGYrsAgendag>

**THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE**

A copy of the agenda was posted at the City Offices July 31, 2025, at 4:00 pm also delivered to the Mayor, City Council members. In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at 801-806-9106 at least three working days prior to the meeting.



**MAPLETON**  
U T A H

# City Council Staff Report

**Date:**

August 6th, 2025

**Prepared By:** Logan Miner,  
Parks and Recreation Director

**Public Hearing:** N/A

**Attachments:**  
Resolution  
Winning Bid Documents  
Bid Tabulation

**REQUEST**

Award the contract for the Mapleton City Park Renovations Phase 1 to Visco LLC.

**BACKGROUND & DESCRIPTION**

Mapleton City Park is a central gathering place for our community and represents the importance of maintaining our public spaces. Phase 1 focuses on aging infrastructure that needs replacements or upgrades to meet current standards and accommodate future use. To address these needs, funding for Phase 1 of the renovations was approved in the FY26 budget, with an original budget of \$1,500,000.

Phase 1 includes the following:

- Replacing aging irrigation systems and electrical systems.
- Constructing a new bathroom facility to better meet the needs of our growing population.
- Replacing the existing gazebo.
- Improving ADA compliance for the pavilions and gazebo.
- Enhancing connectivity and accessibility within the park by installing sidewalks running east-to-west and north-to-south.
- Resurfacing the tennis courts into a multi-sport surface, improving durability and usability.

This project was advertised for bids on the Utah Public Procurement Place (U3P) from June 5<sup>th</sup>-June 26<sup>th</sup>.

The lowest bid received was from Visco LLC, with a total cost of \$1,615,226.85 which is \$115,226.85 over the original budgeted amount of \$1,500,000. The additional cost is attributable to current market conditions and material costs.

Additionally, the separate estimated cost of the new gazebo is approximately \$100,000, which will be purchased through the state contract and installed by Visco LLC as part of this contract.

The additional funds will be pulled from Capital Projects Fund to help cover these costs.

**RECOMMENDATION**

Staff recommends awarding the contract for the construction of Mapleton City Park Renovations Phase 1 to Visco LLC in the amount of \$1,615,226.85.

# RESOLUTION NO. 2025-

## A RESOLUTION AWARDING THE CONTRACT FOR MAPLETON CITY PARK RENOVATIONS PHASE 1 TO VISCO LLC

**WHEREAS**, Mapleton City Park serves as a central gathering place for the community and contains aging infrastructure in need of replacement and upgrades to meet current standards and future needs; and

**WHEREAS**, Phase 1 of the Mapleton City Park Renovations project includes replacing irrigation and electrical systems, constructing a new bathroom facility, replacing the gazebo, improving ADA compliance, enhancing sidewalk connectivity, and resurfacing the tennis courts into a multi-sport surface; and

**WHEREAS**, the Mapleton City Council approved funding for this project in the FY26 budget in the amount of \$1,500,000; and

**WHEREAS**, the project was publicly advertised for bids on the Utah Public Procurement Place (U3P) from June 5, 2025, through June 26, 2025; and

**WHEREAS**, Visco LLC submitted the lowest responsible and responsive bid in the amount of \$1,615,226.85, which exceeds the original budget by \$115,226.85; and

**WHEREAS**, the additional funds necessary to complete this project will be allocated from the City's Capital Projects Fund; and

**WHEREAS**, staff has reviewed the bid documents and recommends awarding the contract to Visco LLC.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, that: the city council awards the construction contract for the Mapleton City Park Renovations Phase 1 to Visco LLC in the amount of \$1,615,226.85.

This resolution adopted this 6<sup>th</sup> day of August, 2025, by the City Council of Mapleton City, Utah.

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Dallas Hakes  
Mayor

ATTEST:

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Camille Brown  
City Recorder



**MAPLETON**  
U T A H

**DOCUMENT 00 41 00**  
**BID FORM**

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**PART 1      GENERAL**

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**1.1 BID PROPOSAL**

- A. After having personally and carefully examined all conditions surrounding the Work and the Contract Documents, the undersigned proposes to furnish all labor, equipment, tools, and machinery and to furnish and deliver all materials not specifically mentioned as being furnished by OWNER, which is required in and about the construction of the Construction Contract known as **Mapleton City Park Renovations**.
- B. The undersigned proposes to complete the Work for the price or prices listed in the Bid Schedule (Document 00 43 00) and understands that quantities for Unit Price Work are not guaranteed.
- C. The undersigned proposes to furnish bonds with the Contract, signed by a surety company satisfactory to the OWNER, in an amount equal to the Contract amount conditioned to ensure compliance with all requirements of the Contract Documents.
- D. The undersigned encloses a certified check, cashier's check, or a Bid Bond for \_\_\_\_\_  
Seventy Nine Thousand, Nine Hundred Thirty dollars (\$ 79,930.00) which is five (5) percent of the Bid amount, payable to OWNER, as a guarantee of good faith, and which it is agreed will be forfeited to OWNER as liquidated damages in the event of the failure of the undersigned to enter into a contract and furnish satisfactory bonds to OWNER.
- E. The undersigned proposes to execute the Agreement within seven (7) days after OWNER issues the Notice of Intent to Award, and to begin work within seven (7) days after OWNER issues the Notice to Proceed.
- F. The undersigned agrees the Bid is genuine. The Bid is not made in the interest of or on behalf of any undisclosed person, firm, or corporation. The undersigned agrees that they have not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; that they have not solicited or induced any person, firm, or corporation to refrain from bidding; and that they have



not sought by collusion to obtain for itself any other advantage over any separate Bidder or over OWNER.

- G. If OWNER finds it necessary to further define the Work, Contract Price, Contract Time, or some other portion of the Construction Contract, after Bid Opening, the Bidder promises to execute a Change Order prior to or concurrent with the execution of the Agreement, if the Change Order is acceptable to the Bidder.
- H. It is understood that the OWNER has the right to reject this proposal or to accept it at the prices listed in the Bid Schedule.

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## PART 2 EXECUTION

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### 2.1 BIDDER

The Bidder is as follows:

- A. Name: Visco LLC
- B. Address: 1356 North Iron Springs Rd  
Cedar City, UT 84721
- C. Telephone Number: 888-926-8028
- D. Email Address: jonathanbrady@buildvisco.com
- E. Tax Identification Number: 88-1304076

Bidder holds license number 12890515-5501, issued on the 8th day of August, 2022, by the Utah State Department of Commerce, Division of Occupational and Professional Licensing. Bidder is licensed to practice as a General contractor.

License renewal date is the 30th day of November, 2025.

The undersigned hereby acknowledges receipt of the following Addenda:

(List Addenda Numbers Here)



## 2.2 BIDDER'S SUBSCRIPTION

Jonathan Brady

(Name of Person Signing)

Director

(Title of Person Signing)

(Signature)

**END OF DOCUMENT**



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**PART 1      GENERAL**

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**1.1 PROCEDURE**

- A. For filing purposes, add Bid Bond to the Contract Documents following this page.

**END OF DOCUMENT**

# AIA® Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**

(Name, legal status and address)

**Visco LLC**

1233 South Old Highway 91, HC65 Box 340  
Kanarraville, UT 84742

**OWNER:**

(Name, legal status and address)

**Mapleton City Corporation**

125 West Community Center Way  
Mapleton, UT 84664

**BOND AMOUNT: Five Percent of Bid Amount (5% of Bid Amount)**

**SURETY:**

(Name, legal status and principal place  
of business)

**Atlantic Specialty Insurance Company**

605 Highway 169 North, Suite 800  
Plymouth, MN 55441

This document has important legal  
consequences. Consultation with  
an attorney is encouraged with  
respect to its completion or  
modification.

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

**PROJECT:**

(Name, location or address, and Project number, if any)

**Mapleton City Park Renovations**

**W Maple Street & N Main St**

**Mapleton, UT 84664**

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of

June 2025

  
(Witness)

Visco LLC

  
Christopher D Morrow, Attorney-in-Fact

(Seal)

  
(Witness) Jonathan Bjork

(Title) Atlantic Specialty Insurance Company

(Seal)

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**

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## Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Alec Kleiner, Christopher D. Morrow, Taylor J. Wilstead**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

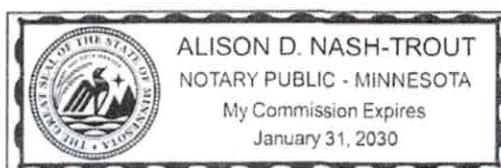


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA  
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 24th day of June, 2025.



Kara L.B. Barrow, Secretary

This Power of Attorney expires  
January 31, 2030



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## **PART 1 GENERAL**

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### **1.1 DOCUMENT INCLUDES**

- A. Bid Schedule - Included

### **1.2 CONSTRUCTION CONTRACT**

- A. This Construction Contract is known as **Mapleton City Park Renovations**.

### **1.3 REFERENCES**

- A. Agreement (Document 00 52 00).

### **1.4 SCHEDULES TO BE ADDED TO THE AGREEMENT**

- A. This document shall be added to the Agreement by reference.

Mapleton City Park Bid Schedule			Document 00 43 00
CSI #	DESCRIPTION		SUMMARY TOTAL
<b>PARK RENOVATIONS</b>			
2	EXISTING CONDITIONS		\$ 32,579.76
3	CONCRETE		\$ 30,494.20
4	MASONRY		\$ 76,850.00
5	METALS		\$
6	WOODS & PLASTICS		\$ 76,125.00
7	THERMAL & MOISTURE PROTECTION		\$ 136,384.55
8	DOORS & WINDOWS		\$ 29,935.00
9	FINISHES		\$ 31,268.00
10	SPECIALTIES		\$ 13,220.00
22	PLUMBING		\$ 91,150.00
23	HVAC		\$ 18,878.00
26	ELECTRICAL		\$ 279,673.00
31	EARTHWORK		\$ 61,266.30
32	EXTERIOR IMPROVEMENTS		\$ 399,377.52
33	SITE UTILITIES		\$ 72,871.15
34	OTHER		\$ 20,000.00
35	BID ALTERNATES		\$ 33,350.00
<b>SUBTOTAL</b>			<b>\$ 1,403,422.48</b>
GENERAL CONDITIONS			\$ 121,560.57
BONDS & INSURANCE			\$ 15,662.15
OVERHEAD & PROFIT			\$ 74,581.65
DESIGN CONTINGENCY			\$
<b>TOTAL</b>			<b>\$ 1,615,226.85</b>

Mapleton City Park Bid Schedule				Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
<b>2</b>	<b>EXISTING CONDITIONS</b>			
	Remove Asphalt	9,648 SF	\$ 1.40	\$ 13,507.20
	Remove Fence	700 LF	\$ 3.36	\$ 2,352.00
	Remove Water Fountain	3 EA	\$ 280.00	\$ 840.00
	Demolish Building/Structure	509 SF	\$ 7.84	\$ 3,990.56
	Adjust Telecom Vault	EA	\$	\$
	Remove Volleyball Court/Sand	4,170 SF	\$ 1.40	\$ 5,838.00
	Existing Trees/Temp Watering	LS	\$	\$
	Selective Clear & Grub Site	15,130 SF	\$ .40	\$ 6,052.00
	<b>TOTAL EXISTING CONDITIONS</b>			<b>\$ 32,579.76</b>
<b>3</b>	<b>CONCRETE</b>			
	Continuous Footing	CY	\$	\$ 21,410.00
	Spot Footing	CY	\$	\$ inc above
	Foundation Wall	SF	\$	\$ inc above
	Slab On Grade	1,170 SF	\$ 7.29	\$ 8,534.20
	Vapor Barrier	1,170 SF	\$ .47	\$ 550.00
	Exterior Slab	SF	\$	\$ inc in sidewalk
	<b>TOTAL CONCRETE</b>			<b>\$30,494.20</b>
<b>4</b>	<b>MASONRY</b>			
	Exterior CMU	SF	\$	\$ 71,580.00
	Interior CMU	SF	\$	\$
	Exterior Cultured Stone Veneer	SF	\$	\$ 5,270.00
	Precast Column Cap	SF	\$	\$ inc above
	<b>TOTAL MASONRY</b>			<b>\$ 76,850.00</b>
<b>5</b>	<b>METALS</b>			
	Metal Straps, Brackets, & Hold-downs	LS	\$	\$
	<b>TOTAL METALS</b>			<b>\$</b>
<b>6</b>	<b>WOODS &amp; PLASTICS</b>			
	<b>Carpentry</b>			
	2X4 Exterior Wall Framing	SF	\$	\$
	2X4 Interior Wall Framing	SF	\$	\$
	Prefabricated Roof Trusses	SF	\$	\$
	Timber Roof Trusses	SF	\$	\$
	Timber Column	EA	\$	\$
	4' Timber Outlookers	EA	\$	\$
	Wood Plates & Blocking	SF	\$	\$
	<b>Subtotal Carpentry</b>			<b>\$ 69,875.00</b>

Mapleton City Park Bid Schedule				Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
6	<b>WOODS &amp; PLASTICS Cont.</b>			
	<b>Millwork</b>			
	Vanity	LF	\$	\$ 6,250.00
	<b>Subtotal Millwork</b>			\$
	<b>TOTAL WOODS &amp; PLASTICS</b>			<b>\$ 76,125.00</b>
	<b>THERMAL &amp; MOISTURE PROTECTION</b>	SF	\$	\$
7	Standing Seam Roof	SF	\$	\$ 35,765.00
	Rigid Roof Insulation	SF	\$	\$ 14,769.47
	Roof Weather Barrier	SF	\$	\$ 1,461.08
	Roof Protection Board	SF	\$	\$ 3,402.00
	Rigid Wall Insulation	SF	\$	\$ 10,499.00
	Weather Barrier	SF	\$	\$ 4,717.00
	Exterior Wall Batt Insulation	SF	\$ All Batt Insulation	\$ 14,000.00
	Exterior Sheathing	SF	\$	\$
	Fiber Cement Board Siding	SF	\$	\$ 44,451.00
	Aluminum Soffit	SF	\$	\$
	Fascia	SF	\$	\$
	Rain Gutter & Downspouts	SF	\$ Facia & Rain Gutter	\$ 4,200.00
	Flashing & Sheet Metal	LF	\$	\$
	Fireproofing	LF	\$ Dampproofing	\$ 1,620.00
	Caulking & Sealing	SF	\$	\$ 1,500.00
	<b>TOTAL THEMAL &amp; MOISTURE PROTECTION</b>			<b>\$ 136,384.55</b>
8	<b>DOORS &amp; WINDOWS</b>			
	Exterior HM Door	EA	\$	\$ 21,747.00
	Overhead Door - 8X8	EA	\$	\$ 2,988.00
	Exterior Glazing	SF	\$	\$ 5,200.00
	<b>TOTAL DOORS &amp; WINDOWS</b>			<b>\$ 29,935.00</b>
9	<b>FINISHES</b>			
	Gyp. Wallboard	SF	\$	\$ 9,636.00
	Susp. Gyp. Ceiling	SF	\$	\$
	Open To Above	SF	\$	\$
	Sealed Concrete Floor	SF	\$	\$ 6,882.00
	Base	SF	\$	\$
	Paint Gyp. Wallboard	SF	\$ All Paint	\$ 14,750.00
	Paint/Seal CMU	SF	\$	\$
	Paint Door & Frame	SF	\$	\$
	Stain/Seal Timber	EA	\$	\$
	Restroom Wall Tile	SF	\$	\$
	<b>TOTAL FINISHES</b>			<b>\$ 31,268.00</b>

Mapleton City Park Bid Schedule				Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
10	<b>SPECIALTIES</b>			
	ADA Toilet Partition	2 EA	\$	\$
	Toilet Partition	5 EA	\$	\$
	Urinal Screen	2 EA	\$	\$
	Bathroom Accessories	39 EA	\$ All Specialties	\$ 13,085.00
	Grab Bar	4 SET	\$	\$
	Mirror	8 EA	\$	\$
	Hand Dryer	EA	\$	\$
	Changing Table	4 EA	\$	\$
	Signage	1 ALLOW	\$	\$
	Misc. Building Specialties	Fire Extinguisher	2 ALLOW	\$ 135.00
	<b>TOTAL SPECIALTIES</b>			<b>\$ 13,220.00</b>
22	<b>PLUMBING</b>			
	ADA Toilet	EA	\$	\$
	Urinal	EA	\$	\$
	Wall Lavatory	EA	\$	\$
	Counter Lavatory	EA	\$	\$
	Drinking Fountain	EA	\$	\$
	Mop Sink	EA	\$	\$
	Floor Drain	EA	\$	\$
	Water Heater	EA	\$	\$
	Circulation Pump	EA	\$	\$
	Supply Piping	LF	\$	\$
	Drain, Vent Piping	LF	\$	\$
	Clean & Flush	LS	\$	\$
	<b>TOTAL PLUMBING</b>			<b>\$ 91,150.00</b>
23	<b>HVAC</b>			
	Exhaust Fan	EA	\$	\$
	Cabinet Unit Heater	EA	\$	\$
	Unit Heater	EA	\$	\$
	Baseboard Heater	EA	\$	\$
	Ductwork	LB	\$	\$
	Grilles	EA	\$	\$
	<b>HVAC TOTAL</b>			<b>\$ 18,878.00</b>
26	<b>ELECTRICAL</b>			
	<b>Restroom Service &amp; Distribution</b>			
	Branch Panel	EA	\$	\$
	Feeder to Panels	LF	\$	\$
	Other Other Service & Distribution	LS	\$	\$
	<b>Subtotal Restroom Service &amp; Distribution</b>			<b>\$</b>

Mapleton City Park Bid Schedule				Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
26	<b>ELECTRICAL Cont.</b>			
	<b>Restroom Power</b>			
	GFCI Outlet	EA	\$	\$
	Weatherproof Outlet	EA	\$	\$
	Junction Box	EA	\$	\$
	Branch Circuitry	LF	\$	\$
	Equipment Connections	EA	\$	\$
	Feeders to Equipment	LF	\$	\$
	<b>Subtotal Restroom Power</b>		Total Building	\$ 53,862.00
	<b>Restroom Lighting</b>			
	4' Strip	EA	\$	\$
	Wall Light	EA	\$	\$
	Wall Pack	EA	\$	\$
	Occ Sensor Switch	EA	\$	\$
	Branch Circuitry	LF	\$	\$
	<b>Subtotal Restroom Lighting</b>			\$
	<b>Site Service &amp; Distribution</b>			
	Transformer Vault	EA	\$ Vault and Pad	\$ 13,500.00
	800A MDP - Outdoor Freestanding Cabinet	EA	\$	\$
	Transformer - 150 KVA	EA	\$	\$
	Panel - 400A - In Building	EA	\$	\$
	Panel - 600A - In Building	EA	\$	\$
	Branch Panel - In Building	EA	\$	\$
	Branch Panel - Outdoor Freestanding Cabinet	EA	\$	\$
	Knife Switch - 225A	EA	\$	\$
	Primary Feeder to Transformer/MDP	LF	\$	\$
	Pull Box	EA	\$	\$
	Site Feeder to Panel	LF	\$	\$
	Feeder to Panels in Building	LF	\$	\$
	Conduits to Future Stage	LF	\$	\$
	<b>Subtotal Site Service &amp; Distribution</b>			\$
	<b>Site Power</b>			
	Power Pull Box/Christmas Light Outlet	EA	\$	\$
	Gazebo Outlet	EA	\$ Pavilions	\$ 12,610.00
	Gazebo Lights	EA	\$ Ground Boxes	\$ 12,000.00
	Branch Circuitry	LF	\$	\$
	<b>Subtotal Site Power</b>			\$
	<b>Site Lighting</b>			
	Flag Pole Light	EA	\$	\$
	Branch Circuitry	LF	\$	\$
	Lighting Controls	LS	\$	\$
	<b>Subtotal Site Lighting</b>		\$ Site	\$ 187,701.00
	<b>TOTAL ELECTRICAL</b>		With VE	\$ 279,673.00

Mapleton City Park Bid Schedule				Document 00 43 00
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
31	<b>EARTHWORK</b>			
	Building Excavation	130 CY	\$ 28.42	\$ 3,694.60
	Backfill & Compaction w/ Imported Fill	130 CY	\$ 62.19	\$ 8,084.99
	Haul Away Excess	CY	\$	\$
	Building Grading	1,400 SF	\$.95	\$ 1,330.00
	Gravel Under Slab	26 TONS	\$ 56.49	\$ 1,468.74
	Site Grading & Excavation	1 LS	\$ 31,550.47	\$ 31,550.47
	Selective Site Grading & Excavation	17,000 SF	\$.35	\$ 5,950.00
	SWPP	LS	\$	\$ 9,187.50
	<b>TOTAL EARTHWORK</b>			<b>\$61,266.30</b>
32	<b>EXTERIOR IMPROVEMENTS</b>			
	Concrete Sidewalk	14,050 SF	\$ 5.88	\$ 82,667.50
	Gazebo Structure(Installation Only)	EA	\$	\$ 8,900.00
	Backstop Fence	LF	\$ All fencing	\$ 63,000.00
	Dugout Fence	LF	\$ Mow Strip	\$ 380.00
	Drinking Fountain	3 EA	\$ 6,165.67	\$ 18,497.00
	Dugout Bench	LF	\$	\$ 3,570.12
	Tree	EA	\$	\$ 18,534.16
	Repair Existing Sod	SF	\$	\$ 9,103.69
	New Sod Area	13,500 SF	\$	\$ 10,241.65
	Planting Bed/ Mulch Area	14,500 SF	\$	\$ 10,952.62
	Irrigation System - New/Modify	SF	\$	\$ 157,971.17
	Topsoil	336 CY	\$	\$ 15,559.61
	Misc. Site Specialties	LS	\$	\$
	<b>TOTAL EXTERIOR IMPROVEMENTS</b>			<b>\$399,377.52</b>
33	<b>SITE UTILITIES</b>			
	2" Water Line	300 LF	\$ 45.00	\$ 13,500.00
	3/4" Water Line	400 LF	\$ 40.00	\$ 16,000.00
	Outdoor Water Fountain	EA	\$	\$
	6" Sewer Line	452 LF	\$ 89.92	\$ 40,644.20
	Pothole Existing Sewer	1 LS	\$ 970.00	\$ 970.00
	Connect to Existing	1 EA	\$ 1,756.95	\$ 1,756.95
	<b>TOTAL SITE UTILITIES</b>			<b>\$72,871.15</b>
34	<b>OTHER</b>			
	Other Survey & Third Party Testing		\$	\$ 20,000.00
	<b>TOTAL OTHER</b>			<b>\$ 20,000.00</b>
35	<b>BID ALTERNATES</b>			
	Strip/Prep Tennis Court Surface	SF	\$	\$
	New Tennis Court Surface	SF	\$	\$ 33,350.00
	<b>TOTAL BID ALTERNATES</b>			<b>\$ 33,350.00</b>



**DOCUMENT 00 43 36**  
**PROPOSED SUBCONTRACTOR FORM**

---

**PART 1      GENERAL**

---

**1.1 BIDDER**

The Bidder is as follows:

- A. Name: Visco LLC
- B. Street Address: 1356 North Iron Springs Rd
- C. City, State, Zip: Cedar City, UT 84721
- D. Phone Number: 888-926-8028
- E. Emails Address: jonathabrady@buildvisco.com
- F. Tax Identification Number: 88-1304076

**1.2 CONSTRUCTION CONTRACT**

- A. The Construction Contract is known as **Mapleton City Park Renovations**.

---

**PART 2      REPORT**

---

**2.1 SUBCONTRACTOR AND SUPPLIER REPORT**

- A. Failure of the Bidder to specify a Subcontractor for any portion of the Work constitutes an agreement by the Bidder that the Bidder is fully qualified to perform that portion, and that Bidder shall perform that portion.
- B. Bidder will be fully responsible to OWNER for the acts and omissions of Subcontractors and Suppliers and of persons either directly or indirectly employed by them, as Bidder is for the acts and omissions of person employed by Bidder directly.
- C. Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor or Supplier and OWNER. Bidder agrees each subcontract with Bidder's Subcontractor will disclaim any third party or direct relationship between OWNER and any Subcontractor or Supplier.



D. The names and addresses of the Subcontractors and Suppliers who will work under the terms of the Contract Documents and the estimated dollar amount of each subcontract in excess of two (2) percent of the Bid sum are set forth as follows:

SUBCONTRACTORS		
NAME AND ADDRESS	NATURE AND EXTENT OF WORK TO BE SUBLLET	AMOUNT
TAAG 1743 Farr W Dr Harrisville, UT 84404	Earthwork	\$174,439.71
Vizion Landscaping 15856 S Rockwell Park Cove, Unit B Herriman, UT 84096	Landscaping	\$222,362.90
Farnworth Concrete Inc 282 S 1250 W, Ste A Lindon, UT	Concrete	\$113,541.70
Hobble Creek Electric 972 W 1550 S Springville, UT 84663	Electrical	\$279,673.00

SUPPLIERS		
NAME AND ADDRESS	NATURE AND EXTENT OF WORK TO BE SUBLLET	AMOUNT
Most Dependable Fountains 5705 Commander Dr Arlington, TN 38002	Supplying drinking fountains	\$14,897.00
Belson Outdoors 627 Amersale Sr Naperville, IL 60563	Supplying bench	\$3,570.12



---

## PART 3 EXECUTION

---

### 3.1 EFFECTIVE DATE

A. Bidder executes this Subcontractor and Supplier report and declares it to be a supplement to the Bid and in effect as of July 8th, 2025.

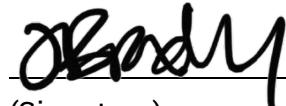
### 3.2 BIDDER'S SUBSCRIPTION

Jonathan Brady

(Name of Person Signing)

Director

(Title of Person Signing)



(Signature)

**END OF DOCUMENT**



---

## PART 1 GENERAL

---

### 1.1 BIDDER

The Bidder is as follows:

G. Name: Visco LLC

H. Street Address: 1356 North Iron Springs Rd

I. City, State, Zip: Cedar City, UT 84721

J. Phone Number: 888-926-8028

K. Emails Address: jonathanbrady@buildvisco.com

L. Tax Identification Number: 88-1304076

### 1.2 CONSTRUCTION CONTRACT

A. The Construction Contract is known as **Mapleton City Park Renovations**.

---

## PART 2 REPORT

---

### 2.1 BIDDER STATUS REPORT

Bidder affirms the following information is true and correct.

1. Number of employees: 25
2. Bidder's firm is: (check the following as applicable)
  - a.  Independently owned and operated
  - b.  An affiliate of\*
  - c. A subsidiary of\*
  - d. A division of\*
  - e. A business with gross revenue in excess of \$\_\_\_\_\_
  - f. A business with gross revenue below \$45,000,000.00

\* PARENT COMPANY:

A. Company Name: BZI Group



B. Street Address: 1233 South Old Hwy 91

C. City, State, Zip: Kanarraville, Utah 84742

D. Phone Number: 888-509-2280

E. Emails Address: office@bzi.com

F. Responsible Party: James Barlow

---

## PART 3 EXECUTION

---

### 3.1 EFFECTIVE DATE

B. Bidder executes this status report and declares it to be a supplement to the Bid and in effect as of  
June 25th, 2025.

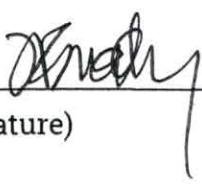
### 3.2 BIDDER'S SUBSCRIPTION

Jonathan Brady

(Name of Person Signing)

Director

(Title of Person Signing)



(Signature)

**END OF DOCUMENT**



**DOCUMENT 00 45 37**  
**STATUS VERIFICATION SYSTEM AFFIDAVIT**

---

**PART 1      GENERAL**

---

**1.1 BIDDER**

The Bidder is as follows:

M. Name: Visco LLC  
N. Street Address: 1356 North Iron Springs Rd  
O. City, State, Zip: Cedar City, UT 84721  
P. Phone Number: 888-926-8028  
Q. Emails Address: jonathanbrady@buildvisco.com  
R. Tax Identification Number: 88-1304076

**1.2 OWNER**

A. The OWNER is **Mapleton City Corporation**.



## 1.3 CONSTRUCTION CONTRACT

A. The Construction Contract is known as **Mapleton City Park Renovations**.

---

## PART 2 REQUIREMENTS

---

### 2.1 REGISTRATION AND PARTICIPATION

- A. Bidder has completed a status verification system registration process and follows requirements of Utah Code Section 63G-11-103
- B. Bidder will supply their Company Information page from the status verification system's website (screen shot of enrollment or company information page). The Company Information page shall be submitted with this Status Verification System Affidavit (Document 00 45 37).
- C. Bidder will require similar affidavits of registration and participation, as well as Company Information pages from a status verification system website, for any subcontractor who work under the terms of these Contract Documents.

---

## PART 3 EXECUTION

---

### 3.1 BIDDER'S SUBSCRIPTION

Bidder's Status Verification System ID Number: 2024927

Bidder's Utah License Number: 12890515-5501

Jonathan Brady

(Name of Person Signing)

Director

(Title of Person Signing)

JBrady

(Signature)

**END OF DOCUMENT**

## /syncHR3/ - Manage Company Profile

Make any necessary modifications to the company profile and click the Add/Update button.

\*Fields are required fields.

**Company Status:**  Enabled  Disabled

**Designated Agent:**  i9 Advantage is the DABP for this company

**E-Verify MOU:**  Has been signed and returned

Force use of E-Verify for all locations

Company is a Federal Contractor and has executed a contract containing an E-Verify FAR Clause

**Forced Document Upload Options:**

- Do not capture supporting documents
- Force upload of supporting documents for all employees (Allow delayed Upload)
- Force upload of supporting documents for all employees (Require upload immediately)
- Force E-Verify Photo Tool Document Uploads  ⓘ
- Allow Process E-Verify immediately if document to be uploaded later
- Pause E-Verify until document is uploaded

Populate Section 2 of the Form I-9 with Company's name

Populate Section 2 of the Form I-9 with Company's address

**Credit Model:** No

**\*E-Verify Client Company ID Number:**

**\*EIN:**

**\*Company Name:**

**External Company ID:**  Leave value as -1 unless instructed to change

**\*Address 1:**

**Address 2:**

**\*City:**

**\*State:**

**\*Zip Code:**

**\*County:**

**Tax Exempt No:**

**\*Number of Employees:**

**\*NAICS Code:**

**System Email From Address:**

**Employee Follow-up Days Permitted:**  days

**Auto Purge Section One (Email and Remote Hire) Requests:**  days

**Auto Terminate Completed Section One (Email and Remote Hire):**  days

**Auto Delete Completed Section One (Email and Remote Hire):**  days

**Sales Rep:**



**DOCUMENT 00 45 38**  
**NON-COLLUSION AFFIDAVIT OF PRIME BIDDER**

---

**PART 1      GENERAL**

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The undersigned Bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership represented by him, entered into any combination, collusion, or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding, nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding, or combination with any other person in reference to such bidding. He/she further says that no person or persons, firm, or corporation has/have or will receive directly or indirectly, any rebate, fee, gift, commission, or thing of value on account of such sale.

---

**PART 2      OATH AND AFFIRMATION**

---

**I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION  
CONTAINED IN THE FORGOING BID ARE TRUE AND CORRECT**

Date this 26th day of June, 2025.

Visco LLC

(Name of Organization)

Director

(Title of Person Signing)

John  
(Signature)



---

PART 3      NOTARY

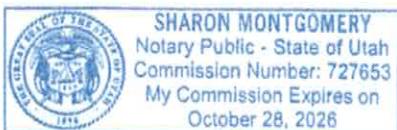
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State of Utah )

County of Iron )

Before me, a Notary Public, personally appeared the above named and swore that the statement contained in the foregoing document are true and correct.

Subscribe and sworn to me this this 26 day of June, 2025



Sharon Montgomery

Notary Public Signature

My commission expires: Oct 28, 2026

Notary Seal

END OF DOCUMENT



<b>COMPANY NAME</b>	Mapleton City Parks and Recreation
<b>PROJECT NAME</b>	Mapleton City Park Renovations
<b>LOCATION</b>	Mapleton, UT
<b>ARCHITECT</b>	blu Line
<b>BID DATE</b>	June 26th, 2025
<b>PROJECT NO.</b>	N/A

<b>Visco LLC</b>	<b>Rod Lewis Construction, LLC</b>	<b>Northway Mountain Division</b>	<b>Hall Engineering &amp; Construction</b>	<b>Warner &amp; Associates Construction</b>	<b>VanCon Inc.</b>	<b>Mahas Construction</b>	<b>Crew General Contractors Inc.</b>	<b>CRC Construction Inc.</b>	<b>J. Lynn Roberts &amp; Sons Inc.</b>
\$1,615,226.85	1,671,745.00	\$ 1,896,256.00	\$ 2,176,278.00	\$ 2,192,670.72	\$ 2,242,000.00	\$ 2,225,000.00	\$ 2,225,000.00	\$ 2,403,700.00	\$ 2,688,560.00

**Date:**

August 6, 2025

**Applicant:**

Mapleton City Public Works

**Location:**

800 West Maple Street

**Prepared By:**

Seth Barrus, Assistant City  
Engineer

**Public Hearing:**

Yes

**Attachments:**

Bid Tabulation

**REQUEST**

Award the contract for the 800 West Maple Street Road Improvements to Rino Ex for the bid amount of \$144,082.50.

**BACKGROUND & DESCRIPTION**

Plans for the Bentley Brook Plat A Subdivision were approved October 2020. These plans included the installation of curb, gutter, sidewalk, storm drain amenities, and other roadway improvements. Not all improvements were installed, the developer walked away from the project, and Mapleton City foreclosed on the development bond. Curb & gutter, sidewalk, and drainage improvements are still needed along Maple Street for the northwest corner property (23 North 800 West).

Improvements are also proposed at the NE corner of 800 West and Maple Street, to facilitate a pedestrian crossing across Maple Street where UDOT will install a RRFB (Rectangular Rapid Flashing Beacon).

**EVALUATION**

This is a small roadway project well below the \$350,000 threshold, where state code allows municipalities to award without bidding. However, in order to ensure a low cost to the City, Public Works staff still solicited bids and received bids from 4 different contractors. The bid tabulation is attached. Rino Ex submitted the lowest bid at \$144,082.50, and the second was RC Enterprise at \$162,220.00.

**RECOMMENDATION**

Award the contract for the 800 West Maple Street Road Improvements to Rino Ex for the bid amount of \$144,082.50.

# **RESOLUTION NO. 2025-**

## **A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AWARD THE 800 WEST MAPLE STREET ROAD IMPROVEMENTS PROJECT TO RINO EXCAVATION**

**WHEREAS**, Mapleton City wishes to construct sidewalk, curb & gutter, storm drain improvements, and other improvements at the intersection of 800 West and Maple Street; and

**WHEREAS**, funding was included in the FY25 budgets for the project; and

**WHEREAS**, four (4) bids were received from qualified contractors, and Rino Ex submitted the lowest bid; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, that: the City will award the 800 West Maple Street Road Improvements Project to Rino Ex for a total contract amount of \$144,082.50.

This resolution adopted this 6<sup>th</sup> day of August, 2025, by the City Council of Mapleton City, Utah.

---

Dallas Hakes  
Mayor

ATTEST:

---

Camille Brown  
City Recorder

**MAPLETON US 89 DRINKING WATER PIPELINE**

**PHASE 1 (2025)**

Item	Description	Quantity	Units	RC Enterprise		Quicksilver		Newman		Rino Ex	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization/Demobilization	1	LS	\$10,800.00	\$10,800.00	\$9,500.00	\$9,500.00	\$39,000.00	\$39,000.00	\$5,665.00	\$5,665.00
2	Traffic Control	1	LS	\$7,750.00	\$7,750.00	\$5,500.00	\$5,500.00	\$15,105.00	\$15,105.00	\$2,535.00	\$2,535.00
3	Roadway Grading	450	CY	\$55.00	\$24,750.00	\$50.00	\$22,500.00	\$61.00	\$27,450.00	\$14.25	\$6,412.50
4	Remove and Rest Sign	1	EA	\$520.00	\$520.00	\$400.00	\$400.00	\$1,200.00	\$1,200.00	\$405.00	\$405.00
5	Road Base	200	CY	\$73.00	\$14,600.00	\$85.00	\$17,000.00	\$70.00	\$14,000.00	\$65.00	\$13,000.00
6	6" Asphalt Pavement (UDOT Spec)	325	SY	\$58.00	\$18,850.00	\$68.00	\$22,100.00	\$95.00	\$30,875.00	\$55.00	\$17,875.00
7	UDOT Type B1 Curb & Gutter	370	LF	\$37.00	\$13,690.00	\$58.00	\$21,460.00	\$56.00	\$20,720.00	\$75.00	\$27,750.00
8	6" Sidewalk with 4" Base	250	SY	\$100.00	\$25,000.00	\$100.00	\$25,000.00	\$99.00	\$24,750.00	\$105.00	\$26,250.00
9	Pedestrian Ramp	3	EA	\$2,570.00	\$7,710.00	\$2,000.00	\$6,000.00	\$2,800.00	\$8,400.00	\$2,125.00	\$6,375.00
10	Double Curb & Grate Inlet	2	EA	\$8,300.00	\$16,600.00	\$14,000.00	\$28,000.00	\$9,900.00	\$19,800.00	\$6,990.00	\$13,980.00
11	Stormtech Retention System	1	LS	\$20,650.00	\$20,650.00	\$28,500.00	\$28,500.00	\$31,000.00	\$31,000.00	\$17,755.00	\$17,755.00
12	Coordinate Utility Relocations	1	LS	\$1,300.00	\$1,300.00	\$2,500.00	\$2,500.00	\$700.00	\$700.00	\$6,080.00	\$6,080.00
	TOTAL			Total=	\$162,220.00	Total=	\$188,460.00	Total=	\$233,000.00	Total=	\$144,082.50

**Date:**

August 6, 2025

**Applicant:**

Mapleton City Public Works

**Location:**

800 North US-89

**Prepared By:**

Rob Hunter, PW Director/  
City Engineer

**Public Hearing:**

Yes

**Attachments:**

Bid Tabulation

**REQUEST**

Award the contract for the 800 North US-89 Intersection Project to RC Enterprise for the bid amount of \$326,142.

**BACKGROUND & DESCRIPTION**

Mapleton Public Works needs to widen 800 North at the intersection with US-89, to meet UDOT criteria so that UDOT can install a traffic signal at the intersection. In addition, UDOT has agreed to help fund a curb extension at the intersection of 1600 West and US-89, near the Holiday Oil. This curb extension will require a tighter turn for those existing US-89 onto 1600 West, forcing cars to slow down as they enter 1600 West.

The project was designed 3 years ago, and the City recently finalized acquisition of the additional ROW. This project is vital for safety at these two intersections.

**EVALUATION**

PW Staff solicited bids and received bids from 4 contractors. The bid tabulation is attached. RC Enterprise was the low bid at \$326,142.00, and Geneva Construction was the second at \$363,640.00.

**RECOMMENDATION**

Award the contract for the 800 North US-89 Intersection Project to RC Enterprise for the bid amount of \$326,142.00.

# **RESOLUTION NO. 2025-**

## **A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AWARD THE 800 NORTH US-89 INTERSECTION PROJECT TO RC CONSTRUCTION FOR \$326,142.00.**

**WHEREAS**, Mapleton City desires to improve roadway widening improvements at the intersection of 800 North and US-89, in order for UDOT to install a traffic signal; and

**WHEREAS**, Mapleton City also desires to install a curb extension island at the intersection of 1600 West and US-89, in order to slow traffic exiting US-89 onto 1600 West; and

**WHEREAS**, roadway funding was included in this fiscal year budget for the project; and

**WHEREAS**, four (4) bids were received from qualified contractors, and RC Enterprise submitted the lowest bid; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, that: the City will award the 800 North US-89 Intersection Project to RC Enterprise for a total contract amount of \$326,142.00.

This resolution adopted this 6<sup>th</sup> day of August, 2025, by the City Council of Mapleton City, Utah.

---

Dallas Hakes  
Mayor

ATTEST:

---

Camille Brown  
City Recorder

**800 NORTH US89 INTERSECTION PROJECT**

				Stapp Construction		Geneva		RC Enterprise		Condie	
Item	Description	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization/Demobilization	1	LS	\$79,290.00	\$79,290.00	\$42,000.00	\$42,000.00	\$14,500.00	\$14,500.00	\$117,500.00	\$117,500.00
2	Traffic Control	1	LS	\$25,480.00	\$25,480.00	\$7,000.00	\$7,000.00	\$10,500.00	\$10,500.00	\$18,196.00	\$18,196.00
3	Roadway Excavation	800	CY	\$57.00	\$45,600.00	\$36.00	\$28,800.00	\$42.00	\$33,600.00	\$52.50	\$42,000.00
4	Relocate Trees	4	EA	\$3,170.00	\$12,680.00	\$600.00	\$2,400.00	\$950.00	\$3,800.00	\$558.00	\$2,232.00
5	Remove Concrete Curb & Gutter	480	LF	\$13.50	\$6,480.00	\$7.00	\$3,360.00	\$9.00	\$4,320.00	\$11.00	\$5,280.00
6	Remove Fence Panels	1	LS	\$2,875.00	\$2,875.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$622.00	\$622.00
7	Remove Street/Stop Signs	3	EA	\$681.00	\$2,043.00	\$200.00	\$600.00	\$109.00	\$327.00	\$563.00	\$1,689.00
8	Remove and Pulverize Ex Asphalt	6000	SF	\$3.75	\$22,500.00	\$2.00	\$12,000.00	\$1.00	\$6,000.00	\$0.85	\$5,100.00
9	Adjust Valve/Manhole to Grade	2	EA	\$1,650.00	\$3,300.00	\$900.00	\$1,800.00	\$1,020.00	\$2,040.00	\$1,091.00	\$2,182.00
10	Granular Subbase	500	CY	\$82.00	\$41,000.00	\$48.00	\$24,000.00	\$50.00	\$25,000.00	\$46.40	\$23,200.00
11	Untreated Base Course	370	CY	\$84.00	\$31,080.00	\$60.00	\$22,200.00	\$70.00	\$25,900.00	\$68.80	\$25,456.00
12	Asphalt Pavement	475	TON	\$150.00	\$71,250.00	\$109.00	\$51,775.00	\$136.00	\$64,600.00	\$123.00	\$58,425.00
13	APWA Type E Curb & Gutter	230	LF	\$38.00	\$8,740.00	\$76.00	\$17,480.00	\$30.00	\$6,900.00	\$36.80	\$8,464.00
14	UDOT Type B1 Curb & Gutter	355	LF	\$40.50	\$14,377.50	\$65.00	\$23,075.00	\$33.00	\$11,715.00	\$40.20	\$14,271.00
15	Relocate Commercial Driveway	1	EA	\$10,515.00	\$10,515.00	\$6,100.00	\$6,100.00	\$3,400.00	\$3,400.00	\$6,360.00	\$6,360.00
16	6" Concrete Sidewalk	95	SY	\$92.50	\$8,787.50	\$100.00	\$9,500.00	\$120.00	\$11,400.00	\$91.90	\$8,730.50
17	Pedestrian Ramps	8	EA	\$730.00	\$5,840.00	\$2,800.00	\$22,400.00	\$2,400.00	\$19,200.00	\$1,953.00	\$15,624.00
18	Single Curb & Grate Inlet	2	EA	\$7,930.00	\$15,860.00	\$8,300.00	\$16,600.00	\$7,700.00	\$15,400.00	\$7,000.00	\$14,000.00
19	Double Curb & Grate Inlet	2	EA	\$11,045.00	\$22,090.00	\$8,300.00	\$16,600.00	\$8,000.00	\$16,000.00	\$10,550.00	\$21,100.00
20	Drainage Sump	2	EA	\$11,885.00	\$23,770.00	\$14,000.00	\$28,000.00	\$13,500.00	\$27,000.00	\$15,950.00	\$31,900.00
21	18" RCP	15	LF	\$348.00	\$5,220.00	\$230.00	\$3,450.00	\$280.00	\$4,200.00	\$163.00	\$2,445.00
22	Replace Grate & Frame with Solid Cover	1	EA	\$730.00	\$730.00	\$2,100.00	\$2,100.00	\$1,250.00	\$1,250.00	\$1,425.00	\$1,425.00
23	New Sod Landscaping (1600 West Island)	620	SF	\$4.80	\$2,976.00	\$5.00	\$3,100.00	\$4.50	\$2,790.00	\$6.70	\$4,154.00
24	Repair Existing Landscaping	1	LS	\$22,090.00	\$22,090.00	\$8,000.00	\$8,000.00	\$4,400.00	\$4,400.00	\$11,746.00	\$11,746.00
25	Striping	1	LS	\$20,430.00	\$20,430.00	\$10,000.00	\$10,000.00	\$10,600.00	\$10,600.00	\$8,846.00	\$8,846.00
	<b>TOTAL</b>			Total=	\$505,004.00	Total=	\$363,640.00	Total=	\$326,142.00	Total=	\$450,947.50



**MAPLETON**  
U T A H

# City Council Staff Report

**Date:**

August 6, 2025

**Applicant:**

Mapleton City Public Works

**Location:**

Highway 89 – 800 South  
to 1600 South

**Prepared By:**

Seth Barrus, Assistant City  
Engineer

**Public Hearing:**

Yes

**Attachments:**

Change Orders

**REQUEST**

Consideration of a Resolution to approve Newman's change order requests totaling \$61,552.00.

**BACKGROUND & DESCRIPTION**

The contract with Newman Construction for the Highway 89 Culinary Waterline Replacement Phase 1 project was approved last month. It was brought to the City Staff's attention that the plans and specification for the trench patching assumed 6" thick asphalt, but UDOT's patching requirement is 7" thick. The proposed change order for the additional asphalt is \$20,232.

UDOT is also requiring more flowable fill through intersections than was specified in the plans. Flowable fill is significantly more expensive than import fill for trench zone. The proposed change order for the additional flow fill is \$41,320.

**EVALUATION**

Public Works staff has worked through proposed change order costs with Newman Construction, and have determined they are reasonable for the additional work/materials required.

**RECOMMENDATION**

Approve Newman's change order requests totaling \$61,552.00.

# **RESOLUTION NO. 2025-**

## **A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE CHANGE ORDERS 1 & 2 FOR THE HIGHWAY 89 CULINARY WATERLINE REPLACEMENT PHASE 1 PROJECT FOR A TOTAL OF \$61,552.**

**WHEREAS**, Mapleton City wishes to construct a new drinking water pipeline along Highway 89 to replace the corroding existing ductile iron pipeline in the area; and

**WHEREAS**, this project was awarded to Newman Construction for a total contract amount of \$1,195,000 and ratified by City Council on July 16<sup>th</sup>; and

**WHEREAS**, UDOT's requirements are different than what had been shown in the project plans and specifications; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Mapleton, Utah, that: the City approves Change Orders 1 & 2 for the Highway 89 Culinary Waterline Replacement Phase 1 Project for Newman Construction for a total of \$61,552.

This resolution adopted this 6<sup>th</sup> day of August, 2025, by the City Council of Mapleton City, Utah.

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Dallas Hakes  
Mayor

ATTEST:

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Camille Brown  
City Recorder



# CHANGE ORDER PROPOSAL

13331 So. Redwood Rd. • Riverton, Utah 84065 • Phone 254-3524 • Fax 254-6469

Excavation • Demolition • Pipeline

DATE: 7/2/2025

JOB NAME: MAPLETON US-89 12" WATERLINE  
ADDITIONAL INCH OF ASPHALT RESTORATION

SUBMITTED TO: MAPLETON CITY

PHONE: 801-489-6253

CONTACT: SETH BARRUS

ITEM #	DESCRIPTION	ESTIMATED QUANITITY	UNIT	UNIT PRICE	AMOUNT
1	<b>DESCRIPTION</b>  1" ADDITIONAL ASPHALT RESTORATION (7" THICK TOTAL)	3,600	SY	\$ 5.62	\$ 20,232.00
	<b>Total Job</b>				<b>\$ 20,232.00</b>
	NOTES:				

Unit Price (actual measured upon completion)

Lump Sum

BY NEWMAN CONSTRUCTION: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTANCE: The above prices, specifications and conditions are accepted. Must be signed by an Authorized Representative.

SIGNATURE & TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_



# CHANGE ORDER PROPOSAL

13331 So. Redwood Rd. • Riverton, Utah 84065 • Phone 254-3524 • Fax 254-6469

Excavation • Demolition • Pipeline

DATE: 7/23/2025

JOB NAME: MAPLETON US-89 12" WATERLINE

SUBMITTED TO: MAPLETON CITY

PHONE:

CONTACT: SETH

ITEM #	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<b>1600 SOUTH (100 LF FROM STOP BAR TO STOP BAR)</b> (APPROX. STA 33+00 TO 34+00) THIS AREA HAS A DEPTH OF 8.5' TO TOP OF PIPE, SO THE TRENCH ZONE IS ~6.83' DEEP. (8.5' COVER - 1' SAND ON TOP OF PIPE - 8" OF ROADBASE = 6.83' TRENCH ZONE)				
1	FLOWABLE FILL (6.83' AVG DEPTH X 3' W X 100' L)	76	CY	\$ 290.00	\$ 22,040.00
2	(CREDIT) IMPORT FILL MATERIAL	141	TON	\$ (18.00)	\$ (2,538.00)
3	(CREDIT) QC TESTING	1	LS	\$ (504.00)	\$ (504.00)
	<b>1050 SOUTH (APPROX. 75 LF)</b> (APPROX. STA 50+15 TO 50+90) THIS AREA HAS A DEPTH OF 4' TO TOP OF PIPE SO THE TRENCH ZONE IS ~2.33' D. (4' COVER - 1' SAND ON TOP OF PIPE - 8" OF ROADBASE = 2.33' TRENCH ZONE)				
3	FLOWABLE FILL (2.33' AVG DEPTH X 3' W X 75' L)	19	CY	\$ 290.00	\$ 5,510.00
4	(CREDIT) IMPORT FILL MATERIAL	36	TON	\$ (18.00)	\$ (648.00)
3	(CREDIT) QC TESTING	1	LS	\$ (504.00)	\$ (504.00)
	<b>800 SOUTH (APPROX. 95 LF)</b> (APPROX. STA 59+45 TO 60+50) THIS AREA HAS A DEPTH OF 8.5' TO TOP OF PIPE, SO THE TRENCH ZONE IS ~6.83' D. (8.5' COVER - 1' SAND ON TOP OF PIPE - 8" OF ROADBASE = 6.83' TRENCH ZONE)				
5	FLOWABLE FILL (6.83' AVG DEPTH X 3' W X 95' L)	72	CY	\$ 290.00	\$ 20,880.00
6	(CREDIT) IMPORT FILL MATERIAL	134	TON	\$ (18.00)	\$ (2,412.00)
3	(CREDIT) QC TESTING	1	LS	\$ (504.00)	\$ (504.00)
	<b>Total Job</b>				\$ 41,320.00
	NOTES:				

Unit Price (actual measured upon completion)

Lump Sum

BY NEWMAN CONSTRUCTION: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTANCE: The above prices, specifications and conditions are accepted. Must be signed by an Authorized Representative.

SIGNATURE & TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_