

REIMBURSEMENT AGREEMENT
BETWEEN
THE CITY OF PAYSON, UTAH
AND
RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This *Reimbursement Agreement* (“**Agreement**”) is hereby adopted, approved and made by and between PAYSON CITY, a Utah municipal corporation (“**City**”), and Red Bridge Public Infrastructure District No. 1, a political subdivision of the State of Utah (the “**District**”). This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party’s signature line (“**Effective Date**”).

RECITALS

A. District is developing a commercial, residential, and mixed-use development within the City’s municipal boundaries to be known as Red Bridge Development (“**Project**”). The Project is located generally to the south of 800 South Street and to the West of 1700 West Street and is generally depicted in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. As part of the development of the Project, District has agreed to design, construct, and install certain public infrastructure improvements (“**Improvements**”) which include, without limitation: a 21” sewer main line along 1950 West Street and offsite north of the future 800 South roadway; a new drinking water well and well house; an upsized double barrel 12.5’ x 6’ box culvert located in the Dry Creek Channel for the Project. The scope of the Improvements is described more particularly on **Exhibit B**, attached hereto and incorporated herein by this reference.

C. The parties acknowledge that only those portions of the improvements that exceed the infrastructure otherwise required to serve the Project and that provide a system-wide benefit may be eligible for reimbursement. The reimbursable portions of the improvements are identified in Exhibit B. Eligibility for reimbursement shall not constitute an admission by the City that any specific amount is owed unless and until the requirements of this Agreement have been satisfied. Reimbursement for the well improvement shall be limited to the amounts and conditions expressly set forth herein.

D. The parties desire to enter into an Agreement, subject to the terms and conditions contained here, by which the City will reimburse District at the rates and amounts identified herein for the Improvements.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals and Exhibit Incorporated.** The foregoing Recitals and the Exhibits attached hereto are incorporated into and made part of the parties’ Agreement.

2. **District's Obligation to Construct.** Subject to the terms and conditions of this Agreement, District will construct the Improvements in a good and workmanlike manner and in accordance with the requirements of the City's municipal code ("**City Code**") and all applicable building and development standards incorporated into the City Code.

3. **City's Obligation to Reimburse.** Subject to annual appropriation, the availability of the funding sources identified herein, District's compliance with all requirements of this Agreement, and final acceptance of the Improvements by the City, the City shall reimburse District only for eligible reimbursable costs as expressly provided in this Agreement..

4. **Specific Development Obligations.** In connection with the construction of the upsized Improvements, District agrees to the following provisions.

4.1. **Construction Standards.** District shall construct and complete the Improvements using qualified licensed contractors and in accordance with the City Code. Prior to the City's payment of the Reimbursement Amount, as provided herein, District shall provide satisfactory evidence to the City, that all labor, materials, equipment, and other costs incurred in constructing the Improvements have been paid in full and that the City will receive dedication of the Improvements free and clear of all liens and encumbrances incurred in connection with the construction of the Improvements. District shall maintain complete records of all construction costs and shall provide the City access to invoices, contracts, change orders, lien waivers, sworn statements, and other such documentation as the City may reasonably require to verify reimbursable costs. As a condition precedent to any reimbursement, District shall provide final unconditional lien waivers from all contractors, subcontractors, suppliers, and materialmen.

4.2. **Development Warranty.** District hereby warrants that all portions of the Improvements, and all parts thereof, will be and remain free from all defects in the design, materials, or construction of such Improvements for a period of one (1) year following the completion of the same and acceptance by the City. Within thirty (30) days after District gives written notice to the City that construction of the Improvements is complete, the City may inspect and, to the extent authorized by the City Code, request District to provide video and testing required to accept the improvements or otherwise document the condition of the Improvements. The City will have fifteen (15) days after such inspection to notify District in writing of the conditions of any defects in the design, materials, or construction of the Improvements. If the City timely notifies District of any such defects, District shall promptly repair or correct any such defects in order for the Improvements to comply with any applicable provisions of the City Code. Upon completion and acceptance by the City of such repairs or corrections, the Improvements will be deemed repaired. If the City does not timely notify District in writing of any defects as provided in this Section 4.2, then the Improvements will be deemed accepted as of the date which is thirty (30) days after District gives written notice to the City that construction of the Improvements is complete. The City may thereafter inspect the Improvements from time to time and may, for a period of one (1) year following the date on which the Improvements are deemed to be accepted, notify District of any defects in the design, materials, or construction of the Improvements.

District shall promptly repair or correct any defects identified in writing during such one (1) year period. Acceptance of the Improvements by the City shall not constitute a waiver of latent defects, defective workmanship, design defects, code violations, or deficiencies not reasonably discoverable at the time of acceptance. The warranty obligations set forth herein shall survive termination of this Agreement and final reimbursement.

4.3. **Dedication.** To the extent the Improvements are constructed on real property owned or controlled by District, then no later than the expiration of the Term of this Agreement, District will dedicate and transfer an easement to the City allowing the City reasonable access to the Improvements for the purposes of maintenance, repair, and replacement of such Improvements. At no time will the City repair private utilities on District's property. Such easement may be subject to a requirement that the City repair and replace any damage to the underlying property, or adjoining property, caused by the City in connection with such maintenance, repair, and replacement of the Improvements so long as the rights of way are free of obstructions and reasonably accessible.

4.4. **Indemnification for Construction.** District shall defend, indemnify, and hold harmless the City and its officers, employees, agents, and elected officials from and against any and all claims, damages, losses, liabilities, liens, penalties, costs, and expenses, including reasonable attorneys' fees, arising out of or related to the design, construction, installation, maintenance, repair, or failure of the Improvements, except to the extent caused by the negligent or wrongful acts of the City.

5. **Reimbursement Provisions.** The Improvements for which reimbursement is required under this Agreement are identified and depicted in **Exhibit B**. The City may satisfy its reimbursement obligation through reimbursement of impact fees paid by District. District may receive credit toward future impact fees, however no credit will be applied unless and until the applicable impact fee has been assessed and paid. Any credit amount shall be reimbursed pursuant to the process described in Section 5.2.

5.1. **Reimbursement Amount.** Subject to the terms and conditions of this Agreement, the City shall reimburse the District for the reimbursable portions of the Improvements identified in Exhibit B. The City's reimbursement obligation shall be limited to actual, documented, reasonable, and eligible costs incurred by the District, approved by the City, and determined to be reimbursable under this Agreement. The amounts set forth below are maximum reimbursement amounts only and shall serve as reimbursement caps. The City shall have no obligation to reimburse the District for any costs in excess of the amounts set forth below, and the District shall not be entitled to receive reimbursement in excess of its actual eligible costs. Nothing in this Agreement shall be construed as guaranteeing payment of the maximum reimbursement amounts. Accordingly, the City's maximum reimbursement obligation for the Improvements shall not exceed the following amounts (collectively, the "**Reimbursement Amount**"):

(a) **\$1,044,556.90** for the 21" sewer main line in 1950 West Street and offsite north of 800 South. For purposes of this agreement, the City acknowledges that this portion of the sewer system has been installed and accepted by the City;

(b) **\$2,061,905.40** for the new drinking water well and well house located southeast of MTECH. For purposes of this agreement, the City acknowledges that the well and well house have been installed and accepted by the City; and

(c) **\$2,239,950** for the upsized double barrel 12.5' x 6' box culvert in the Dry Creek Channel. As of the Effective date of this agreement, the box culverts have not been installed, and the reimbursable amount identified in this section is subject to adjustment. The reimbursable amount may be amended following installation and acceptance of the box culverts by the City. No reimbursement for the box culverts will occur until the conditions for reimbursement set forth in Section 5.3 are met.

The total Reimbursement Amount is **\$3,106,462.30 not including the box culvert at this time.**

5.2. **Reimbursement Method and Timing.** Subject to the parties' compliance with Section 5.3, the City will reimburse District from impact fees collected by the City or, where agreed to by District, through the issuance to District of impact fee credits which District may use in lieu of paying impact fees assessed to District in connection with development within the City's municipal boundaries. The City does not have a storm water impact fee therefore the box culverts must be reimbursed from the storm water utility fee, which will take a longer time for reimbursement to occur. For cash reimbursement, the City will deliver portions of the applicable Reimbursement Amount on an annual basis starting in October of 2026, issuing payment to District for each applicable Improvement category in the amounts identified in Section 5.1 Due to the amounts being reimbursed the City cannot pay the amounts listed in one payment and the following will be the timing of the reimbursements. The well and sewer line will be reimbursed over a five (5) year time frame with the payments being divided evenly over the five (5) year time frame. The box culverts will be reimbursed over a ten (10) year time period due to the City not having a storm water impact fee and the payments will be evenly divided over the ten (10) year time frame.

5.3. **Processing Reimbursement Requests.** When any portion of the Improvements is complete, District may request the Reimbursement Amount associated with such portion of the Improvements ("**Reimbursement Request**"). The City will pay the Reimbursement Amount, or any portion thereof which is identified in a complete Reimbursement Request, according to the payment timeline in Section 5.2. If the City, in good faith, disputes any portion of the amount identified in a Reimbursement Request, the City will provide written notice to District identifying the nature of such dispute together with all information or evidence supporting the City's position relating to the dispute. Even if the City does provide notice of a dispute, the City must pay any undisputed amounts identified in the Reimbursement Request within the timeframe identified in Section 5.2. If the City delivers a notice of dispute as provided in this Section 5.3, then within a reasonable time thereafter, the City and District will meet and confer in good faith to discuss the disputed amounts, each party reserving all rights under this Agreement. As a condition precedent to reimbursement, District shall submit documentation reasonably satisfactory to the City demonstrating:

- (a) completion of the applicable Improvements;
- (b) final acceptance by the City;
- (c) actual costs incurred;
- (d) payment in full of all contractors and suppliers; and
- (e) compliance with all requirements of this Agreement.

6. **Term.** This Agreement shall remain in effect until the earlier of (i) full reimbursement of approved reimbursable costs, (ii) mutual written termination, or (iii) twenty (20) years following the Effective Date. Warranty, indemnification, audit, and record-retention obligations shall survive termination.

7. **Indemnification.** District shall indemnify, defend, and hold harmless the City, its officers, employees, agents, and elected officials from and against any and all claims, demands, causes of action, damages, liabilities, losses, penalties, fines, costs, and expenses, including reasonable attorneys' fees, arising out of or related to the design, construction, installation, operation, maintenance, repair, or failure of the Improvements, except to the extent caused by the negligence or willful misconduct of the City.

8. **General Provisions.**

8.1. **Binding Agreement.** This Agreement will be binding upon and will inure to the benefit of the permitted successors and assigns of the parties.

8.2. **Captions.** The headings used in this Agreement are inserted for reference purposes only and will not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope, or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

8.3. **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts will be deemed to be one original.

8.4. **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision will not affect the other provisions of this Agreement.

8.5. **Waiver of Breach.** Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, will not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

8.6. **Cumulative Remedies.** The rights and remedies of the parties will be construed cumulatively, and none of such rights and remedies will be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

8.7. **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the parties.

8.8. **Interpretation.** This Agreement will be interpreted, construed, and enforced according to the substantive laws of the State of Utah. This Agreement will be interpreted in an absolutely neutral fashion, and ambiguities herein will not be construed against any party as the “drafter” of this Agreement.

8.9. **Attorneys’ Fees.** In the event any action or proceeding is taken or brought by either party concerning this Agreement, the prevailing party will be entitled to recover its costs and reasonable attorneys’ fees, whether such sums are expended with or without suit, at trial, on appeal or in any bankruptcy or insolvency proceeding.

8.10. **Time for Performance.** Time is the essence of this Agreement. As used herein, the term “business days” means all days other than Saturdays, Sundays, and legal holidays observed by the courts of the State of Utah. If the date for the performance of any obligation hereunder falls on a date which is not a business day, then the time for such performance will be automatically extended until the next day, which is a business day.

8.11. **Assignment.** District may not assign its rights or obligations under this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld. Any approved assignee shall assume all obligations of District in writing.

8.12. **Audit.** District shall retain all records relating to the Improvements and reimbursement requests for a period of six (6) years following final reimbursement. The City shall have the right to inspect and audit such records upon reasonable notice. Any overpayment identified through audit shall be promptly reimbursed to the City.

8.13. **Default.** If District fails to comply with any material provision of this Agreement, the City may withhold reimbursement until the default is cured. The City's exercise of such right shall not constitute a breach of this Agreement.

8.14. **No Third-Party Beneficiaries.** This Agreement is entered solely for the benefit of the parties and creates no rights in any contractor, subcontractor, supplier, property owner, lender, or other third party.

8.15. **Notice.** All notices provided for herein must be in writing and must be given by email, first class mail, certified or registered, postage prepaid, addressed to the parties at their respective addresses set forth below:

District:	Red Bridge Public Infrastructure District No. 1
	Red Bridge Infrastructure District No. 1
	Attn: Michael Crandall
	Address: 105 E 300 S
	Provo, UT. 84606

Phone: (801) 373-7570
Email: docs@provoabstract.com

With a copy to: Dentons, Durham, Jones, Pinegar
Brent Bateman
1557 W Innovation Way, Suite 400
Lehi, Utah 84043
Email: brent.bateman@dentons.com

City: City of Payson
Attn: City Recorder
439 West Utah Avenue
Payson, Utah 84651
Email: amalieo@payson.org

With a copy to: City Attorney
Attn: Brandon Dalley
439 West Utah Avenue
Payson, Utah 84651
Email: brandond@paysonutah.gov

[End of Agreement. Signatures Follow.]

PAYSON CITY

Signature: _____

Name: _____

Title: _____

Date: _____

Attested: _____

City Recorder

Approved as to form: _____

City Attorney

Red Bridge Public Infrastructure District No. 1

Signature: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

(PROPERTY DEPICTION)

RED BRIDGE - OVERALL MASTERPLAN SUMMARY

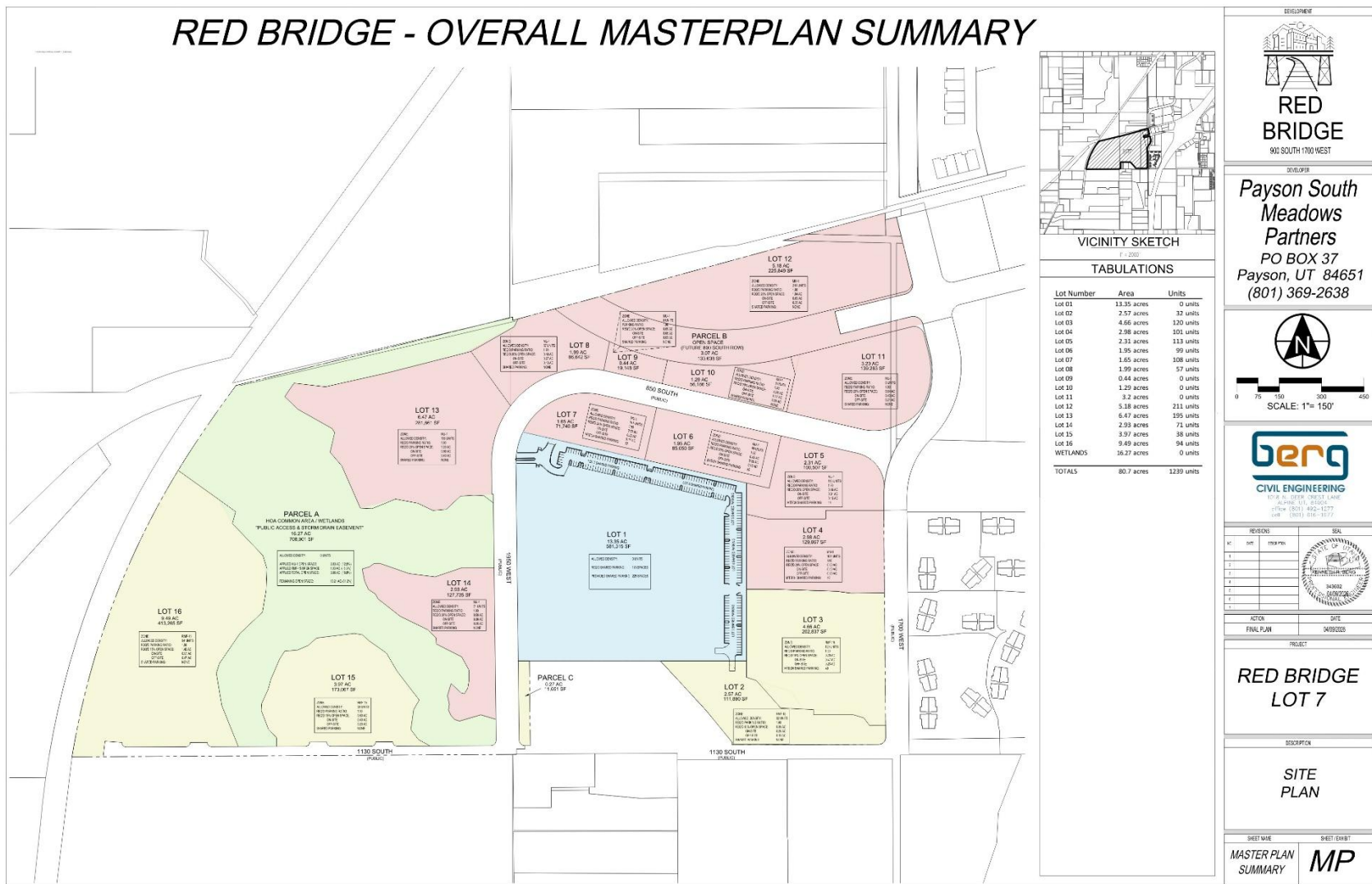


EXHIBIT B

(SUMMARY OF IMPROVEMENTS)

RED BRIDGE

2/10/2020

SEWER CAPACITY ANALYSIS PID SEWER ALL PHASES

Existing Pleasant City 21" Sewer (34.6' x 10' in South River from Capacity)	4,893 cfs
Minus: In-Flow into of existing Pleasant City Sewer (10.4' in of Capacity in 10.4' in)	1,118 cfs
Total Available PFD Sewer Capacity (37.0' in to existing sewer system)	3,775 cfs
Red Bridge Station – Sewer Capacity (see section 10.4.10.1)	1,732 cfs
SO2 Additional SO2's (Houses, Motel's, Hotels, Restaurants)	1,732 cfs
Estimated Peak Hourly Flow	1,732 cfs
Remaining PFD Sewer Capacity for areas South of Red Bridge Development	2,043 cfs
Estimated South Service Area of PFD Sewer Line	260 SO2
Projected South Service Area Density	38.0 SO2/Acre
Estimated Total Area of Development	1,080 SO2
Estimated Peak Hourly Flow	2,065 cfs

CONSTRUCTION COSTS

<u>Description</u>	<u>Total Cost</u>
Red Bridge PFD - Sewer Outfall Overall Cost	\$ 1,916,539.23
Total Red Bridge PFD - Sewer Outfall Cost	\$ 1,916,539.23

SOUTH SERVICE AREA - PIONEERING AGREEMENT CONNECTION FEE

TOTAL RED BRIDGE FID - SEWER OUTFALL		\$	1,916,582.22
	Peak Flowrate	% of Flowrate	
RED BRIDGE	1,723 cfs	45%	\$871,882.88
SOUTH SERVICE AREA	2,264 cfs	55%	\$1,044,556.00
TOTALS	3,987 cfs	100%	\$1,916,582.22
SOUTH SERVICE AREA TOTAL PIONEERING AMOUNT			\$1,044,556.00
SOUTH SERVICE AREA - TOTAL # OF DWELLING UNITS	1,080 DU		

PIONEERING AGREEMENT CONNECTION FEE PER DU	\$967.18
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CONTRACT				June			July			August			September			October			November			December			
Description	QTY	UM	Unit Bid Price	Total Bid Price	QTY	Total	Remaining	QTY	Total	Remaining	QTY	Total	Remaining	QTY	Total	Remaining	QTY	Total	Remaining	QTY	Total	Remaining	QTY	Total	Remaining
Hiatt Creek																									
SITE AND SWPPP																									
General Conditions	1	LS	\$57,500.00	\$57,500.00	1.0	\$57,500.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00
Surveying	1	LS	\$20,000.00	\$20,000.00	0.3	\$6,000.00	\$14,000.00	0.2	\$4,000.00	\$10,000.00	0.5	\$10,000.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00
Compaction Testing	1	LS	\$30,000.00	\$30,000.00	0.3	\$9,000.00	\$21,000.00	0.2	\$6,000.00	\$15,000.00	0.2	\$6,000.00	\$9,000.00	0.15	\$4,500.00	\$4,500.00	0	\$4,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Swppp	1	LS	\$25,000.00	\$25,000.00	0.5	\$12,500.00	\$12,500.00	0	\$0.00	\$12,500.00	0.2	\$5,000.00	\$7,500.00	0.15	\$3,750.00	\$3,750.00	0	\$3,750.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Traffic Control	1	LS	\$16,000.00	\$16,000.00	0	\$0.00	\$16,000.00	0.5	\$8,000.00	\$8,000.00	0.2	\$3,200.00	\$4,800.00	0.15	\$2,400.00	\$2,400.00	0	\$2,400.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Asphalt Demo	6,100	SF	\$2.00	\$12,200.00	0	\$0.00	\$12,200.00	0	\$0.00	\$12,200.00	6,100	\$12,200.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Clear and Grub	104,000	SF	\$0.12	\$12,480.00	104,000	\$12,480.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Cut to Fill	1,435	CY	\$6.00	\$8,610.00	1,435	\$8,610.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Cut to Stockpile	8,395	CY	\$4.00	\$33,580.00	8,395	\$33,580.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Export Spoils	21,020	CY	\$5.00	\$105,100.00	6,000	\$30,000.00	\$75,100.00	8,000	\$40,000.00	\$35,100.00	5,000	\$25,000.00	\$10,100.00	1,000	\$5,000.00	\$5,100.00	1,020	\$5,100.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Subgrade Prep	104,000	SF	\$0.20	\$20,800.00	0	\$0.00	\$20,800.00	0	\$0.00	\$20,800.00	104,000	\$20,800.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
				\$341,270.00		\$169,670.00	\$171,600.00		\$58,000.00	\$113,600.00		\$82,200.00	\$31,400.00		\$15,650.00	\$15,750.00		\$15,750.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
SEWER																									
Tie into Existing Sewer Stub	1	EACH	\$7,500.00	\$7,500.00	0	\$0.00	\$7,500.00	1	\$7,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
21" Sewer Main	440	LF	\$195.00	\$85,800.00	0	\$0.00	\$85,800.00	70	\$13,650.00	\$72,150.00	370	\$72,150.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
8" Sewer Main	825	LF	\$85.00	\$70,125.00	495	\$42,075.00	\$28,050.00	0	\$0.00	\$28,050.00	330	\$28,050.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SSMH	5	EACH	\$8,500.00	\$42,500.00	2	\$17,000.00	\$25,500.00	1	\$8,500.00	\$17,000.00	2	\$17,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
4" Sewer Lats	50	EACH	\$2,000.00	\$100,000.00	29	\$58,000.00	\$42,000.00	0	\$0.00	\$42,000.00	21	\$42,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
4" Sewer Cleanouts	50	EACH	\$500.00	\$25,000.00	29	\$14,500.00	\$10,500.00	0	\$0.00	\$10,500.00	21	\$10,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Sewer Trench Import	6,450	CY	\$25.00	\$161,250.00	2,000	\$50,000.00	\$111,250.00	0	\$0.00	\$111,250.00	4,450	\$111,250.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
				\$492,175.00		\$181,575.00	\$310,600.00		\$29,650.00	\$280,950.00		\$280,950.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
STORM																									
6" Perf Pipe	25	LF	\$65.00	\$1,625.00	25	\$1,625.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
12" ADS	710	LF	\$75.00	\$53,250.00	300	\$22,500.00	\$30,750.00	250	\$18,750.00	\$12,000.00	160	\$12,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
15" ADS	330	LF	\$85.00	\$28,050.00	90	\$7,650.00	\$20,400.00	0	\$0.00	\$20,400.00	240	\$20,400.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
18" ADS	1,140	LF	\$90.00	\$102,600.00	0	\$0.00	\$102,600.00	770	\$69,300.00	\$33,300.00	370	\$33,300.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SDCB	3	EACH	\$5,400.00	\$16,200.00	1	\$5,400.00	\$10,800.00	0	\$0.00	\$10,800.00	2	\$10,800.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Double SDCB	1	EACH	\$8,000.00	\$8,000.00	0	\$0.00	\$8,000.00	0	\$0.00	\$8,000.00	1	\$8,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SD Combos	5	EACH	\$10,200.00	\$51,000.00	2	\$20,400.00	\$30,600.00	0	\$0.00	\$30,600.00	3	\$30,600.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
2x SDCB Combos	2	EACH	\$12,500.00	\$25,000.00	1	\$12,500.00	\$12,500.00	1	\$12,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SDMH	1	EACH	\$5,800.00	\$5,800.00	0	\$0.00	\$5,800.00	1	\$5,800.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SD Boxes	4	EACH	\$5,200.00	\$20,800.00	2	\$10,400.00	\$10,400.00	2	\$10,400.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Environmental Trash Gaards	15	EACH	\$900.00	\$13,500.00	0	\$0.00	\$13,500.00	0	\$0.00	\$13,500.00	0	\$0.00	\$13,500.00	15	\$13,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
18" FES	1	EACH	\$1,700.00	\$1,700.00	0	\$0.00	\$1,700.00	1	\$1,700.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
15" FES	1	EACH	\$1,400.00	\$1,400.00	0	\$0.00	\$1,400.00	1	\$1,400.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
6" FES	1	EACH	\$500.00	\$500.00	1	\$500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SC740 Storm Tech System	1	LS	\$110,000.00	\$110,000.00	1	\$110,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SD Trench Import	430	CY	\$25.00	\$10,750.00	100	\$2,500.00	\$8,250.00	150	\$3,750.00	\$4,500.00	180	\$4,500.00	\$13,500.00		\$13,500.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
				\$450,175.00		\$193,475.00	\$256,700.00		\$123,600.00	\$133,100.00		\$119,600.00	\$13,500.00		\$13,500.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
WATER																									
Tie into Existing Stubs	1	EACH	\$4,500.00	\$4,500.00	0	\$0.00	\$4,500.00	1	\$4,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Tie into Existing with Hot Tap and Valve	1	EACH	\$9,750.00	\$9,750.00	0	\$0.00	\$9,750.00	0	\$0.00	\$9,750.00	1	\$9,750.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
8" Water Main	1,745	LF	\$70.00	\$122,150.00	0	\$0.00	\$122,150.00	1,400	\$98,000.00	\$24,150.00	345	\$24,150.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
8" Valves	10	EACH	\$3,500.00	\$35,000.00	0	\$0.00	\$35,000.00	10	\$35,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Fittings	1	LS	\$9,500.00	\$9,500.00	0	\$0.00	\$9,500.00	0.8	\$7,600.00	\$1,900.00	0.2	\$1,900.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Blow Off	4	EACH	\$2,500.00	\$10,000.00	0	\$0.00	\$10,000.00	4	\$10,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Fire Hydrant	3	EACH	\$10,750.00	\$32,250.00	0	\$0.00	\$32,250.00	2	\$21,500.00	\$10,750.00	1	\$10,750.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Single Water Service	50	EACH	\$2,600.00	\$130,000.00	0	\$0.00	\$130,000.00	10	\$26,000.00	\$50,000.00	40	\$104,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Water Trench Import	690	CY	\$25.00	\$17,250.00	0	\$0.00	\$17,250.00	500	\$12,500.00	\$4,750.00	190	\$4,750.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00.

AC Over 8" RB Trail	3,300 SF	\$5.00	\$16,500.00	0	\$0.00	\$16,500.00	0	\$0.00	\$16,500.00	0	\$0.00	\$16,500.00	0	\$0.00	\$16,500.00	3,300	\$16,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Collar Existing SSMH	4 EACH	\$650.00	\$2,600.00	0	\$0.00	\$2,600.00	0	\$0.00	\$2,600.00	0	\$0.00	\$2,600.00	0	\$0.00	\$2,600.00	4	\$2,600.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Collar Existing Valves	4 EACH	\$500.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	4	\$2,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Monuments	2 EACH	\$1,000.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	0	\$0.00	\$2,000.00	2	\$2,000.00	\$0.00	2	\$2,000.00	\$0.00	0	\$0.00	\$0.00
Vinyl Fence	200 LF	\$30.00	\$6,000.00	0	\$0.00	\$6,000.00	0	\$0.00	\$6,000.00	200	\$6,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Signage and Striping Budget	1 LS	\$4,700.00	\$4,700.00	0.0	\$0.00	\$4,700.00	0.0	\$0.00	\$4,700.00	0.0	\$0.00	\$4,700.00	0.0	\$0.00	\$4,700.00	0.0	\$0.00	\$4,700.00	1.0	\$4,700.00	\$0.00	0.0	\$0.00	\$0.00
			\$556,040.50	\$0.00	\$556,040.50	\$0.00	\$556,040.50	\$6,000.00	\$550,040.50	\$184,425.00	\$365,615.50	\$249,025.50	\$116,590.00	\$116,590.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SEWER Phase C																								
8" Sewer Main	230 LF	\$85.00	\$19,550.00	230	\$19,550.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
SSMH	1 EACH	\$8,500.00	\$8,500.00	1	\$8,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
4" Sewer Lats	10 EACH	\$2,000.00	\$20,000.00	10	\$20,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
4" Sewer Cleanouts	10 EACH	\$500.00	\$5,000.00	10	\$5,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$53,050.00	\$53,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Offsite 1130 S																								
Connect to Existing PI Stub	1 EACH	\$7,500.00	\$7,500.00	0	\$0.00	\$7,500.00	1	\$7,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
12" Secondary	1,005 LF	\$110.00	\$110,550.00	0	\$0.00	\$110,550.00	1,005	\$110,550.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
12" Bends	4 EACH	\$1,800.00	\$7,200.00	0	\$0.00	\$7,200.00	4	\$7,200.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Push 24" Steel Pipe under Culvert	1 LS	\$22,500.00	\$22,500.00	0	\$0.00	\$22,500.00	0.5	\$11,250.00	\$11,250.00	0.5	\$11,250.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Asphalt Demo	18,345 SF	\$2.00	\$36,690.00	5,000	\$10,000.00	\$26,690.00	0	\$0.00	\$26,690.00	13,345	\$26,690.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Asphalt Final Grade	18,345 SF	\$0.20	\$3,669.00	0	\$0.00	\$3,669.00	0	\$0.00	\$3,669.00	0	\$0.00	\$3,669.00	18,345	\$3,669.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
3.5" Asphalt	18,345 SF	\$2.10	\$38,524.50	0	\$0.00	\$38,524.50	0	\$0.00	\$38,524.50	0	\$0.00	\$38,524.50	18,345	\$38,524.50	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$226,633.50	\$10,000.00	\$216,633.50	\$136,500.00	\$80,133.50	\$37,940.00	\$42,193.50	\$0.00	\$42,193.50	\$0.00	\$42,193.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1500 S Payson Temp Access																								
Subgrade Prep	45,000 SF	\$0.35	\$15,750.00	45,000	\$15,750.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Import and place subbase	1,075 CY	\$35.00	\$37,625.00	1,075	\$37,625.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Import and place Roadbase	805 CY	\$45.00	\$36,225.00	805	\$36,225.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Import and Place Millings	270 CY	\$60.00	\$16,200.00	0	\$0.00	\$16,200.00	0	\$0.00	\$16,200.00	0	\$0.00	\$16,200.00	0	\$0.00	\$16,200.00	0	\$0.00	\$16,200.00	270	\$16,200.00	\$0.00	0	\$0.00	\$0.00
Silt Fence	1 LS	\$11,000.00	\$11,000.00	1	\$11,000.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
24" RCP	46 LF	\$120.00	\$5,520.00	46	\$5,520.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
24" FES	2 EACH	\$1,800.00	\$3,600.00	2	\$3,600.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$125,920.00	\$109,720.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$0.00	\$16,200.00	\$16,200.00	\$0.00	\$0.00	\$0.00	\$0.00
Drys																								
Power	1 LS	\$190,000.00	\$190,000.00	0.3	\$47,500.00	\$142,500.00	0.0	\$0.00	\$142,500.00	0.0	\$0.00	\$142,500.00	0.0	\$0.00	\$142,500.00	0.75	\$142,500.00	\$0.00	0.0	\$0.00	\$0.00	0.0	\$0.00	\$0.00
Power If Needed to Connect to SEDD Pole	1 LS	\$11,500.00	\$11,500.00	0	\$0.00	\$11,500.00	0	\$0.00	\$11,500.00	0	\$0.00	\$11,500.00	0	\$0.00	\$11,500.00	0	\$0.00	\$11,500.00	1	\$11,500.00	\$0.00	0	\$0.00	\$0.00
Gas Crossings	1 LS	\$37,500.00	\$37,500.00	0	\$0.00	\$37,500.00	0	\$0.00	\$37,500.00	0	\$0.00	\$37,500.00	1	\$37,500.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$239,000.00	\$47,500.00	\$191,500.00	\$0.00	\$191,500.00	\$0.00	\$191,500.00	\$37,500.00	\$154,000.00	\$142,500.00	\$11,500.00	\$11,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CO Misc Items																								
Site and Swpp	1 LS	\$52,268.50	\$52,268.50	0	\$0.00	\$52,268.50	0	\$0.00	\$52,268.50	0.75	\$39,201.38	\$13,067.13	0.00	\$0.00	\$13,067.13	0.25	\$13,067.13	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Storm Drain	1 LS	(\$2,125.00)	(\$2,125.00)	0	\$0.00	(\$2,125.00)	0	\$0.00	(\$2,125.00)	1	(\$2,125.00)	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Hardscapes	1 LS	(\$5,400.00)	(\$5,400.00)	0	\$0.00	(\$5,400.00)	0	\$0.00	(\$5,400.00)	1	(\$5,400.00)	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Offsite 1130 S	1 LS	(\$10,600.00)	(\$10,600.00)	0	\$0.00	(\$10,600.00)	0	\$0.00	(\$10,600.00)	1	(\$10,600.00)	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
1500 S Payson Temp Access	1 LS	(\$10,375.00)	(\$10,375.00)	0	\$0.00	(\$10,375.00)	0	\$0.00	(\$10,375.00)	1	(\$10,375.00)	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Dry Utilities	1 LS	\$8,965.00	\$8,965.00	0	\$0.00	\$8,965.00	0	\$0.00	\$8,965.00	1	\$8,965.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$32,733.50	\$0.00	\$32,733.50	\$0.00	\$32,733.50	\$19,666.38	\$13,067.13	\$0.00	\$13,067.13	\$13,067.13	\$0.00	\$0.00	\$0.00	\$13,067.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CO 1130 S Repave Option 3																								
Remove 9" Material	510 CY	\$6.00	\$3,060.00	0	\$0.00	\$3,060.00	0	\$0.00	\$3,060.00	0	\$0.00	\$3,060.00	250	\$1,500.00	\$1,560.00	260	\$1,560.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Export Spoils	510 CY	\$5.00	\$2,550.00	0	\$0.00	\$2,550.00	0	\$0.00	\$2,550.00	0	\$0.00	\$2,550.00	250	\$1,250.00	\$1,300.00	260	\$1,300.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Subgrade Prep	18,345 SF	\$0.20	\$3,669.00	0	\$0.00	\$3,669.00	0	\$0.00	\$3,669.00	0	\$0.00	\$3,669.00	0	\$0.00	\$3,669.00	18,345	\$3,669.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Install Hx5.5 Grid	18,345 SF	\$0.50	\$9,172.50	0	\$0.00	\$9,172.50	0	\$0.00	\$9,172.50	0	\$0.00	\$9,172.50	0	\$0.00	\$9,172.50	18,345	\$9,172.50	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
9" Import and Place Roadbase	510 CY	\$42.00	\$21,420.00	0	\$0.00	\$21,420.00	0	\$0.00	\$21,420.00	0	\$0.00	\$21,420.00	0	\$0.00	\$21,420.00	510	\$21,420.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
			\$39,871.50	\$0.00	\$39,871.50	\$0.00	\$39,871.50	\$2,750.00	\$37,121.50	\$0.00	\$37,121.50	\$0.00	\$37,121.50	\$0.00	\$37,121.50	\$0.00	\$37,121.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CO Widen 1130 S																								
Clear and Grub	2,215 SF	\$0.12	\$265.80	0	\$0.00	\$265.80	0	\$0.00	\$265.80	2,215	\$265.80	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
Subgrade Prep	2,215 SF	\$0.30	\$664.50	0	\$0.00	\$664.50	0	\$0.00	\$664.50	2,215	\$664.50	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00
8" Subbase	55 CY	\$35.00	\$1,925.00	0	\$0.00	\$1,925.00	0	\$0.00	\$1,925.00	0														