WOODS CROSS CITY COUNCIL AGENDA

SPECIAL SESSION ● Thursday, August 6, 2026

beginning at 4:00 pm in City Council Chambers ● 1555 S 800 W, Woods Cross, UT

Public Attendance is Welcome. This meeting is primarily a work session and will be held in person only.

Invocation/Pledge — **CHECKETTS**

1. **WELCOME-REVIEW of AGENDA** — **MAYOR**
2. **CONSENT ITEMS**
   a. **Consideration to Adopt Resolution 2026-1011 Awarding the Bid for the 1500 S Water Tank Replacement Contract** — **CHRISTIANSEN**
3. **DISCUSSION ITEMS**
   a. **City Hall Building Massing, Exterior Materials, and Other Matters** — **POOLE/HADERLIE**

I certify that copies of the agenda for the Woods Cross City Council Meeting to be held Tuesday, August 6, 2026, were posted to at Woods Cross City Hall , on the city website www.WoodsCross.gov, and to the Utah Public Notice website at www.utah.gov/pmn on August 3, 2026, /s/ Annette Hanson, Woods Cross City Recorder.

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify the City Recorder at (801) 677-1006 or AP@WoodsCross.gov, at least 24 hours prior to the meeting.

CONSENT ITEM

Woods Cross City

Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department
Sam Christiansen
Public Works Director
1555 South 800 West, Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

Memorandum

DATE: August 3, 2026

TO: Mayor and City Council

FROM: Sam Christiansen, Public Works Director

SUBJECT: Resolution Awarding the 1500 S Water Tank Replacement Project

Recommendation:

We recommend that the Council approve this Resolution, awarding the 1500 S Water Tank Replacement Project to Patriot Construction for $4,217,641.00

Budget:

This project is part of the upcoming Water Project Bond, whose parameters were resolved at the August 19,2025 council meeting. It is also part of the 2026 – 2027 FY Interim budget, which will be adopted this month. Per the council memo dated July 1, 2026, from Bryce Haderlie regarding the 2025 Water Bond discussion, the council at the July 7th meeting directed staff to "allocate
$400,000 from the 1100 W waterline project and the $500,000 contingency towards the 1500 S Reservoir Replacement project, so that we can maximize the tank volume toward the desired 1.5 million gallons."

Background:

As part of the 2025 Water Bond Projects, the 1500 S water tank was identified as a project to replace the out-of-service 500,000-gallon water tank and the in-service 500,000-gallon tank due to age and storage needs. In the late 2000s, one tank was taken out of service due to leaks through the tank walls.

In 2009, the city built a 3.1-million-gallon tank east of the old tanks to replace the leaking tank and increase storage capacity for water usage and fire flow. The out-of-service tank was not removed and was left in place. The 2nd 500,000-gallon tank is still in service but is at the end of life for a concrete water tank.

In preparation for a bond to replace Well3, the water tank was included in the bond to take advantage of today's dollars and the need for additional water storage for build-out and fire flow. This project will remove both 500,000-gallon tanks and replace them with a 1.5-million-gallon tank. The project is expected to last 14 months.

Woods Cross City

Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department
Sam Christiansen
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Phone: 801-292-4421 Fax: 801-292-2225

On June 23rd, we held a 2nd bid opening for the project, and 4 bids were received. This second round of bidding allowed the city and the contractor to negotiate the quantities of the bid line items. The bids came in at:

CONTRACTOR	ORIGINAL BID AMOUNT
PATRIOT CONSTRUCTION	$4,827,527.88
STAPP CONSTRUCTION	$5,676,664.85
BOWEN CONSTRUCTION	$6,868,418.00
WHITAKER CONSTRUCTION	$6,298,180.00

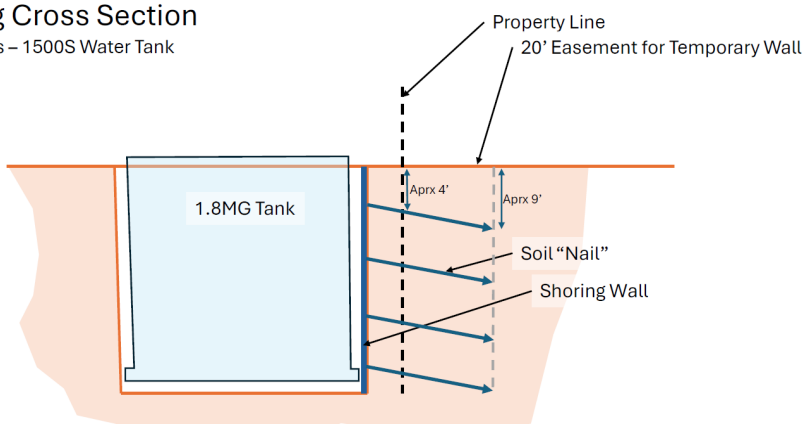
After the bid opening, the city and Patriot Construction negotiated quantities and removed certain line items from the proposed project that did not affect final quality. The tank size was reduced to bring construction costs within budget and eliminate easement costs of over $130,000, while keeping the water volume at 1.5 million gallons. The final storage amount still fits within the city's long-term water storage requirements for city build-out.

After negotiation with Patriot, their final costs for the 1.5 million-gallon replacement tank are:
1. Patriot - $4,217,641
2. Other costs - $694,595

3. The not-to-exceed amount for all project costs is $4,912,236.00

The city has been negotiating temporary construction easements with neighboring properties since April and expects to finalize them in the next 4 weeks. These easements are for soil-nailing support for the soil shoring, which extends up to 20 feet into private property. The shoring will be up to 24 feet deep in some places. The soil nails will be installed only underground and will not affect the surface of neighboring properties. They will be abandoned in place because there is no way to remove them once the tank is constructed.

Soil Nailing Cross Section
Woods Cross – 1500S Water Tank



Bountiful City has already approved the site plan and conditional use permits. The contractor staging and soils disposal sites have already been selected and negotiated.

RESOLUTION 2026- 1011

A RESOLUTION AWARDING THE BID FOR THE 1500 SOUTH WATER TANK REPLACEMENT PROJECT

WHEREAS, City Staff has evaluated the City's culinary water storage tanks at 1500 S and found 2 of the 3 tanks in poor condition. One tank is leaking and has been isolated and drained, and the other is at the end of its service life; and

WHEREAS, Woods Cross City has solicited proposals for the 2026 Woods Cross Mill and Overlay project in compliance with Chapter 3-15 of the Woods Cross City Code and applicable provisions of State law, including, but not limited to, the Uniform Fiscal Procedures Act set forth at Utah Code Ann. 10-6-101, et seq., as amended; and

WHEREAS, Woods Cross City Code staff has evaluated the proposals for qualifications related to experience, equipment, methodology, operations, called references, and price using the information provided in the proposals; and

WHEREAS, it has been determined that Patriot Construction LLC is most qualified to provide this service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Woods Cross City, Utah:

1. The Mayor is authorized to sign this Resolution awarding the bid for the 1500 South Water Tank Replacement Project to Patriot Construction for $4,217,641.00.

2. The project is to move forward with a total not-to-exceed amount of $4,912,236.00. Any increases to this number shall be brought back to council for approval.

3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 6TH DAY OF AUGUST 2026.

WOODS CROSS CITY
A MUNICIPAL CORPORATION

RYAN WESTERGARD, MAYOR

ATTEST:

ANNETTE HANSON, CITY RECORDER

Voting:

Julie Checketts	Yea ___	Nay ___	
Eric Jones	Yea ___	Nay ___	
Wallace Larrabee	Yea ___	Nay ___	
Jim Grover	Yea ___	Nay ___	
Rachel Peterson	Yea ___	Nay ___	
Ryan Westergard	Yea ___	Nay ___	*[tie vote only]*



Project: **1500 S Tank Replacement**
Client: Wood Cross City
J-U-B Project No: 55-25-049
Bid Date: June 23, 2026

				Patriot Construction LLC		Stapp Construction, Inc		Bowen Construction		Whitaker Construction Comp. Inc.	
Item	**Description**	**Quantity**	**Units**	**Unit Price**	**Subtotal**	**Unit Price**	**Subtotal**	**Unit Price**	**Subtotal**	**Unit Price**	**Subtotal**
1	Mobilization	1	LS	$ 220,000.00	$ 220,000.00	$ 251,000.00	$ 251,000.00	$ 325,000.00	$ 325,000.00	$ 708,500.00	$ 708,500.00
2	SWPPP	1	LS	$ 12,850.00	$ 12,850.00	$ 23,070.00	$ 23,070.00	$ 17,700.00	$ 17,700.00	$ 73,200.00	$ 73,200.00
3	Start Up and Commissioning	1	LS	$ 8,560.00	$ 8,560.00	$ 11,810.00	$ 11,810.00	$ 22,500.00	$ 22,500.00	$ 14,500.00	$ 14,500.00
4	Site Clearing/Grubbing	1	LS	$ 16,008.00	$ 16,008.00	$ 11,115.00	$ 11,115.00	$ 25,000.00	$ 25,000.00	$ 22,500.00	$ 22,500.00
5	Demolition of Existing Structures/Vaults	1	LS	$ 26,475.00	$ 26,475.00	$ 19,205.00	$ 19,205.00	$ 28,500.00	$ 28,500.00	$ 43,000.00	$ 43,000.00
6	Remove and Dispose of Existing Tanks	1	LS	$ 216,545.00	$ 216,545.00	$ 177,000.00	$ 177,000.00	$ 288,000.00	$ 288,000.00	$ 69,400.00	$ 69,400.00
7a	Tank Excavation (Plan Quantity)	11235	CY	$ 8.05	$ 90,441.75	$ 3.95	$ 44,378.25	$ 18.50	$ 207,847.50	$ 22.50	$ 252,787.50
7b	Tank Shoring (Plan Quantity)	13060	SF	$ 57.00	$ 744,420.00	$ 82.00	$ 1,070,920.00	$ 187.00	$ 2,442,220.00	$ 73.50	$ 959,910.00
8	Haul Off, Waste (Plan Quantity)	4830	CY	$ 27.60	$ 133,308.00	$ 22.00	$ 106,260.00	$ 20.50	$ 99,015.00	$ 17.50	$ 84,525.00
9	Haul Off, Utah Sand and Gravel (USG) (Plan Quantity)	1230	CY	$ 36.80	$ 45,264.00	$ 19.50	$ 23,985.00	$ 20.00	$ 24,600.00	$ 12.00	$ 14,760.00
10	Final Site Grading	2374	SY	$ 9.59	$ 22,766.66	$ 4.70	$ 11,157.80	$ 5.50	$ 13,057.00	$ 1.50	$ 3,561.00
11	Import Pipe Trench Foundation Material (Aggregate Type A1)	350	TON	$ 43.70	$ 15,295.00	$ 38.00	$ 13,300.00	$ 42.00	$ 14,700.00	$ 24.00	$ 8,400.00
12	Import Pipe Bedding Material (Aggregate Type A2)	700	TON	$ 50.60	$ 35,420.00	$ 18.00	$ 12,600.00	$ 40.00	$ 28,000.00	$ 79.00	$ 55,300.00
13	Stockpile and Reuse (Plan Quantity)	5175	CY	$ 67.85	$ 351,123.75	$ 41.00	$ 212,175.00	$ 61.50	$ 318,262.50	$ 27.50	$ 142,312.50
14	Import Untreated Base Course Material (Aggregate Type A5)	1310	TON	$ 48.30	$ 63,273.00	$ 36.50	$ 47,815.00	$ 35.00	$ 45,850.00	$ 31.00	$ 40,610.00
15	Import Free Draining Granular Material (Aggregate Type A6)	350	TON	$ 55.20	$ 19,320.00	$ 46.50	$ 16,275.00	$ 45.00	$ 15,750.00	$ 39.50	$ 13,825.00
16	18" DR18 C900 PVC Water Line	85	LF	$ 144.90	$ 12,316.50	$ 249.00	$ 21,165.00	$ 135.00	$ 11,475.00	$ 185.00	$ 15,725.00
17	8" DR18 C900 PVC Water Line	205	LF	$ 112.70	$ 23,103.50	$ 167.00	$ 34,235.00	$ 89.00	$ 18,245.00	$ 76.00	$ 15,580.00
18	16" DR11 HDPE Water Line	115	LF	$ 151.80	$ 17,457.00	$ 254.00	$ 29,210.00	$ 140.00	$ 16,100.00	$ 245.00	$ 28,175.00
19	8" DR11 HDPE Water Line	110	LF	$ 97.00	$ 10,670.00	$ 206.00	$ 22,660.00	$ 100.00	$ 11,000.00	$ 140.00	$ 15,400.00
20	6" Tank Foundation Drain Line	640	LF	$ 78.20	$ 50,048.00	$ 15.50	$ 9,920.00	$ 23.00	$ 14,720.00	$ 40.50	$ 25,920.00
21	24" x 18" Tee	1	EA	$ 8,717.00	$ 8,717.00	$ 10,225.00	$ 10,225.00	$ 9,400.00	$ 9,400.00	$ 11,000.00	$ 11,000.00
22	18" 45 Degree Bend	1	EA	$ 2,265.00	$ 2,265.00	$ 3,405.00	$ 3,405.00	$ 3,750.00	$ 3,750.00	$ 4,500.00	$ 4,500.00
23	16" 90 Degree HDPE Bend	3	EA	$ 2,070.00	$ 6,210.00	$ 1,170.00	$ 3,510.00	$ 1,400.00	$ 4,200.00	$ 2,270.00	$ 6,810.00
24	8" 90 Degree HDPE Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 129.00	$ 258.00	$ 400.00	$ 800.00	$ 565.00	$ 1,130.00
25	8" 90 Degree Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 701.00	$ 1,402.00	$ 890.00	$ 1,780.00	$ 1,010.00	$ 2,020.00
26	8" 45 Degree Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 629.00	$ 1,258.00	$ 790.00	$ 1,580.00	$ 985.00	$ 1,970.00
27	8" PVC Water Line Half Loop (Contingent)	1	EA	$ 4,485.00	$ 4,485.00	$ 4,840.00	$ 4,840.00	$ 5,800.00	$ 5,800.00	$ 7,330.00	$ 7,330.00
28	Connect to Existing (18" PVC to 24" Existing)	1	EA	$ 14,720.00	$ 14,720.00	$ 5,330.00	$ 5,330.00	$ 8,500.00	$ 8,500.00	$ 7,940.00	$ 7,940.00
29	Connect to Existing (16" HDPE to 16" Existing)	1	EA	$ 11,175.00	$ 11,175.00	$ 1,400.00	$ 1,400.00	$ 5,200.00	$ 5,200.00	$ 3,570.00	$ 3,570.00
30	Connect to Existing (8" HDPE to 8" Existing)	1	EA	$ 5,911.00	$ 5,911.00	$ 876.00	$ 876.00	$ 2,500.00	$ 2,500.00	$ 3,240.00	$ 3,240.00
31	Connect to Existing (8" PVC to 8" Existing)	1	EA	$ 6,164.00	$ 6,164.00	$ 1,445.00	$ 1,445.00	$ 3,000.00	$ 3,000.00	$ 3,050.00	$ 3,050.00
32	Connect to Existing (6" Foundation Drain Line)	1	EA	$ 4,577.00	$ 4,577.00	$ 1,950.00	$ 1,950.00	$ 3,400.00	$ 3,400.00	$ 3,690.00	$ 3,690.00
33	Connect to Existing Air Gap Structure	1	EA	$ 4,887.00	$ 4,887.00	$ 4,470.00	$ 4,470.00	$ 5,200.00	$ 5,200.00	$ 5,110.00	$ 5,110.00
34	In-Line Thrust Restraint (16" HDPE)	1	EA	$ 2,875.00	$ 2,875.00	$ 2,730.00	$ 2,730.00	$ 4,000.00	$ 4,000.00	$ 1,850.00	$ 1,850.00
35	In-Line Thrust Restraint (8" HDPE)	1	EA	$ 2,070.00	$ 2,070.00	$ 1,785.00	$ 1,785.00	$ 3,200.00	$ 3,200.00	$ 1,140.00	$ 1,140.00
36	5' Diameter Foundation Drain Manhole (23' Deep)	1	EA	$ 26,910.00	$ 26,910.00	$ 34,130.00	$ 34,130.00	$ 19,500.00	$ 19,500.00	$ 10,200.00	$ 10,200.00
37	18" Tank Overflow Assembly	1	LS	$ 50,094.00	$ 50,094.00	$ 54,465.00	$ 54,465.00	$ 28,000.00	$ 28,000.00	$ 60,600.00	$ 60,600.00
38	16" Inlet/Oulet Assembly and Casing	1	LS	$ 35,880.00	$ 35,880.00	$ 20,895.00	$ 20,895.00	$ 28,500.00	$ 28,500.00	$ 24,300.00	$ 24,300.00
39	8" Drain Assembly and Casing	1	LS	$ 9,890.00	$ 9,890.00	$ 10,440.00	$ 10,440.00	$ 16,000.00	$ 16,000.00	$ 13,000.00	$ 13,000.00
40	Furnish and Install Tank Mixers	1	LS	$ 76,480.00	$ 76,480.00	$ 168,000.00	$ 168,000.00	$ 130,000.00	$ 130,000.00	$ 192,000.00	$ 192,000.00
41	Seeding	2374	SY	$ 4.33	$ 10,279.42	$ 4.70	$ 11,157.80	$ 4.00	$ 9,496.00	$ 1.00	$ 2,374.00
42	Remove and Replace Concrete Access Drive	490	SY	$ 55.00	$ 26,950.00	$ 119.00	$ 58,310.00	$ 113.00	$ 55,370.00	$ 105.00	$ 51,450.00
43	1.8 MG Rectangular Water Tank	1710	CY	$ 1,200.08	$ 2,052,136.80	$ 1,580.00	$ 2,701,800.00	$ 1,190.00	$ 2,034,900.00	$ 1,440.00	$ 2,462,400.00
44	Interior Ladder Assembly	2	EA	$ 29,367.00	$ 58,734.00	$ 23,645.00	$ 47,290.00	$ 20,000.00	$ 40,000.00	$ 24,100.00	$ 48,200.00
45	4'x6' Tank Roof Access Hatch	1	EA	$ 7,931.00	$ 7,931.00	$ 14,035.00	$ 14,035.00	$ 12,000.00	$ 12,000.00	$ 14,100.00	$ 14,100.00
46	4'x4' Tank Roof Access Hatch	1	EA	$ 4,947.00	$ 4,947.00	$ 8,310.00	$ 8,310.00	$ 8,200.00	$ 8,200.00	$ 8,680.00	$ 8,680.00
47	Tank Air Vent	4	EA	$ 2,902.00	$ 11,608.00	$ 10,350.00	$ 41,400.00	$ 3,700.00	$ 14,800.00	$ 10,400.00	$ 41,600.00
48	Aluminum Guardrail	195	LF	$ 253.80	$ 49,491.00	$ 681.00	$ 132,795.00	$ 200.00	$ 39,000.00	$ 645.00	$ 125,775.00
49	Building Enclosure	128	SF	$ 652.00	$ 83,456.00	$ 534.00	$ 68,352.00	$ 500.00	$ 64,000.00	$ 870.00	$ 111,360.00
50	Electrical and Instrumentation	1	LS	$ 91,942.50	$ 91,942.50	$ 77,410.00	$ 77,410.00	$ 286,000.00	$ 286,000.00	$ 405,500.00	$ 405,500.00
51	Install Generator	1	LS	$ 862.50	$ 862.50	$ 7,490.00	$ 7,490.00	$ 20,000.00	$ 20,000.00	$ 30,700.00	$ 30,700.00
52	Furnish and Install Generator Fuel Tank	1	LS	$ 9,694.50	$ 9,694.50	$ 6,245.00	$ 6,245.00	$ 12,800.00	$ 12,800.00	$ 23,700.00	$ 23,700.00
			TOTAL		**$4,827,527.88**		**$5,676,664.85**		**$6,868,418.00**		**$6,298,180.00**

Note: The Subtotal number tha has been highlighted has been added up incorrectly in the bid. As this is a "Unit Price" bid, the unit price will be used.

Project: **1500 S Tank Replacement**
Client: Wood Cross City
J-U-B Project No: 55-25-049
Bid Date: July 8, 2026

				Original Rebid		Value Engineering	
Item	**Description**	**Quantity**	**Units**	**Unit Price**	**Subtotal**	**Unit Price**	**Subtotal**
1	Mobilization	1	LS	$ 220,000.00	$ 220,000.00	$ 220,000.00	$ 220,000.00
2	SWPPP	1	LS	$ 12,850.00	$ 12,850.00	$ 12,850.00	$ 12,850.00
3	Start Up and Commissioning	1	LS	$ 8,560.00	$ 8,560.00	$ 8,560.00	$ 8,560.00
4	Site Clearing/Grubbing	1	LS	$ 16,008.00	$ 16,008.00	$ 16,008.00	$ 16,008.00
5	Demolition of Existing Structures/Vaults	1	LS	$ 26,475.00	$ 26,475.00	$ 26,475.00	$ 26,475.00
6	Remove and Dispose of Existing Tanks	1	LS	$ 216,545.00	$ 216,545.00	$ 216,545.00	$ 216,545.00
7a	Tank Excavation (Plan Quantity)	9000	CY	$ 8.05	$ 90,441.75	$ 8.05	$ 72,450.00
7b	Tank Shoring (Plan Quantity)	12800	SF	$ 57.00	$ 744,420.00	$ 57.00	$ 729,600.00
8	Haul Off, Waste (Plan Quantity)	3566	CY	$ 27.60	$ 133,308.00	$ 27.60	$ 98,421.60
9	Haul Off, Utah Sand and Gravel (USG) (Plan Quantity)	985	CY	$ 36.80	$ 45,264.00	$ 36.80	$ 36,248.00
10	Final Site Grading	2374	SY	$ 9.59	$ 22,766.66	$ 9.59	$ 22,766.66
11	Import Pipe Trench Foundation Material (Aggregate Type A1)	350	TON	$ 43.70	$ 15,295.00	$ 43.70	$ 15,295.00
12	Import Pipe Bedding Material (Aggregate Type A2)	700	TON	$ 50.60	$ 35,420.00	$ 50.60	$ 35,420.00
13	Stockpile and Reuse (Plan Quantity)	4426	CY	$ 67.85	$ 351,123.75	$ 67.85	$ 300,304.10
14	Import Untreated Base Course Material (Aggregate Type A5)	1080	TON	$ 48.30	$ 63,273.00	$ 48.30	$ 52,164.00
15	Import Free Draining Granular Material (Aggregate Type A6)	310	TON	$ 55.20	$ 19,320.00	$ 55.20	$ 17,112.00
16	18" DR18 C900 PVC Water Line	85	LF	$ 144.90	$ 12,316.50	$ 144.90	$ 12,316.50
17	8" DR18 C900 PVC Water Line	205	LF	$ 112.70	$ 23,103.50	$ 112.70	$ 23,103.50
18	16" DR11 HDPE Water Line	115	LF	$ 151.80	$ 17,457.00	$ 151.80	$ 17,457.00
19	8" DR11 HDPE Water Line	110	LF	$ 97.00	$ 10,670.00	$ 97.00	$ 10,670.00
20	6" Tank Foundation Drain Line	634	LF	$ 78.20	$ 50,048.00	$ 78.20	$ 49,578.80
21	24" x 18" Tee	1	EA	$ 8,717.00	$ 8,717.00	$ 8,717.00	$ 8,717.00
22	18" 45 Degree Bend	1	EA	$ 2,265.00	$ 2,265.00	$ 2,265.00	$ 2,265.00
23	16" 90 Degree HDPE Bend	3	EA	$ 2,070.00	$ 6,210.00	$ 2,070.00	$ 6,210.00
24	8" 90 Degree HDPE Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 1,920.00	$ 3,840.00
25	8" 90 Degree Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 1,920.00	$ 3,840.00
26	8" 45 Degree Bend	2	EA	$ 1,920.00	$ 3,840.00	$ 1,920.00	$ 3,840.00
27	8" PVC Water Line Half Loop (Contingent)	1	EA	$ 4,485.00	$ 4,485.00	$ 4,485.00	$ 4,485.00
28	Connect to Existing (18" PVC to 24" Existing)	1	EA	$ 14,720.00	$ 14,720.00	$ 14,720.00	$ 14,720.00
29	Connect to Existing (16" HDPE to 16" Existing)	1	EA	$ 11,175.00	$ 11,175.00	$ 11,175.00	$ 11,175.00
30	Connect to Existing (8" HDPE to 8" Existing)	1	EA	$ 5,911.00	$ 5,911.00	$ 5,911.00	$ 5,911.00
31	Connect to Existing (8" PVC to 8" Existing)	1	EA	$ 6,164.00	$ 6,164.00	$ 6,164.00	$ 6,164.00
32	Connect to Existing (6" Foundation Drain Line)	1	EA	$ 4,577.00	$ 4,577.00	$ 4,577.00	$ 4,577.00
33	Connect to Existing Air Gap Structure	1	EA	$ 4,887.00	$ 4,887.00	$ 4,887.00	$ 4,887.00
34	In-Line Thrust Restraint (16" HDPE)	1	EA	$ 2,875.00	$ 2,875.00	$ 2,875.00	$ 2,875.00
35	In-Line Thrust Restraint (8" HDPE)	1	EA	$ 2,070.00	$ 2,875.00	$ 2,875.00	$ 2,875.00
36	5' Diameter Foundation Drain Manhole (23' Deep)	1	EA	$ 26,910.00	$ 26,910.00	$ 26,910.00	$ 26,910.00
37	18" Tank Overflow Assembly	1	LS	$ 50,094.00	$ 50,094.00	$ 50,094.00	$ 50,094.00
38	16" Inlet/Oulet Assembly and Casing	1	LS	$ 35,880.00	$ 35,880.00	$ 35,880.00	$ 35,880.00
39	8" Drain Assembly and Casing	1	LS	$ 9,890.00	$ 9,890.00	$ 9,890.00	$ 9,890.00
40	Furnish and Install Tank Mixers	1	LS	$ 76,480.00	$ 76,480.00	$ -	$ -
41	Seeding	2374	SY	$ 4.33	$ 10,279.42	$ 4.33	$ 10,279.42
42	Remove and Replace Concrete Access Drive	490	SY	$ 55.00	$ 26,950.00	$ 55.00	$ 26,950.00
43	1.8 MG Rectangular Water Tank	1467	CY	$ 1,200.08	$ 2,052,136.80	$ 1,200.08	$ 1,760,517.36
44	Interior Ladder Assembly	2	EA	$ 29,367.00	$ 58,734.00	$ 29,367.00	$ 58,734.00
45	4'x6' Tank Roof Access Hatch	1	EA	$ 7,931.00	$ 7,931.00	$ 7,931.00	$ 7,931.00
46	4'x4' Tank Roof Access Hatch	1	EA	$ 4,947.00	$ 4,947.00	$ 4,947.00	$ 4,947.00
47	Tank Air Vent	4	EA	$ 2,902.00	$ 11,608.00	$ 2,902.00	$ 11,608.00
48	Aluminum Guardrail	163	LF	$ 253.80	$ 49,491.00	$ 253.80	$ 41,369.40
49	Building Enclosure	128	SF	$ 652.00	$ 83,456.00		
50	Electrical and Instrumentation	1	LS	$ 91,942.50	$ 91,942.50	$ 91,942.50	$ 91,942.50
51	Install Generator	1	LS	$ 862.50	$ 862.50	$ 862.50	$ 862.50
52	Furnish and Install Generator Fuel Tank	1	LS	$ 9,694.50	$ 9,694.50		$ -
			TOTAL		**$4,827,527.88**		**$4,217,641.34**

Notes

Items in red are those that have been changed in for value engineering

The Subtotal number tha has been highlighted has been added up incorrectly in the bid. As this is a "Unit Price" bid, the unit price will be used.

The $4,205,324.84 total shown for Patriot Construction's Value Engineering proposal was calculated incorrectly. We were unable to identify the source of the discrepancy.

MEMORANDUM

DATE: August 3, 2026

TO: Bryce Haderlie, Sam Christainsen

CC: Daniel Netzley, PE; Jens Hurst, SE; Danny Rhodes

FROM: Greg Seegmiller, P.E.

SUBJECT: 1500 South Tank Replacement Project-Project Costs, JUB #55-25-04900

The 1500 South Tank Reconstruction project was rebid on June 23, 2026. Four contractors bid on the project. With this rebid, the ability to negotiate with the contractor was included along with more unit prices for quick recalculation. After modifying the design and meeting with the contractor and his shoring sub, we arrived at a price of $4,217,641.34 as shown on the attached revised bid form (Value Engineering Form). Both the original bid tabulation with all contractors and the Value Engineering form are attached.

With the revised bid amount, the following table is a summary of costs for the construction of the new tank. In an effort to keep within City-provided budget of $4,912,236, the size of the tank reduced from 1.8MG to 1.5MG. This required moving two walls of the tank and eliminating six columns.

As can be shown on the following table, the work of multiple entities is included in these costs, such as other engineers, attorneys, property owners, appraisers, other cities and utilities, global fuel costs. One portion of the cost includes the construction duration of 14 months. If this goes over then costs will increase for engineering, inspections, testing, fuel cost and other aspects.

To the best of our knowledge and based upon the information we have at this time, we feel that the tank can be built within the budget given by the city as shown by the following table.

The numbers shown in bold below are considered to be solid as provided the applicable party. Those numbers not boldened could change based upon other variables involved that are beyond our control such as:

- The construction takes 14 months until completion.
- Fuel prices contingency does not exceed $60,000, which is dependent upon the Iran War.
- Successful negotiations with property owners for easement purchases.
- Other utility companies' costs coming in where they said they would.

The contingency amount is small, but we feel should be acceptable at this point in the process.

With the approval of this contract, we will then be able to work more closely with the General Contractor, Patriot Construction, and his sub-contractors. This will better tie down the tank material cost and shoring cost. We intend to meet monthly to confirm these costs and variables and better forecast any changes.

Please let us know if you have any questions.

Woods Cross City		
1500 South Tank Rebuild		
Project Estimate - Aug 3, 2026		
Item	**Description**	**1.5MG mod 8/3/26**
1	Patriot Revised Bid	**$4,217,641**
2	JUB-to-date (includes Heath Eng $8846)	**$209,305**
3	Attorney to-date	**$1,107**
4	Geotech to-date	**$15,950**
5	JUB re-design	$30,000
6	Heath Electrical re-design	**$1,200**
7	JUB Construction Engineering	$137,530
8	TLG-Easement work	$20,000
9	Eminent Domain-probate	$50,000
10	Easement costs	$10,000
11	Appraisal for Thalman	**$3,500**
12	SCADA Commission -SKM	**$25,063**
13	Diesel Fuel costs contingency	$60,000
14	Bountiful Power-Temp Power WBW 100amp	$5,000
15	Bountiful Power-vault relocate	**$40,759**
16	Bountiful Power-pole relocate	**$13,857**
17	Propane Tank Installation	**$900**
18	CUP Bountiful	**$970**
	Subtotal	$4,842,782
	Difference/Contingency	$69,454
	Total	$4,912,236
	Do-Not-Exceed Number	**$4,912,236**

We recommend that you work with your legal counsel to review the Bids and conduct any further review that is warranted to determine the final award status. A copy of the bid is enclosed for reference. The Notice of Award, Agreement, and Notice to Proceed documents

have been prepared accordingly and are enclosed for your use. If the City chooses to award the project to Patriot Construction, a complete set of award documents (Notice of Award, Contact, and Notice to proceed) is also included.

Attached:

- Original Bid Tabulation (June 23, 2026)
- Revised Patriot Construction Bid (Value Engineering Form)
- Notice of Award
- Contract Agreement
- Notice to Proceed

NOTICE OF AWARD

Date of Issuance:	August 6, 2026		
Owner:	Woods Cross City Corporation	Owner's Project No.:	
Engineer:	J-U-B Engineers, Inc.	Engineer's Project No.:	55-25-049
Project:	1500 S Tank Replacement Project		
Contract Name:	Rebid 1500 S Tank Replacement Project		
Bidder:	Patriot Construction, LLC		
Bidder's Address:	7485 N 3600 W Honeyville, UT 84314		

You are notified that Owner has accepted your Bid dated **June 23, 2026** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Rebid 1500 S Tank Replacement Project

The Contract Price of the awarded Contract is $**4,217,641.34**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☒ Drawings will be delivered separately from the other Contract Documents.

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

1. Deliver to Owner **ONE (1)** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

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

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Woods Cross City Corporation**

By *(signature)*: _____

Name *(printed)*: Ryan Westergard

Title: Mayor

Copy: Engineer

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AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

This Agreement is by and between **Woods Cross City Corporation** ("Owner") and **Patriot Construction LLC** ("Contractor").

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

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

- **Removal and disposal of two buried 500,000 gallon concrete water tanks.**
- **Temporary shoring for vertical excavation of depths up to 25 feet.**
- **Construction of a buried 1.5 MGal reinforced concrete water tank and associated mechanical piping.**
- **Construction of a CMU structure to house electrical and SCADA equipment.**
- **Construction of 670 feet of storm drain pipe, with manholes and area inlets.**

ARTICLE 2—THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: **Rebid 1500 S Tank Replacement Project**

ARTICLE 3—ENGINEER

3.01 The Owner has retained **J-U-B Engineering, Inc.** ("Engineer") to act as Owner's representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.

3.02 The part of the Project that pertains to the Work has been designed by the Engineer.

ARTICLE 4—CONTRACT TIMES

4.01 *Time is of the Essence*

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

4.02 *Contract Times: Dates*

A. The Work will be substantially complete on or before **September 15th, 2027**, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before **October 15th, 2027**.

EJCDC® C-520, Agreement between Owner and Contractor for Construction Contract (Stipulated Price).
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4.05 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion:* Contractor shall pay Owner $**1,000** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.

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

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

B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.06 *Special Damages*

A. Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

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ARTICLE 5—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:

A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit. The bid amount is **($4,217,641.34).**

ARTICLE 6—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the **25th** day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

a. **95** percent of the value of the Work completed (with the balance being retainage).

1) If 50 percent or more of the Work has been completed, as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. **95** percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **100** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less **200** percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

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6.04 *Consent of Surety*

A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

A. All amounts not paid when due will bear interest at the rate of **5** percent per annum.

ARTICLE 7—CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of all of the following:

1. This Agreement.
2. Bonds:
    a. Performance bond (together with power of attorney).
    b. Payment bond (together with power of attorney).
3. General Conditions.
4. Supplementary Conditions.
5. Specifications as listed in the table of contents of the project manual (copy of list attached).
6. Drawings (not attached but incorporated by reference) with sheet bearing the following general title: **1500 S Tank Replacement Project**
8. Addenda (number **1 through 3**).
9. Exhibits to this Agreement:
    a. Contractor's Bid.
    b. Documentation submitted by Contractor prior to Notice of Award
10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Work Change Directives.
    c. Change Orders.
    d. Field Orders.
    e. Warranty Bond, if any.

B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

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ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, including Addenda.

2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.

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

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

9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

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

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

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

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

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

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

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

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

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IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on **__August 6, 2026___** (which is the Effective Date of the Contract).

Owner:	Contractor:
Woods Cross City	
(typed or printed name of organization)	*(typed or printed name of organization)*
By:	By:
(individual's signature)	*(individual's signature)*
Date: 8/6/26	Date:
(date signed)	*(date signed)*
Name: Ryan Westergard	Name:
(typed or printed)	*(typed or printed)*
Title: Mayor	Title:
(typed or printed)	*(typed or printed)*
	*(If **Owner** is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)*
Attest:	Attest:
(individual's signature)	*(individual's signature)*
Title: Annette Hanson, City Recorder	Title:
(typed or printed)	*(typed or printed)*
Address for giving notices:	Address for giving notices:
1555 S 800 W, Woods Cross, UT 84087	
Designated Representative:	Designated Representative:
Name: Sam Christiansen	Name:
(typed or printed)	*(typed or printed)*
Title: Public Works Director	Title:
(typed or printed)	*(typed or printed)*
Address:	Address:
1555 S 800 W, Woods Cross, UT 84087	
Phone: 801-677-1020	Phone:
Email:	Email:
*(If **Owner** is a corporation, attach evidence of authority to sign. If **Owner** is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)*	License No.:
	(where applicable)
	State:

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Type text her

NOTICE TO PROCEED

Owner:	Woods Cross City Corporation	Owner's Project No.:	
Engineer:	J-U-B Engineers, Inc.	Engineer's Project No.:	55-25-049
Contractor:	Patriot Construction LLC	Contractor's Project No.:	
Project:	1500 South Tank Replacement Project		
Contract Name:	Rebid 1500 South Tank Replacement Project		
Effective Date of Contract:	August 6, 2026		

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on _____ pursuant to Paragraph 4.01 of the General Conditions.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement:

The projected is expected to be substantially complete by **_September 15, 2027_**, and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before with final completion by **___October 15, 2027__.**

Before starting any Work at the Site, Contractor must comply with the following:

Owner:	**Woods Cross City Corporation**
By *(signature)*:	
Name *(printed)*:	Ryan Westergard
Title:	
Date Issued:	8/6/26

Copy: Engineer

EJCDC® C-550, Notice to Proceed.
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DISCUSSION ITEM

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: August 6, 2026

Re: City Hall/Hogan Park Discussion on Building Massing, Exterior Materials and Other Matters

---

During this meeting we need to resolve the following issues as an entire council so that we can continue the building design and site development. We have included scoring pictures (dot pictures) from the original committee meeting, some design elements examples that can hopefully help us move toward the correct target on exterior building massing, the massing diagrams from Method Studio, and Hogan Constructions April budget projections for the purpose of this discussion.

We will be meeting with Method Studio and Hogan Construction on Thursday morning to get input and help us prepare for the meeting so that we can move quickly. We hope that we can all work together with civility and realize that this is a group effort and we are all on the same team. While this list covers the topics that we are aware of, please let Curtis and I know if we have missed anything that needs to be added. It's going to be a busy meeting so we are going to need to move quickly.

1555 S 800 W, W

1. City Hall Location –
    a. Do you support removing the ash trees and finding ways to repurpose the wood?
        i. Do you want it move the building north? If so, how far?
            1. Note: <u>The current building is 54' from the sidewalk?</u>
    b. Do you want the building to remain angled or changed back to square?

2. Expansion-
    a. Do we want to plan for building expansion on the east end of the 2nd floor?
        i. If so, are you willing to pay to enclose it now or leave it open?
    b. Are we ok planning to expand the PD on the South East corner of the building to the south if needed?

3. Building Massing
    a. What do you agree on for roof pitch?
    b. What do you agree on for exterior wall lines (pop-outs or setbacks)?

c. What type of exterior building materials do you agree on (brick, slate, concrete tiles, metal, stone, wood, fabricated wood, cement siding, board formed concrete)? (Don't worry about color right now)
d. What do you agree on for window types, sizes and spacing?
e. What do you agree on for glass on the west and north face of the building?
f. How much large glass do you want in areas like: the kitchen, PD training room, community room, west corridor, other?
g. What design elements do you agree on for the west hallway exterior and roof design?
h. Do you want to see any columns?
i. On the covered patio, do you want to see full-cover or partial cover? (see drawings)

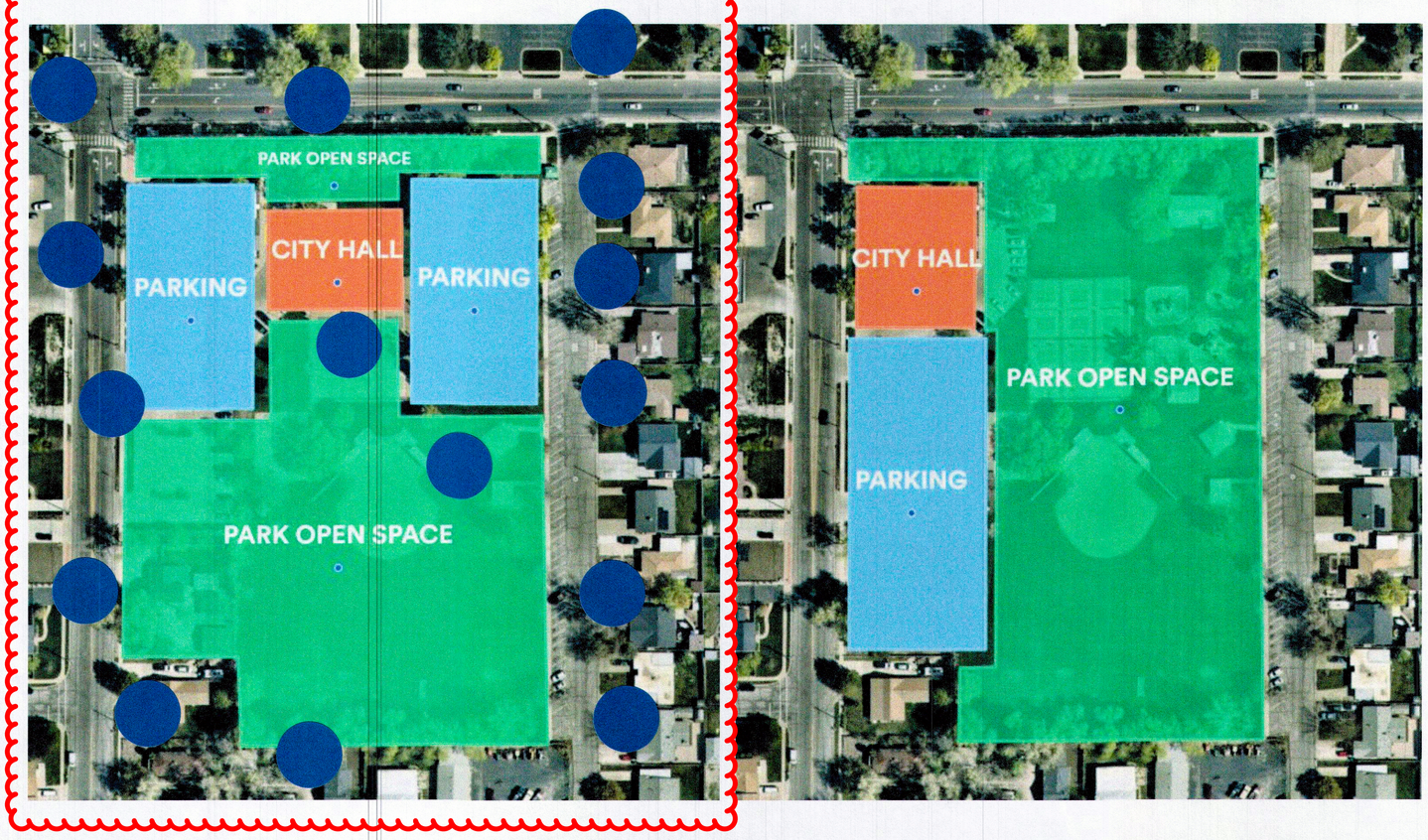
4. Interior Spaces
    a. Are there any interior spaces that you have concerns with?
    b. Floor materials in community room, in kitchen, in main foyer
    c. Ceiling flat or pitched in the city council chambers, community room, front entry
    d. Glass, do you envision glass walls in areas like the council chambers, council conference room, 2nd floor wall to the foyer, adjacent to office doors?

5. Project Cost – With a desire to control costs what are you comfortable with?
    a. Phasing – Do we construct the city hall and park now or phase it?
    b. If phased, what elements of the park do you want to phase?
    c. Are there any site elements that you want to eliminate or add?
        i. Ball diamond
        ii. New trees (where)
        iii. Water feature
        iv. Future playground space
        v. Covered patio lining up with Great Lawn
        vi. Other?
    d. Are there other cost saving measures that you want to consider?
6. Pavilion (detached) –
    a. Do you want to see it connected to the bathroom, storage, equipment room?
    b. Do you want it north or south of the Blvd Sidewalk?
    c. How do you want it oriented towards the playground/splashpad?
    d. How do you want it oriented for Memorial Day Celebrations?

7. Any other subjects

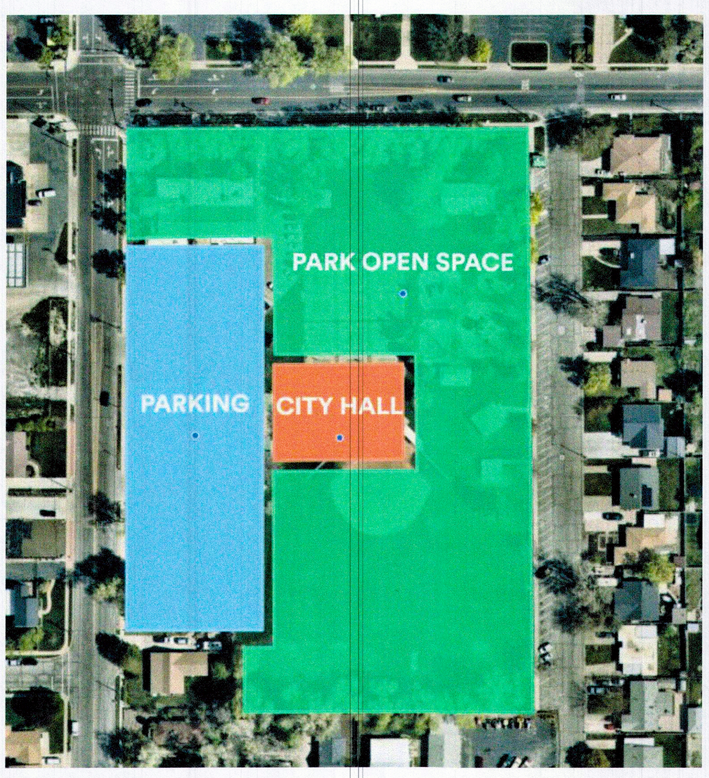
Preferred Location

CITY HALL LOCATIONS

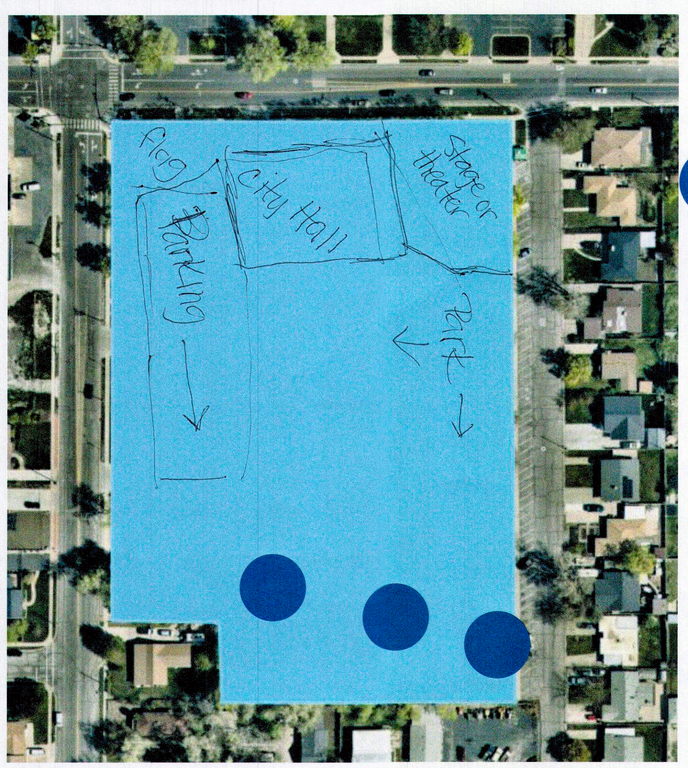


Facing 1500 S

Facing 800 W



Interior Location



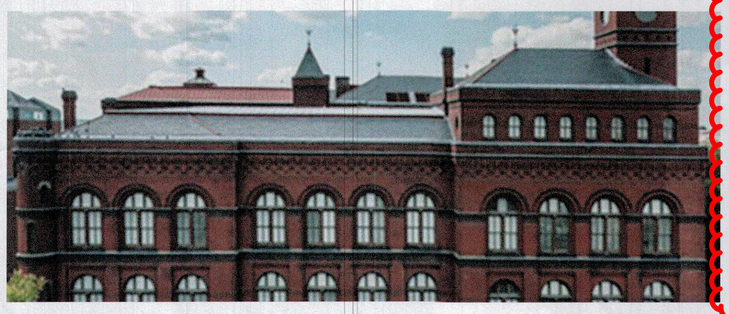
Other with a Comment

These are not exact locations or designs. This is only giving visual options.

Preferred Choice

PITCHED ROOF

#1





#5

#6

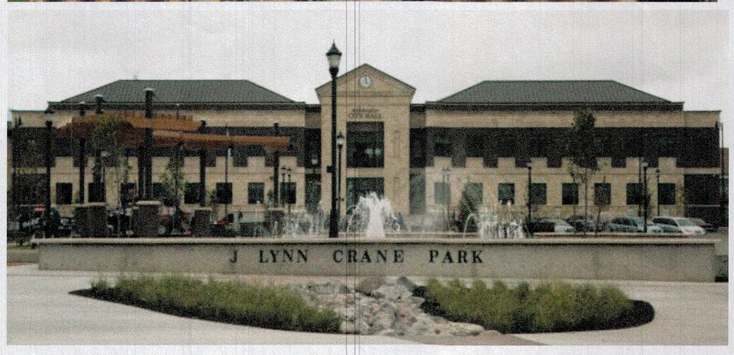
#2





a mix of these 3.

#3





#7

#4

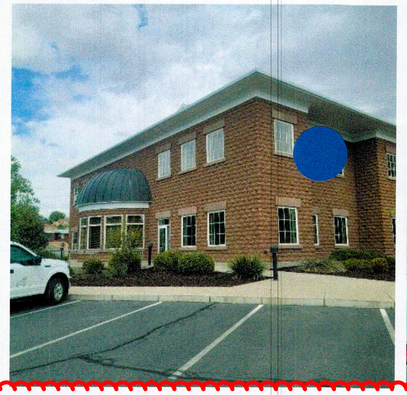


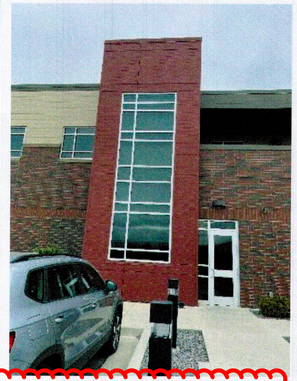


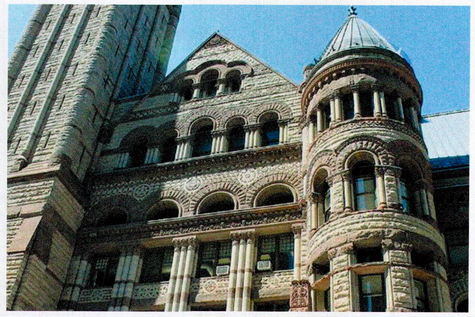
#8

FAÇADE MATERIAL

Preferred







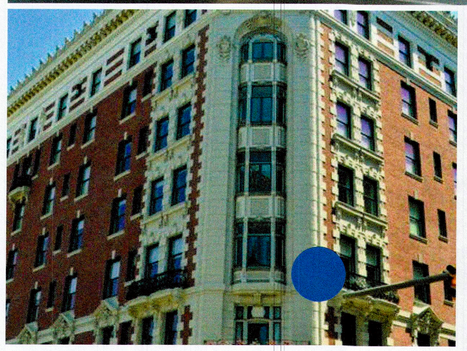










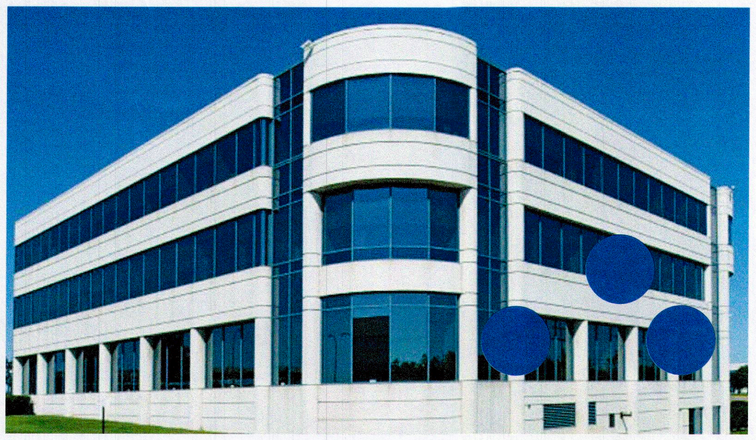




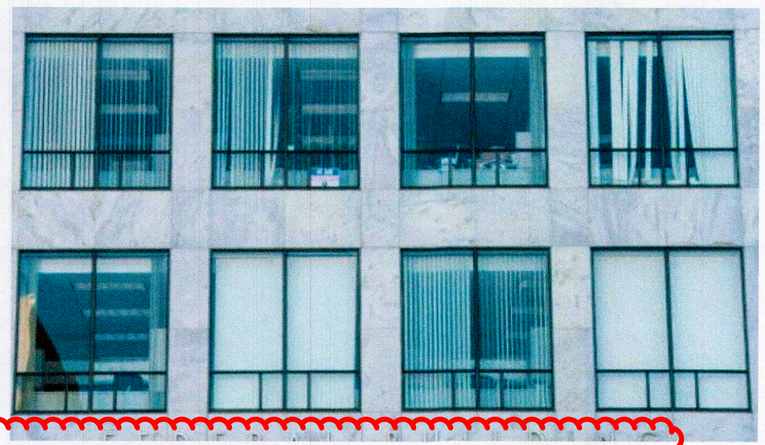
Wood timbers
+
Rock
("Woods" Cross)

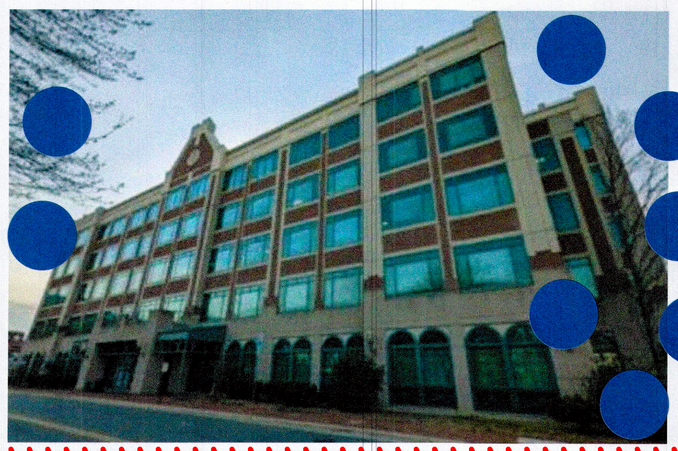
WINDOW STYLE

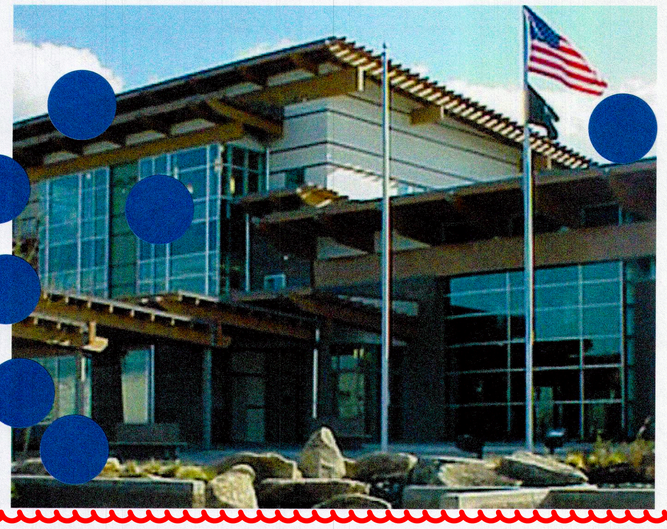


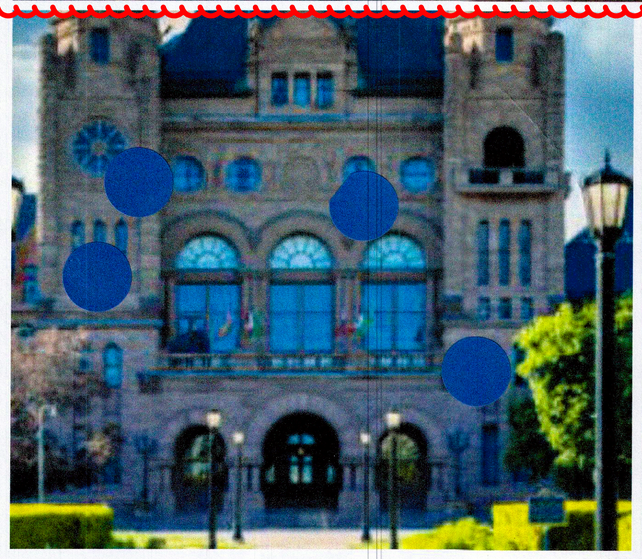












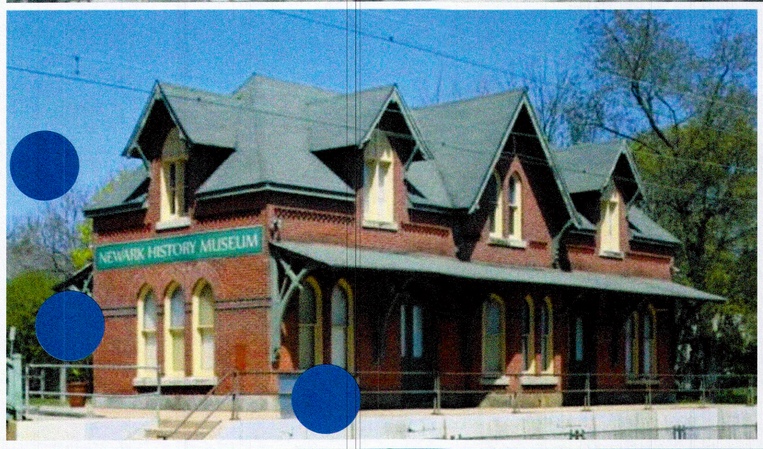


Preferred Option

HISTORICAL TIE-IN (TRAIN STATION)



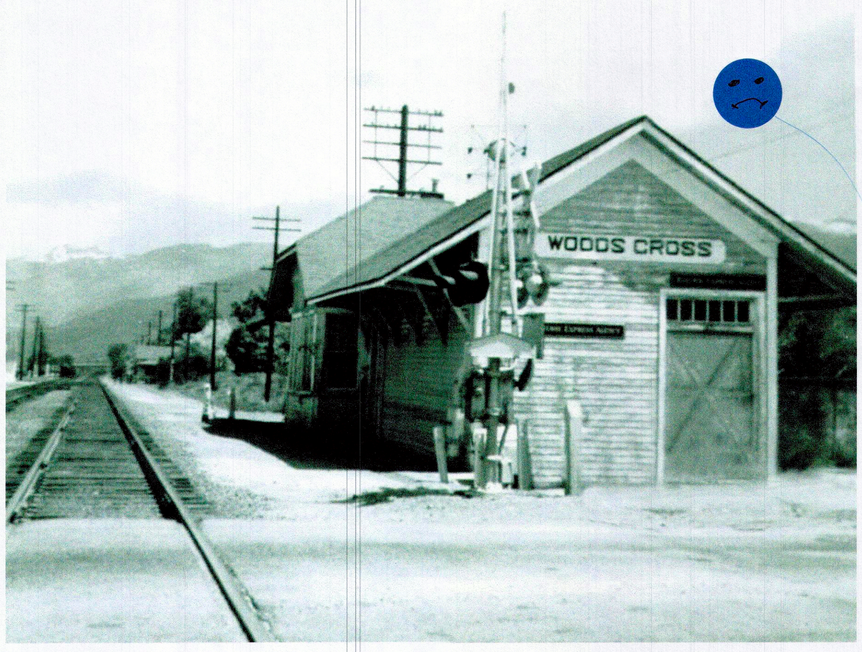




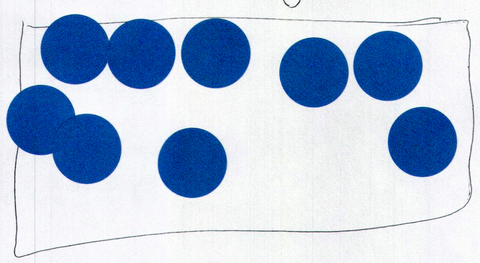






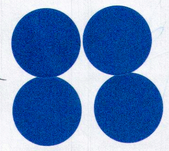


I don't like any of these

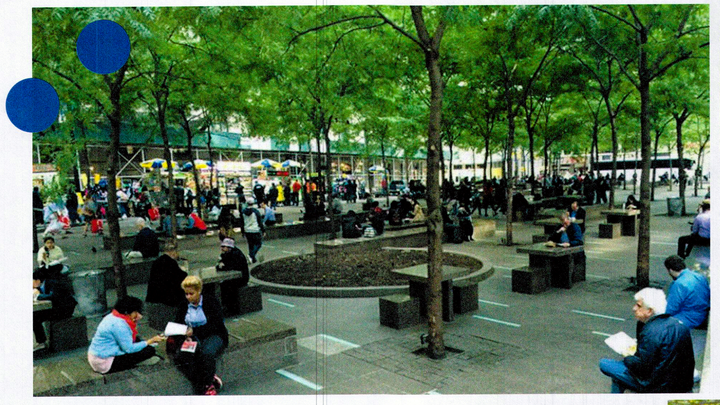


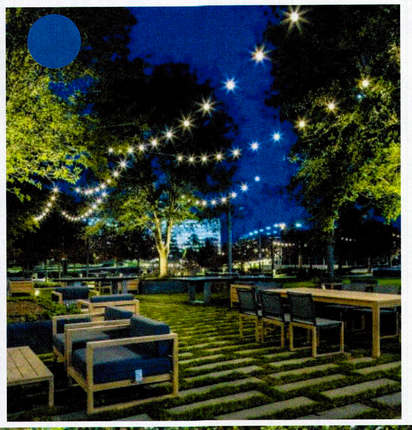
When the committee was asked early on about designs, comments were made about the history of Woods Cross and the train station. They wanted to see some tie-in to that history. When presented with these design options that may be incorporated into the new city hall, they were not happy with any of them; however, using the history as a tie in to park amenities, like the pavilion, or using architectural features that nod to the history could be considered.

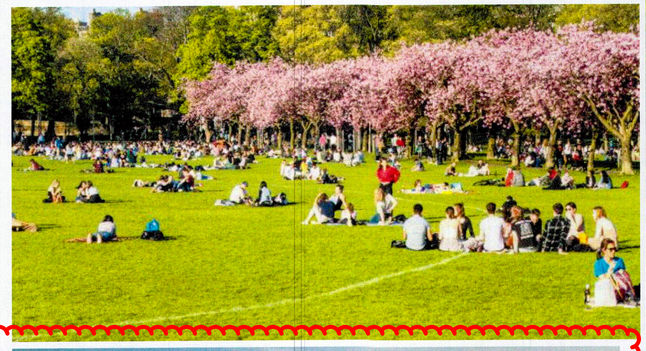
Incorporate into the Park
- Pavilion



GATHERING SPACES

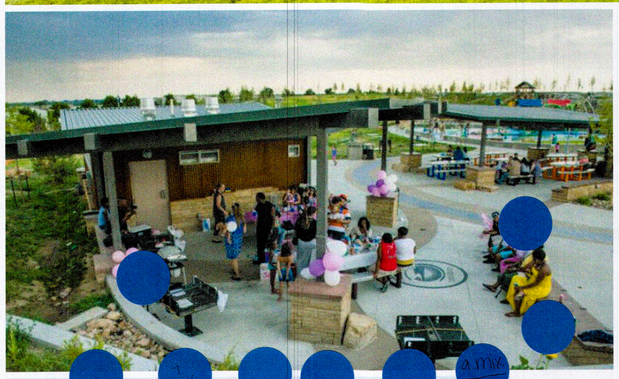




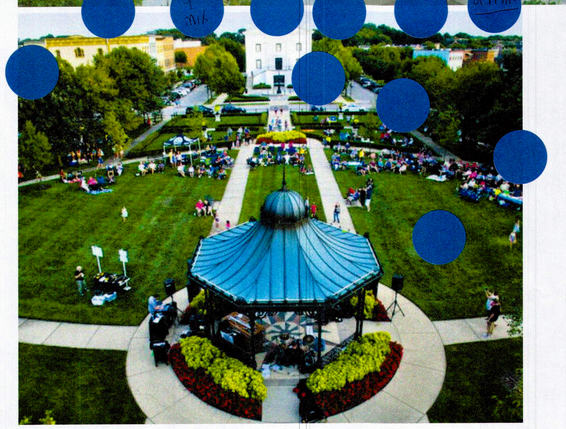




Move trees







Preferred Option

This gathering space could be tied to an internal public space or be located somewhere else in the park redesign.

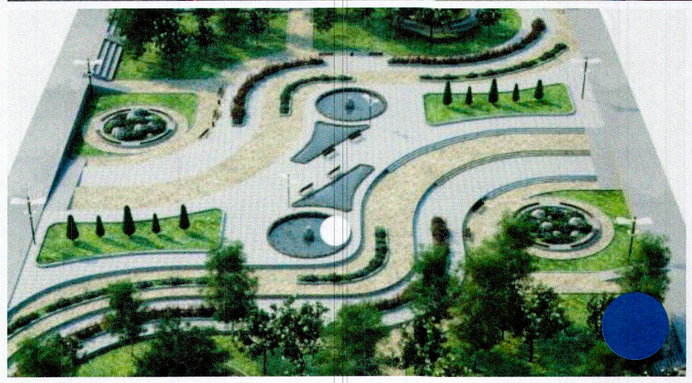
Preferred Option

PLAZA





needs a water feature

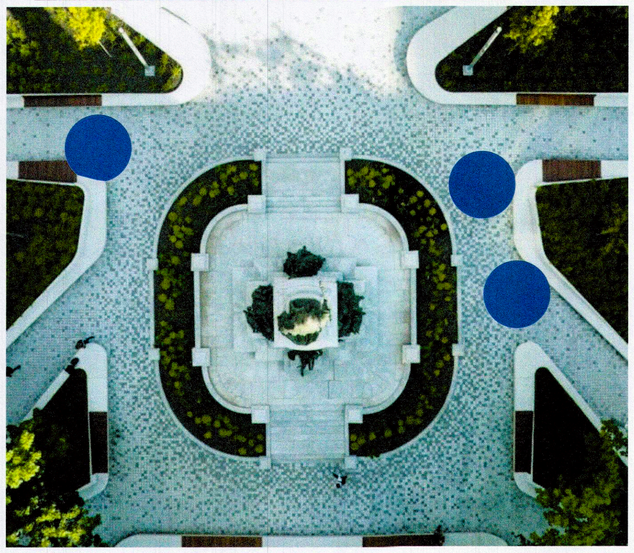












Preferred Option

WALKING TRAIL

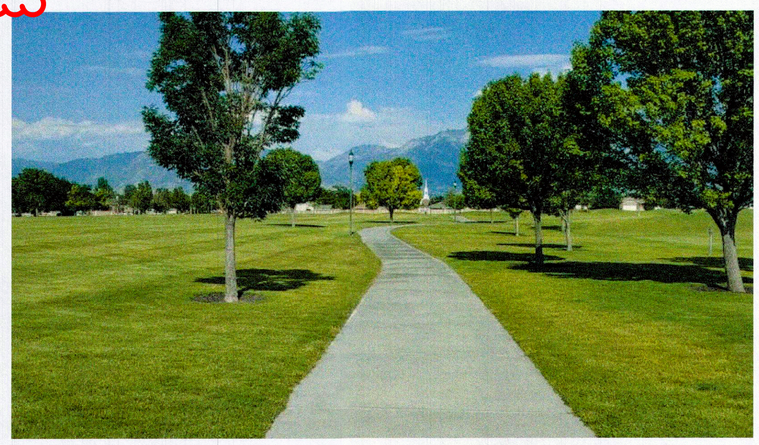
I like idea of trying to recreate Utah State Capitol Cherry Blossom - b/gravel instead of sidewalk

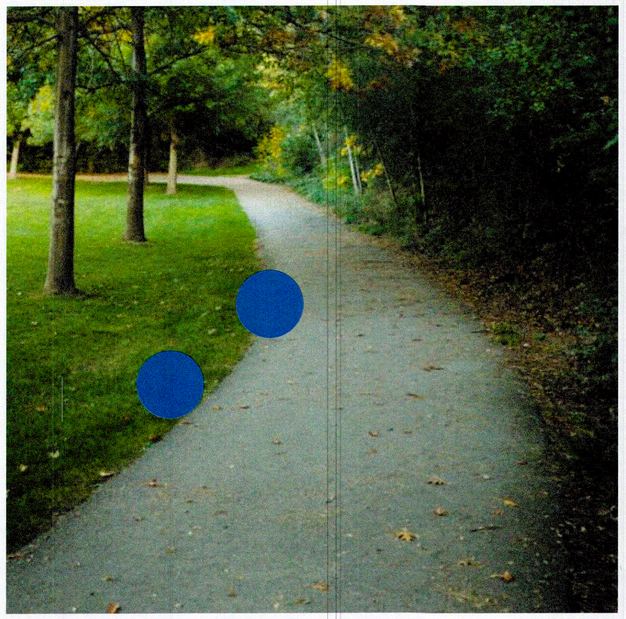
All the trees

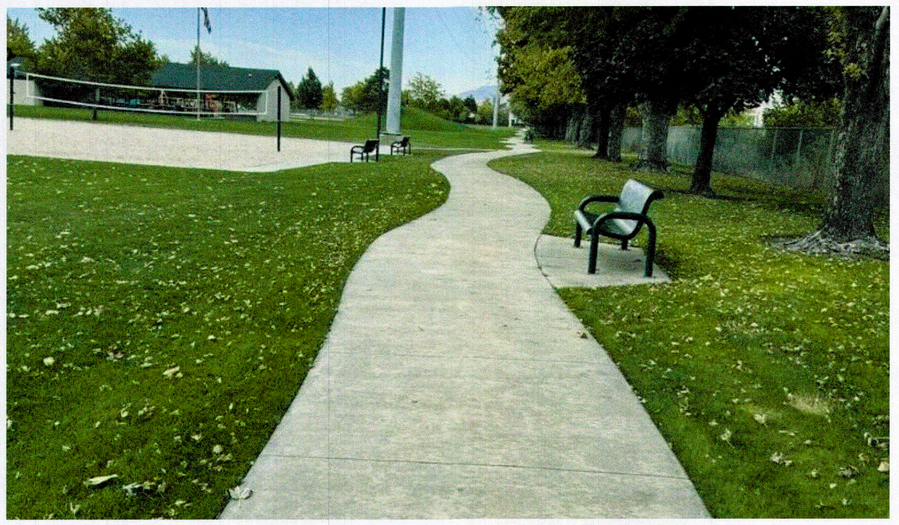












DO NOT LIKE ANY.

Preferred Option

PAVILLION/SHELTER

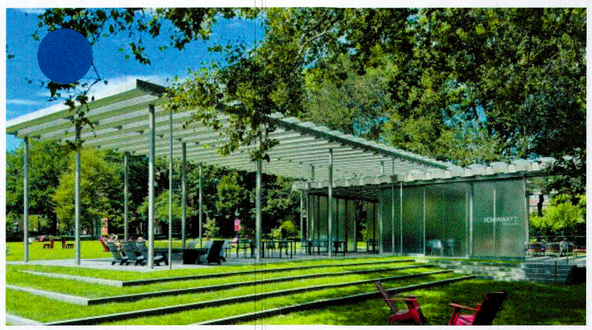








Seriously?







800 WEST STREET

NORTH

Basketball

Pickleball with Covered Waiting

54 PARKING STALLS

Small Pavilion

Civic Plaza

Covered Outdoor Patio

Great Lawn

NEW BUILDING

City Hall
Community Center
Police Station

1500 SOUTH STREET

Pavilion

Hammocks and Shade Trees

Water Feature

Restrooms

Cabin

Playground

Playground

11 PARKING STALLS

10 PARKING STALLS

Cemetery

720 WEST STREET

CONCEPT SITE PLAN

25 MAY 2026

method studio

Woods Cross City

Aerial over Site

- Sequoia



Site Plan Concept

method studio

Site over Aerial

● Sequoia





Woods Cross City Hall & Community Center
Entry Massing Option 1



Woods Cross City Hall & Community Center
Entry Massing Option 2



Woods Cross City Hall & Community Center
North Elevation Massing





BUILDING CONCEPT

25 MAY 2026

method studio

Woods Cross City

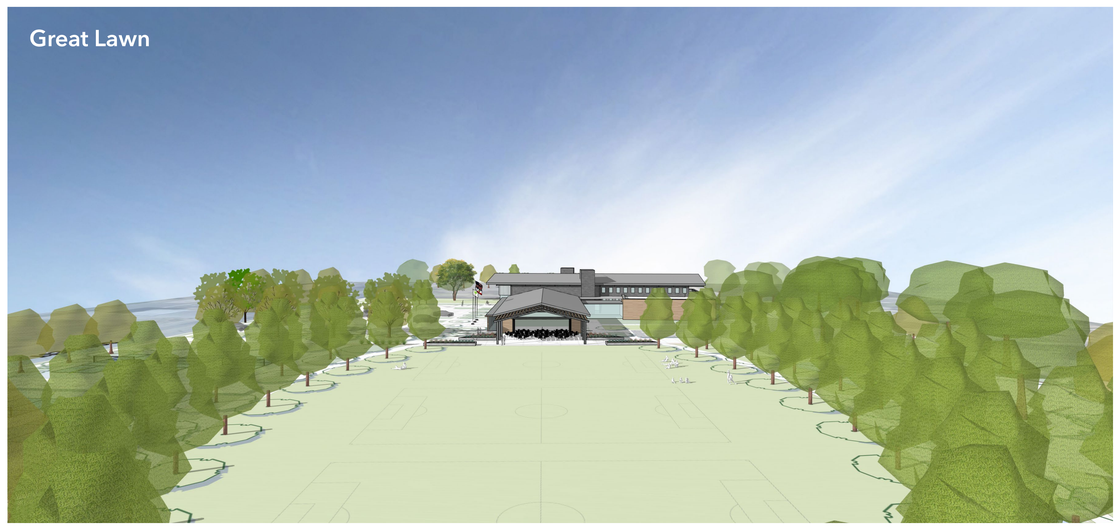

Covered Patio Connecting to Park


Covered Patio Connecting to Park


Community Room


Great Lawn


"Boulevard" Concept


Great Lawn

Note: The next five pages have been created by Woods Cross staff with AI to represent specific building elements and facilitate discussion towards the preferred design. AI create similar building massing to reduce the possibility of bias due to other building elements in the picture. This AI generated building design is not Method Studio's work, is not reflective of the work done by Method Studio, and no part of the artwork should be considered except for the design element identified in the title.

1. Pitched roofs: flat to steep

A. Flat/parapet roof



Illustrative design visualization - score the identified feature, not the overall building.

B. Low-slope civic roof



Illustrative design visualization - score the identified feature, not the overall building.

C. Moderate hip roof



Illustrative design visualization - score the identified feature, not the overall building.

D. Traditional gable roof



Illustrative design visualization - score the identified feature, not the overall building.

E. Steep civic roof



Illustrative design visualization - score the identified feature, not the overall building.

F. Complex tower and roof form



Illustrative design visualization - score the identified feature, not the overall building.

Compare

- Flat/parapet roof versus a visible roof form
- Low, medium, and steep pitches
- Hip, gable, and intersecting-gable configurations
- Roof overhang depth
- Whether the roof makes the building feel residential, traditional, or monumental
- Opportunities for screening rooftop mechanical equipment

Participant notes / preferred examples: _____

2. Exterior wall line: aligned versus offset floors

A. Aligned two-story wall plane



Illustrative design visualization - score the identified feature, not the overall building.

B. Recessed upper story



Illustrative design visualization - score the identified feature, not the overall building.

C. Cantilevered upper story



Illustrative design visualization - score the identified feature, not the overall building.

D. Projecting entrance volume



Illustrative design visualization - score the identified feature, not the overall building.

E. Stepped wings and masses



Illustrative design visualization - score the identified feature, not the overall building.

F. Deep colonnade or covered edge



Illustrative design visualization - score the identified feature, not the overall building.

Compare

- Both floors on the same vertical plane
- Recessed second story
- Projecting second story or deep overhang
- Projecting entrance, council chamber, or corner elements
- Stepped wings and changes in building mass
- Added shade, weather protection, and visual depth
- Relative construction complexity and cost

Participant notes / preferred examples: _____

3. Exterior building materials

A. Traditional red brick



Illustrative design visualization - score the identified feature, not the overall building.

B. Light modular brick



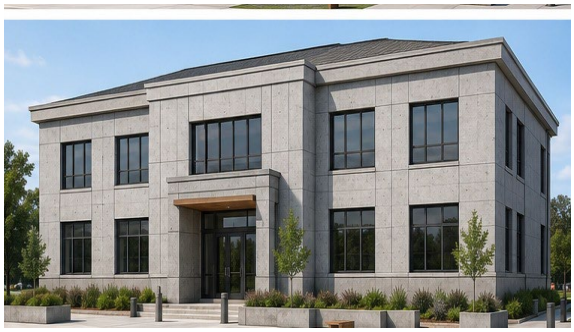
Illustrative design visualization - score the identified feature, not the overall building.

C. Stone or slate expression



Illustrative design visualization - score the identified feature, not the overall building.

D. Architectural concrete



Illustrative design visualization - score the identified feature, not the overall building.

E. Wood or fabricated-wood accent



Illustrative design visualization - score the identified feature, not the overall building.

F. Metal or composite panel system



Illustrative design visualization - score the identified feature, not the overall building.

Compare

- Traditional and modular brick
- Slate and cement tile
- Architectural/precast concrete and board-formed concrete
- Natural and fabricated wood, including cement-board siding
- Metal panels and composite panels
- Mixed-material compositions
- Durability, maintenance, weathering, repairability, local character, embodied carbon, initial cost, and appearance at pedestrian distance

Participant notes / preferred examples: _____

4. Exterior windows: size, shape, and accents

A. Large transparent glazing



Illustrative design visualization - score the identified feature, not the overall building.

B. Small punched windows



Illustrative design visualization - score the identified feature, not the overall building.

C. Tall vertical windows



Illustrative design visualization - score the identified feature, not the overall building.

D. Horizontal window bands



Illustrative design visualization - score the identified feature, not the overall building.

E. Arched traditional windows



Illustrative design visualization - score the identified feature, not the overall building.

F. Deep surrounds and sunshades



Illustrative design visualization - score the identified feature, not the overall building.

Compare

- Large glazed openings versus smaller punched windows
- Vertical, horizontal, square, and arched proportions
- Regular grids versus varied window sizes
- Deep recesses, masonry surrounds, lintels, and sills
- Exterior fins, canopies, and sunshades
- Transparency at public counters, lobby, and council chamber
- Glare, privacy, security, energy performance, and bird-safe glazing

Participant notes / preferred examples: _____

5. Columns

A. Classical portico columns



Illustrative design visualization - score the identified feature, not the overall building.

B. Masonry piers



Illustrative design visualization - score the identified feature, not the overall building.

C. Monumental stone columns



Illustrative design visualization - score the identified feature, not the overall building.

D. Round concrete columns



Illustrative design visualization - score the identified feature, not the overall building.

E. Slender steel canopy columns



Illustrative design visualization - score the identified feature, not the overall building.

F. Full civic colonnade

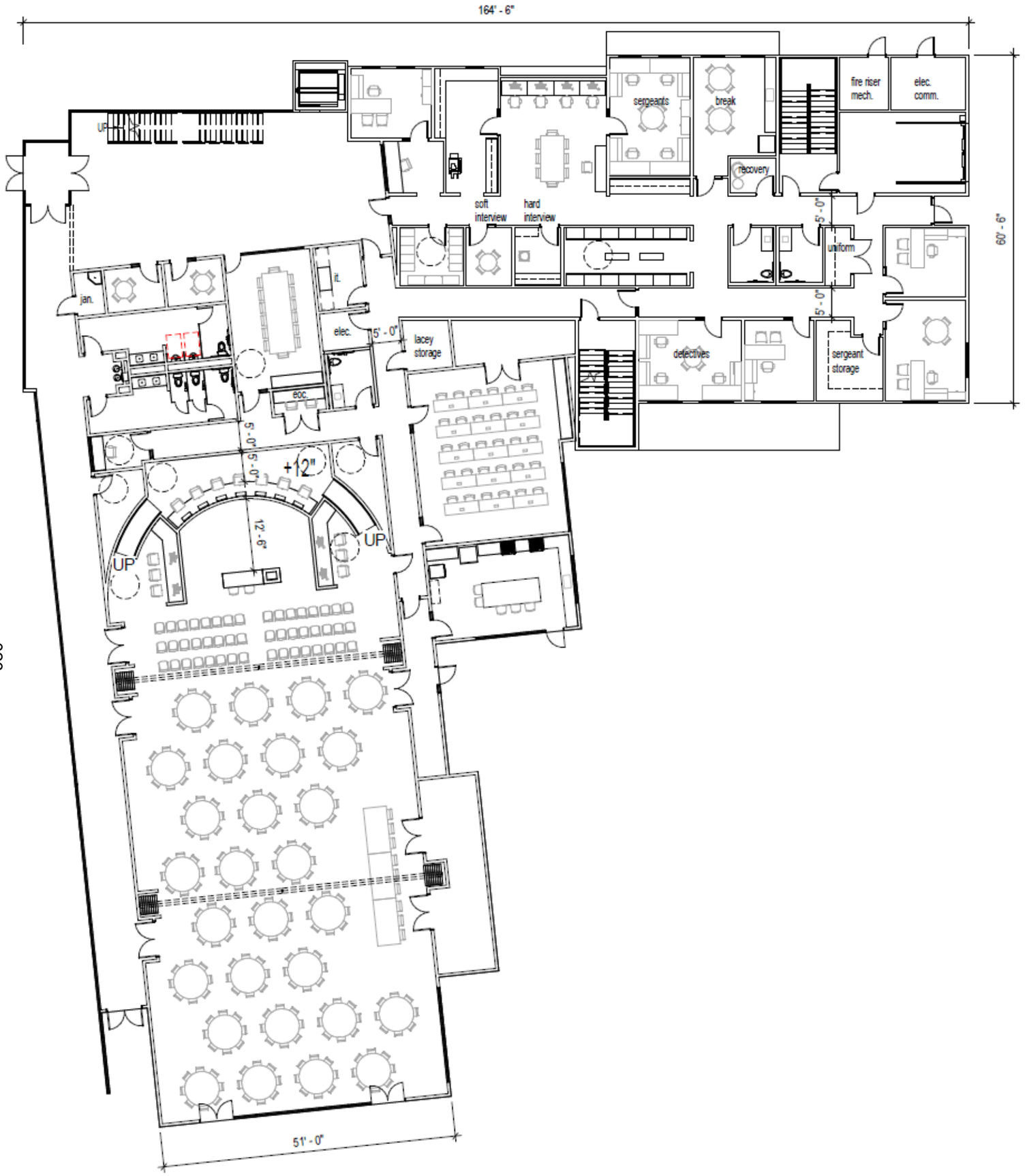


Illustrative design visualization - score the identified feature, not the overall building.

Compare

- Classical columns and formal porticos
- Brick or stone masonry piers
- Round versus square concrete columns
- Slender steel columns and wood columns
- Full colonnades versus columns limited to the entrance
- Structural-looking versus primarily decorative columns
- Scale, spacing, pedestrian shelter, and perceived civic importance

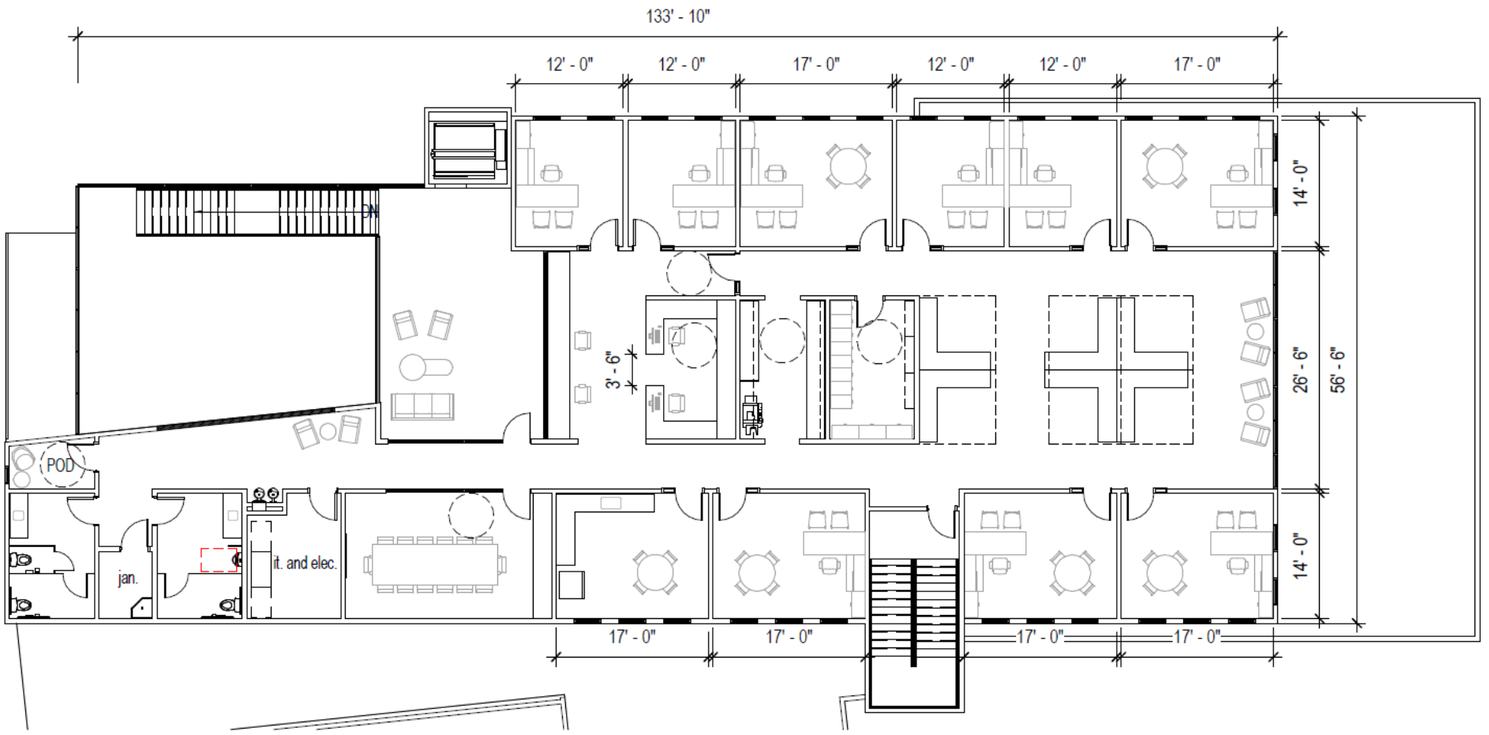
Participant notes / preferred examples: _____



026

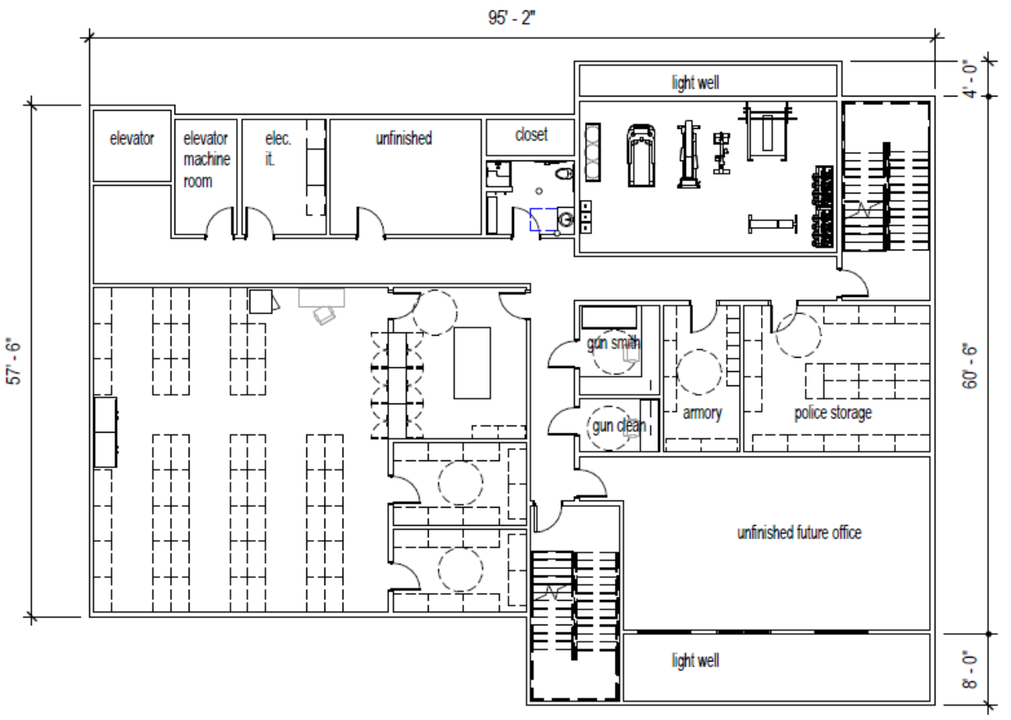
1 LEVEL 01

1/16" = 1'-0"



2 LEVEL 02

1/16" = 1'-0"



027

HOGAN
CONSTRUCTION MANAGER • GENERAL CONTRACTOR

4/3/2026

Project: Woods Cross City Hall
Owner: Woods Cross City
Architect: Method Studios
CMGC: Hogan

Preliminary Cost Opinion

Division/ Trade		Budget
010000 Allowances, Site Specific Conditions	----------Total	$ 224,800
020000 Existing Condition	----------Total	$ 705,000
030000 Concrete	----------Total	$ 831,600
040000 Masonry	----------Total	$ 1,665,000
050000 Metals	----------Total	$ 1,743,000
060000 Woods, Plastics, Composites	----------Total	$ 543,000
070000 Thermal & Moisture Protection	----------Total	$ 1,220,400
080000 Openings	----------Total	$ 1,430,000
090000 Finishes	----------Total	$ 2,130,000
100000 Specialties	----------Total	$ 314,000
110000 Equipment	----------Total	$ 200,000
120000 Furnishings	----------Total	$ 185,000
140000 Elevators, Escalators, Lifts	----------Total	$ 509,000
210000 Fire Suppression	----------Total	$ 287,200
22-23 Plumbing, HVAC	----------Total	$ 1,350,000
26, 27, 28 Electrical, Communication	----------Total	$ 1,845,120
31, 32 Earthwork, Utilities	----------Total	$ 1,406,000
320000 Exterior Improvements	----------Total	$ 5,264,552

	Bid Subtotal	$ 21,853,672
Preconstruction Fee		$ 15,000
General Conditions (Based on 24 Months)		$ 1,577,520
CM Fee		$ 466,928
Bond and Insurance		$ 233,464
Construction Contingency		$ 700,392

Building Total		$ 13,440,000
Site/Park Total		$ 11,406,976
	Project Total	**$ 24,846,976**
*ADD Optional Owner Design Contingency (15%)		$ 3,727,046.36
	Total with Design Contingency	**$ 28,574,022.12**
Total Soft Costs		$ 4,995,123.75
	Grand Total	**$ 33,569,145.88**

**Pricing based on current market pricing. If not started in 2026, 5% increase to total.

Foundation Options *Assumed 20,000 sqft Footprint

#1. Rammed Agg. Piers	$	284,400.00	
#2 Helical Piers	$	412,500.00	
#3 Micro Piles	$	360,900.00	Option in estimate above
#4 Thickened mat foundation	$	563,200.00	less building concrete above

Woods Cross City Soft Cost List		
Civil/Survey	By Woods Cross City	$ 12,000
Financing	By Woods Cross City	$ 314,314
FFE (3.5%)		$ 540,000
Special Inspections	By Woods Cross City	$ 35,000
Connection Fees	By Woods Cross City	$ 50,000
Impact Fees	By Woods Cross City	$ 30,000
Security/IT/AV	Etimated	$ 500,000
Design Fee/Drawings (5.5%)	By Woods Cross City	$ 1,571,571
Builders Risk/ Property Insurance (1.5%)	By Woods Cross City	$ 503,537

Hazardous Material Abatement/Soil Remediation	By Woods Cross City	$	10,000
Owner Construction Contingency (5%)	By Woods Cross City	$	1,428,701

**This is an opinion of probable costs to be used for budgetary purposes only and does not constitute a guarantee of costs. This estimate is based on preliminary concept designs. We have made numerous assumptions about the scope of work and level of quality. This estimate reflects current market costs. We recommend the Owner carry a project contingency to cover unknown project elements and future market conditions.

The following costs are not included and assumed to be paid by the Owner:
* Governmental or regulatory permits and fees
* Utility or infrastructure impact fees
* Builders risk/property insurance
* Design & engineering fees
* Cost of 3rd party testing & inspection
* Hazardous material abatement
* Soil remediation or unforeseen site conditions
* Soft Costs (land costs, financing costs, FF&E, etc)
* Construction document reproduction (plans & specifications)
* Prevailing wage rates and premium time (overtime, night work) are not included
* No overhead power relocation

Hogan & Associates Construction

940 North 1250 West, Centerville, Utah 84014
P (801) 951.7000/ F (801) 951.7100
www.hoganconstruction.com

Preliminary Cost Opinion Assumptions

Project: Woods Cross City Hall & Hogan Park - Amenities Breakdown

Date: 03/31/26

Comments	Trade/ Spec/ Page	Description	Allowance	Notes/ Answers
		Fencing around B-Ball and Pickleball Courts	$100,000	
		Playground	$450,000	
		Restroom	$750,000	
		Pickleball Courts	$300,000	
		Basketball Courts	*$125,500*	
		Water feature / Splash Pad	*$1,000,000*	
		Large Pavillions	$375,000	
		Small Pavillions (4.5)	$400,000	
		Walking Path	$250,000	
		Irrigation and Planting	$750,000	
		Relocate/Redistribute monuments/etc.	*$75,000*	
		Large tree removal/trimming/replacement	$150,000	
		Capping or relocation of well	$50,000	
		Porous Walkways / Playground Safety Surface	$150,000	
		*** Total is only for site amenities listed above. Demolition, mass ex, fill, electrical, etc. not included.**	$4,825,500	

City Hall Financing 2026-7

City Hall & Park Construction

SOURCES:	Description		Amount		Running Total	DATE
CIP Fund 46	Current Balance	$	4,015,142	$	4,015,142	8/4/2026
" " "	less- CIPF Reserve	$	(500,000)	$	3,515,142	3/31/2026
" " "	FY27 Annual GF Transfer	$	1,000,000	$	4,515,142	6/30/2026
" " "	Prop Sale- 500s	$	445,000	$	4,960,142	6/30/2026
" " "	Prop Sale- Redwood	$	2,500,000	$	7,460,142	6/30/2026
RAP Fund 23	Projected Balance	$	1,000,000	$	8,460,142	6/30/2026
" " "	less- RAP Reserve	$	(250,000)	**$**	**8,210,142**	6/30/2026
Market	**2027 Sales Tax Bond**	**$**	**25,000,000**	**$**	**33,210,142**	1/31/2027

USES:	Description		Amount		Running Total	DATE
Hogan CM Estim	City Hall	$	13,440,000	$	13,440,000	3/31/2026
" " "	Parks & Site Work	$	11,727,046	$	25,167,046	3/31/2026
Soft Costs	Non-Contract Expenses	$	4,995,124	$	30,162,170	4/22/2026
Owner Contingency	Optional Owner Contingency	$	3,727,046	**$**	**33,889,216**	4/22/2026

City Hall & Park- Annual Debt Service

SOURCES:	Description		Amount		Running Total	DATE	*Other Notes*
General Fund	TUF- Elim Road Fund TXFR	$	250,000	$	250,000	3/31/2026	*Implement Transp Util Fee (TUF)*
" " "	*Pay off- 2017 Bond**	$	-	$	250,000	3/31/2026	**This Option - No Payoff*
RAP Fund	65% of RAP Revenue	$	350,000	$	600,000	6/30/2026	*Reasonable RAP Contribution*
General Fund	**Property Tax Increase**	**$**	**995,285**	$	1,595,285	8/4/2026	*City portion increase estimate*

USES:	Description		Amount		Running Total	DATE	
Zion's Pub Fin Estim	2027 Bond Debt Service	$	1,592,000	$	1,592,000	3/31/2026	*Reasonable Debt Estimate*
" " "	Other TBA	$	-	$	1,592,000	3/31/2026	

ANALYTICS

WOODS CROSS COMMUNITY SURVEY

2026 Resident Survey

KEY FINDINGS & TAKEAWAYS

1. Woods Cross residents have generally favorable opinions about the City and give it a high rating (72 out of 100). 63% of residents say that city officials do a good or excellent job, although respondents are less positive about the value of their tax dollars.
2. Residents say that housing affordability, tax rates and city spending, and road conditions are the City's biggest issues to face. The majority of residents feel favorably about all City services, with garbage control, snow removal, and police services receiving the highest marks.
3. 66% of residents use city parks frequently compared to 6% who visit City Hall frequently. Sidewalk maintenance is cited as the City's most important issue and is the City service residents are the most willing to spend the City's budget on when asked.
4. Most residents (54%) are initially opposed to the City Hall and Hogan Park project pre-messaging, largely due to perceived increases in property taxes. Messaging surrounding the project increases support generally to the point where half of residents support the project. Messages about police working conditions and cost comparison to renovation are the most effective at increasing public support for the project.
5. If the City Hall and Hogan Park project is approved, 67% of residents want the city to ensure that funds are managed responsibly, by far the most prioritized aspect of the project.

METHODOLOGY

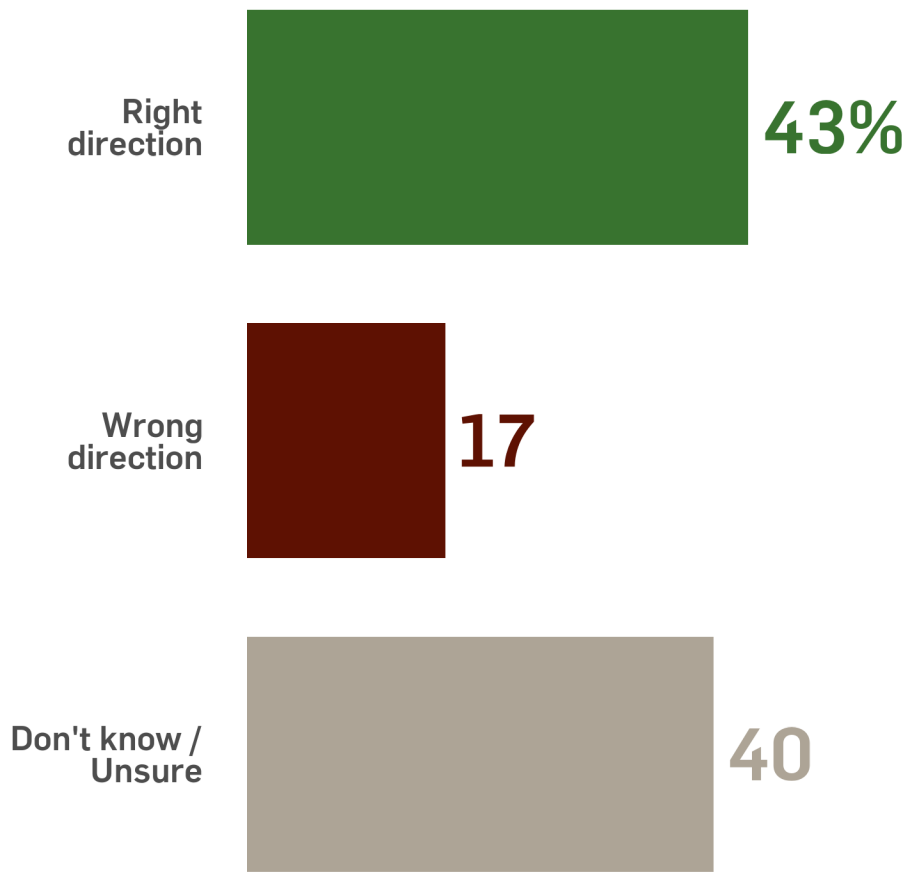
- Woods Cross City residents were sampled using a city utilities list and supplemented with outside vendor respondents.
- Survey invitations were initially sent via postcards, followed by email and text invitations.
- n = 374 online interviews were completed from June 10 - June 29, 2026.
- The data were weighted to reflect the demographics of residents in Woods Cross City, specifically on age, gender, home ownership, and race.
- Margin of error +- 5.0 percentage points.

City Evaluations

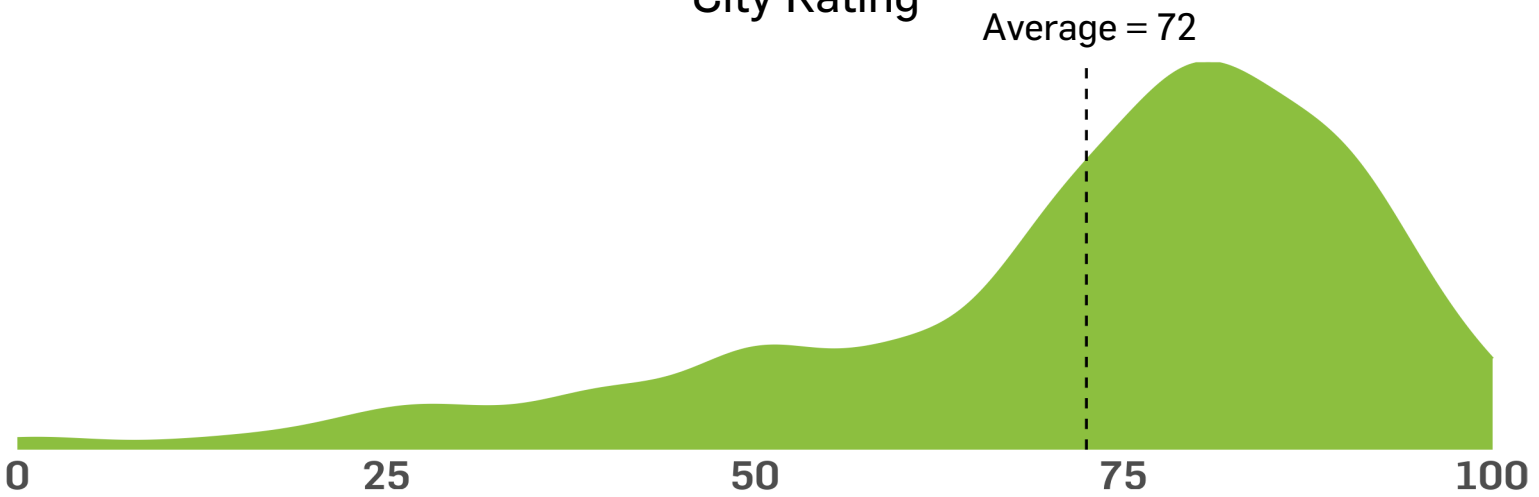
Residents Have Favorable Opinions About Woods Cross

43% of respondents say that Woods Cross is moving in the right direction compared to 17% who say it is heading in the wrong direction. On a scale of 0-100, residents rate Woods Cross at 72. 82% of residents are very or somewhat likely of recommending Woods Cross to a friend or family member.

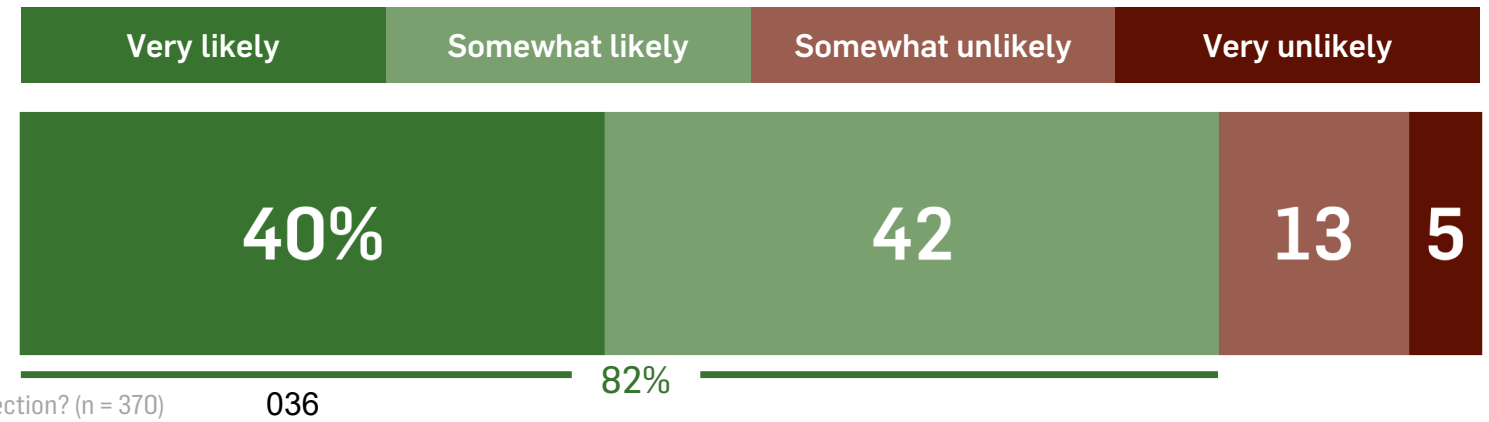
City Trajectory



City Rating



Recommend Woods Cross

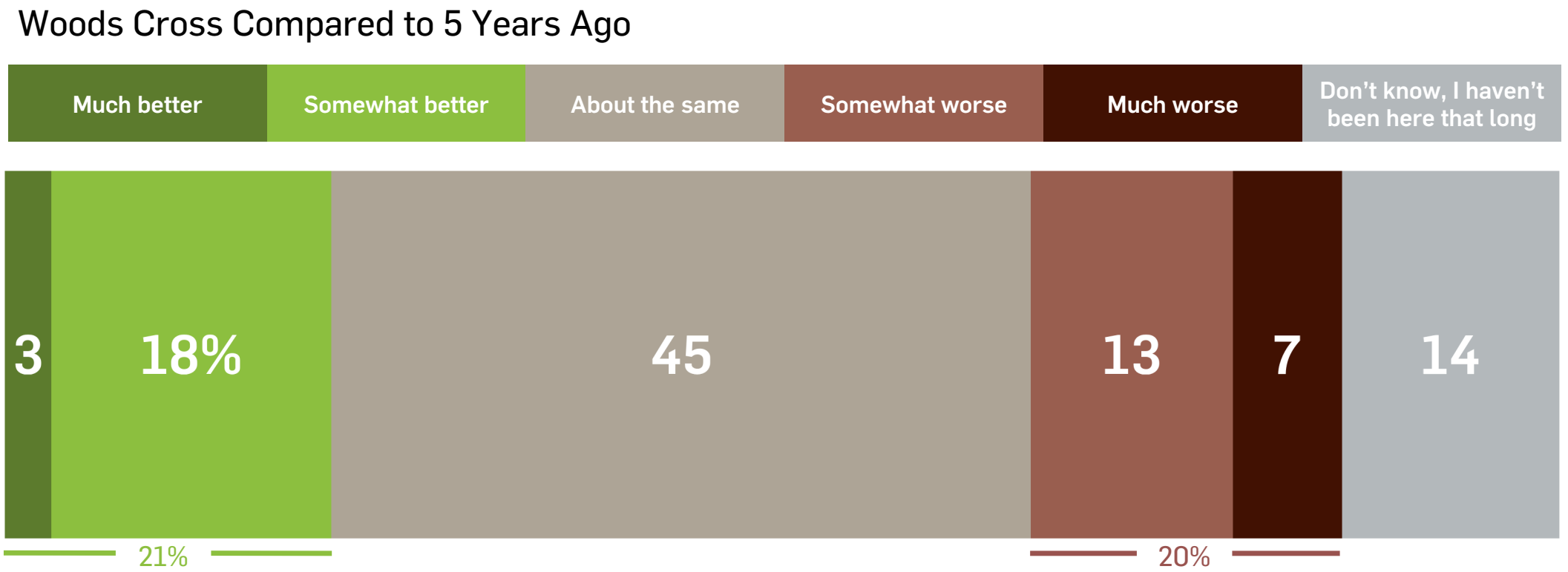


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Q: Overall, do you feel things in Woods Cross are going in the right direction or the wrong direction? (n = 370)
Q: On a scale of 0 to 100, how would you rate your overall quality of life in Woods Cross, with 0 meaning completely dissatisfied and 100 meaning completely satisfied? (n = 371)
Q: How likely would you be to recommend Woods Cross as a place to live to a friend or family member? (n = 371)

Most Residents Think Woods Cross Is About The Same As Five Years Ago

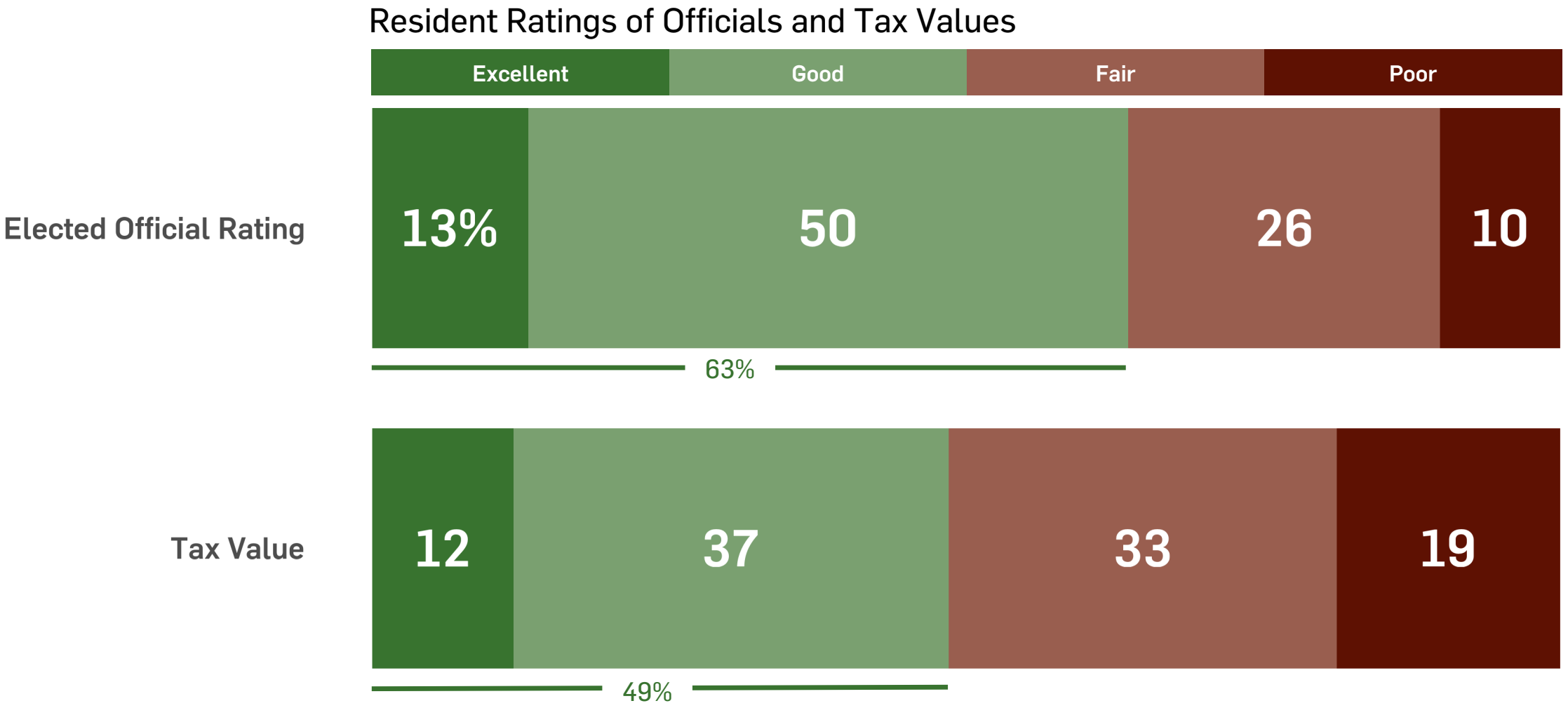
45% of residents say that Woods Cross is about the same as it was five years ago, while 14% of respondents haven't lived in Woods Cross long enough to make a comparison. The number of residents who say Woods Cross is much or somewhat better than five years ago is about the same as those who say it is worse.



Q: Compared to five years ago, would you say Woods Cross as a community has gotten better, stayed about the same, or gotten worse? (n = 371)

Most Respondents Positive on Woods Cross Officials; Less Positive On Value of Taxes

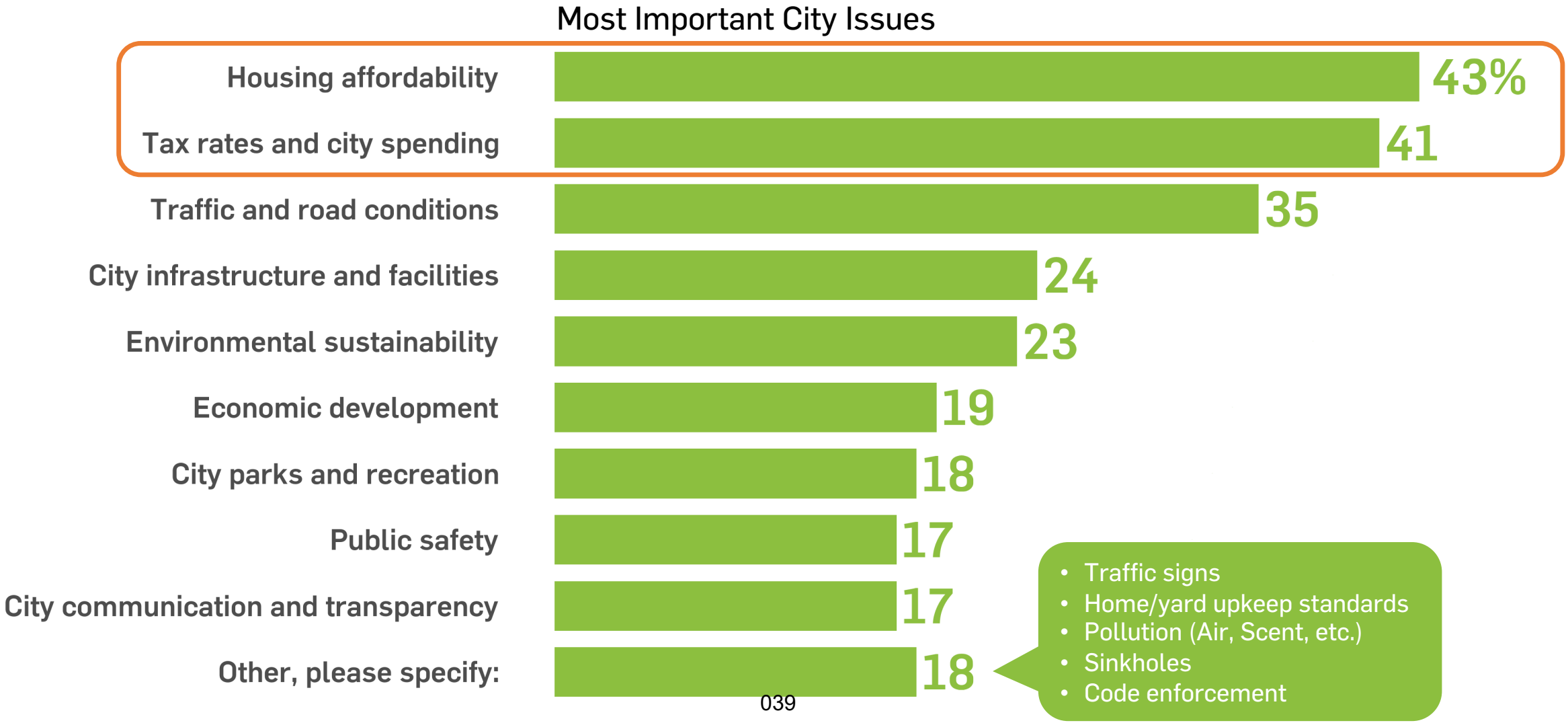
Most respondents (63%) of respondents have positive ratings of Woods Cross elected officials. Residents are more divided on opinions about the value of tax dollars, with 49% saying that the amount they pay in taxes in return for city services is excellent or good.



Q: Overall, how would you rate the job performance of Woods Cross City elected officials? (n = 371)
Q: The City of Woods Cross receives approximately $0.12 of every dollar from residents' property tax payments. Thinking about the taxes you pay to the city and the services you receive in return, how would you rate the overall value you get for your tax dollars?

Housing Affordability and Taxes Are Most Important Issues

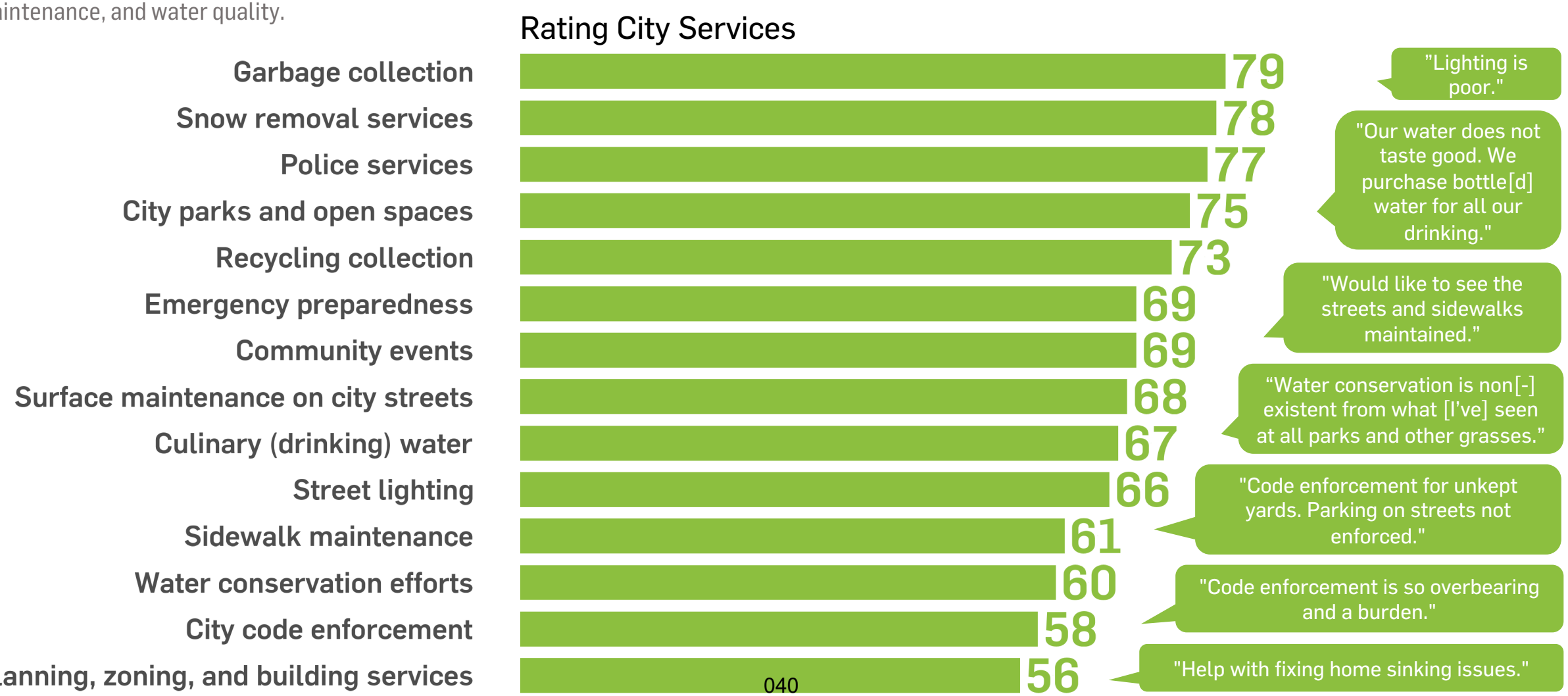
When asked to select Woods Cross's biggest challenges, housing affordability is the top choice (43%), followed by taxes and spending (41%) and road conditions (35%). Public safety and city communication were the least selected options.



Q: What do you think are the most important issues or challenges facing Woods Cross right now? Please select up to three. (n = 370)

All Woods Cross Services Receive Majority Approval Rating

Nearly 80% of residents are satisfied with garbage collection services, followed by snow removal and police services. Residents are least satisfied with water conservation, code enforcement, and planning, zoning, and building services. Many respondents commented about issues with code enforcement, sidewalk maintenance, and water quality.



Q: Please rate your satisfaction with each of the following Woods Cross City services, with 0 meaning completely dissatisfied and 100 meaning completely satisfied. If you are unfamiliar with a service, select Not applicable. (n = 339)