



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, May 6, 2026  
7:00 PM

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Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live on YouTube.

To participate in the public comment period or any scheduled public hearings, please email [cmaudsley@ephrain.gov](mailto:cmaudsley@ephrain.gov) before 3:00 PM on the day of the meeting.

Live Stream on YouTube at 7:00 P.M.

<https://www.youtube.com/@EphraimCityUtah/streams>

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**7:00 PM**

**CALL TO ORDER**

- 1) ROLL CALL
- 2) PRAYER OR THOUGHT
- 3) PLEDGE OF ALLEGIANCE.

**PUBLIC COMMENT**

Members of the public may address the Council on items related to City business or the current agenda. A comment form must be submitted to the Mayor prior to the meeting. Comments are limited to three minutes per person. The Council cannot take action during this portion of the meeting but may respond briefly, refer the matter to staff, or place it on a future agenda. Please state your name and city of residence for the record.

**I. Presentations**

- A. New Miss Ephraim Presentation (Kamrie Douglas)
- B. America 250- Chamber of Commerce Presentation (Shari Anderson)

## **II. Consent Items**

- A. Ratification of Warrant Register between April 10, 2026, and April 30, 2026
- B. Approval of April 15, 2026, City Council Meeting Minutes

## **III. Study Agenda**

- A. Presentation by the Budget Officer of the tentative FY2027 budget, including the property tax impact schedule. (Jon Knudsen)
- B. Notice and statement that the tentative FY2027 budget includes a proposed property tax increase above the certified tax rate. (Jon Knudsen)
- C. Water and Sewer Assistance Program (Katie Witt)
- D. Fire Inspection Ordinance (Jeff Hermansen)

## **IV. Action Agenda**

- A. Upper Waterline Bid Award (Jason Brimhall & Bryan Kimball)

## **V. City Manager Report**

### **CLOSED SESSION**

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

### **ADJOURNMENT**

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

### **CERTIFICATE OF POSTING**

I, the undersigned duly appointed City Recorder for Ephraim City, hereby certify that the above notice and agenda were posted in accordance with the Utah Open and Public Meetings Act on the 13th day of April 2026.

Notice was posted:

- On the Utah Public Notice Website;
- On the Ephraim City website (ephrain.gov); and
- At a physical location at Ephraim City offices, a place reasonably accessible to the public.

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Candice Maudsley  
Ephraim City Recorder

**MEETING MINUTES**  
**EPHRAIM CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
APRIL 15, 2026  
7:00 PM

**CALL TO ORDER & ROLL CALL**

The Ephraim City Council Meeting, having been properly noticed, was called to order at 7:00 p.m. by Mayor Larsen.

**MEMBERS PRESENT**

Chris Larsen; Mayor, Dennis Nordfelt; Mayor Pro Tem, Anthony Beal, Loren Steck, Jack Dalene

**MEMBERS EXCUSED**

**STAFF PRESENT**

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Colby Zeeman; Police Chief, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Cory Daniels; Power Director

**PLEDGE AND INVOCATION**

The Pledge of Allegiance was led by Council Member Nordfelt.

The prayer was offered by Council Member Dalene.

**PUBLIC COMMENT**

- **Cameron Nielson:** Owner of Golden Skyline Assisted Living and Nelson Investments, addressed the City Council regarding fire inspection requirements for smoke and carbon monoxide detectors. He expressed concerns that requiring carbon monoxide detectors may conflict with state law, which he stated does not allow cities to mandate such installations for landlords. As a potential solution, he offered to donate combination smoke and carbon monoxide detectors to assist businesses that may not meet inspection requirements.

**PRESENTATIONS**

Jones and Demille - Lower Canyon Pipeline Project Report

Garrick Wilden, along with Nick Gold of VanCon, provided an update on the Lower Canyon Pipeline Project. Work around existing buildings has been completed, and the pipeline extends

from the ropes course to Cottonwood Creek. The team reported challenges with pipe material selection, as ductile iron pipe could not be certified for the required 900 PSI, leading to the use of steel pipe with epoxy lining for durability and corrosion resistance. Additional delays occurred due to difficulties with internal coating at weld joints and epoxy application issues in smaller pipes, resulting in an approximate eight-week delay and pushing project completion to fall.

Despite delays, improvements to hydro facilities have been completed, and water is expected to return to the system in early May. The project includes extensive quality control measures, such as epoxy coating on the interior and exterior of pipes, cathodic protection, and weld testing using X-ray and magnetic particle methods, with no failures reported. The upgrades are intended to replace deteriorating infrastructure, improve system reliability, and support long-term water delivery without increasing pressure to residents. The team also noted that final installation, cleanup, and erosion control will be completed later in the year.

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEMS**

- A) APPROVAL OF WARRANT REGISTER**
- B) APPROVAL OF APRIL 1, 2026 MINUTES**

*Councilmember Nordfelt moved to approve the Consent Agenda. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## **STUDY AGENDA**

### **STRATEGIC PLAN -ECONOMIC DEVELOPMENT PLAN**

City Manager Katie Witt asked the Council for input on priorities and metrics for the City's economic development plan, focusing on downtown development, supporting existing businesses, encouraging new businesses, and improving communication. Staff reported progress on several initiatives, including applying for the Main Street Program and ordering America 250 banners, while noting that the Ephraim Square Plan and façade improvement grant program are still in development. A potential field trip to Vernal to review downtown revitalization efforts was also discussed.

Staff outlined ongoing efforts to support local businesses, including business spotlights in newsletters and social media, shop local campaigns, and development of a digital business directory. The City is also working with the Sanpete Chamber of Commerce through a Rural Communities Opportunity Grant to support an innovation center and quarterly markets at the Granary. Additional efforts include improving communication through business open houses and training on license renewals.

## **COUNCIL REPORTS**

### **Dennis Nordfelt**

- **Scandinavian Festival:** Councilmember Nordfelt reported that meeting frequency for the Scandinavian Festival has increased and reported the pickleball tournament was canceled this year due to incomplete courts, with plans to hold one once construction is finished.

**Anthony Beal**

- Councilmember Beal shared that the Library Board is planning an appreciation event and reported that the Youth City Council’s Easter egg hunt was successful, with suggestions to align timing with neighboring communities and reuse collected eggs in the future. He also noted an upcoming cemetery cleanup.

**Loren Steck**

- Councilmember Steck reported contact with the Chamber of Commerce to offer support and coordination.

**CLOSED SESSION**

*Councilmember Nordfelt moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing the deployment of security devices or systems. The motion was seconded by Councilmember Steck. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Steck, Beal, and Dalene. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 7:48 p.m.*

*At 8:12 p.m. Councilmember Beal moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting to adjourn at 8: 13p.m. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, , 2026, starting at 7:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

\_\_\_\_\_  
Chris Larsen, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Candice Maudsley, City Recorder

\_\_\_\_\_  
Date

Agenda Item #:  
Meeting Date: May 6, 2026

## **EPHRAIM CITY CITY COUNCIL**

TO: Mayor and City Council

FROM: Jon Knudsen, Finance Director

DEPARTMENT: Finance

SUBJECT: Tentative Budget Adoption and Truth-in-Taxation Process

AGENDA TYPE: Action Item

### **RECOMMENDATION**

Staff recommends that the City Council adopt the tentative budget for fiscal year 2026–2027 and initiate the Truth-in-Taxation process. This includes acknowledging that the tentative budget includes a proposed property tax increase, presenting the property tax impact schedule, and setting a public hearing date. Approval of this item allows the City to comply with state law requirements and continue the budget adoption process.

### **BACKGROUND**

The City annually adopts a budget for the upcoming fiscal year in accordance with Utah Code §10-6-111. As part of this process, if the City is considering a property tax increase above the certified tax rate, it must comply with Truth-in-Taxation requirements under Utah Code §59-2-919.

Staff has prepared a tentative budget for fiscal year 2026–2027 that includes a proposed increase in property tax revenue to address identified needs in public safety, recreation maintenance, and park infrastructure. This item is being presented at the first City Council meeting in May to formally initiate the Truth-in-Taxation process.

### **ANALYSIS**

The tentative budget includes a proposed property tax increase intended to fund the following:

- Fire Department equipment (PPV fan, thermal imaging camera, turnout gear)
- Recreation Department skatepark maintenance
- Parks Department accessibility improvements and drainage upgrades

The proposed increase will generate approximately \$59,000 in additional property tax

revenue above the certified rate.

Required Statement (To Be Read Into the Record):

“Pursuant to Utah Code, I hereby state that the tentative budget for fiscal year 2026–2027 includes a proposed property tax increase.”

Statement of Intent:

“The City is considering a property tax rate that exceeds the certified tax rate. The proposed increase is expected to generate approximately \$59,000 in additional property tax revenue, representing an approximate increase of 16.03%. The additional revenue will be used for public safety equipment, recreation maintenance, and park infrastructure improvements. If the City proceeds with the proposed increase, a public hearing will be held to receive public comment.”

A property tax impact schedule has been prepared and is presented as a separate document in accordance with Utah Code §59-2-924.

Pros:

- Addresses critical public safety equipment needs
- Maintains existing recreation facilities
- Improves accessibility and infrastructure in parks
- Provides transparency to the public

Cons:

- Increases property tax burden on residents and businesses
- May receive public opposition

## **FISCAL REVIEW**

The fiscal impact of the proposed property tax increase is as follows:

Current Property Tax Revenue: \$360,613

Estimated New Growth Revenue: \$7,500

Estimated Certified Rate Revenue: \$368,113

Proposed Increase: \$59,000

Total Proposed Property Tax Revenue: \$427,113

The increase represents an estimated 16.03% increase in property tax revenue to the City.

Funds will be allocated to:

- Fire: \$25,000
- Recreation: \$15,000
- Parks: \$19,000

All increases are within the General Fund.

### **LEGAL REVIEW**

The proposed action complies with Utah Code §59-2-919 (Truth-in-Taxation) and §10-6-111 (municipal budgeting). The City must follow required noticing procedures, make the required public statement, and hold a public hearing prior to adopting the final budget.

### **ALTERNATIVES**

1. Approve the tentative budget and initiate Truth-in-Taxation process (recommended)
2. Modify the proposed tax increase amount and associated projects
3. Delay the process pending additional information
4. Do not approve a property tax increase and adjust the budget accordingly

### **CONCLUSION**

The proposed tentative budget includes a property tax increase necessary to fund key public safety, recreation, and infrastructure needs. Initiating the Truth-in-Taxation process ensures compliance with state law and provides transparency to the public. Staff recommends approval of the tentative budget and continuation of the required process.

# Proposed Property Tax Impact Schedule

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Ephraim City will consider an increase to its property tax rate to generate an estimated additional \$59,000 in property tax revenue above the estimated certified rate revenue. The following information is intended to provide decision makers and the public with an explanation of the proposed property tax increase.

Current Property Tax Revenue (FY 2025–2026):	\$360,613
Estimated New Growth Revenue:	\$7,500
Estimated Property Tax Revenue at Certified Rate:	\$368,113
Proposed Property Tax Revenue with Increase:	\$427,113
New Property Tax Revenue from Proposed Increase:	\$59,000
Estimated Increase to Ephraim City’s Property Tax Revenue:	16.03%
Current Property Tax Rate:	0.000891
Estimated Proposed Property Tax Rate:	0.001034
Estimated Increase to a primary residence valued at \$415,000:	\$26.70 per year
Estimated Increase to a business valued at \$415,000:	\$59.35 per year

*These figures are estimates and will be updated upon receipt of final certified tax rate information from the County Auditor.*

# Impact of Proposed Property Tax Increase on City Services

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## Affected Department: Fire

Proposed Budget	\$436,300
Budget without Tax Change	\$411,300
Budget Change	\$25,000

Impact of Tax Increase – The Fire Department will purchase a Positive Pressure Ventilation fan, a thermal imaging camera, and two sets of turnout gear.

## Affected Department: Recreation

Proposed Budget	\$272,600
Budget without Tax Change	\$257,600
Budget Change	\$15,000

Impact of Tax Increase – The Recreation Department will fund annual maintenance for the skatepark.

## Affected Department: Parks

Proposed Budget	\$168,200
Budget without Tax Change	\$149,200
Budget Change	\$19,000

Impact of Tax Increase – The Parks Department will renew the surface on the all-abilities park and increase drainage capacity at the Canyon View Park soccer fields.

Total General Fund Change: \$59,000



**EPHRAIM CITY COUNCIL**

**MEETING DATE: MARCH 18, 2026**

**TO:** MAYOR AND COUNCIL  
**FROM:** JEFF HERMANSEN, FIRE CHIEF, FIRE DEPARTMENT  
**SUBJECT:** FIRE CODE AMENDMENT  
**AGENDA TYPE:** ACTION

**EXECUTIVE SUMMARY**

Updating this ordinance will adjust the inspection timeframe and provide clearer, more understandable guidelines.

It is recommended that the ordinance be updated to clearly define inspection requirements and establish a consistent schedule:

- **Short-term rentals** – inspected **annually** for safety and maintenance compliance, including smoke and carbon monoxide detectors, fire extinguishers, electrical and plumbing systems, and general habitability.
- **Apartments, large apartment complexes, and townhomes** – inspected **annually** with the same safety and maintenance focus.
- **Home-based businesses with public visits** – inspected **every other year** to ensure safe conditions for both customers and occupants.
- **Single-family homes and duplexes** – removed from the inspection program to allow inspection resources to focus on higher-density properties.

This structured schedule ensures clarity, prioritizes resources for properties with higher public exposure, and maintains consistent safety standards across inspected properties

**BACKGROUND**

Most fire inspection programs focus on **commercial and multi-family occupancies**, not small residential buildings.

Fire departments typically:

- **Do NOT perform routine fire inspections on R-3 (single-family or duplex) homes.**

### **Why single-family and duplexes are often excluded**

- They are considered **private residential property**.
- Safety is mostly covered during **building permits and construction inspections**.
- Fire departments prioritize **higher-risk occupancies** with more occupants.

#### **Bottom line:**

Many jurisdictions remove **single-family homes and duplexes from routine fire inspections** and only inspect **apartments, commercial, and public buildings**.

## **ANALYSIS**

### **1. Exempt Low-Risk Residential Buildings**

Remove routine inspections for:

- Single-family dwellings
- Duplexes
- Owner-occupied residential structures

These are typically classified as **R-3 occupancies** under the International Code Council's International Fire Code.

### **2. Focus on Higher-Risk Buildings**

Shift inspections to buildings where fire risk and life safety concerns are greater:

#### **Annual inspections**

- Schools
- Daycares
- Assisted living / care facilities
- Bars and nightclubs
- Large assembly occupancies
- Restaurants
- Retail stores
- Offices
- Warehouse
- Manufacturing

## **FISCAL REVIEW**

Removing duplexes from the routine inspection program is expected to reduce annual inspection activity by fewer than 20 inspections, or less than \$1,000 in annual fee revenue based on the current \$50 inspection fee. Staff anticipates this revenue reduction can be absorbed within the existing Fire Department budget and will be offset operationally by allowing inspection resources to be focused on higher-risk occupancies.

## **LEGAL REVIEW**

The City Attorney has approved this as to form.

## **ALTERNATIVES**

1. **Approve the ordinance amendment as proposed.** This option would clarify the inspection schedule, focus staff resources on higher-risk occupancies, and remove single-family homes and duplexes from the routine inspection program.
2. **Approve the ordinance amendment with changes.** Council could modify the proposed inspection schedule, including adjusting inspection frequencies or retaining some level of inspection for duplexes or other residential occupancies. This option would allow Council to provide additional policy direction while still updating the ordinance.
3. **Take no action.** This option would leave the current ordinance in place and maintain the existing inspection requirements and schedule.

## **CONCLUSION**

Staff recommends approval of the proposed fire code amendment. The amendment would clarify inspection requirements, create a more consistent inspection schedule, and focus staff resources on occupancies with greater life-safety risk and public exposure.

## **SUGGESTED MOTION:**

I move to approve the proposed fire code amendment revising the City's routine fire inspection schedule to require annual inspections for short-term rentals and multi-family residential properties, biennial inspections for home-based businesses with public visits, and to remove single-family homes and duplexes from the routine inspection program.

**EPHRAIM CITY  
ORDINANCE ECO 26-04**

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 36, SECTION 030 OF THE  
CITY CODE REGARDING FIRE INSPECTIONS**

**WHEREAS**, the City has reviewed fire inspection requirements around the state;

**WHEREAS**, the City has found that its inspection schedule is more robust than all the other cities surveyed;

**WHEREAS**, the City wants to encourage fire safety by requiring a self-inspection, but limit staff expenditures by not having staff inspect these buildings;

**WHEREAS**, the City Council finds it to be in the best interest of the City and her citizenry to adopt these changes.

**NOW THEREFORE**, be it ordained by the Council of the Ephraim City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “3.36.030 Application For License” of the Ephraim City Municipal Code is hereby *amended* as follows:

AMENDMENT

3.36.030 Application For License

- A. Information Required:** No occupancy shall be allowed without first making application and obtaining a license. Applications for licenses to conduct business shall provide the following information to the City Treasurer:
1. The name of the applicant and if the applicant is an employee or agent of a corporation, the name of the corporation.
  2. The address of the applicant and if the applicant is an agent or employee of a corporation, the address of the corporation.
  3. A brief description of the nature of the business.
  4. The place or places within the City where the applicant proposes to carry on his or her business.
- B. Inspection:** Prior to the issuance of any initial license, each place where the applicant proposes to carry on a business shall be inspected by a City-approved official to certify compliance with current fire and life-safety code provisions for the health, safety, and welfare of the structure and its occupants. Any dwelling unit that a person utilizes to rent, lease, or sublet on a short-term basis for the purpose of gain or economic profit shall be inspected initially and every year thereafter. Any dwelling unit utilized for a business activity in which clients, customers, students, or other invitees come into the

home shall be inspected initially and every other year thereafter for certification of compliance with current fire and life-safety requirements. Inspections conducted under this section shall be limited to fire-code matters and the identification or abatement of conditions that constitute a fire hazard, and shall not require upgrades beyond those required for existing residential occupancies under the adopted fire code. The City does not impose periodic inspection requirements on single family and duplex dwelling units rented, leased, or sublet on a long-term basis. Triplexes and multifamily dwelling units will be inspected annually (Ord. 7-20-94, 7-20-1994).

- C. ~~**Inspection:** Prior to the issuance of any initial license, each place or places where the applicant proposes to carry on their business must be inspected by a City-approved official to certify the structure meets all current building and fire codes for the health, safety and welfare of said structure and occupants. Any dwelling unit that a person utilizes to rent, lease, or sublet on a short term basis for the purpose of gain or economic profit shall be inspected initially and every third year thereafter. Any dwelling unit that a person utilizes to rent, lease, or sublet on a long term basis for the purpose of gain or economic profit shall be inspected initially and every five (5) years thereafter. (Ord. 7-20-94, 7-20-1994)~~

**SECTION 2:****AMENDMENT** “3.36.010 Definitions - Landlord Registry License” of the Ephraim City Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 3.36.010 Definitions - Landlord Registry License

DWELLING UNIT: One or more rooms in a structure, designed for occupation by one family, individual, or group of individuals for living or sleeping purposes and may have kitchen facilities.

FAMILY: An individual, or two (2) or more persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit.

LANDLORD: The owner of a dwelling unit, units or part thereof that is leased, rented or sublet.

LONG TERM: Means more than 30 days and intended for residential occupancy. ~~A term of not less than one year.~~

SHORT TERM: ~~A term of less than one year. (Ord. 7-20-94, 7-20-1994)~~Means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

**SECTION 3: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 4: SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 5: EFFECTIVE DATE** This Ordinance shall be in full force and effect twenty days after publication or posting or thirty days after final passage by the governing body, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Nordfelt	_____	_____	_____	_____
Councilmember Birch	_____	_____	_____	_____
Councilmember Beal	_____	_____	_____	_____
Councilmember Steck	_____	_____	_____	_____
Councilmember Dalene	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Chris Larsen, Mayor, Ephraim City

\_\_\_\_\_  
Candice Maudsley, Recorder,  
Ephraim City



PROJECT: Ephraim City Upper Waterline Replacement Project

BID OPENING DATE: April 21, 2026

			ENGINEERS ESTIMATE				Advanced Excavation		Johansen Construction		Bodec Inc.		Silver Spur		Suncore	
BID ITEMS			ESTIMATE QUANTITY	UNITS	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
<b>BASE BID</b>																
<b>General Project Items</b>																
1	Mobilization	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 34,000.00	\$ 34,000.00	\$ 55,000.00	\$ 55,000.00	\$ 70,600.00	\$ 70,600.00	\$ 87,200.00	\$ 87,200.00	\$ 40,000.00	\$ 40,000.00	
2	Pre-Construction Video Records	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 1,800.00	\$ 1,800.00	\$ 5,000.00	\$ 5,000.00	\$ 2,040.00	\$ 2,040.00	\$ 750.00	\$ 750.00	\$ 1,500.00	\$ 1,500.00	
3	Subsurface Investigation	30	HR	\$ 300.00	\$ 9,000.00	\$ 200.00	\$ 6,000.00	\$ 165.00	\$ 4,950.00	\$ 310.00	\$ 9,300.00	\$ 200.00	\$ 6,000.00	\$ 290.00	\$ 8,700.00	
4	Field Seed Tie-Down Mulch (Erosion Control Blanket)	500	SF	\$ 7.00	\$ 3,500.00	\$ 3.00	\$ 1,500.00	\$ 15.95	\$ 7,975.00	\$ 9.50	\$ 4,750.00	\$ 5.00	\$ 2,500.00	\$ 1.50	\$ 750.00	
<b>Base Bid - Tunnel Exit to Station 70+00</b>																
5	Clear and Grub	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,950.00	\$ 3,950.00	\$ 17,500.00	\$ 17,500.00	\$ 7,500.00	\$ 7,500.00	
6	Imported Pipe Bedding	2,600	LF	\$ 5.00	\$ 13,000.00	\$ 3.00	\$ 7,800.00	\$ 2.15	\$ 5,590.00	\$ 16.00	\$ 41,600.00	\$ 6.50	\$ 16,900.00	\$ 15.00	\$ 39,000.00	
7	Riprap - 8 Inch	25	CY	\$ 250.00	\$ 6,250.00	\$ 70.00	\$ 1,750.00	\$ 53.75	\$ 1,343.75	\$ 136.00	\$ 3,400.00	\$ 100.00	\$ 2,500.00	\$ 200.00	\$ 5,000.00	
8	Imported Trench/Structural Backfill	200	CY	\$ 35.00	\$ 7,000.00	\$ 21.00	\$ 4,200.00	\$ 21.50	\$ 4,300.00	\$ 160.00	\$ 32,000.00	\$ 30.00	\$ 6,000.00	\$ 50.00	\$ 10,000.00	
9	Solid Rock Excavation	150	CY	\$ 32.00	\$ 4,800.00	\$ 38.00	\$ 5,700.00	\$ 37.63	\$ 5,644.50	\$ 59.00	\$ 8,850.00	\$ 50.00	\$ 7,500.00	\$ 55.00	\$ 8,250.00	
10	10-Inch HDPE Pipe (DIPS) C906 SDR 11	1,350	LF	\$ 49.00	\$ 66,150.00	\$ 47.00	\$ 63,450.00	\$ 53.27	\$ 71,914.50	\$ 53.50	\$ 72,225.00	\$ 54.00	\$ 72,900.00	\$ 53.00	\$ 71,550.00	
11	10-Inch HDPE Pipe (DIPS) C906 SDR 17	1,250	LF	\$ 42.00	\$ 52,500.00	\$ 42.00	\$ 52,500.00	\$ 47.80	\$ 59,750.00	\$ 45.00	\$ 56,250.00	\$ 46.00	\$ 57,500.00	\$ 41.00	\$ 51,250.00	
12	12-Inch Creek Crossing Assembly	1	EA	\$ 40,000.00	\$ 40,000.00	\$ 42,000.00	\$ 42,000.00	\$ 40,019.35	\$ 40,019.35	\$ 26,100.00	\$ 26,100.00	\$ 77,675.00	\$ 77,675.00	\$ 81,000.00	\$ 81,000.00	
13	Remove & Dispose of Aerial Crossing	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,200.00	\$ 3,200.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
14	Remove & Dispose of Junction Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 3,400.00	\$ 3,400.00	\$ 2,400.00	\$ 2,400.00	\$ 755.00	\$ 755.00	
15	Re-seeding/Restoring	2	Acre	\$ 5,000.00	\$ 10,000.00	\$ 2,200.00	\$ 4,400.00	\$ 2,995.00	\$ 5,990.00	\$ 605.00	\$ 1,210.00	\$ 1,750.00	\$ 3,500.00	\$ 1,025.00	\$ 2,050.00	
16	Junction Box Type B	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 38,000.00	\$ 38,000.00	\$ 31,020.21	\$ 31,020.21	\$ 38,250.00	\$ 38,250.00	\$ 39,000.00	\$ 39,000.00	\$ 50,000.00	\$ 50,000.00	
17	10-Inch Gate Valve	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 6,800.00	\$ 6,800.00	\$ 6,369.59	\$ 6,369.59	\$ 4,860.00	\$ 4,860.00	\$ 6,400.00	\$ 6,400.00	\$ 6,300.00	\$ 6,300.00	
18	Combination Air/Vacuum Valve Assembly - 2-Inch	4	EA	\$ 9,500.00	\$ 38,000.00	\$ 13,000.00	\$ 52,000.00	\$ 11,385.81	\$ 45,543.24	\$ 15,445.00	\$ 61,780.00	\$ 13,225.00	\$ 52,900.00	\$ 18,000.00	\$ 72,000.00	
<b>BASE BID TOTAL</b>					<b>\$ 398,700.00</b>		<b>\$ 328,900.00</b>		<b>\$ 354,910.14</b>		<b>\$ 443,765.00</b>		<b>\$ 463,125.00</b>		<b>\$ 459,605.00</b>	
<b>Bid Alternate 1 - Station 44+00 to 70+00</b>																
19	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,700.00	\$ 3,700.00	\$ 17,500.00	\$ 17,500.00	\$ 6,500.00	\$ 6,500.00	
20	Imported Pipe Bedding	2,600	LF	\$ 5.00	\$ 13,000.00	\$ 3.00	\$ 7,800.00	\$ 2.15	\$ 5,590.00	\$ 16.00	\$ 41,600.00	\$ 6.50	\$ 16,900.00	\$ 15.00	\$ 39,000.00	
21	Imported Trench/Structural Backfill	200	CY	\$ 35.00	\$ 7,000.00	\$ 21.00	\$ 4,200.00	\$ 21.50	\$ 4,300.00	\$ 160.00	\$ 32,000.00	\$ 30.00	\$ 6,000.00	\$ 50.00	\$ 10,000.00	
22	Solid Rock Excavation	150	CY	\$ 32.00	\$ 4,800.00	\$ 38.00	\$ 5,700.00	\$ 37.63	\$ 5,644.50	\$ 59.00	\$ 8,850.00	\$ 50.00	\$ 7,500.00	\$ 53.00	\$ 7,950.00	
23	10-Inch HDPE Pipe (DIPS) C906 SDR 11	2,600	LF	\$ 49.00	\$ 127,400.00	\$ 47.00	\$ 122,200.00	\$ 56.28	\$ 146,328.00	\$ 49.00	\$ 127,400.00	\$ 51.00	\$ 132,600.00	\$ 52.00	\$ 135,200.00	
24	12-Inch Creek Crossing Assembly	1	EA	\$ 40,000.00	\$ 40,000.00	\$ 42,000.00	\$ 42,000.00	\$ 47,794.73	\$ 47,794.73	\$ 26,100.00	\$ 26,100.00	\$ 74,539.00	\$ 74,539.00	\$ 81,000.00	\$ 81,000.00	
25	Remove & Dispose of PRV Station	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 5,600.00	\$ 5,600.00	\$ 3,500.00	\$ 3,500.00	
26	Remove & Dispose of Meter Vault	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 1,200.00	\$ 1,200.00	\$ 5,600.00	\$ 5,600.00	\$ 3,500.00	\$ 3,500.00	
27	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,495.00	\$ 3,495.00	\$ 605.00	\$ 1,210.00	\$ 1,750.00	\$ 3,500.00	\$ 1,025.00	\$ 2,050.00	
28	6-Inch Gate Valve	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 3,332.16	\$ 3,332.16	\$ 3,275.00	\$ 3,275.00	\$ 2,920.00	\$ 2,920.00	\$ 3,700.00	\$ 3,700.00	
29	10-Inch Gate Valve	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 6,800.00	\$ 6,800.00	\$ 6,369.59	\$ 6,369.59	\$ 6,450.00	\$ 6,450.00	\$ 6,370.00	\$ 6,370.00	\$ 6,300.00	\$ 6,300.00	
30	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 14,200.00	\$ 14,200.00	\$ 11,497.73	\$ 11,497.73	\$ 15,445.00	\$ 15,445.00	\$ 14,000.00	\$ 14,000.00	\$ 18,000.00	\$ 18,000.00	
31	8-Inch Ultrasonic Water Meter Assembly	1	EA	\$ 42,000.00	\$ 42,000.00	\$ 38,000.00	\$ 38,000.00	\$ 26,047.61	\$ 26,047.61	\$ 34,200.00	\$ 34,200.00	\$ 41,200.00	\$ 41,200.00	\$ 32,000.00	\$ 32,000.00	
<b>BID ALTERNATE 1 TOTAL</b>					<b>\$ 278,700.00</b>		<b>\$ 255,100.00</b>		<b>\$ 265,899.32</b>		<b>\$ 303,325.00</b>		<b>\$ 332,479.00</b>		<b>\$ 347,675.00</b>	
<b>Bid Alternate 2 - Big Box Vault (Station 29+50) to Meter (Station 44+00)</b>																
32	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,700.00	\$ 3,700.00	\$ 13,500.00	\$ 13,500.00	\$ 7,500.00	\$ 7,500.00	
33	Imported Pipe Bedding	1,550	LF	\$ 5.00	\$ 7,750.00	\$ 3.00	\$ 4,650.00	\$ 2.15	\$ 3,332.50	\$ 16.00	\$ 24,800.00	\$ 6.50	\$ 10,075.00	\$ 15.00	\$ 23,250.00	
34	Imported Trench/Structural Backfill	100	CY	\$ 35.00	\$ 3,500.00	\$ 21.00	\$ 2,100.00	\$ 21.50	\$ 2,150.00	\$ 160.00	\$ 16,000.00	\$ 30.00	\$ 3,000.00	\$ 50.00	\$ 5,000.00	
35	Solid Rock Excavation	100	CY	\$ 32.00	\$ 3,200.00	\$ 38.00	\$ 3,800.00	\$ 37.63	\$ 3,763.00	\$ 59.00	\$ 5,900.00	\$ 50.00	\$ 5,000.00	\$ 53.00	\$ 5,300.00	
36	8-Inch HDPE Pipe (DIPS) C906 SDR 17	100	LF	\$ 55.00	\$ 5,500.00	\$ 100.00	\$ 10,000.00	\$ 58.79	\$ 5,879.00	\$ 87.50	\$ 8,750.00	\$ 54.00	\$ 5,400.00	\$ 52.00	\$ 5,200.00	
37	10-Inch HDPE Pipe (DIPS) C906 SDR 17	1,450	LF	\$ 42.00	\$ 60,900.00	\$ 42.00	\$ 60,900.00	\$ 45.67	\$ 66,221.50	\$ 39.00	\$ 56,550.00	\$ 38.00	\$ 55,100.00	\$ 38.00	\$ 55,100.00	
38	Remove & Dispose of Junction Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,600.00	\$ 2,600.00	\$ 2,400.00	\$ 2,400.00	\$ 1,850.00	\$ 1,850.00	
39	Remove & Dispose of Spring Collection Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,600.00	\$ 2,600.00	\$ 4,500.00	\$ 4,500.00	\$ 1,850.00	\$ 1,850.00	
40	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,495.00	\$ 3,495.00	\$ 605.00	\$ 1,210.00	\$ 1,750.00	\$ 3,500.00	\$ 1,025.00	\$ 2,050.00	



PROJECT: Ephraim City Upper Waterline Replacement Project

BID OPENING DATE: April 21, 2026

		ENGINEERS ESTIMATE		Advanced Excavation		Johansen Construction		Bodec Inc.		Silver Spur		Suncore			
41	Junction Box Type A	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 47,000.00	\$ 47,000.00	\$ 33,646.82	\$ 33,646.82	\$ 48,400.00	\$ 48,400.00	\$ 41,500.00	\$ 41,500.00	\$ 60,700.00	\$ 60,700.00
42	Existing Junction Box Upgrades	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,275.25	\$ 7,275.25	\$ 2,900.00	\$ 2,900.00	\$ 18,500.00	\$ 18,500.00	\$ 7,200.00	\$ 7,200.00
43	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 14,200.00	\$ 14,200.00	\$ 15,562.95	\$ 15,562.95	\$ 15,445.00	\$ 15,445.00	\$ 13,200.00	\$ 13,200.00	\$ 18,000.00	\$ 18,000.00
<b>BID ALTERNATE 2 TOTAL</b>				<b>\$ 149,350.00</b>	<b>\$ 149,350.00</b>	<b>\$ 155,850.00</b>	<b>\$ 155,850.00</b>	<b>\$ 148,826.02</b>	<b>\$ 148,826.02</b>	<b>\$ 188,250.00</b>	<b>\$ 188,250.00</b>	<b>\$ 173,925.00</b>	<b>\$ 173,925.00</b>	<b>\$ 191,975.00</b>	<b>\$ 191,975.00</b>

**Bid Alternate 3 - Station 10+00 to Big Box Vault (Station 29+50)**

44	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,700.00	\$ 3,700.00	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00	\$ 7,500.00
45	Imported Pipe Bedding	1,950	LF	\$ 5.00	\$ 9,750.00	\$ 3.00	\$ 5,850.00	\$ 2.15	\$ 4,192.50	\$ 16.00	\$ 31,200.00	\$ 6.50	\$ 12,675.00	\$ 15.00	\$ 29,250.00
46	Imported Trench/Structural Backfill	125	CY	\$ 35.00	\$ 4,375.00	\$ 21.00	\$ 2,625.00	\$ 21.50	\$ 2,687.50	\$ 160.00	\$ 20,000.00	\$ 30.00	\$ 3,750.00	\$ 50.00	\$ 6,250.00
47	Solid Rock Excavation	100	CY	\$ 32.00	\$ 3,200.00	\$ 38.00	\$ 3,800.00	\$ 37.63	\$ 3,763.00	\$ 59.00	\$ 5,900.00	\$ 50.00	\$ 5,000.00	\$ 53.00	\$ 5,300.00
48	12-Inch HDPE Pipe (DIPS) C906 SDR 17	1,950	LF	\$ 42.00	\$ 81,900.00	\$ 49.00	\$ 95,550.00	\$ 54.21	\$ 105,709.50	\$ 48.00	\$ 93,600.00	\$ 50.00	\$ 97,500.00	\$ 50.00	\$ 97,500.00
49	2-Inch Air Vent	2	EA	\$ 4,000.00	\$ 8,000.00	\$ 8,500.00	\$ 17,000.00	\$ 6,843.49	\$ 13,686.98	\$ 3,600.00	\$ 7,200.00	\$ 12,000.00	\$ 24,000.00	\$ 9,900.00	\$ 19,800.00
50	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,495.00	\$ 3,495.00	\$ 605.00	\$ 605.00	\$ 1,750.00	\$ 1,750.00	\$ 1,025.00	\$ 1,025.00
51	12-Inch Gate Valve	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 16,000.00	\$ 16,000.00	\$ 7,603.54	\$ 7,603.54	\$ 7,800.00	\$ 7,800.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00
52	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 14,200.00	\$ 14,200.00	\$ 17,255.80	\$ 17,255.80	\$ 15,445.00	\$ 15,445.00	\$ 14,685.00	\$ 14,685.00	\$ 18,000.00	\$ 18,000.00
<b>BID ALTERNATE 3 TOTAL</b>				<b>\$ 136,225.00</b>	<b>\$ 136,225.00</b>	<b>\$ 159,725.00</b>	<b>\$ 159,725.00</b>	<b>\$ 160,893.82</b>	<b>\$ 160,893.82</b>	<b>\$ 185,450.00</b>	<b>\$ 185,450.00</b>	<b>\$ 181,860.00</b>	<b>\$ 181,860.00</b>	<b>\$ 192,625.00</b>	<b>\$ 192,625.00</b>

Base Bid	\$ 398,700.00	Base Bid	\$ 328,900.00	Base Bid	\$ 354,910.14	Base Bid	\$ 443,765.00	Base Bid	\$ 463,125.00	Base Bid	\$ 459,605.00
Bid Alt 1	\$ 278,700.00	Bid Alt 1	\$ 255,100.00	Bid Alt 1	\$ 265,899.32	Bid Alt 1	\$ 303,325.00	Bid Alt 1	\$ 332,479.00	Bid Alt 1	\$ 347,675.00
Bid Alt 2	\$ 149,350.00	Bid Alt 2	\$ 155,850.00	Bid Alt 2	\$ 148,826.02	Bid Alt 2	\$ 188,250.00	Bid Alt 2	\$ 173,925.00	Bid Alt 2	\$ 191,975.00
Bid Alt 3	\$ 136,225.00	Bid Alt 3	\$ 159,725.00	Bid Alt 3	\$ 160,893.82	Bid Alt 3	\$ 185,450.00	Bid Alt 3	\$ 181,860.00	Bid Alt 3	\$ 192,625.00
Total	\$ 962,975.00	Total	\$ 899,575.00	Total	\$ 930,529.30	Total	\$ 1,120,790.00	Total	\$ 1,151,389.00	Total	\$ 1,191,880.00

\*Mathematical corrections to the totals indicated in yellow.



Engineer:  
Office: Richfield, Utah



PROJECT: Ephraim City Upper Waterline Replacement Project

BID OPENING DATE: April 21, 2026

BID ITEMS	ESTIMATE QUANTITY	UNITS	ENGINEERS ESTIMATE		Beh Brothers		Barton Excavating		Terry R. Brotherson Excavating		MJM Construction		Condie Construction		
			UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	
<b>BASE BID</b>															
<b>General Project</b>															
1	Mobilization	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 83,268.95	\$ 83,268.95	\$ 112,500.00	\$ 112,500.00	\$ 152,655.52	\$ 152,655.52	\$ 75,000.00	\$ 75,000.00	\$ 200,000.00	\$ 200,000.00
2	Pre-Construction Video Records	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 1,727.94	\$ 1,727.94	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 58,000.00	\$ 58,000.00
3	Subsurface Investigation	30	HR	\$ 300.00	\$ 9,000.00	\$ 147.06	\$ 4,411.80	\$ 250.00	\$ 7,500.00	\$ 350.00	\$ 10,500.00	\$ 500.00	\$ 15,000.00	\$ 254.00	\$ 7,620.00
4	Field Seed Tie-Down Mulch (Erosion Control Blanket)	500	SF	\$ 7.00	\$ 3,500.00	\$ 5.61	\$ 2,805.00	\$ 10.00	\$ 5,000.00	\$ 10.00	\$ 5,000.00	\$ 10.00	\$ 5,000.00	\$ 1.40	\$ 700.00
<b>Base Bid - Tunnel Exit tc</b>															
5	Clear and Grub	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 1,764.71	\$ 1,764.71	\$ 26,000.00	\$ 26,000.00	\$ 50,000.00	\$ 50,000.00	\$ 7,800.00	\$ 7,800.00	\$ 228,589.00	\$ 228,589.00
6	Imported Pipe Bedding	2,600	LF	\$ 5.00	\$ 13,000.00	\$ 10.72	\$ 27,872.00	\$ 7.00	\$ 18,200.00	\$ 25.10	\$ 65,260.00	\$ 25.00	\$ 65,000.00	\$ 7.00	\$ 18,200.00
7	Riprap - 8 inch	25	CY	\$ 250.00	\$ 6,250.00	\$ 220.84	\$ 5,521.00	\$ 100.00	\$ 2,500.00	\$ 79.00	\$ 1,975.00	\$ 200.00	\$ 5,000.00	\$ 246.00	\$ 6,150.00
8	Imported Trench/Structural Backfill	200	CY	\$ 35.00	\$ 7,000.00	\$ 71.12	\$ 14,224.00	\$ 150.00	\$ 30,000.00	\$ 69.54	\$ 13,908.00	\$ 50.00	\$ 10,000.00	\$ 42.30	\$ 8,460.00
9	Solid Rock Excavation	150	CY	\$ 32.00	\$ 4,800.00	\$ 200.98	\$ 30,147.00	\$ 100.00	\$ 15,000.00	\$ 95.00	\$ 14,250.00	\$ 250.00	\$ 37,500.00	\$ 160.00	\$ 24,000.00
10	10-Inch HDPE Pipe (DIPS) C906 SDR 11	1,350	LF	\$ 49.00	\$ 66,150.00	\$ 79.72	\$ 107,622.00	\$ 82.26	\$ 111,051.00	\$ 92.91	\$ 125,428.50	\$ 126.00	\$ 170,100.00	\$ 131.00	\$ 176,850.00
11	10-Inch HDPE Pipe (DIPS) C906 SDR 17	1,250	LF	\$ 42.00	\$ 52,500.00	\$ 66.56	\$ 83,200.00	\$ 72.30	\$ 90,375.00	\$ 83.80	\$ 104,750.00	\$ 120.00	\$ 150,000.00	\$ 187.00	\$ 233,750.00
12	12-Inch Creek Crossing Assembly	1	EA	\$ 40,000.00	\$ 40,000.00	\$ 40,023.02	\$ 40,023.02	\$ 53,277.00	\$ 53,277.00	\$ 50,837.92	\$ 50,837.92	\$ 70,000.00	\$ 70,000.00	\$ 81,723.00	\$ 81,723.00
13	Remove & Dispose of Aerial Crossing	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 1,919.71	\$ 1,919.71	\$ 2,000.00	\$ 2,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00	\$ 8,051.00	\$ 8,051.00
14	Remove & Dispose of Junction Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,074.74	\$ 2,074.74	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,258.00	\$ 3,258.00
15	Re-seeding/Restoring	2	Acre	\$ 5,000.00	\$ 10,000.00	\$ 1,777.06	\$ 3,554.12	\$ 1,500.00	\$ 3,000.00	\$ 2,500.00	\$ 5,000.00	\$ 30,000.00	\$ 60,000.00	\$ 964.00	\$ 1,928.00
16	Junction Box Type B	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 52,283.16	\$ 52,283.16	\$ 46,739.00	\$ 46,739.00	\$ 51,046.84	\$ 51,046.84	\$ 25,000.00	\$ 25,000.00	\$ 43,820.00	\$ 43,820.00
17	10-Inch Gate Valve	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 9,223.82	\$ 9,223.82	\$ 6,791.00	\$ 6,791.00	\$ 6,178.32	\$ 6,178.32	\$ 7,000.00	\$ 7,000.00	\$ 7,127.00	\$ 7,127.00
18	Combination Air/Vacuum Valve Assembly - 2-Inch	4	EA	\$ 9,500.00	\$ 38,000.00	\$ 14,567.06	\$ 58,268.24	\$ 22,217.50	\$ 88,870.00	\$ 17,322.80	\$ 69,291.20	\$ 15,250.00	\$ 61,000.00	\$ 11,156.00	\$ 44,624.00
<b>BASE BID TOTAL</b>				<b>\$ 398,700.00</b>		<b>\$ 529,911.21</b>		<b>\$ 622,803.00</b>		<b>\$ 742,081.30</b>		<b>\$ 773,400.00</b>		<b>\$ 1,162,850.00</b>	
<b>Bid Alternate 1 - Station</b>															
19	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,764.71	\$ 1,764.71	\$ 26,000.00	\$ 26,000.00	\$ 50,000.00	\$ 50,000.00	\$ 7,800.00	\$ 7,800.00	\$ 21,702.00	\$ 21,702.00
20	Imported Pipe Bedding	2,600	LF	\$ 5.00	\$ 13,000.00	\$ 10.72	\$ 27,872.00	\$ 5.00	\$ 13,000.00	\$ 28.79	\$ 74,854.00	\$ 25.00	\$ 65,000.00	\$ 7.00	\$ 18,200.00
21	Imported Trench/Structural Backfill	200	CY	\$ 35.00	\$ 7,000.00	\$ 71.12	\$ 14,224.00	\$ 150.00	\$ 30,000.00	\$ 69.54	\$ 13,908.00	\$ 50.00	\$ 10,000.00	\$ 42.30	\$ 8,460.00
22	Solid Rock Excavation	150	CY	\$ 32.00	\$ 4,800.00	\$ 200.98	\$ 30,147.00	\$ 100.00	\$ 15,000.00	\$ 100.00	\$ 15,000.00	\$ 250.00	\$ 37,500.00	\$ 160.00	\$ 24,000.00
23	10-Inch HDPE Pipe (DIPS) C906 SDR 11	2,600	LF	\$ 49.00	\$ 127,400.00	\$ 94.42	\$ 245,492.00	\$ 70.13	\$ 182,338.00	\$ 90.96	\$ 236,496.00	\$ 130.00	\$ 338,000.00	\$ 99.40	\$ 258,440.00
24	12-Inch Creek Crossing Assembly	1	EA	\$ 40,000.00	\$ 40,000.00	\$ 40,023.02	\$ 40,023.02	\$ 53,277.00	\$ 53,277.00	\$ 50,837.92	\$ 50,837.92	\$ 80,650.00	\$ 80,650.00	\$ 49,768.00	\$ 49,768.00
25	Remove & Dispose of PRV Station	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 1,919.71	\$ 1,919.71	\$ 2,000.00	\$ 2,000.00	\$ 15,000.00	\$ 15,000.00	\$ 3,000.00	\$ 3,000.00	\$ 5,042.00	\$ 5,042.00
26	Remove & Dispose of Meter Vault	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 2,074.71	\$ 2,074.71	\$ 2,000.00	\$ 2,000.00	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,445.00	\$ 3,445.00
27	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 1,777.06	\$ 1,777.06	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00	\$ 964.00	\$ 964.00
28	6-Inch Gate Valve	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 5,254.13	\$ 5,254.13	\$ 3,324.00	\$ 3,324.00	\$ 3,124.36	\$ 3,124.36	\$ 3,200.00	\$ 3,200.00	\$ 4,874.00	\$ 4,874.00
29	10-Inch Gate Valve	1	EA	\$ 8,000.00	\$ 8,000.00	\$ 9,735.79	\$ 9,735.79	\$ 7,181.00	\$ 7,181.00	\$ 6,234.72	\$ 6,234.72	\$ 6,750.00	\$ 6,750.00	\$ 7,127.00	\$ 7,127.00
30	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 19,897.95	\$ 19,897.95	\$ 22,217.00	\$ 22,217.00	\$ 17,619.96	\$ 17,619.96	\$ 15,376.00	\$ 15,376.00	\$ 15,565.00	\$ 15,565.00
31	8-Inch Ultrasonic Water Meter Assembly	1	EA	\$ 42,000.00	\$ 42,000.00	\$ 38,251.78	\$ 38,251.78	\$ 33,283.00	\$ 33,283.00	\$ 30,230.56	\$ 30,230.56	\$ 28,750.00	\$ 28,750.00	\$ 34,122.00	\$ 34,122.00
<b>BID ALTERNATE 1 TOTAL</b>				<b>\$ 278,700.00</b>		<b>\$ 438,433.86</b>		<b>\$ 391,120.00</b>		<b>\$ 630,806.62</b>		<b>\$ 613,626.00</b>		<b>\$ 461,709.00</b>	
<b>Bid Alternate 2 - Big Box Vault (Station 2)</b>															
32	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,764.71	\$ 1,764.71	\$ 16,500.00	\$ 16,500.00	\$ 15,000.00	\$ 15,000.00	\$ 4,650.00	\$ 4,650.00	\$ 21,702.00	\$ 21,702.00
33	Imported Pipe Bedding	1,550	LF	\$ 5.00	\$ 7,750.00	\$ 10.72	\$ 16,616.00	\$ 10.00	\$ 15,500.00	\$ 24.97	\$ 38,703.50	\$ 25.00	\$ 38,750.00	\$ 7.00	\$ 10,850.00
34	Imported Trench/Structural Backfill	100	CY	\$ 35.00	\$ 3,500.00	\$ 71.12	\$ 7,112.00	\$ 150.00	\$ 15,000.00	\$ 68.32	\$ 6,832.00	\$ 50.00	\$ 5,000.00	\$ 42.30	\$ 4,230.00
35	Solid Rock Excavation	100	CY	\$ 32.00	\$ 3,200.00	\$ 200.98	\$ 20,098.00	\$ 100.00	\$ 10,000.00	\$ 100.00	\$ 10,000.00	\$ 250.00	\$ 25,000.00	\$ 160.00	\$ 16,000.00
36	8-Inch HDPE Pipe (DIPS) C906 SDR 17	100	LF	\$ 55.00	\$ 5,500.00	\$ 81.27	\$ 8,127.00	\$ 73.33	\$ 7,333.00	\$ 119.52	\$ 11,952.00	\$ 132.00	\$ 13,200.00	\$ 78.50	\$ 7,850.00
37	10-Inch HDPE Pipe (DIPS) C906 SDR 17	1,450	LF	\$ 42.00	\$ 60,900.00	\$ 81.26	\$ 117,827.00	\$ 60.46	\$ 87,667.00	\$ 82.13	\$ 119,988.50	\$ 118.00	\$ 171,100.00	\$ 68.10	\$ 98,745.00
38	Remove & Dispose of Junction Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,074.71	\$ 2,074.71	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,320.00	\$ 3,320.00
39	Remove & Dispose of Spring Collection Box	1	EA	\$ 6,000.00	\$ 6,000.00	\$ 2,074.71	\$ 2,074.71	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,320.00	\$ 3,320.00
40	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 1,777.06	\$ 1,777.06	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00	\$ 964.00	\$ 964.00



PROJECT: Ephraim City Upper Waterline Replacement Project

BID OPENING DATE: April 21, 2026

				ENGINEERS ESTIMATE				Beh Brothers		Barton Excavating		Terry R. Brotherson Excavating		MJM Construction		Condie Construction	
41	Junction Box Type A	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 5,188.30	\$ 5,188.30	\$ 70,643.00	\$ 70,643.00	\$ 50,181.40	\$ 50,181.40	\$ 32,500.00	\$ 32,500.00	\$ 48,900.00	\$ 48,900.00		
42	Existing Junction Box Upgrades	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 2,539.71	\$ 2,539.71	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,500.00	\$ 6,500.00	\$ 18,013.00	\$ 18,013.00		
43	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 16,221.48	\$ 16,221.48	\$ 22,217.00	\$ 22,217.00	\$ 13,229.76	\$ 13,229.76	\$ 15,378.00	\$ 15,378.00	\$ 15,565.00	\$ 15,565.00		
<b>BID ALTERNATE 2 TOTAL</b>				<b>\$ 149,350.00</b>	<b>\$ 149,350.00</b>	<b>\$ 201,420.68</b>	<b>\$ 201,420.68</b>	<b>\$ 260,360.00</b>	<b>\$ 260,360.00</b>	<b>\$ 282,487.16</b>	<b>\$ 282,487.16</b>	<b>\$ 338,578.00</b>	<b>\$ 338,578.00</b>	<b>\$ 449,958.00</b>	<b>\$ 449,958.00</b>		

**Bid Alternate 3 - Station 10+00 to B1**

44	Clear and Grub	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,764.71	\$ 1,764.71	\$ 29,250.00	\$ 29,250.00	\$ 5,000.00	\$ 5,000.00	\$ 5,850.00	\$ 5,850.00	\$ 21,702.00	\$ 21,702.00
45	Imported Pipe Bedding	1,950	LF	\$ 5.00	\$ 9,750.00	\$ 10.72	\$ 20,904.00	\$ 10.00	\$ 19,500.00	\$ 25.09	\$ 48,925.50	\$ 25.00	\$ 48,750.00	\$ 7.00	\$ 13,650.00
46	Imported Trench/Structural Backfill	125	CY	\$ 35.00	\$ 4,375.00	\$ 71.12	\$ 8,890.00	\$ 200.00	\$ 25,000.00	\$ 68.32	\$ 8,540.00	\$ 50.00	\$ 6,250.00	\$ 42.30	\$ 5,287.50
47	Solid Rock Excavation	100	CY	\$ 32.00	\$ 3,200.00	\$ 200.98	\$ 20,098.00	\$ 100.00	\$ 10,000.00	\$ 80.00	\$ 8,000.00	\$ 250.00	\$ 25,000.00	\$ 160.00	\$ 16,000.00
48	12-Inch HDPE Pipe (DIPS) C906 SDR 17	1,950	LF	\$ 42.00	\$ 81,900.00	\$ 76.62	\$ 149,409.00	\$ 99.80	\$ 194,610.00	\$ 90.64	\$ 176,748.00	\$ 127.00	\$ 247,650.00	\$ 89.20	\$ 173,940.00
49	2-Inch Air Vent	2	EA	\$ 4,000.00	\$ 8,000.00	\$ 11,137.87	\$ 22,275.74	\$ 12,652.00	\$ 25,304.00	\$ 9,992.46	\$ 19,984.92	\$ 7,250.00	\$ 14,500.00	\$ 6,153.00	\$ 12,306.00
50	Re-seeding/Restoring	1	Acre	\$ 5,000.00	\$ 5,000.00	\$ 1,777.06	\$ 1,777.06	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00	\$ 964.00	\$ 964.00
51	12-Inch Gate Valve	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 11,686.80	\$ 11,686.80	\$ 9,332.00	\$ 9,332.00	\$ 8,286.64	\$ 8,286.64	\$ 8,000.00	\$ 8,000.00	\$ 8,449.00	\$ 8,449.00
52	Combination Air/Vacuum Valve Assembly - 2-Inch	1	EA	\$ 9,500.00	\$ 9,500.00	\$ 16,740.70	\$ 16,740.70	\$ 23,113.00	\$ 23,113.00	\$ 13,470.60	\$ 13,470.60	\$ 16,870.00	\$ 16,870.00	\$ 15,470.00	\$ 15,470.00
<b>BID ALTERNATE 3 TOTAL</b>				<b>\$ 136,225.00</b>	<b>\$ 136,225.00</b>	<b>\$ 253,546.01</b>	<b>\$ 253,546.01</b>	<b>\$ 337,609.00</b>	<b>\$ 337,609.00</b>	<b>\$ 291,455.66</b>	<b>\$ 291,455.66</b>	<b>\$ 387,870.00</b>	<b>\$ 387,870.00</b>	<b>\$ 461,709.00</b>	<b>\$ 461,709.00</b>

<b>Base Bid</b>	<b>\$ 398,700.00</b>	<b>Base Bid</b>	<b>\$ 529,911.21</b>	<b>Base Bid</b>	<b>\$ 622,803.00</b>	<b>Base Bid</b>	<b>\$ 742,081.30</b>	<b>Base Bid</b>	<b>\$ 773,400.00</b>	<b>Base Bid</b>	<b>\$ 1,152,850.00</b>
<b>Bid Alt 1</b>	<b>\$ 278,700.00</b>	<b>Bid Alt 1</b>	<b>\$ 438,433.86</b>	<b>Bid Alt 1</b>	<b>\$ 391,120.00</b>	<b>Bid Alt 1</b>	<b>\$ 530,806.52</b>	<b>Bid Alt 1</b>	<b>\$ 613,526.00</b>	<b>Bid Alt 1</b>	<b>\$ 461,709.00</b>
<b>Bid Alt 2</b>	<b>\$ 149,350.00</b>	<b>Bid Alt 2</b>	<b>\$ 201,420.68</b>	<b>Bid Alt 2</b>	<b>\$ 260,360.00</b>	<b>Bid Alt 2</b>	<b>\$ 282,487.16</b>	<b>Bid Alt 2</b>	<b>\$ 338,578.00</b>	<b>Bid Alt 2</b>	<b>\$ 249,459.00</b>
<b>Bid Alt 3</b>	<b>\$ 136,225.00</b>	<b>Bid Alt 3</b>	<b>\$ 253,546.01</b>	<b>Bid Alt 3</b>	<b>\$ 337,609.00</b>	<b>Bid Alt 3</b>	<b>\$ 291,455.66</b>	<b>Bid Alt 3</b>	<b>\$ 387,870.00</b>	<b>Bid Alt 3</b>	<b>\$ 267,768.50</b>
<b>Total</b>	<b>\$ 962,975.00</b>	<b>Total</b>	<b>\$ 1,423,311.76</b>	<b>Total</b>	<b>\$ 1,611,892.00</b>	<b>Total</b>	<b>\$ 1,846,829.64</b>	<b>Total</b>	<b>\$ 2,113,374.00</b>	<b>Total</b>	<b>\$ 2,121,786.50</b>

\*Mathematical corr

Engineer: \_\_\_\_\_  
Office: Richfield, Utah