



Memorandum

To: Town Council
From: Thomas Dansie, Town Manager
Date: October 9, 2026
Re: Town Engineer Selection: Jones and DeMille Engineering

Executive Summary

In August the Town issued a Request for Proposals to select a new Town Engineer. Based on review of the proposals received the Selection Committee recommends the Mayor and Council appoint Jones and DeMille Engineering as the Town Engineer.

Background and Recommendation

Chapter 1, Article 6B establishes the Town Engineer position. This Article defines the role and responsibilities of the Town Engineer. It also stipulates that the Mayor, with the advice and consent of the Town Council, appoints the Town Engineer.

Since 2006 the Town has contracted with Sunrise Engineering to fill the Town Engineer role. In the past 22 years the contract with Sunrise has not been updated. In order to allow the contract with the Engineer to be updated and to ensure the Town has the best possible fit in the Town Engineer position, the Town decided to issue an RFP for a new Town Engineer selection.

The Town issued the RFP in August. Proposals were due in early September. Although the Town made a comprehensive effort to publicize the RFP as widely as possible, only two firms submitted proposals: Jones and DeMille Engineering (JDE) and Rosenberg Associates. The Town Engineer Selection Committee¹ reviewed the submitted proposals, consulted references, and conducted in-person interviews with both firms.

Based on the selection and review process described above, the Selection Committee recommends the Mayor, with the advice and consent of the Town Council, appoint JDE as the Town Engineer.

If the Council formally appoints JDE as the Town Engineer, staff and JDE will negotiate a contract for the Council's review and approval in the November meeting. Staff and JDE have already begun developing a contract. Once we have agreed upon the terms we will forward the contract to the Town Attorney for legal review, and then place the contract on the next Town Council agenda.

¹ The Selection Committee Members are: Mayor Barbara Bruno, Council Member Randy Aton, Public Works Director Joe Barker, Treasurer Dawn Brecke, Director of Community Development Niall Connolly, Town Manager Thomas Dansie, Parks and Recreation Director Ryan Gubler

About Jones and DeMille

The following excerpt from JDE's proposal summarizes their qualifications:

JDE has provided civil engineering, surveying, planning, GIS, construction management, and municipal-funding services throughout rural Utah since 1982 (44 years) with twelve office locations throughout Utah, Colorado and Idaho. JDE offers in-house planning, project management, feasibility studies, public relations, GIS, survey, design, environmental permitting, plan and specification preparation and compliance review, bidding administration, construction engineering and management, and construction observation and documentation, plus four award-winning materials testing labs across the state.

JDE holds a five-year architectural and engineering IDIQ contract with the Natural Resources Conservation Service (NRCS) and is beginning another three-year NRCS contract; JDE is also a subconsultant on the current Bureau of Reclamation (BOR) IDIQ. This funding-agency relationship, together with JDE's standing relationships with the Utah Division of Drinking Water, the Permanent Community Impact Board (CIB), DEQ, and Division of Emergency Management, is directly relevant to RFP §2.0's funding-and-regulatory-relationship qualifications and §4.0 factors.

JDE has assisted the Town of Springdale in the past. In 2015 JDE produced the Town's Street and Transportation Master Plan. As part of this project JDE assisted the Town in obtaining a grant from the CIB which covered a large portion of the project costs. The Town had a positive experience working with JDE on this project.

Members of the Selection Committee contacted JDE's references and received high praise from JDE's other municipal clients (which include Hildale, Colorado City, and Richfield).

JDE's proposal to the RFP is attached. That document provides additional information regarding the firm and their ability to serve Springdale. Additional information is available on the [Jones and DeMille website](#).

Council Action

Staff recommends the Mayor, with the advice and consent of the Town Council, formally appoint Jones and DeMille Engineering as the Town Engineer. Staff further recommends the Council direct staff to negotiate the terms of a contract with JDE and bring a contract document to the Council for review in the November meeting.



STATEMENT OF QUALIFICATIONS FOR

TOWN OF SPRINGDALE

Town Engineer

September 11, 2026



Jones & DeMille
Engineering



Thomas Dansie, Town Manager
Town of Springdale
118 Lion Boulevard
Springdale, UT 84767

September 11, 2026

Dear Thomas and Selection Committee,

Jones & DeMille Engineering (JDE) is pleased to submit this Statement of Qualifications and Proposal to serve as the Town of Springdale's Town Engineer. Springdale's position as the doorway to Zion National Park is truly unique in that only 600 residents provide the infrastructure and services for as many as five million annual visitors. JDE recognizes these complex challenges and is structured to deliver a single, senior, authoritative point of contact for all the unique municipal engineering needs of Springdale; predictable, up-front pricing; and regular, proactive communication.

JDE proposes Riley Vane, PE, based in our Washington County (St. George) office, as the Town's single senior point of contact, backed by a full in-house bench in water, wastewater, stormwater, transportation, GIS, water rights, construction management, and municipal funding, so Springdale gets one authoritative voice and the depth of a full-service regional firm behind it.

WHY JDE

JDE's connection to Springdale is not new. In 2015, JDE prepared the Town's Street & Transportation Master Plan, developing Zion National Park visitation and traffic-demand forecasts (including Anderson Junction growth impacts) that the Town used to plan future road capacity, safety, and funding priorities. JDE, through its Campbell Architecture team, also designed the Springdale Town Plaza restroom and site improvements, a public facility built in the Town's own plaza, engineered around the area's highly collapsible native soils and full ADA/2021 IBC compliance.

Beyond the Town itself, JDE's project experience in the immediate Zion corridor runs deep. JDE is currently under contract with Washington County on an environmental assessment along the Zion corridor. JDE has served for over a decade as District Engineer for the East Zion Special Service District, providing culinary water, wastewater, SCADA, and GIS infrastructure work immediately outside Zion's east entrance. JDE is also currently coordinating a non-motorized trail system east of Zion National Park for Kane County, working directly with the National Park Service, BLM, Zion Forever, and the Utah Division of Wildlife Resources. This is the same kind of hands-on familiarity with Zion-adjacent land use, visitor-driven infrastructure demand, and multi-agency coordination the Town is asking for, not a firm learning the area for the first time.

Our team is available immediately and eager to help shape the quality of life for Springdale's residents. I will serve as JDE's authorized representative for this proposal and hold authority to contractually bind the firm. I can be reached at 435.979.7650 or brian@jonesanddemille.com; Riley, our Project Manager and the Town's Point of Contact, can be reached at 435.705.1189 or riley.v@jonesanddemille.com.

We look forward to hearing from the Town and welcome the opportunity to discuss our approach in greater detail.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.

Brian Barton, PE | Principal-in-Charge

RILEY VANE
Project Manager
435.705.1189
riley.v@jonesanddemille.com

1664 S. Dixie Dr. Ste. G102
St. George, UT 84770

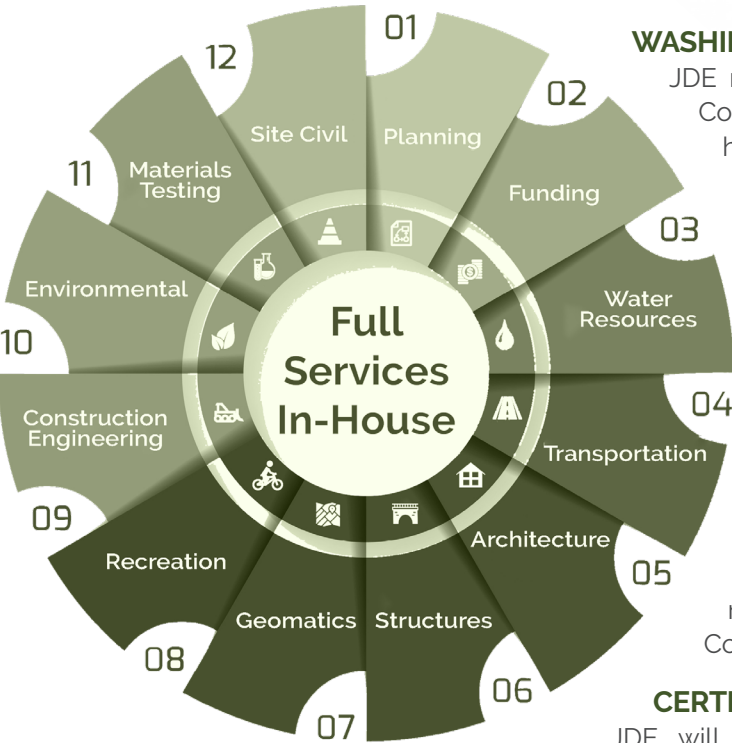
BRIAN BARTON
Principal-in-Charge
435.979.7650
brian@jonesanddemille.com
1535 South 100 West
Richfield, UT 84701



FIRM QUALIFICATIONS

JDE has provided civil engineering, surveying, planning, GIS, construction management, and municipal-funding services throughout rural Utah since 1982 (44 years) with twelve office locations throughout Utah, Colorado and Idaho. JDE offers in-house planning, project management, feasibility studies, public relations, GIS, survey, design, environmental permitting, plan and specification preparation and compliance review, bidding administration, construction engineering and management, and construction observation and documentation, plus four award-winning materials testing labs across the state.

JDE holds a five-year architectural and engineering IDIQ contract with the Natural Resources Conservation Service (NRCS) and is beginning another three-year NRCS contract; JDE is also a subconsultant on the current Bureau of Reclamation (BOR) IDIQ. This funding-agency relationship, together with JDE's standing relationships with the Utah Division of Drinking Water, the Permanent Community Impact Board (CIB), DEQ, and Division of Emergency Management, is directly relevant to RFP §2.0's funding-and-regulatory-relationship qualifications and §4.0 factors.



WASHINGTON COUNTY LOCAL OFFICE

JDE maintains an established Washington County office in St. George, less than one hour from Springdale. This local team is a capable municipal engineering team led by Riley Vane, PE, JDE's proposed Town point of contact, with civil engineering, construction management, geotechnical, and field-support staff available for responsive local service.

The advantage to Springdale is that local accountability comes first, and JDE's broader firmwide resources add capacity when a task calls for deeper specialization. Water, wastewater, stormwater, transportation, water rights, GIS, structural, environmental, and funding specialists are available from nearby JDE offices as needed, so the Town receives the responsiveness of a fully qualified Washington County team with the added depth of a full-service regional firm.

CERTIFIED WATER/WASTEWATER OPERATOR

JDE will immediately begin assisting the Town in procuring an independent, certified water and wastewater operator. JDE partners with certified operators throughout the region on a regular basis and brings multi-jurisdictional experience matching the right operator to a client's specific system, staffing, and certification needs. We will apply that same approach to meet Town of Springdale's exact requirements.

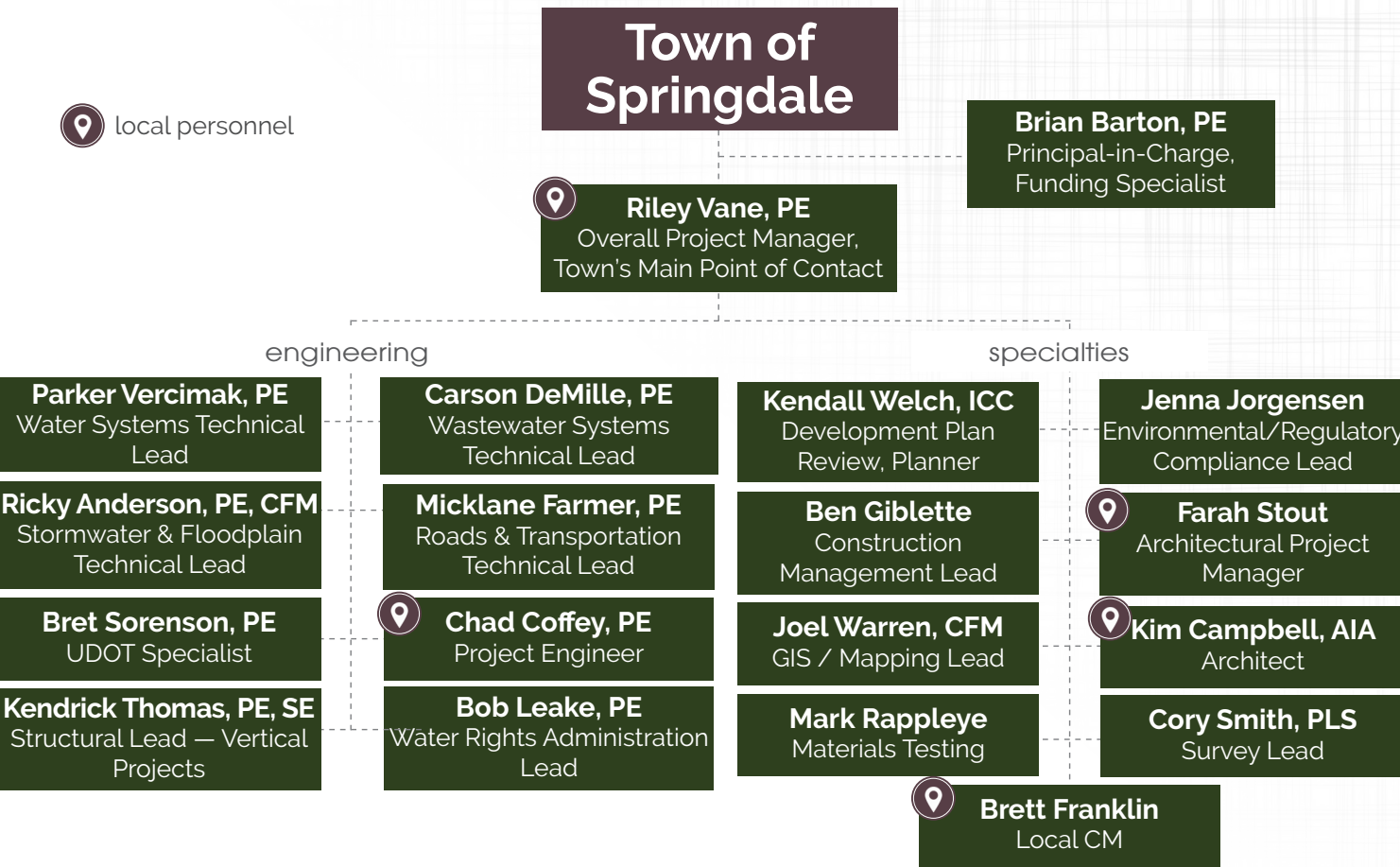
- Founded 1982**
- S Corporation**
- 44** professional engineers
- 4** professional land surveyors
- 192** total employees
- 87-0377962** Federal Tax ID
- St. George** office performing majority of work
- 12,000+** projects completed



TOWN OF SPRINGDALE | TOWN ENGINEER

RELEVANT EXPERIENCE OF KEY PERSONNEL

We have assembled a highly skilled team of professionals with extensive experience in this type of contract. Our team includes experts in civil and transportation engineering, project management, and more, all of whom are dedicated to delivering high-quality, cost-effective solutions for the Town. Our organizational chart (below) demonstrates the right mix of expertise and resources to handle all aspects of this critical project. Short bios can be found on the following pages.



BRIAN BARTON, PE | PRINCIPAL-IN-CHARGE & FUNDING SPECIALIST
MS—Civil & Environmental Engineering, Utah State University | UT 2797402 | 26 Years of Experience
Brian Barton, our CEO, has one primary responsibility—to ensure that our team delivers great projects to our clients in a way that shapes the quality of life wherever we serve. Brian’s leadership has enabled JDE to build an amazing team, develop lasting client relationships, efficiently complete projects, and establish twelve offices throughout the region to become more local and address our clients’ needs most efficiently. He has deep relationships throughout rural Utah and adjacent states and is widely known for his ability to find ways to bring important projects to fruition. His expertise lies in developing feasible funding configurations for all types of critical infrastructure projects.

Brian serves on the national American Council of Engineering Companies (ACEC) Transportation Committee and is past President of ACEC Utah. He also serves on the Advisory Board for the Utah State University Civil/Environmental Engineering Department and serves in his church and community.

- Principal-in-Charge, Hildale City Maxwell Canyon Utility & Access Improvements (\$2.2M utility/flood-control contract funded in part by a \$3.079M CIB grant). *///is this correct? grant is higher than contract*
- Principal, Colorado City Two Well Designs & Bid (\$646,220 constructed) and Hildale/Colorado City Water Utility Well 17.
- Extensive UDOT/local-roads funding and delivery history as Principal or Project Manager of record on projects including the Price River Trail and multiple Sanpete County bridge and roads projects.

PROJECT TEAM



RILEY VANE, PE | OVERALL PROJECT MANAGER & TOWN'S PRIMARY POINT OF CONTACT

BS—Civil Engineering, Brigham Young University | UT 12296390 | 10 Years of Experience

Riley is a civil engineer and municipal project manager with ten years of experience across culinary water, wastewater, storm water, and transportation infrastructure. He is the engineer of record on JDE's Hildale and Colorado City portfolio, led funding acquisition for the \$7.8M Leeds Domestic Water Users Association system improvements, and managed the Hildale City Booster Station and Maxwell Canyon Utility & Access Improvements — 14,785 linear feet of utility extensions and a 100-year-storm flood-control box culvert. In private development, he has led projects from residential subdivisions to commercial sites to data centers through planning, permitting, and construction.

Riley currently serves as Civil Engineering Project Manager and St. George Team Leader, overseeing multidisciplinary teams and collaborating with clients, specialties, and engineering teams from funding procurement through construction closeout. He is available to serve as Springdale's Town Engineer for the life of this contract.

- ♦ Project Manager & Engineer, Leeds Domestic Water Users Association (LDWA) General Engineering Services and the 2022 Culinary Water Improvements project that secured \$7.8M in Utah Division of Drinking Water funding for a new well, well rehabilitation, and 30,000+ ft of pipeline.
- ♦ Project Manager & Engineer, Hildale City Booster Station Design and the Maxwell Canyon Utility & Access Improvements project— 14,785 linear feet of water/sewer/gas/fiber utility extensions and a 100-year-storm flood-control box culvert.
- ♦ Project Manager & Engineer, Colorado City 2026 City Engineer Services.
- ♦ Project Manager, Colorado City Two Well Designs & Bid — hydrogeologic evaluation, well design, and a raw-water pipeline upsize to 1,800 gpm capacity under ADEQ regulation.



PARKER VERCIMAK, PE | WATER SYSTEMS TECHNICAL LEAD

BS—Civil & Environmental Engineering, Utah State University | UT 11786001 | 10 Years of Experience

Parker is a dedicated project manager and project design engineer with a wealth of experience across a variety of projects and clients. Specializing in master planning, hydraulics, hydrology, water systems, and water resources infrastructure, Parker excels in planning, designing, and managing culinary water and wastewater master plans, water source development, irrigation structures, pipelines, erosion protection, flood mitigation, and other related projects.

Parker has led numerous successful projects, including the Richfield City Culinary Water Improvements, ACSSD 2026 Service Line Replacement, Brooklyn Special Service District 2025 Culinary Water Improvements, and many others. As a technical advisor, Parker has helped project delivery teams firm-wide to deliver successful projects for clients of all sizes. Most notable are the LDWA culinary water improvements project, which included extensive coordination with Civil Science and WCWCD, several culinary water projects in Hildale/Colorado City, Woodland Hills City, Sandy City, and Eagle Mountain City.

- ♦ Project Manager, Sigurd Town 2026 Culinary Water Improvements.
- ♦ Project Manager, Beaver City 2026 Culinary Water Improvements and Beaver City Emergency Spring Line River Crossing.
- ♦ Project Manager, Beaver County 2026 Exigent stormwater response and Beaver County 2026 Post-Fire Flood Assistance — direct storm water / post-disaster experience.

PROJECT TEAM



CARSON DEMILLE, PE | WASTEWATER SYSTEMS TECHNICAL LEAD

MS—Civil Engineering, Brigham Young University | UT 8243096 | 23 Years of Experience

Carson leads our water & wastewater resources group, which provides culinary and wastewater design, planning, and construction services. Additionally, Carson has led the design and construction of multiple lift station projects throughout the state of Utah. Carson is currently serving as the Project Manager for wastewater treatment lagoons design and construction projects for Tropic Town and Richfield City, which consists of over 180 acres of new and rehabilitated lagoon cells. He is also currently working on updating chlorination systems, culinary water improvements, and source protection plans for

Richfield City.

Carson has managed the Gunnison City Storm Drainage Improvements; Gunnison Main Street Enhancement; Richfield Culinary Water Tank Replacement; Richfield 300 North Roadway, Storm Drain, and Irrigation Improvements; Richfield Inlet Works Lift Station Replacement; Richfield Sewer Improvements; Richfield Walmart Lift Station Replacement; Richfield Main Street Enhancement; Tropic Town Sewer Improvements; Tropic Town Lagoon Rehabilitation and Expansion; Tropic Town Spring Redevelopment; Henrieville Culinary Transmission Line Replacement; and the Torrey Town Culinary Water Improvements.

- ♦ Project Manager, Richfield City 2026 Miscellaneous General Engineering Services — a standing, on-call general-engineering arrangement for Richfield City.
- ♦ Project Manager, Richfield City Pahvant Trails Improvements and Richfield City Bike Park — recreation/CIP delivery for a comparable-region Utah city.
- ♦ Structures experience: DFCM Fish Lake Marinas Improvements (\$1,456,739 constructed).



RICKY ANDERSON, PE, CFM | STORMWATER & FLOODPLAIN TECHNICAL LEAD

MSE—Civil Engineering (Hydraulics & Fluid Mechanics emphasis), Utah State University | UT 9302972 | 15 Years of Experience

Ricky, a member of our Water Resources Practice Group Leadership, has 15 years of experience in water resources engineering with a focus on surface water projects, including flood protection, stormwater, irrigation, etc. He has served as a staff engineer on water and stormwater master plans, county-wide FEMA projects, roadway drainage design projects, dam hydrologic studies, emergency action plan studies, and flood inundation studies. Ricky is an expert in hydraulics and hydrological methodology, and has the ability to perform modeling using a variety of software. Ricky's expertise includes automating modeling processes using ArcGIS and AutoCAD, which significantly improves efficiency in water and stormwater master plans due to the large amount of data included in these studies.

- ♦ Springville City Community Park FEMA floodplain permitting and Springville City 2026 FEMA FMA (Flood Mitigation Assistance) funding application — direct NFIP/FEMA program experience.
- ♦ Washington County Pine Valley Forsyth Fire post-fire rehabilitation, storm water — Washington-County-specific stormwater/hazard experience.
- ♦ Dam engineering: GFT Infrastructure BIA IDIQ 2026 Dam Emergency Action Plan and the Olsen Reservoir Final BOR B2E evaluation for the Utah Division of State Parks.

PROJECT TEAM



MICKLANE FARMER, PE | ROADS & TRANSPORTATION TECHNICAL LEAD

BS—Civil Engineering, Brigham Young University | UT 12846648 | 8 Years of Experience

Micklane has served as a transportation engineer on 100+ infrastructure projects over the past eight years, with direct involvement in over \$80 million in infrastructure planning, funding acquisition, design, and construction oversight. He has successfully led more than 20 transportation master plans, making him one of JDE's most experienced staff in rural and regional transportation planning.

Micklane's expertise spans transportation planning, roadway reconstruction, pavement preservation, pavement condition assessments (both field-based and AI-driven with vialytics), budget control, cost estimating, funding acquisition, project management, team coordination, construction oversight, and quality assurance.

He has extensive experience using AutoCAD Civil 3D, ArcGIS, and other engineering tools to support roadway design, traffic studies, and asset management systems. Micklane has built strong working relationships with many communities in Utah. His forward-thinking management style and ability to communicate effectively with stakeholders allow him to keep projects on scope, schedule, and budget while fostering collaboration and trust.

Recently, Micklane played a key role in the Grand County Impact Fee Facilities Plan (IFFP) and the Tooele County Transportation Master Plan, gaining valuable insight into balancing rapid growth, industrial traffic demands, and limited budgets. His leadership and technical skills ensure that project outcomes are not only technically sound but also aligned with community needs and long-term sustainability.

- ♦ Project Manager on active 2026 road-design projects for Springville City, Monroe City, Millard County, and Wayne County, plus a Sevier County–Monroe–Central Valley bike path.
- ♦ Richfield City North Water System Improvements — culinary water design.
- ♦ Beaver City 300 N–400 N storm-drain intersection design.



BRET SORENSON, PE | UDOT SPECIALIST

BS—Civil Engineering, Utah State University | UT 354278 | 28 Years of Experience

Bret brings 28 years of experience including 14 years with the Utah Department of Transportation. He served as an area engineer and roadway design team leader and roadway designer at UDOT. Bret has been involved in the development of transportation projects, ranging from pavement preservation and rehabilitation to widening and full reconstruction projects. He has been the project manager or intimately involved in the design of 132 transportation projects, including 75 in the past 13 years; he managed 51 of those through advertisement and construction, 24 for local government agencies.

Bret adds a strong understanding of long-term needs and how to design a project minimizing future maintenance issues. He offers strong leadership and management skills, including the development of schedules, maximizing project budgets, allocation of applicable resources, and early resolution of conflicts and risk identification. Quality control and assurance is a high priority and Bret provides quality control and constructability reviews throughout the project design process.

Bret's experience includes a long list of concept studies and concept estimates as well as many federally funded local government projects with DOT oversight.

- ♦ Active UDOT projects (2026): Rich County SR-30 bike path, Cisco Road improvements/bike path, Ephraim path feasibility study, and SR-153 Beaver Canyon emergency repair.
- ♦ UDOT US-191 realignment near Simplot and UDOT North Corridor Section 6 land-disposal environmental assessment — direct UDOT/NEPA coordination experience.
- ♦ Green River City West Industrial Park Road.

PROJECT TEAM



KENDALL WELCH, ICC | DEVELOPMENT PLAN REVIEW, PLANNER

AS—Information Technology, Laramie County Community College | ICC Residential Building Inspector 8213735 | ACI Permit Technician | ACI Residential Plans Examiner | ACI Zoning Inspector | ACI Property Maintenance and Housing Inspector | 13 Years of Experience

Kendall has over a decade of experience working in various community development capacities, primarily with local municipalities in Utah and Arizona.

From small rural towns to large urban cities, she has served in various staff positions working with staff, planning commissions, councils, county commissions, and more.

Kendall has extensive experience with current planning projects, including annexations, conditional uses, rezones, and land use ordinances (i.e., drafting, codification, publication, and enforcement). She has also worked on several long-range planning projects, including general plan amendments/rewrites and emergency preparedness/response plans. She also leads and manages civicInQ, a platform designed to host public-facing documents for counties and municipalities, and provides land use-related training for local officials in Utah.

Kendall actively assists team members with timely client communications, preparation of funding application submittals, as well as the daily management and coordination of project scopes, scheduling, and budget control. Kendall's background, expertise, and proactive engagement with local government officials ensure solutions and deliverables are not only innovative but also in strict compliance with local statutory requirements.

- ♦ General Plan Updates Including: Millard County General Plan; North Logan City; Richfield City.
- ♦ Ordinance Development (Including Land Use/Zoning/Subdivision Code) Revisions and Rewrites for Fillmore City; Woodruff Town; Ballard City; Roosevelt City; Sevier County; Laketown; Central Valley Town; Millard County; Juab County.
- ♦ On-Call Professional Planning Services for Ballard City; Roosevelt City; Richfield City; Hildale City; Monroe City; and Lake Point City.
- ♦ Miscellaneous Professional Planning Support Including Ordinance Adoption and Codification through JDE's civicInQ platform (<https://civicinq.com>) (over 34 local governments (municipalities and counties) supported across Utah, Wisconsin, and Colorado).
- ♦ Specialty Planning Projects Including: 2026 Culinary Water Risk & Resilience Assessments and Emergency Response Plans For Lehi City and Eagle Mountain.



JOEL WARREN, CFM | GIS/MAPPING LEAD

MLA—Landscape Architecture, Utah State University | 17 Years of Experience

Joel has over 17 years of GIS experience in land use planning, environmental planning, and civil engineering applications. Joel's graduate thesis investigated the relationship between 17 years of crime data and public transportation in Salt Lake City. His development of an interactive environmental database focused planning efforts on a 25,000-acre government training facility. His contribution to the publication of other planning documents includes storm water master plans, environmental assessments, and flood control damage assessments. He currently specializes in automated data processing with ArcPy and the ArcGIS Python API. His custom-built Python tools have been used at Jones & DeMille to maintain a database of commonly used map layers for the GIS team, to process elevation and other data for flood models, and for quality control. A series of Python scripts developed by Joel were used by local governments to maintain accurate property ownership records on public web maps. One script in particular uses recursion and the ArcGIS Python API to update photographs of properties in an online map based on parcel ID number.

Joel's specialized expertise includes ESRI Field App GPS data acquisition and processing; GIS database management; project planning and implementation; environmental permitting and analysis; cartography and visualization; web mapping with ArcGIS Online; FEMA Benefit Cost Analysis for flood control; and Python automation for geoprocessing.

- ♦ Sevier County Roads GIS Automation.
- ♦ Supports JDE's Geomatics team on additional municipal web-GIS engagements, including the LeedsDWA Culinary Water Web GIS platform referenced in the client write-ups below.

PROJECT TEAM



BEN GIBLETTE | CONSTRUCTION MANAGEMENT LEAD

BS—Construction Management, Utah Valley University | ACI 01134539 | WAQTC 161524 | CSI Certified Construction Specifier (CCS) | CSI Construction Documents Technologist (CDT) | ICC Soils Special Inspector | APWA Utah LTAP Construction Inspection | UDOT/WAQTC testing certifications | 27 Years of Experience

Ben is currently a project manager for JDE as well as the practice lead for JDE's construction department. Ben has 27 years of experience in commercial, residential, and civil construction, including 16 years of project management. Ben has managed and supervised work on public and commercial buildings, culinary water, sewer systems, roadways, concrete structures, dams, bridges, and many other infrastructure projects. Throughout Ben's career he has served as a project manager, construction manager, project superintendent, project foreman, and laborer. Ben excels at leading project teams by using his experience to visualize the entire project from beginning to end. Ben has a unique ability to work shoulder to shoulder with clients and project teams to achieve great results and consistency in a variable economy and climate.

Ben is ACI and WAQTC-certified, a certified document technologist with the Construction Specifications Institute (CSI), and an International Code Council (ICC) certified soils inspector.

- ♦ Materials testing / construction-phase support: Staker & Parson Companies (Bryce Valley Airport GMT), H.W. Lochner (Bryce Valley Airport GMT), Associated Food Stores (2026).
- ♦ Ephraim City Public Works Design and San Juan County Hatch Trading Post Road (\$1,618,687 constructed).
- ♦ Wayne County Hanksville Diversion construction.



BOB LEAKE, PE | WATER RIGHTS ADMINISTRATION LEAD

BS—Civil Engineering, Brigham Young University | UT 169908 | 41 Years of Experience

Bob served as the Regional Engineer for the Utah Division of Water Rights in Vernal for about 37 years until retiring four years ago. Among other duties in that position, he was directly involved in the adjudication effort for all the water rights in the Ashley Valley, providing direction and guidance to the adjudication team and, in particular, prepared the Water User Claims for most canal company and municipal water rights in the valley. This required a working knowledge of Utah water law, the water rights, decrees and settlement agreements involving water rights on the Ashley Creek system. Virtually all change applications for canal and municipal water rights in the area were reviewed, and orders of the State Engineer were prepared by Bob during his time as regional engineer in Vernal. Bob has served as a board member on the Vernal Airport Advisory Board, board member and chair of the Uintah Transportation Special Service District and currently serves as a board member of the Maeser Water Improvement District.

- ♦ Hickey Ranch Water Right Survey
- ♦ Logan City Water Right Report/40-Year Plan
- ♦ Ouray Park Irrigation Company Water Rights Proof
- ♦ Colorado River Authority of Utah Metering and Gaging Gap Analysis

PROJECT TEAM



CORY SMITH, PLS | SURVEY LEAD

BS—Land Surveying & Geomatics, Great Basin College | UT 11349296 | FAA 4073752 | 19 Years of Experience

Cory leads our survey practice group and is a professional land surveyor with over 19 years of experience across residential, industrial/site-development, public transportation, and commercial projects. Cory is knowledgeable in principles, practices, and procedures of all types of surveys and has been responsible for surveying activities, including calculation of volumes, as-built surveys, and machine control processes.

Cory is proficient in working with many types of survey equipment and software and is a licensed UAV pilot. Cory strives to understand the needs of the client to help them effectively accomplish their project.

- ♦ Recent survey engagements include Utah Communications Authority (radio tower survey) and TransWest Express West Desert transmission-line survey — demonstrates capacity for both municipal and utility-corridor survey work.



JENNA JORGENSEN | ENVIRONMENTAL/REGULATORY COMPLIANCE LEAD

MS—Wildlife and Wildlands Conservation, Brigham Young University | no licensure | 24 Years of Experience

Jenna has more than 24 years of experience in environmental permitting, NEPA compliance, land management planning, and project management. She prepares permit and federal funding applications, develops NEPA documentation, and oversees compliance with the Endangered Species Act, Clean Water Act, and National Historic Preservation Act. Jenna has led environmental efforts on projects ranging from \$2,000 to \$30 million, including categorical exclusions, EAs, BAs, and EISs. Her previous experience as a wildlife biologist with the U.S. Forest Service, BLM, and U.S. Fish and Wildlife Service gives her a unique understanding of agency expectations, enabling her to navigate the NEPA process efficiently and effectively.

- ♦ UDOT SR-45 Green River scour categorical exclusion and multiple SWPPP/environmental-permit engagements for construction clients across 2025–2026.
- ♦ Lower Sand Island Recreation Area NEPA documentation (World Monuments Fund) and Brian Head Town ORPA grant environmental support — federal-land-adjacent environmental compliance experience relevant to Springdale's Zion National Park boundary.



KENDRICK THOMAS, PE, SE | STRUCTURAL LEAD — VERTICAL PROJECTS

MS—Civil & Environmental Engineering, Utah State University | UT 5340164 | 26 Years of Experience

Kendrick brings over 26 years of experience in civil and structural engineering. He is a company shareholder and works with each of our team members on numerous projects, allowing for seamless coordination on this project. Kendrick has served as principal-in-charge or project manager on over 350 JDE projects for different entities, including municipalities, state & federal agencies, and private entities. He has a broad range of experience designing municipal, commercial, industrial, and residential building structures, cast-in-place concrete water and transportation structures. He has expertise and knowledge of the design codes and standards utilized for building structures and extensive experience designing masonry, wood, concrete, structural steel and light-gauge steel structures. These standards include the SDDM, AASHTO LRFD Bridge Design Specifications and the AASHTO Guide Specifications for LRFD Seismic Bridge Design. He has provided structural evaluations and design for structural upgrades and rehabilitation on projects throughout the state. Kendrick makes a habit of professional development, training, and staying current with the latest technologies and code changes in structural engineering. Kendrick also has in-the-field construction experience, having been employed as a construction worker, which enables him to incorporate constructability and functionality into his designs. He is able to provide expert leadership and resource coordination for the design team to ensure the project is delivered on time and the client's expectations are met.

- ♦ Project Manager, DFCM Gunlock State Park Entrance Station — public-facility structural design for a Utah state agency client.
- ♦ Structural design, Duchesne County Bridgeland Bridge Relocation and the SUFCO Mine West Lease Project — bridge and large industrial structural precedent.
- ♦ Structural design, Fremont State Park pedestrian bridges and the Green River City Public Safety Building — public-agency vertical structures comparable in scale to Springdale's municipal facility needs.

PROJECT TEAM



KIM CAMPBELL, AIA | ARCHITECT

BS—Industrial Design, Southern Utah University | UT 122615 | 40+ Years of Experience

Kim serves as Director of Architecture at Campbell Architecture and JDE. He has been providing professional architectural services in the greater Southern Utah area for over 40 years. Kim has served in the St. George community as a Planning Commissioner and President of the St. George Historic Commission. Kim has been privileged to design structures that demonstrate his sensitivity to the region's unique geographical environment. Some of the notable structures include the Zion National Park South Portal and other buildings within the Park, the Water Conservancy Building, which is prominently located on Red Hill Drive in St. George, and the DNR Office Building at Quail Creek Reservoir. Each of these structures required thoughtful design that complemented, not competed with, the surroundings.

- ♦ Project Manager, Hurricane Valley Fire District Architectural & Engineering Services — public-safety-building design for a Washington-County-area special service district.
- ♦ Project Manager, DFCM Dixie Tech Roof Replacement and DFCM SUU Auditorium Reroof — Utah state-facility architectural/roofing project experience.
- ♦ Project Manager, Carbon School District Castle Valley Center Building Improvements — public-institutional building-improvement precedent.



FARAH STOUT | ARCHITECTURAL PROJECT MANAGER

CSI Construction Documents Technologist (CDT) | 26 Years of Experience

Farah has over 26 years of experience in the architectural field and has been involved in all phases of projects, from conception to construction. Having held various positions within the firm, she is equipped with a comprehensive understanding of the industry, enabling her to manage projects effectively.

Farah has spent the last five years in a managerial role. She specializes in leading and tracking design deliverables through all required stages, ensuring conformance with program documentation standards including CAD, BIM, and QA/QC certification protocols, coordinating closely with the CM/GC team and Town personnel to facilitate design reviews, clarifications, and constructability discussions, and managing project closeout documentation and assisting with preparation of final as-builts, RFIs, and submittals.

As a certified Construction Document Technologist (CDT) and long-standing member of the Construction Specifications Institute (CSI), Farah brings deep technical knowledge of construction documentation. Her ability to interpret, manage, and enforce specifications ensures smooth coordination from design through construction. Her track record of successfully completed projects stands as a testament to her dedication to quality, efficiency, and client satisfaction.

- ♦ Project Manager, Springdale Town Plaza Restroom and site improvements — built in the Town's own public plaza.
- ♦ Project Manager, Hildale City Maxwell Park Renovation — recreation/CIP delivery for the Hildale City relationship.
- ♦ Project Manager on multiple active 2026 architectural concept/design engagements for Washington-County-area institutional clients (Sonrise Christian Church, Trinity Lutheran Church, Family Support Center of Southwestern Utah) — current local project throughput.

PROJECT TEAM



MARK RAPPLEYE | MATERIALS TESTING

AS—Drafting Technology, Snow College, Richfield Campus | ACI 01012598 | WAQTC 160908 | 23 Years of Experience

Mark has over 23 years of experience in construction observation, field and laboratory materials testing. Mark currently manages JDE's corporate Richfield materials laboratory. He knows timeliness is critical to maximize efficiency and initial project closeouts. He is responsible for ensuring laboratory technicians are performing the testing, associated paperwork and computation in accordance with UDOT, AASHTO, re:source, CCRL and ASTM standards. These attributes are what contributed to JDE receiving the 2019, 2020, 2022, 2023, and 2024 UDOT Consultant Lab of the Year.

He is experienced in working with hot mix asphalt in sampling, testing and construction observation. Mark has completed the UDOT-certified inspector qualification program. His certifications include WAQTC (160908), ACI (01012598); ATSSA Traffic Control Tech; Partnering; Laboratory (LBTT); Asphalt 2 (AsTT2); Aggregates Plus (AgTT Plus); Concrete Strength (CSTT); Sampling, Reduction & Density (SRDTT); Embankment (EBTT); Concrete (CTT); and UDOT Partnering.

- ♦ Project Manager, Piute School District 2026 Piute High School general materials testing.
- ♦ Project Manager, Wolverine Fuels SUFCO Mine general materials testing — large-scale industrial testing engagement.
- ♦ Project Manager on multiple concurrent active 2026 general-materials-testing contracts (Mickelsen Construction, Leading Tech Development, Desert Mountain Contractors, Caddy Creek Construction) — demonstrates current lab capacity and throughput.



BRETT FRANKLIN | LOCAL CM

BS—Finance, Dixie State University | 4 Years of Experience

Brett is a construction project management professional with a background that combines hands-on construction experience and financial planning. He began his career working in residential construction, contributing to projects from foundation through finish, and later built strong skills in budgeting, coordination, and client communication through his work in financial services. Brett has experience managing detailed workflows, supporting a diverse client base, and ensuring deliverables are completed accurately and on schedule. With formal training in construction project management and Procore certification, he brings a practical, well-rounded approach to supporting projects from planning through closeout.

- ♦ Local Construction Administration for Hildale City Booster Station Design
- ♦ Local Construction Administration for Hildale City Maxwell Canyon Public Utility and Access Improvements
- ♦ Local Construction Administration for Hildale City Maxwell Park Renovation Schematic Design & Public Outreach
- ♦ Local Construction Administration for Washington County Water Conservancy District Sand Hollow South Side Pipeline Replacement



CHAD COFFEY, PE | PROJECT ENGINEER

BS—Civil Engineering, California Baptist University | UT 12440204 | 10 Years of Experience

Chad has ten years of experience in the civil engineering and construction industry, with a strong technical background in geotechnical engineering, wastewater design, culinary water system design, hydrology and hydraulic analyses, and general civil site design. He has been actively involved in the design and coordination of water and wastewater infrastructure projects and has provided construction management support for utility improvements. His responsibilities have included system analysis, design development, and implementation of utility projects to ensure compliance with design standards and operational requirements. Chad has also led civil site design for large solar facilities, directing the design and coordination of grading and drainage. His experience further includes the design of debris basins, sizing them for a range of storm scenarios and performing dam breach analysis, as well as hydrology and hydraulic analyses for large mixed-use developments.

- ♦ Geotechnical field testing, Sundt Renewables Hornshadow Solar pile load testing — tested approximately 500 piles for lateral and tension strength to verify structural design compliance — and the related GREC pile load testing engagement.
- ♦ Project Manager, residential septic/geotechnical design engagements including the Nicely residence and Stone residence septic designs.



RELEVANT EXPERIENCE OF THE FIRM

JDE holds active and recently completed on-call and general-engineering agreements with small rural municipalities and counties across Utah and the Intermountain Region, under several of which JDE serves as engineer of record or de facto city/county engineer.

LEEDS DOMESTIC WATER USERS ASSOCIATION (LDWA) | WASHINGTON COUNTY, UTAH

LDWA is a shareholder-owned water company in Washington County that JDE has served continuously since 2022, currently under a 2024–2026 General Engineering Services agreement — an ongoing, multi-year relationship rather than a single project, structured the same way Springdale's Town Engineer role is.

Don Fawson, President | LDWA | 435.669.1111

Service Category	Project(s) and Detail
Culinary Water	2022 Culinary Water Improvements: a new well, rehabilitation of an existing well, and replacement of over 30,000 feet of transmission and distribution piping. A fire-flow analysis found the existing mains severely undersized and requiring upsizing.
Funding & Financing	JDE secured \$7.8 million in funding from the Utah Division of Drinking Water (including federal dollars) for the well and pipeline work — federal funding that required environmental, cultural, and geologic studies, which JDE coordinated through specialized subconsultants.
Regulatory Compliance	BLM permitting for the new well site (located on BLM property) and for five miles of transmission pipeline on National Forest land; a hydrogeologic study and preliminary well-site evaluation performed by subconsultant Cascade Water Resources.
Interagency Coordination	JDE led a joint cost-sharing effort with the Washington County Water Conservancy District, which is replacing an aged line in the same corridor, to reduce construction costs for both parties.
GIS	LDWA Culinary Water Web GIS — a web-based GIS platform for the water system.
Ongoing General Engineering	LDWA 2023 General Engineering Services and the current 2024–2026 General Engineering Services agreement — a standing engineering-support relationship, not project-by-project work.

HILDALE CITY, UTAH

Hildale is a multi-year, multi-service client where JDE's current work touches nearly every category this RFP lists for Springdale. Several proposed team leaders have served across various engagements.

Donia Jessop, Mayor | Hildale City | 435.467.3665

Service Category	Project(s) and Detail
Culinary Water	2023 Booster Station Funding, Design and Construction Management — new pressure zone serving up to 100 homes and businesses. 2025 Canyon Well, Powerplant Well Rehab, SCADA and Meter Replacement Funding Acquisition. 2024 Innovation Center Waterline Construction Management — construction oversight for a new waterline extension. 2024 System Water Rights Documentation and Change Application Assistance — historical water-rights research for the Twin City Improvements Association.
Wastewater	2025 Maxwell Park Utility Extension — sewer extension within the Maxwell Canyon utility corridor.
Storm Water	2025 Maxwell Park Crossing – 20-ft CIP concrete culvert and road crossing.
Streets & Transportation	2025 Transportation Master Plan Funding — secured funding for the citywide TMP. 2026 SR-59 and Box Elder Ave. Planning — corridor planning for two roadway segments. 2026 Upper Mesa Parkway Planning — planning for a new arterial parkway.



RELEVANT EXPERIENCE OF THE FIRM

Survey	2021 Annexation Plat
Development Review / Planning	2026 ongoing Planning Staff Augmentation — JDE planners embedded directly into City staff.
Construction Management / Capital Projects	2024 Maxwell Park Renovation: a \$30M-target master planning, funding, design, and construction-management effort.
Cross-Jurisdiction Regulatory	Academy Well Arizona Department of Environmental Quality (ADEQ) permitting — Hildale (Utah) and Colorado City (Arizona) are adjoining twin cities, and JDE routinely coordinates permitting across the state line.

COLORADO CITY, ARIZONA

Colorado City is Hildale's twin city across the Utah/Arizona line, and JDE's current engagement there is the single most direct precedent in this proposal for the role Springdale is soliciting.

Vance Barlow, City Manager | Colorado City | 928.875.2646

Service Category	Project(s) and Detail
Supplemental City Engineer Role	2026 Colorado City Engineer Services — standing on-call role, JDE's most direct precedent for Springdale's Town Engineer position.
Culinary Water	2022 Well 25 and 26 Drilling Design and Construction Management — 620 ft/300 gpm and 170 ft/100 gpm wells. Richard St. Raw Waterline Design and Construction Management — upsized to 12-inch C-900 PVC, 1,800 gpm capacity. 2026 Well 25 and 26 Equipping and Design Construction Management — pump and control equipment installation. Well 17 and Academy Well Arizona DEQ Permitting — cross-jurisdictional ADEQ well permitting.
Development Review/Planning	2026 ongoing Planning Staff Augmentation
Regulatory Compliance	Arizona Department of Environmental Quality (ADEQ) compliance across multiple well projects, demonstrating JDE's cross-jurisdictional (Utah/Arizona) regulatory competence.

BEAVER CITY, UTAH

Beaver City is a decades-long, comprehensive relationship where we have done just about everything for them. Nearly every technical lead named in this proposal has an active or recent Beaver City project, including Parker Vercimak, Carson DeMille, Micklane Farmer, Mark Rappleye, Kendall Welch, Kendrick Thomas, and Riley Vane.

Matt Robinson, Mayor | Beaver City | 435.438.2451

Service Category	Project(s) and Detail
Hydroelectric	Cable Crossing Hydro Penstock Replacement — engineering and construction management for the City's hydro penstock pipeline.



RELEVANT EXPERIENCE OF THE FIRM

Culinary Water	2026 Culinary Water Improvements 2022 Water Improvements Water Rights Matrix — detailed review of all water rights held by Beaver City with the Utah Division of Water Rights. Culinary and Wastewater System Emergency Response Plans 2025 Secondary Meter Exemption 2026 Irrigation Backflow Prevention
Wastewater	Sewer Lagoon Improvements — ~\$7.5M funded redevelopment of the City's sewer lagoon system, led by Carson DeMille. Sanitary Sewer Master Plan — Sewer Master Plan and Capital Facilities Plan guiding long-term wastewater upgrades.
Storm Water	2026 300 N-400 N Storm-Drain Intersection Design 2026 Cottonwood Fire Emergency Watershed Protection 2025 Center St./100 W Drainage Design Box Culvert Rehabilitation — Main St./Old Hwy 91.
Streets & Transportation	2024 Roadway Design — full-depth road design and construction, \$843,923 constructed. 600 North Reconstruction — JDE secured UDOT Joint Highway Committee funding. North Main Sidewalk Improvements 2026 Geothermal Road Intersection 2025 Traffic Signage Study 2026 Vialytics — pavement-management services.
Master Planning/ Development Review	General Plan Update — led by Kendall Welch. 2022 General Engineering
Survey / GIS	2026 Power Pole GIS 2021 General GIS Services Airport Road Industrial Park Survey 2026 Road ROW Property Transfer
Facilities/ Construction Management	South Peak Industrial Park — 150-acre industrial subdivision, engineering and surveying, led by Riley Vane. 2025 City Offices & Civic Center 2023 Office Access/ADA Improvements — \$584,318 constructed, led by Kendrick Thomas.
Materials Testing	2025 General Materials Testing 2021 General Materials Testing

AURORA CITY, UTAH

Aurora City layers water, roads, storm water/floodplain, and facilities work — with a culinary water master plan the PM confirmed is coming in the near future.

Bryan Sprague, Mayor | Aurora City | 435.529.7643

Service Category	Project(s) and Detail
Culinary Water	2022 Culinary Water System Improvements, \$2,601,263 constructed; JDE secured CIB funding, performed system analysis, developed alternatives, and value-engineered the design, led by Parker Vercimak. Culinary Water Master Plan Peer Review



RELEVANT EXPERIENCE OF THE FIRM

Roads & Transportation	2024 Road Improvements, \$811,558 constructed. 2026 Transportation Master Plan 2026 APWA Standards Update, led by Micklane Farmer.
Storm Water / Floodplain	2026 Floodplain Permit Review
Facilities	Shop Expansion RFP — JDE is assisting City officials with writing and administering the RFP for a qualifications-based design-build project for the maintenance-shop addition, including running the pre-proposal meeting and reviewing contractor proposals. 2026 Steel Building RFP
GIS	2025–2026 GIS Services Sewer and Irrigation Utilities Web GIS Cemetery Web GIS

ELSINORE TOWN, UTAH

Elsinore is a long-running culinary-water and roads client with an active water-rights matter and a maintenance-building funding request the PM asked JDE to help pursue.

Valerie Hopper, Mayor | Elsinore Town | 435.527.3306

Service Category	Project(s) and Detail
Roads	2022 Road Improvements — \$2,231,165 constructed; road reconstruction, pavement preservation, and drainage improvements. Town Construction Standards
Culinary Water	2026 Culinary Water Improvements 2025 Lead & Copper Service Line Replacement Lead and Copper Inventory Water Proofs
Booster Station	Danish Heights Booster Pumps — booster-station design for the Danish Heights service area.
Water Master Plan	2025 Culinary Water Master Plan Update — comprehensive user-rate analysis and impact fee evaluation.
Water Rights	2026 Water Right Hearing — Parker Vercimak represented the Town before the Utah Division of Water Rights.
Maintenance Building	2026 Maintenance Building — the Town has asked JDE to help identify funding for this facility.
GIS	2021 GIS Maps

RELEVANT EXPERIENCE OF THE FIRM

Client	Culinary Water	Irrigation Water	Wastewater	Storm Water	Streets & Transportation	Development Review/ Planning	GIS	Master Planning/CIP	Survey	Construction Management/ Materials Testing	Parks & Recreation
Annabella Town	◆	◆		◆	◆	◆	◆	◆			
Ashley Valley Water & Sewer Improvement District	◆		◆	◆				◆	◆		
Aurora City	◆				◆	◆	◆	◆		◆	
Ballard City	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆
Beaver City	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Beaver County			◆	◆	◆	◆		◆	◆	◆	
Blanding City	◆		◆	◆	◆	◆		◆	◆		
Boulder Farmstead Water Company	◆		◆					◆			
Bryce Canyon City	◆				◆	◆	◆	◆	◆	◆	◆
Carbon County	◆		◆	◆	◆	◆		◆	◆	◆	◆
Central Valley Town	◆				◆	◆	◆	◆		◆	◆
City of Monticello	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
City of St. George	◆			◆	◆	◆			◆		◆
Colorado City	◆		◆			◆		◆		◆	
Daggett County			◆		◆		◆	◆	◆	◆	◆
Duchesne County				◆	◆	◆		◆	◆	◆	◆
Duchesne County Special Service District #2				◆	◆			◆		◆	
Eagle Mountain City	◆						◆	◆	◆	◆	
East Carbon City	◆				◆		◆	◆	◆	◆	
East Zion Special Service District	◆		◆				◆				
Elsinore Town	◆					◆	◆	◆		◆	
Ephraim City	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆
Glendale Town	◆						◆	◆		◆	
Grand County				◆	◆	◆		◆	◆	◆	
Grantsville City	◆			◆	◆	◆	◆	◆	◆	◆	
Helper City					◆			◆		◆	◆
Henrieville Town	◆							◆	◆	◆	
Hildale City	◆		◆	◆	◆	◆		◆	◆	◆	◆

RELEVANT EXPERIENCE OF THE FIRM

Client	Culinary Water	Irrigation Water	Wastewater	Storm Water	Streets & Transportation	Development Review/ Planning	GIS	Master Planning/CIP	Survey	Construction Management/ Materials Testing	Parks & Recreation
Hinckley Town	◆		◆			◆	◆	◆			
Juab County			◆		◆		◆	◆	◆	◆	◆
Kane County	◆			◆	◆	◆	◆	◆	◆	◆	◆
Kane County Land Use Authority						◆		◆		◆	
Kayenta Township					◆	◆		◆	◆	◆	◆
Leeds Domestic Water Users Association	◆						◆	◆		◆	
Lehi City	◆			◆		◆	◆	◆	◆	◆	
Levan Town	◆				◆	◆	◆	◆		◆	◆
Manti City	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆
Millard County		◆		◆	◆			◆	◆	◆	
Mona City	◆		◆		◆	◆	◆	◆		◆	
Monroe City	◆		◆	◆	◆	◆	◆	◆		◆	◆
Oak City	◆		◆		◆		◆	◆		◆	
Parowan City		◆	◆		◆	◆	◆	◆		◆	
Price City	◆		◆	◆	◆	◆		◆	◆	◆	◆
Richfield City	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Roosevelt City	◆		◆		◆	◆	◆	◆	◆	◆	◆
San Juan County	◆	◆		◆	◆	◆		◆	◆	◆	◆
Sanpete Special Service District #1					◆	◆		◆		◆	
Sevier County	◆			◆	◆	◆	◆	◆	◆	◆	◆
Sevier Special Service District #1				◆	◆			◆		◆	
Spanish Fork City	◆	◆	◆		◆	◆		◆		◆	◆
Spring City	◆	◆	◆		◆	◆		◆			
Springville City	◆		◆	◆	◆	◆		◆		◆	◆
Town of Stockton	◆		◆	◆			◆	◆			
Tropic Town	◆		◆		◆	◆		◆			◆
Utah Transportation Special Service District		◆			◆		◆	◆	◆	◆	
Utah Water Conservancy District	◆	◆	◆					◆	◆		



RELEVANT EXPERIENCE OF THE FIRM

Client	Culinary Water	Irrigation Water	Wastewater	Storm Water	Streets & Transportation	Development Review/ Planning	GIS	Master Planning/CIP	Survey	Construction Management/ Materials Testing	Parks & Recreation
Utah County				◆	◆		◆	◆		◆	◆
Vernal City	◆		◆		◆	◆		◆	◆	◆	
Wasatch County				◆	◆	◆		◆			
Wayne County		◆			◆	◆		◆		◆	
Woodland Hills City	◆			◆	◆	◆	◆	◆			◆





PROPOSED PROJECT PLAN

1. A SINGLE, SENIOR PRIMARY POINT OF CONTACT

Riley Vane, PE will be Springdale's single point of contact for all Town Engineer communication, backed by the full technical bench listed in the Statement of Qualifications above. Other staff will engage on specific tasks by discipline, but all communication is routed through Riley so the Town always has one accountable, informed voice.

2. PREDICTABLE, CONSISTENT PRICING FOR GENERAL ENGINEERING SUPPORT

The RFP invites an alternative to pure hourly billing for general engineering support (plan review, routine Public Works assistance) while allowing project-specific capital work to remain budget- or task-order-based. JDE already uses a payment structure built for exactly this in its standing municipal engineer-of-record roles: a master agreement with individually priced task orders. JDE proposes applying that same structure here:

- ◆ A master General Services Agreement (GSA) with the Town for a three-year term with up to three annual renewals (six years total) — the same term structure as JDE's Colorado City engineer-of-record GSA — establishing Riley Vane as the Town's single, consistent point of contact under standard terms for the life of the relationship.
- ◆ Smaller, well-defined assignments — such as subdivision and commercial plan reviews — priced on approved hourly rates plus reimbursable expenses, so the Town or applicant pays only for the actual time a review takes rather than a padded flat estimate.
- ◆ Larger capital projects and grant- or state-funded work priced as a lump sum or not-to-exceed fixed fee, so the risk of a cost overrun sits with JDE rather than the Town's budget or its funding-agency reporting.
- ◆ Open-ended time-and-materials billing reserved for the exception, not the default — used only where the Town directs it for genuinely undefined-scope work (e.g., emergency response or short-notice field support), keeping that risk under the Town's control.

3. REGULAR, CONSISTENT COMMUNICATION AND COORDINATION

JDE proposes a recurring check-in cadence with Public Works and Community Development staff at an interval decided by Springdale Town, a shared project/plan-review tracking log the Town can view directly, and Riley Vane's direct line as primary contact for anything that cannot wait for the regular check-in.

DELIVERING THE SECTION 1.0 SERVICES

JDE's approach to each Section 1.0 responsibility, and the team member accountable for it:

Responsibility	JDE Lead
Public infrastructure assistance (water, wastewater, storm water, streets)	Parker Vercimak (water), Carson DeMille (wastewater), Ricky Anderson (stormwater), Micklane Farmer/Bret Sorenson (streets/SR-9 coordination with UDOT)
Development review	Kendall Welch, with Ben Giblette for construction-phase items
Funding and financing assistance	Brian Barton, drawing on JDE's NRCS/BOR IDIQ relationships and CIB/DDW/DEQ contacts
State/federal regulatory compliance	Discipline leads above, each within their practice area
Master planning and CIP	Riley Vane coordinating with the relevant discipline lead per plan
Water rights administration	Bob Leake
GIS — mapping, ESRI cloud platform, GPS field collection	Joel Warren, building on the East Zion SSD 2026 Web GIS engagement

CERTIFIED WATER/WASTEWATER OPERATOR

///how are we addressing this?

REFERENCES

HILDALE CITY, UTAH

Donia Jessop | Mayor

435.467.3665 | mayor@hildalecity.com

Misc. Engineering and Planning Services

Hildale/Colorado City Water Line Fire Loop Study Design

Water Utility Academy Well Permitting

Maxwell Park Renovation

COLORADO CITY, ARIZONA

Vance Barlow | City Manager

928.875.2646 | manager@tocc.us

Water/Wastewater System On-call Engineering Services

Water Utility Academy Well Permitting

Two Well Designs, Bid Specifications, and Construction

Oversight

WASHINGTON COUNTY, UTAH

Todd Edwards | County Engineer

435.773.3599 | todd.edwards@washco.utah.gov

SR-18 Ledges to N Snow Canyon NB Widening

Pine Valley Forsyth Fire Rehabilitation

Pine Valley Post-Flood Culvert Design and Construction

South Hills Shooting Range

RICHFIELD CITY, UTAH

Michele Jolley | City Manager

435.896.6439 | michele@richfieldcity.com

Miscellaneous Planning and General Engineering Services

General Plan and Transportation Capital Facilities Plan

1500 S. Intersection Design

100 South - Main Street to 100 East Reconstruction

Pavement Preservation

2023-2026 Development Reviews

Swimming Pool & Facility

Pahvant Trails Improvements

Culinary Water Improvements

FEMA BRIC Study

North Water System Improvements

GLENDALE TOWN, UTAH

Daniel Spencer | Mayor

435.691.5479 | danny.s@glendaletown.org

Miscellaneous General Engineering Design Services

Hops Well Replacement

2025 Spring Source Protection

Meadow Creek Farms Development Review

Water Right Proof

Culinary Web GIS

Culinary Master Plan

Culinary Water Improvements



For approximately the past 14 years, they [JDE] have provided engineering services and solutions for our County. We have found them to be thorough, competent and responsive to our needs and the projects they have assisted the County complete.

The projects they have provided services for are many and varied. Some of the services they have provided include road reconstruction, utility repair and construction, project coordination and acceleration, asphalt preservation, bridge analysis and reinforcement, general technical analysis and consultation, hydrology and hydraulics, flood control and mitigation, materials testing and analysis, surveying and GIS applications, and construction administration and observation."

Curtis Page, County Engineer | Carbon County



The staff at Jones & DeMille also gets involved personally and do their part to serve and improve the communities in our area. County administration and leadership have appreciated Jones & DeMille's involvement and contributions in improving our area through helping to plan and deliver great infrastructure projects over the years. We highly recommend them and the broad professional engineering services they provide."

Garth "Tooter" Ogden, Commission Chair | Sevier County



Blanding City Public Works has relied on Jones and DeMille Engineering to provide consulting services on critical infrastructure projects for over 40 years. This history demonstrates our confidence in their professionalism and technical competencies."

Terry Ekker, City Engineer | Blanding City

TOWN OF SPRINGDALE

TOWN ENGINEER

SELECTION COMMITTEE INTERVIEW

September 24, 2026

Brian Barton, PE · Principal-in-Charge
Riley Vane, PE · Town Engineer



RURAL SCALE, INTERNATIONAL DEMAND

600 full-time residents

Sources: Town Engineer RFP; Town General Plan (2022)

5M+ Zion NP visitors annually

THE TOWN'S VISION

"The overarching goal is to safeguard the unique small town atmosphere of Springdale."

Mayor Barbara Bruno, Town of Springdale General Plan (2022)

The General Plan commits the Town to "maintaining its unique character and village atmosphere" and guarding against becoming "a generic gateway community."

JDE'S ULTIMATE OBJECTIVE

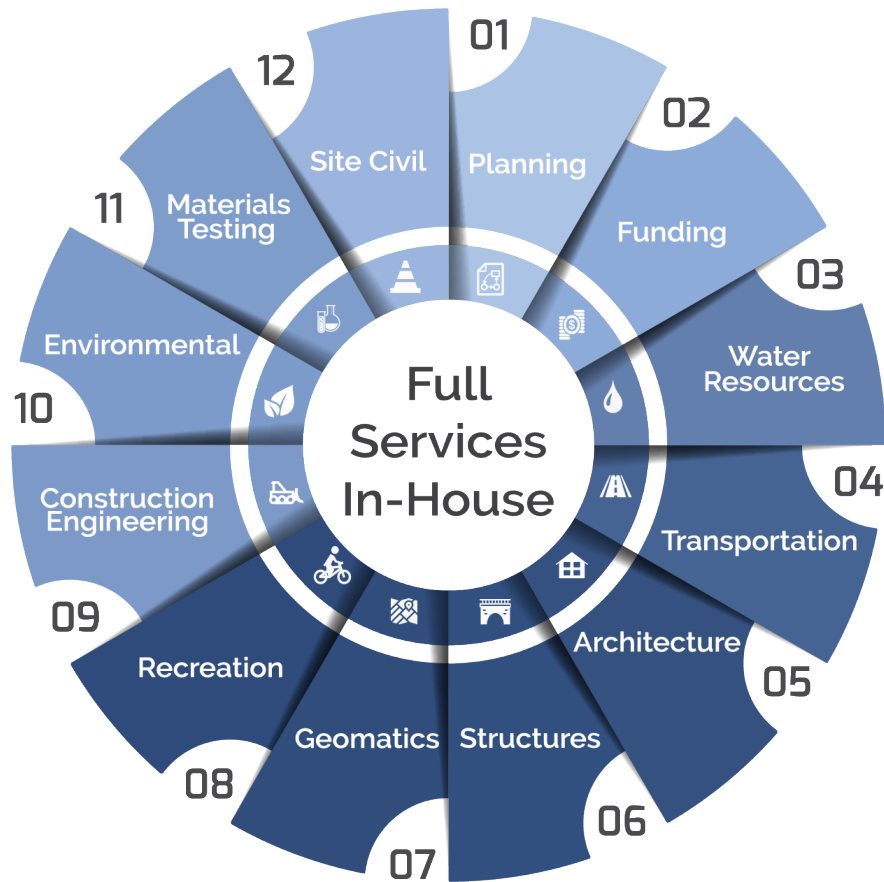
"To serve as the proven community improvement leaders in Rural America."

Impacted rural towns like Springdale are exactly the communities we serve.

Our job: community improvement that protects Springdale's unique character and village atmosphere, not cookie-cutter solutions from somewhere else.



JONES & DEMILLE ENGINEERING | AT-A-GLANCE



44

Professional Engineers

192

Total Employees

12

Regional Offices

44 yrs

In Business (est. 1982)

12,000+

Projects Completed

<1 hr

St. George Offices to Springdale



WHY JDE — OUR CONNECTION TO SPRINGDALE

Our roots are just down the road: JDE's founder (DeMille) is from Rockville.



2015 Street & Transportation Master Plan

For the Town of Springdale



Springdale Town Plaza Restroom & Site Improvements

With Campbell Architecture, for the Town



Washington County Zion-Corridor Environmental Assessment

NEPA work through the Springdale gateway



Zion National Park Sewer

JDE project 2603-106



East Zion Special Service District

District engineer 10+ years; district Web GIS



Kane County Non-Motorized Trail System

Trail design adjacent to Zion National Park



INTERNATIONAL DEMAND IMPACTS LOCAL DECISIONS

74%

PUBLIC WORKS

Culinary Water

Treatment plant capacity in use today.
Reaches 98% by 2043.

Next: Review treatment capacity ·
Inspect diversion structure

98%

PUBLIC WORKS

Wastewater

Share of permitted flow in use.
Phosphorus at 85% of cap.

Next: Measure sludge depth · Plan
phosphorus compliance

2 floods

PUBLIC WORKS

Stormwater

Flash floods Aug. 14 and 31 hit homes,
businesses and lodging.

Next: Assess damage · NRCS funding ·
NFIP review

11 years

PUBLIC WORKS

Streets & Transportation

2015 the last streets master plan.

Next: Vialytics pavement assessment ·
Update master plan

102%

COMMUNITY DEVELOPMENT

Community Development

Projected 2043 ERUs against water
supply capacity.

Next: Verify code requirements ·
Integrate into plan review

12.5 ac

PARKS & RECREATION

Parks & Recreation

Park acres per 1,000 people with
visitors; national median is 13.

Next: Site and fund park · Design trails



A TEAM ORGANIZED AROUND YOUR DEPARTMENTS

ENGINEER OF RECORD LEADERSHIP



Brian Barton, PE
Principal-in-Charge and Funding



Riley Vane, PE
Town Engineer · Single Point of Contact

PUBLIC WORKS

Utilities

Parker Vercimak, PE
Water

Carson DeMille, PE
Wastewater

Bob Leake, PE
Water Rights

Chad Coffey, PE
Water & Wastewater Design

Streets & Stormwater

Micklane Farmer, PE
Transportation & Impact Fees

Bret Sorenson, PE
UDOT & SR-9

Ricky Anderson, PE, CFM
Stormwater, Floodplain & NFIP

Ben Giblette
Construction Management

Brett Franklin
Local CM

Community Development

Kendall Welch, ICC
Development Review & Code

Cory Smith, PLS
Survey

Joel Warren, CFM
GIS & ESRI Platform

Jenna Jorgensen
Environmental & NPS Compliance

Parks & Recreation

Farah Stout, CDT
Architectural PM

Kim Campbell, AIA
Architect

Kendrick Thomas, PE, SE
Structural

Mark Rappleye
Materials Testing



FROM REQUEST TO RESULTS

One call. One accountable engineer. Proven expertise.

	A developer submits plans	Your staff need help	The Town builds a project
Your contact	Riley, your Town Engineer. Your call goes to Riley, then to our St. George team, with a specialist added if needed, and the answer comes back to you through Riley. Brian will ensure resource availability.		
Who does the work	Our St. George team, plus a flood specialist if the site is near a wash or floodplain	Our St. George team, plus a water, sewer, streets or flood specialist as needed	Our St. George team designs it and oversees construction
Who pays, and how	The developer. The Town passes the fee through, billed hourly or by a published fee schedule, whichever the Town chooses.	The Town. Invoiced based on Town preferences.	The Town. Lump sum or not-to-exceed, a fixed price agreed before work starts to maintain cost control.
What you can count on	Review comments within the time Utah law requires	A direct line to Riley when something can't wait	No surprise costs, with fee and schedule expectations set up front.

Our St. George office is your core engineering team. When a job needs deeper expertise, we bring in the right specialist, from JDE or a qualified partner. Every request goes on a shared list your staff can see, and we review it together at a regular check-in.



HELP PAYING FOR YOUR PROJECTS

>\$1B

in funding procured for our clients

Small towns shouldn't carry big projects alone. We find the right mix of **grants** and low-interest loans, prepare the applications, and handle the agency paperwork after the award.

PLANNING > FUNDING > DESIGN > CONSTRUCTION MANAGEMENT

\$7.8M State drinking water funding for Leeds' new well and pipeline

\$5.19M CIB grant and loan package for Monroe City's streets

\$3.1M CIB grant for Hildale's Maxwell Park

Your master plans assume loans. We'll look for grant dollars first.

Drinking Water · Community Impact Board · DEQ · Emergency Management · UDOT · NRCS · Bureau of Reclamation

Source: jonesanddemille.com



IMMERSION MONTH

Launching with us is our investment, not an invoice.

Four days on site in our first month, two engineers on every trip, **at no cost to the Town** — split across your departments in proportion to the work they carry.

EVERY DEPARTMENT, FACE TO FACE

- **Public Works — 2 days:** water, wastewater, streets and stormwater, including site walks with your operators. (ASAP for NRCS flood rehab opportunities)
- **Community Development — ½ day:** development review, active applications, codes
- **Parks & Recreation — ½ day:** planned parks, trails and facilities
- **Town Manager & Treasurer — 1 day:** priorities, CIP, funding and billing setup

WHAT YOU GET AT THE END OF MONTH ONE: THE SPRINGDALE BASELINE

- Open items and deadlines for every department
- A 90-day work plan, reviewed with staff
- An invested community improvement (and engineering) partner who understands the Town's vision and priorities!

~64 hours

OF ENGINEERING TIME ≈ \$12,000

\$0

ON YOUR INVOICE



OUR COMMITMENTS TO YOUR PRIORITIES



01

A single senior point of contact

Riley Vane, PE, Town Engineer, is the Town's one call for every service: 435.705.1189.



02

Predictable, up-front fees

Lump sum, not-to-exceed or a published fee schedule, depending on the work.



03

Regular communication

- Frequent check-ins
- A shared plan-review log
- Reviews fast enough to meet Utah Code review deadlines

SEE IT IN ACTION | A JONES & DEMILLE EXCLUSIVE

A live example of our communication plan, which we'll set up for Springdale.

[Open live demo](#)



Q&A



WATER TREATMENT

TOWN'S QUESTION

"Detail JDE's experience with culinary water treatment for small water service providers similar to Springdale. We note the proposal cites experience primarily with well development. Does JDE have surface water treatment experience?"

OUR ANSWER

- Yes. We're designing a new treatment plant for Fruitland SSD, whose spring the state classified as under the influence of surface water, so it's held to surface-water treatment rules.
- We also built filtration and chlorination for Pinon Forest SSD and designed river diversions for Monticello.
- We work with several treatment specialists, not one vendor; several also operate plants.
- Next for Springdale: confirm the pond line is the right fix, and use your metered data to seek a system-specific DDW sizing standard.



LAGOON SYSTEMS

TOWN'S QUESTION

"Provide additional detail on JDE's experience with sewer lagoon systems in Beaver, Tropic, and Richfield. What is JDE's role in designing, constructing, and managing the ongoing operation of these systems? Does JDE have experience with sewer lagoon + filter systems?"

OUR ANSWER

- **Recent and ongoing projects**
 - Beaver: leading the \$7.5M rebuild of 48 acres of lagoons.
 - Tropic: study, then rebuilt and new cells.
 - Richfield: facilities plan, then 150 acres of rebuilt cells.
 - Ruby's Inn and Ephraim: lagoons with disinfection and permitted land application or discharge.
- Our role: planning, funding, design and construction management. Your independent operator runs the plant.
- **Lagoon + filter, in that order — next for Springdale**
 - Diagnose: sample the collection system for I&I and dilution (Rockville, Springdale, Zion); BOD, TSS and ammonia per cell over a full day, not one grab sample.
 - Control algae with low-cost steps first, working with Triplepoint, our lagoon optimization specialist.
 - Then size filtration — sand, cloth or other — on footprint, up-front cost and operating cost.



WATER RIGHTS CONTINUITY

TOWN'S QUESTION

"Bob Leake is an expert in water rights with 41 years of experience. How much longer will he likely stay with the firm? Does JDE have other water rights experience if / when Mr. Leake leaves the firm?"

OUR ANSWER

Water rights: a team, not one person

- **Bob is here for the long run.** He retired from the State and works with JDE on demand, an arrangement he plans to continue with no end date. He's also training the next generation.
- A bench of 7+ engineers across our offices is doing water rights work right now: proofs, change applications, 40-year plans, and water rights inventories for cities and irrigation companies.
- For Springdale: SCIC share purchases, the Cemetery Well change application, and the Park Service springs agreement.



GIS FOR SPRINGDALE

TOWN'S QUESTION

"Please clarify JDE's GIS experience and proposal for the Town's GIS needs, specific to the services identified in the RFP."

OUR ANSWER

How we'll build and keep your GIS

- 1. Build the inventory:** water, sewer, irrigation, storm drains, streets and trails, organized in one map.
- 2. Transfer data as needed:** bring in existing Town records, prior mapping and developer as-builts.
- 3. Host the maps:** a working map for staff, and a public map showing zoning, hazard areas, parcels and streets. Sensitive utility data stays internal.
- 4. Fill the gaps:** our crews collect what's missing in the field, with survey accuracy where it matters.
- 5. Train your staff:** in the field and in the office, with shared data standards so everyone collects the same way.
- 6. You own the data:** everything we build belongs to the Town.

Doing this now next door: East Zion SSD Web GIS · Town of Rockville · Ephraim City annual GIS · Aurora sewer and irrigation web GIS

ALSO IN YOUR GIS | VIALYTICS, EXCLUSIVE TO JONES & DEMILLE IN UTAH

Rates every street and maps road assets for your road plan and CIP.

Collection



Assessment



BILLING MODELS

TOWN'S QUESTION

"The Town is interested in creative cost and billing models as an alternative to standard hourly billing practices for on-call engineering. Is JDE open to alternative cost and billing structures in lieu of hourly billing (e.g. retainers, other formats)?"

OUR ANSWER

Yes.

- **Development review:** hourly, reimbursed by the applicant. We're open to negotiating fixed fees for subdivision reviews.
- **Everyday Public Works support:** options we'll build with you, such as a retainer that carries over month to month and is replenished as needed, or a scope and estimate for each task.
- **Capital projects:** a defined scope with a lump sum or not-to-exceed fee.
- Every dollar tied to a scope. Every invoice itemized. Every request on the shared log, reviewed at our check-ins.
- We look forward to *Immersion Month* – on our dime!





**SELECTION COMMITTEE
INTERVIEW**

September 24, 2026

THANK YOU

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